

CUP-7-17

Conditional Use Permit Request for
a Temporary Electronic Portable Sign
at 550 S. Ironwood Drive
for Centerstage Church



City of Apache Junction
Planning and Zoning Commission
September 12, 2017



CUP-7-17 Aerial Map

Current
Zoning:
B-1 (General
Commercial)

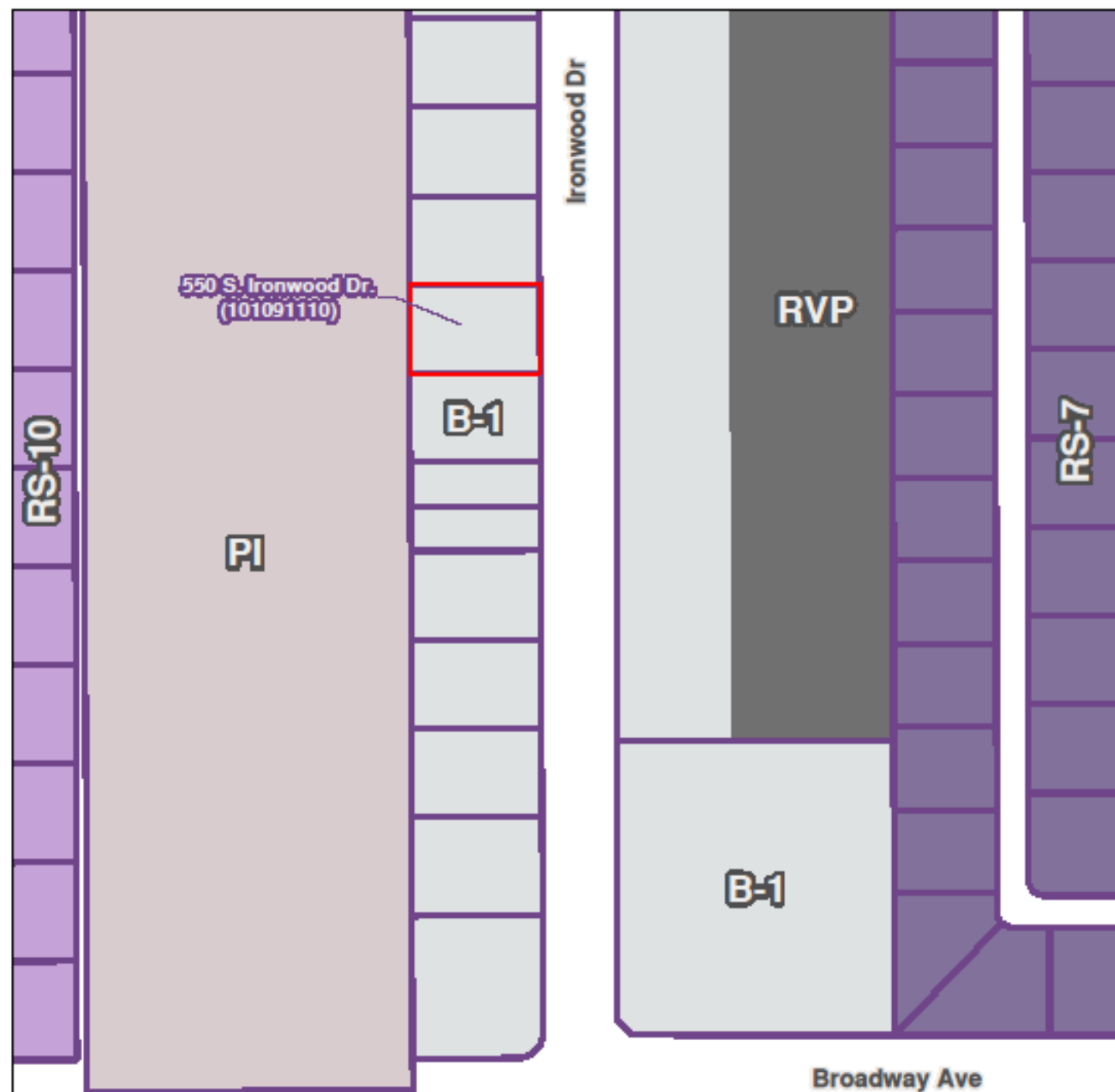
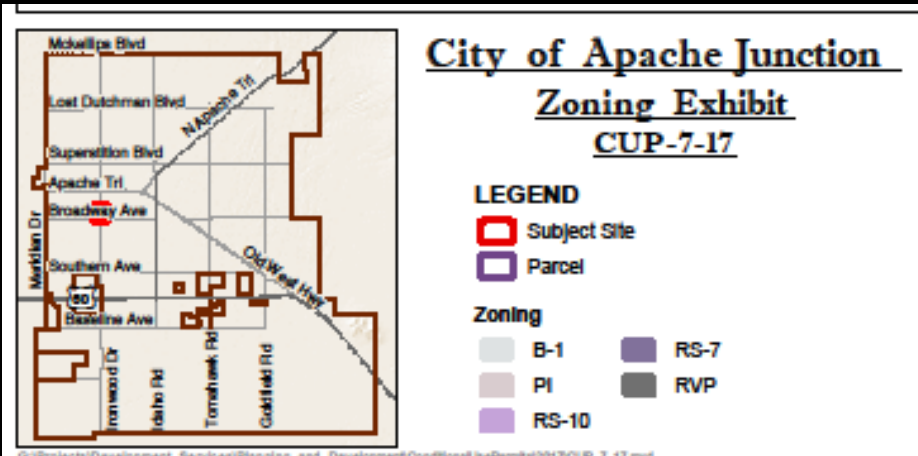
Zoning of Church
Location: PI
(Public Institutional)



