



Requesting Department:

Development Services

TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

FROM: Erik Swanson, Planning Administrator
Laney Corey, Planning Intern

RE: Discussion and Possible Approval of P21-0135 Heart Cry Church Comprehensive Sign Plan, a request from Richard North, on behalf of Arizona Commercial Signs for Heart Cry Church, for approval of a Comprehensive Sign Plan at Heart Cry Church, located at the southeast corner of Hunt Highway and Sossaman Road.

DATE: July 14, 2021

STAFF RECOMMENDATION

Staff recommends approval of P21-0135 Heart Cry Church Comprehensive Sign Plan, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to approve P21-0135 Heart Cry Church Comprehensive Sign Plan, subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOAL



Secure Future

SUMMARY

This proposal consists of a request from Richard North of Arizona Commercial Signs for approval of a Comprehensive Sign Plan at Heart Cry Church, located at the southeast corner of Hunt Highway and Sossaman Road.

HISTORY

- October 14, 2015: Town Council approves SP15-013 “Heart Cry Church” Site Plan.
- June 23, 2021: Town Staff administratively approves P21-0069 “Heart Cry Church” Classroom Building.

PROJECT INFORMATION

Project Name	Heart Cry Church Comprehensive Sign Plan
Site Location	SEC Hunt Hwy and Sossaman Road
Current Zoning	R1-54 (General Rural Development District)
General Plan Designation	Rural
Site Area	14.31 Acres
Surrounding Zoning Designations:	
North	Hunt Highway, Maricopa County RU-43 (Rural)
South	San Tan Ranches Unit 4 R1-190 (Rural Development District)
East	Goldmine Estates R1-54 (General Rural Development District)
West	Sossaman Road, Chandler Heights Ranches R1-54 (General Rural Development District)

DISCUSSION

The Heart Cry Church site includes a single-story 21,000 square foot, 792-seat worship area on approximately 14.31 acres. In June 2021, Staff administratively approved the Site Plan for Phase II for the site which includes a future 26,280 square foot classroom building.

COMPREHENSIVE SIGN PLAN

A Comprehensive Sign Plan has been submitted to outline the sign standards being requested. In total, the request includes:

- One (1) 6’ tall fifty-two (52) square foot double-sided monument identification sign along Hunt Highway at the site’s northernmost access point.
- One (1) 68 square foot wall-mounted identification sign.

One (1) deviation from the Zoning Ordinance is proposed. The applicant is requesting approval for the following signage that exceed the allowed signage for an institutional use in a residential zoning district as set by the Zoning Ordinance:

Proposed Signage Square Footage Modifications		
Standard	Required by Zoning Ordinance	Heart Cry Church Proposed Standards
<i>Maximum sign area for civic/institutional uses (e.g. church) in a residential zoning district</i>	<i>Maximum sign area for all signage shall not exceed forty-eight (48) square feet.</i>	120 square feet in total signage: <ul style="list-style-type: none"> • One (1) fifty-two (52) square foot double-sided monument sign. • One (1) sixty-eight (68) foot wall sign.

Proposed Deviation:

The Zoning Ordinance permits forty-eight (48) square feet of total sign area for institutional and civic uses, such as a church, in residential zoning districts. The Heart Cry Church site is located in an R1-54 residential zoning district. The applicant is requesting one (1) freestanding monument sign and one (1) wall sign for a total of one-hundred and twenty (120) square feet of signage.

The proposed freestanding monument sign incorporates materials and colors that integrate with the overall architectural theme and style of the site including materials such as stone veneer and metal panels with a rust finish. The monument sign area measures fifty-two (52) square feet at six (6) feet in height from grade to the top of the sign complying with the Zoning Ordinance height requirements for freestanding signage.

The proposed sixty-eight (68) square foot building wall sign is located on the north side of the building facing Hunt Highway. No other wall signage is being proposed or requested. The proposed wall sign incorporates individual pan-channel letters with white trim capping and acrylic faces.

