

## City of Mesa | Board of Adjustment

### *Study Session Minutes*



Mesa Council Chambers Lower Level – 57 E 1<sup>st</sup> St

Date: **April 2, 2025** Time: **5:00 p.m.**

**MEMBERS PRESENT:**

Chair Alexis Wagner  
Boardmember Nicole Lynam  
Boardmember Heath Reed  
Boardmember Troy Glover  
Boardmember Todd Trendler

**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  
Jennifer Merrill  
Sergio Solis  
Vanessa Felix

**OTHERS PRESENT:**

**1 Call meeting to order.**

Chair Wagner Excused Vice Chair Allen and Boardmember Barrera was absent, declared quorum present, and the Study Session was called to order at 5:02 p.m.

**2 Staff Update:** Planning has two applicants who have expressed interest in filling in an open chair for the board. If anyone has expressed interest, they are encouraged to apply.

**3 Review and discuss items listed on the Public Hearing agenda for April 2, 2025.**

Boardmember Reed recused himself.

**\*3-a Staff member Sergio Solis presented case BOA25-00072 to the Board.  
See attached presentation.**

**4 Adjournment.**

Boardmember Trendler moved to adjourn the Study Session and was seconded by Boardmember Lynam. Without objection, the Study Session was adjourned at 5:21 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Alexis Wagner".

Chair Alexis Wagner,  
On behalf of Zoning Administrator (Mary Kopaskie-Brown)



# BOA25-00072

## Crown 824288 Grace Church



# Request

- Special Use Permit (SUP) to exceed the height limit in the Single Residence-43 District.

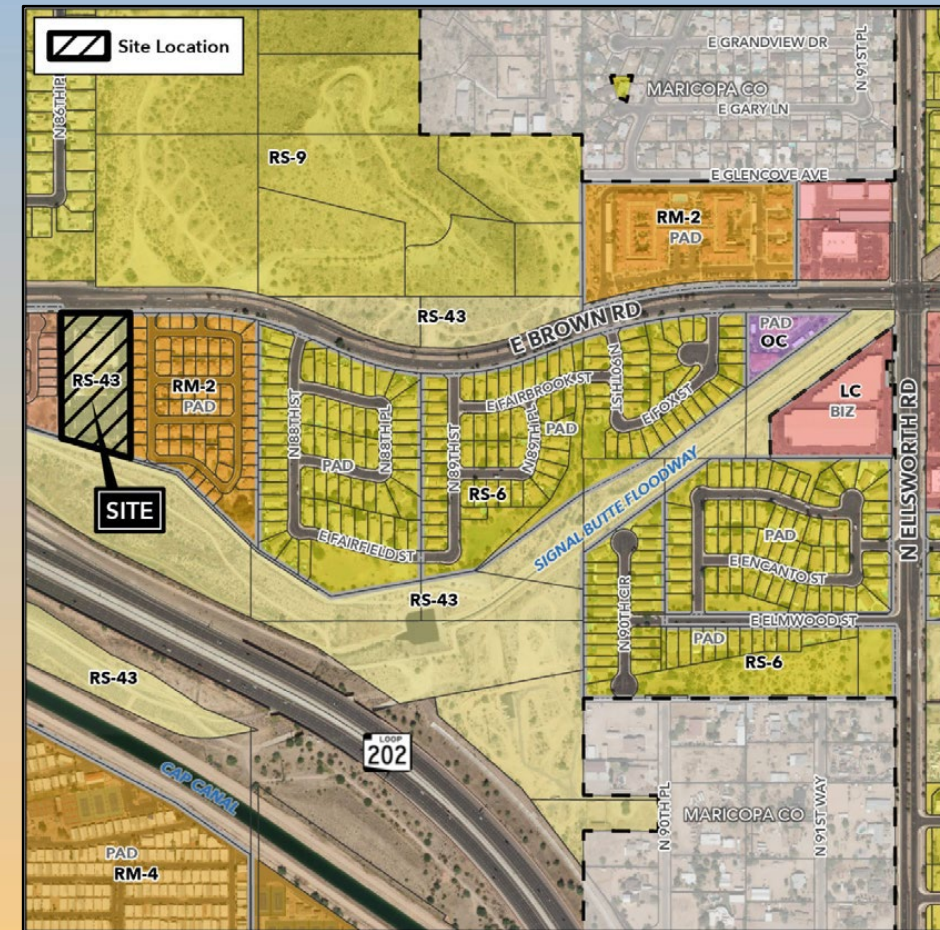






# Location

- South of East Brown Road
- East of 202 Red Mountain FWY
- West of North Ellsworth Road



