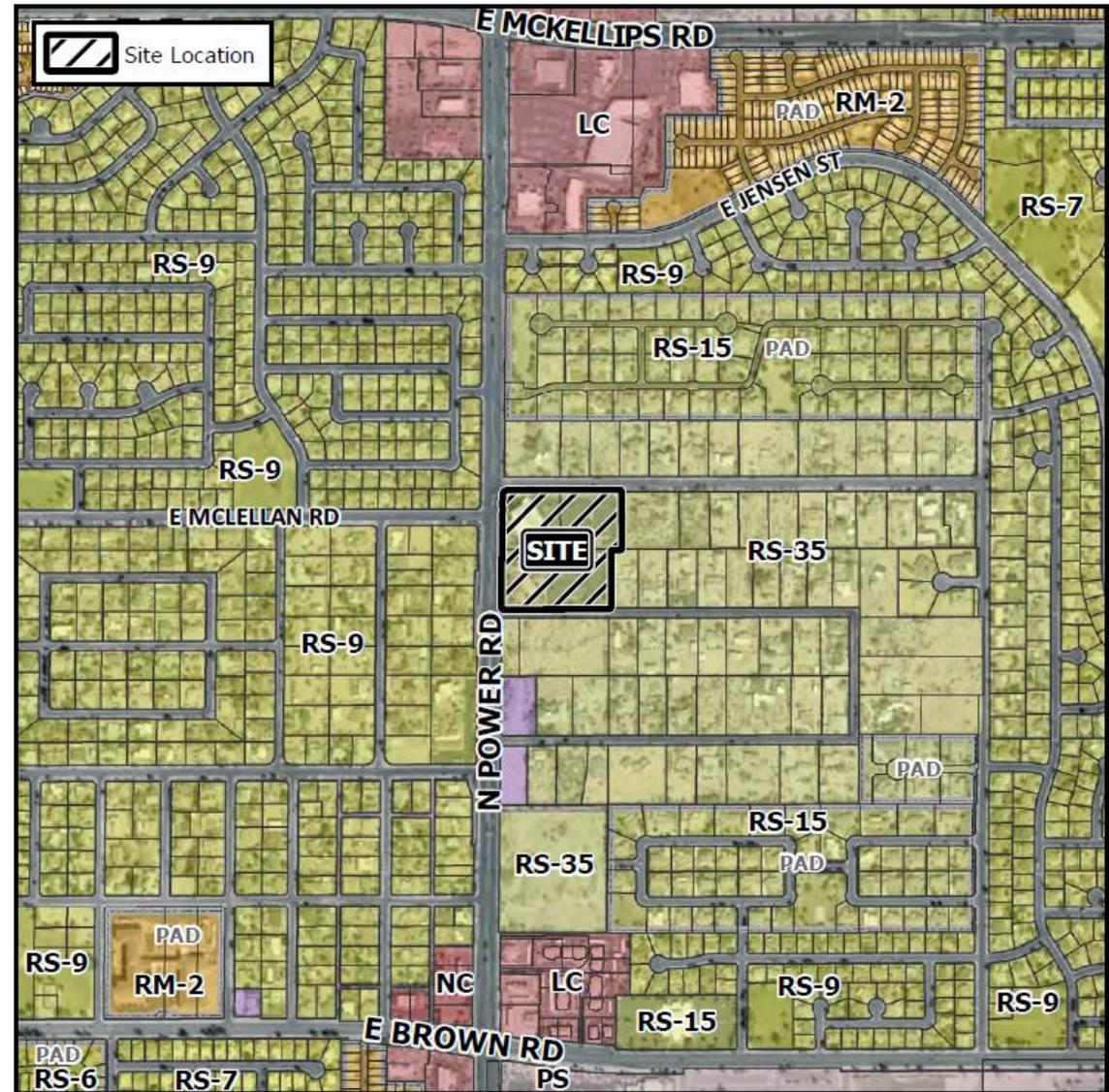




BOA20-00696

Location

- South of McKellips Road on the east side of Power Road





General Plan

Neighborhood

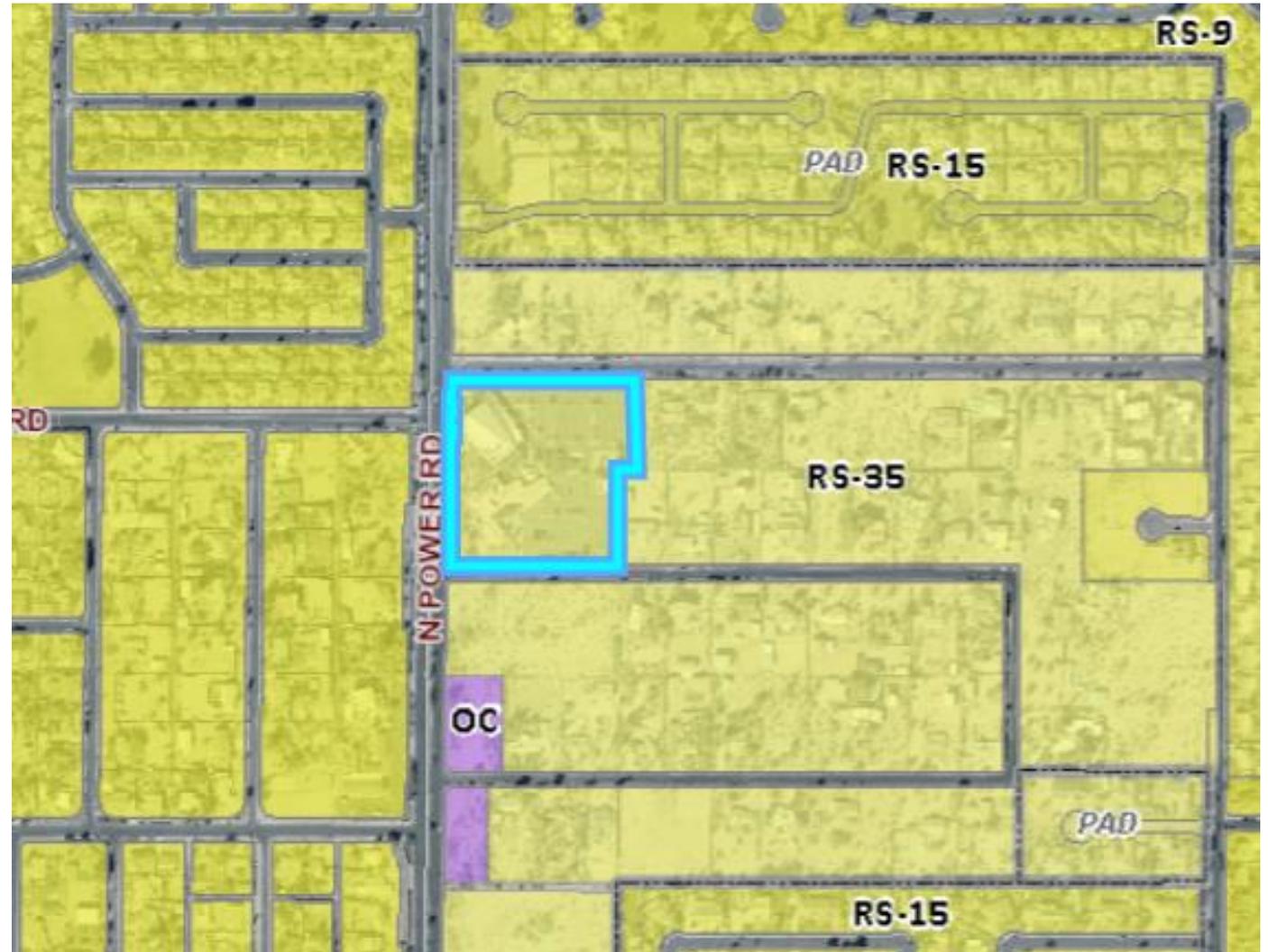
- Provide safe places for people to live where they can feel secure and enjoy their surrounding community

Large lot-Rural Sub-type

- Places of worship are a permitted secondary land use/Church is existing

Zoning

- Single Residence 35 (RS-35)
 - Places of worship are a permitted use.



