

Mesa Council Chambers Lower Level – 57 E 1st St

Date: October 4, 2023 Time: 4:30 p.m.

MEMBERS PRESENT:

Vice Chair Shelly Allen
Boardmember Nicole Lynam
Boardmember Heath Reed
Boardmember Ethel Hoffman
Boardmember Troy Glover

MEMBERS ABSENT:

Chair Alexis Wagner
Boardmember Chris Jones

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

STAFF PRESENT:

Evan Balmer
Jennifer Merrill
Charlotte Bridges
Emily Johnson
Sergio Solis
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Vice Chair Allen excused Chair Wagner and Boardmember Jones from the entire meeting and declared a quorum present, and the Study Session was called to order at 4:30 p.m.

2 Staff Update:

***2-a Jennifer Merrill will be taking over role as Board of Adjustment Liaison.**

3 Review and discuss items listed on the Public Hearing agenda for October 4, 2023.

***3-a Staff member Charlotte Bridges presented case BOA22-00672 to the Board.**
See attached presentation.

***3-b BOA23-00156 continued to November 1, 2023.**

***3-c Staff member Sergio Solis presented case BOA23-00340 to the Board.**
See attached presentation.

***3-d Staff member Sergio Solis presented case BOA23-00576 to the Board.**
See attached presentation.

City of Mesa - Board of Adjustment – October 4, 2023
Study Session Minutes

- *3-e Staff member Evan Balmer presented case BOA23-00583 to the Board.**
See attached presentation.
- *3-f Staff member Emily Johnson presented case BOA23-00622 to the Board.**
See attached presentation.
- *3-g BOA23-00666 continued to November 1, 2023.**
- *3-h Staff member Charlotte Bridges presented case BOA23-00669 to the Board.**
See attached presentation.
- *3-i BOA23-00725 continued to November 1, 2023.**

4 Adjournment.

Boardmember Hoffman moved to adjourn the Study Session and was seconded by Boardmember Reed. Without objection, the Study Session was adjourned at 5:28 p.m.

Respectfully submitted,

Evan Balmer,
On behalf of Zoning Administrator (Mary Kopaskie-Brown)



BOA22-00672

Charlotte Bridges, Planner II

October 4, 2023



Request

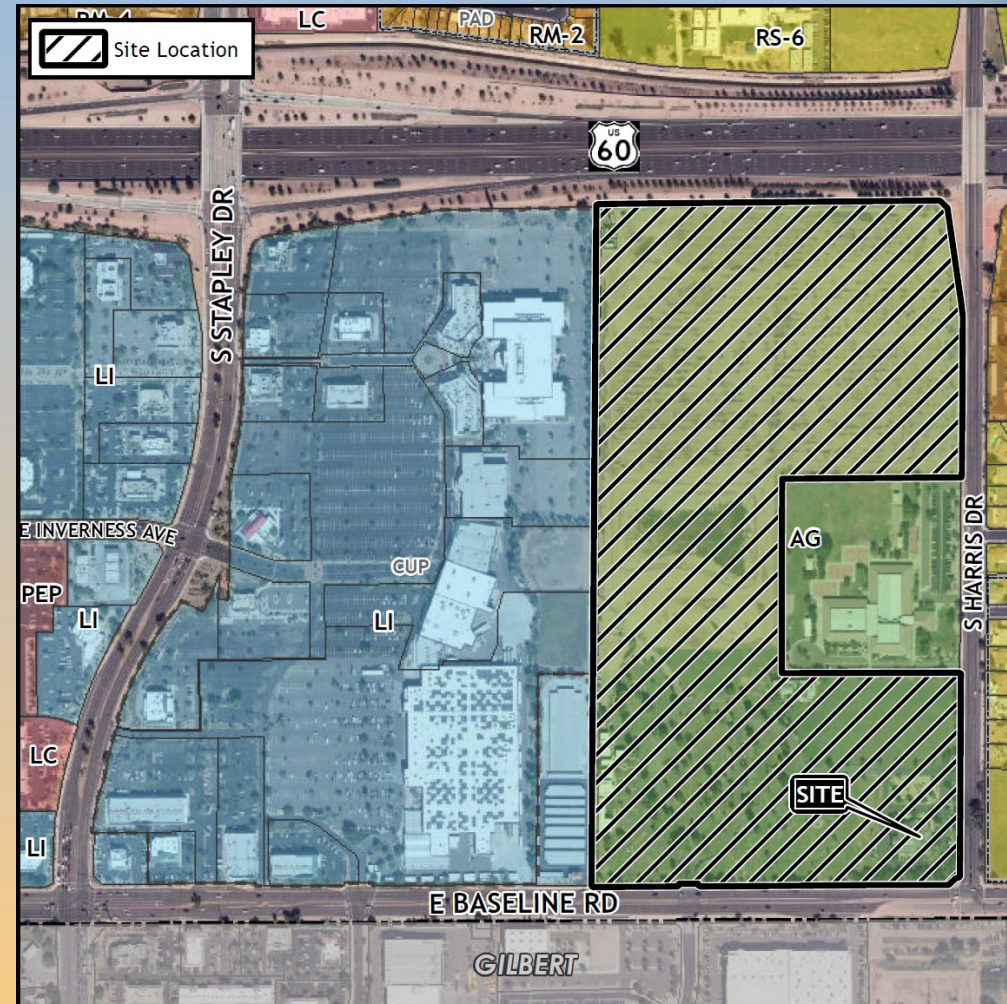
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards
- To allow for a new funeral home office, a garage and mausoleums





Location

- East of Stapley Drive
- North side of Baseline Road
- Northeast corner of Harris Drive and Baseline Road