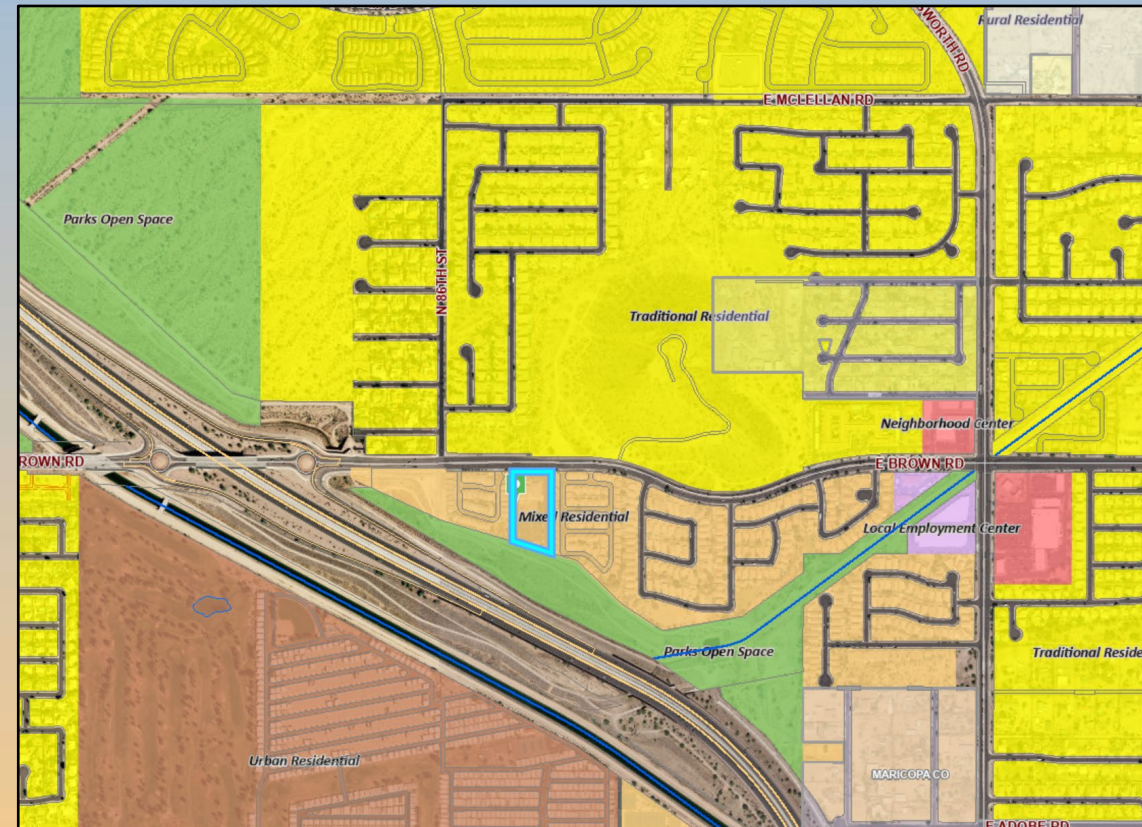




# General Plan

## Mixed-Residential Place Type

- Single-family residential is a principal land use
- Within the Desert Uplands Planning Sub-Area Plan