Site Photos



Northwest corner (Indigo and Power)



Southwest corner (Hobart and Power)

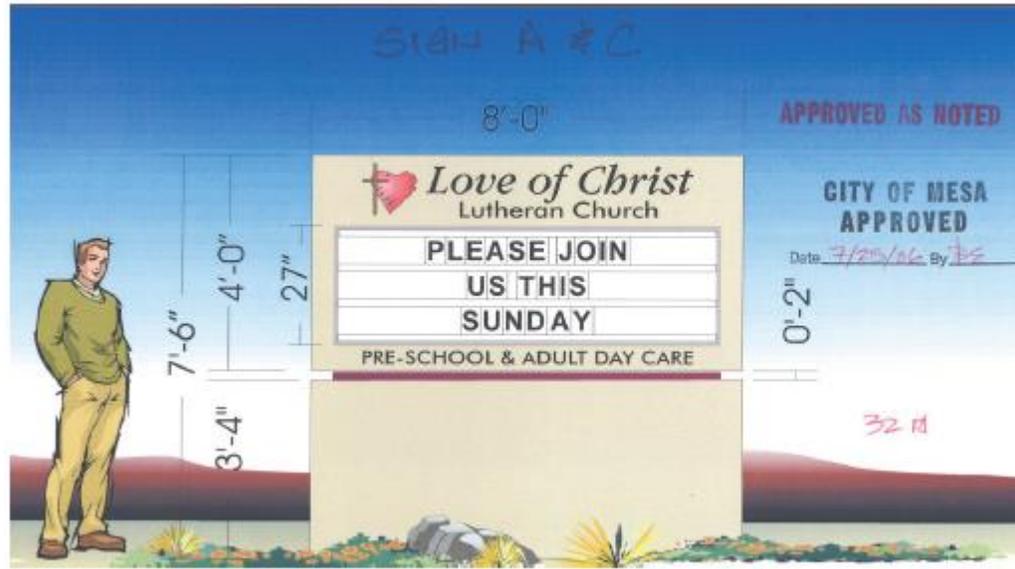
Detached signage

- Exceed max area per a sign
- Exceed max height per a sign
- Allow for illumination/24 hour illumination with conditions
- Be closer than 15 feet from back of curb along Power Road

