

# Board of Adjustment



## *Study Session Minutes*

Mesa City Council Chambers - 20 East Main Street

Date: February 4, 2026 Time: 5:00 p.m.

### **MEMBERS PRESENT:**

Chair Alexis Wagner  
Boardmember Troy Glover  
Boardmember Todd Trendler  
Boardmember Janice Paul

### **MEMBERS ABSENT:**

Vice Chair Shelly Allen  
Boardmember Gerson Barrera

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

### **STAFF PRESENT:**

Kelly Whittemore  
Cassidy Welch  
Jennifer Merrill  
Sergio Solis  
Vanessa Felix

### **OTHERS PRESENT:**

#### **1 Call meeting to order.**

Chair Wagner excused Vice Chair Allen, Boardmember Barrera was noted absent and declared quorum present, and the Study Session was called to order at 5:00 p.m.

#### **2 Staff Update.**

January minutes will be on the next meeting's agenda for approval.

#### **3 Review and discuss items on the agenda for the February 4, 2026 Board of Adjustment Hearing.**

#### **\*3-a Staff member Sergio Solis presented case BOA25-00845 to the Board. See attached presentation.**

Boardmember Paul inquired about the notification process.

Staff member Merrill informed the board of the Citizen notification process.

#### **4 Adjournment.**

Boardmember Paul motioned to adjourn the Study Session. The motion was seconded by Boardmember Trendler.

**Vote: 4-0**

AYES –Wagner – Glover – Trendler – Paul

NAYS – None

ABSENT – Allen – Barrera

ABSTAINED – None

The Study Session was adjourned at 5:07 p.m.

Respectfully submitted,

Chair Wagner



# BOA25-00845

## Gateway Interchange CSP



# Request

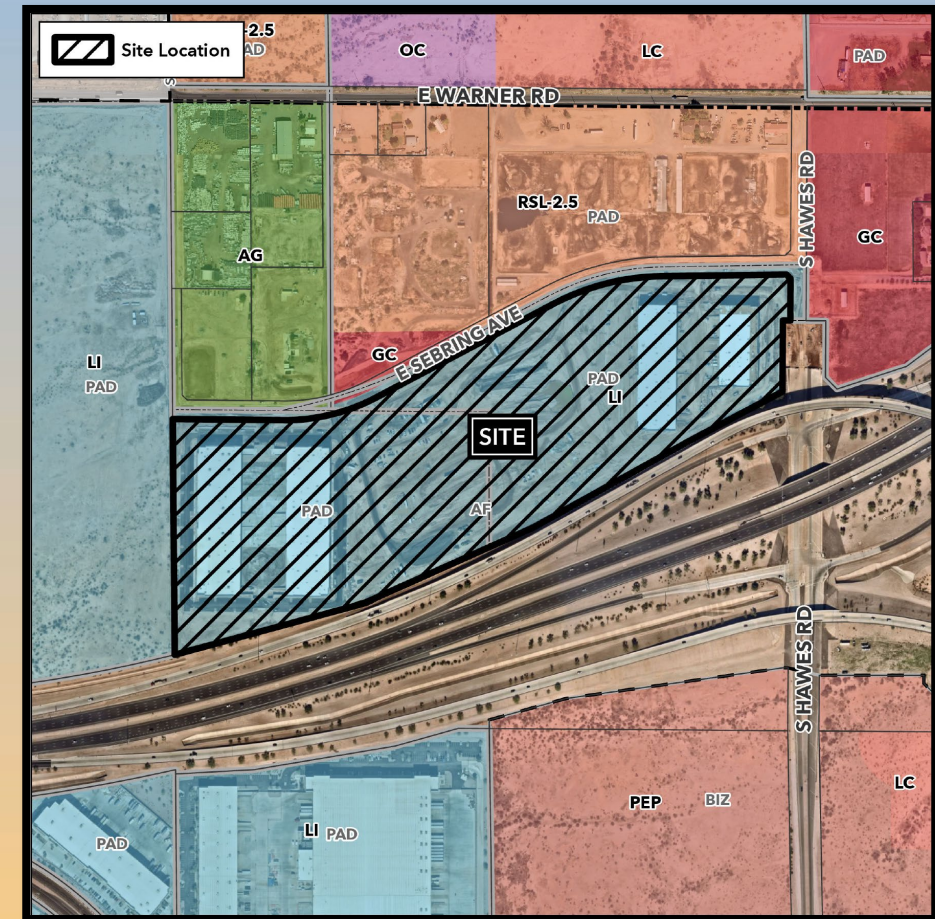
- Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP)





