

Board of Adjustment

Minutes

City Council Chambers

May 1, 2019

Boardmembers Present:

Wade Swanson-Chair
Chris Jones- Vice-Chair
Ken Rembold
Steve Curran
Adam Gunderson

Board Members Absent:

Trent Montague
Kathy Tolman

Staff Present:

Nana Appiah
Lisa Davis
Charlotte Bridges
Veronica Gonzalez
Margaret Robertson
Rebecca Gorton

Others Present:

(Others Present)

The study session began at 5:00 p.m. and concluded at 5:14 p.m. The Public Hearing began at 5:30 p.m., before adjournment at 5:34 p.m., the following items were considered and recorded.

Board of Adjustment Study Session

1. Call meeting to order

Study Session began at 5:00 p.m.

2. Zoning Administrator's Report

Zoning Administrator Appiah stated they welcome any feedback from board members on the new staff report format as well as the Power Point presentation.

3. Review and discuss items listed on the Public Hearing agenda for May 1, 2019.

The items scheduled for the Board's Public Hearing were discussed.

4. Adjournment

Study Session adjourned at 5:14 p.m.

Board of Adjustment Public Hearing

Call meeting to order

Public Hearing began at 5:30 p.m.

1. Take action on all consent agenda items.

Items on the Consent Agenda

2. Consider the Minutes from the April 3, 2019 meeting

On a motion by Boardmember Gunderson and seconded by Boardmember Curran, the Board unanimously approved the April 3, 2019 minutes and Consent Agenda as read by Vice-Chair Jones.

Vote: 5-0 (Boardmembers Montague and Tolman, absent)
Upon tabulation of vote, it showed:
AYES – Swanson, Jones, Rembold, Curran, Gunderson
NAYS – None

3. Take action on the following cases:

A motion to approve the following cases on the consent agenda as read by Vice-Chair Jones was made by Boardmember Gunderson and seconded by Boardmember Curran.

Vote: 5-0 (Boardmembers Montague and Tolman, absent)
Upon tabulation of vote, it showed:
AYES – Swanson, Jones, Rembold, Curran, Gunderson
NAYS – None

***3-a Case No.: BOA19-00173 APPROVED WITH CONDITIONS**

Location: Within the 3200 through the 3500 blocks of South Crismon Road (east side). (District 6)

Subject: Requesting a Special Use Permit (SUP) to allow for a reduction in required parking in the LI-PAD District.

Decision: Approved with Conditions

Summary: This item was on the consent agenda and not discussed on an individual basis.

Motion: A motion to approve case BOA19-00173 as read by Vice-Chair Jones with the acceptance of Findings of Fact and Conditions of Approval, was made by Boardmember Gunderson and seconded by Boardmember Curran to approve with the following conditions:

1. Compliance with the final site plan;
2. Compliance with all City development codes and regulations, except as modified by the SUP;
3. Compliance with all requirements of Design Review for case DRB19-00198;
4. The parking reduction shall apply to the data center facility use only. Any future change of use shall comply with required parking as outlined in Chapter 32, Table 11-32-3(A) of the Mesa Zoning Ordinance.

Vote: 5-0 (Boardmembers Montague and Tolman, absent)
Upon tabulation of vote, it showed:
AYES – Swanson, Jones, Rembold, Curran, Gunderson
NAYS – None

The Board's decision is based upon the following Findings of Fact:

FINDINGS for SUP:

- A. Digital Realty proposes to develop a data center facility with up to 1,352,000 square feet at full build-out on approximately 53.2 acres within the Elliot Road Technology Corridor.
- B. The proposed development is consistent with the goals of the General Plan and the Gateway Strategic Development Plan and compatible with surrounding development.
- C. The proposed development will achieve the goals of the Elliot Road Technology Corridor by bringing high tech industrial jobs to Mesa.
- D. The proposed project meets the criteria of Section 11-70-5(E) of the MZO for approval of a SUP.
- E. The request is consistent with the goals of the General Plan, the development, and is in conformance with the LI-PAD zoning district and the Elliot Road Technology Corridor designation on the property.
- F. Allowing reduction in the number of parking spaces on the property will not be injurious or detrimental to adjacent properties and adequate public services will be provided to the site.

