Board of Adjustment

Minutes

City Council Chambers, Lower Level
May 3, 2017

Board Members Present:
Chair Tony Siebers
Trent Montague, Vice Chair
Steve Curran
Wade Swanson
Ken Rembold
Terry Worcester
Kathy Tolman

Board Members Absent:
(none)

Staff Present:
Gordon Sheffield
Tom Ellsworth
Kim Steadman
Charlotte McDermott
Lisa Davis
Kaelee Wilson
Mary Grace McNear
Steve Hether
Angelica Guevara
Wahid Alam
Rebecca Gorton
Cierra Edwards
Mike Gildenstern

Others Present:
Debbie Schmuker
Cain Garcia
Charlie Gibson
Lance Meinhold
(others)

The study session began at 4:38 p.m. and concluded at 5:26 p.m. The Public Hearing began at 5:33 p.m., before adjournment at 5:39 p.m., the following items were considered and recorded.

Study Session began at 4:38 p.m.

A. During the Zoning Administrator's report, a memo was provided to the Board regarding April meeting discussion of case BA17-017 from Diane Ross, City of Mesa Plans Examiner.

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

Study Session adjourned at 5:26 p.m.
Public Hearing began at 5:33 p.m.

A. Consider Minutes from the April 5, 2017 Meeting:

A motion was made by Boardmember Tolman, seconded by Boardmember Curran, to approve the April 5, 2017 minutes as written.

Vote: Passed (7-0)

B. Consent Agenda:

A motion to approve the consent agenda as read by Vice Chair Montague with the acceptance of Findings of Fact and Conditions of Approval was made by Boardmember Swanson and seconded by Boardmember Rembold.

Vote: Passed (7-0)

Public Hearing adjourned at 5:39 p.m.

Case No.: BA17-020 **APPROVED WITH CONDITIONS**

Location: 1356 East Baseline Road (north side) (District **3**)

Subject: *Requesting a Substantial Conformance Improvement Permit (SCIP) to allow for the redevelopment of an existing mini storage in the LI-Limited Industrial zoning district.*

Decision: Approved with Conditions

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

Motion: It was moved by Boardmember Swanson and seconded by Boardmember Rembold to approve case BA17-020 with the following conditions:

1. *Compliance with the project narrative, site plan, landscape plan and elevations submitted except as modified by the conditions below;*
2. Compliance with all requirements of the Development Services Division regarding the issuance of building permits.
3. Compliance with all requirements of Design Review approval process (DR17-017) and Planning and Zoning Board approval of the Site Plan Modification (Z17-009).
4. *All conditions attached to the SCIP shall be completed prior to issuance of a Certificate of Occupancy.*
5. Signs (detached and attached) require separate approval and permit for locations, size, and quantity.

Vote: Passed (7-0)

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

FINDINGS:

1. The 3.4± acre site was developed in 2007.
2. The 30,375 square feet proposed building will replace existing buildings along Baseline Road.
3. The proposed three-story building includes the office with the main entry facing Baseline Road.
4. The loading area and elevator will be accessed from a 30' wide drive aisle along the north elevation of the building.
5. The proposed building will utilize the existing driveway from Baseline Road, therefore no new drive cut will be required.
6. The proposed building will maintain an 18' landscape setback along Baseline Road, where only 15' is required by the zoning code.
7. The minimum number of parking stalls required is 4. Since there is no manager's quarters, there is no need for 2 additional spaces for an on-site residential facility, per current code. The proposed development provides 5 parking stalls. The proposed expansion of this existing facility with a contemporary building design and its orientation along Baseline Road will significantly enhance the curb appeal.
8. The existing self-storage facility has parking stalls against the perimeter block wall along the east property line with no landscaping yard. Staff worked with the applicant to provide landscaping along the east perimeter wall by locating the proposed building on the west property line. The landscape setback along the east property line is 8'-10", where 20' minimum is required adjacent to the cemetery which is zoned Agricultural.

9. Full compliance with development standards would require demolition of the existing site improvements including removal of parking and circulation.
10. The deviations requested are consistent with the degree of change requested to improve the site.
11. The proposed redevelopment will bring the site into a closer degree of partial conformance with current standards.
12. The proposed use and redevelopment will not be detrimental to surrounding properties.