# Location

- East of the South 80<sup>th</sup> Street alignment
- West of the South Hawes alignment
- North of the S 202 San Tan FWY
- Located approximately 735 feet south of the southwest corner of East Warner Road and South Hawes Road

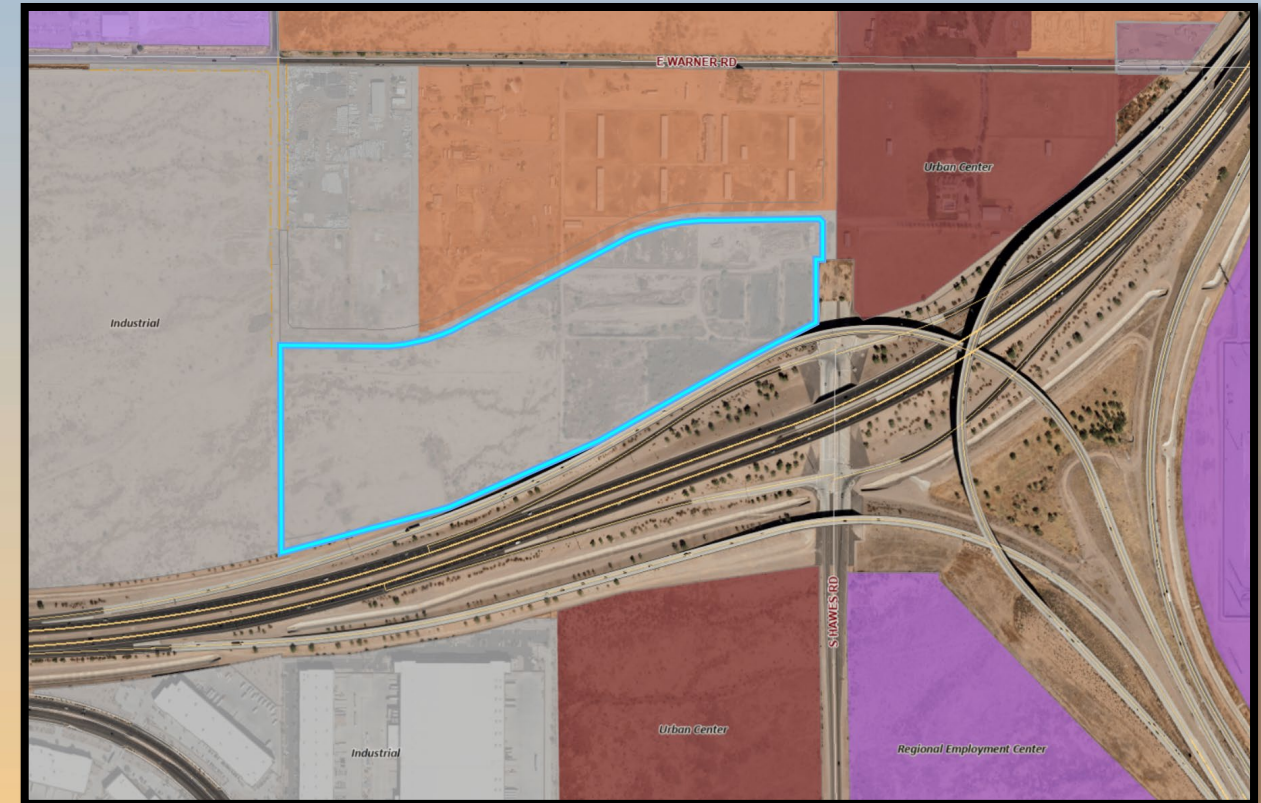




