



BOARD NAME

STUDY SESSION MINUTES

April 1, 2026

The Board of Adjustment of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on April 1, 2026, at 4:30 p.m.

BOARD PRESENT

Alexis Wagner, Chairperson
Shelly Allen, Vice Chairperson
Troy Glover
Todd Trendler
Janice Paul
Gerson Barrera

BOARD ABSENT

STAFF PRESENT

Charlotte McDermott
Kirstin Dvorchak
Cassidy Welch
Jennifer Merrill
Kellie Rorex

1. Meeting called to order and roll call.

Chairperson Wagner called the meeting to order at 4:32 p.m. and conducted a roll call.

Chairperson Wagner noted Boardmember Trendler and Boardmember Barrera arrived to the meeting at 4:34 p.m.

2. Staff update.

Assistant City Attorney II Kirstin Dvorchak was present as an alternate for Deputy City Attorney Kelly Whittemore.

3. Review and discuss items listed on the Public Hearing agenda for April 1, 2026.

Sr Planner Kellie Rorex reviewed agenda Item 4-a, **(BOA25-00058. "Destination at Gateway CSP," 125± acres located at the southeast and southwest corners of East Williams Field Road and South Signal Butte Road. Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP). (District 6))**, on the Board of Adjustment Public Hearing agenda and displayed a PowerPoint presentation. **(See Attachment 1)**

Ms. Rorex provided an overview of the request for signage deviations at the Destination at Gateway site, including increased height for nine detached signs, a modification to the 2:1 ratio, and exclusion of wayfinding signs from the CSP. The site is appropriately zoned, the proposal aligns with approved design guidelines, and no public concerns were raised. Staff found the request meets all applicable criteria and recommended approval with conditions. (See Attachment)

Planner II Kwasi Abebrese reviewed agenda Item 4-c, **(BOA25-00836. "The Nox," 3± acres located approximately 298 feet west of the northwest corner of East Ray Road and East Seaver Avenue. Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP). (District**

6)), on the Board of Adjustment Public Hearing agenda and displayed a PowerPoint presentation. **(See Attachment 2)**

Mr. Abebrese presented a request for a Special Use Permit and Comprehensive Sign Plan for The Knox, a proposed music and entertainment venue. The request includes deviations for additional and larger detached and attached signs. The proposal is consistent with applicable plans, no public comments were received, and staff recommended approval with conditions.

Sr Planner Kellie Rorex reviewed agenda Item 4-e, **(BOA25-00927. "AZ Motorsport SUP," 2.0± acres located at 25 South Val Vista Drive. Special Use Permit (SUP) for a parking reduction for a Automobile/Vehicle Sales facility. (District 2))**, on the Board of Adjustment Public Hearing agenda and displayed a PowerPoint presentation. **(See Attachment 3)**

Boardmembers asked questions regarding the parking arrangement for the auto sales use, specifically how spaces are allocated between vehicle display and customer parking.

Sr Planner Kellie Rorex clarified that while 40 spaces are required by code, the request allows most to be used for display, with 13 reserved for customers. She also added that the case originated from a code compliance issue after the business had been operating for several years. The use could be revisited if there is a significant change or a new use occupies the site.

Prior to the presentation for BOA26-00082, the Assistant City Attorney II Kirstin Dvorchak reminded the Board that the upcoming request for a Special Use Permit for a transitional community residence is an administrative decision, limited to the specific criteria outlined in the zoning ordinance. The Board must base its decision solely on whether those criteria are met.

The Assistant City Attorney II Kirstin Dvorchak also noted that the Fair Housing Act applies, requiring that decisions and discussions not be based on assumptions about individuals with disabilities. Additionally, the Board was informed of the option to enter into executive session for the item if needed.

Sr Planner Kellie Rorex reviewed agenda Item 4-f, **(BOA26-00082. "Skybridge Harmony Homes," 0.2± acres located at 5848 South Hassett. Special Use Permit (SUP) to allow a Transitional Community Residence. (District 6))**, on the Board of Adjustment Public Hearing agenda and displayed a PowerPoint presentation. **(See Attachment 4)**

Staff Sr Planner Kellie Rorex presented a request for a Special Use Permit for a transitional community residence at 5848 South Hassett in a single-family residential district. The proposal meets zoning and General Plan requirements, includes a good neighbor policy, and is compatible with surrounding uses without creating overconcentration. One neighbor comment was received, and a minor clarification was made to the staff report.

Ms. Rorex found the request meets all required criteria and recommended approval with conditions.

Sr Planner Jennifer Merrill clarified a revision to the staff report regarding treatment timelines. The staff report was updated to note that residents are not formally discharged prior to leaving the facility. Ms. Merrill also clarified that there is no minimum six-month stay requirement for residents.

Planner I Sergio Solis reviewed agenda Item 4-h, **(BOA26-00112. "Mid-Mesa Medical Building Comprehensive Sign Plan," 1.1+ acres located at 3155 East Southern Avenue. Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP). (District 2))**, on the Board of Adjustment Public Hearing agenda and displayed a PowerPoint presentation. **(See Attachment 5)**

Staff Planner I Sergio Solis presented a request for a Special Use Permit and Comprehensive Sign Plan for Mid Mesa Medical, located near Southern Avenue and Lindsay Road. The proposal includes a detached monument sign with deviations to increase the height and total sign area. The design is consistent with the existing building, no public comments were received, and staff found the request meets all applicable criteria. Approval with conditions was recommended.

Sr Planner Kellie Rorex reviewed agenda Item 4-i, **(BOA26-00218. "AC Hotel," 0.9± acres located at 104 East Main Street. Variance from the Form Based Code standards to allow for a Hotel development. (District 4))**, on the Board of Adjustment Public Hearing agenda and displayed a PowerPoint presentation. **(See Attachment 6)**

Staff Sr Planner Kellie Rorex provided an overview for a request for variances to Form-Based Code standards for a five-story hotel in downtown Mesa at Centennial Way and Main Street. The proposal includes deviations to building form, height, massing, courtyards, and frontage standards. No public comments were received.

Sr Planner Kellie Rorex clarified that both the auto body building and the small house on the site will be demolished as part of the proposal. Existing on-site parking being referenced by the Board is either located on an adjacent parcel or off-site street parking and is not part of the project's parking plan, which instead includes a limited number of on-site spaces and leased spaces in the nearby Hibbert garage.

Ms. Rorex also explained that under the form-based code, reduced parking requirements are intentional to support a more pedestrian-oriented downtown environment, with additional parking provided through shared public or leased garages.

4. Adjourn.

Without objection, the Board of Adjustment Study Session adjourned at 5:08 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Board of Adjustment Study Session meeting of the City of Mesa, Arizona, held on 1st day of April 2026. I further certify that the meeting was duly called and held and that a quorum was present.

ALEXIS WAGNER, CHAIRPERSON



Board of Adjustment



BOA25-00058

Destination at Gateway CSP

Kellie Rorex, Senior Planner

April 1, 2026



Request

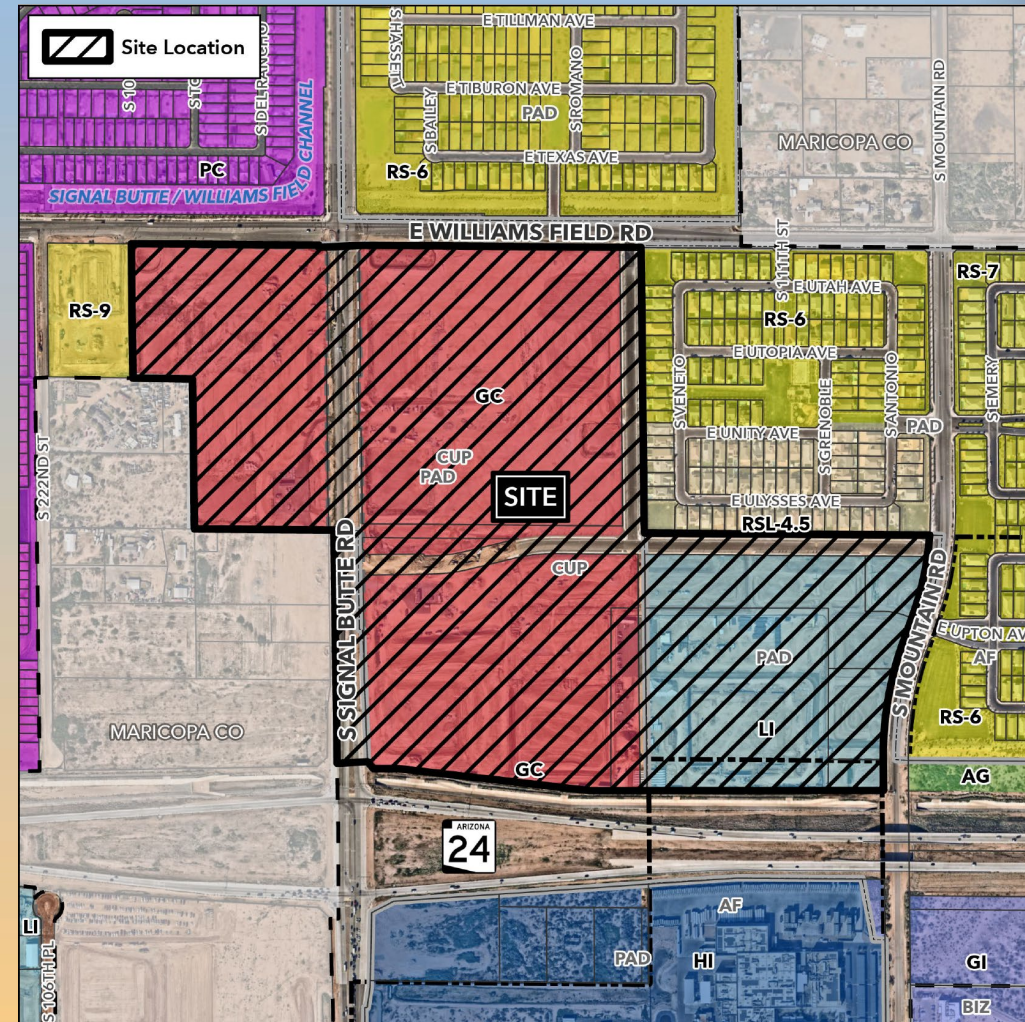
- Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP)





Location

- East of Signal Butte Road
- North of 24 Gateway Freeway
- West of Mountain Road

