

Mesa Council Chambers Lower Level – 57 E 1st St

Date: March 6, 2024 Time: 5:00 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Nicole Lynam
Boardmember Heath Reed
Boardmember Ethel Hoffman
Boardmember Troy Glover

MEMBERS ABSENT:

Boardmember Chris Jones

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

STAFF PRESENT:

Margaret Robertson
Evan Balmer
Charlotte Bridges
Joshua Grandlienard
Sergio Solis
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner excused Boardmember Jones and declared a quorum present, and the Study Session was called to order at 5:01 p.m.

2 Staff Update: no update

3 Review and discuss items listed on the Public Hearing agenda for March 6, 2024.

***3-a Staff member Sergio Solis presented case BOA23-00870 to the Board.**

See attached presentation.

Boardmember Reed asked if there are any air encroachments in the zoning code.

Staffmember Balmer answered there is no code regarding air encroachment or easement.

***3-b Staff member Joshua Grandlienard presented case BOA23-00975 to the Board.**

See attached presentation.

***3-c Staff member Joshua Grandlienard presented case BOA23-01021 to the Board.**

See attached presentation.

City of Mesa - Board of Adjustment – March 6, 2024
Study Session Minutes

***3-d Staff member Joshua Grandlienard presented case BOA23-01031 to the Board.**

See attached presentation.

***3-e Staff member Charlotte Bridges presented case BOA24-00048 to the Board.**

See attached presentation.

4 Adjournment.

Boardmember Reed moved to adjourn the Study Session and was seconded by Vice Chair Allen.

Without objection, the Study Session was adjourned at 5:30 p.m.

Respectfully submitted,

Evan Balmer,
On behalf of Zoning Administrator (Mary Kopaskie-Brown)



BOA23-00870

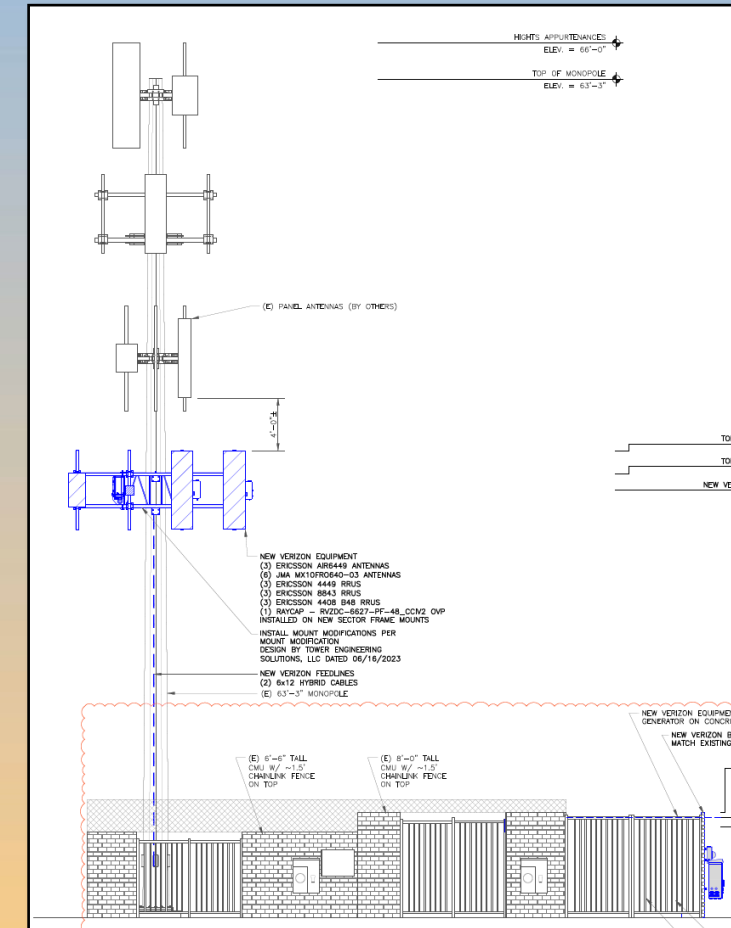
Sergio Solis, Planner I

March 6, 2024



Request

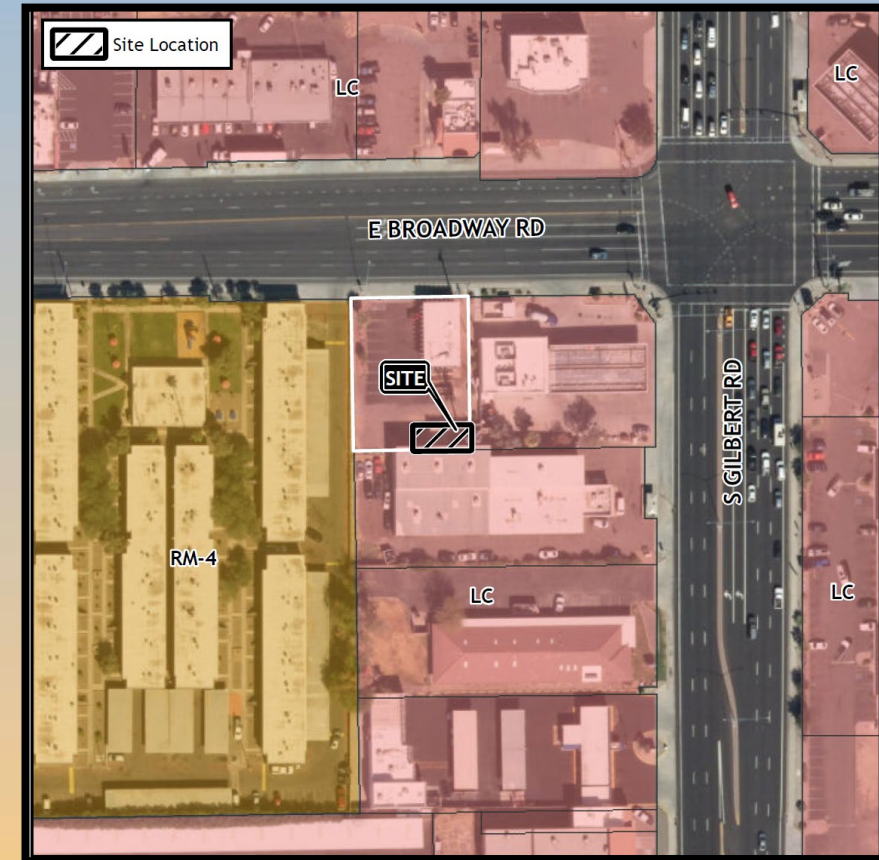
- Special Use Permit (SUP) to allow a fourth carrier to co-locate on an existing freestanding communication facility.





Location

- Within the 1900 block of E Broadway Road
- South of E Broadway Road
- West of S Gilbert Road

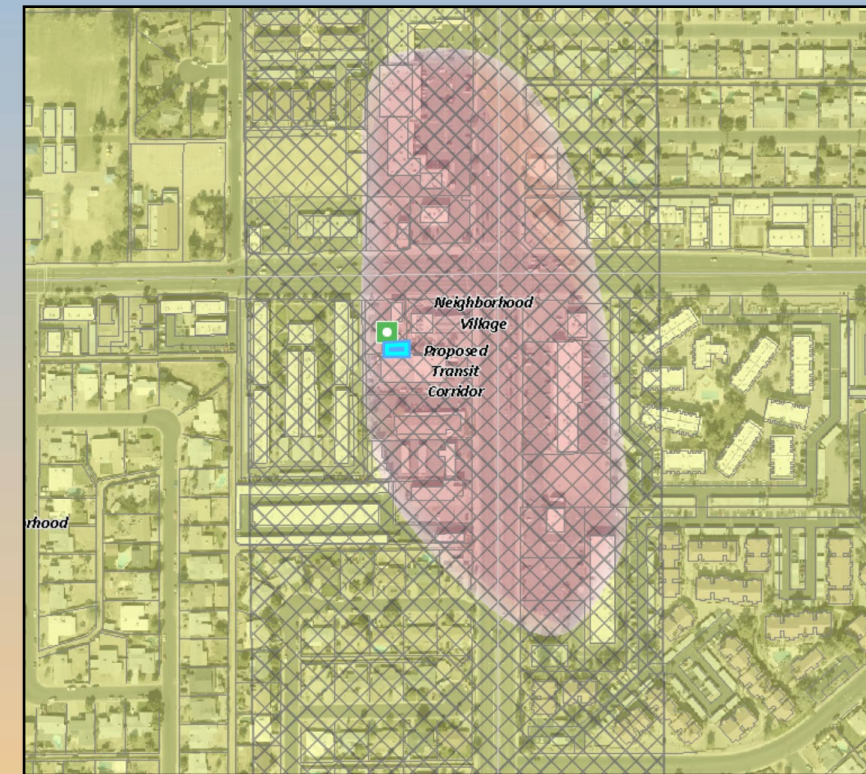




General Plan

Neighborhood Village

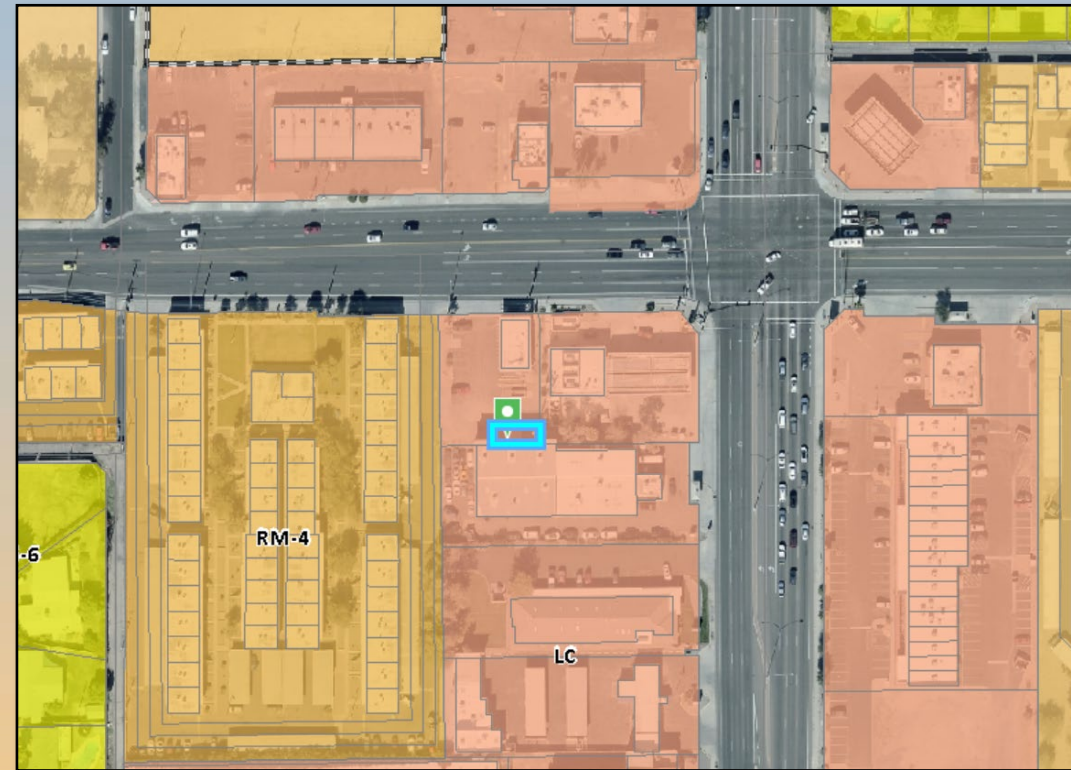
- Commercial and mixed-use nodes of activity, generally between 15 and 25 acres in size, that serve the surrounding neighborhoods.