# General Plan

## Industrial – Evolve

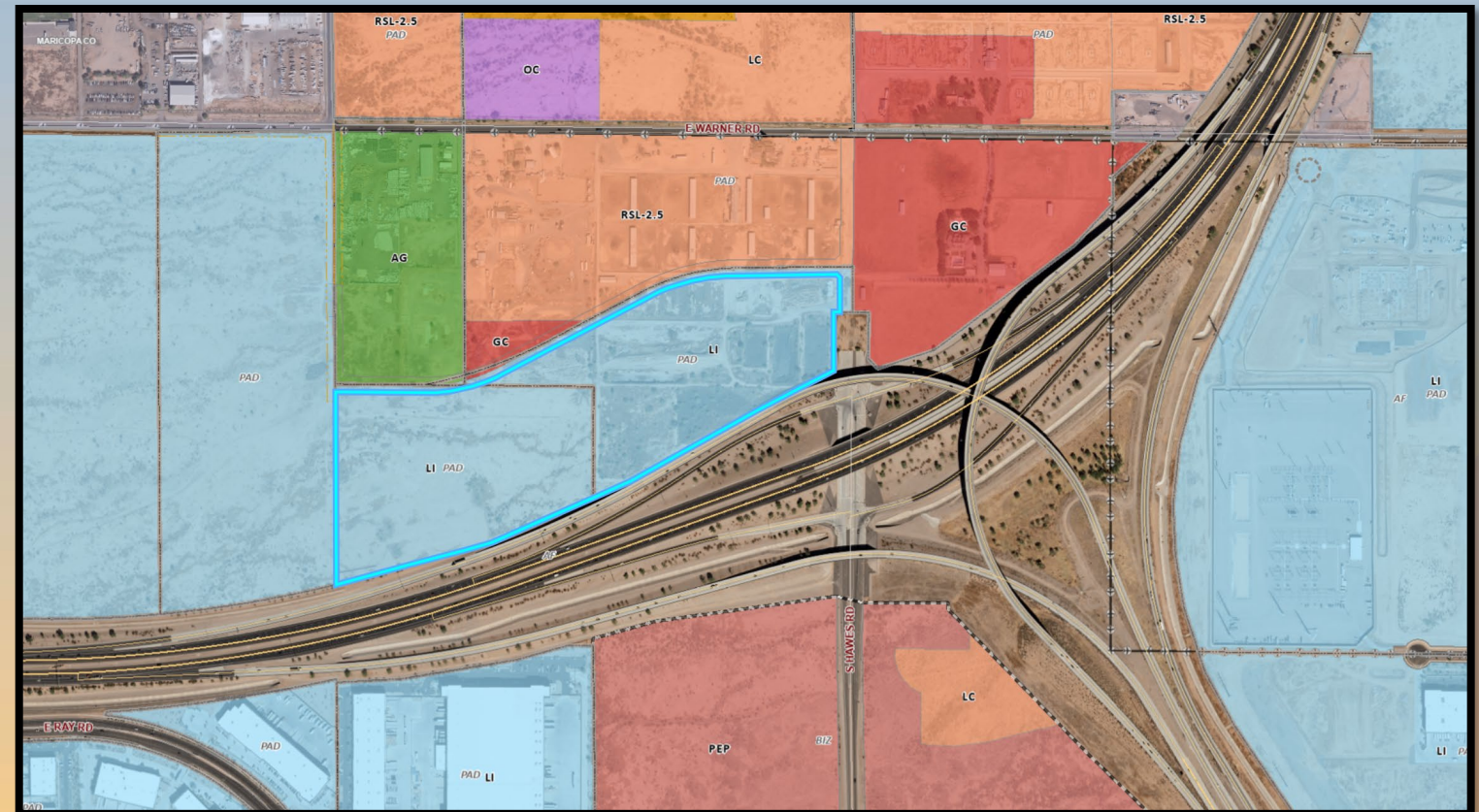
- Industrial areas are intended for high-intensity industrial activities such as manufacturing, warehousing and storage, data storage, freight, and distribution.