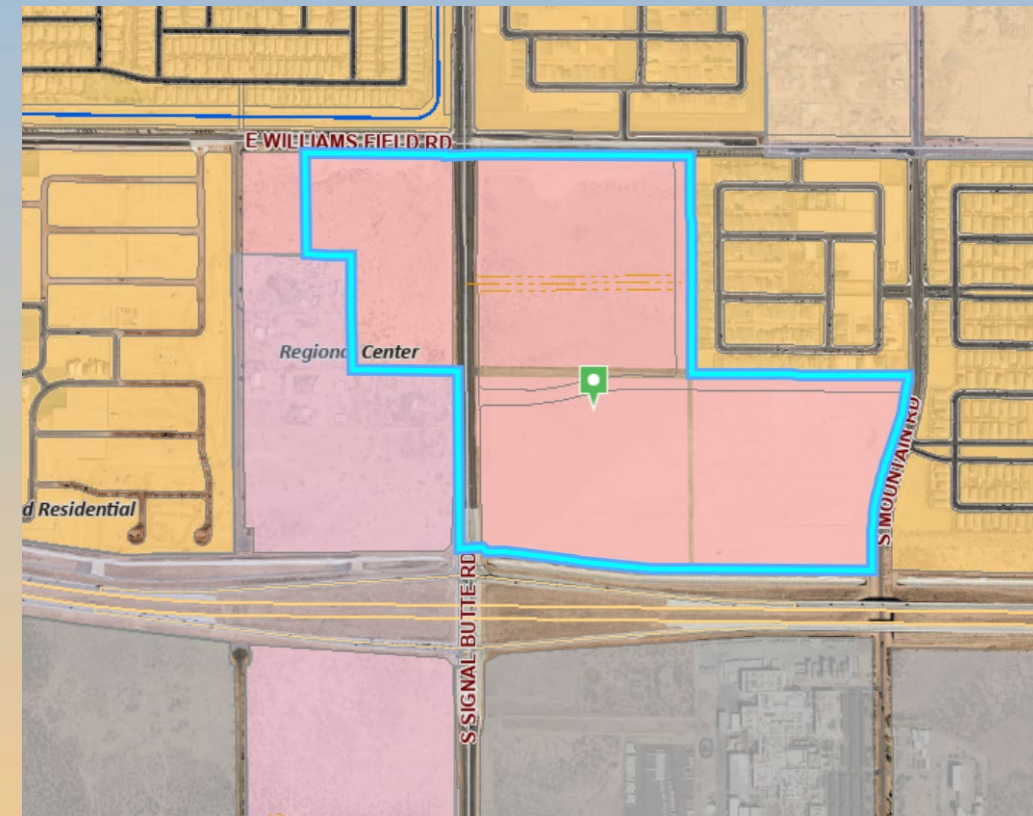




General Plan

Regional Center – Evolve

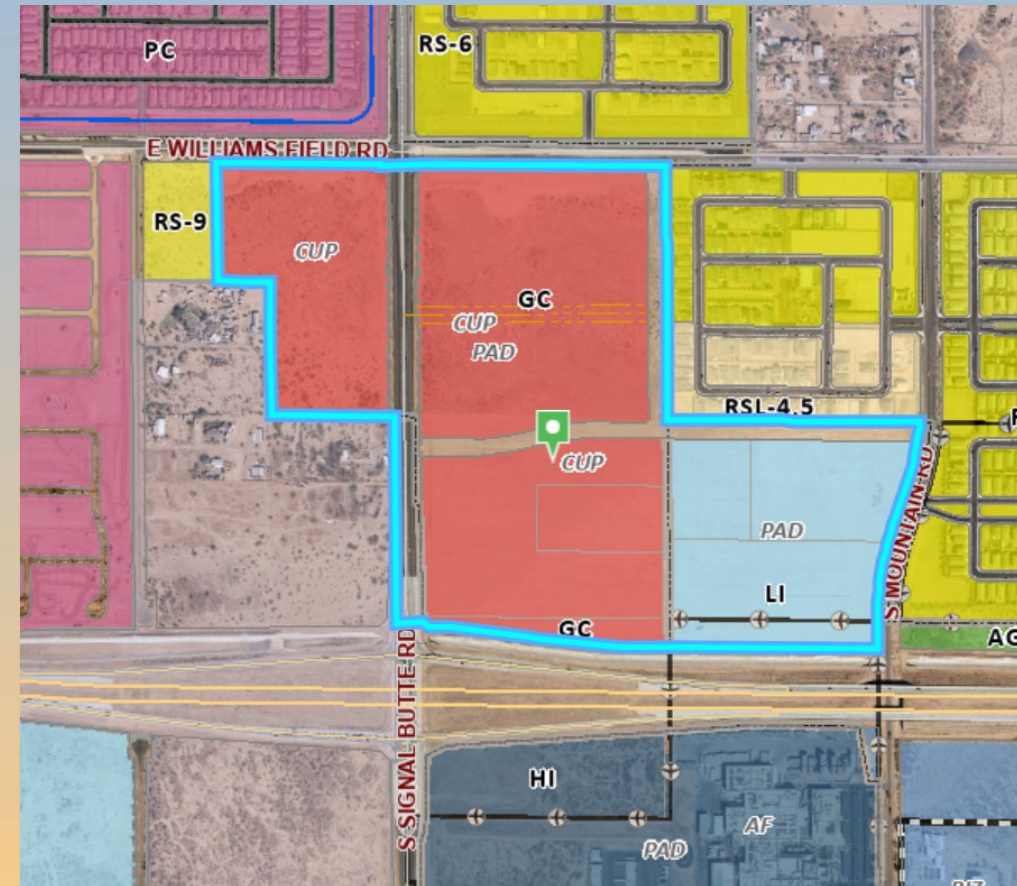
- Major retail, national chains, specialty shops, and a wide range of services and amenities that draw consumers from across the City and greater metropolitan area.





Zoning

- General Commercial with a Planned Area Development overlay (GC-PAD)
- Light Industrial with a Planned Area Development overlay (LI-PAD)
- The Destination at Gateway development is a permitted use in the GC-PAD and LI-PAD zoning districts.





Site Photo



Looking north from 24 Gateway Freeway offramp (Signal Butte)



Site Photo



Looking north from 24 Gateway Freeway (Mountain Road)

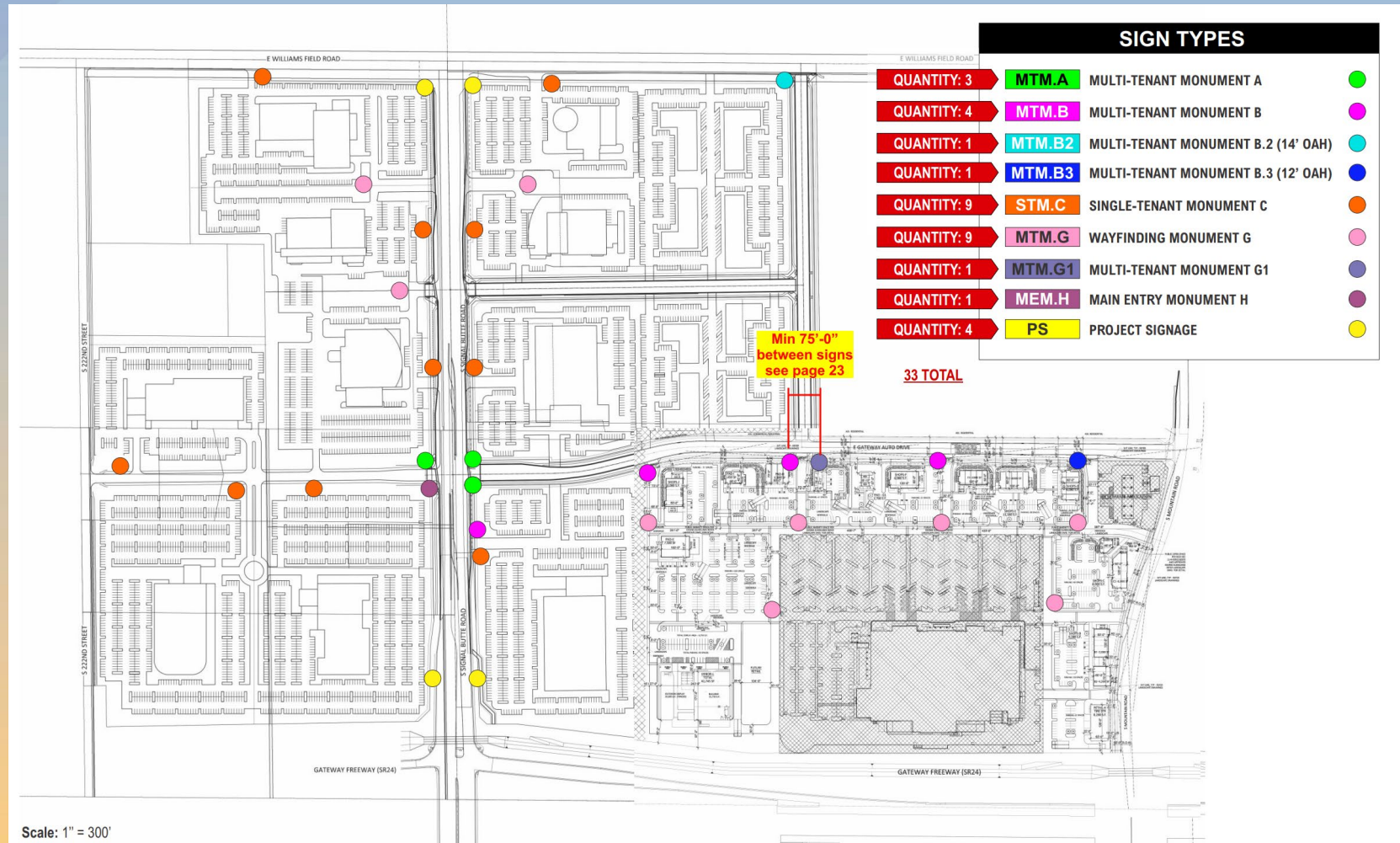


Sign Plan – Detached Signs

Development Standards	MZO Allowance	CSP Proposed
<u>Detached Signage Height - 11-43-3.D.3</u>	12-feet	<p>5 signs at 14 feet</p> <p>4 signs at 20 feet</p>
<u>Detached Signage Design Guidelines – 11-43-2.B</u>	The sign copy should not exceed a horizontal-to-vertical ratio of two to one (2:1).	Exceeds 2:1 Ratio for main entry monument sign only (as shown in the CSP)
<u>Detached Signage Design Guidelines – 11-43-2.C</u>	No detached permanent sign is allowed within seventy-five (75) feet of any other detached permanent sign on the same parcel or Group C-O-I Development site.	Wayfinding signs do not apply



Sign Plan

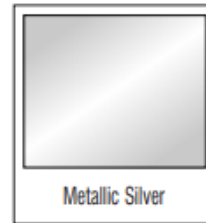
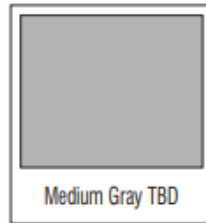
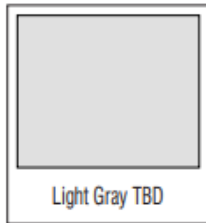
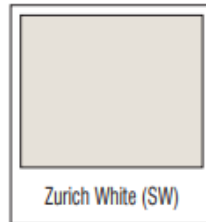
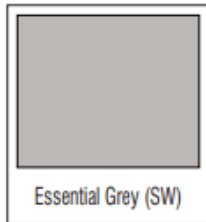
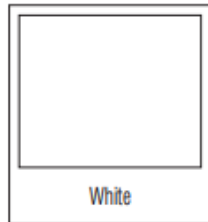




Color & Materials

Sign Colors and Materials

COLOR & MATERIAL SCHEDULE



Destination at Gateway Design Guidelines Colors and Materials



"CHARDONNAY"



"ASHFALL"

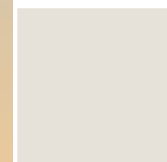


"WHEATON"



"MIXED SHALE"

Primary Colors:



Zurich White (SW)



Pavestone (SW)



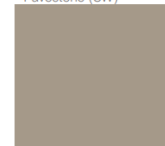
Essential Gray (SW)



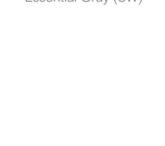
Northwood Brown (BM)



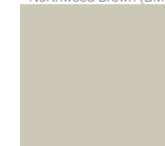
Dry Dock (SW)



Cabot Trail (BM)



White



Aesthetic White



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



Board of Adjustment



BOA25-00836

The Nox CSP



Request

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





Location

- East of Power Road
- North of Ray Road
- North of Seaver Avenue
- South of the Loop 202 San Tan Freeway





General Plan

Industrial – Evolve

- Intended for high-intensity industrial activities such as manufacturing, warehousing and storage, freight and distribution

Mesa Gateway Strategic Development Plan

- Located within the Airport/Campus District
- Envisioned as a mixed-use district centered around educational opportunities, research functions and airport related uses





Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Commercial Recreation facilities are permitted in the LI District