For comparison, the Zoning Ordinance wall sign standards for non-residential sites requires signs not to exceed one-half (1/2) square feet of sign area per lineal foot of the side wall. Under this calculation, the Heart Cry Church wall sign could measure up to seventy-eight (78) square feet in size, where the applicant is requesting sixty-eight (68) feet of wall signage.

Applicant Justification:

“Heart Cry Church is a 1000 member congregation located on 15 acres in Queen Creek. It is one of the larger Churches in Queen Creek with approximately 21,000 square feet under roof.

Under the sign code, this property is allowed 48 square feet due to its underlying residential zoning.

The proposed comprehensive sign allows one monument sign at 52 square feet along the highway and one wall sign at 67.92 square feet. We are anticipating no additional signage in the future.

The proposed signage is in scale with the building and is designed to tie in with the building's architecture. The size and design of the proposed signage is consistent with the large size of the property and usage. We believe that the signage will enhance the area and provide a sense of community for the approximately 1000 weekly visitors."

Staff Review: The proposed request for an additional seventy-two (72) square feet of signage does not appear excessive, is generally consistent with the Zoning Ordinance signage requirements for non-residential developments, and the request is not inconsistent with the signage provided at other church sites in Town. The signage is in scale with the size of the building and the site and generally fits in with the surrounding rural area. The applicant has stated that both the freestanding monument sign and the wall mounted sign are on a timer and will shut off at 10:00 pm, which will mitigate lighting impacts to surrounding neighbors during the evening hours.

Staff has reviewed the deviations and supports the applicant's requests.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. All signage shall be permitted under a sign permit, following approval of the Comprehensive Sign Plan from the Planning and Zoning Commission.
3. Signage must accommodate any change in grade adjacent to the retention basin.
4. As stated by the applicant, all signage lighting will be turned off at 10:00 pm.

ATTACHMENTS

1. Heart Cry Church Aerial Exhibit
2. Heart Cry Church General Plan Exhibit
3. Heart Cry Church Zoning Map Exhibit
4. Heart Cry Church Comprehensive Sign Plan

Project Name: Heart Cry Church Comprehensive Sign Plan Aerial Exhibit

Case Number: P21-0135

Hearing Date: July 14, 2021 (Planning Commission)



Comprehensive sign plan justification

Heart Cry Church is a 1000 member congregation located on 15 Acres in Queen Creek. It is one of the larger Churches in Queen Creek with approximately 21,000 square feet under roof.

Under the sign code, this property is allowed 48 square feet due to its underlying residential zoning.

The proposed comprehensive sign plan allows one monument sign at 52 square feet along the highway and one wall sign at 67.92 square feet. We are anticipating no additional signage in the future.

The proposed signage is in scale with the building and designed to tie in with the building's architecture. The size and design of the proposed signage is consistent with the large size of the property and usage. We believe that the signage will enhance the area and provide a sense of community for the approximately 1000 weekly visitors.

FREESTANDING GROUND MONUMENT

A

52.00 SF TOTAL

PRE A.S.A. ENGINEERING FOR QUOTATION ONLY
 [3'-0"] [36"] [H]
 [6'-0"] [OAH] x [13'-7 3/4"] [OAW] ÷ 144 [82SF]
 [PILE/FOOTING] [6"] [2" DIA x 6" DEPTH]
 [PIPE] [5"] [4" DIA] [0.237 TINSEL]

ACRYLIC	FINISH	VENEER
<p>1</p> <p>Acrylite® Acrylic [1"] Thickness (PUSH-THRU) [3/4"] Protrusion "White" [SG] GLOSS FINISH</p>	<p>2</p> <p>Triangle® Coatings, Inc. "Sophisticated Finishes- Rust Antiquing Solution" RUST FINISH</p>	<p>3</p> <p>Boral® Cultured Stone® "TO MATCH BUILD-OUT" LEDGESTONE STONE FINISH</p>