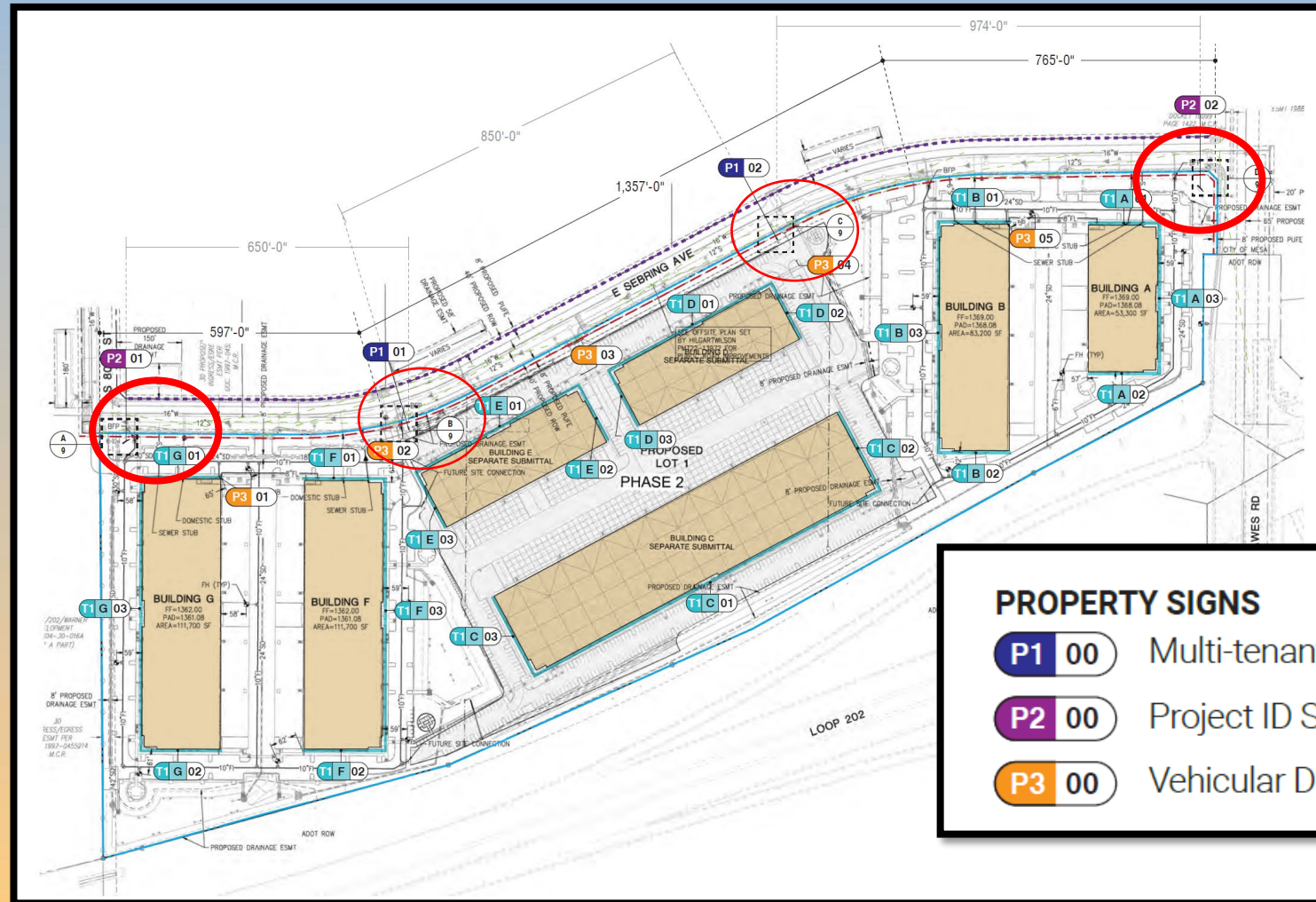
# Zoning

- Light Industrial with an Airfield and Planned Area Development Overlay (LI-AF-PAD)








# Site Plan



**PROPERTY SIGNS**

-  Multi-tenant Monument Sign
-  Project ID Sign
-  Vehicular Directional Sign



# Sign Plan – Detached Signs

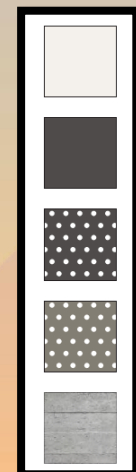
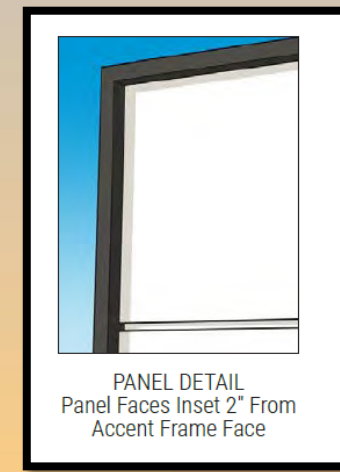
## Proposed:

- Two (2) Project ID Signs: Labeled P2
  - **Deviation: Exceed the horizontal-to-vertical ratio of 2:1**
- Two (2) Multi-tenant Monument Signs: Labeled P1
  - No deviations from MZO

