



Legislation Text

File #: 19-223, **Version:** 1

TO: Chair and Planning Commission

FROM: Jeremy Knapp, Community Development Director
Paul Michaud, Senior Planner
George Burton, Planner

DATE: May 21, 2019

DEPARTMENT: Community Development

AGENDA TITLE:

**Consideration of a proposed monument sign at the Ascension Lutheran Church - Minor Special Use Permit Amendment (SUP 19-03)
7100 N. Mockingbird Lane (APN: 174-51-033)**

RECOMMENDATION

RECOMMENDATION A:

It is recommended the Planning Commission deem the requested amendment to the Ascension Lutheran Church Special Use Permit a Minor Amendment per the criteria listed in Section 1102.7.B of the Zoning Ordinance.

RECOMMENDATION B:

It is recommended that the Planning Commission approve the Ascension Lutheran Church Minor Special Use Permit Amendment for a new monument sign, subject to the following stipulations:

1. All improvements to the property shall be in substantial compliance with the Narrative, Plans, and Documents:
 - a. The Project Narrative;
 - b. Sheet 1 of 4, prepared by Arizona Commercial Signs and dated May 3, 2019;
 - c. Sheet 2 of 4, prepared by Arizona Commercial Signs and dated May 3, 2019;
 - d. Sheet 3 of 4, prepared by Arizona Commercial Signs and dated May 3, 2019; and
 - e. Sheet 4 of 4, prepared by Arizona Commercial Signs and dated May 3, 2019.
2. The Ascension Luther Church and the Town shall sign and record a Waiver of Rights and Remedies agreement under A.R.S. § 12 1134 (Proposition 207 Waiver) in the form provided by the Town Attorney within 10 calendar days of the approval of this amendment to the Special Use Permit.
3. Sign illumination shall be turned off at 10:00p.m., except for special events.
4. All existing Special Use Permit stipulations shall remain in full force and effect, unless

changed or modified by the Intermediate Amendment SUP 19-03.

BACKGROUND

Planning Commission Discussion

The Planning Commission reviewed this application at the May 7, 2019 work study session. During the work study review, the Commission requested and identified the following:

- The Commission requested the applicant reduce the size of the sign. Based upon the Commission's direction, the applicant reduced the changeable lettering at the top of the sign from 4 lines to 3 lines and removed the address numbers from the base of the sign. This resulted in a reduced height from 8'4" tall to 6'8" tall. As a result, the total sign area reduced from 88.88 square feet to 71.33 square feet per sign face/side.
- The Commission noted that a photometric plan will not be required.
- Based upon the illuminated sign demonstration during work study session, the translucent vinyl overlay on the sign letters and logo sufficiently shield the light source.

Request

Ascension Lutheran Church requests a Minor Amendment to the Special Use Permit (SUP) to replace an existing monument sign with a new monument sign.

- Existing Monument Sign

The existing sign is located at the property line adjoining Mockingbird Lane. The existing sign is 10' wide and 4' tall. It is internally illuminated and identifies the name of the church and the time of the church service. The SUP stipulates: 1) that the sign illumination shall be turned off by 10 pm, except for special events, 2) new signage shall be no closer to the street than the existing sign, and 3) the sign letters shall be blue, to match the trim on the building.

- New Monument Sign

The new monument sign will be placed in the same location as the existing sign and adjoins Mockingbird Lane. The sign is dual faced, 71.33 square feet in size, 10'8" wide, and is 6'8" tall. The monument sign consists of the following:

1. The top of the sign consists of non-illuminated zip letters. Zip letters are changeable letters used to create different content.
2. The middle or cabinet part of the sign is internally illuminated. This part of the sign identifies the church name and church logo. The color temperature will be limited to 3000 Kelvins and the illumination will be turned off by 10 pm, in accordance with the existing SUP stipulations.
The church name and logo are surfaced with a translucent vinyl overlay that screens and shields the visibility of the light source.
3. The base of the sign is non-illuminated and identifies the website of the church.

The sign will have several different colors. The middle or cabinet part of the sign will be painted Dunn Edwards DE 5187 Weathered Saddle and the top and base of the signs will be painted to match the color of the church.

History:

The SUP for the church was issued in 1977 and has been amended several times. The most recent amendment was approved in 2002 for parking and landscape improvements.