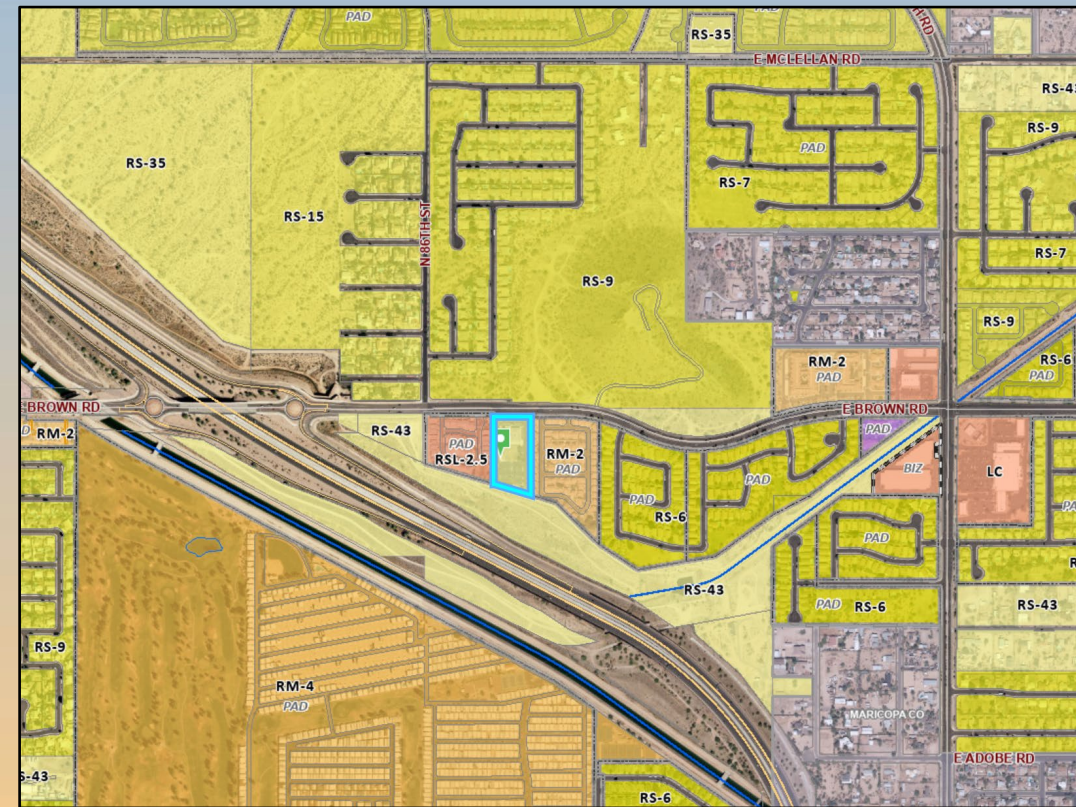






# Zoning

- Single Residence-43 (RS-43)
- WCFs are permitted within the RS-43 District in compliance with MZO Section 11-35-5