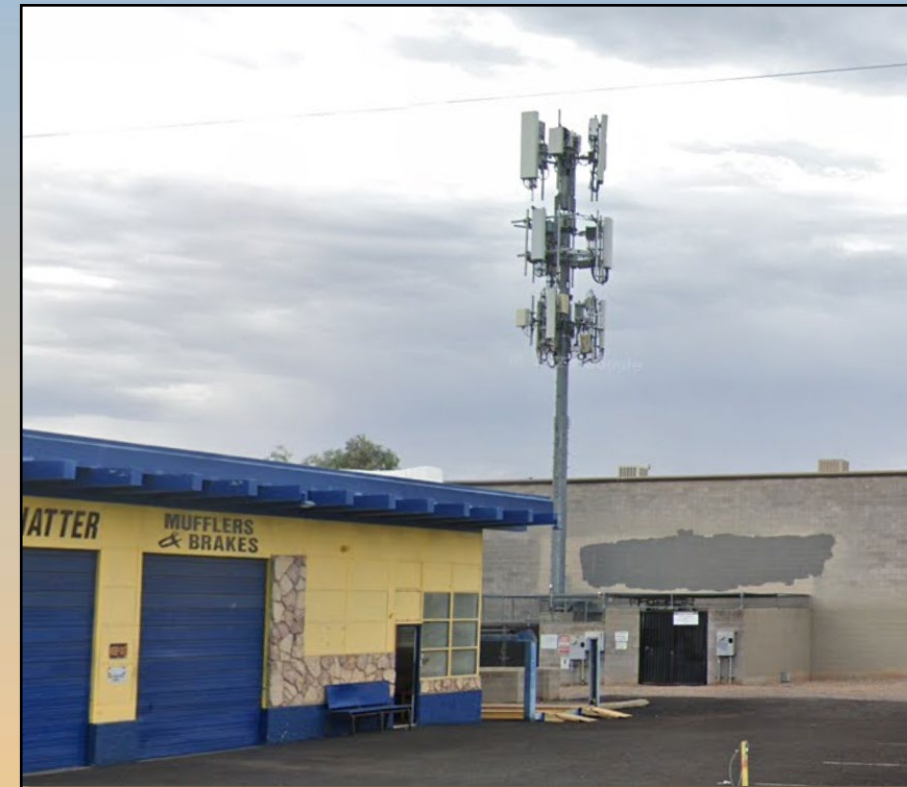
Zoning

- Limited Commercial (LC)





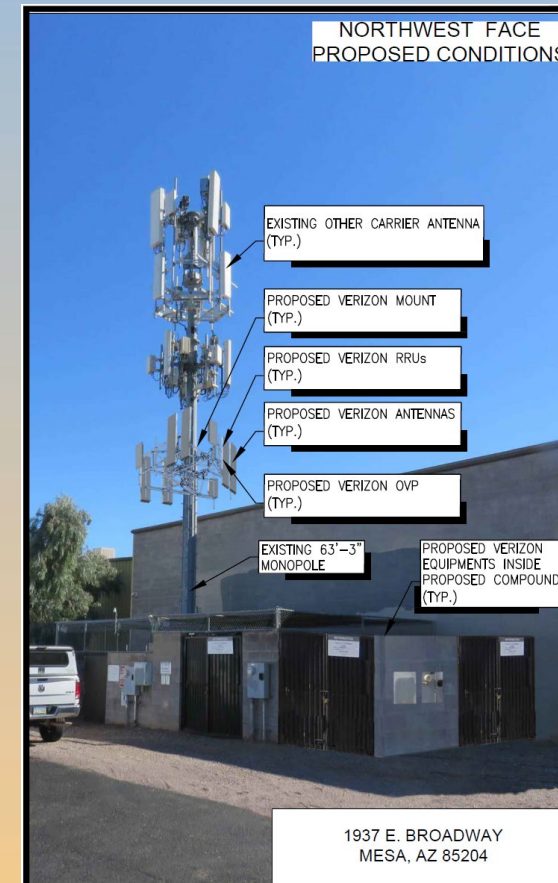
Site Photos



Looking south from E Broadway Road



Renderings



Looking southeast from E Broadway Road



RENTS APPURTENANCES
ELEV. = 60'-0"

TOP OF MONOPOLE
ELEV. = 63'-0"

(C) PANEL ANTENNAS (BY OTHERS)

NEW VERIZON EQUIPMENT
(3) ERICSSON A98448 ANTENNAS
(6) JMA MX10FR0640-03 ANTENNAS
(2) ERICSSON 4446 RRUS
(3) ERICSSON 8843 RRUS
(3) ERICSSON 4408 B4B RRUS
(1) RAYCAP - RVZDC-6627-JF-48_CCM2 OVP
INSTALLED ON NEW SECTOR FRAME MOUNTS

INSTALL MOUNT MODIFICATIONS PER
DESIGN BY TOWER ENGINEERING
SOLUTIONS, LLC DATED 08/16/2023

NEW VERIZON FEEDLINES
(2) 6x12 HYBRID CABLES
(E) 6'-0" MONOPOLE

(E) 6'-0" TALL
CMU W/ 4'-0"
CHAIRLIFT FENCE
ON TOP

(E) 6'-0" TALL
CMU W/ 4'-0"
CHAIRLIFT FENCE
ON TOP

NEW VERIZON EQUIPMENT AND
GENERATOR ON CONCRETE PAD

NEW VERIZON BLOCK WALL TO
MATCH EXISTING

TOP OF NEW VERIZON CMU WALL
ELEV. = 8'-0"

TOP OF NEW VERIZON GENERATION
ELEV. = 7'-4"

TOP OF NEW VERIZON EQUIPMENT
ELEV. = 6'-11"

NEW VERIZON
10'-0"x18'-4"
LEASE AREA

NEW VERIZON
METAL GATE
(MATCH EXISTING)

2 FINAL NORTH ELEVATION
SCALE: NOT TO SCALE

NEW STRUCTURAL NOTES:
CONTRACTOR TO REFER TO MOUNT ANALYSIS REPORT
PREPARED BY TOWNE ENGINEERING SOLUTION, LLC
DATED 06/16/2023 SECTOR FRAME MOUNT

REAR/RT APPURTENANCES
ELEV. = 66'-0"

TOP OF MONOPOLE
ELEV. = 63'-3"

VERIZON EQUIPMENT
ANTENNA (L: 32'-0"
MOUNT CL: 32'-0")

(E) PANEL ANTENNAS (BY OTHERS)

TOP OF NEW VERIZON ANTENNA
ELEV. = 50'-0"

TOP OF NEW VERIZON ANTENNA
ELEV. = 33'-4"

NEW VERIZON ANTENNA RAD CENTER
ELEV. = 32'-0"

NEW VERIZON EQUIPMENT
(3) ERICSSON AIRMARS ANTENNAS
(6) JMA M1070040-03 ANTENNAS
(3) ERICSSON 444R BRUS
(3) ERICSSON 8843 BRUS
(3) ERICSSON 440R RAD BRUS
(1) RAYCAP 1000-10027-FR-AL-0002 DWP
INSTALLED ON NEW SECTOR FRAME MOUNTS
INSTALL MOUNT MODIFICATIONS PER
MOUNT MODIFICATION
DESIGN BY TOWNE ENGINEERING
SOLUTIONS, LLC DATED 06/16/2023

NEW VERIZON FITZLINE
(2) 8x12 HYBRID CABLES
(C) 63'-3" MONOPOLE

NEW VERIZON BLOCK
WALL TO MATCH EXISTING
NEW VERIZON EQUIPMENT
AND GENERATOR ON
CONCRETE PAD

(E) 8'-0" TALL (26) 8"
-1.5" CHAINLINK FENCE
ON TOP (SECTION)

NEW VERIZON
12'-8"X10'-8"
LOOSE AREA
NEW VERIZON
METAL GATE
(MATCH EXISTING)

TOP OF NEW VERIZON FENCE
ELEV. = 48'-0"

TOP OF NEW VERIZON GENERATOR
ELEV. = 47'-8"

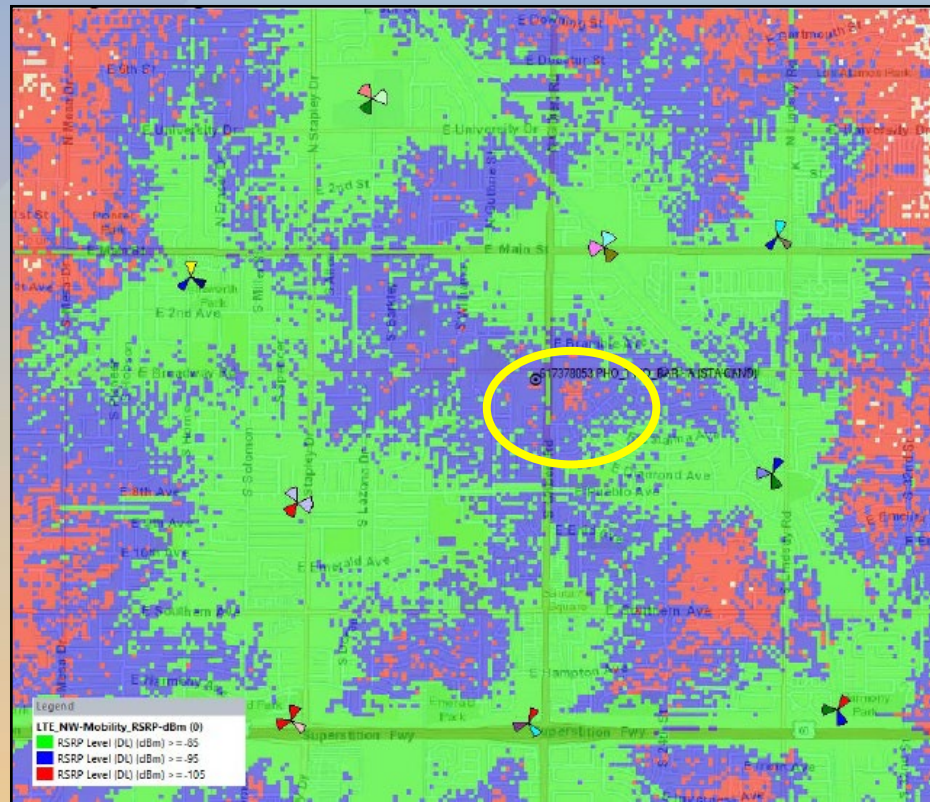
TOP OF NEW VERIZON EQUIPMENT
ELEV. = 46'-11"

2 FINAL WEST ELEVATION
SCALE: NOT TO SCALE

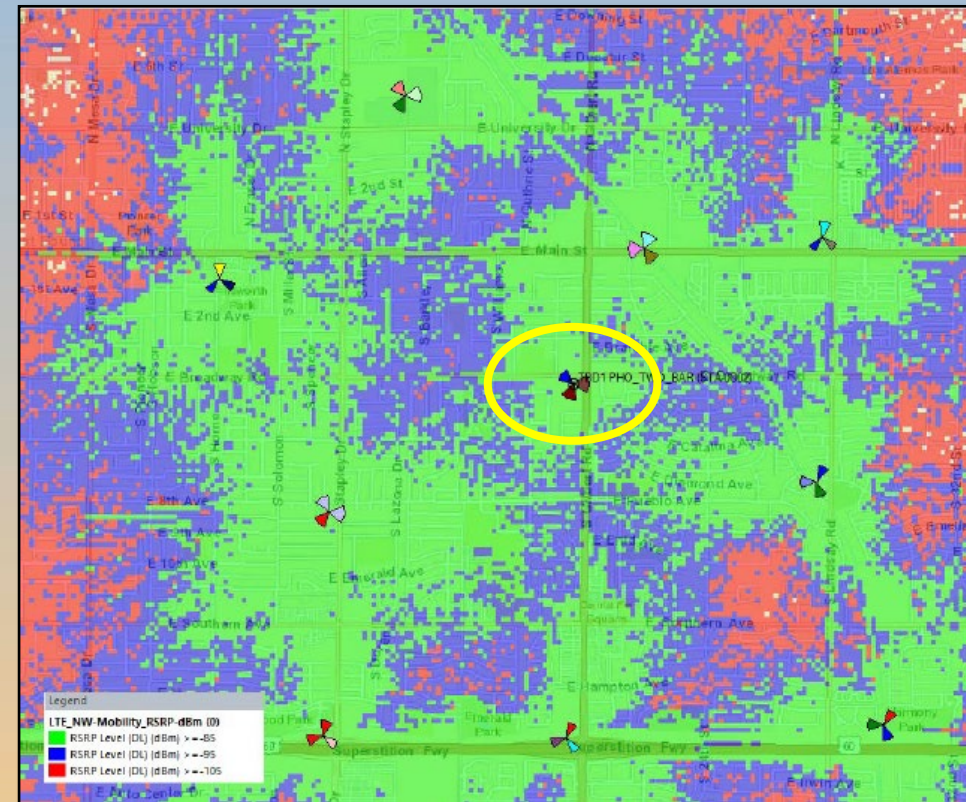
Proposed West Elevation
Looking east from west property line



Coverage Map



Existing coverage map

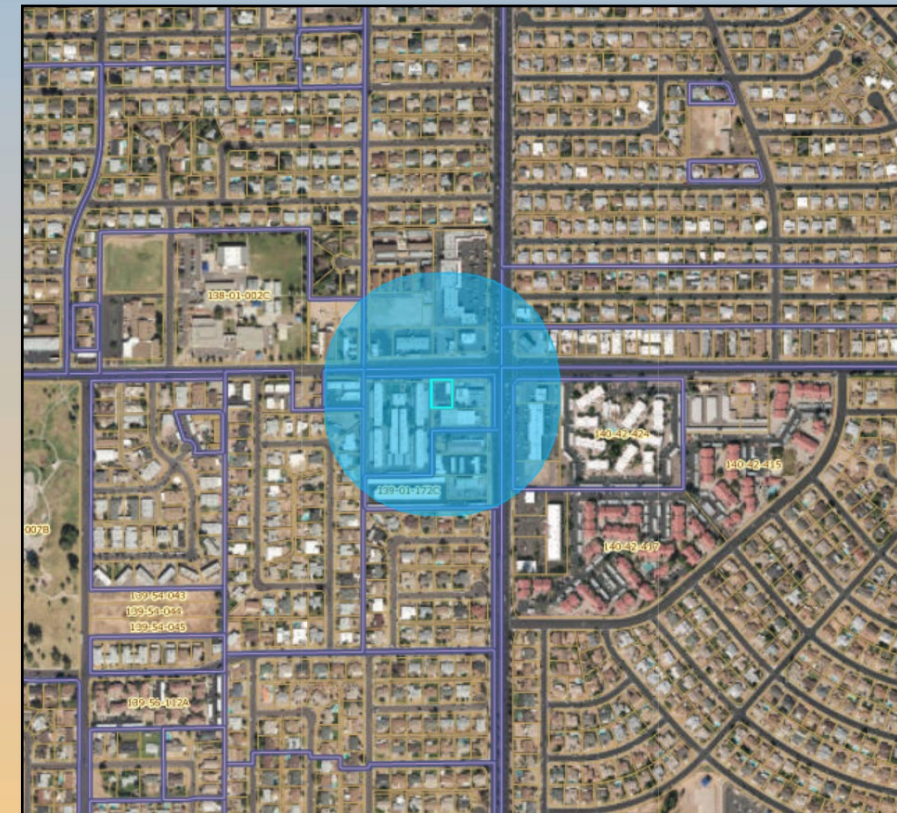


Proposed coverage map



Citizen Participation

- Notified property owners within 500 feet of site.
- Staff did not receive any feedback.