Site Photo



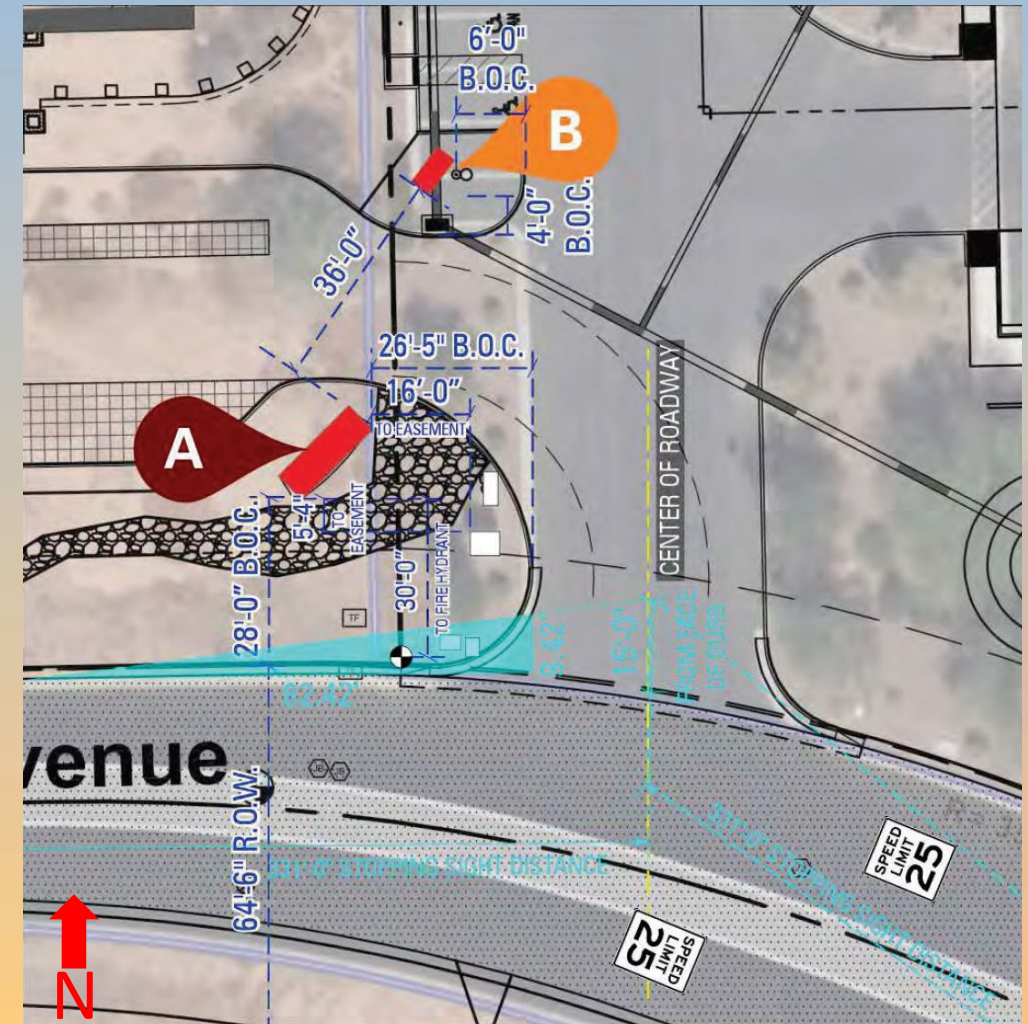
Looking north towards the site from Seaver Avenue



Sign Plan – Detached Signs

Proposed:

- A maximum sign area of 90.79 sq. ft.
- Allow a separation distance of 36 ft. between two detached signs

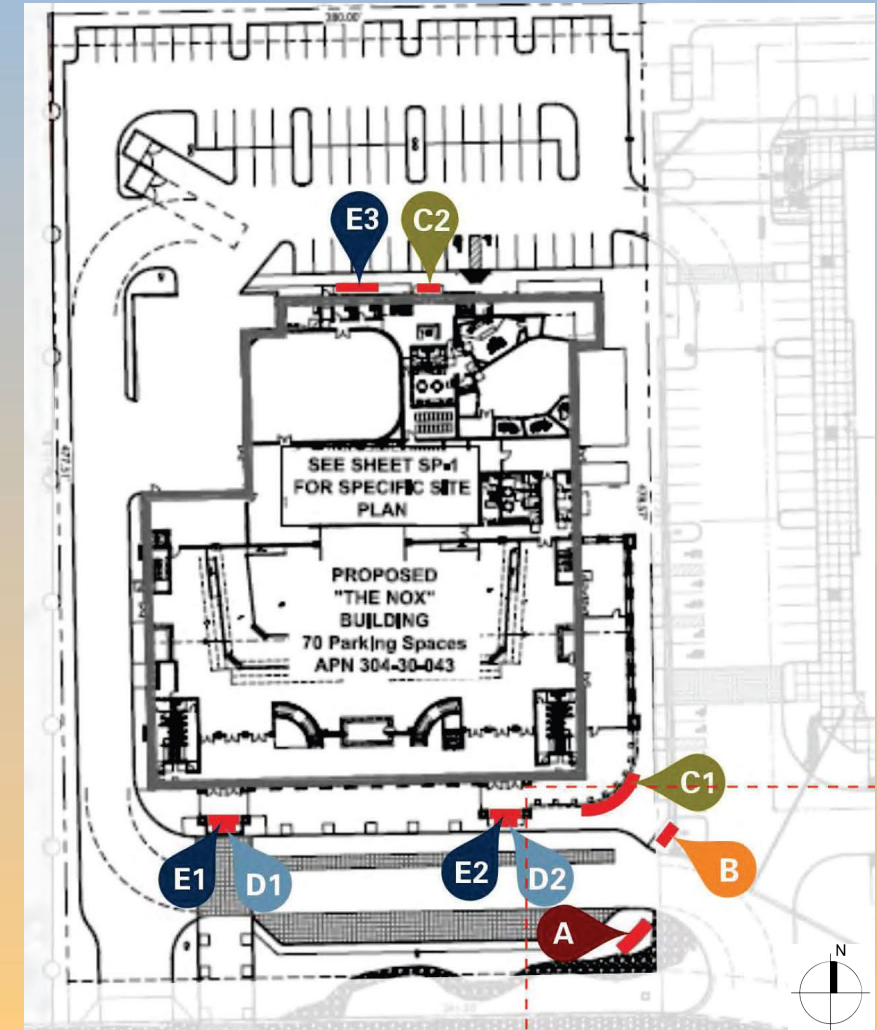




Sign Plan – Attached Signs

Proposed:

- A maximum of 7 signs
- A maximum sign area of 834.06 sq. ft.





Sign Plan



Monument Sign



Sign Plan



NIGHT VIEW

PROPOSED SOUTHEAST ELEVATION



Sign Plan



PROPOSED SOUTH ELEVATION

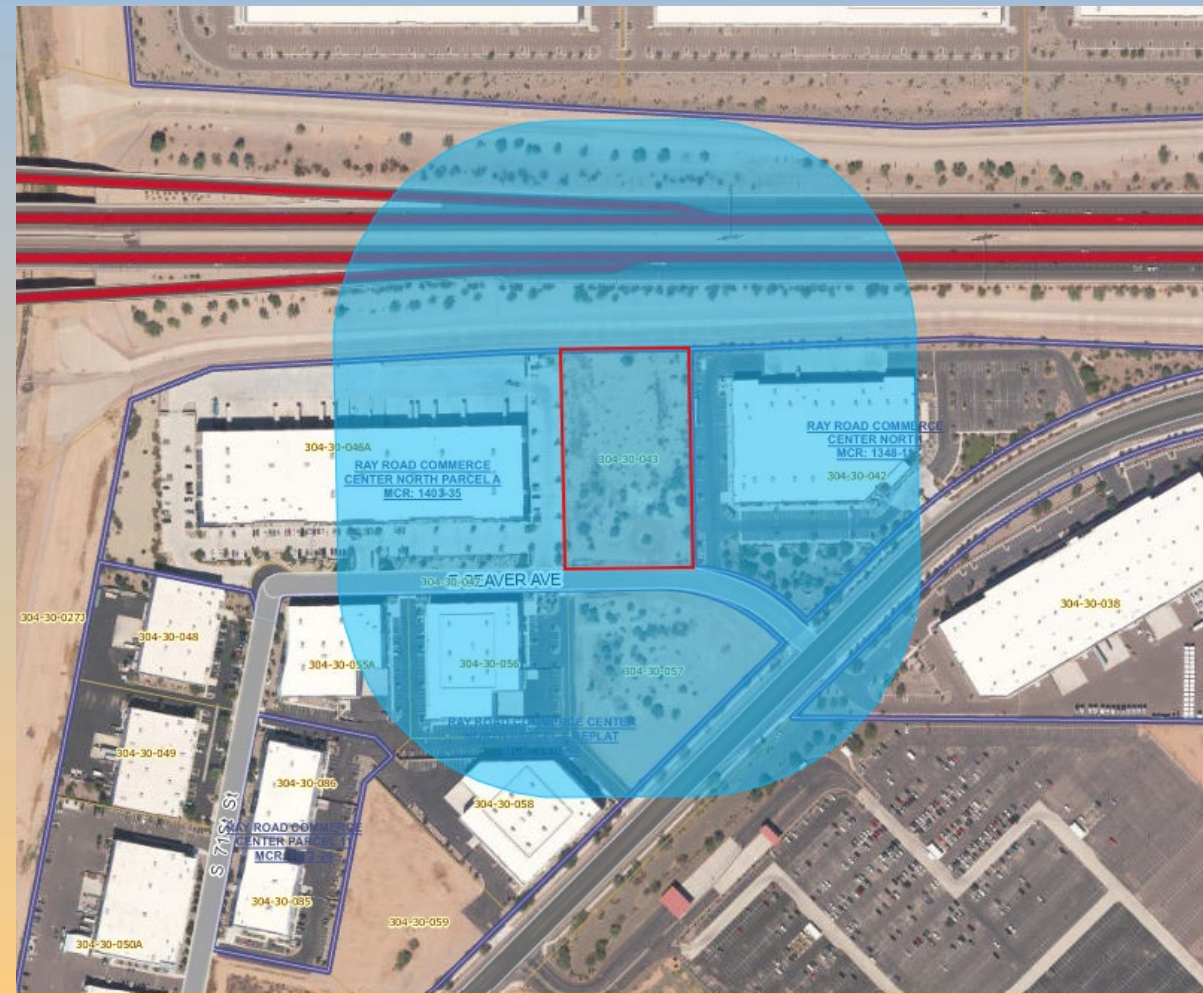


PROPOSED NORTH ELEVATION



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



Board of Adjustment



BOA25-00927

Charlotte Bridges, Planner II

April 1, 2026



Request

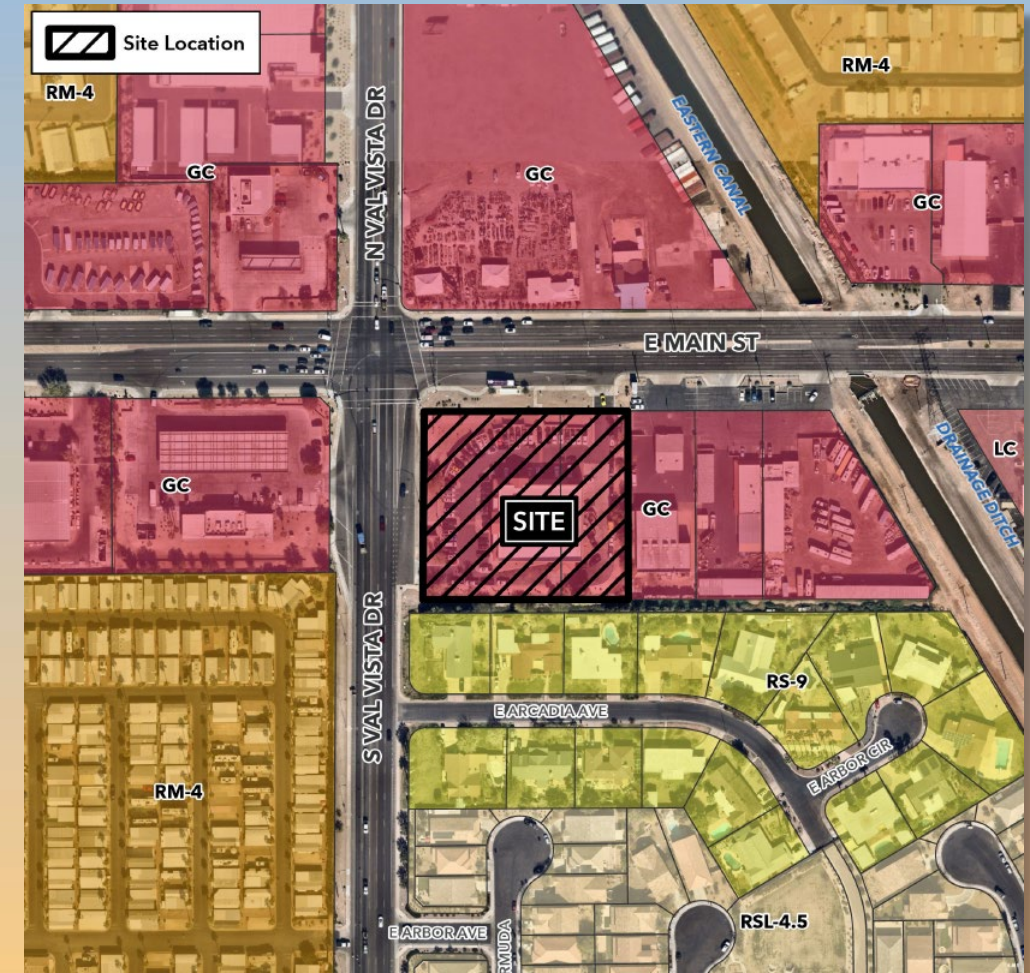
- Special Use Permit
- To allow for a parking reduction for an automobile/vehicle sales and leasing use