# Site Photos



Looking north from 202 Red Mountain FWY



Looking south from Brown Road





# Site Photos



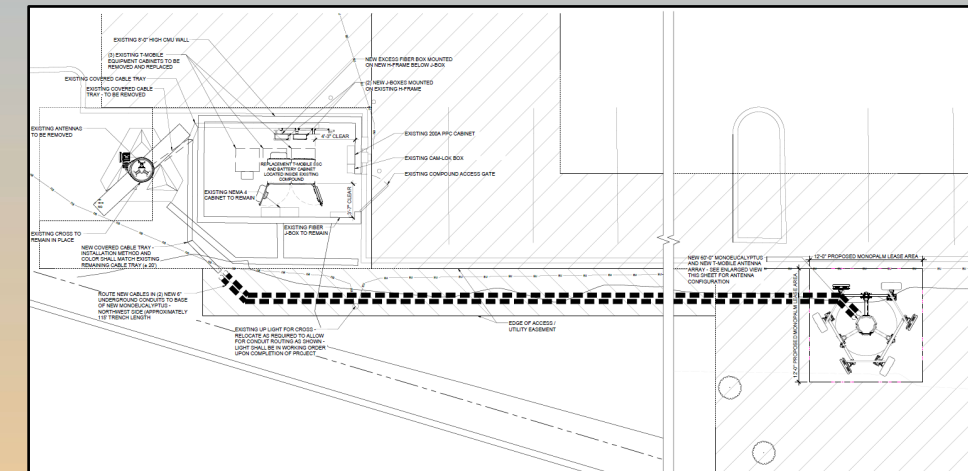
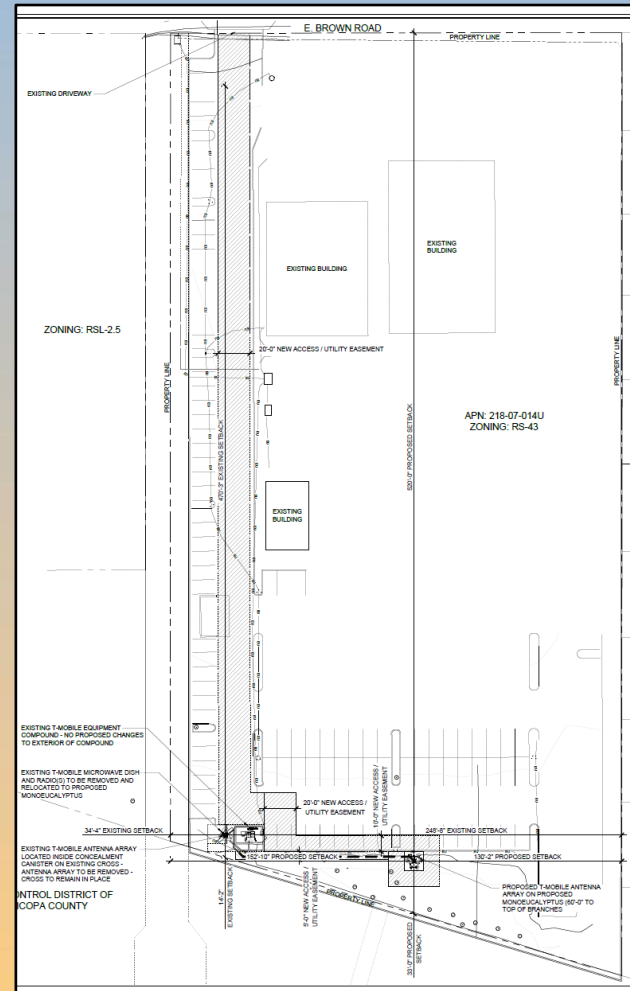
Looking south from Brown Road





# Site Plan

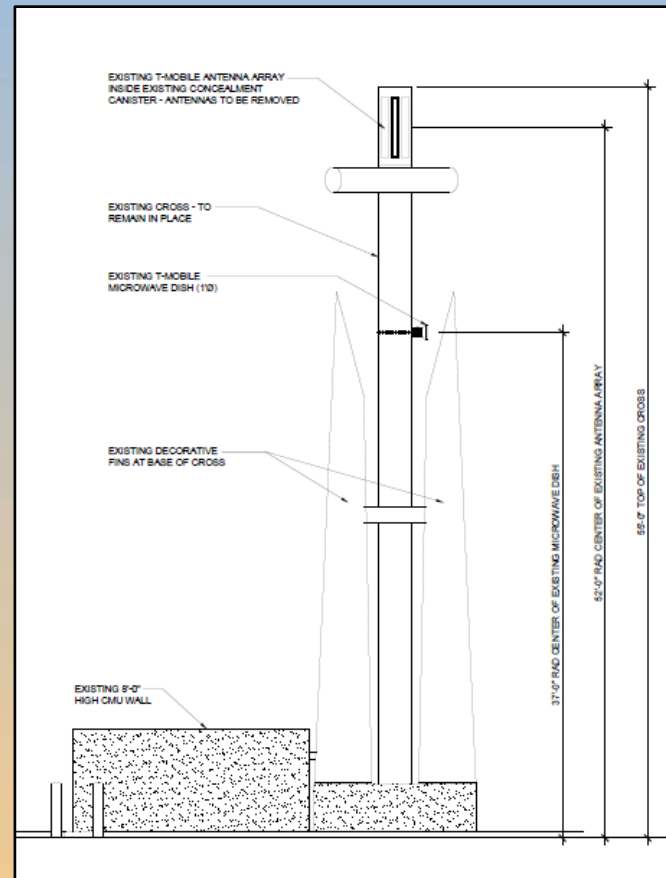
- Access via a new 20-foot-wide access and utility easement
- Located 75-feet east of the existing mono-cross tower
- Existing mono-cross equipment will be removed and decommissioned
- Proposed Setbacks:
  - East: 130'-2"
  - West: 152'-10"
  - South: 33'-0"
  - North: 520'-0"