Approval Criteria

Section 11-70-5.E SUP Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Meets the SUP findings of Section 11-70-5.E of the MZO
- ✓ Complies with Section 11-35-6E for Approval of a WCF

Staff recommends Approval with Conditions



BOA23-00975



Request

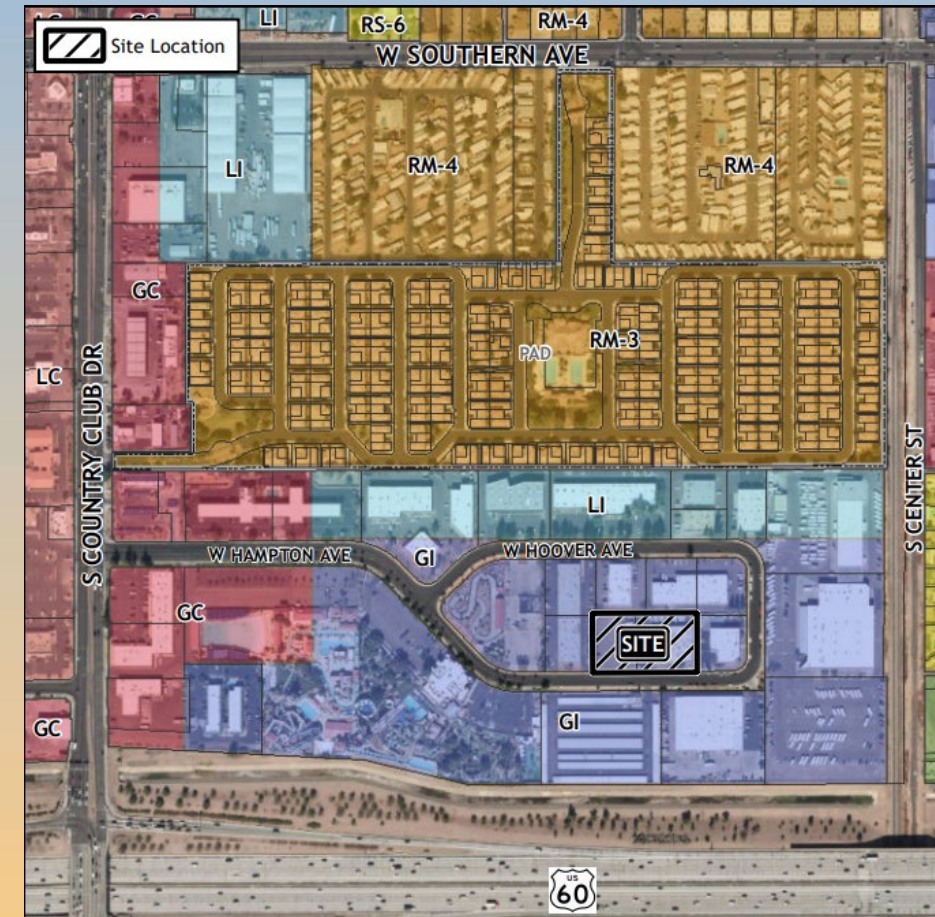
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards
- To allow for an expansion of an existing Commercial Cleaners





Location

- 102 W Hampton Ave
- North side of Hampton Ave
- South of Southern Ave
- East of S Country Club Drive

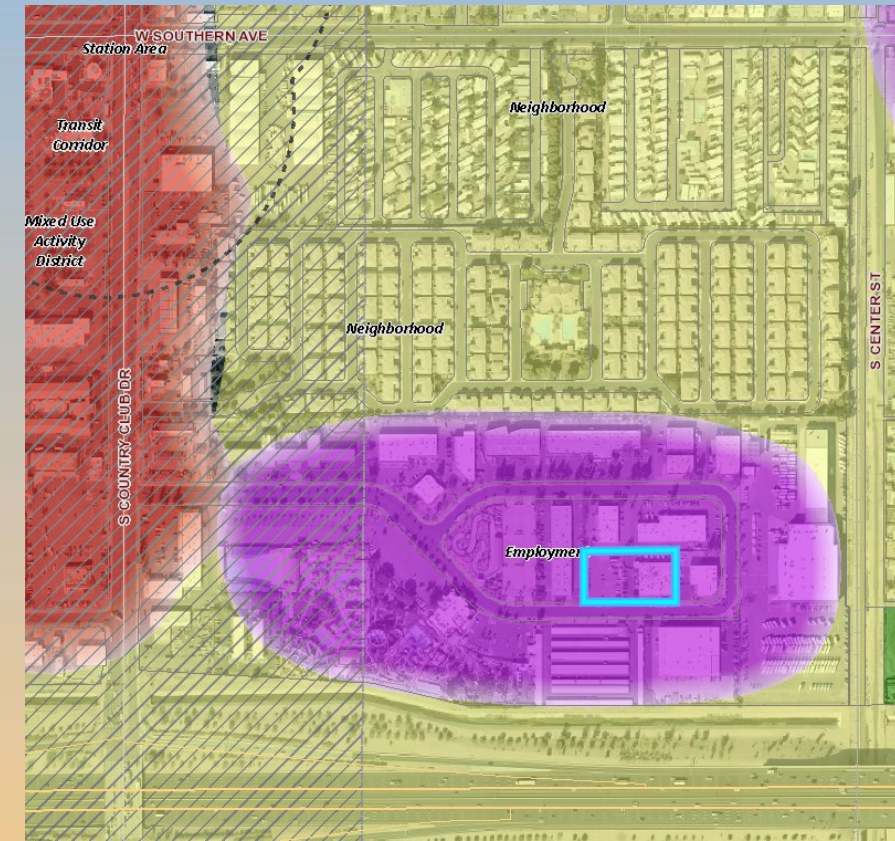




General Plan

Employment

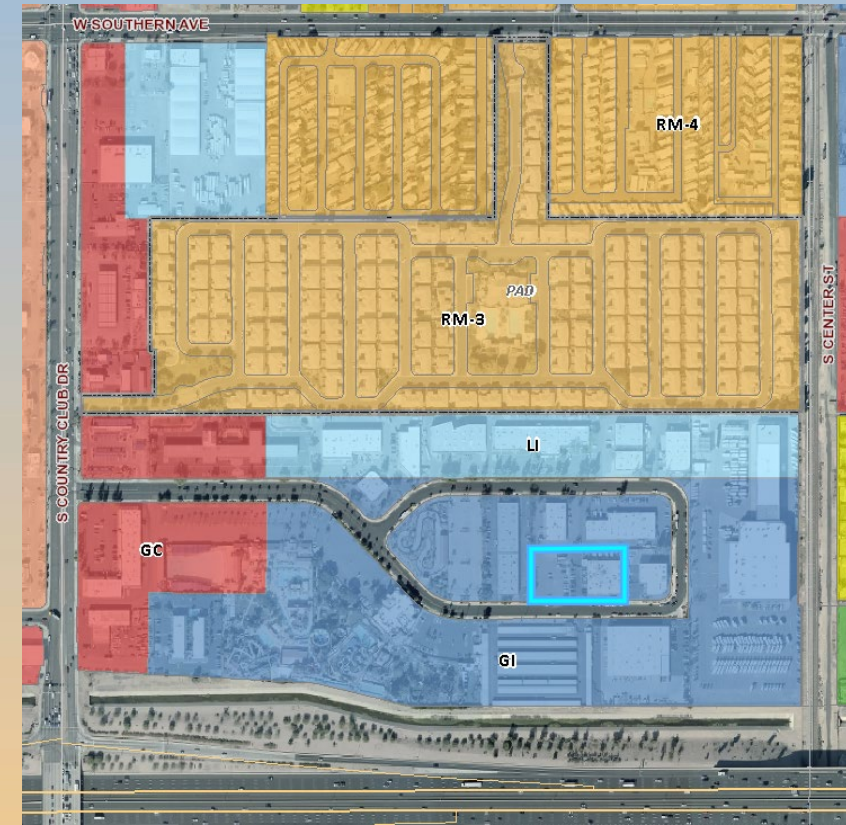
- Variety of Employment Opportunities in high quality settings





Zoning

- General Industrial (GI)
 - Proposed Use is allowed by right





Site Photos

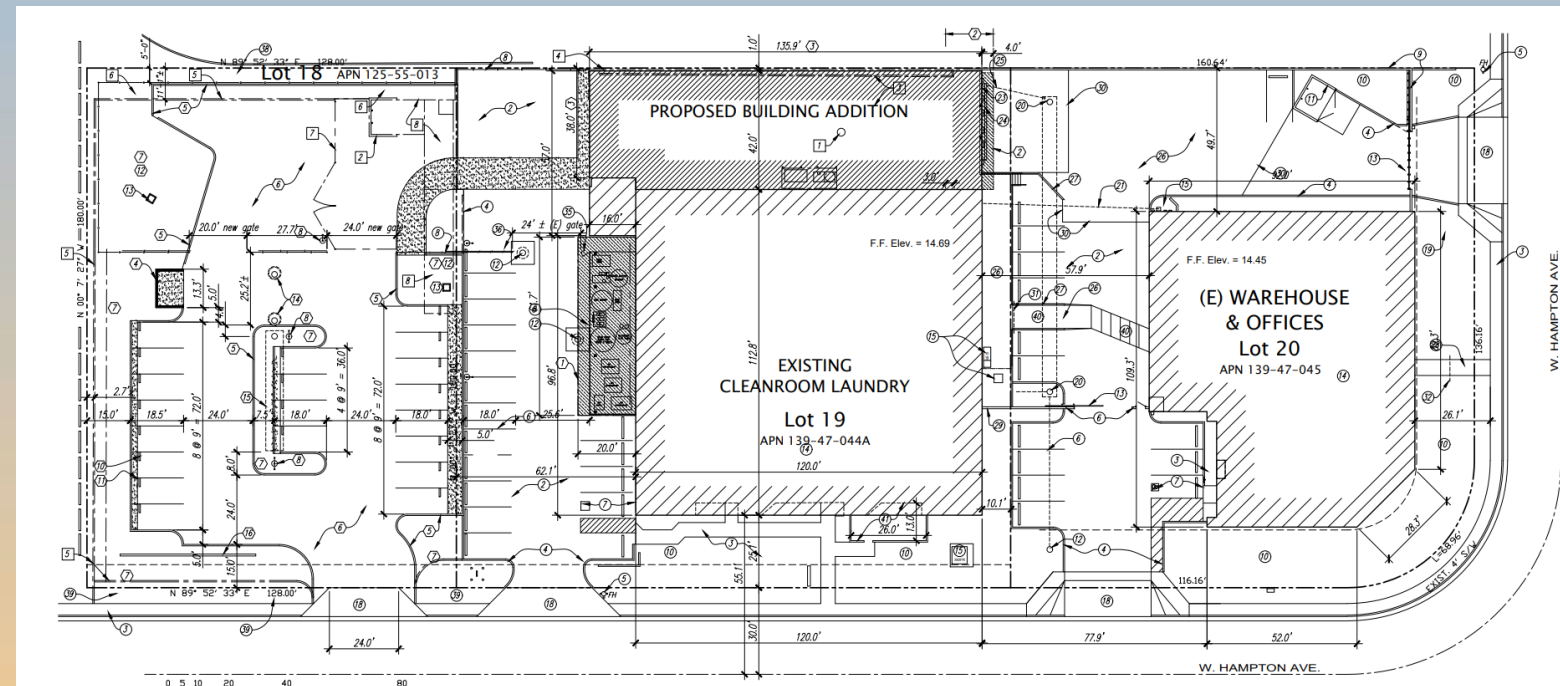


Looking north from W Hampton Ave



Site Plan

- Existing structure to remain
- Proposed addition to the north of the existing structure
- Updates to perimeter landscaping
- Parking lot includes a paved surface as well as additional landscaping