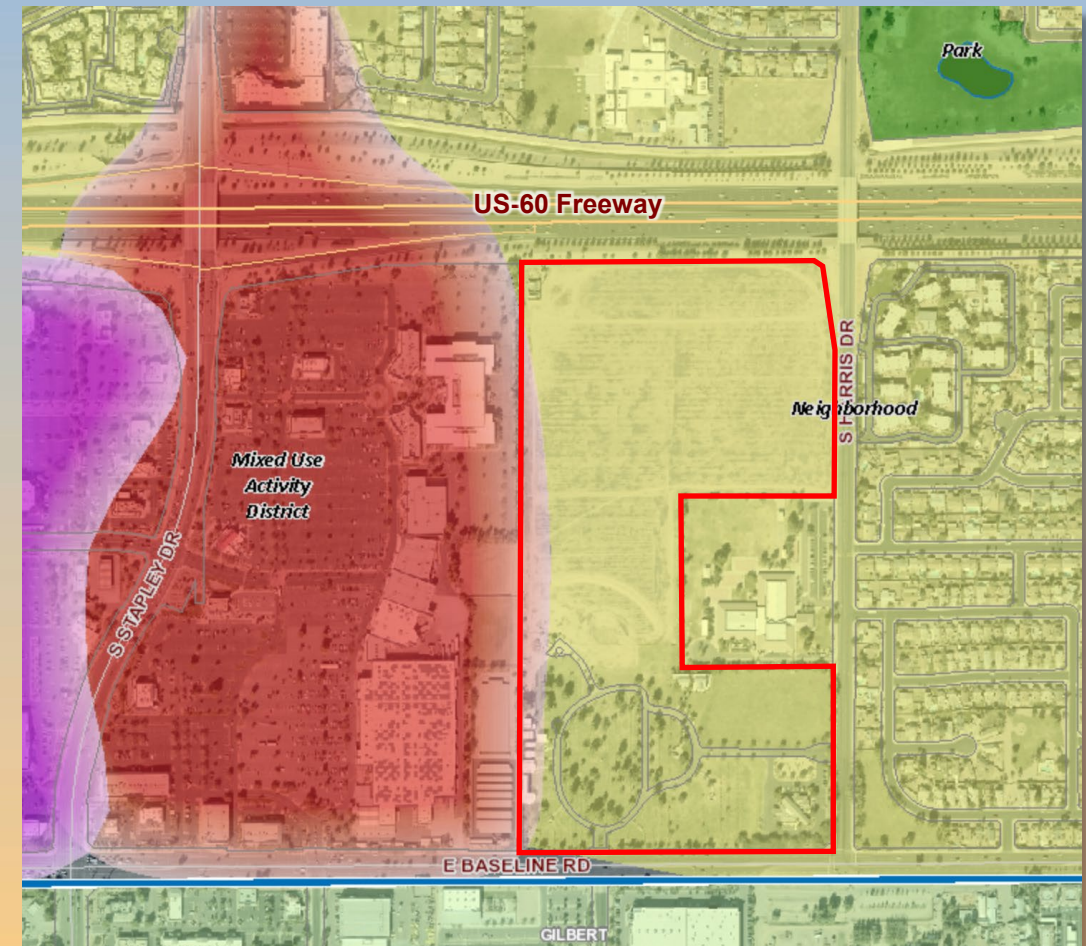




General Plan

Neighborhood

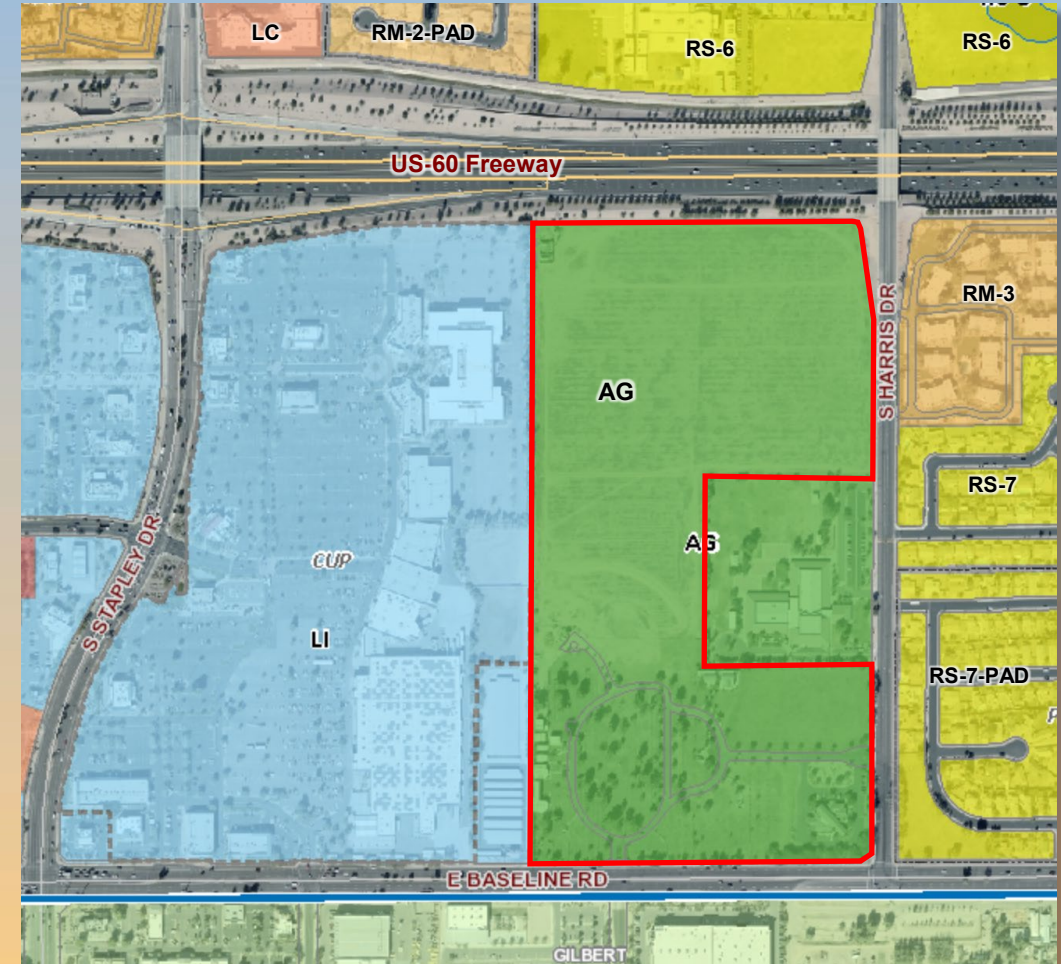
- Provide safe places for people to live and enjoy their surrounding community
- Includes local serving non-residential uses such as cemeteries
- Non-residential uses should not disrupt the fabric and functions of neighborhoods, where people live





Zoning

- Agricultural (AG)
- Cemetery use permitted with approval of a Special Use Permit