## Construction Materials:

- 2" Aluminum framing
- Textured concrete base

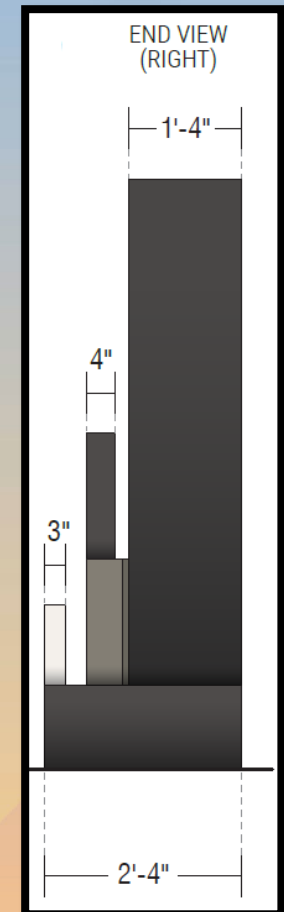
Development Standard	MZO Allowance	CSP Proposed
Permanent Signs and Sign Structures: Horizontal-to-Vertical Ratio – MZO §11-43-2(C)	Sign copy should not exceed a horizontal-to-vertical ratio of two to one (2:1).	<b>Approximately 3.55:1</b>





# Sign Plan – Detached Signs P2

- Horizontal-to-vertical ratio 3:55 to 1



One (1) deviation to MZO signage standards



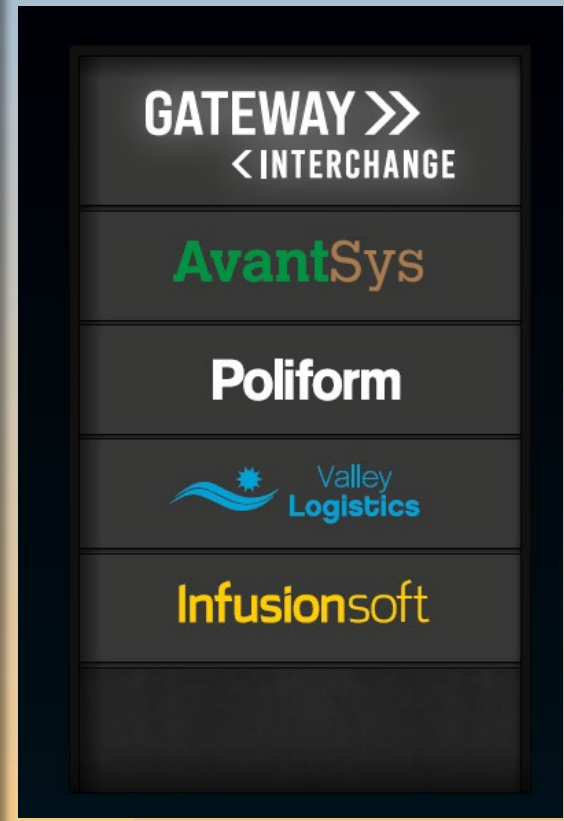
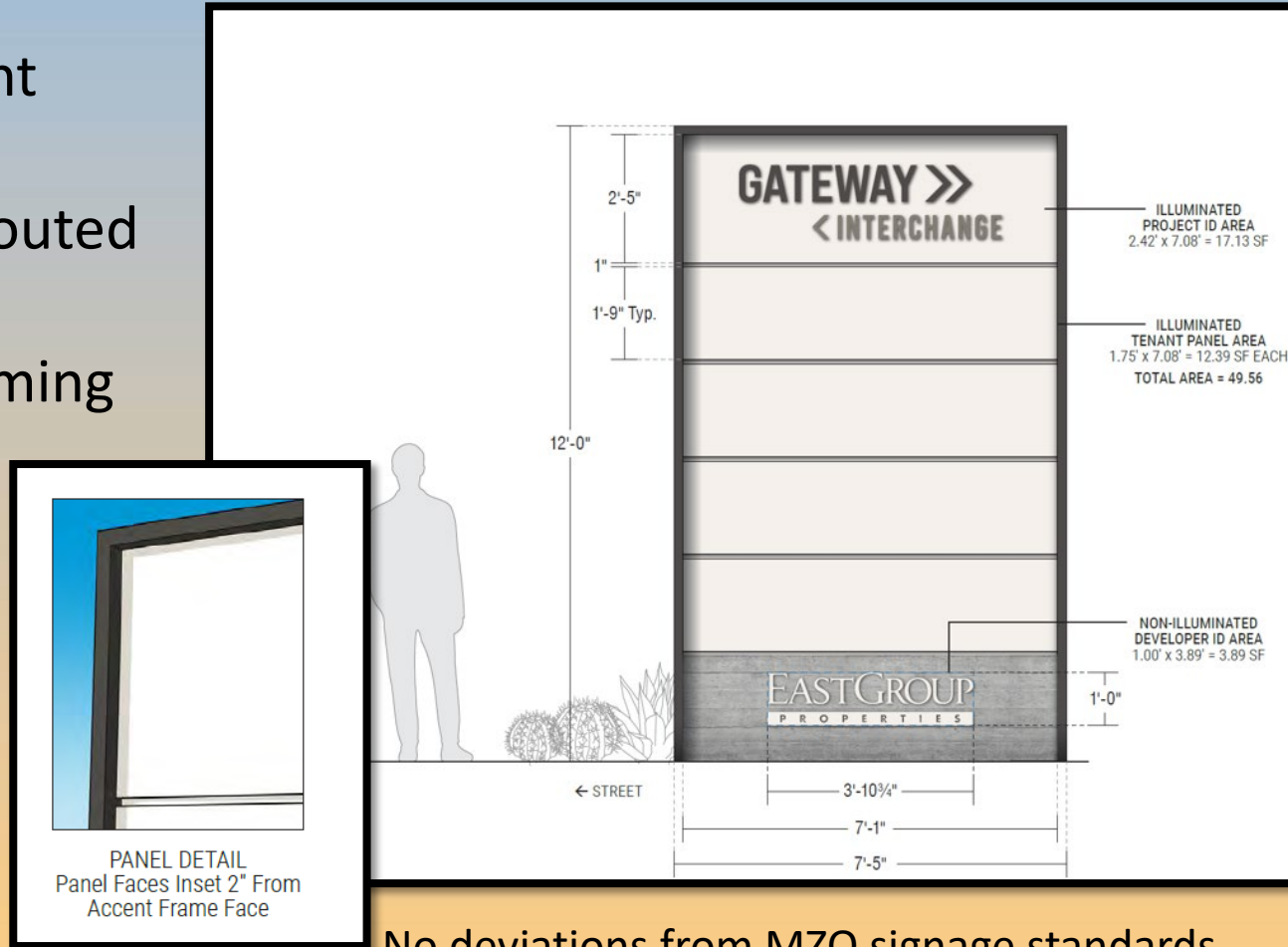
# Sign Plan – Detached Signs P2