CUP-7-17 Zoning Map

Properties to north, south and east: zoned B-1

West: PI (Former Superstition Mountain Elementary School building "SMES")



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Proposal:

Place a temporary electronic sign for Centerstage Church in the parking lot of former SMES building.



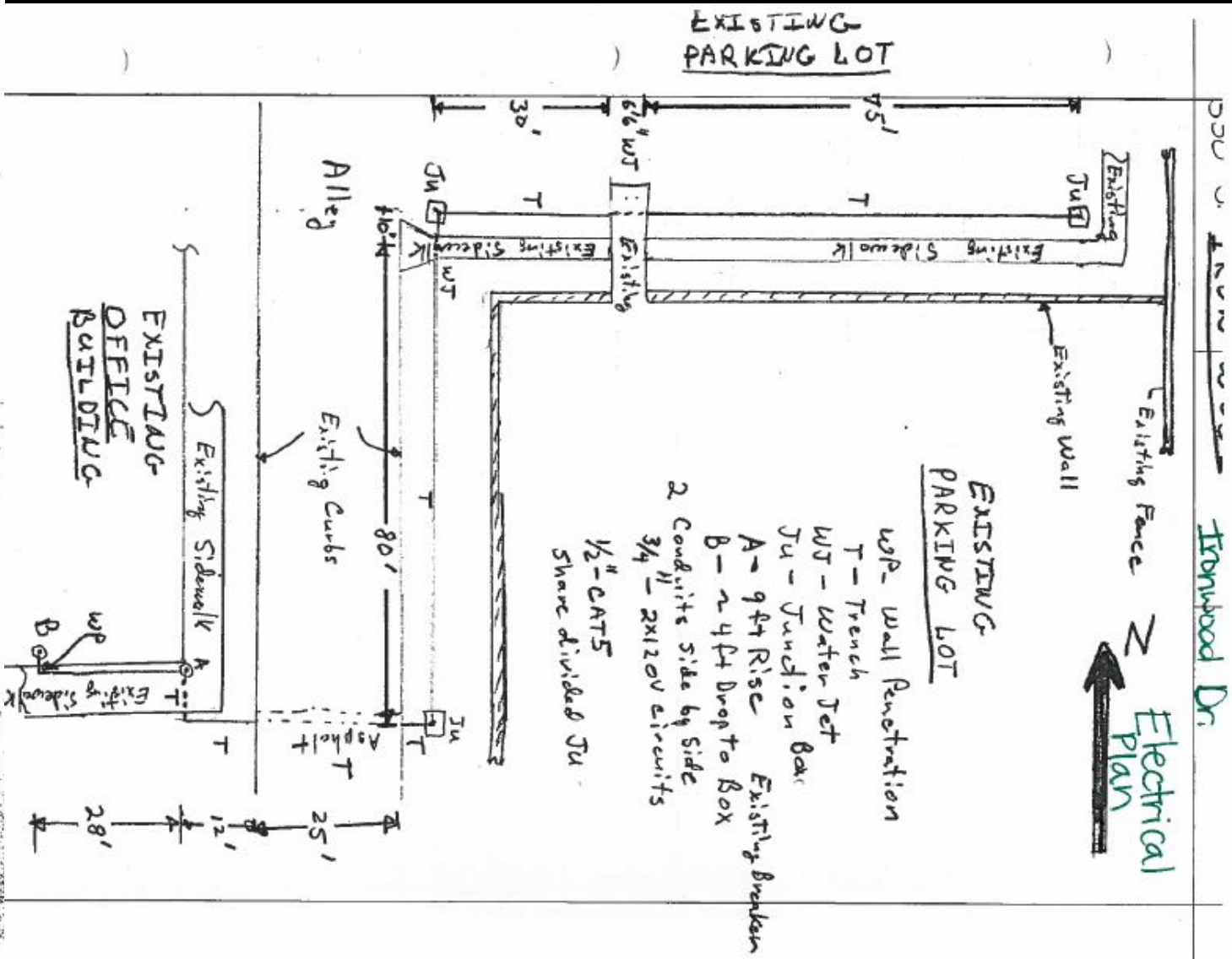
