

Board of Adjustment

Study Session Minutes

Mesa City Council Chambers - Lower Level, 20 East Main Street

Date: November 5, 2025 Time: 5:00 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Heath Reed
Boardmember Todd Trendler
Boardmember Janice Paul

MEMBERS ABSENT:

Boardmember Troy Glover
Boardmember Gerson Barrera

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

STAFF PRESENT:

Kelly Whittemore
Cassidy Welch
Charlotte Bridges
Chloe Durfee Daniel
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

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

2 Staff Update.

No Update.

3 Review and discuss items on the agenda for the November 5, 2025 Board of Adjustment Hearing.

***3-a Staff member Chloe Durfee Daniel presented case BOA25-00403 to the Board. See attached presentation.**

Staff confirmed all lots are privately owned and in use.

Staff explained that all lots that opted out or did not respond to the subject request would be required to come in individually should they desire to request a similar modified front setback.

***3-b Staff member Charlotte Bridges presented case BOA25-00471 to the Board.
See attached presentation.**

Staff clarified that the facility is a dispensary and there will be no cultivation or infusion on site. Staff also confirmed that the facility meets the separation distance between dispensaries.

***3-c BOA25-00602 continued to December 3, 2025 Board of Adjustment meeting.**

4 Adjournment.

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

Vote: 5-0

AYES –Wagner – Allen – Reed – Trendler – Paul

NAYS – None

ABSENT – Glover Barrera

ABSTAINED – None

The Study Session was adjourned at 5:12 p.m.

Respectfully submitted,

Alexis Wagner

Chair Wagner



BOA25-00403

Chloe Durfee Daniel, Planner II

November 5, 2025



Request

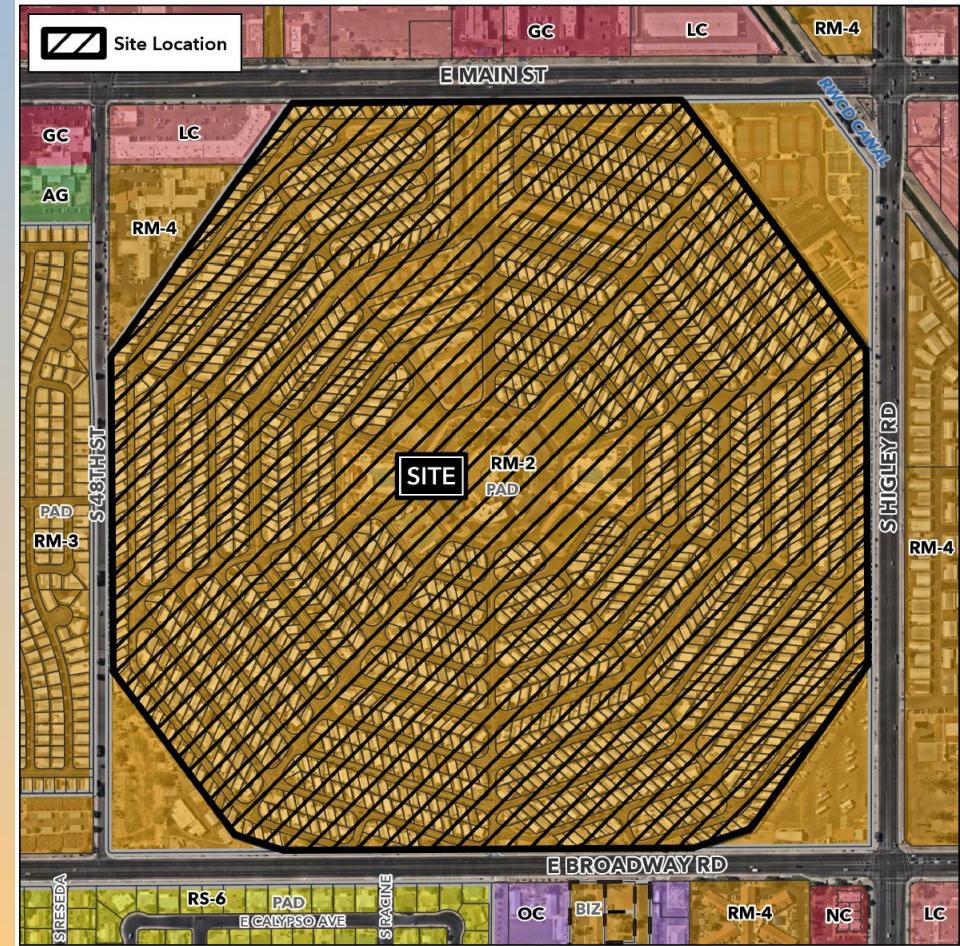
- Minor modifications to a PAD overlay to allow for a reduction to the required front setback of 225 corner lots from 20 feet to 4 feet