Location

- 25 South Val Vista Drive
- Southeast corner of Val Vista Drive and Main Street

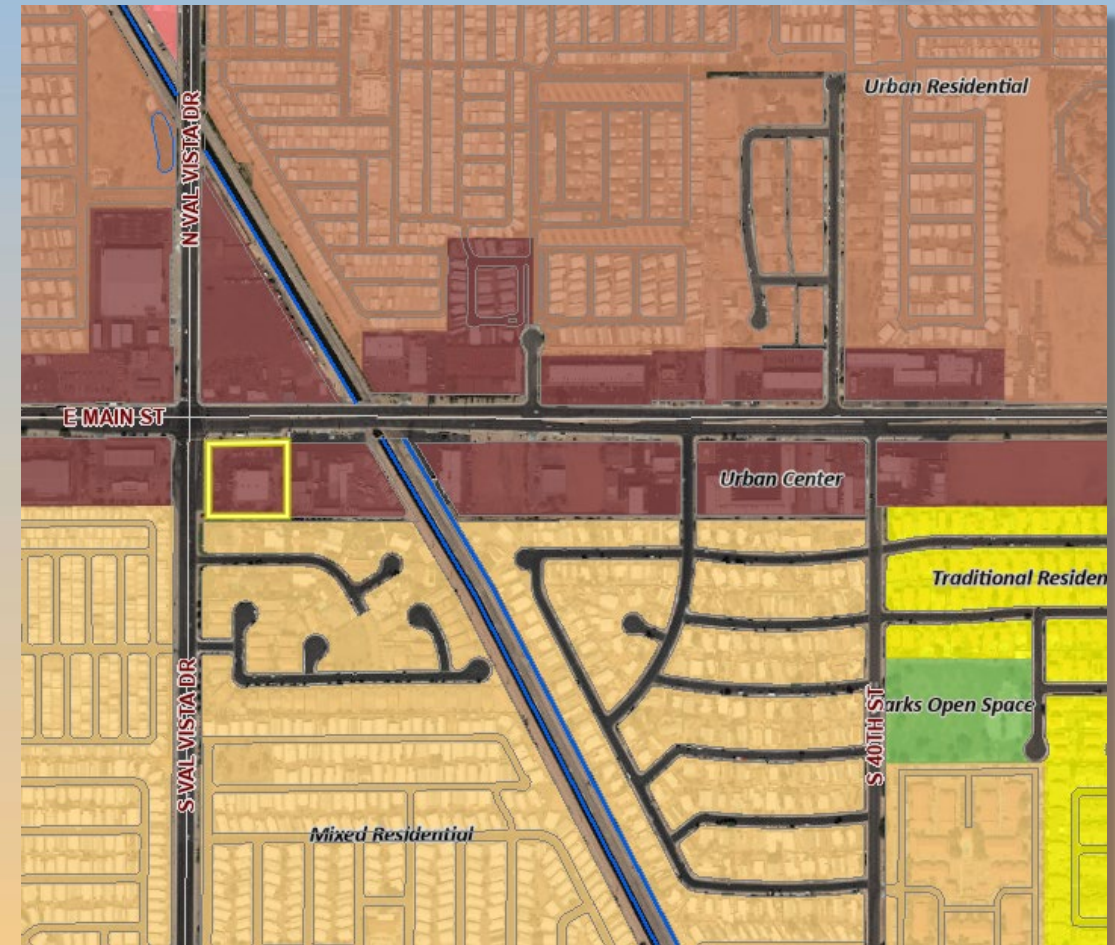




General Plan

Urban Center Placetype with a Sustain Growth Strategy

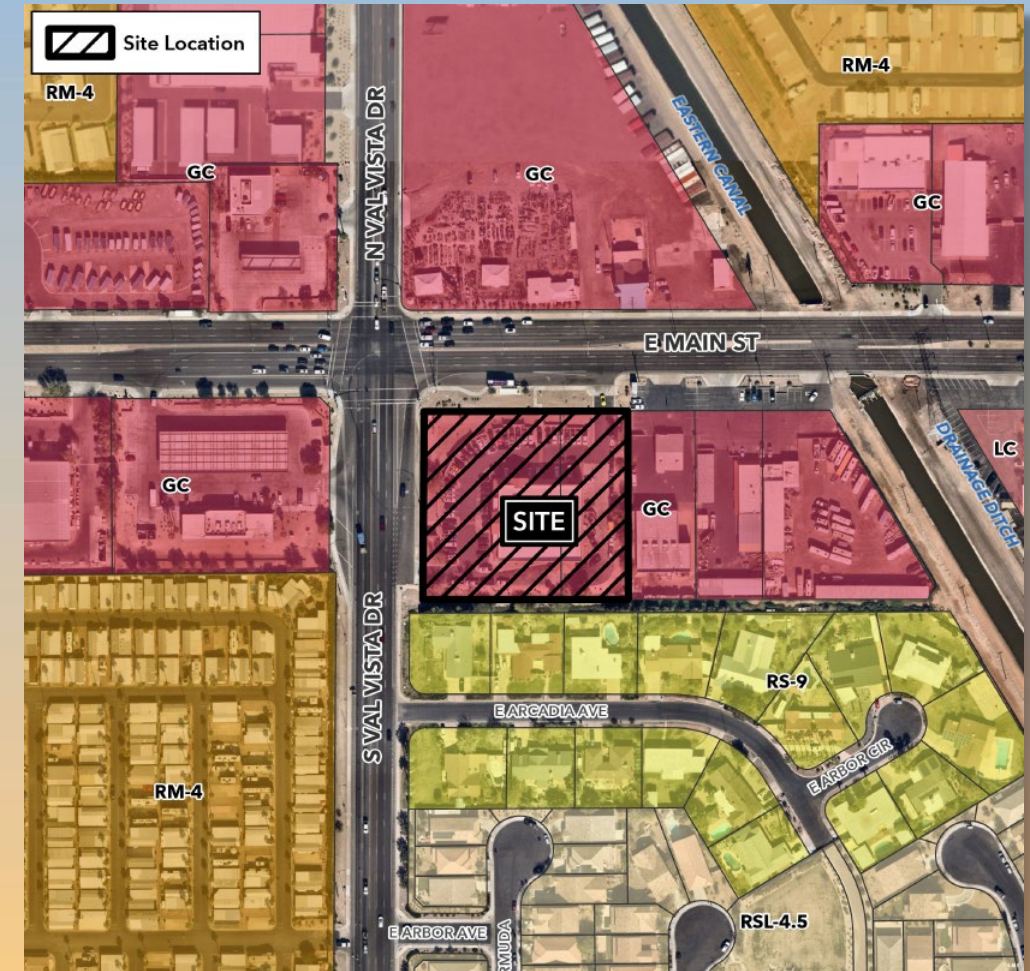
- Convenience services, which includes Automobile/Vehicle Sales and Leasing uses, is a principal land use





Zoning

- General Commercial
- Automobile/Vehicle Sales and Leasing is a permitted use





Site Photo



Looking South from Main Street



Site Photo

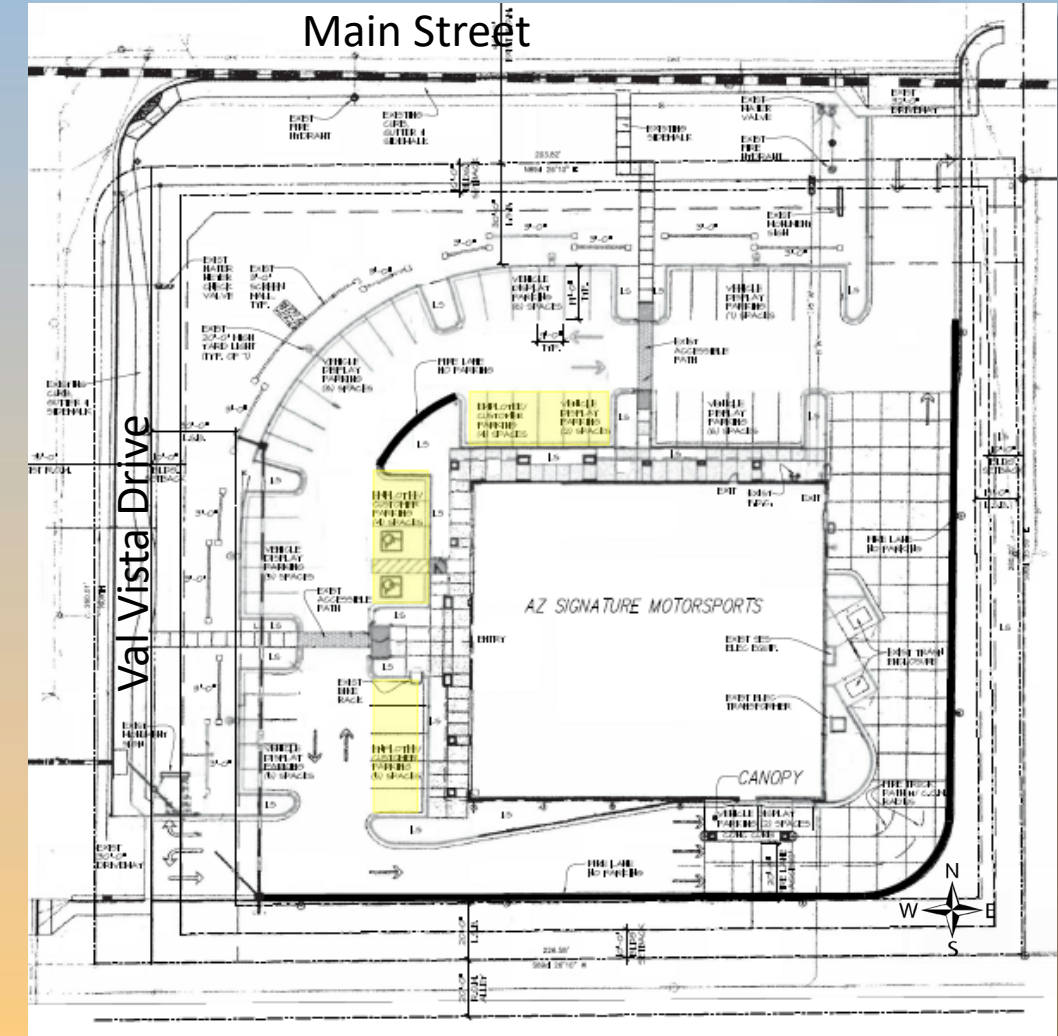


Looking east from Val Vista Drive



Site Plan

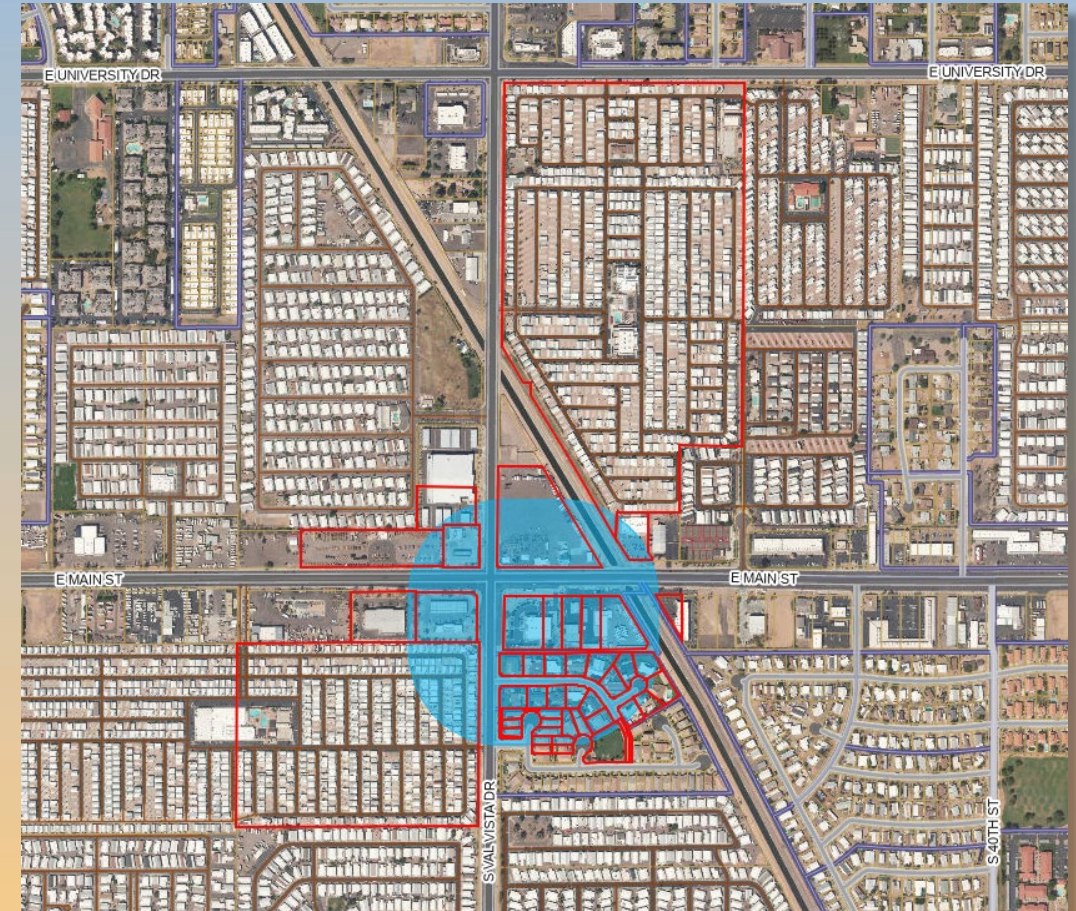
- Existing Building = 14,823 SF, includes:
 - 11,045 SF of interior automobile display area
 - 3,778 SF of office, support and storage area
- Required: 40 parking spaces
- Provided: 52 parking space
- Requesting:
 - 13 customer parking spaces (highlighted in yellow)
 - 39 vehicle display spaces





Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- Staff has not received any phone calls or emails regarding the Proposed Project





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 2050 Mesa General Plan
- ✓ Meets the SUP findings of Section 11-70-5.E of the MZO

Staff recommends Approval with Conditions



Board of Adjustment



Board of Adjustment



BOA26-00082

Charlotte Bridges, Planner II

April 1, 2026



Request

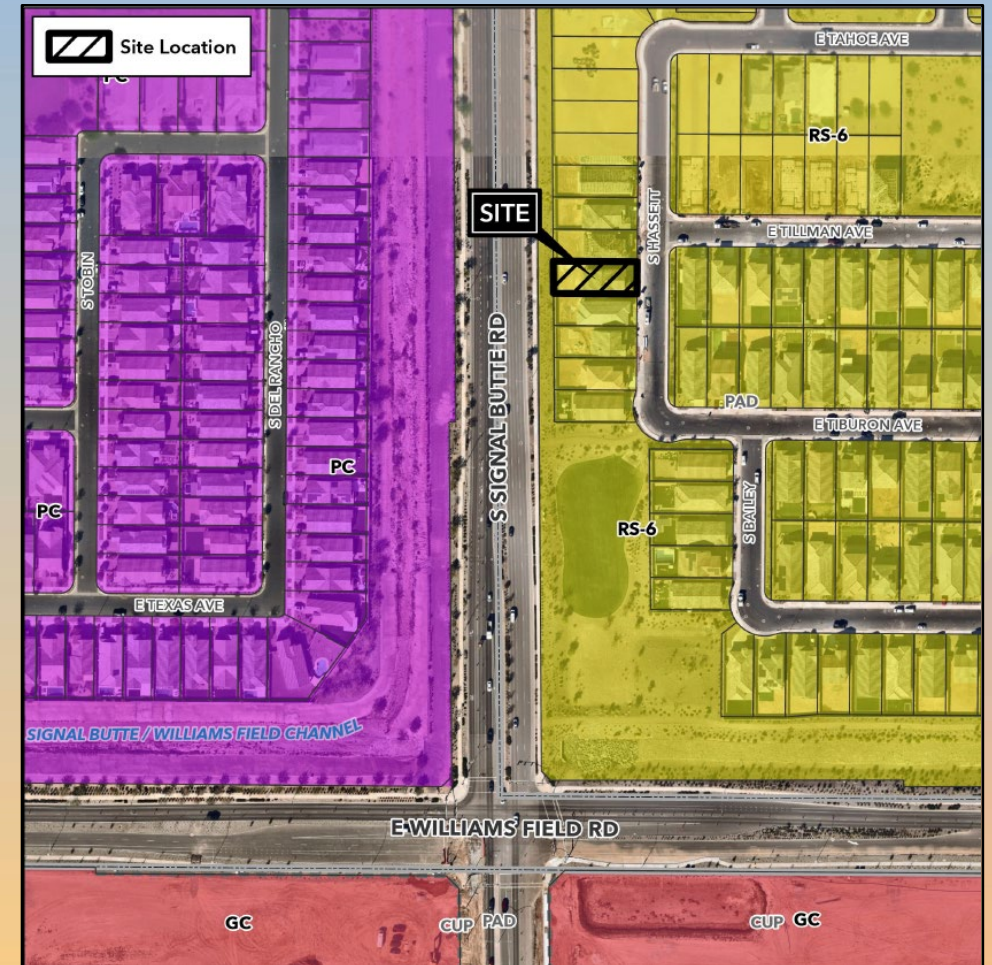
- Special Use Permit to allow for a Transitional Community Residence





Location

- 5848 S Hassett
- East of Signal Butte Road
- North of Williams Field Road
- Located on the west side of Hassett

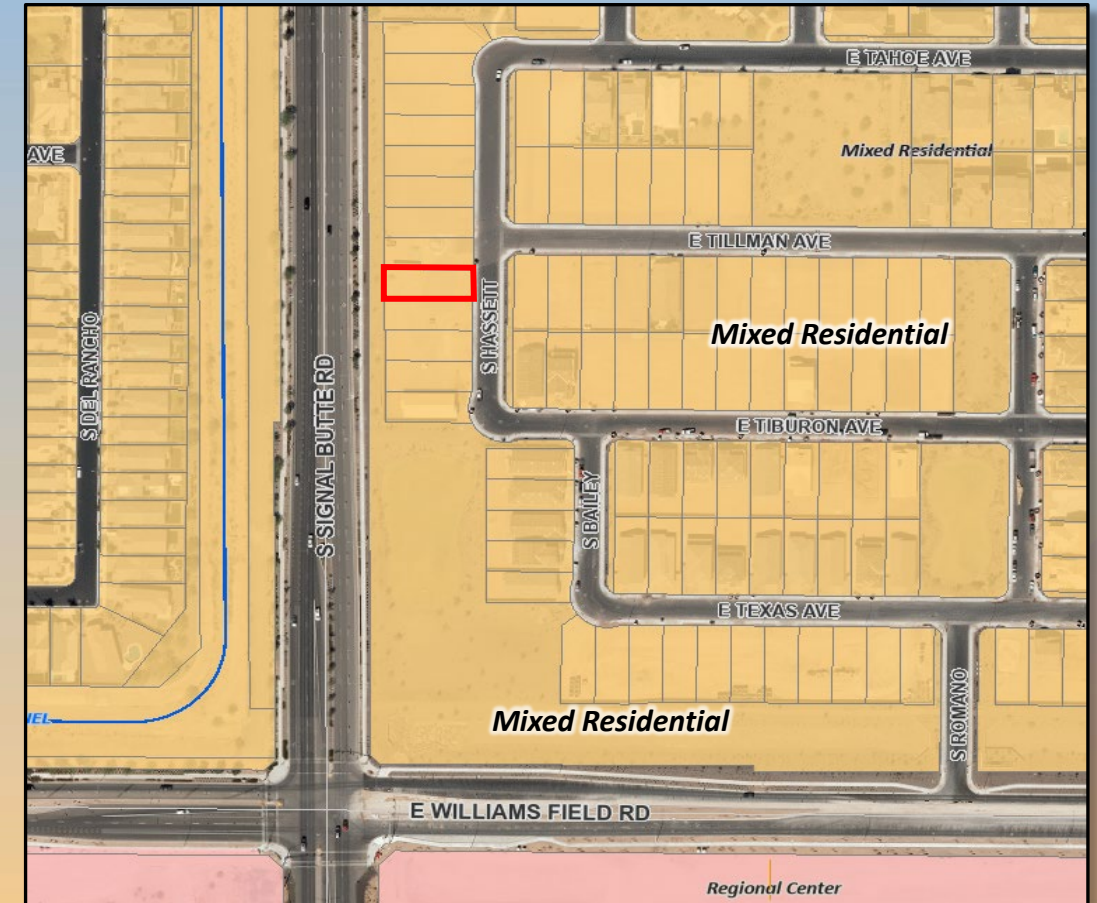




General Plan

Mixed Residential Placetype with a Sustain Growth Strategy

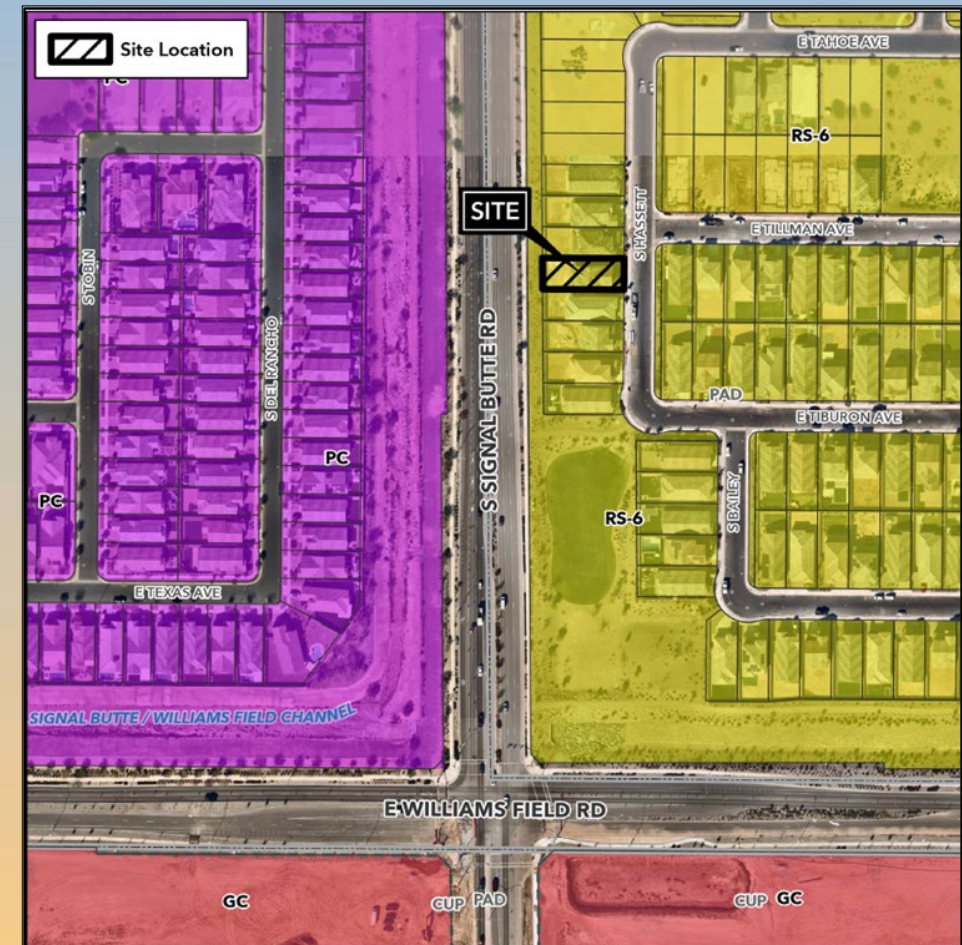
- Single-family residential is a principal land use





Zoning

- Single Residence-6 with a Planned Area Development Overlay
- Single residence use permitted
- Transitional Community Residences require approval of a SUP