Elevation

Reason for CUP Request:

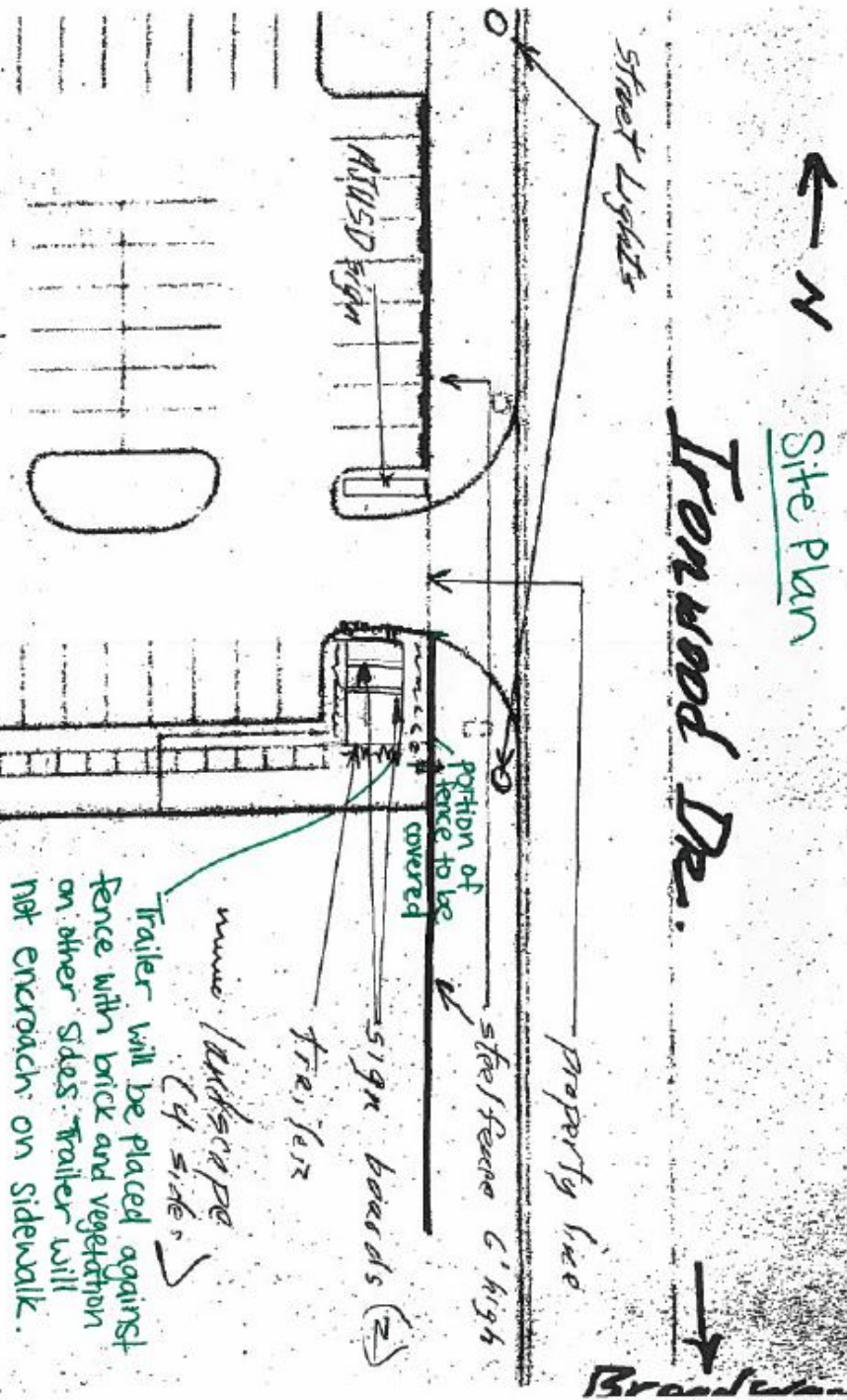
- School District will not allow existing signs to be used, changed, or removed.
- Sign code only permits 1 monument sign per street frontage (existing school sign meets requirement)
- Temporary Signs are not permitted in sign code.
- Modification to the sign code requires a CUP .



