



Board of Adjustment Public Hearing

Meeting Agenda - Final

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

Wednesday, August 2, 2023

5:30 PM

Lower Council Chambers

Consent Agenda - All items listed with an asterisk (*) will be considered as a group by the Board and will be enacted in one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from the Consent Agenda and considered as a separate item, following adoption of the Consent Agenda.

- 1 Call meeting to order.
- 2 Consider and take action on revised Board of Adjustment Bylaws:
 - 2-a [ADJ 23090](#) Proposed modification of Board of Adjustment Bylaws
- 3 Consider request for reconsideration of agenda item 5-a, BOA23-00076, from the June 7, 2023, Board of Adjustment Meeting.
- 4 Take action on all Consent Agenda items.

Items on the Consent Agenda

- 5 Approval of the following minutes from previous meetings:
 - 5-a [ADJ 23089](#) Approval of minutes from the June 7, 2023 Study Session and Public Hearing.

6 Take action on the following cases:

- 6-a** **ADJ 23083** **BOA22-01324 - "Palm Harbor Estates" (District 1).** Within the 200 and 300 blocks of East McKellips Road. Located west of Mesa Drive and north of McKellips Road. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow for deviations from certain development standards to allow for new site improvements at an existing manufactured home community in the Multiple Residence-4 (RM-4) zoning district.

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

- 6-b** **ADJ 23084** **BOA23-00286 - "Gravity Energy Drinks" (District 6).** Within the 2100 block of South Power Road (east side) and within the 6800 block of East Kiowa Avenue (north side). Located east of Power Road and south of Baseline Road. (1± acres). Requesting a Substantial Conformance Improvement Permit to allow for deviations from certain development standards to allow for the development of a restaurant with drive-through in a Limited Commercial with a Planned Area Development overlay (LC-PAD) district.

Staff Planner: Kwasi Abebrese

Recommendation: Approval with Conditions

- 6-c** **ADJ 23085** **BOA23-00392 - "Ohana Kids and Family Kare Building Sign" (District 2).** 3130 E Baseline Road. Located east of South Lindsay Road and north of East Baseline Road. Requesting a modification to an existing Comprehensive Sign Plan in the Limited Commercial with a Planned Area Development overlay (LC-PAD) zoning district.

Staff Planner: Sergio Solis

Recommendation: Approval with Conditions

- 6-d** **[ADJ 23086](#)** **BOA23-00397 - "GF PHX HUT 115" (District 2).** Within the 6700 block of East Avalon Street. Located north of Main Street and west of Power Road. Requesting a Special Use Permit (SUP) and a Development Incentive Permit (DIP) to allow for the installation of a freestanding communications facility in the Limited Commercial (LC) zoning district.

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

- 6-e** **[ADJ 23087](#)** **BOA23-00462 - "Hub 202 Comprehensive Sign Plan" (District 6).** Within the 7100 and 7500 blocks of Warner Road, and within the 4200 and 4300 blocks of Sossaman Road. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the Light Industrial with a Planned Area Development Overlay (LI-PAD) zoning district.

Staff Planner: Joshua Grandlienard

Recommendation: Continued to September 6, 2023

- 6-f** **[ADJ 23088](#)** **BOA23-00468 - "Legacy PAD (2002) Minor Modification" (District 1).** 3264 E. Hope Circle. Located west of Val Vista Drive and south of McLellan Road. Requesting a Minor Modification to an approved Planned Area Development (PAD) in the Single Residence-35 (RS-35) zoning district.

Staff Planner: Sergio Solis

Recommendation: Approval with Conditions

7 Adjournment.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.

Si necesita asistencia o servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.