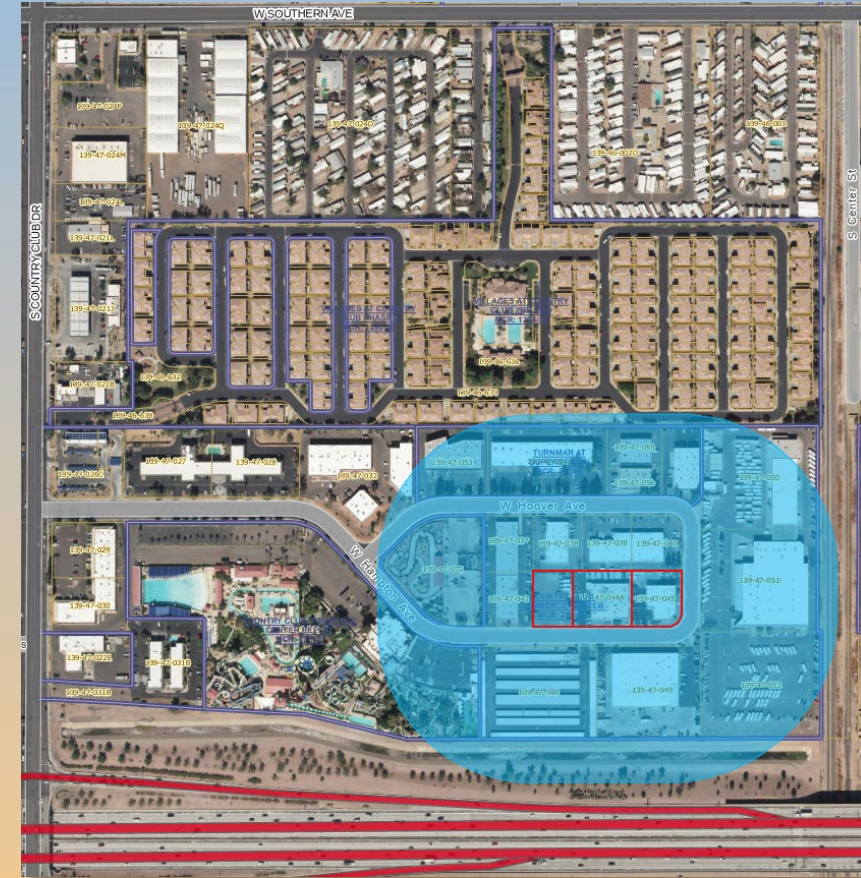
SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Perimeter Landscaping [MZO Table 11-33-3]</i>	15-foot setback adjacent to the property lines	No additional landscaping for the northern property line
<i>Setback of Cross Drive Aisles and Parking Spaces – [Section 11-32-4.A]:</i>	Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the street.	10 feet
<i>Foundation Base for Exterior Walls with a Public Entrance [MZO 11-33-5]</i>	A minimum 10-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall adjacent to parking stalls.	0 feet



Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- Neither staff nor the applicant have received any comments





Approval Criteria

Section 11-73-3 SCIP Criteria

- ✓ Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards
- ✓ Full compliance would discourage redevelopment of the site
- ✓ No new non-conforming conditions will be created
- ✓ Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood



Findings

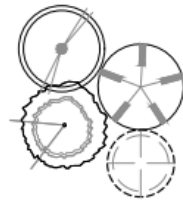
- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO

Staff recommends Approval with Conditions



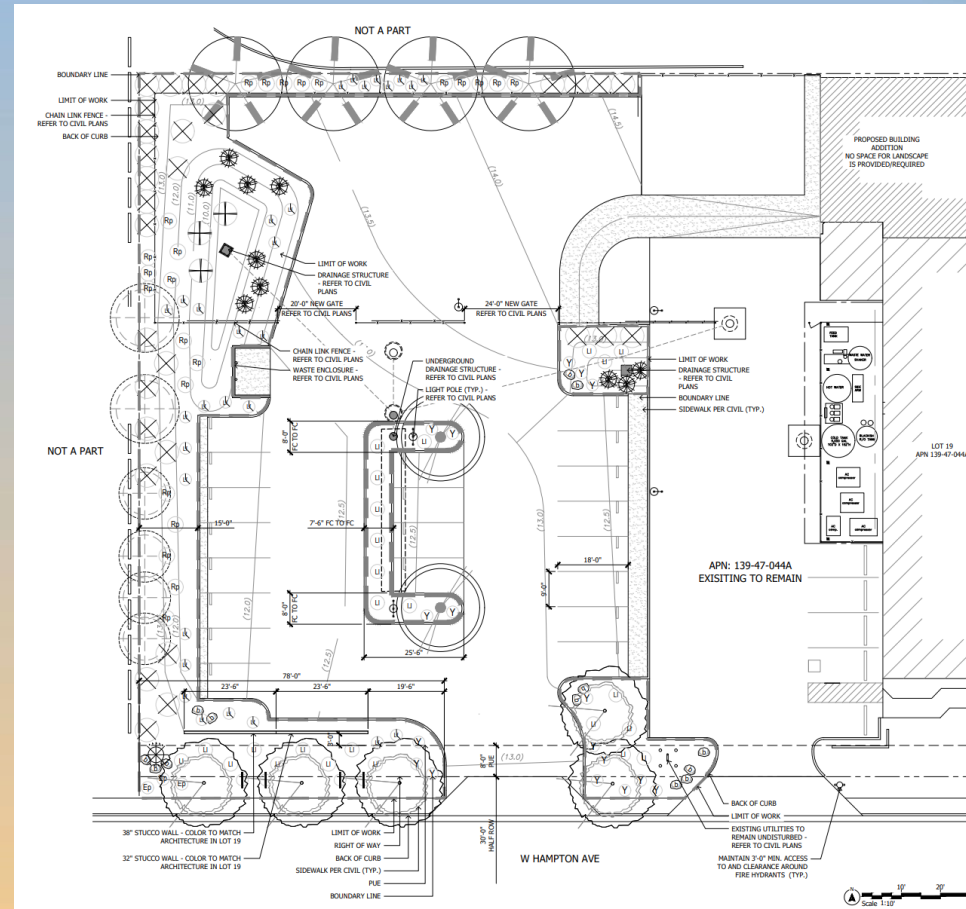
Landscape Plan

PLANT MATERIALS LEGEND



Tree	Box (in)	Qty
Mulga Acacia	15 gal.	2
Acacia aneura		
Eucalyptus papuana	24"	4
Ghost Gum		
Quercus virginiana	24"	5
Southern Live Oak		
Tree to Remain Unsturbed*	Var.	6

Extra Large Shrubs	Size	Qty	Groundcovers	Size	Qty
Caesalpinia pulcherrima			Eremophila prostrata	1 gal.	3
Red Bird of Paradise	5 gal.	3	Outback Sunrise Eremophila		
Dodonaea viscosa			Lantana sp.		
Green Hopseed Bush	5 gal.	30	'New Gold' Lantana	1 gal.	17
Large Shrubs	Size	Qty	Cacti/ Accents	Size	Qty
Leucophyllum langmaniae 'Lynn's Legacy'			Muhlenbergia rigens		
Lynn's Legacy Sage	5 gal.	25	Deer Grass	1 gal.	10
Medium Shrubs	Size	Qty	Yucca recurvifolia	5 gal.	1
Ruellia peninsularis			Soft Leaf Yucca		
Desert Ruellia	5 gal.	24	Inerts		Qty
Leucophyllum frutescens 'Compacta'			Decomposed Granite; Size and color to match existing		7,929 S.F.
Compact Texas Sage	1 gal.	30			
Small Shrubs	Size	Qty	TOTAL TREES PROVIDED=17		
Olea europaea 'Little Ollie'			36" BOX MIN. TREE REQUIRED=5(25%)		
Dwarf Olive	5 gal.	4	36" BOX MIN. TREES PROVIDED=6(35%)		
Boulder Legend	Size	Qty	24" BOX MIN. TREE REQUIRED=9(50%)		
Salvaged	+/- 3'x3'x2'	13	24" BOX MIN. TREES PROVIDED=9(50%)		
Detail 9, Sheet LA7.1			15 GAL. TREE REQUIRED=5(25%)		
			15 GAL. TREE REQUIRED=2(15%)		
			*TREES TO REMAIN IN PLACE ARE ACCOUNTED AS 36" BOX.		





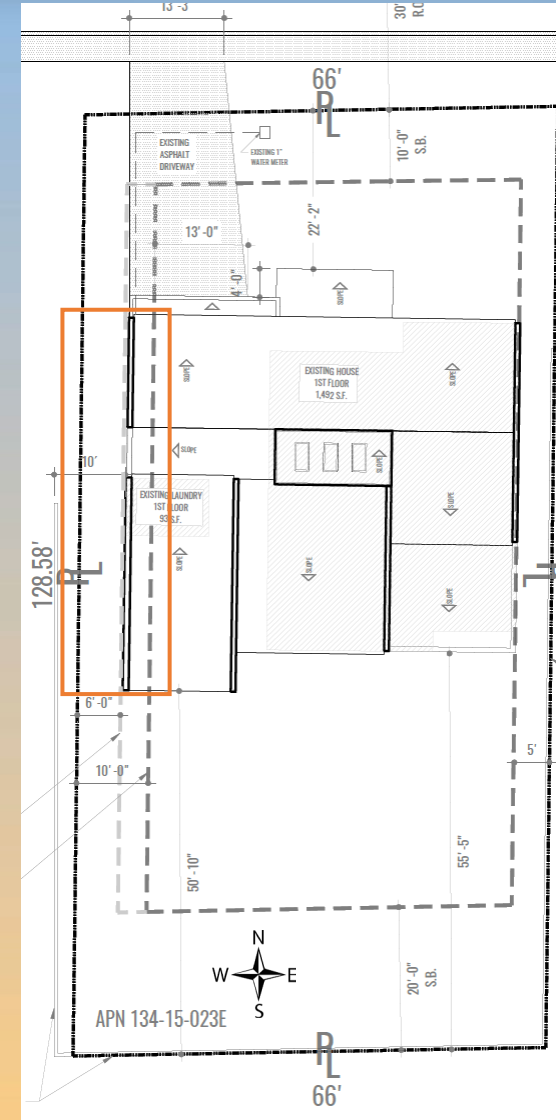
BOA23-01021

Chloe Durfee Daniel, Planner II

March 6, 2024



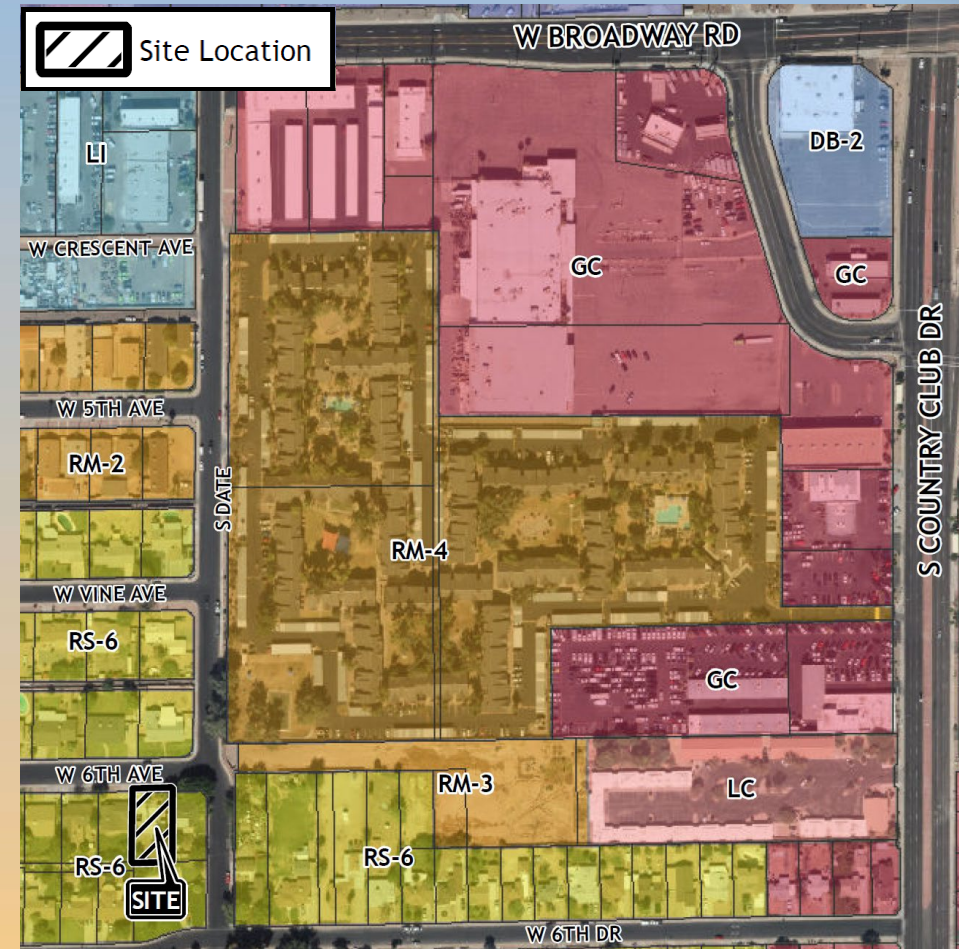
- Variance to allow a primary residence to be rebuilt to the original side-yard setback of 6 feet, in the RS-6 District