DOWN VIEW



NIGHT ILLUMINATION ILLUSTRATION

MANUFACTURE AND INSTALL, **(1) ONE TOTAL**;
 SINGLE-FACED UL LISTED WHITE L.E.D. TECH.
 INTERNALLY-ILLUMINATED FREE-STANDING
 ALUMINUM CONSTRUCTED MONUMENT I.D.
 STRUCTURE AS FOLLOWS:

- ◆ (.090) GRADE ALUMINUM CONSTRUCTION MAIN CABINET WITH REVERSE-ROUT COPY FAUX RUSTICATED FINISH
- ◆ (1") DEEP GLOSS WHITE ACRYLIC PUSH-THRU I.D. COMPLEX COPY, "LOGO, HEART CRY CHURCH" [NOTE: (3/4") PROTRUSION FROM MAIN CABINET FASCIA PLANE]
- ◆ (.090) GRADE ALUMINUM ANGLE INNER-FRAME CONSTRUCTION SKINNED WITH HARDY BACKERBOARD VENEERED WITH STACKED STONE TO MATCH ONSITE BUILDING STACKED STONE FOR VISUAL CONTINUITY
- ◆ (2) TWO SETS OF (1/4") THICK ALUMINUM [F.C.O.] FLAT-CUT-OUT DIMENSIONAL CITY/COUNTY/FIRE REGULATED REQUIRED ADDRESSING NUMERAL(S) PAINTED TO SPECIFICATION(S) STUD MOUNT FLUSH TO VENEERED BASE

FLUSH MOUNTED TO GRADE AS DEMONSTRATED.

***** REQUIRES ONSITE SAKRETE CONCRETE FOOTING POUR AND PIPE SETTING. REQUIRES A.S.A. SIGN ENGINEERING FOR WIND LOAD & TINSEL STRENGTH. REQUIRES LANDLORD APPROVAL ON LAYOUT, COLOR(S) & LOCATION. REQUIRES CITY/COUNTY DESIGN REVIEW & PERMITTING.**

SPEC PLAN
 SCALE: 1/2" = 1'-0"
REQUIRES FIELD SURVEY FOR PRODUCTION MEASUREMENTS. RETURN TO ART DEPARTMENT FOR PRODUCTION FILE CREATION.



BUILDING-SIDE

STREET-SIDE

13'-7 3/4" [OAW]

13'-0" [OAW][PERMITTING]

10'-8" [BASE]



FRONT VIEW



SIDE VIEW

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ARIZONA COMMERCIAL SIGNS
 4018 E. WINSLOW • PHOENIX AZ 85040
 OFFICE: (480) 921-9900 • FAX: (602) 437-8073

PROJECT NAME:
 ■ HEART CRY CHURCH
 9339 WEST HUNT HIGHWAY
 QUEEN CREEK, ARIZONA 85142

CONTACT: LAURIE VILHAUER
 PHONE: (480) 646-8515
 EMAIL: LAURIEV@HEARTCITYCHURCH.COM

CONTACT REP:
 ■ RICK NORTH - (c) 602-552-4639

DESIGNER:
 ■ CHRIS HEARN - (d) 480-663-2087

DESIGN NUMBER:
 ■ HEART CRY CHURCH - 9339 HUNT HWY - MONU - 042621 - R2 PERMIT

SCALE:
 ■ AS NOTATED

DATE:
 ■ 04/26/2021 06:28 AM MST, per. 05/18/2021 12:56 PM MST

PROJECT NUMBER:
 ■ 210351

REVISIONS:

- 1 (C) CORRECTED LOGO ICON IMAGERY
- 2 (A) CORRECTED FIELD-SURVEY MEASUREMENT SETBACK(S)
- 3
- 4
- 5

LANDLORD / DEVELOPER APPROVAL
 SIGNATURE & DATE:

CUSTOMER APPROVAL
 SIGNATURE & DATE:

SHEET:
1 OF **5**
PERMIT

PROJECT PERMIT INFORMATION:

PROJECT ADDRESS:

9339 WEST HUNT HIGHWAY
QUEEN CREEK, ARIZONA 85142

PROJECT SUBDIVISION:

THAT PORTION OF THE WEST 740.00 FEET OF GOVERNMENT LOT 4, LOCATED IN SECTION 05, TOWNSHIP 03 SOUTH, RANGE 07 EAST DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 05, ALSO BEING THE NORTHWEST CORNER OF GOVERNMENT LOT 4, THENCE EAST 185.83 FEET, THENCE SOUTH 55.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 1121.85 FEET, THENCE EAST 554.34 FEET, THENCE NORTH 1124.97 FEET TO THE SOUTH LINE OF HUNTY HIGHWAY RIGHT OF WAY AS SHOWN ON PLAT HEART CRY CHURCH IN FEE 2019-097130, THENCE WEST ALONG SAID RIGHT OF WAY 554.06 FEET TO THE POINT OF BEGINNING, 623,369.70 SQUARE FEET 14.31 ACRES

ARIZONA PARCEL NUMBER (APN):

509-06-001G

PROPERTY ZONING:

O2RL

PARCEL SIZE [ACRES]:

14.31

PARCEL USE CODE (PUC):

9270

JURISDICTION:

TOWN OF QUEEN CREEK - MARICOPA COUNTY

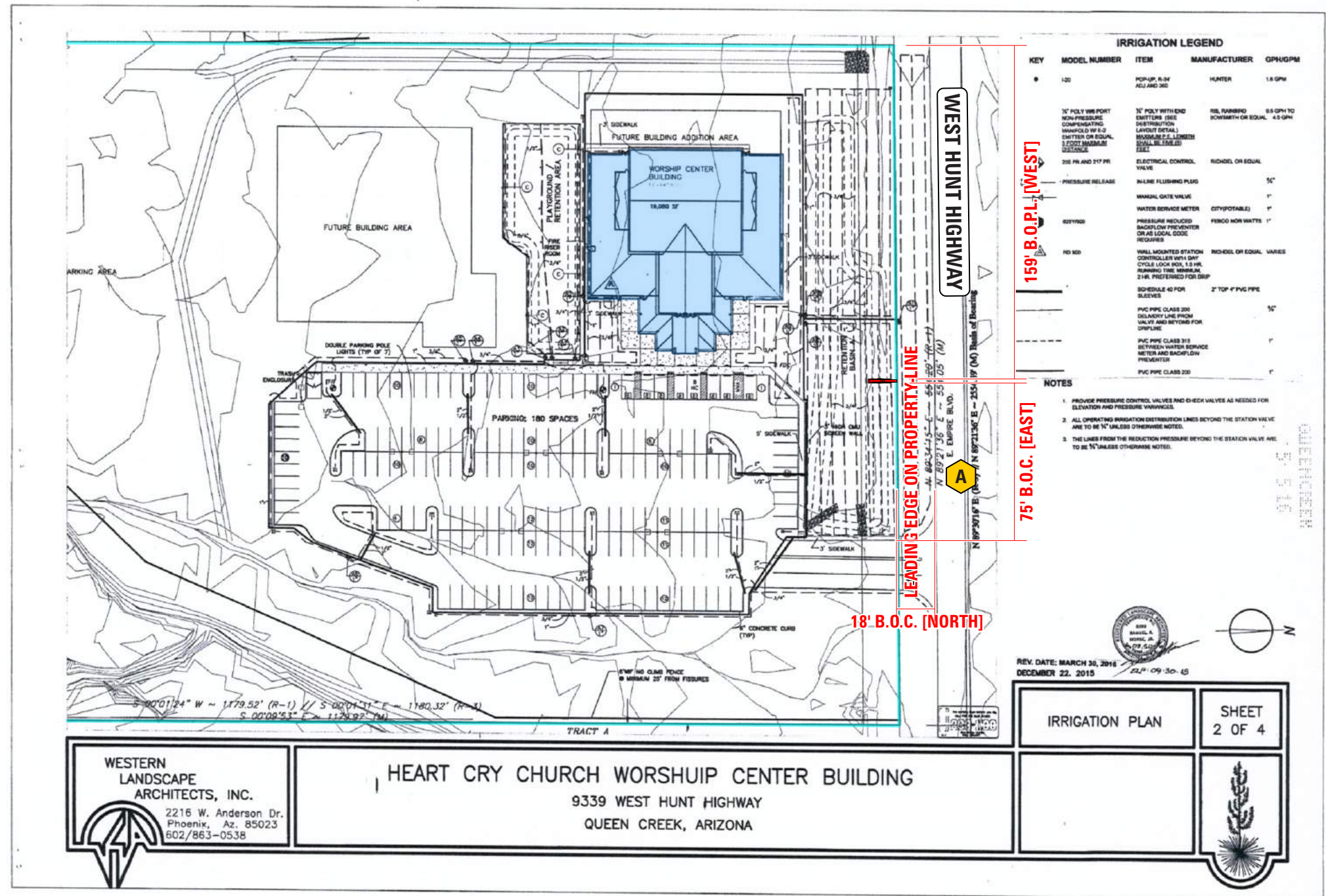


PROJECT DETAILS:



PROJECT NOTES:

Blank lines for project notes.



IRRIGATION LEGEND				
KEY	MODEL NUMBER	ITEM	MANUFACTURER	GPH/GPM
•	120	POP-UP, 1/2" ILLUMINATED	HUNTER	1.8 GPM
○		1" POLY 1/2" PORT NON-PRESSURE COMPENSATING MANIFOLD W/ 1/2" EMITTER OR EQUAL, 1 FOOT MAXIMUM DISTANCE	1" POLY WITH END EMITTER (SEE LAYOUT DETAILS)	1.8 GPH TO SCHWABER OR EQUAL, 4.5 GPH
○		200 PSI AND 1/2" PSI	ELECTRICAL CONTROL VALVE	1/2" NICHOL OR EQUAL
○		PRESSURE RELEASE	IN LINE FLUSHING PLUGS	5/8"
○			MANUAL GATE VALVE	1"
○			WATER SERVICE METER	1" CITY/POTABLE
○	601Y900	PRESSURE REDUCING BACKFLOW PREVENTER OR AS LOCAL CODE REQUIRES	FRISCO HOR WATTS	1"
○	HO 300	WALL MOUNTED STATION CONTROLLER WITH DRY CYCLE LOCK 100A, 1.5 HR. RUNNING TIME MINIMUM 24HR. PREFERRED FOR DRIP	1/2" NICHOL OR EQUAL	VARIABLE
○		SCHEDULE 40 FOR SLEEVES	2" TOP PVC PIPE	
○		PVC PIPE CLASS 200 DELAYED LINE PRONG VALVE AND BEYOND FOR DRIFTLINE		5/8"
○		PVC PIPE CLASS 315 BETWEEN WATER SERVICE METER AND BACKFLOW PREVENTER		1"
○		PVC PIPE CLASS 200		1"

- NOTES**
1. PROVIDE PRESSURE CONTROL VALVES AND CHECK VALVES AS NEEDED FOR ELEVATION AND PRESSURE VARIANCES.
 2. ALL OPERATING IRRIGATION DISTRIBUTION LINES BEYOND THE STATION VALVE ARE TO BE 1" UNLESS OTHERWISE NOTED.
 3. THE LINES FROM THE PRODUCTION PRESSURE BEYOND THE STATION VALVE ARE TO BE 1" UNLESS OTHERWISE NOTED.