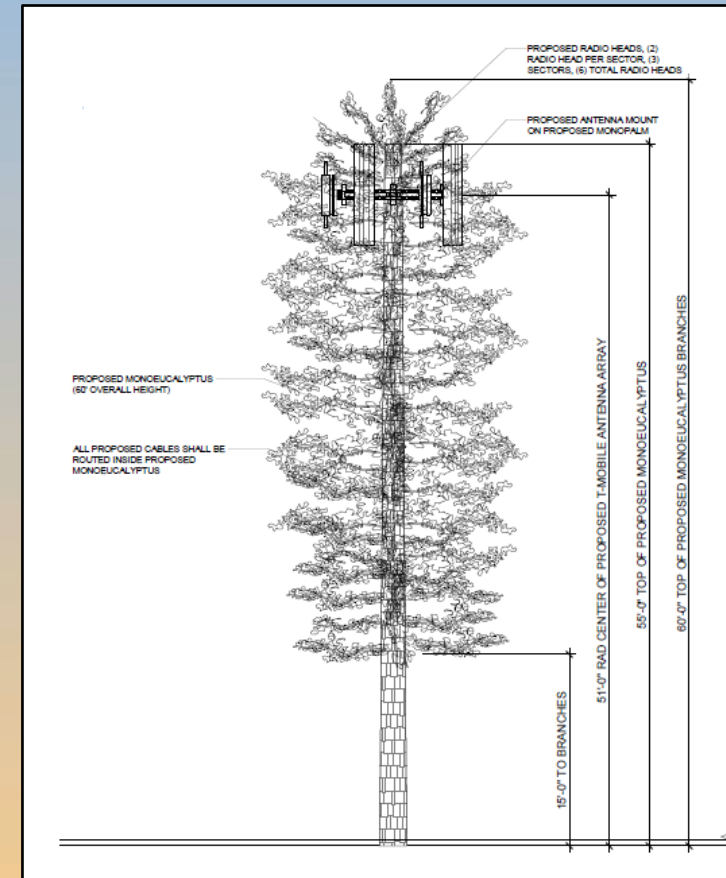
Enlarged compound plan



# Elevations



Existing mono-cross tower and  
equipment enclosure



Proposed Tower Elevation





# Renderings



Existing

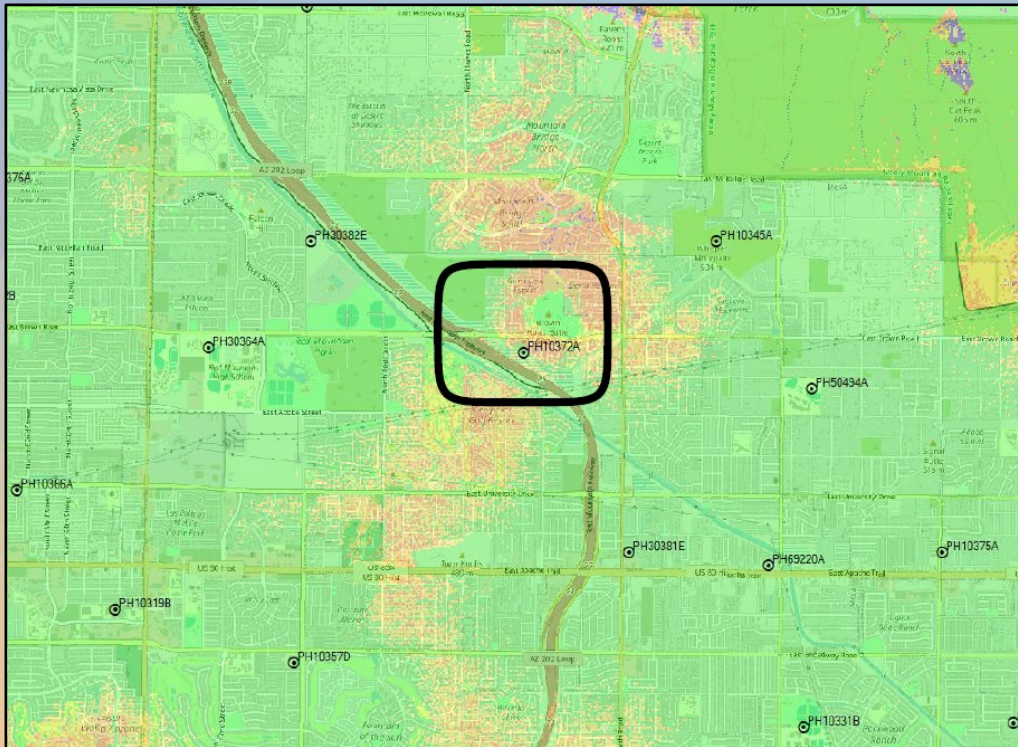


Proposed

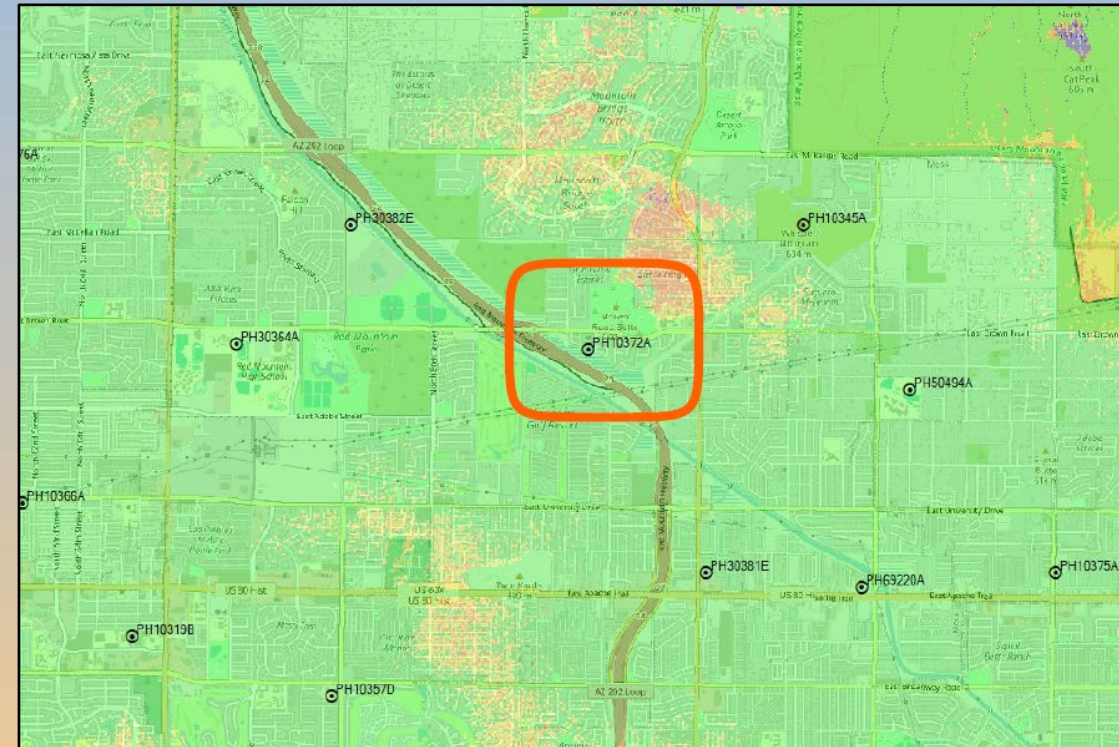




# Coverage Map



Existing coverage map



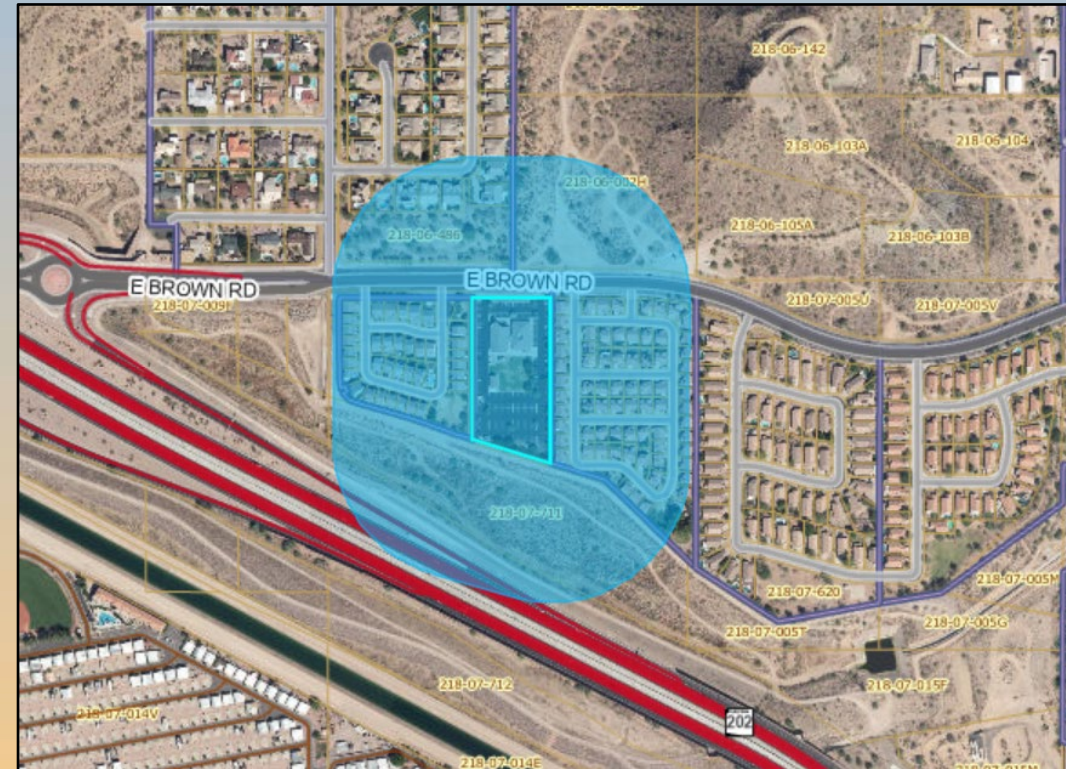
Proposed coverage map





# 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*



# Board of Adjustment





## BROADLEAF FOLIAGE OPTIONS



All foliage