Location

- 611 W 6th Avenue
- West of Country Club Drive
- South of Broadway Road

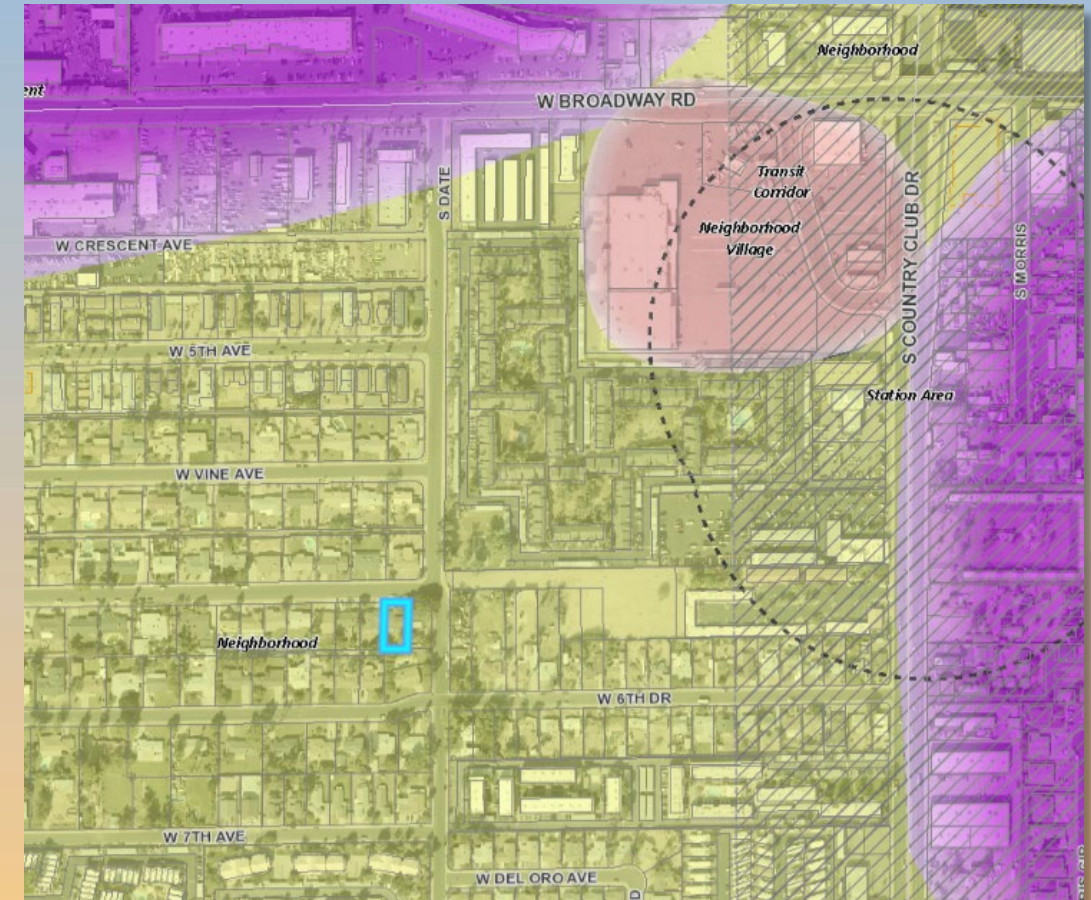




General Plan

Neighborhood

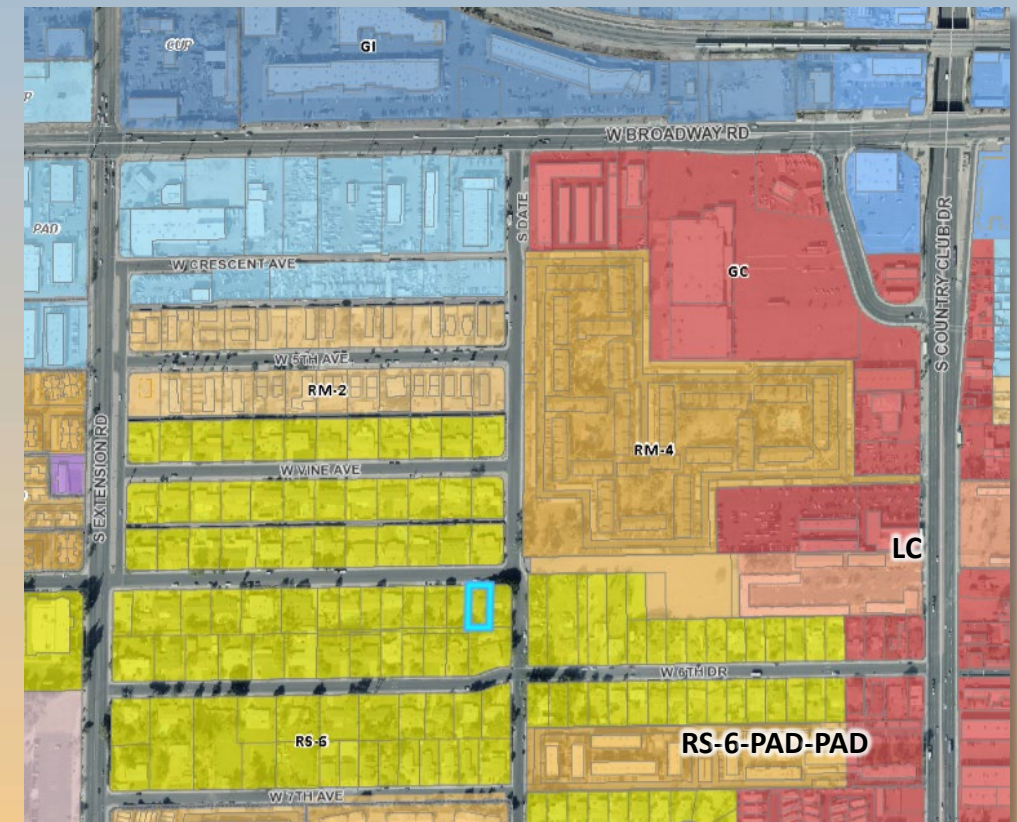
- Safe places for people to live
- Wide range of housing options allowed
- Existing use complies with the goals of this character area





Zoning

- Single Residence-6 (RS-6)
- Single residence use permitted
- Was a legal non-conforming structure prior to the fire but status has now expired





Site Photos



Looking southeast from 6th Avenue



Site Plan

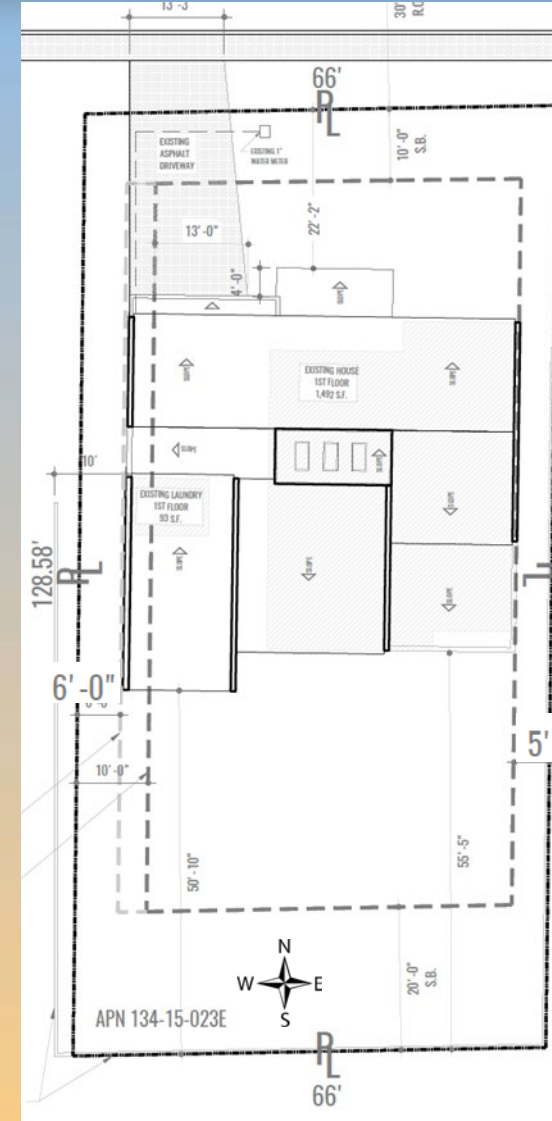
Current Code:

- Min. side setback: 5 ft
- Min. aggregate side setback: 15 ft

Legal Non-Conforming status
expired 1 year after fire

Requesting:

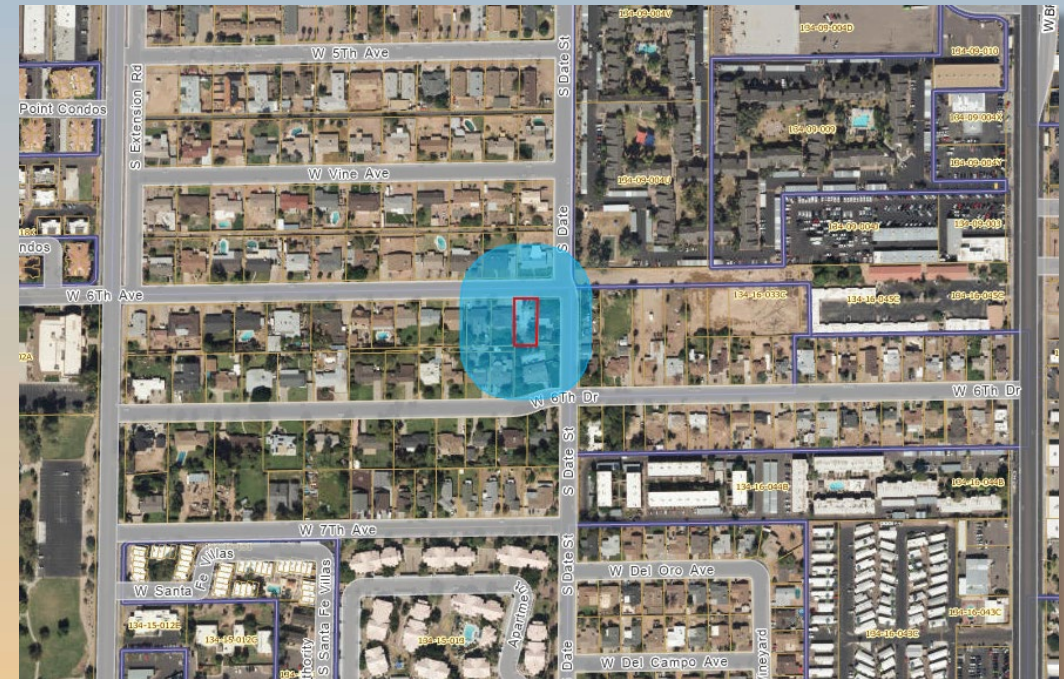
- Aggregate side setback of 11 ft





Citizen Participation

- Notified property owners within 150 feet
- Staff has not received any calls





Approval Criteria

Section 11-80-3 Variance Criteria

- ✓ There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, and
- ✓ That such special circumstances are pre-existing, and not created by the property owner or appellant; and
- ✓ The strict application of the zoning Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district; and
- ✓ Any variance granted will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for a Variance in Section 11-80-3 of the MZO