Location

- Located at the northwest corner of E. Broadway Road and S. Higley Road

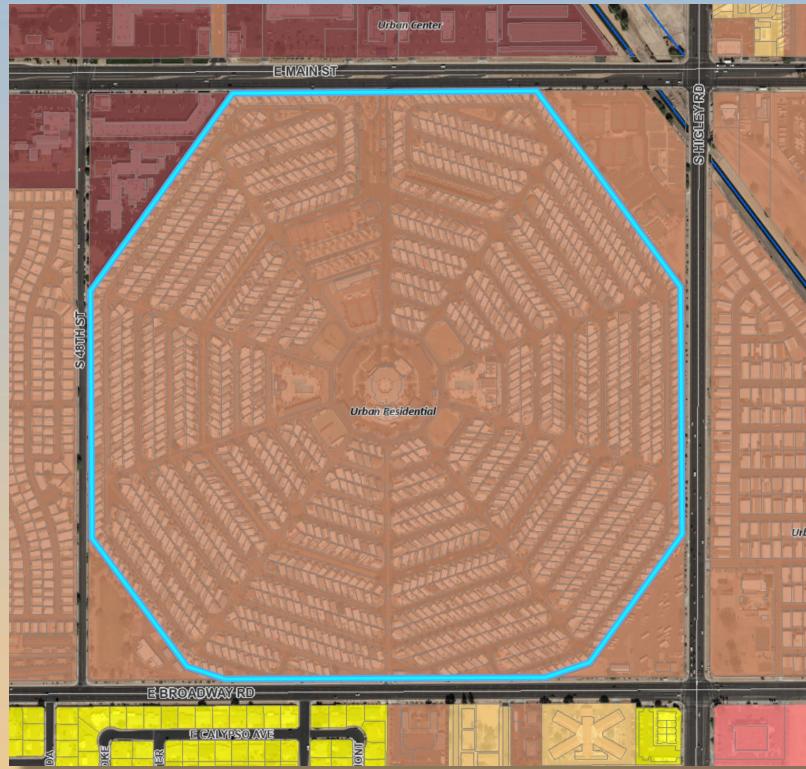




General Plan

Urban Residential - Evolve

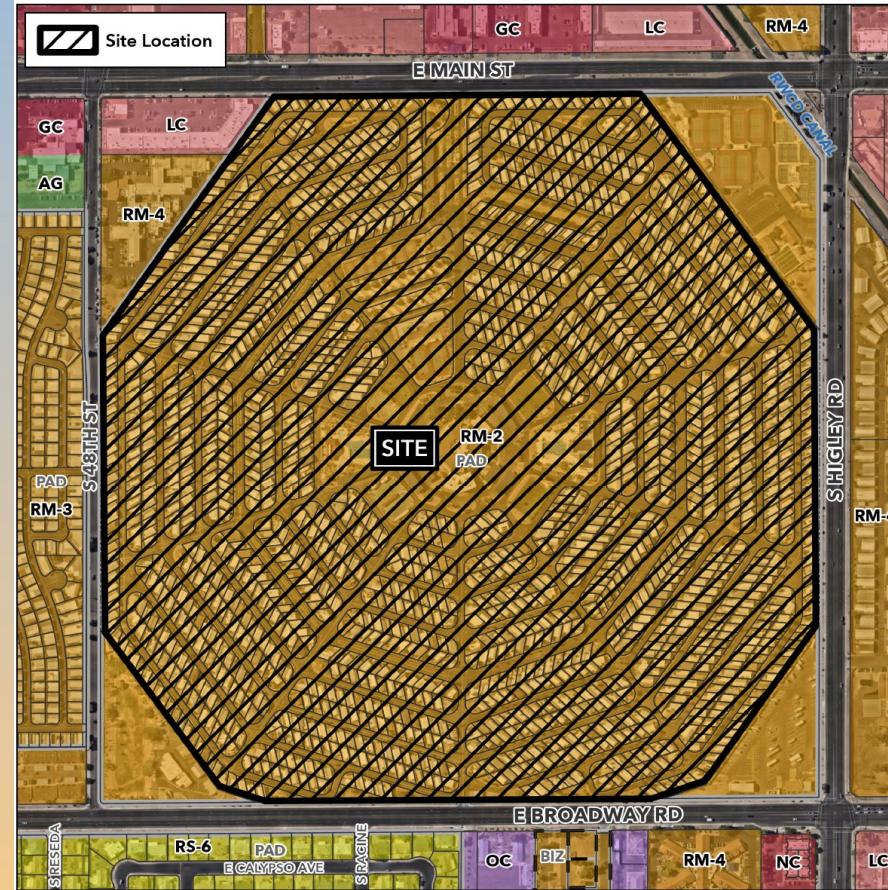
- Urban Residential areas contain a diverse mixture of uses where commercial, residential, and public/semi-public uses coexist.
- Single-Family Residential is a principal land use





Zoning

- Existing:
 - Multiple Residence with a Planned Area Development Overlay (RM-2-PAD)





