

Virtual Platform

Date: March 3, 2021 Time: 5:00 p.m.

MEMBERS PRESENT:

- *Chair Adam Gunderson
- *Vice Chair Ken Rembold
- *Boardmember Chris Jones
- *Boardmember Steve Curran
- *Boardmember Alexis Wagner
- *Boardmember Nicole Lynam

MEMBERS ABSENT:

(*Boardmembers and staff participated in the meeting through the use of audio conference equipment)

STAFF PRESENT:

- Rachel Prelog
- Lesley Davis
- Margaret Robinson
- Charlotte Bridges
- Kellie Rorex
- Chloe Durfee-Sherman
- Sean Pesek

OTHERS PRESENT:

None

1 Call meeting to order.
Chair Gunderson declared a quorum present and the Study Session was called to order at 5:02 p.m.

2 Review and discuss items listed on the Public Hearing consent agenda for March 3, 2021.

2-a Staffmember Kellie Rorex presented case BOA20-00696 to the Board.
Good afternoon Chair, members of the Board. This is case BOA20-00696. The subject site is located south of McKellips Road on the east side of Power Road. There is an existing church that makes up three parcels with frontage along Power Road between Indigo and Hobart. The General Plan character area is Neighborhood which focuses on providing safe places for people to live where they can feel secure and enjoy their surrounding community. It is also within the Large Lot and Rural Sub-type; places of worship are permitted secondary use in that sub-type. The site is zoned Single Residents District 35 in which places of worship are also a permitted use. Here are two photos taken from along Power Road that show the existing church campus as well as the existing signs.

The subject request is for a Special Use Permit to allow a Comprehensive Sign Plan for two monument signs that are already existing on the site. The existing signs were approved under

different sign standards in 2006. The signs are seven feet tall, six inches, non-illuminated, and have 32 square feet of sign area. Today's sign code is more restrictive for residential districts. As you can see in the second column on the screen, the applicants are requesting to exceed the maximum area per sign and the maximum height per sign and allow a portion of the two signs to be electronic. One of the signs will be also built closer to the back of the curb along Power Road than what is allowed per Code.

Today, there is a zoning ordinance condition that states that no signs should be within 15 feet of a curb and the north detached sign is 13 feet away from the curb on Power Road. On the top of the screen is the existing sign; and the bottom is what they are proposing. They are taking the top portion and creating an electronic portion then adding the name of the church on the lower half of the sign. Looking over the Comprehensive Sign Plan criteria, this site doesn't meet the first criterion as that it does not have unique or unusual site conditions that would restrict normal visibility since this is a very large site with frontage along three different streets. However, it does meet the other two criteria. Since the use of the site is semi-public rather than residential, the applicant feels that their request is more in line with the size, the site, and the use. In addition, the design of the monument signs will still maintain the integration with the existing church building. They are not taking out the signs and putting a new signs, they are just using that existing base to add their new signage on top.

The sign plan meets all the required findings for a Special Use Permit and the project will advance the goals of the General Plan. The church use is permitted, and the detached signs are consistent with the size and use. Additionally, the infrastructure is existing and the project will not be injurious or detrimental to the surrounding properties. The applicants have demonstrated that although the actual sign will be closer than 150 feet to the nearest residential property, the distance to the actual dwelling unit on those properties is over 150 feet and the lighting will be automatically dimmed in the evening and a night so that it's not encroaching into the residential properties. Therefore, with the findings on the screen, and in the staff report, staff is recommending approval with conditions. I would be happy to answer any questions.

2-b Staffmember Kellie Rorex presented case BOA20-00806 to the Board.

This is BOA20-00806 and the applicants are requesting a Special Use Permit to exceed the height limit in the RS-35 zoning district that would allow the placement of an 80-foot monoelm cell tower with a wireless communication facility compound. The proposed location for the cell tower is north of the future McClellan Road alignment within the area owned by the Bureau of Land Management, which is also leased by the City of Mesa for future park expansion for the Red Mountain Park. The General Plan character area is Neighborhood and the focus of that area is to provide safe places for people to live and enjoy their surrounding communities. This site is also located within the Desert Upland area which is an area that is created to help preserve and maintain the natural character and aesthetic of the Sonoran Desert.

The location of the site is zoned RS-35 and the height limit allowed in this district is 30 feet. Cell towers are allowed in the RS district when meeting setback requirements from residential lots. The new tower will be replacing an existing monopole that's located west of this site across the 202. Once that tower's lease is up later this summer, they will install this tower to take its place. The site

was located here to be able to provide uninterrupted service to the surrounding area and additionally because the location will be within the future Red Mountain Park area. The applicant received approval from the Parks Department this last November.