Staff recommends Approval with Conditions

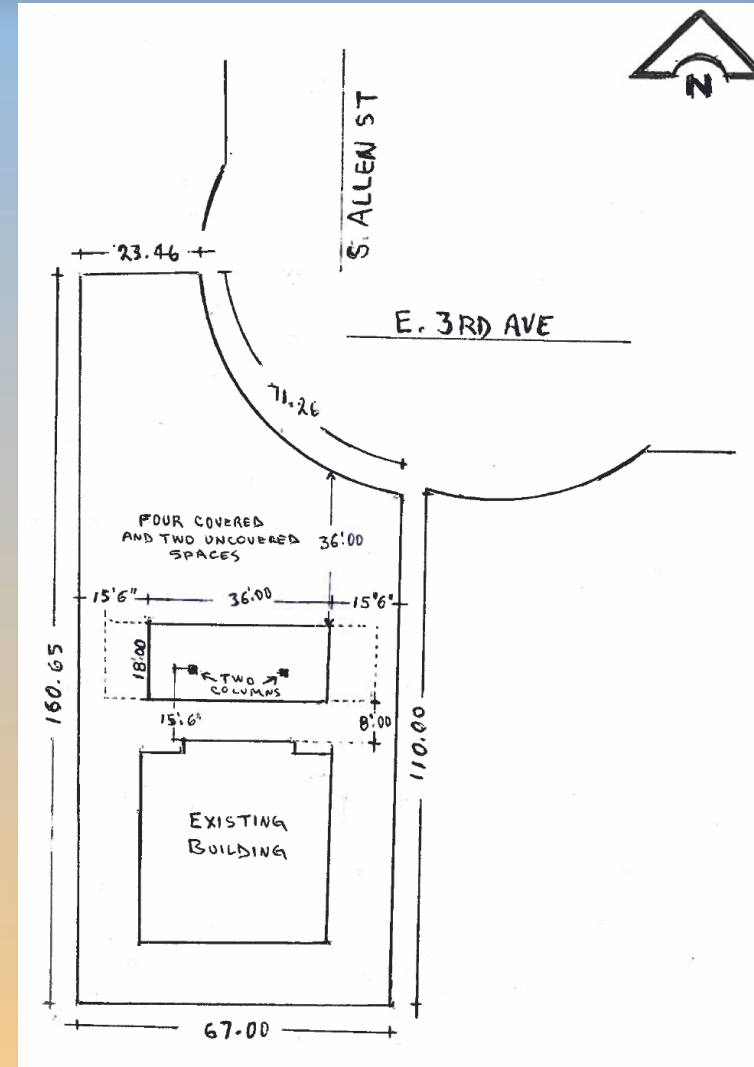


BOA23-01031



Request

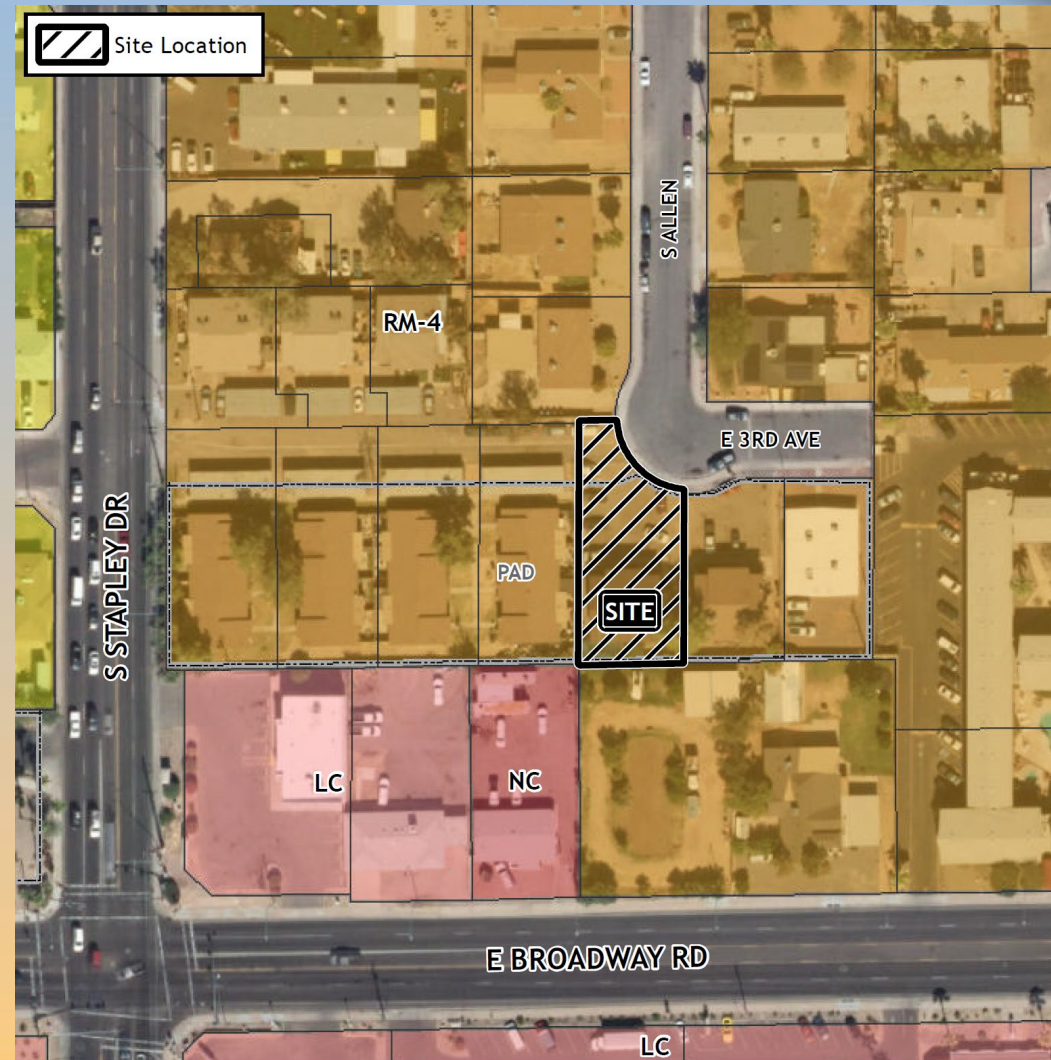
- Modification of the Stapley Terrace PAD to allow a reduction of the required setback areas and the building separation for the covered carport





Location

- North of East Broadway Road
- East of South Stapley Drive

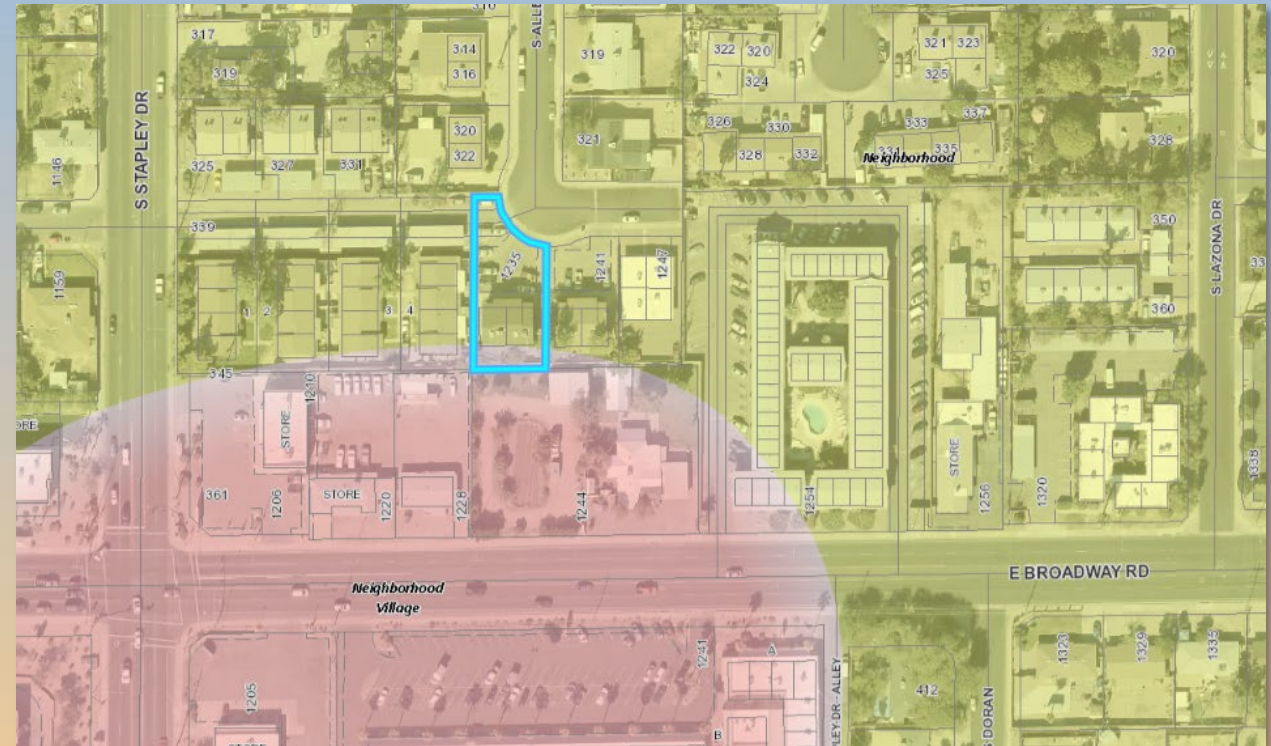




General Plan

Neighborhood/Neighborhood Village

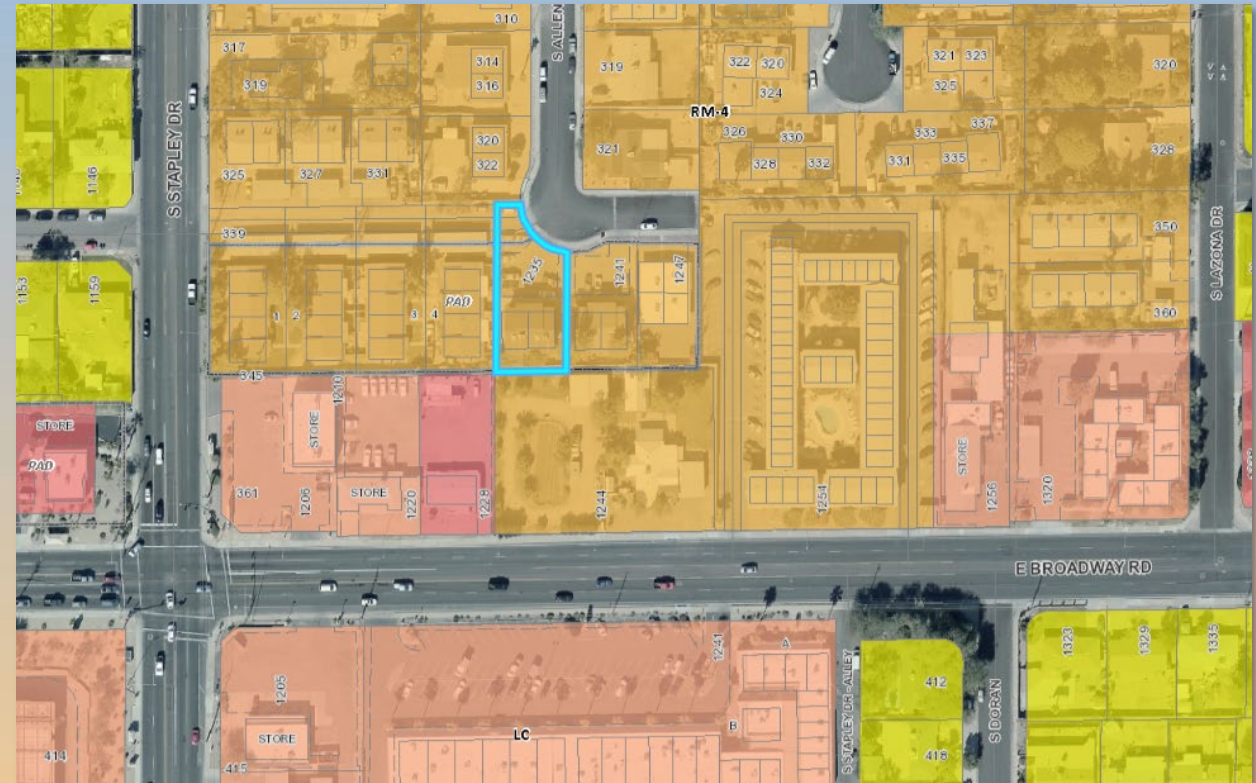
- Safe places for people to live
- Wide range of housing options allowed
- Existing use complies with the goals of this character area





Zoning

- Multiple Residence-4 with a Planned Area Development overlay (RM-4-PAD)





Site Photos



Looking south towards the site from East 3rd Avenue



Site Plan

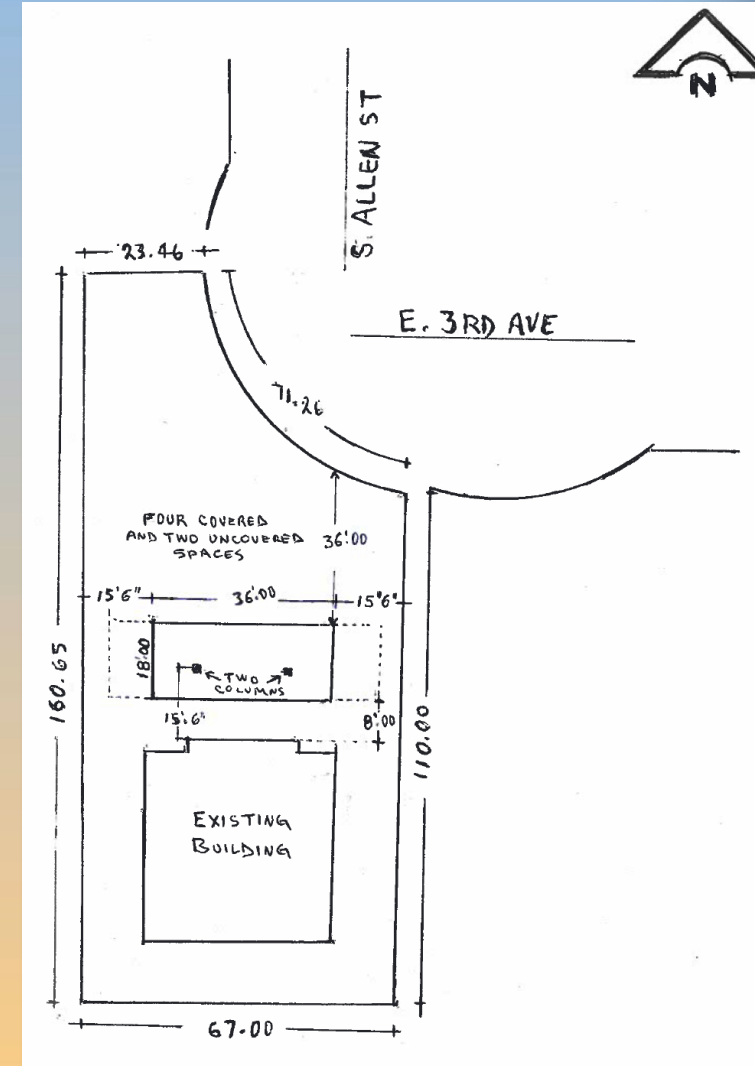
Carport canopy

(distance to canopy edge):

- 15'6" from east and west property lines
- 8' building separating

Current Code requires:

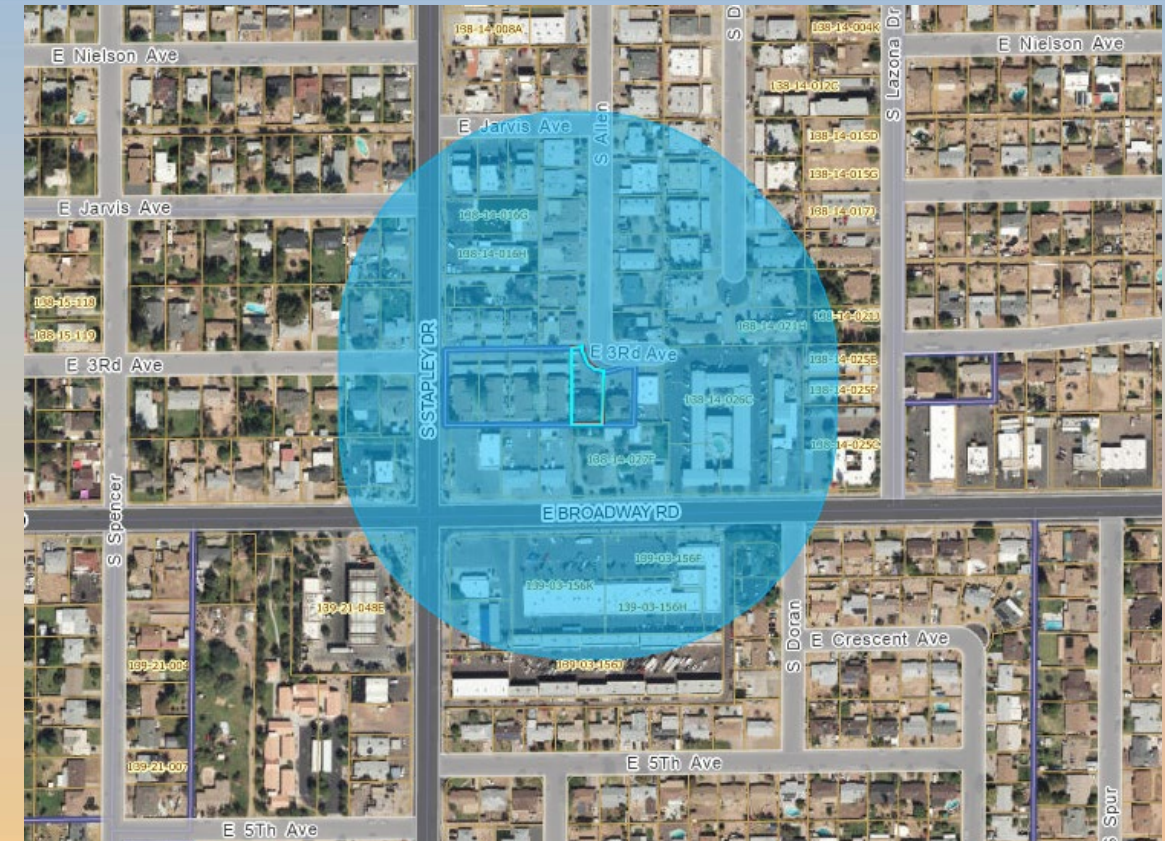
- 20' side setbacks
- 20' carport building separation





Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- Neither staff nor the applicant have received any comments





Approval Criteria

Section 11-22-5(E) Planned Area Development,
Conformance with Approved Plan – Modification after Initial
Construction

- ✓ . . . any minor extension, alteration, or modification of an existing building or structure may be reviewed and approved by the Board of Adjustment, if the request is found to be consistent with the purpose and intent of the approved development plan.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Modification is consistent with the purpose and intent of the approved development plan
- ✓ Meets the requirements for a Planned Area Development, Conformance with Approved Plan – Modification after Initial Construction from Section 11-22-5(E) of the MZO

Staff recommends Approval with Conditions



BOA24-00048

Charlotte Bridges, Planner II

March 6, 2024



Request

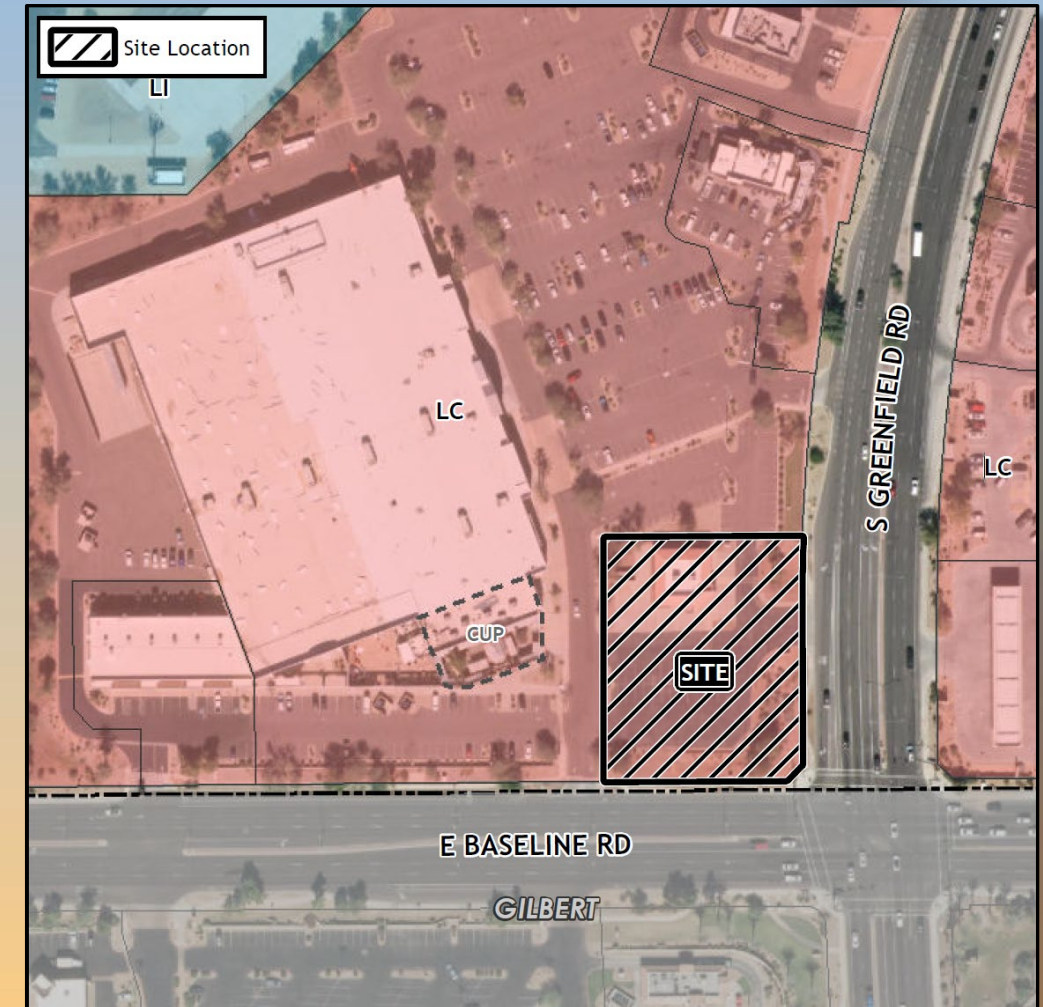
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards
- To allow for the development of a financial institution with drive-up ATMs





Location

- 4354 East Baseline Road
- Northwest corner of Greenfield and Baseline Roads

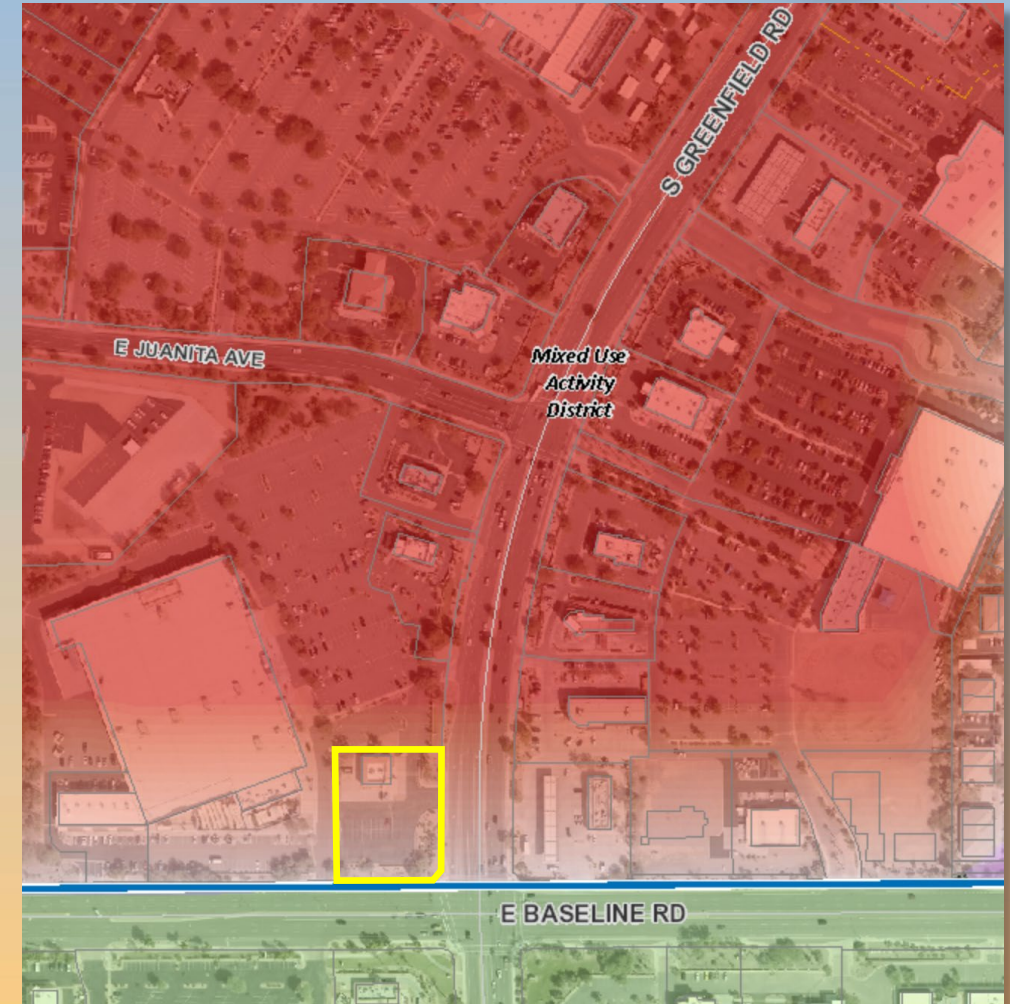




General Plan

Mixed Use Activity District

- Large scale and regional activity areas with a significant retail commercial component
- Designed and developed to attract customers from a large radius

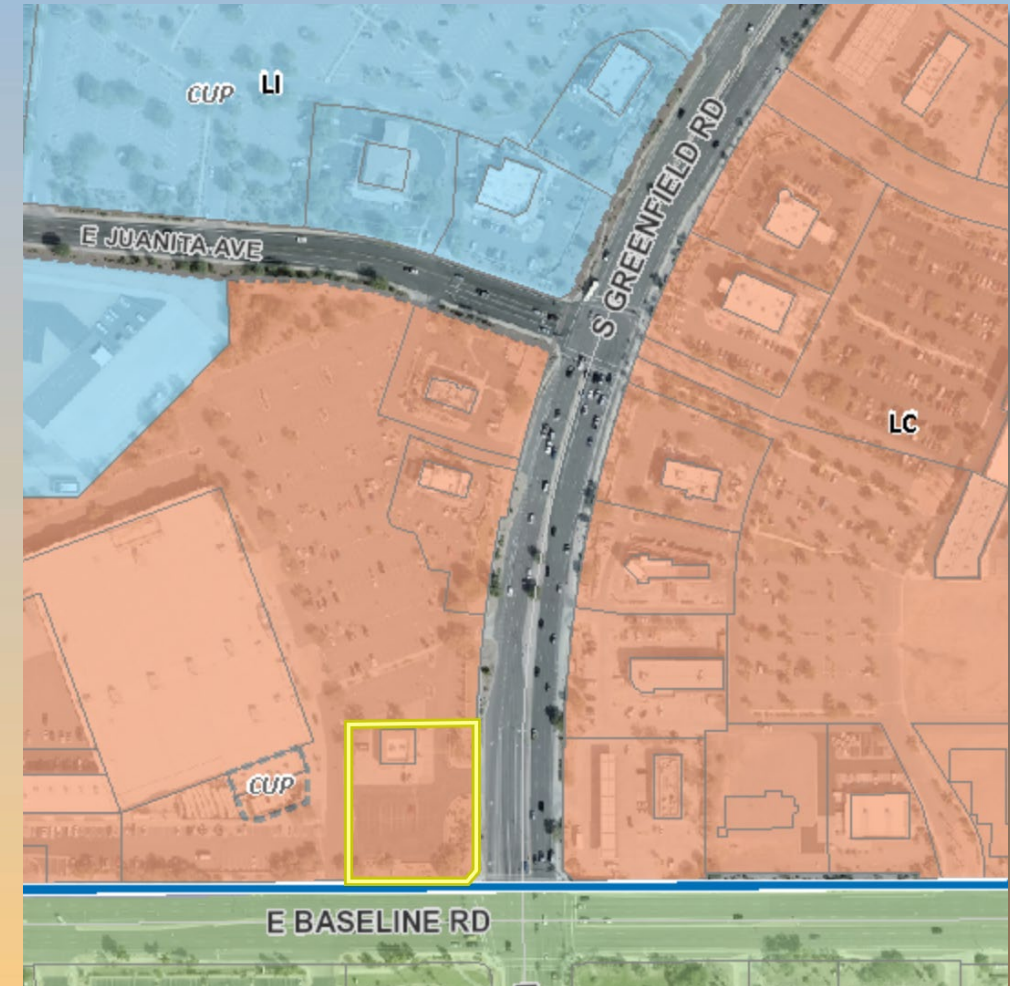




Zoning

Limited Commercial (LC)