# Sign Plan – Detached Signs P1

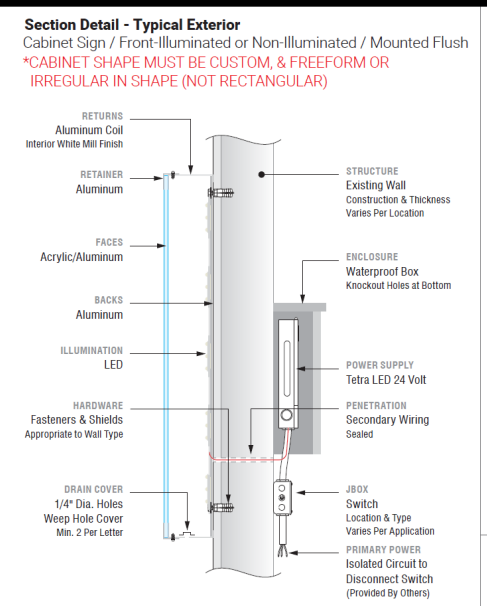
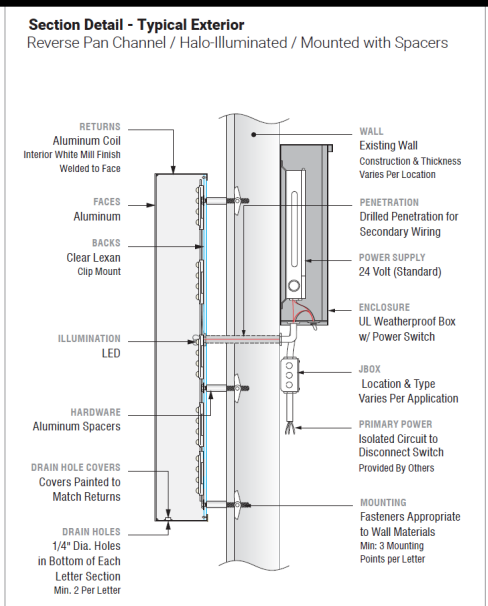
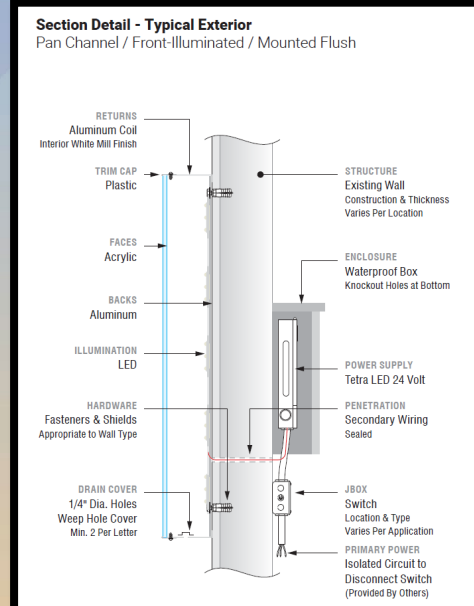
- Illuminated tenant cabinet
- 1/8" aluminum routed faces
- 2" Aluminum framing
- Concrete base