WESTERN LANDSCAPE ARCHITECTS, INC.
2216 W. Anderson Dr.
Phoenix, Az. 85023
602/863-0538

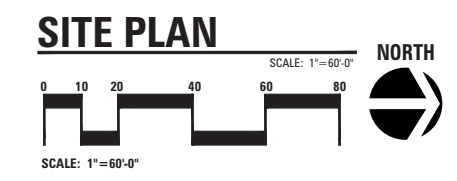
HEART CRY CHURCH WORSHIP CENTER BUILDING
9339 WEST HUNT HIGHWAY
QUEEN CREEK, ARIZONA

REV. DATE: MARCH 30, 2016
DECEMBER 22, 2015

IRRIGATION PLAN

SHEET 2 OF 4

- = PROPERTY/PARCEL LINE
- = BUILD-OUT/OCCUPANCY
- = IDENTIFIED SIGN [A]



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Nationwide Sign Systems
ARIZONA COMMERCIAL SIGNS
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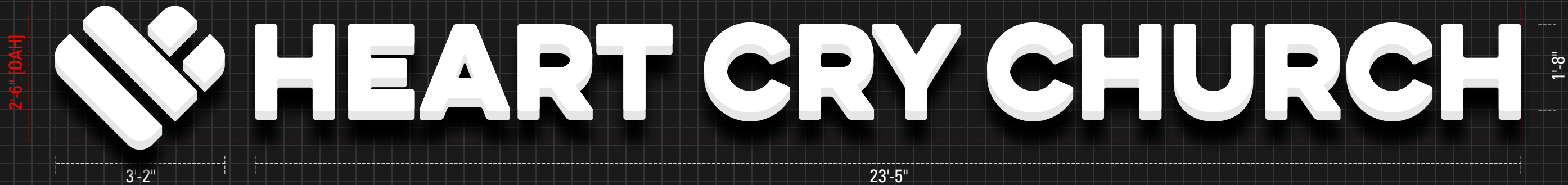
- 1 (C) CORRECTED LOGO ICON IMAGERY
- 2 (A) CORRECTED FIELD-SURVEY MEASUREMENT SETBACK(S)
- 3
- 4
- 5

LANDLORD / DEVELOPER APPROVAL SIGNATURE & DATE:

CUSTOMER APPROVAL SIGNATURE & DATE:

SHEET:
5 OF **5**
PERMIT

27'-2" [OAW][PERMITTING]



REQUIRES FIELD SURVEY FOR PRODUCTION MEASUREMENTS
RETURN TO ART DEPARTMENT FOR PRODUCTION FILE CREATION

A

MANUFACTURE AND INSTALL, (1) **ONE SET**; SINGLE-FACED UL LISTED WHITE L.E.D. INT.-ILL. [P.C.] PAN-CHANNEL DIMENSIONAL LETTERING & LOGOING AS FOLLOWS:

- (5") GLOSS WHITE RETURN(S)
- (1") GLOSS WHITE LETTER TRIM CAPPING
- (3/16") THICK GLOSS WHITE [S.G.] SIGN-GRADE ACRYLIC FACE(S)