Site Photos

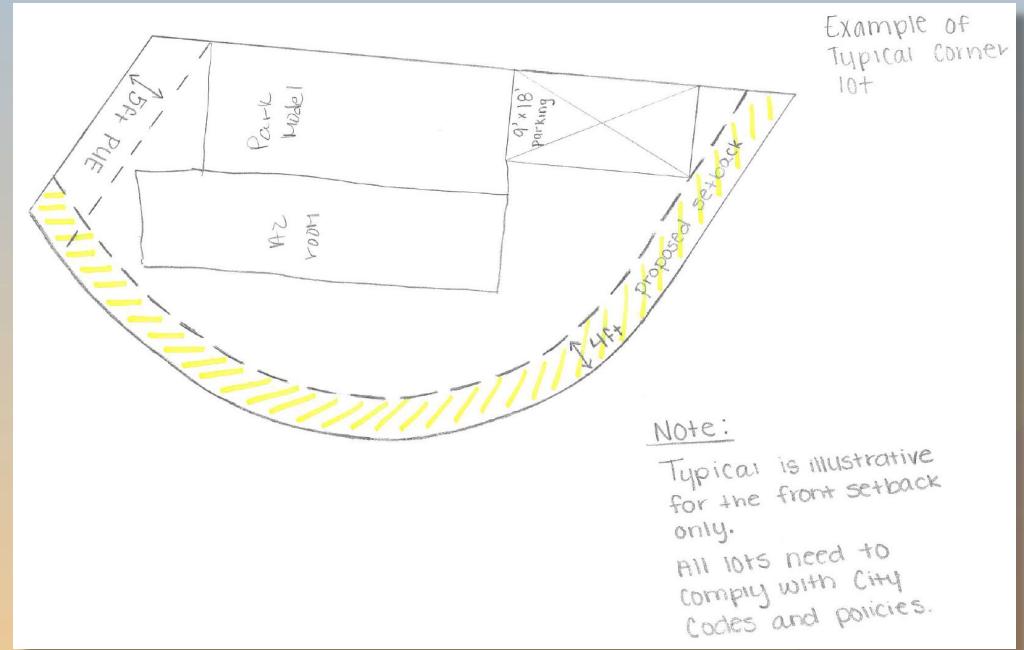


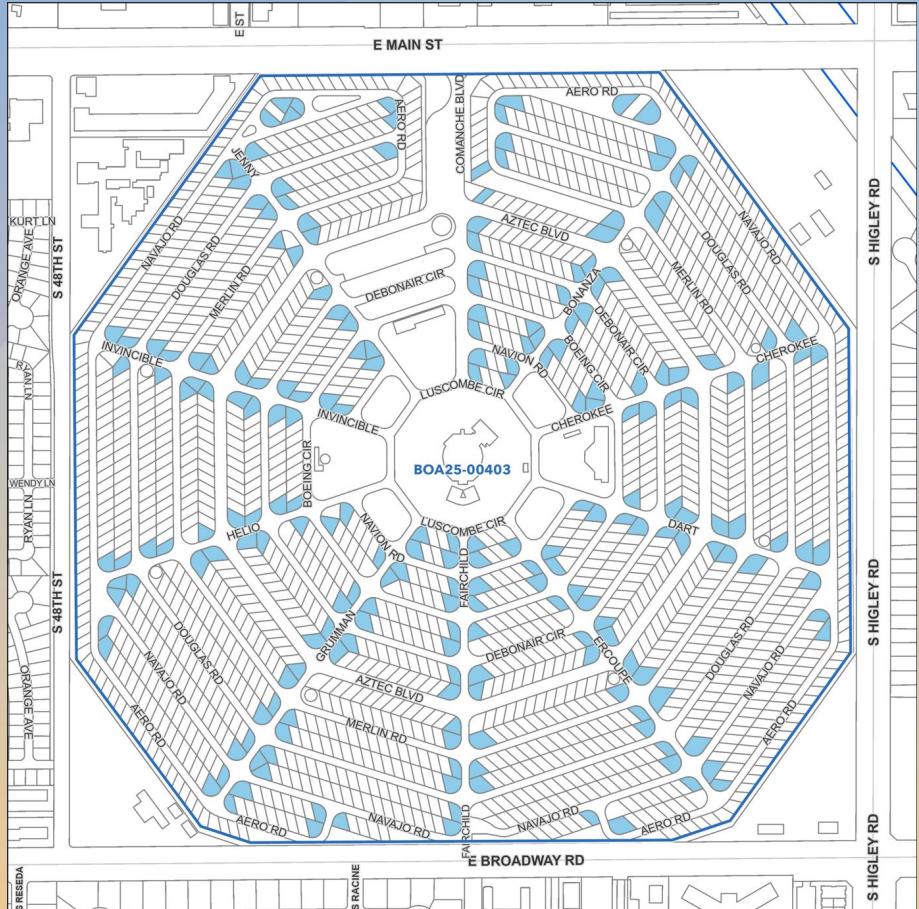
Looking from E. Main Street



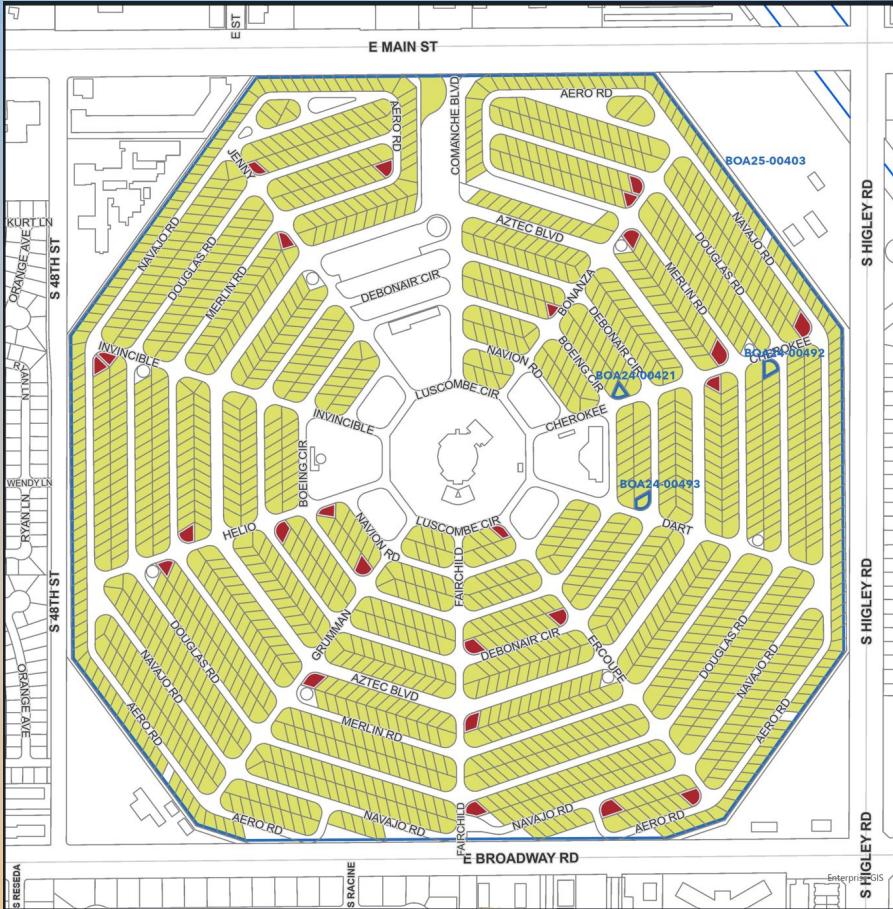
Site Plan

- The existing corner front setback is 20 feet
- Proposed corner front setback of 4 feet