Parking lot looking SE

[illegible]

Ironwood Dr.



Trailer will be placed against fence with brick and vegetation on other sides. Trailer will not encroach on sidewalk.

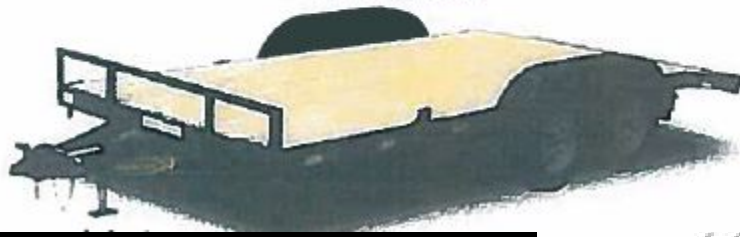
Elevation

- Portion of Fence in front of sign will have slats to shield the posts/trailer.
- Vegetation added to front of fence and around trailer
- Brick detail added around trailer
- Total height of sign will be 10'7"
- Size of electronic sign will be 4.5' Width and 8' length
 - Total = 36 square feet

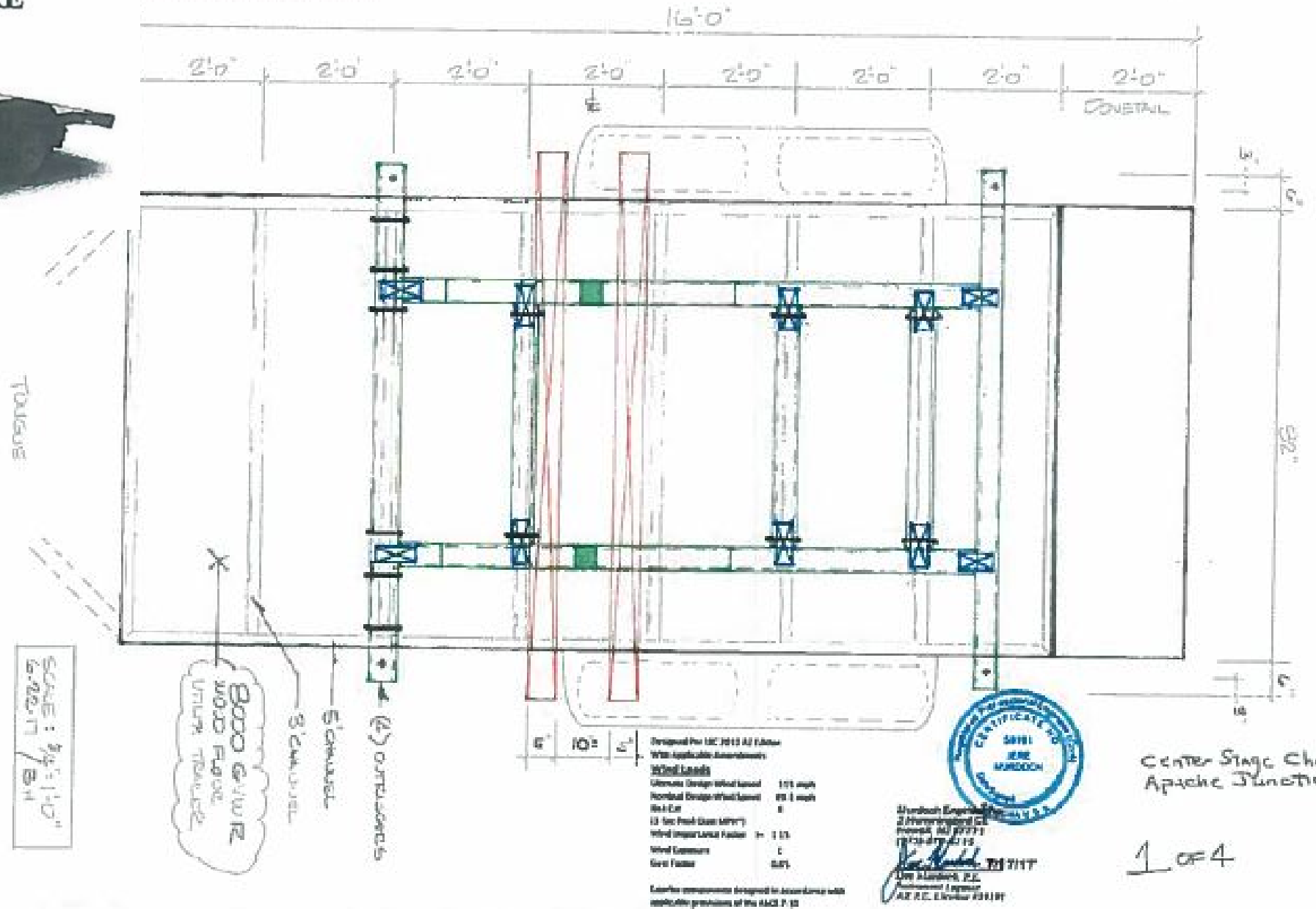


8,000 GVWR Wood Floor Utility Trailer STANDARD or DELUXE

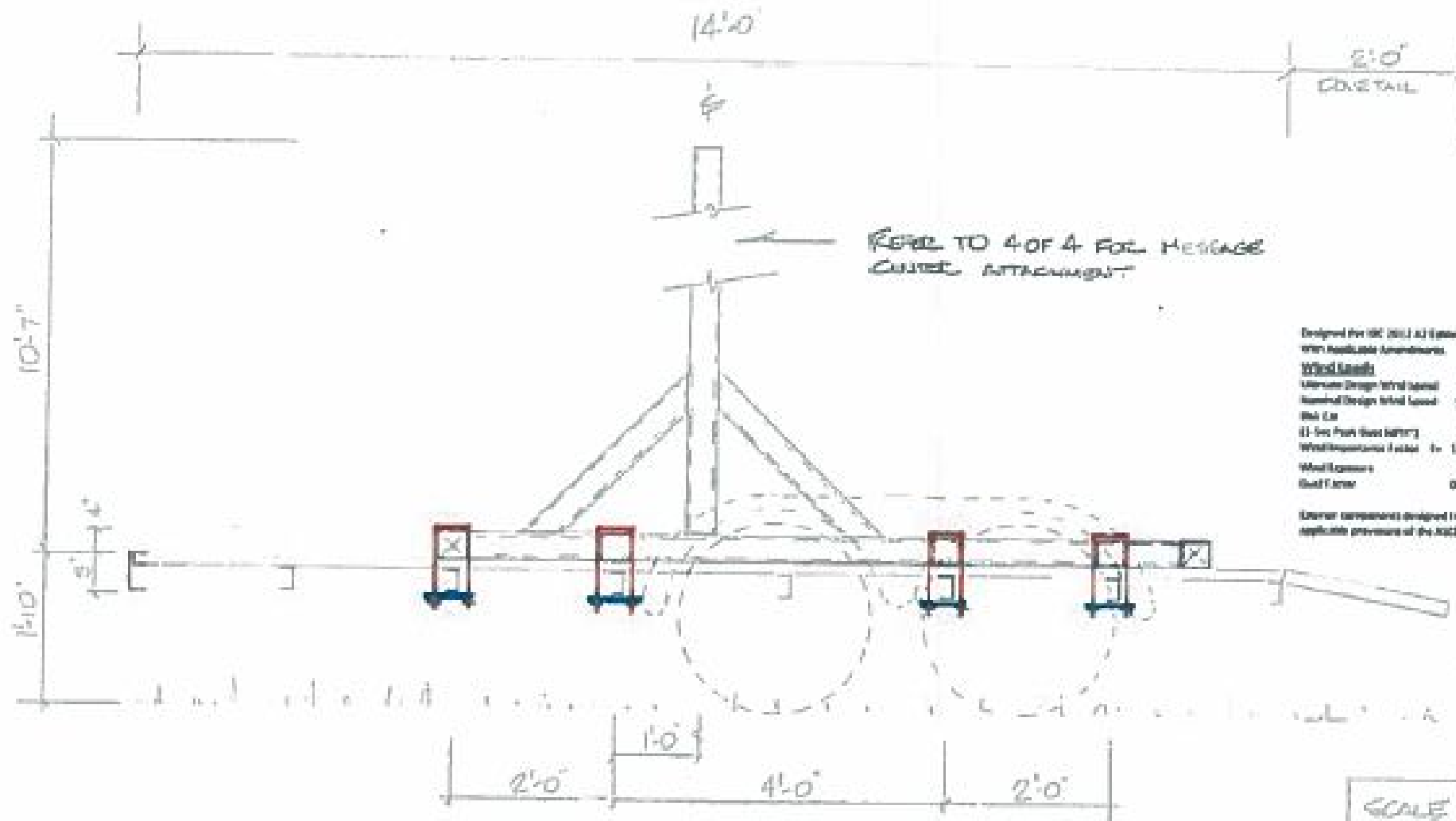
available in 16ft.-20ft.