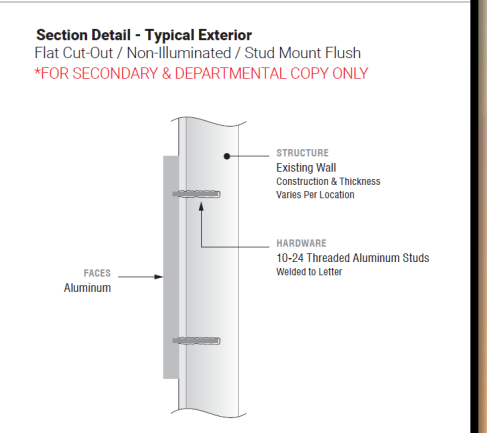
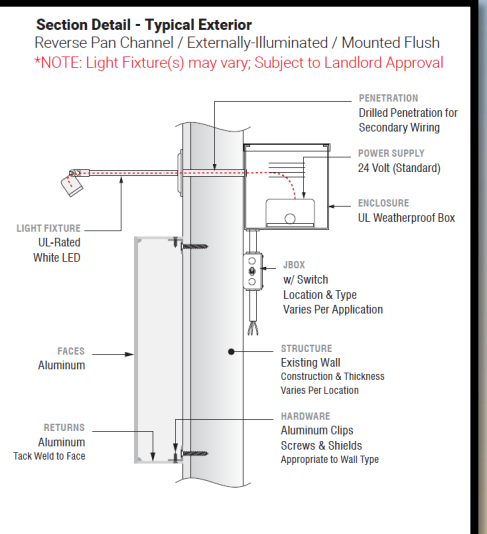
No deviations from MZO signage standards



# Sign Plan – Attached Signage



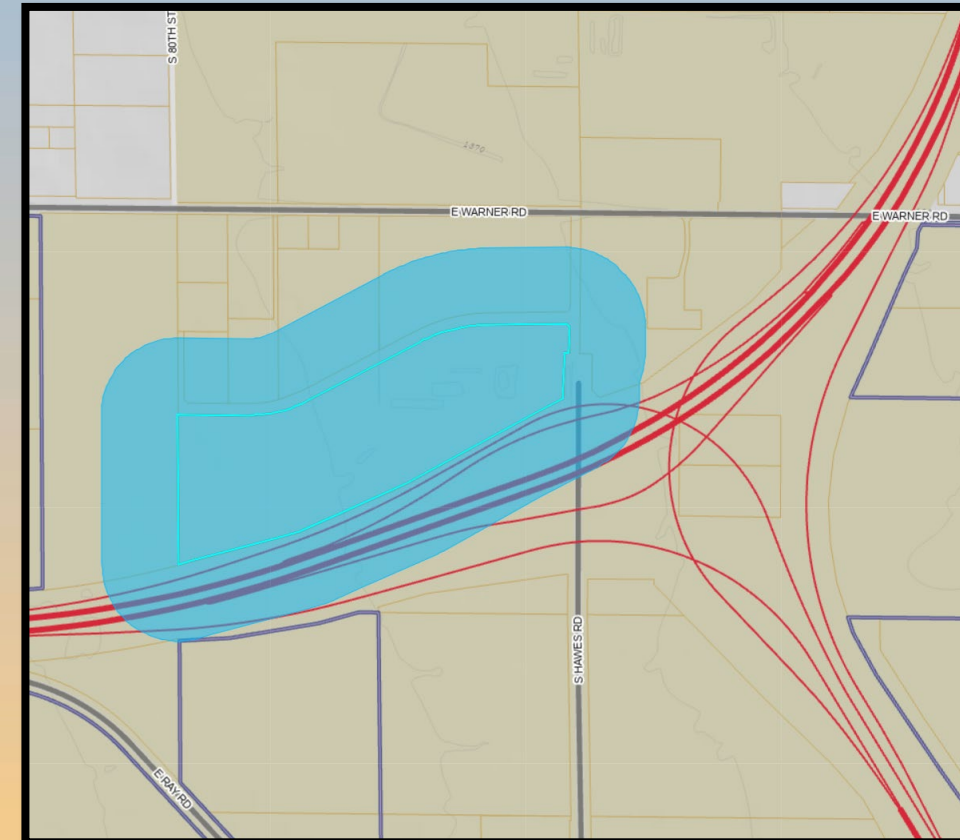
May be used as a background cabinet behind lettering or cabinet only sign. A sign can be mounted to an attachment device with regular rectangular shape if individual letters such as pan channel or other durable materials are used