Blue designates lots
a part of this request

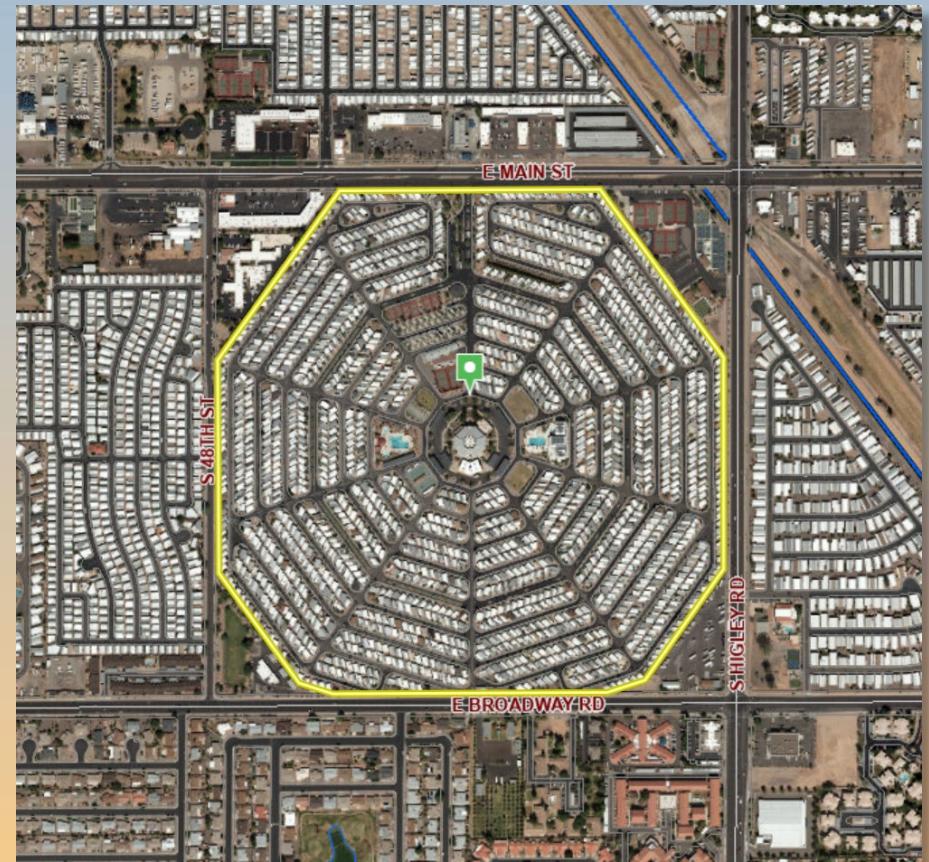


Red designates excluded lots



Citizen Participation

- Notified property owners within 500 feet
- Multiple calls and emails were received requesting information but none in opposition