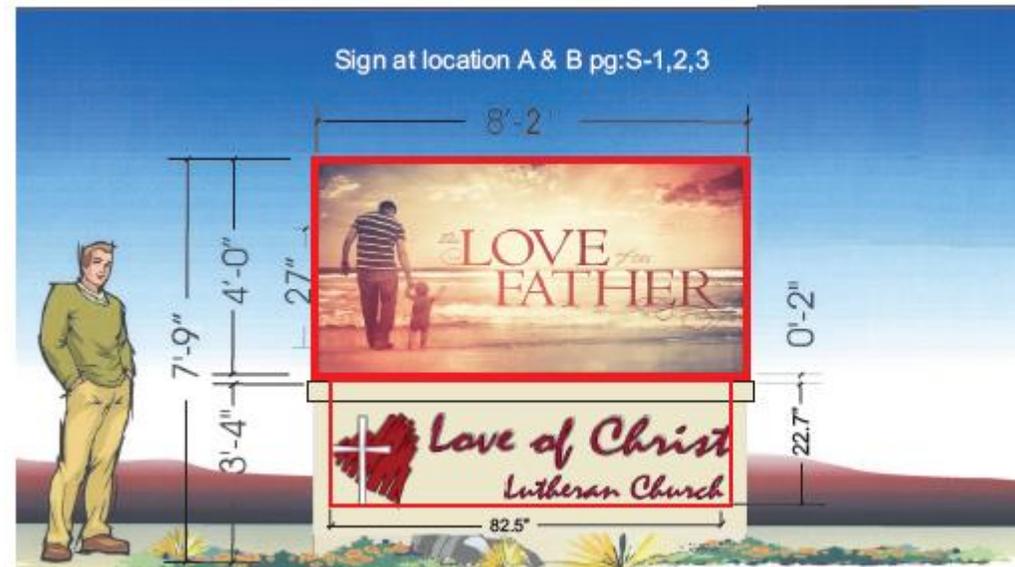
Sign Standards	Allowed Per MZO	Existing Signage Measurements	Applicant Proposed CSP
Max number of permitted signs	1 sign per a lot or parcel	1 sign per a lot or parcel	1 sign per a lot or parcel
Maximum area per a sign	4 square feet	32 square feet	48 square feet
Maximum height per a sign	4 feet	7 feet and 6 inches	7 feet and 6 inches
Additional Requirements	Non illuminated	Non illuminated	Illuminated
Electronic Message Panels	Sign shall not be illuminated between 11PM and sunrise when within 150 feet of a single residence	Non illuminated sign	Illuminated 24 hours a day
Design Standards for Permanent Signs	For roads with three or more traffic lanes, no sign shall be closer than 15 feet to the front of curb	North sign is 13 feet from base of sign to front of curb on Power	North sign is 13 feet from base of sign to front of curb on Power

Elevations

- Top: Permitted Signage from 2006
- Bottom: Requested Signage



SIGN AREA BEFORE:
32 Sqft.



SIGN AREA AFTER:
48sqft

Color match H.D.

Texture: Montex Sand Med.

Existing Base
and Aluminum cabinet.

Location no change

Height no change, noted
to actual in field.

Scope: change reader board
to digital EMC
add identity sign.

Brightness: to code adj w/ light
probe and auto adjust.

Approval Criteria

Section 11-43-6(D) CSP Criteria

- | | |
|---|--|
| X | #1 The site contains unique or unusual physical conditions that would limit or restrict normal sign visibility |
| ✓ | #2 The development exhibits unique characteristics of land use, that represent a clear variation from conventional development |
| ✓ | #3 The proposed signage incorporates special design features that reinforce or are integrated with the building architecture. |

Approval Criteria

Section 11-70-5(E) SUP Criteria

✓	#1 Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
✓	#2 Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
✓	#3 Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
✓	#4 Adequate public services, public facilities and public infrastructure are available.

Summary

Findings

- A. The Church of Christ is made up of three parcels, totaling just under 8 acres in size, with over 590 linear feet of street frontage on Power Road.
- B. The three parcels that make up the Church of Christ campus are zoned RS-35.
- C. The applicants are proposing to modify two existing legal nonconforming monument signs located along Power Road.
- D. The existing monument signs were permitted in 2006 with a sign area allowance of 32 square feet, a height of seven feet six inches (7'6"), and the placement of one sign 13 feet from the front of the curb on Power Road.
- E. The modifications include increasing the sign area for both signs to be 48 square feet, to allow a portion of both monument signs to be electronic, and for the electronic portions to be on 24 hours a day, with auto dimming that conforms with the Mesa Zoning ordinance requirements.
- F. Both existing sign structures will be maintained.
- G. Today's sign code does not allow illuminated signs in the RS district and all detached signs are limited in height to four feet (4') with 4 square feet (4') of sign area.
- H. The requested modifications of the CSP are consistent with a Public/Semi-public use, and the size of the site.
- I. The existing use of the site as a church is consistent with the Neighborhood Character Area and the goals of the Mesa 2040 General Plan.
- J. The monument signs will meet the requirements of MZO Section 11-43-5 and reducing the brightness of the electronic message panels in the evening and at night.
- K. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

Staff Recommendation

Approval with Conditions