- Proposed use is permitted





Site Photo



Looking north from Baseline Road



Site Photos

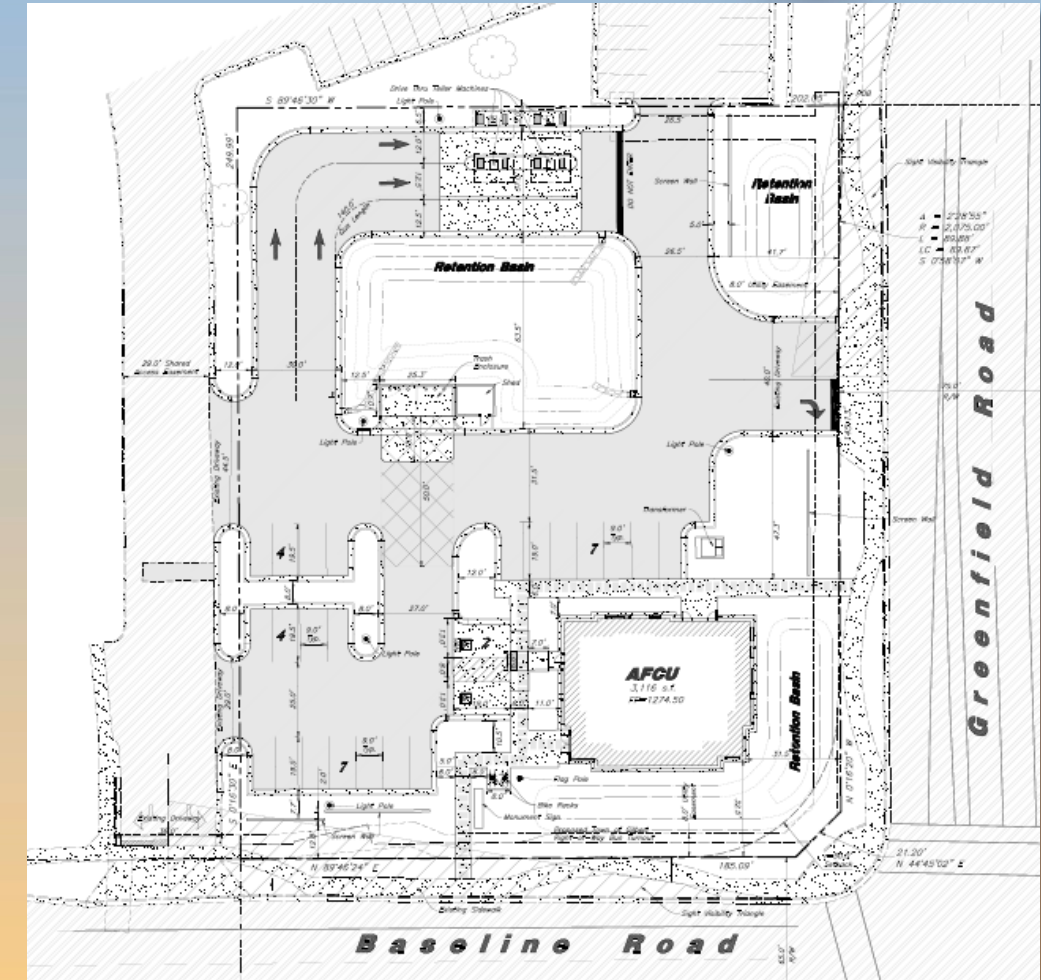


Looking west from Greenfield Road



Site Plan

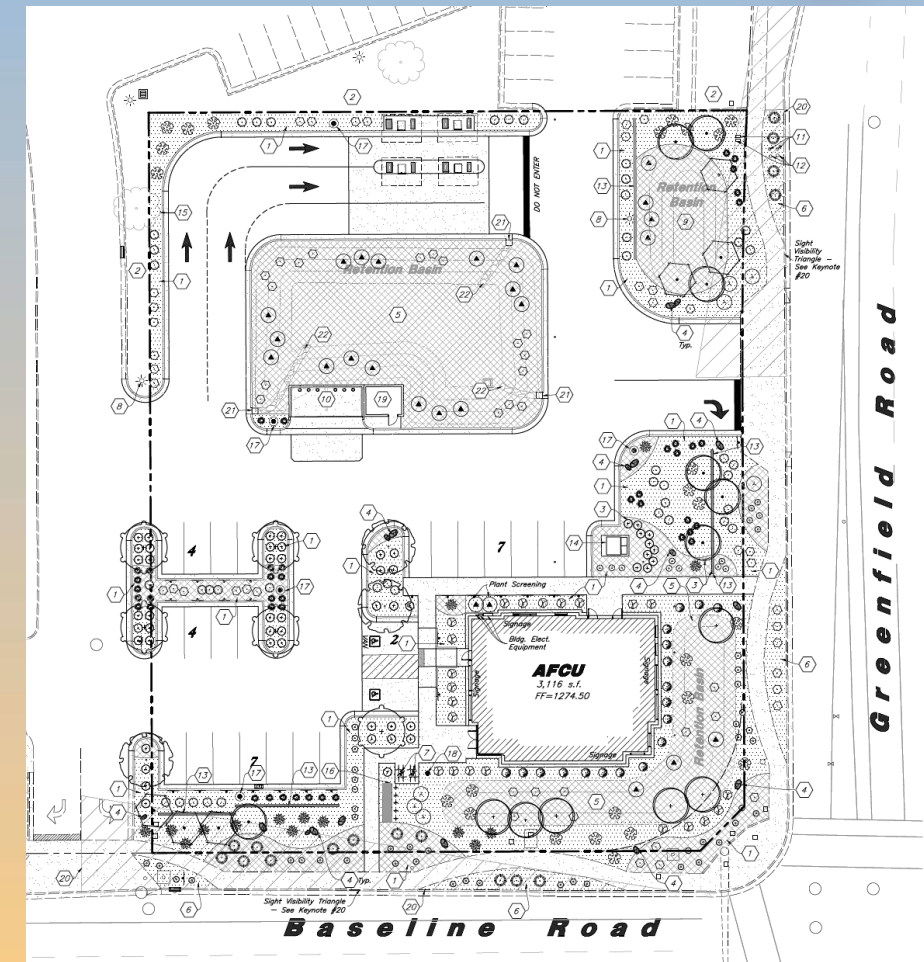
- New 3,116 square foot building
- Access drive from Greenfield Road and cross access with adjacent commercial center to additional access drives
- 8 parking spaces required
- 24 parking spaces provided
- AUP to allow the number of provided parking spaces to exceed 125%
- Drive-up ATMs (2 separate lanes)





Landscape Plan

- Updates to perimeter plant material
- Medians and parking lot landscape islands contain plant material





SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Setback of Cross Drive Aisles and Parking Spaces – [Section 11-32-4.A]:</i>		
<i>Cross drive aisle parallel to Greenfield Road</i>	Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the street.	41.7 feet
<i>Cross drive aisle parallel to Baseline Road</i>		40 feet



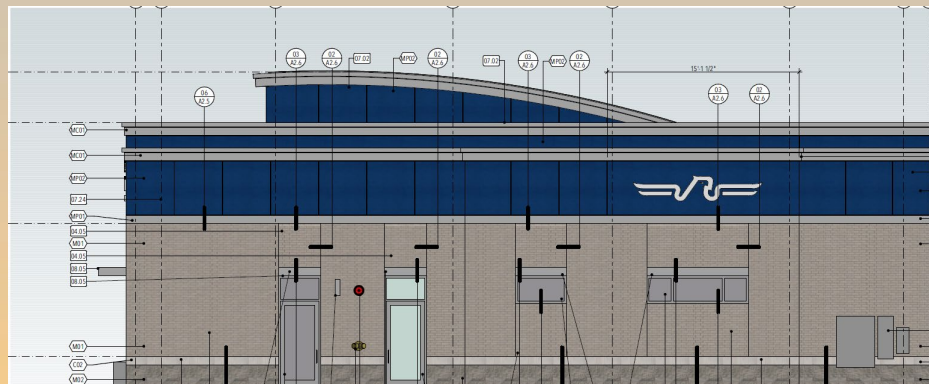
Elevations



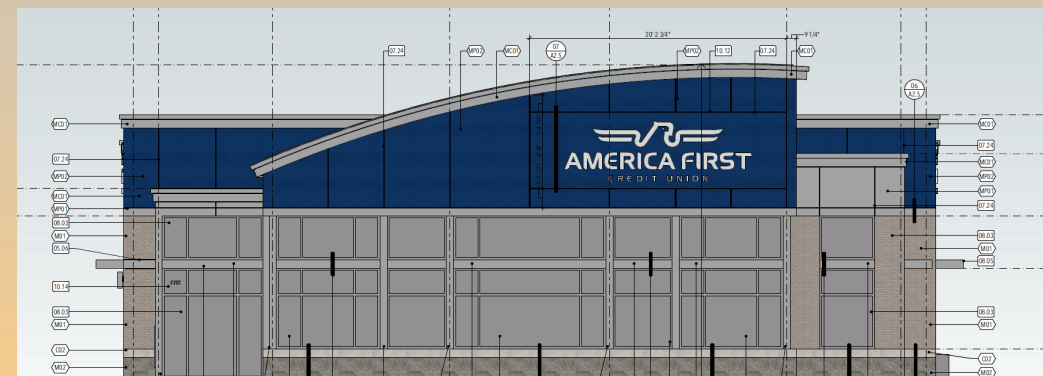
West



East



North

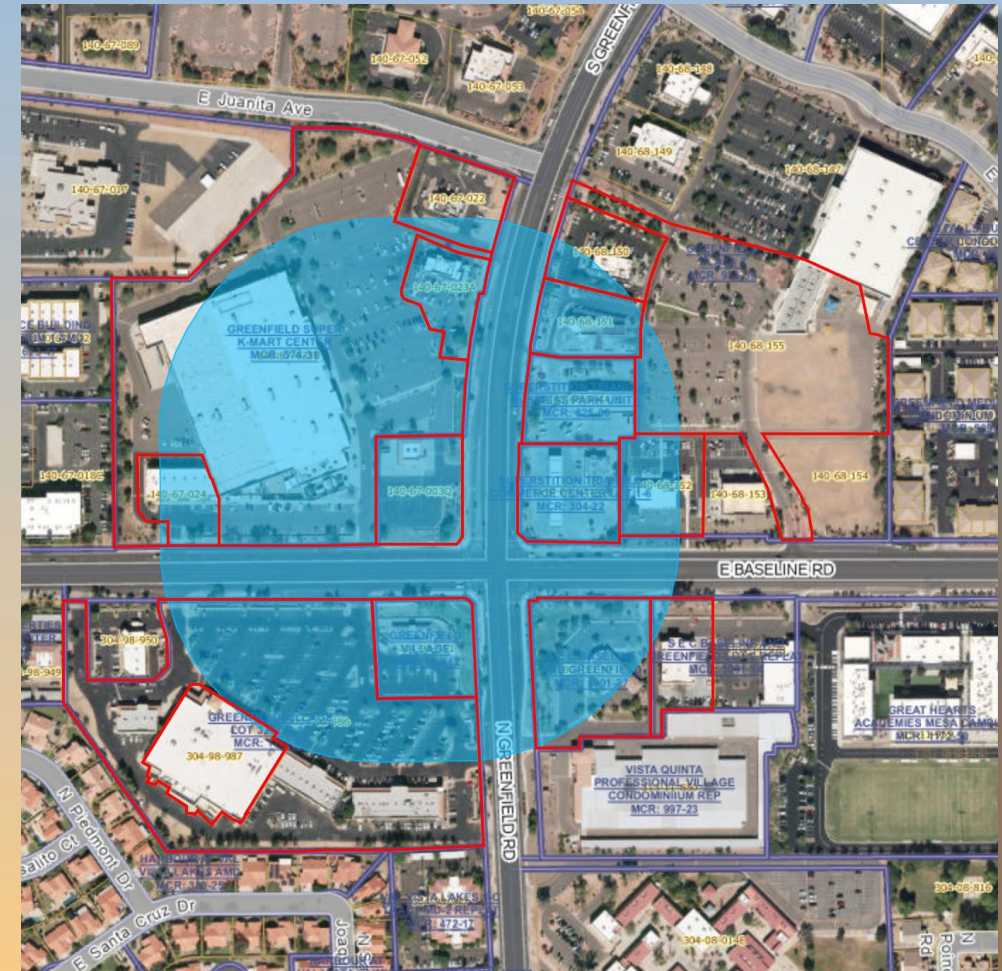


South



Citizen Participation

- Notified property owners within 500 feet
- Neither staff nor the applicant have received any comments





Approval Criteria

Section 11-73-3 SCIP Criteria

- ✓ Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards
- ✓ Full compliance would discourage redevelopment of the site
- ✓ No new non-conforming conditions will be created
- ✓ Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO

Staff recommends Approval with Conditions



Board of Adjustment