Findings

- ✓ Complies with the 2050 Mesa General Plan

Staff recommends Approval with Conditions



BOA25-00471

Mint Dispensary

Charlotte Bridges, Planner II

November 5, 2025



Request

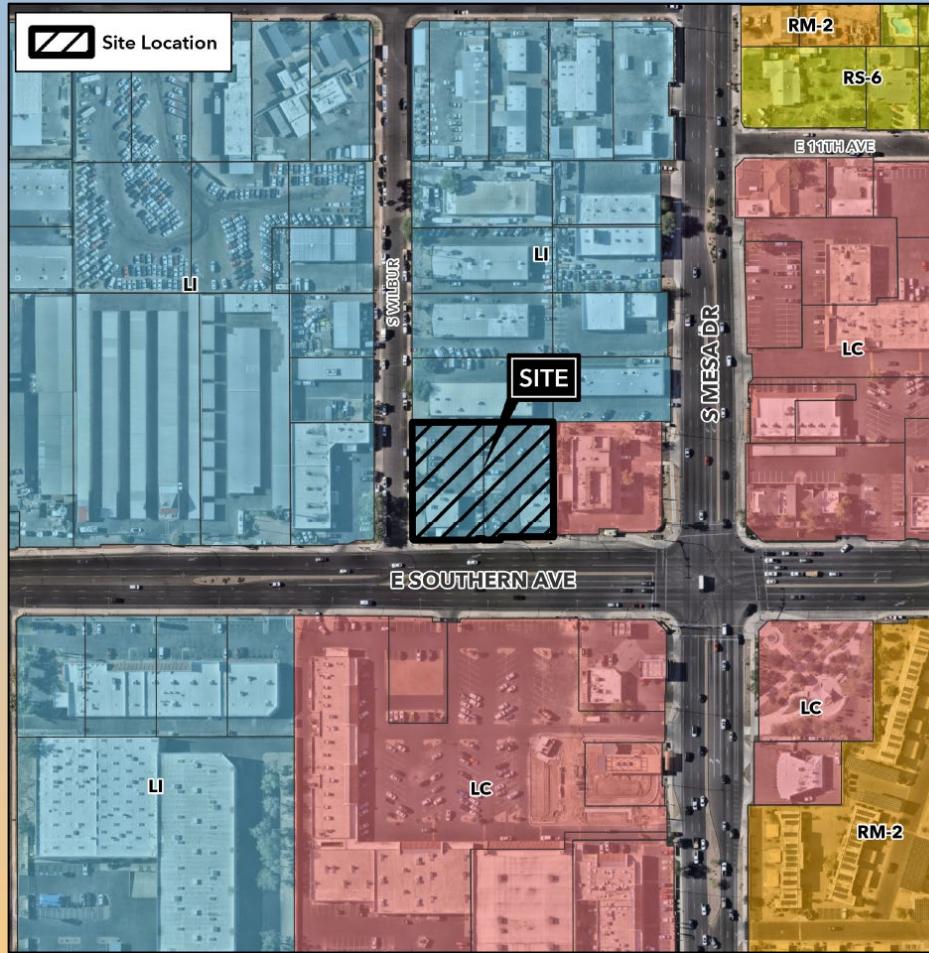
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards for the expansion of a marijuana dispensary





Location

- 330 East Southern Avenue
- Approximately 170 feet west of the northwest corner of Mesa Drive and Southern Avenue.