Site Photo



Looking north from Baseline Road



Site Photo

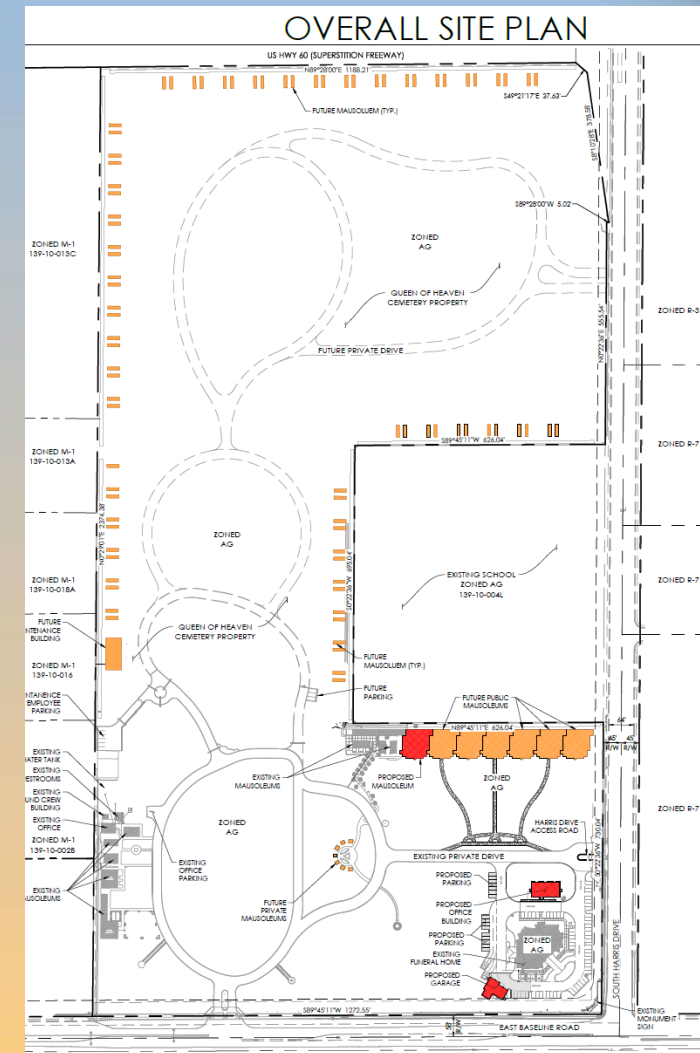


Looking west from Harris Drive



Site Plan

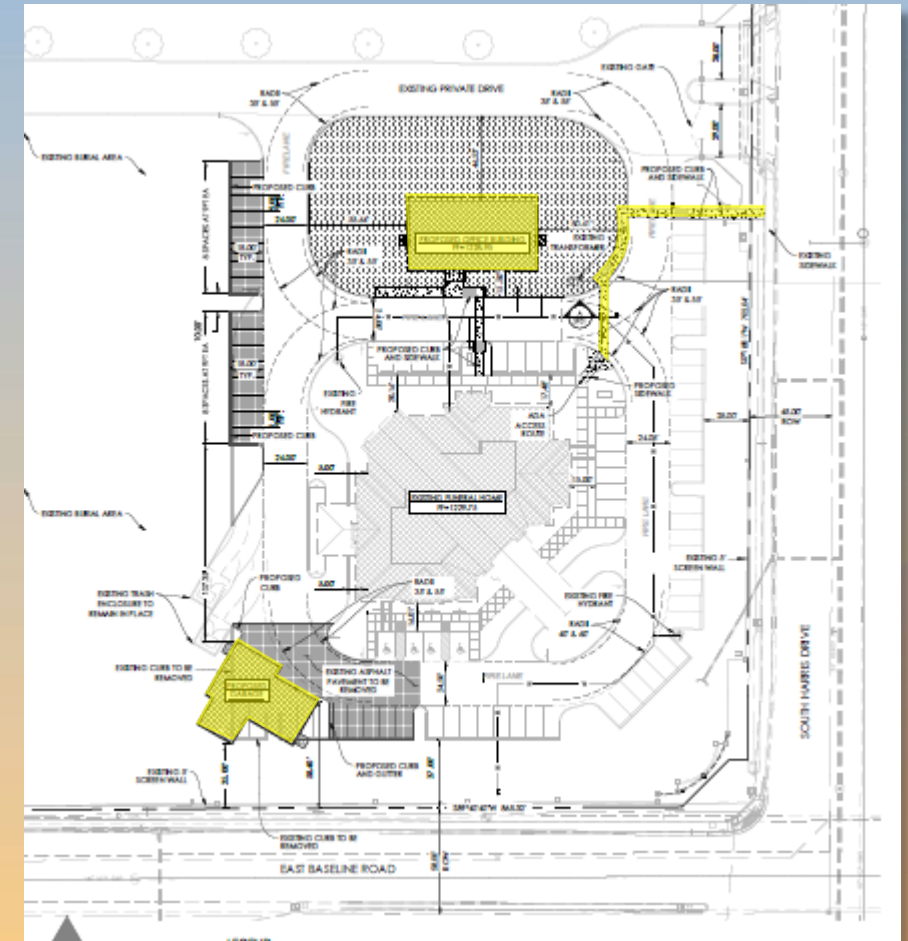
- 59± acre cemetery
- Existing cemetery developed with burial sites, several mausoleums, accessory maintenance building, circulation drive aisles, and funeral home
- Access provided by a drive entrance from Baseline Road and Harris Drive
- New 3,307 square foot mausoleum





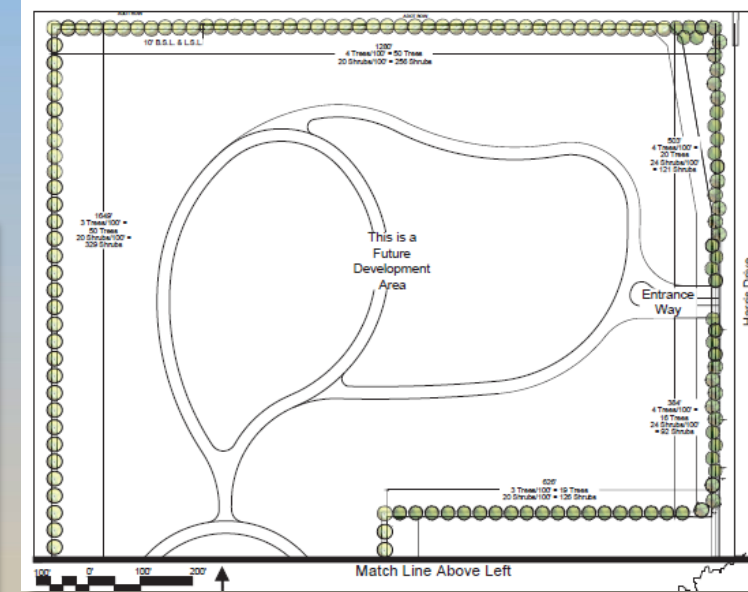
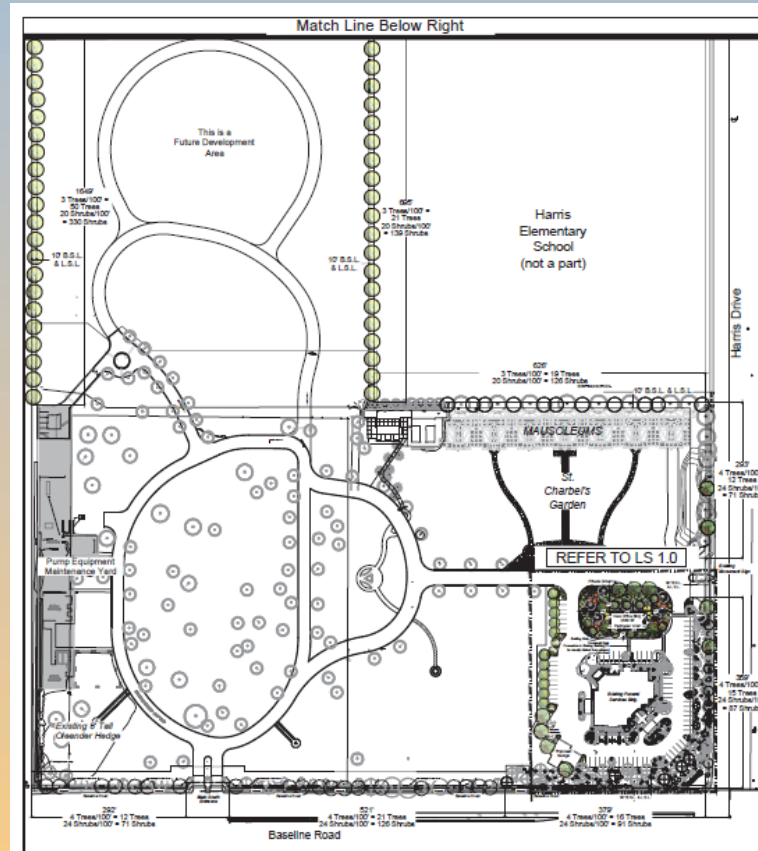
Site Plan