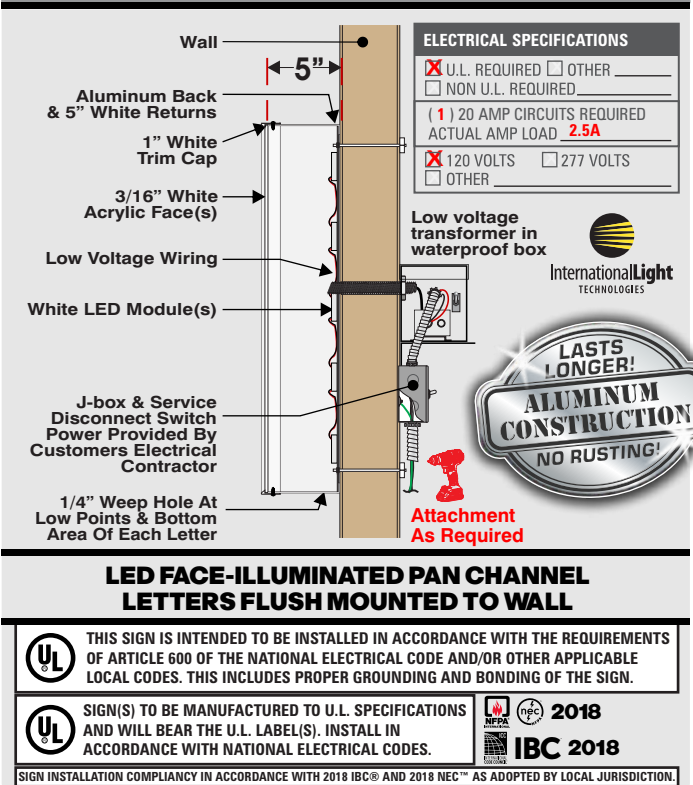
FLUSH MOUNTED TO EXTERIOR FASCIA WALL AS DEMONSTRATED.

*** REQUIRES PENETRATION HOLES TO BE DRILLED INTO FASCIA FOR INSTALLATION MOUNTING PURPOSES.

*** REQUIRES LANDLORD APPROVAL ON LAYOUT, COLOR(S) & LOCATION. REQUIRES CITY/COUNTY DESIGN REVIEW AND PERMITTING.

67.92
SF
TOTAL

INSTALLATION/BUILD DETAILS



ACRYLIC	TRIMCAP	RETURN
1	2	3
Acrylite® Acrylic Sheeting [3/16"] Thickness "White" [SG] GLOSS FINISH Acrylite®	Jewelite® Channel Letter Trim "White" (1") Thickness GLOSS FINISH Jewelite®	Alumet® Supply Channel Letter Coil "White" (5") Thickness GLOSS FINISH Alumet® Supply

SPEC PLAN SCALE: 1/2" = 1'-0"

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QUEEN CREEK, ARIZONA 85142



CONTACT: LAURIE VILHAUER
PHONE: (480) 646-8515
EMAIL: LAURIEV@HEARTCITYCHURCH.COM

CONTACT REP:

RICK NORTH - (c) 602-552-4639

DESIGNER:

CHRIS HEARN - (d) 480-663-2087

DESIGN NUMBER:

HEART CRY CHURCH - 9339 HUNT HWY - WALL - 042621 - R1 PERMIT

SCALE:
AS NOTATED

PROJECT NUMBER:
210351

DATE:

04/26/2021 06:28 AM MST, per. 05/11/2021 10:15 AM MST

REVISIONS:

1 (C) CORRECTED LOGO ICON IMAGERY

2

3

4

5

LANDLORD / DEVELOPER APPROVAL
SIGNATURE & DATE:

CUSTOMER APPROVAL
SIGNATURE & DATE:

SHEET:

1 OF 3

PERMIT



A



13'-5" ± (GRADE TO TOP OF SIGN)

 **HEART CRY CHURCH**

ELEVATION PLAN EXTERIOR
SCALE: N.T.S. 


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ARIZONA COMMERCIAL SIGNS
4018 E. WINSLOW • PHOENIX AZ 85040
OFFICE: (480) 921-9900 • FAX: (602) 437-8073

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2 OF **3**
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ARIZONA PARCEL NUMBER [APN]:

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PROPERTY ZONING:

O2RL

PARCEL SIZE [ACRES]:

14.31

PARCEL USE CODE [PUC]:

9270

JURISDICTION:

TOWN OF QUEEN CREEK - MARICOPA COUNTY



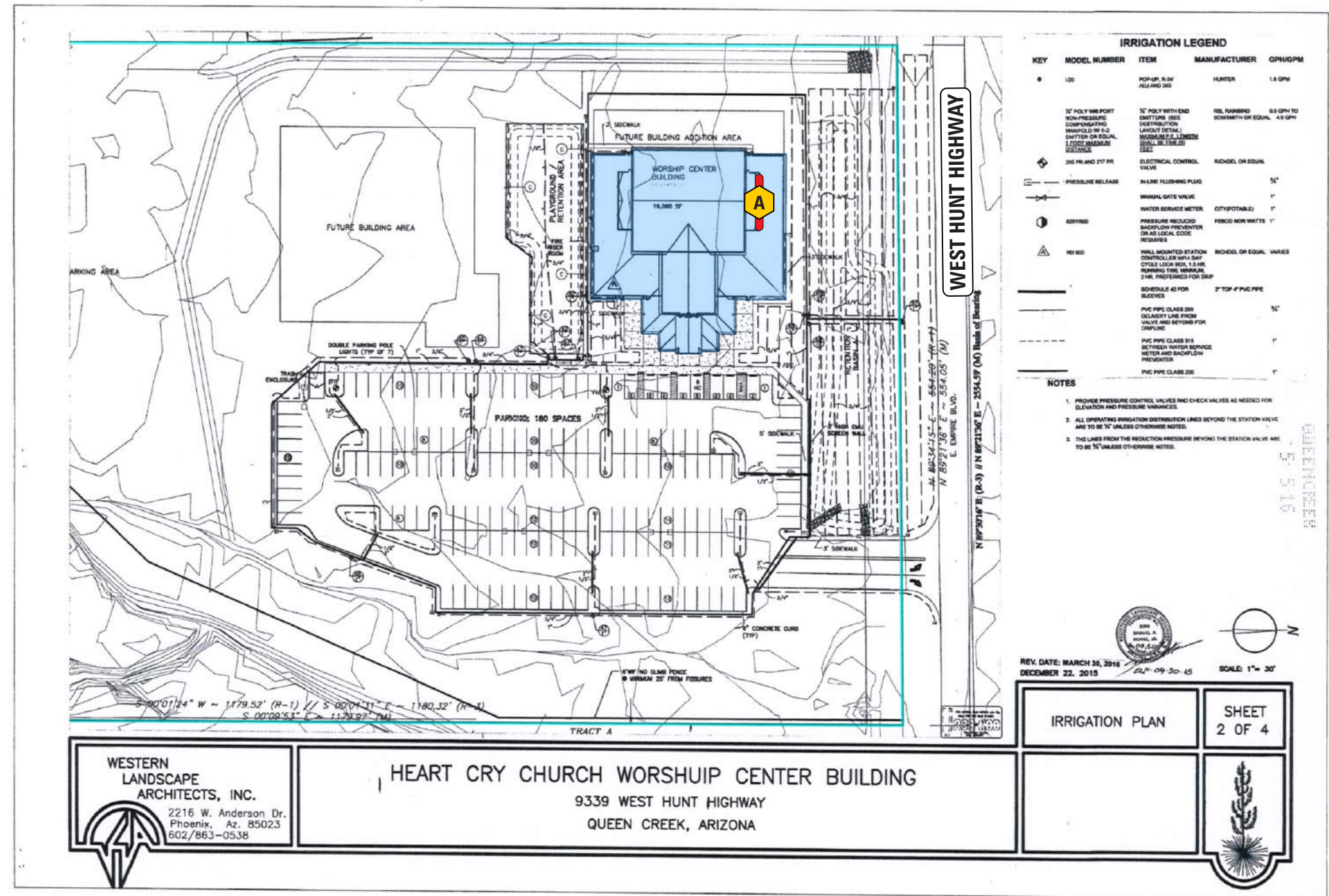
PROJECT DETAILS:



HEART CRY CHURCH

PROJECT NOTES:

Blank lines for project notes.



- = PROPERTY/PARCEL LINE
- = BUILD-OUT/OCCUPANCY
- = IDENTIFIED SIGN [A]

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CUSTOMER APPROVAL
SIGNATURE & DATE:

SHEET:

3 OF 3

PERMIT