***3-b Case No.: BOA19-00176 APPROVED WITH CONDITIONS**

Location: Within the 4200 through 4400 block of South Signal Butte Road (west side), and the 10600 through 10800 block range of East Point Twenty-Two Boulevard (north side). (District 6)

Subject: Requesting a Special Use Permit (SUP) to allow an Individual Comprehensive Sign Plan (CSP) in the PC District.

Decision: Approved with Conditions

Summary: This item was on the consent agenda and not discussed on an individual basis.

Motion: A motion to approve case BOA19-00176 as read by Vice-Chair Jones with the acceptance of Findings of Fact and Conditions of Approval, was made by Boardmember Gunderson and seconded by Boardmember Curran to approve with the following conditions:

1. Compliance with the final site plan, sign plan details and project narrative submitted.
2. Compliance with all requirements of the Development Services Department in the issuance of sign permits.
3. Attached signage on building faces along service lanes shall be limited to 35% of the maximum attached sign allowance for each building.

Vote: 5-0 (Boardmembers Montague and Tolman, absent)
Upon tabulation of vote, it showed:
AYES – Swanson, Jones, Rembold, Curran, Gunderson
NAYS – None

The Board's decision is based upon the following Findings of Fact:

FINDINGS:

- A. As permitted by Section 16.5 of the ECP, the Individual CSP proposes a customized sign package specific to development within the ECP DU 5/6S Development Unit Plan.
- B. The proposed Individual CSP will not exceed the amount of sign area permitted by the LUG
- C. The proposed Individual CSP will allow attached signage for each building face to be combined for a maximum sign area per building.
- D. Detached signs comply with sign area and sign height allowances specified in Section 16.6 of the ECP.
- E. The Individual CSP meets the criteria outlined in Section 11-46-3(D) of the MZO for approval of a CSP. The subject site is located in the Eastmark Community and contributes to the unique urban land use characteristics and architectural styles in the Eastmark Community.
- F. The Individual CSP meets the criteria outlined in Section 11-70-5(E) of the MZO for approval of a SUP.
- G. The proposal is also consistent with the goals of the General Plan, the development is consistent with the PC zoning district and is in conformance with the ECP and LUG D-District.
- H. The CSP will not be injurious or detrimental to the adjacent or surrounding properties and adequate public services are provided to the site.
- I. The Individual CSP was approved by the Eastmark Master Developer on April 1, 2019.

***3-c Case No.: BOA19-0197 CONTINUANCE TO JUNE 5, 2019**

Location: 464 East 1st Avenue. (District 4)

Subject: Requesting a Variance from the Form Based Code Building Form Standards, Building Type Standards, and Private Frontage Standards in the T4Neighborhood (T4N) Transect Zone.

Decision: Continued to June 5, 2019

Summary: This item was on the consent agenda and not discussed on an individual basis.

Motion: A motion to continue case BOA19-00197 as read by Vice-Chair Jones, was made by Boardmember Gunderson and seconded by Boardmember Curran.

Vote: 5-0 (Boardmembers Montague and Tolman, absent)
Upon tabulation of vote, it showed:
AYES – Swanson, Jones, Rembold, Curran, Gunderson
NAYS – None

Items not on the Consent Agenda

4. Take action on the following cases:
NONE

5. Other business

None.

6. Items from citizens present

None.

7. Adjournment

A motion to adjourn was made by Boardmember Rembold and seconded by Vice Chair Jones.

Vote: 5-0 (Boardmembers Montague and Tolman, absent)
Upon tabulation of vote, it showed:
AYES – Swanson, Jones, Rembold, Curran, Gunderson
NAYS – None

Public Hearing adjourned at 5:34 p.m.

Respectfully submitted,



Lisa Davis,
On behalf of Zoning Administrator (Nana Appiah)