- New 2,552 square foot funeral office
- New 1,949 square foot garage
- New pedestrian connection to Harris Drive
- 71 parking spaces required and 78 parking spaces provided





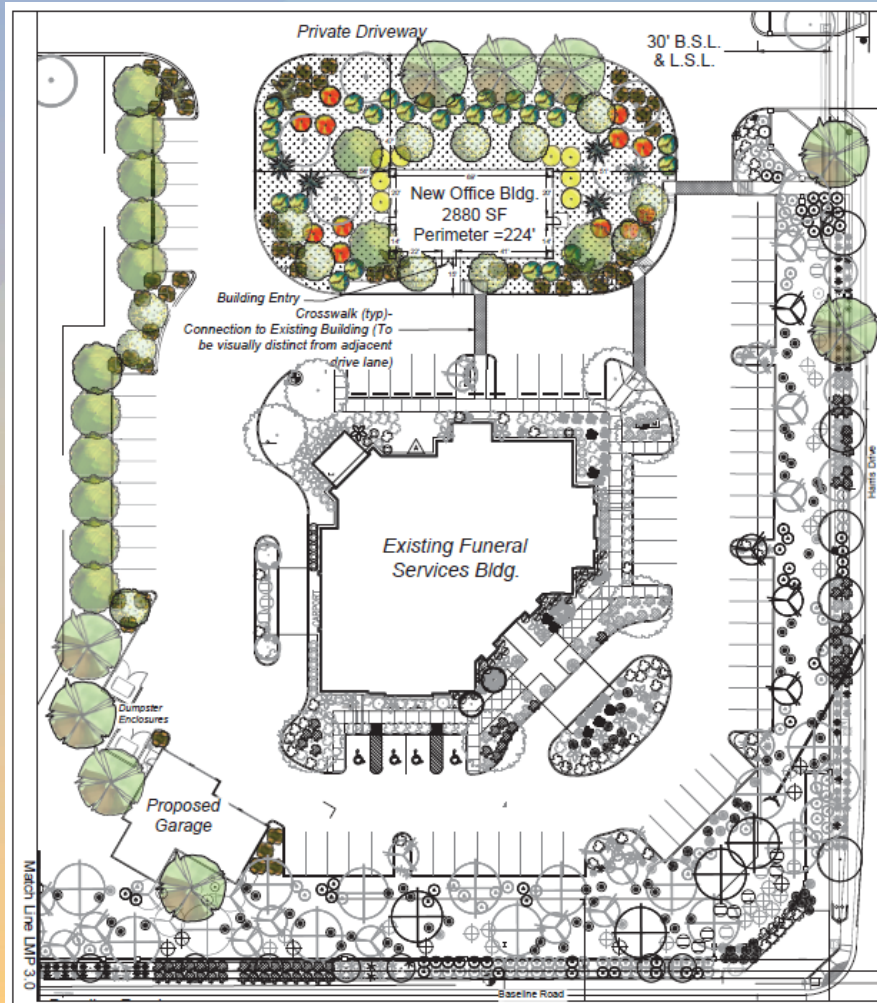
Landscape Plan



PERIMETER PLANTING PLAN			
	SYMBOL	NAME	SIZE
EXISTING		Existing trees consist of: <i>Dalbergia sissoo</i>	
		Existing shrubs	Existing
TREES		<i>Pistache chinensis</i> 'Red Push'	See Landscape Requirement Table
		<i>Olea Europea</i> 'Wilson'	See Landscape Requirement Table
		<i>Dalbergia sissoo</i> SISSOO TREE	See Landscape Requirement Table
	B.S.L.	Building Setback Line	
	L.S.L.	Landscape Setback Line	
	R.O.W.	Right of Way	



Landscape Plan



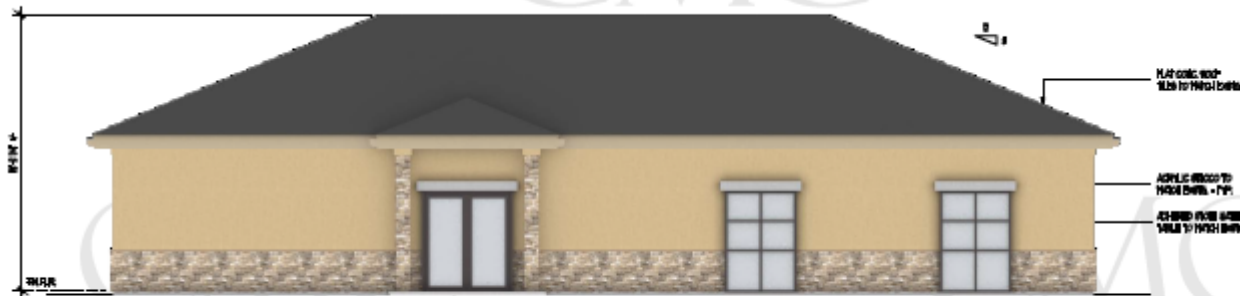
FUNERAL SERVICES BUILDING (2005) PLANT REPLACEMENTS				
Plants shown are in accordance with original planting plan				
SYMBOL	NAME	EXISTING	TO BE ADDED	NOTES
TREES	Acacia salicina OOBA ACACIA	27	16	
	Prosopis x 'Cooperi' THORNLESS MESQUITE	16	4	
	Taxus oocalata 'Smoothie' THORNLESS GASCALOTE	22	4	
	Sophora secundiflora TEXAS MOUNTAIN LAUREL	4	2	
	Canavalia pulcherrima RED BIRD OF PARADISE	27	8	
SHRUBS	Tecoma spp. YELLOW BELLS	10	11	
	Ruellia peninsularis DESERT RUELLIA	97	52	
	Encelia farinosa BRITTLE BUSH	6	52	
	Nerium oleander 'Petite Pink' PETTIE PINK OLEANDER	20	9	
	Bougainvillea spp. BOUGAINVILLEA	3	0	
	Melopha glabra BARBADOS CHERRY	1	28	
	Daylily wheelier DESERT SPOON	19	30	
ACCENTS	Hesperaloe parviflora RED HESPERALOE	59	46	
	Hesperaloe lufkesii GIANT HESPERALOE	22	3	
	Phoenix roebelinii PYGMY DATE PALM	18	1	
GROUNDCOVERS	Cycas revoluta SAGO PALM	4	0	
	Lantana camara YELLOW TRAILING LANTANA	70	54	
	Rosemarinus prostratus PROSTRATE ROSEMARY	50	70	
MATERIALS	Sphagnnum sphenolobos YELLOW DOT	26	7	
	Apache Brown DG Screened @ 2" depth in all landscape areas Supplement existing DG to provide consistent coverage throughout			
NOTES	Vegetation Credit: 26,780 SF			