# Citizen Participation

- Notified property owners within 500-feet
- No comments received from neighboring property owners





# Approval Criteria

## Section 11-46-3(D) CSP Criteria

- ✓ The site contains unique or unusual physical conditions that would limit or restrict normal sign visibility.
- ✓ The development exhibits unique characteristics of land use, that represent a clear variation from conventional development.
- ✓ The proposed signage incorporates special design features that reinforce or are integrated with the building architecture.



# Approval Criteria

## Section 11-70-5(E) Special Use Permit 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 2050 Mesa General Plan
- ✓ Meets the CSP criteria of Section 11-46-3(D) of the MZO
- ✓ Meets the SUP findings of Section 11-70-5(E) of the MZO

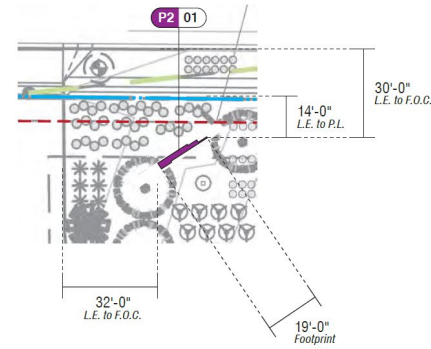
***Staff recommends Approval with Conditions***



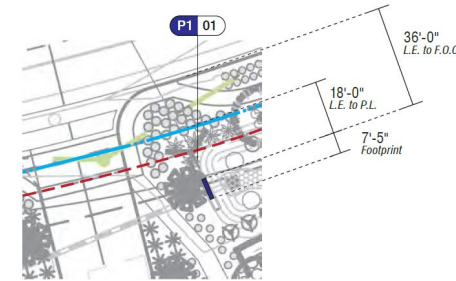
# Board of Adjustment



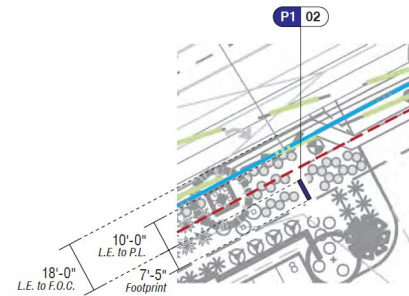
Sign Location Plan



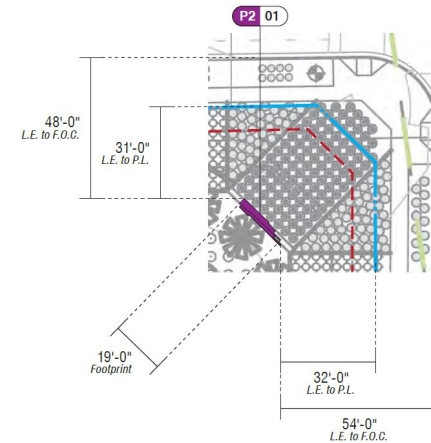
**A** SCALE: 1" = 40'0"



**B** SCALE: 1" = 40'0"



**C** SCALE: 1" = 40'0"



**D** SCALE: 1" = 40'0"