4" X 34" OUTRIGGER PAD UNDER



ENGINEER'S NOTE:
 PROVIDE A MINIMUM 24" X 24" OUTRIGGER PAD UNDER
 ALL SUPPORTS (TYP.)



Designed for 100' (100') at 10' above
 when applicable to conditions.

Wind Loads

Ultimate Design Wind Speed: 115 mph
 Normal Design Wind Speed: 99.1 mph
 Wind Dir: --
 (1) One Peak (one valley)
 Wind Exposure Factor: 1.15
 Wind Exposure: C
 Gust Factor: 0.95

Structural components designed in accordance with
 applicable provisions of the ASCE 7-10



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SCALE: 3/4" = 1'-0"
 6-23-17 / BH

Public Input

- Sign was posted at site, notices to property owners were sent out 300' around the subject site, and was advertised in newspaper, staff has not received any response.

Analysis

Staff is recommending approval of the proposed temporary portable electronic sign.

- The sign will meet electronic sign requirements and is below the maximum height and size requirements.
- The sign will be temporary, the trailer will be shielded by brick and vegetation.
- The plans and request submitted are acceptable for the site that has restrictions on the existing signs.

Recommended Conditions

1. The applicant shall construct the portable electronic sign in accordance with the submitted drawings within 12 months of the granting of the CUP, or else the CUP shall become void and the operation of the electronic sign shall comply with the city sign regulations regarding electronic signs.
2. The brick surrounding the trailer shall be painted in complementary colors to match the building.
3. All proper permits shall be obtained prior to any construction, including electrical permits.
4. The sign, trailer, brick and vegetation shall not interfere with the existing sidewalk in the parking lot.

Recommended Conditions

5. The applicant shall install the trailer, sign, brick and vegetation in accordance with the approved plans submitted.
6. The applicant shall screen the trailer from view of Ironwood Drive with the approved fence material submitted.
7. When the portable sign is removed the original ground cover shall be replaced.
8. The temporary portable electronic sign CUP must be renewed every three years. A complete CUP application must be submitted to planning staff within 3 years from the effective date of the CUP.

Recommended Conditions

9. If at such time Centerstage Church purchases the property from the school district, the church shall have one year to remove the school district monument sign and replace with a permanent monument sign pursuant to the current sign code. The temporary portable electronic sign must be removed at that time.
10. If the property is used by the school district or is sold to another party, the portable sign shall be removed within 30 days of lease termination.

Questions and Discussion