NEW OFFICE BUILDING CONCEPT PLANTING PLAN				
SYMBOL	NAME	SIZE	QTY.	NOTES
TREES	Existing trees consist of: Fraxinus velutina & Platane chinensis		4	
	Platanus chinensis 'Red Push' RED PUSH PLATANUS	36" Box 4" Caliper	7	
	Taxus oocalata 'Smoothie' THORNLESS GASCALOTE	24" Box 2" Caliper	13	
SHRUBS	Ulmus parviflora EVERGREEN ELM	36" Box 2" Caliper	14	
	Canavalia pulcherrima Red Bird of Paradise	5 Gallon	12	
	Ruellia peninsularis DESERT RUELLIA	5 Gallon	27	
ACCENTS	Tecoma spp. LYDIA YELLOW BELLS	5 Gallon	8	
	Lantana montevidensis 'New Gold' TRAILING YELLOW/LANTANA	5 Gallon	49	
	Phoenix roebelinii PYGMY DATE PALM	15 Gallon	4	
MATERIALS	Daylily wheelier DESERT SPOON	5 Gallon	5	
	Desert Brown 2" Screened Apache Brown 2" Depth in all landscape areas			
NOTES	Vegetation Credit: 5,925 SF			

Plant replacements for Baseline and Harris Road (south of school) shall be done.



Elevations – Funeral Home Office



FRONT BUILDING ELEVATION (SOUTH)
SCALE 3/8" = 1'-0"



SIDE BUILDING ELEVATION (WEST)
SCALE 3/8" = 1'-0"



BACK BUILDING ELEVATION (NORTH)
SCALE 3/8" = 1'-0"



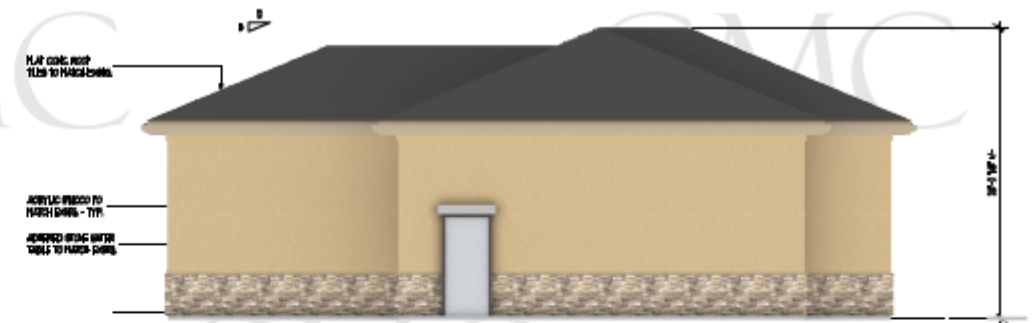
SIDE BUILDING ELEVATION (EAST)
SCALE 3/8" = 1'-0"



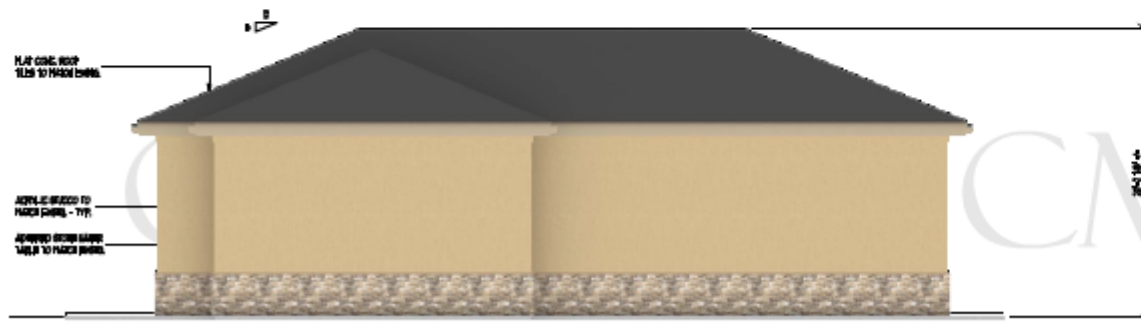
Elevations – Garage



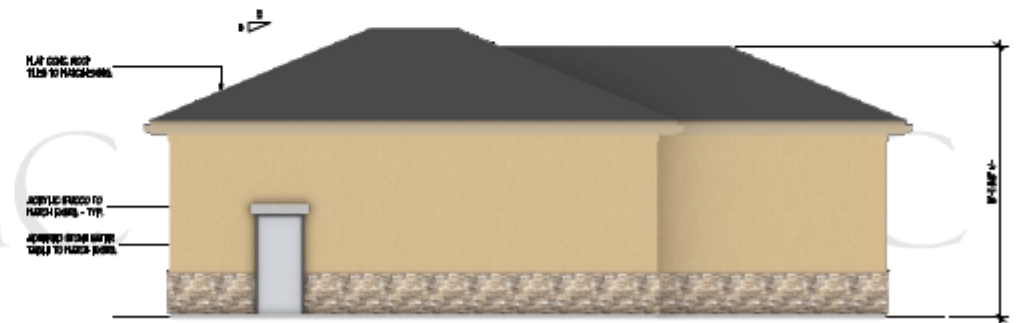
GARAGE FRONT ELEVATION (NORTHEAST)
SCALE: 3/8" = 1'-0"



GARAGE SIDE ELEVATION (SOUTHEAST)
SCALE: 3/8" = 1'-0"



GARAGE BACK ELEVATION (SOUTHWEST)
SCALE: 3/8" = 1'-0"



GARAGE SIDE ELEVATION (NORTHWEST)
SCALE: 3/8" = 1'-0"