Site Photos

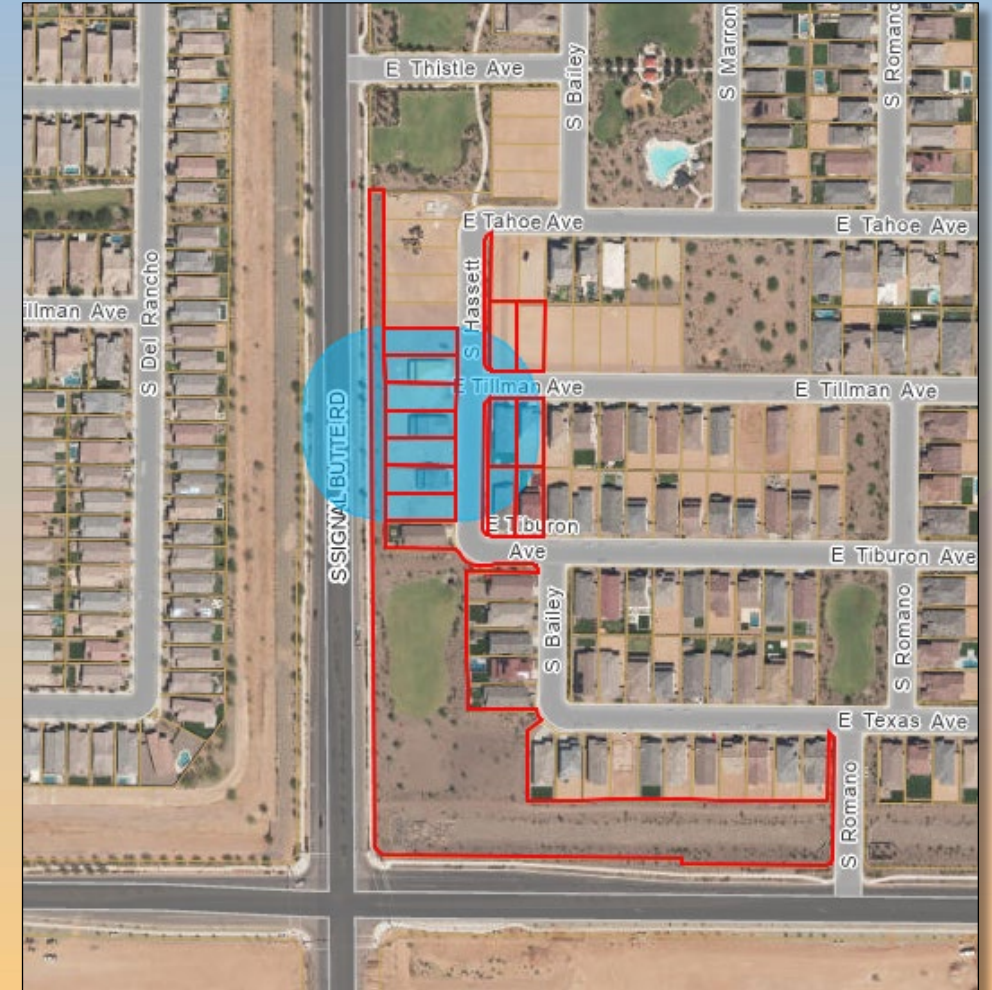


Looking west from Hassett



Citizen Participation

- Notified property owners within 150 feet
- Spreadsheet from neighbor





Staff Report Update

- Treatment plans are written for a length of six months and renewed every six months until a resident achieves sufficient clinical stability for step-down placement. Once clinically discharge-ready, they may continue to stay at the home for up to two years while they are waiting to be placed in a FlexCare program. [The tenancy in a traditional owner-occupied single-family home is relatively permanent with a lower occupancy turnover rate and tenancy in a Transitional Community Residence is more akin to multiple-family residential uses with a higher turnover rate. To promote stability for residents and ensure compatibility with the residential uses allowed by right in an RS single residence zoning district, City staff recommends a condition of approval requiring a minimum length of stay of at least six months (see the Conditions of Approval below).]



Approval Criteria

Per Section 11-31-14(B):

- ✓ The proposed use will be compatible with the residential uses allowed as of right in the zoning district; and
- ✓ The proposed use in combination with any existing community residences, assisted living homes, and assisted living centers will not result in a clustering of such uses or alter the residential character of the surrounding neighborhood by creating or intensifying an institutional atmosphere; and
- ✓ The proposed use will not interfere with normalization and community integration of the residents of any existing community residences, assisted living homes, or assisted living centers, and that the presence of other existing community residences, assisted living homes, or assisted living centers will not interfere with normalization and community integration of the residents of the proposed use;



Approval Criteria

Per Section 11-31-14(B):

- ✓ The applicant has submitted a "good neighbor policy" in narrative form that includes:
 - (a) A description of acceptable measures to ensure ongoing compatibility with adjacent uses;
 - (b) The name and telephone number of the manager or person responsible for the operation of the facility;
 - (c) Complaint response procedures including investigation, remedial action, and follow-up procedures; and
 - (d) The proposed use complies with all other development standards in this Chapter.



Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Meets required findings for a SUP in Section 11-31-14(B) of the MZO

Staff recommends Approval with Conditions



Board of Adjustment



Board of Adjustment



BOA26-00112

Mid-Mesa Medical CSP

Sergio Solis, Planner I

April 1, 2026



Request

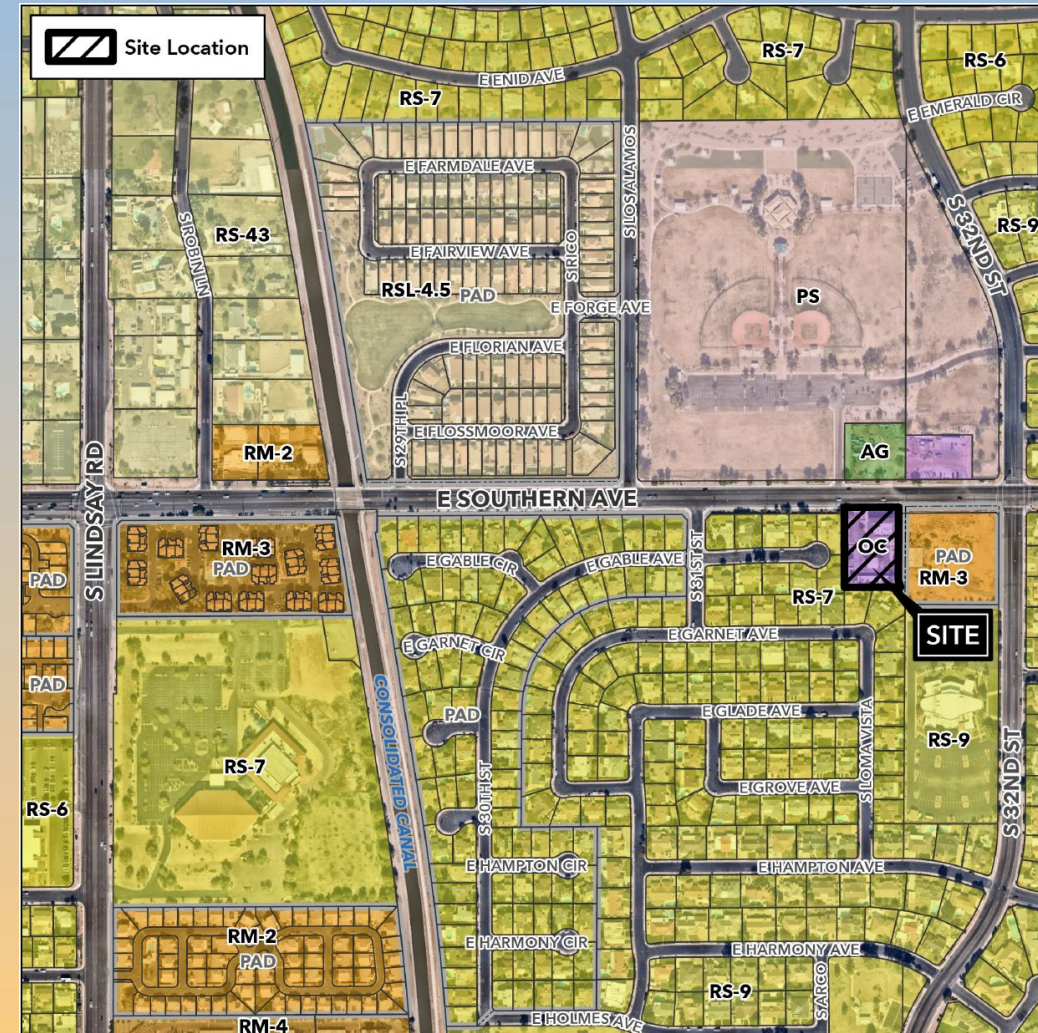
- Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP)





Location

- East of Lindsay Rd.
- West of 32nd St.
- North of Southern Ave.





General Plan

Traditional Residential – Sustain

- Small-scale offices are supportive uses in this Placetype when located along arterial roadways and designed to be compatible with and connected to the surrounding neighborhood





Zoning

- Office Commercial (OC)
- Business Offices are permitted in the OC District





Site Photo



Looking south towards the project site



Site Plan



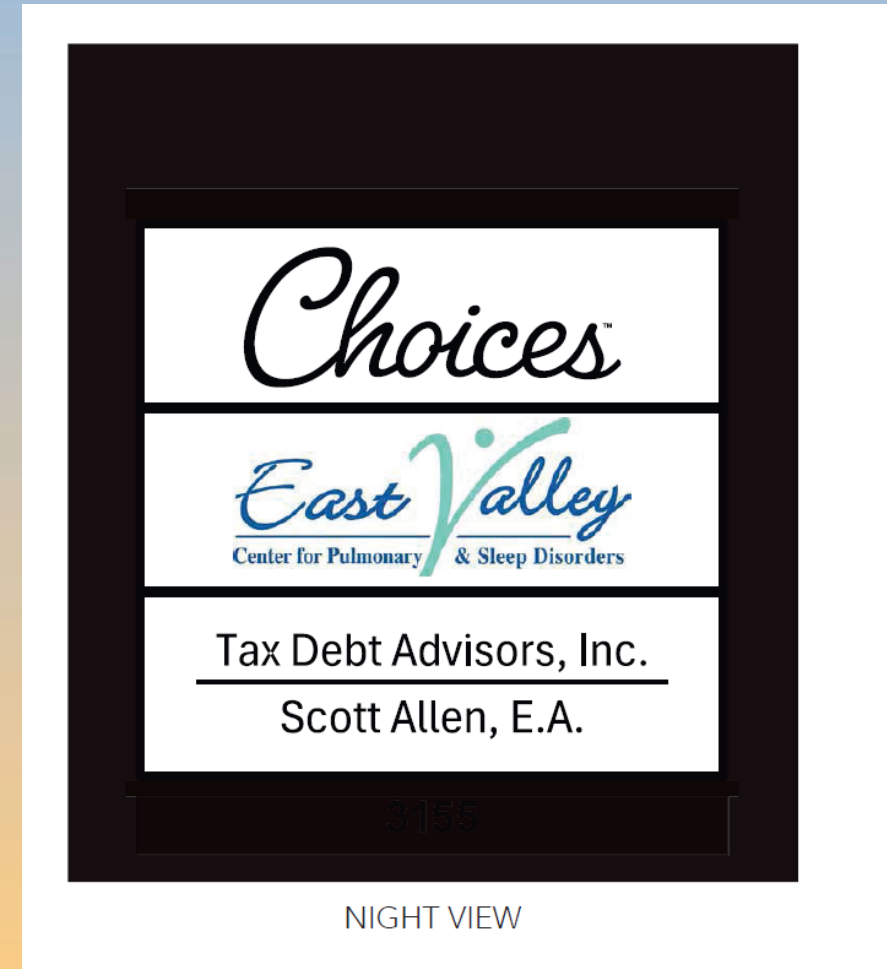
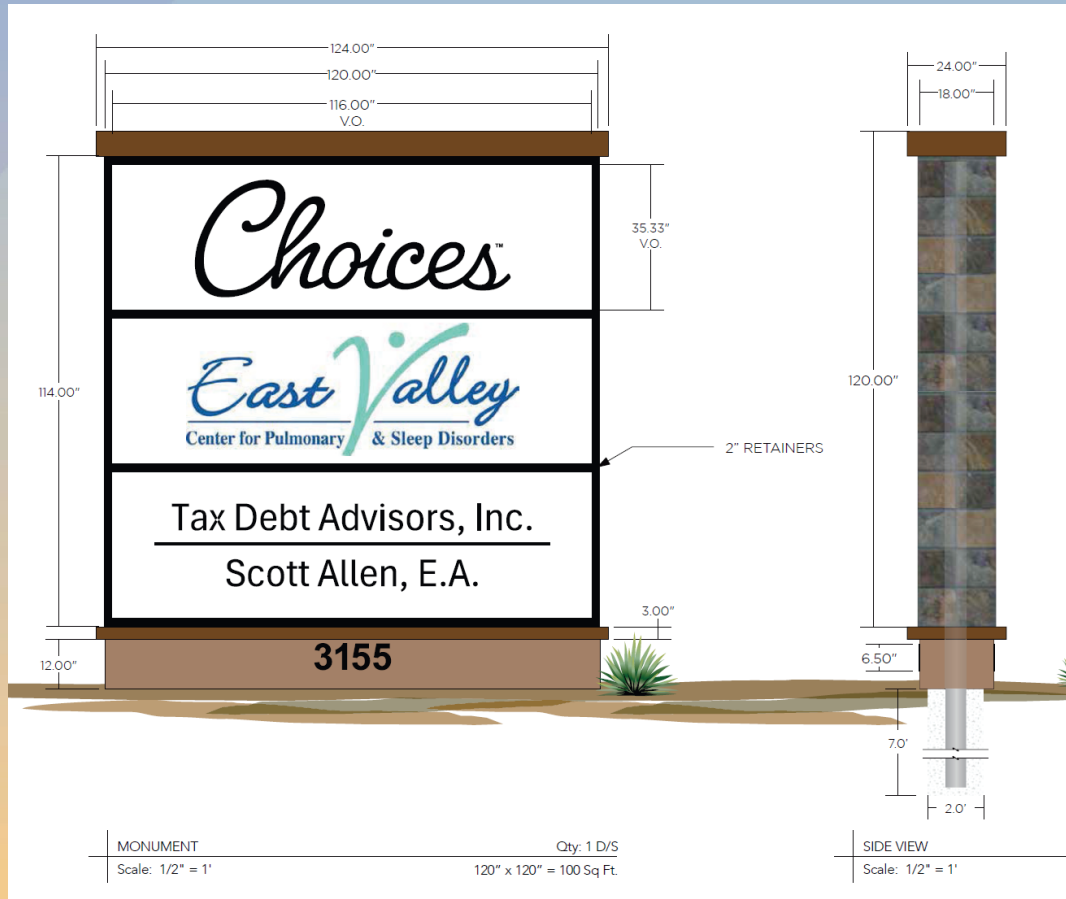


