



Board of Adjustment



BOA25-00843

Emily Johnson, Planner II

January 7, 2026



Request

- Special Use Permit to allow for a Transitional Community Residence





Location

- 2338 E Minton St
- East of Gilbert Rd
- South of McDowell Rd
- Located on the north side of Minton St

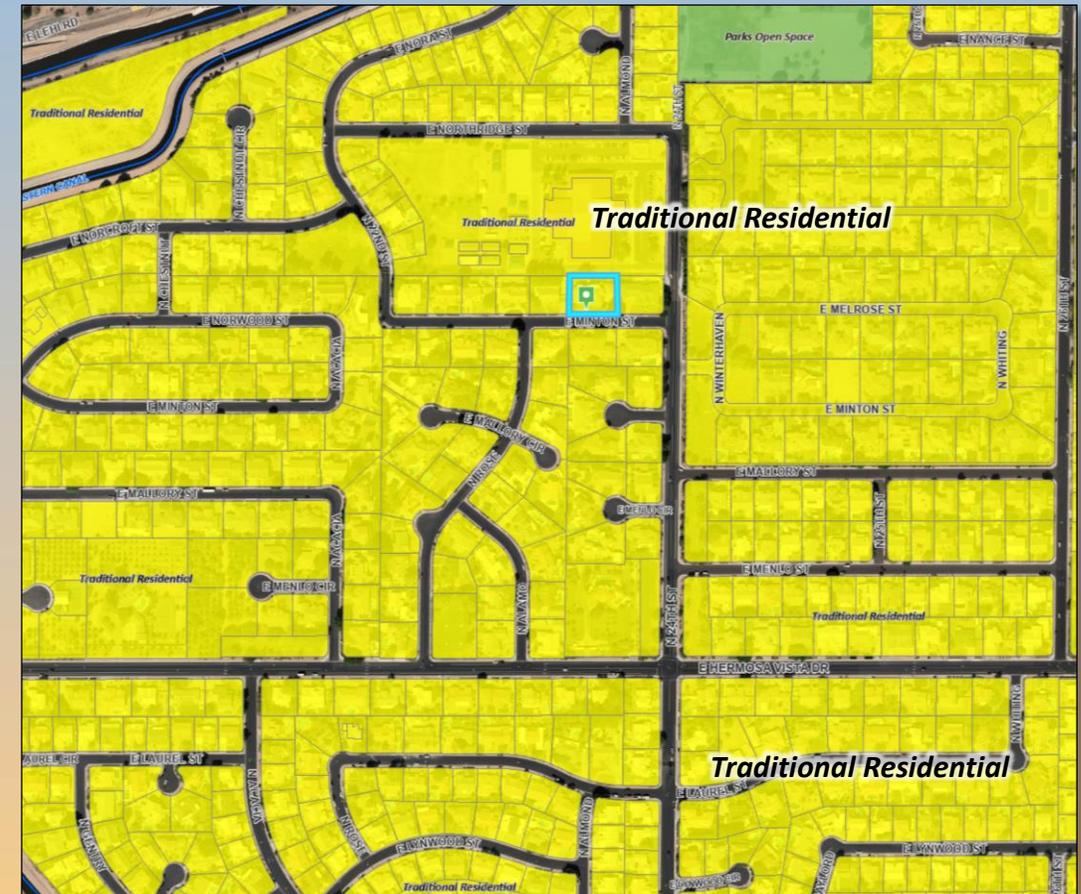




General Plan

Traditional Residential Placetype with a Sustain Growth Strategy

- Single-family residential is a principal land use





Zoning

- Single Residence-15
- Single residence use permitted
- Transitional Community Residences require approval of a SUP





Site Photos

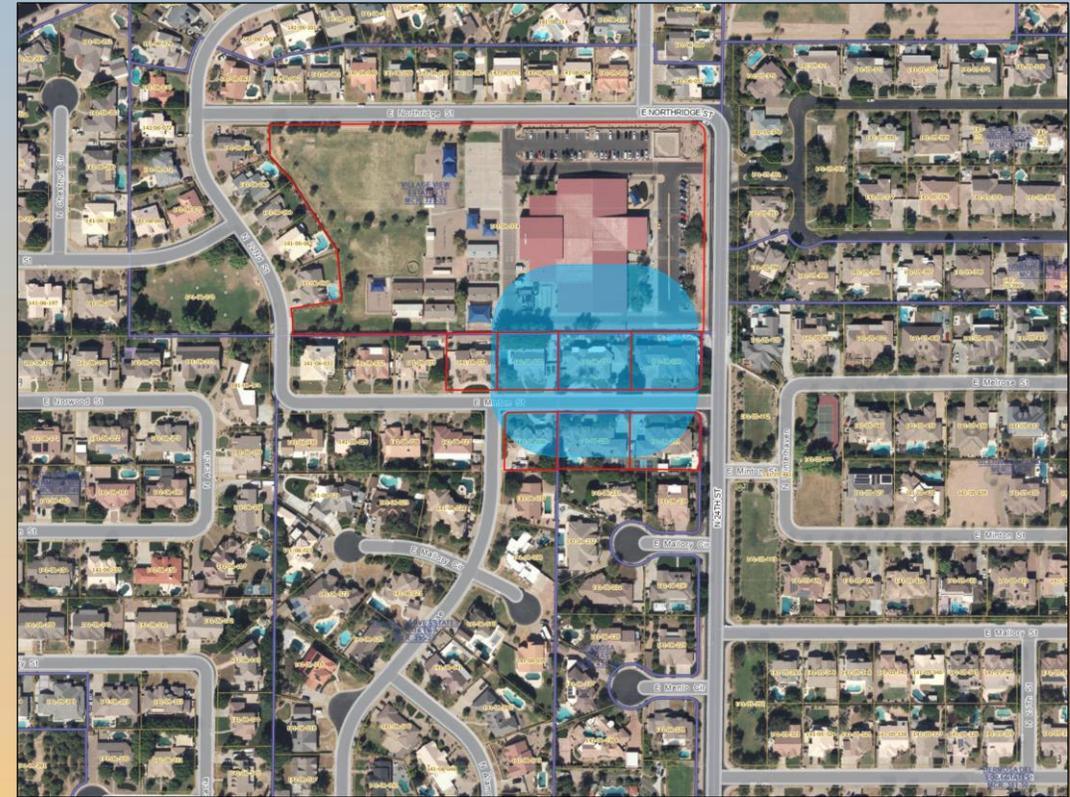


Looking north from Minton Street



Citizen Participation

- Required to notify property owners within 150 feet
- Notified property owners, HOAs, and Registered Neighbors within 500 feet
- Email from Mesa Public Schools





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



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