Elevations – Mausoleum



Front Elevation



Side Elevation



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Minimum Yards</i> – [Table 11-2-3]:</p> <p>Harris Drive</p>	<p>30 feet</p>	<p>25 feet, existing</p>
<p><i>Throat Depth</i> – [Section 11-32-4.A]:</p>	<p>Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 feet from the property line abutting the street.</p>	<p>40 feet, existing</p>



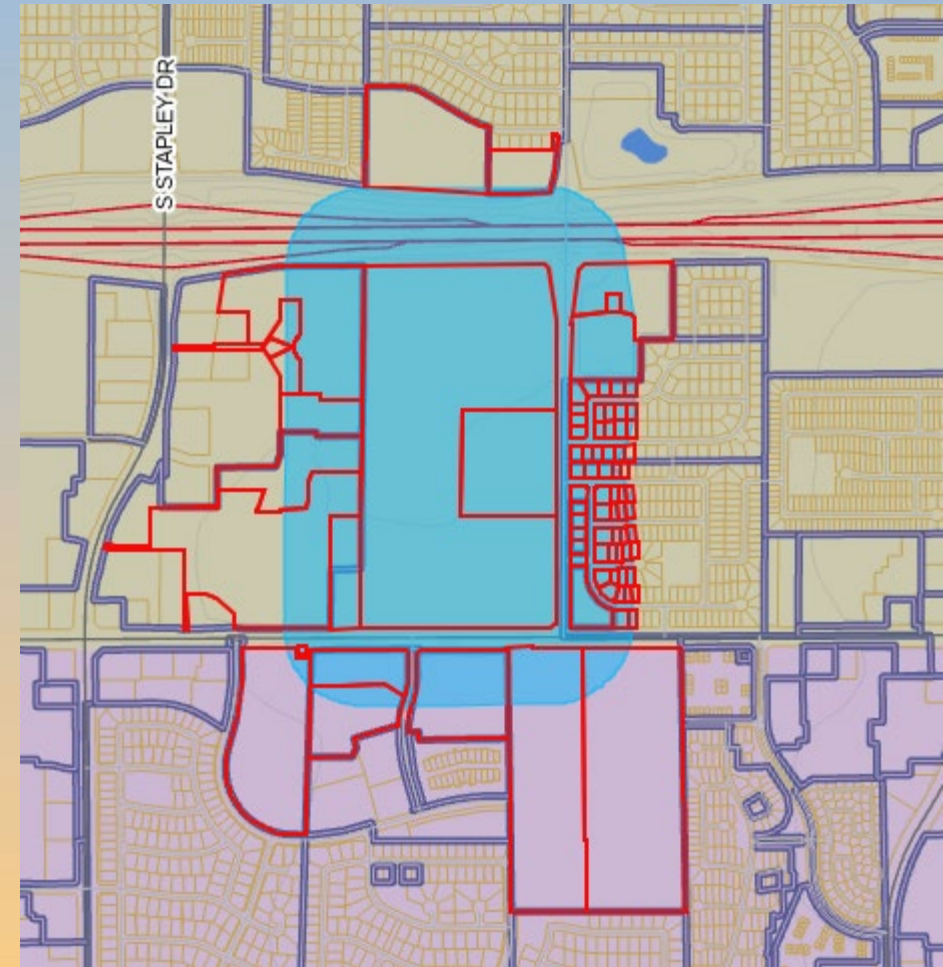
SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Perimeter Landscape Yard for Non-Single Residence Uses Adjacent to Other Non-Residence, Number of Plants – [Section 11-33-3.B.2.c]:</i></p> <p><i>West Property Line – A minimum of three non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line:</i></p>	<p>72 trees and 474 shrubs (2,371 liner feet)</p>	<p>150 foot in length Oleander hedge beginning at Baseline right-of-way line and next 475 feet, no trees or shrubs</p>



Citizen Participation

- Notified property owners within 500 feet
- Neither staff nor the applicant received any comment





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 2040 Mesa General Plan
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO

Staff recommends Approval with Conditions



BOA23-00340

Sergio Solis, Planner I

October 4, 2023



Request

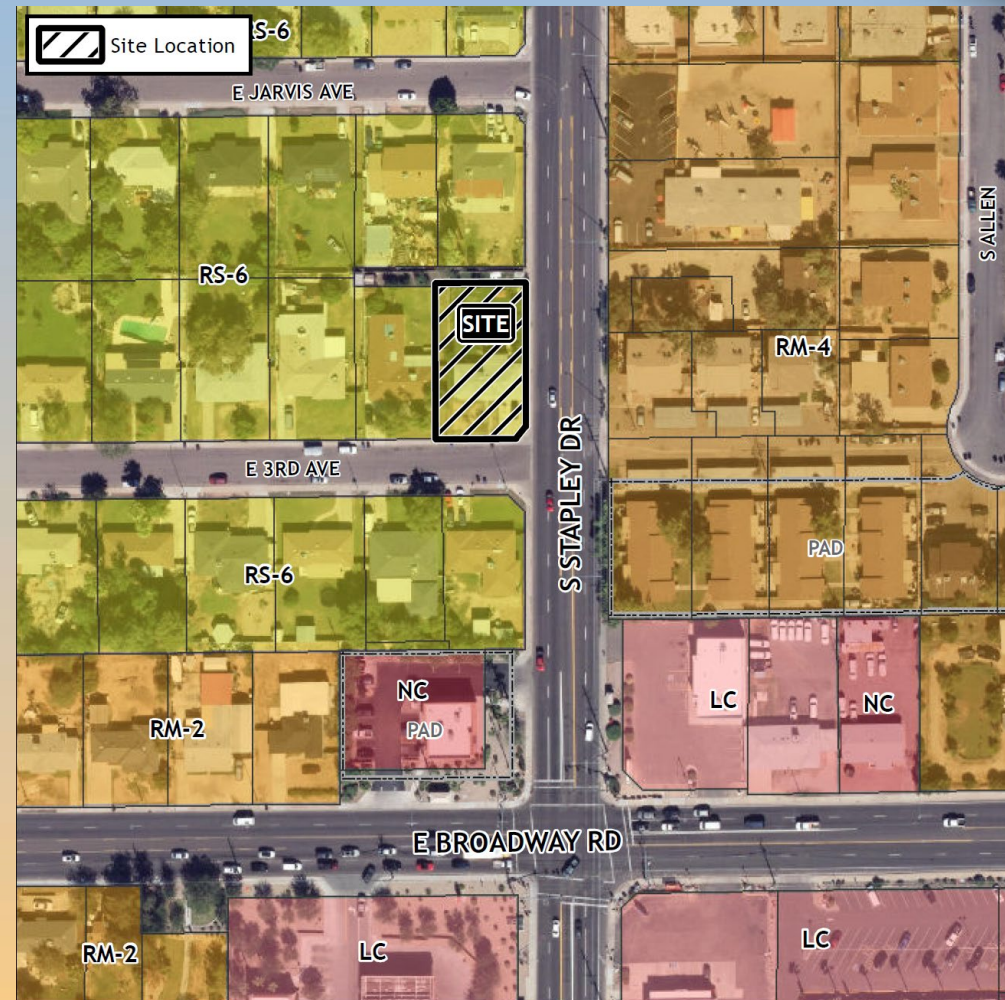
- Special Use Permit (SUP) to expand a legal nonconforming structure.