As I mentioned before, the tower is allowed in the RS District when meeting separation and setback requirements. The first being that the tower is more than 1,000 feet from an existing wireless communication facility. The tower that this one is replacing is well over 1,000 feet and there are no other towers within 1,000 feet from the site. The tower facility will also need to be set back from residential lots by the height of the pole plus one foot so the tower will need to be at least 81 feet from the nearest residential lot and the tower is over 1,000 feet from any residential lot both to the north and to the east. And then lastly, the tower needs to be set back from the future right-of-way again by the height of the tower plus one foot. There are no plans to improve McClellan at this time. Rather, the future park plans show a trail in this area. But the applicant did move the site 81 feet from that future right-of-way.

The applicants are proposing a monoelm design. Within the Desert Upland area, cell towers need to be a stealth design, so for example, a monopalm or a monopine, and the stealth design also has to match the Desert Uplands planting guidelines. The monoelm does not meet those planting guidelines. However, alternative stealth designs were not possible either because the infrastructure does not exist or it was not tall enough to offer the same amount of service. So, for example, like a clock tower, that type of facility was not located nearby and other plant designs would be more out of character for the area. Therefore the applicant has worked with staff on choosing colors for the leaves that would blend in mostly with that desert landscaping.

The applicant provided these two photos the first one on the left is showing the existing site and then you can see in the right-hand side right in the middle you'll see the monoelm here. The proposal doesn't meet all the required findings for a Special Use Permit, but the tower will advance the goals of the General Plan by providing uninterrupted service in the area. The design will be a stealth design and it will meet all separation requirements per Code. And there are adequate public facilities and services available for the proposal. And so, with the findings in the staff report and on the screen, staff recommends approval conditions.

2-c Staffmember Kellie Rorex presented case BOA20-00869 to the Board.

This is BOA20-00869 and the location of the request is at the southeast corner of Main Street and Dobson Road. The General Plan character areas Mixed Use Activity District and the site is located within the Transit Corridor and Station Area Sub-type as well as in the Main Street Area Plan in the Asian District. The zoning on the site is Light Industrial with a Council Use Permit overlay. The Council Use Permit overlay is for a large format retail, the grocery store, and to allow that in the LI District. Here are photos of the existing site, on the left is the front of the grocery store and to the right is the back of the grocery store that has frontage on First Avenue, so you'd be able to see this site from both Main Street, First Avenue, and Dobson Road.

The requests before you tonight is for a Special Use Permit to modify an existing Comprehensive Sign Plan. Some of the modifications to the sign plan will be to exceed the number of signs permitted, increase the maximum aggregate sign area calculation, maintain the maximum area per sign from the past sign plan, and to modify the sign type that is along Dobson Road. The previous sign plan allowed the grocery store two attached signs with 180 square feet of sign area per sign.

Today's code would allow for five attach signs with 500 square feet max aggregate sign area and 160 square feet per sign.

The applicants are requesting seven attach signs so two more than code would allow, 390 square feet of sign area, which is under that 500 maximum aggregate sign area, and to maintain 180 square feet per sign. The applicants provided elevations showing where each of the signs will be located; there will be five signs on the front of the building and then one on the side and the rear of the building that faces First Avenue. The monument signs for the shopping area were approved in the previous plan; however, the applicants are just proposing to modify the sign type that is along the entryway off Dobson Road. Here is the elevation of that detached sign.

The proposed modifications do not meet the first criterion for a Comprehensive Sign Plan as the site is a rather large site and can be seen from three different streets. The front alone of the building has over 270 feet of occupancy, so, there are no unusual conditions preventing normal sign visibility. The grocery store does have unique characteristics as it is located in the Asian District and the additional signs will help create an entryway into the Asian District. The proposed modifications meet all the criteria for a Special Use Permit. The project will advance the goals and objectives of the General Plan by allowing for signage that adds to the diversity of the Asian District. The additional signage is in scale with the size of the grocery store and the site's location within the Asian District. The project will not be injurious or detrimental to surrounding properties or the city. And there's adequate facilities available seeing as the store is already existing. With the findings in on the screen, and in the staff report, staff recommends approval with conditions as well.

Applicant Andrew Chi gave a presentation about his case as well.

Boardmember Wagner asks the applicant how the proposed signs will impact the other PAD buildings in the area?

Applicant Andrew Chi responded that it affects them very minimally.

4 Adjournment.

Boardmember Jones moved to adjourn the Study Session and was seconded by Boardmember Curran. Without objection, the Study Session was adjourned at 5:25 p.m.

Respectfully submitted,



Rachel Prelog,
On behalf of Zoning Administrator (Dr. Nana Appiah)