Case No.: BA17-023 **APPROVED WITH CONDITIONS**
Location: 1251 East Southern Avenue (District 4)

Subject: *Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) for a group commercial center in the LC District. (PLN2017-00097)*

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 BA17-023 with the acceptance of Findings of Fact and Conditions of Approval as read was made by Boardmember Swanson and seconded by Boardmember Rembold to approve with the following conditions:

1. *Compliance with the comprehensive sign plan submitted, except as modified by the conditions listed below.*

2. *Any additional signage not identified with this Sign Plan will require modification to this Special Use Permit.*

3. *Compliance with all requirements of the Development Services Division regarding the issuance of sign permits.*
4. *The area of the attached signage, not including the modifiers, shall not exceed 240 square feet.*
5. *The area of all four modifier signs shall not exceed 40 square feet and the signs shall not be placed higher than 22 feet.*
6. *The modifiers shall be reverse pan-channel letters with a white halo illumination.*
7. *All attached signs for inline tenants and PAD tenants shall comply with the allowances listed in the MZO.*
8. *All detached signs shall comply with the allowances listed in the MZO.*

Vote: Passed (7-0)

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

FINDINGS:

1. The 3.4± acre site was developed in 2007.
2. The proposal includes four modifier signs that are, in aggregate, 40 square feet.
3. The modifier signs are proposed at 22 feet in height.
4. The modifiers will be of increased quality with reverse pan channel letters which creates a "halo" illumination.
5. The major tenant, El Super, is located approximately 336 feet back from Stapley Drive and 230 feet back from Southern Avenue creating visibility issues to attached signage.
6. The shopping center recently went through a façade upgrade to enhance the overall architecture. The proposed signage is compatible with the improvements.

Case No.: BA17-025 **APPROVED WITH CONDITIONS**

Location: **808 South Alma School** (District 3)

Subject: Requesting: 1) a Substantial Conformance Improvement Permit (SCIP) to allow modifications to development standards; and 2) modification of a Special Use Permit (SUP); and 3) a Special Use Permit (SUP) for a modification to an existing Comprehensive Sign Plan (CSP); all to allow an expansion of an existing carwash in the LC District. (PLN2017-00164)

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 BA17-025 was made by Boardmember Swanson and seconded by Boardmember Rembold with the following conditions:

1. *Compliance with the site plan, landscape plan and sign plan submitted, except as modified by the conditions below.*
2. *Compliance with all requirements of the Development Services Division with regards to the issuance of building permits.*
3. *Ten additional shrubs shall be added to the east side of the screen wall along Alma School Road.*
4. *The centralized vacuum motor shall be completely enclosed within the building to meet requirements of Mesa Zoning Ordinance (MZO) Section 11-31-7.F*
5. *All detached signage for the carwash shall comply with all requirements of MZO Sections 11-41-6 and 8.*
6. *The two modifier signs are capped at an aggregate area of 20 square feet.*
7. *One trash receptacle shall be placed at each of the car wash entries.*
8. *All exterior modifications shall be reviewed and approved by the Planning Director through an Administrative Design Review prior to the issuance of a building permit.*

Vote: Passed (7-0)

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

FINDINGS FOR SCIP

1. This request for a SCIP would allow for the redevelopment of a carwash.
2. The proposed vacuum stalls invoke current development standards.
3. The proposed improvements will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.
4. Requiring full compliance with the current code would require demolition of existing buildings.
5. The deviations requested are consistent with the degree of change requested and will improve the site.
6. The proposed improvements with the recommended conditions of approval help bring the site into a closer degree of conformance with current standards.

FINDINGS SUP FOR CARWASH

1. The carwash has been in existence since the 1980's.
    a. The carwash has not been detrimental to the surrounding neighborhood and will not become detrimental with the modifications.
    b. The site is coming further into compliance with code through the site improvements conditions through the SCIP process.

FINDINGS FOR SUP FOR CSP

1. The requested Comprehensive Sign Plan (CSP) would allow the property to utilize standard Sign Code allowances for square footage for detached and attached signage.
2. The requested CSP would allow the applicant to place three attached signs and two modifiers that are placed under 16' in height.
    c. The proposed modifications are compatible with the group commercial center and will not be detrimental to the surrounding neighborhood.

OTHER BUSINESS:

None

ITEMS FROM CITIZENS PRESENT

None

Respectfully submitted,

Lisa Davis,
Acting Zoning Administrator