Location

- 1146 West 3rd Avenue
- North of Broadway Road
- West of Stapley Drive

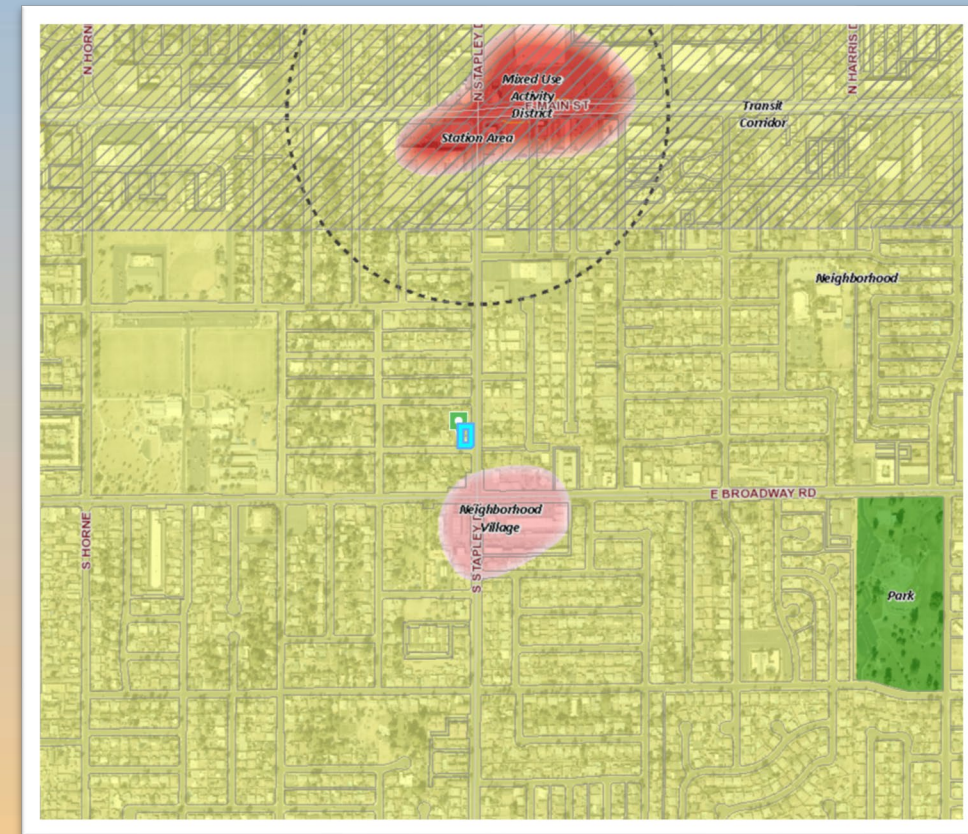




General Plan

Neighborhood

- Safe places for people to live and enjoy the surrounding community.
- Wide range of housing options and associated non-residential uses.





Zoning

- Single Residence-6 (RS-6)
- Single residence is a permitted use.
- Residence does not meet minimum street side setback.
- Property is legal non-conforming





Site Photo



Looking north towards the site from 3rd Avenue



Site Photo

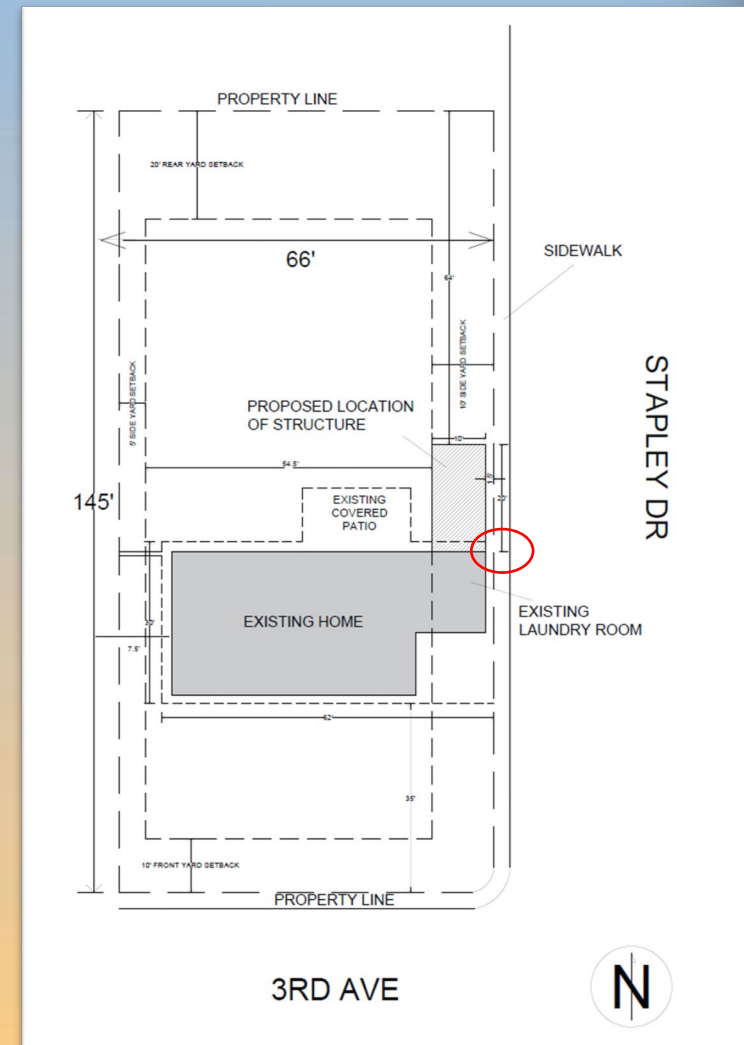


Looking west towards the site from Stapley



Site Plan

- Required Minimum Setbacks:
 - Street side: 10-ft.
 - Internal side: 5-ft.
 - Aggregate of both sides: 15-ft.
- Existing Setbacks:
 - Street side: **1.5-ft.**
 - Internal Side: 7.5-ft.
 - Aggregate of both sides: **9-ft.**





Section 11-70-5 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 2040 Mesa General Plan
- ✓ Meets the criteria in Section 11-70-5 for a Special Use Permit