Sign Plan – Detached Signs

Development Standard	MZO Allowance	CSP Proposed
MZO §11-43-3-C-2		
Detached Signs Allowances:		
Maximum Height	8 feet (96 in.)	11 feet – 4 inches (136 in.)
Maximum Aggregate Sign Area (attached and detached combined)	32 square feet	200 square feet (detached sign only)

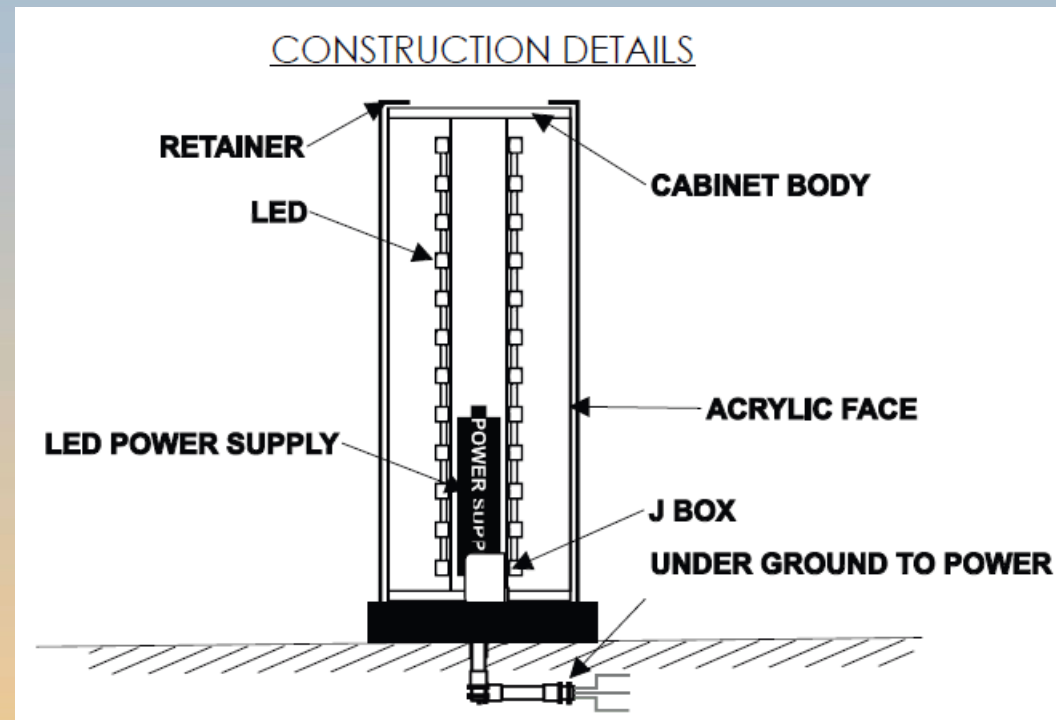


Sign Plan





Sign Plan





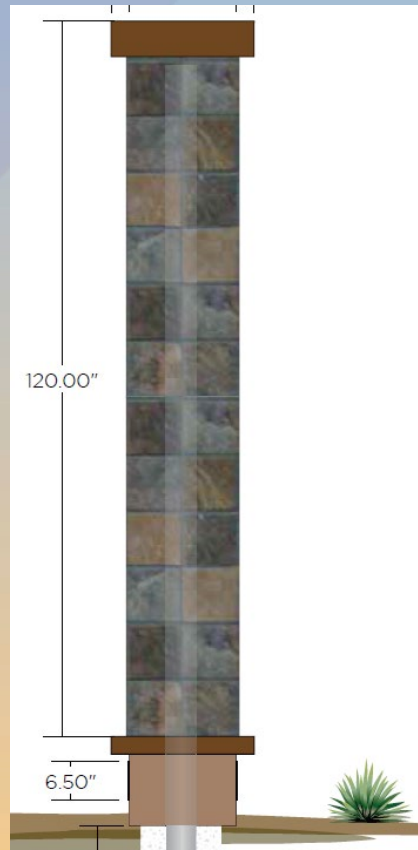
Rendering



ELEVATION RENDERING (FACING EAST)



Color & Materials



SPECIFICATIONS:

MANUFACTURE AND INSTALL D/S ILLUMINATED CABINET

ALUMINUM CABINET PAINTED MP BLACK WITH A 2" RETAINER

WHITE PLEX PANELS WITH FULL COLOR TRANSLUCENT DIGITAL PRINTS

INTERNAL WHITE LED ILLUMINATION





CABINET SIDES CLAD WITH TILE TO MATCH EXISTING

6" TOPPER AND 3" BASE CAP PAINTED MP TO MATCH BUILDING COLOR

1/4" ALUMINUM FLAT CUT OUT ADDRESS NUMBERS PAINTED MP BLACK AND FLUSH MOUNTED TO BASE

5"Ø SCHEDULE 40 PIPE SET INTO 2' x 7' - 0" 2500 PSI CONCRETE FOOTER

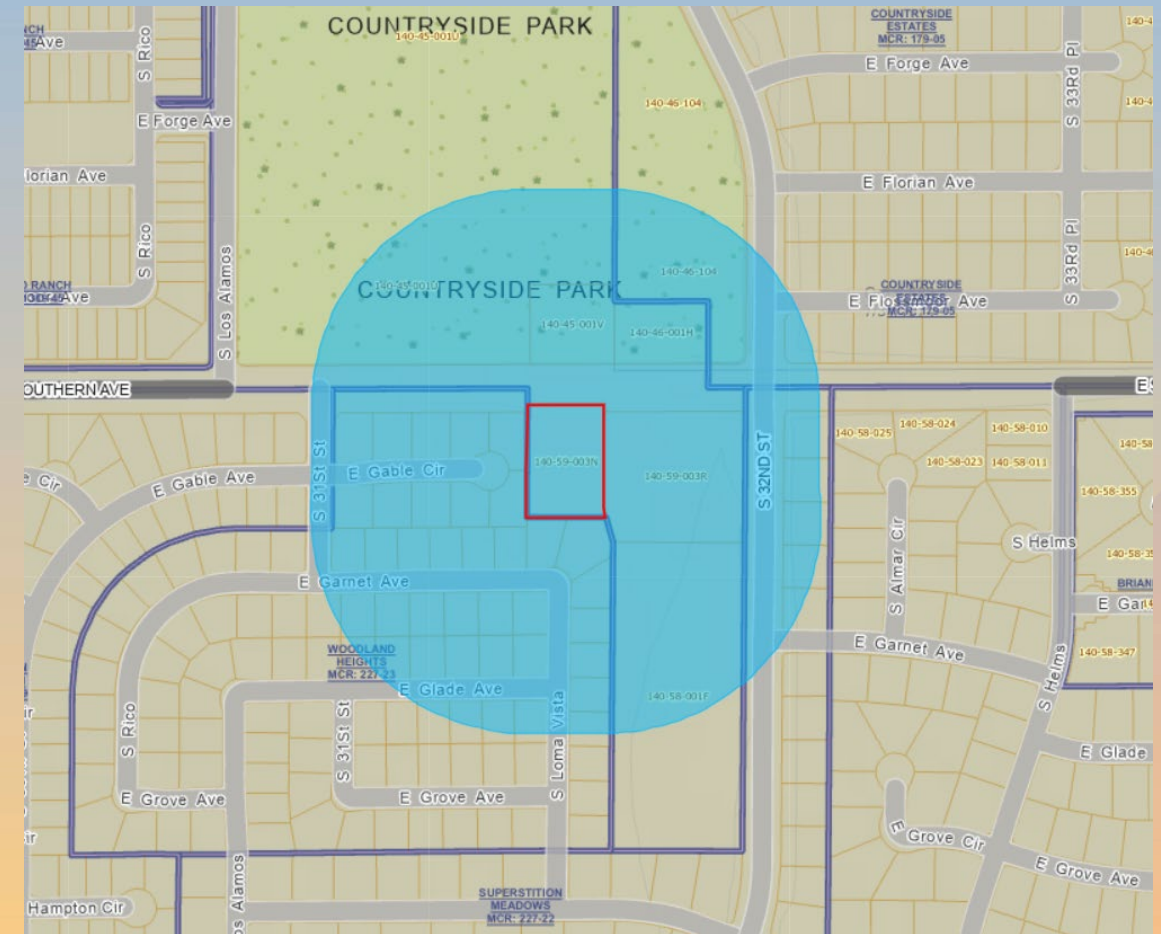
COLOR SCHEDULE:

-  FULL COLOR TRANSLUCENT DIGITAL PRINT
-  MP 89146 / SW 9092 ICED MOCHA
-  MP TO MATCH
-  MP BLACK



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



Board of Adjustment



BOA26-00218

Charlotte Bridges, Planner II

April 1, 2026



Request

- Variance from the Form-Based Code Standards
- Allow a mid-rise, hotel development





Zoning

- Transect 5 Main Street (T5MS)
- T5MS Building Form
- Mid-Rise Building Type
- Shopfront & Dooryard Private Frontage Standards