DISCUSSION/FACTS

General Plan/Zoning

The subject property has a “Public/Quasi Public” General Plan designation and is zoned “Special Use Permit - Public/Quasi Public” for a religious facility.

Sign Criteria

Except for lighting of signs, there are no sign requirements for non-residential uses in the Town’s Zoning Ordinance. Instead, the Town has sign guidelines. For “Public/Quasi Public” uses, the guidelines for a monument sign are as follows:

CRITERIA	GUIDELINE (G) CODE (C)	PROPOSED SIGN
One ground sign at each principal entrance	G	The church property has three driveways/entrances along Mockingbird Lane and one driveway/entrance along Hummingbird Lane. There is only one monument sign located between two of the entrances on Mockingbird Lane
8’ maximum height	G	▪ 6’8” tall monument sign
32 square feet in sign area	G	▪ 71.33 sq. ft. monument sign
No moving or animated signs permitted	G and C	Signs will not have any components that flash, move, or are otherwise animated
Changeable message	G	Changeable messaging is proposed on the top part of the sign
Back lighting of freestanding letters mounted on a wall are limited to 100 lumens per square foot	C	Not applicable. Free standing sign
Internally-illuminated signs limited to 0.75 foot-candles at property line	C	▪ Not identified. ▪ Church name and logo are back-lit ▪ Church name and logo made from clear acrylic push-thru’s with surface translucent overlay and surface diffuser vinyl underlay to prevent the light source from being seen.
Indirect lighting of sign limited to two 75-watt incandescent bulbs (750 lumens) per sign side; bulb completely shielded from view and view at nearest property line, limited to 0.75 foot-candles at property line	C	Not applicable/No Indirect Lighting
Externally lit signs limited to 3000 Kelvins	C	Internally illuminated sign that will meet the 3000 Kelvin color temperature

Minor Amendment Criteria

Per the new SUP Ordinance effective November 22, 2009, a Minor Amendment to a Special Use Permit shall include any proposal which is not a Managerial Amendment and does not:

1. Change or add any uses; or
2. Increase the floor area of the project by more than 5,000 square feet or constitute an increase of more than 15% upon the existing or, if still under construction, approved floor area square footage of the affected SUP property, whichever is less, with any such increase to be measured cumulatively over a sixty-month period; or
3. Have any material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated; or
4. Change the architectural style of the existing Special Use Permit.

Zoning Ordinance Compliance:

The proposed improvements have varying degrees of zoning compliance:

- *SUP Amendment*

Since the new sign is designed in keeping with the architectural elements of the campus and is of similar size to other religious facility signs, the applicant requests that the proposed improvement be processed as a Minor SUP Amendment. The proposed sign is compliant with a portion of the Minor Amendment SUP criteria since the new sign does not change or add any uses to the property, does not increase the amount of floor area, nor change the architectural style of the SUP. Also, the SUP Guidelines recommend one ground sign at each principal entrance. There are no signs located at the three church entrances. Instead, the church has the one monument sign located next to Mockingbird Lane.

However, the proposed monument sign exceeds the recommended size limit (at 71.33 square feet in size instead of 32 square feet and) and the material effect of the sign may not be sufficiently mitigated (since signs are designed to be seen and are not designed to be visually mitigated).

- *Light output*

The applicant believes the sign illumination meets the maximum output of 0.75-foot candles measured at the property line. The proposed sign has a limited amount of illumination; in which the church name and logo are the only elements of the sign that are lit.

Public Comment

Public notification performed in accordance with the public meeting process for the public hearing. Staff did not receive any comments or inquires regarding the proposed sign.

Action

During the public hearing, the Planning Commission will take two actions:

1. Determine if the scope of the request constitutes a Minor SUP Amendment in accordance with

the Minor Amendment Criteria.

2. If deemed a Minor SUP Amendment, the Commission may approve the request subject to stipulations, deny the request, or continue the request for further review.

ATTACHMENTS

Vicinity Map

Aerial

Narrative

Plans (Sheets 1 - 4)

Photograph of Sign with Translucent Vinyl Overlay

C: - Pat Hurley and Gary Danks (Applicant)
 - Case File: SUP 19-03