is available in different colors to achieve the best match to native trees in an area.



ELM / BROADLEAF FOLIAGE



Larson foliage contains realistic design elements such as insect damage, veins and texture.



A mixture of two different foliage colors is used on each tree to provide a natural appearance.



INNOVATORS OF CONCEALMENT SOLUTIONS

## BARK & FINISH OPTIONS



STANDARD PINE BARK



PREMIUM PINE /  
REDWOOD BARK

- Trees can be finished with realistic bark, painted brown, or camouflage painted.

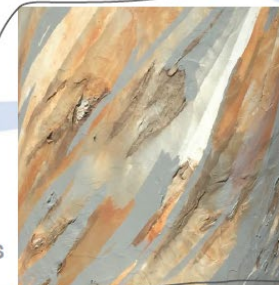
- Bark textures are painted with multiple colors and washes to create a natural bark appearance.

- Bark is applied wet, directly to the pole and textured.

- Poles are etched prior to application of bark to ensure a strong bond between bark and the galvanized pole.



STANDARD BROADLEAF  
(MAGNOLIA / ELM) BARK



EUCALYPTUS  
BARK

INNOVATORS OF CONCEALMENT SOLUTIONS



BROADLEAF  
STANDARD TAPER

- Standard Elm branch lengths are: 4ft, 6ft, 8ft, 10ft and 12ft
- 14' and 16' branches are also available