Site Photos



Looking north from Main Street



Site Photo

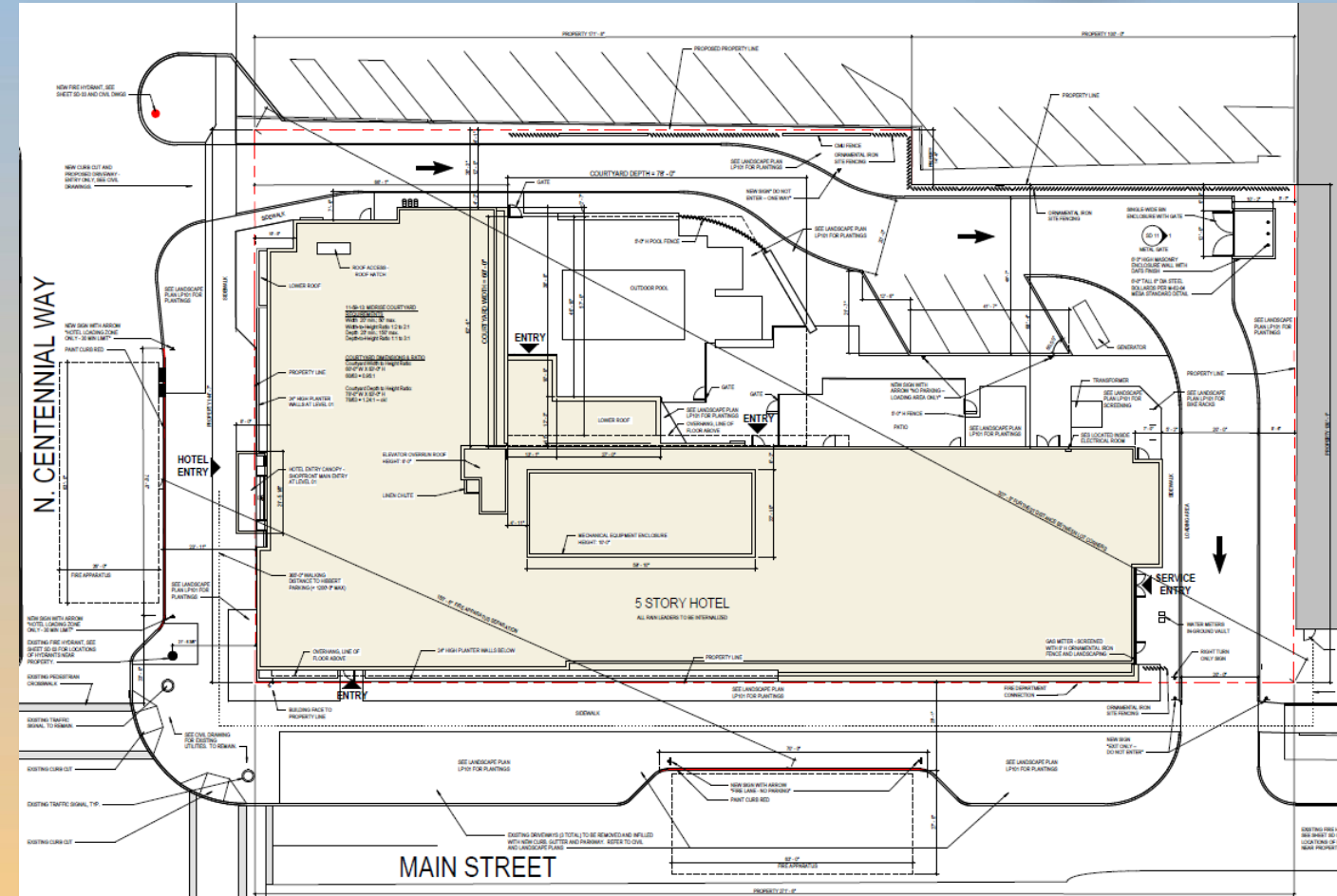


Looking east from Centennial Way



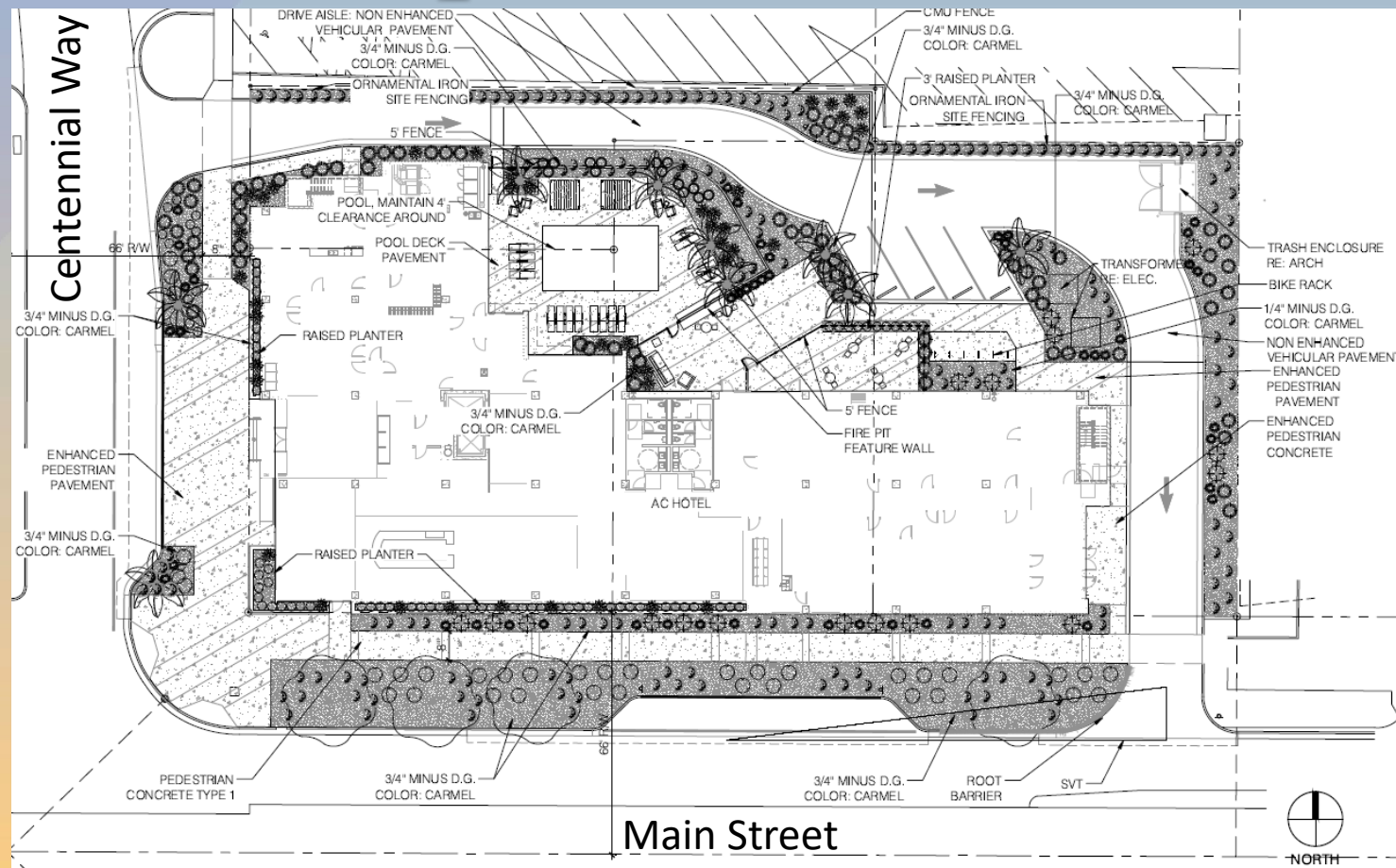
Site Plan

- 88,887 SF, 5-story hotel
- Pedestrian entrance on Centennial Way and Main Street
- Main entrance on northeast side through courtyard
- One-way access from Centennial Way to Main Street
- Parking provided in Hibbert parking garage





Landscape Plan



PLANT SCHEDULE			
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	9	PHOENIX DACTYLIFERA DATE PALM	18' HT
	4	PISTACIA CHINENSIS CHINESE PISTACHE	36" BOX, 2' CAL
SHRUBS			
	17	AGAVE AMERICANA CENTURY PLANT	5 GAL
	26	ALOE X 'ANDORA' SAFARI ORANGE ALOE	5 GAL
	184	EREMOPHILA PROSTRATA 'OUTBACK SUNRISE' EMU BUSH	5 GAL
	74	PORTULACARIA AFRA ELEPHANT'S FOOD	5 GAL
	14	RUSSERIA EQUISETIFORMIS FIRECRACKER PLANT	5 GAL
	75	TRADESCANTIA PALLIDA 'PURPLE HEART' PURPLE HEART SPIDERWORT	5 GAL
ACCENTS			
	47	AGAVE DESMETIANA SMOOTH AGAVE	5 GAL
	17	DASYLIPION LONGISSIMUM TOOTHLESS DESERT SPOON	15 GAL
GRASSES			
	36	MUHLENBERGIA RIGIDA 'NASHVILLE' NASHVILLE PURPLE MUHLY	5 GAL



Request Variances

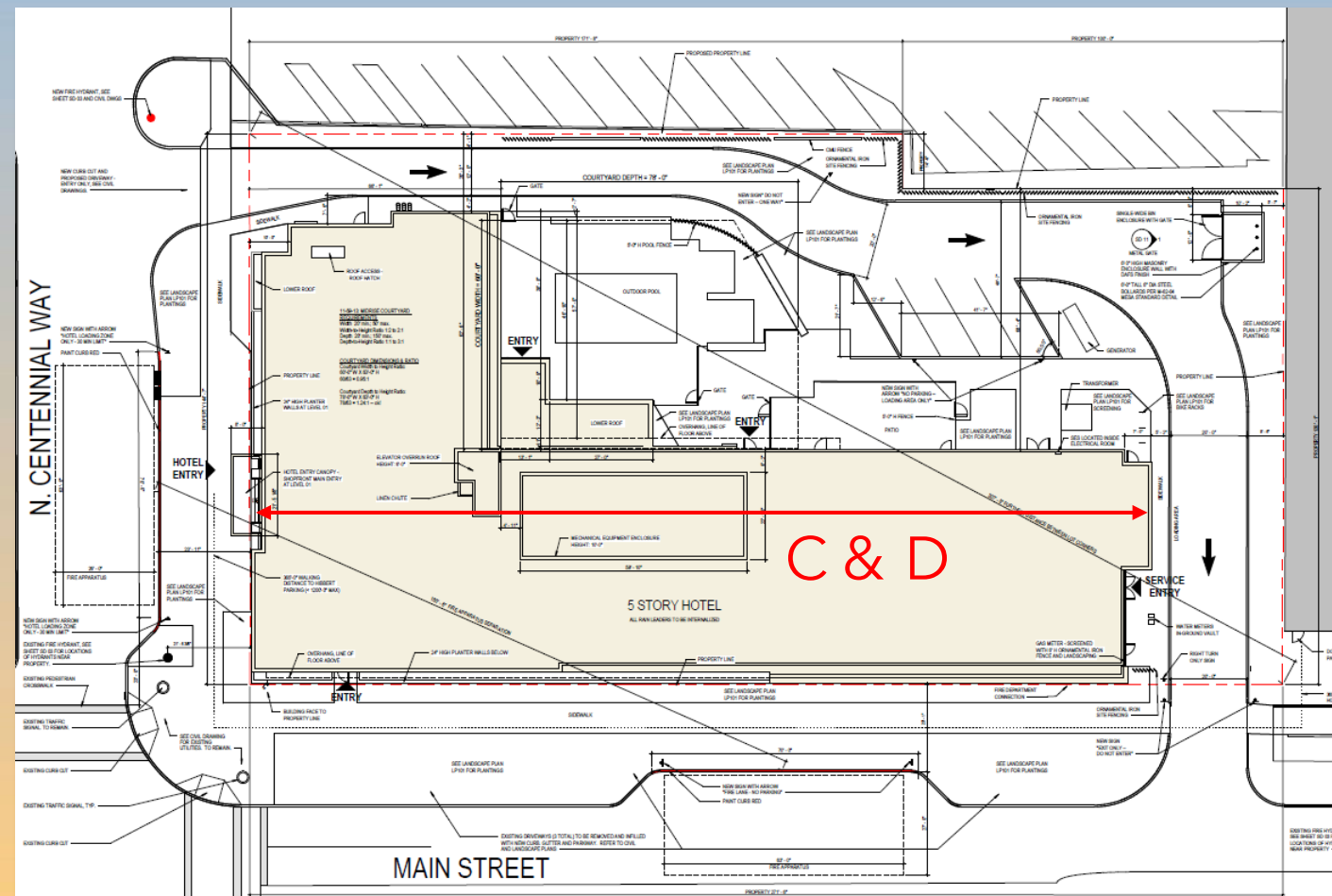
- T5MS Building Form, Height:
 - Ground Floor Ceiling (A)
 - Upper Floor Ceilings (B)





Request Variances

- Mid-Rise Building Type, Building Size, Massing and Height, Footprint:
 - Floors 1-2-Depth (C):
 - Floors 3+ Depth (D):





Request Variances

- Private Frontage Types, Dooryard, Size:

- Length (F)
- Distance between glazing (G)
- Ground floor transparency (H)





Request Variances

- Private Frontage Types, Storefront, Size:
 - Distance between glazing (I)
 - Ground floor transparency (K)
 - Depth of recessed entries (L)





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 2050 Mesa General Plan
- ✓ Meets required findings for a Variance in Section 11-80-3 of the MZO

Staff recommends Approval with Conditions



Board of Adjustment