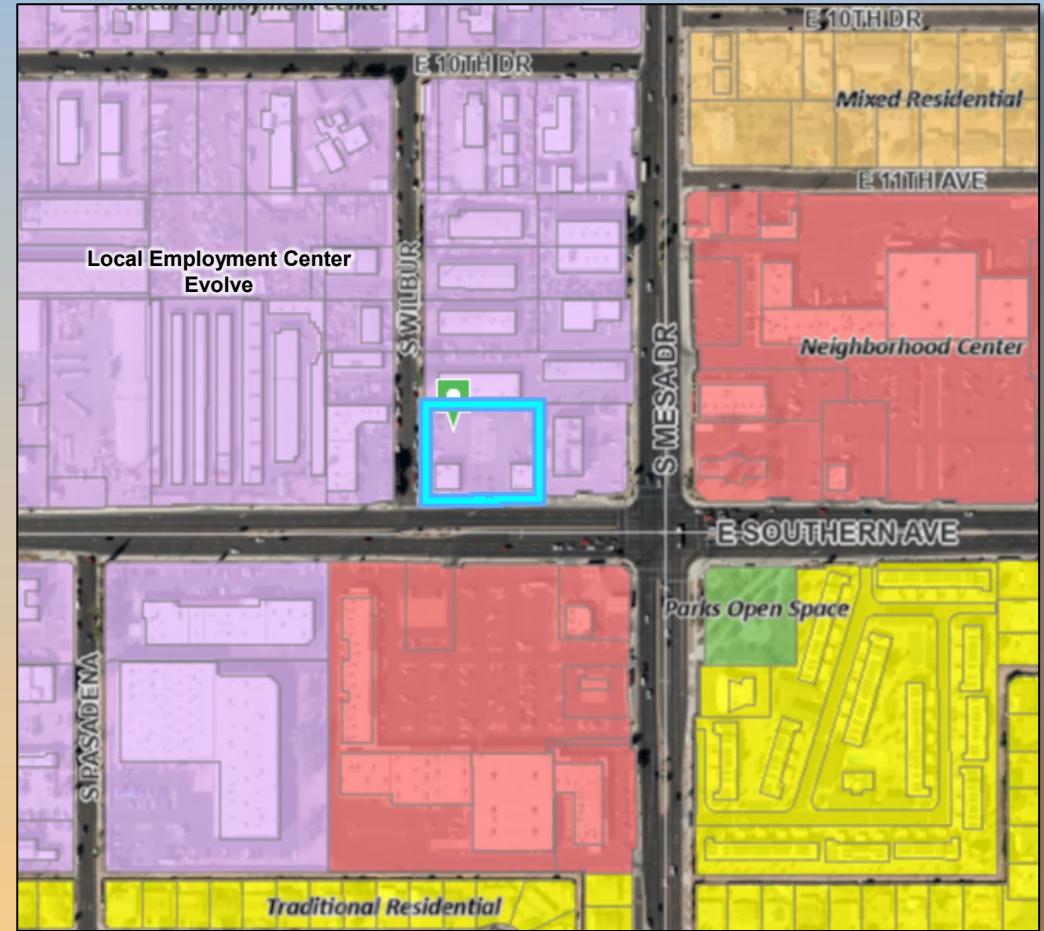




General Plan

Local Employment Center- Evolve

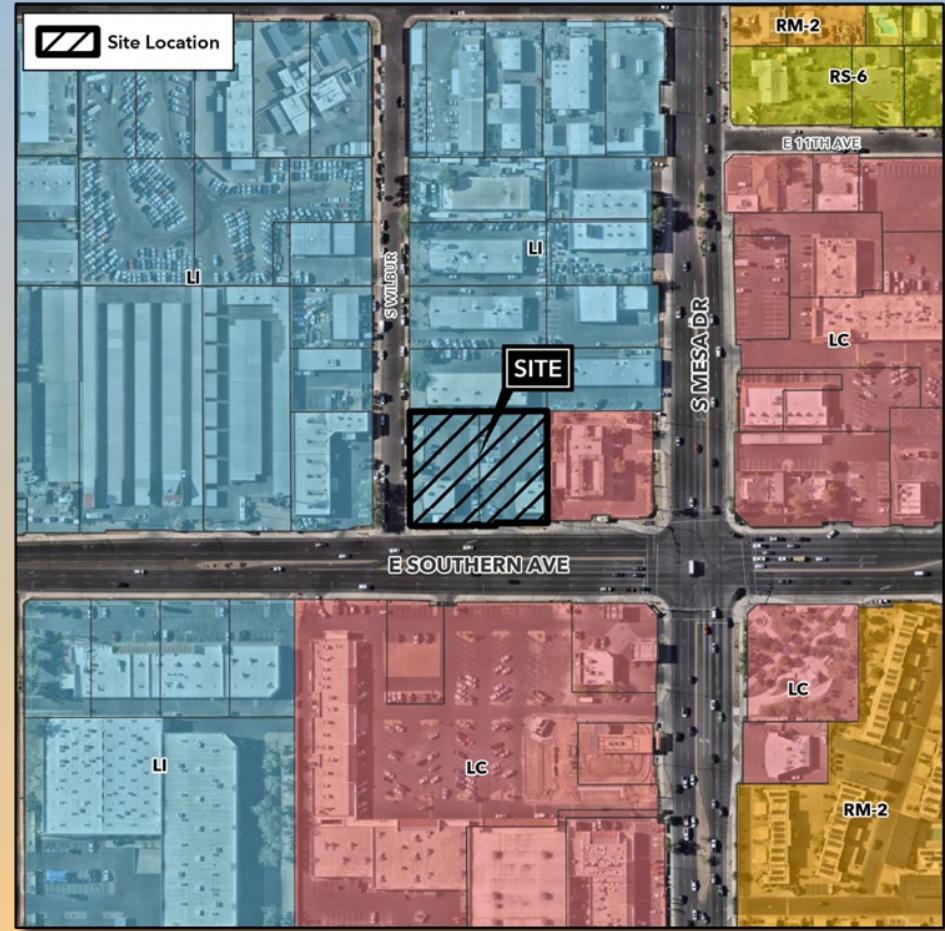
- Retail is a principal land use
- The subject property is zoned Limited Commercial (LI), which is consistent with Local Employment Center placetype





Zoning

- A marijuana dispensary use is permitted in the LI District, subject to compliance with Section 11-31-34 of the MZO.





Site Photo

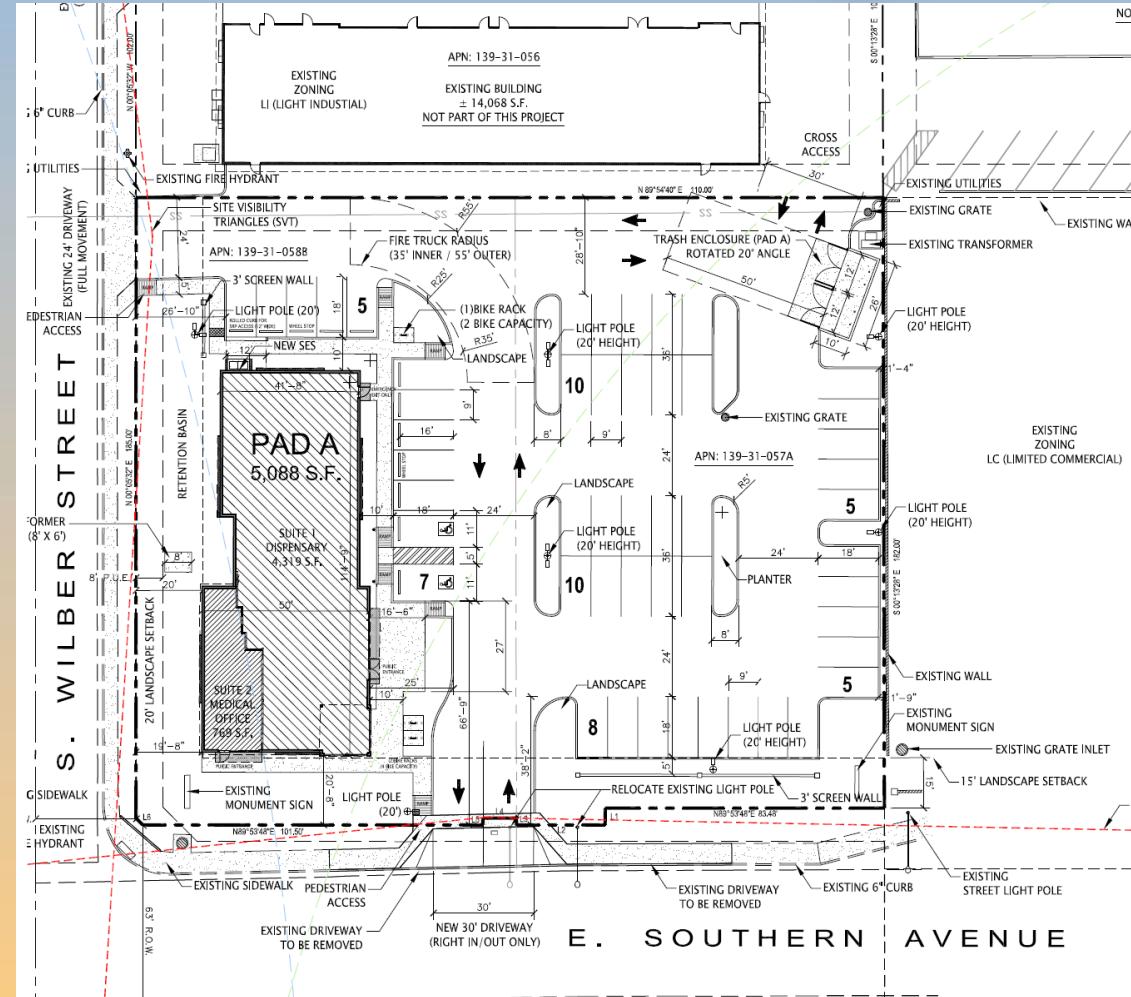


Looking north from Southern Avenue



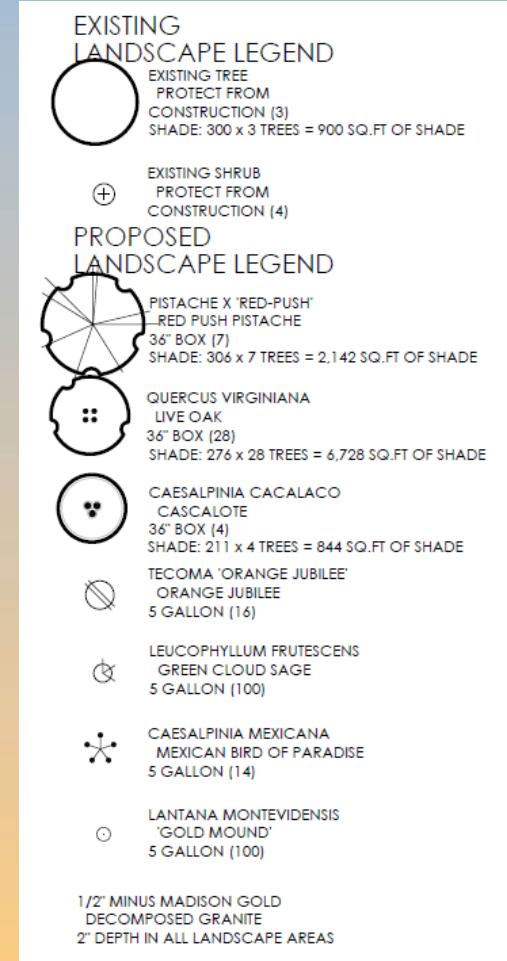
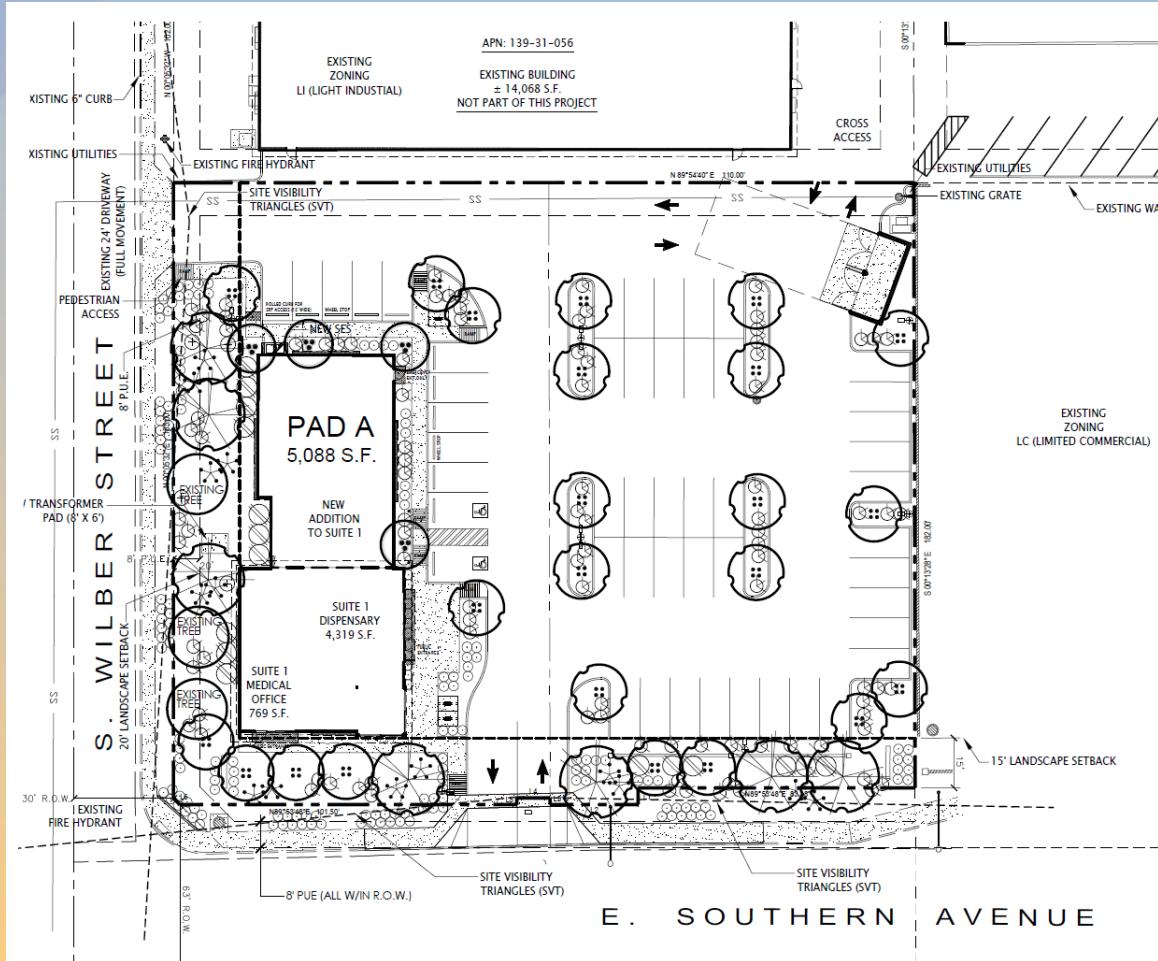
Site Plan

- Raze existing 2,500 SF building on the east side of project site
- 2,500 SF building on west side of project site to remain
- 2,588 SF addition to north side of the west building
- 2 building suites: a 769 SF medical office and 4,319 SF marijuana dispensary
- One access from Southern Avenue and one access from Wilbur
- 16 parking spaces required, 50 parking spaces provided, requires approval of an AUP to exceed 125% of required number of parking spaces





Landscape Plan





Site Rendering





SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>MZO Table 11-7-3 – Minimum lot area:</i>	1 acre	.95± acre lot (combined lot area of existing .49 and .46 lots)
<i>MZO Table 11-7-3 -- Setback to building and parking area, and landscape yard to a local street:</i> <i>Wibur</i>	20 Feet	19 Feet to existing building
<i>MZO Table 11-7-3 – Setback to building and parking area adjacent to a non-residential district and MZO Section 11-33-3(B)(2)(ii) – Landscape Yard</i> <i>East Property Line</i>	15 Feet	1-foot, 4-inches, minimum



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p>MZO Section 11-32-4(A) – Distance from property line to first on-site parking space or cross drive aisle along main drive aisle:</p> <p>Wilber</p> <p>Southern Avenue</p>	50 Feet 50 Feet	26 Feet, 10-inches 38 Feet, 2-inches
<p>MZO Section 11-33-3(B)(2)(c) – Perimeter landscape material requirements:</p> <p><i>East Property Line (182 linear feet)</i></p>	6 trees, 37 shrubs (3 trees and 20 shrubs per 100 linear feet)	0 trees, 0 shrubs



Approval Criteria

Section 11-73-3 SCIP Criteria

- ✓ Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards
- ✓ Full compliance would discourage redevelopment of the site
- ✓ No new non-conforming conditions will be created
- ✓ Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood



Findings

- ✓ Complies with the Mesa 2050 General Plan
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO

Staff recommends Approval with Conditions