Staff recommend Approval with Conditions



BOA23-00576

Sergio Solis, Planner I

October 4, 2023



Request

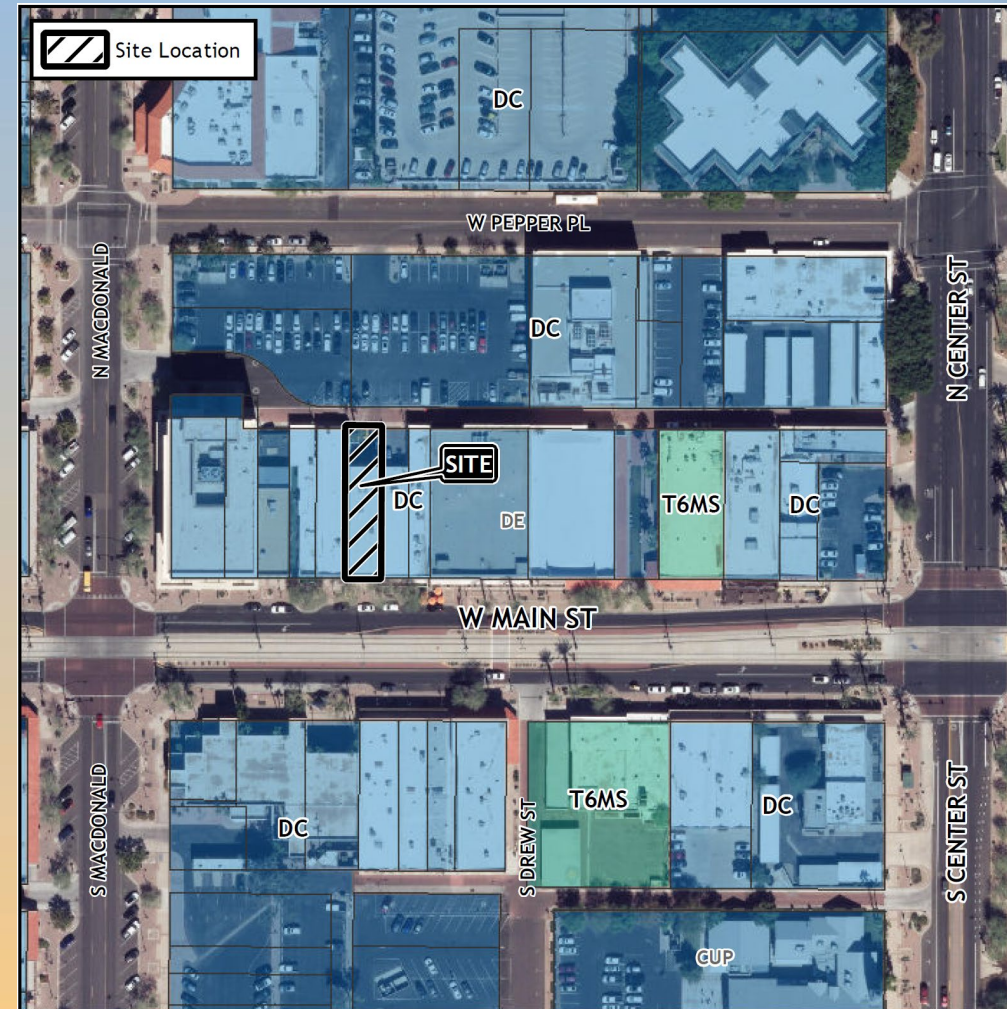
- Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP)





Location

- 48 W Main Street
- Located east of N Macdonald
- Located west of N Center Street





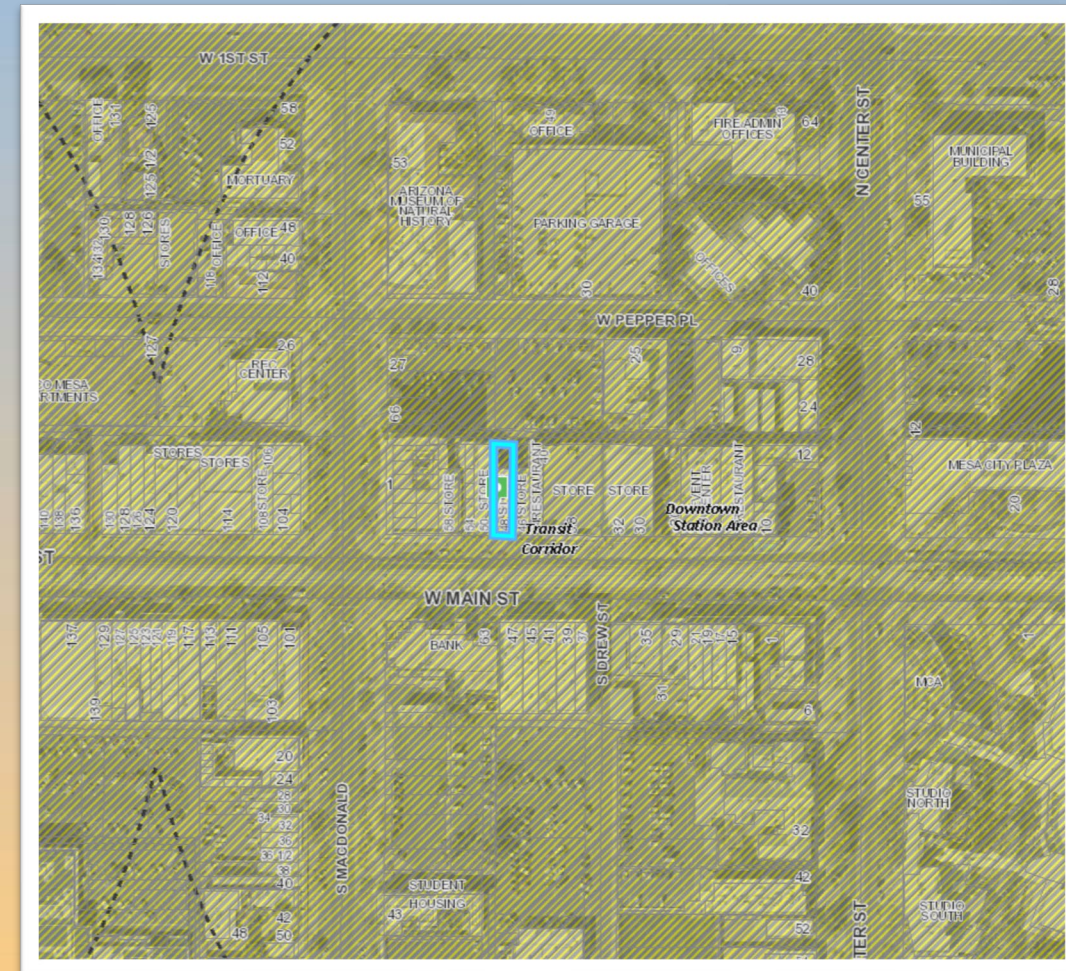
General Plan

Downtown Transit Corridor / Station Area

- Pedestrian oriented development

Central Main Street Area

- Recognizes specialized signage in the creation of distinctive places

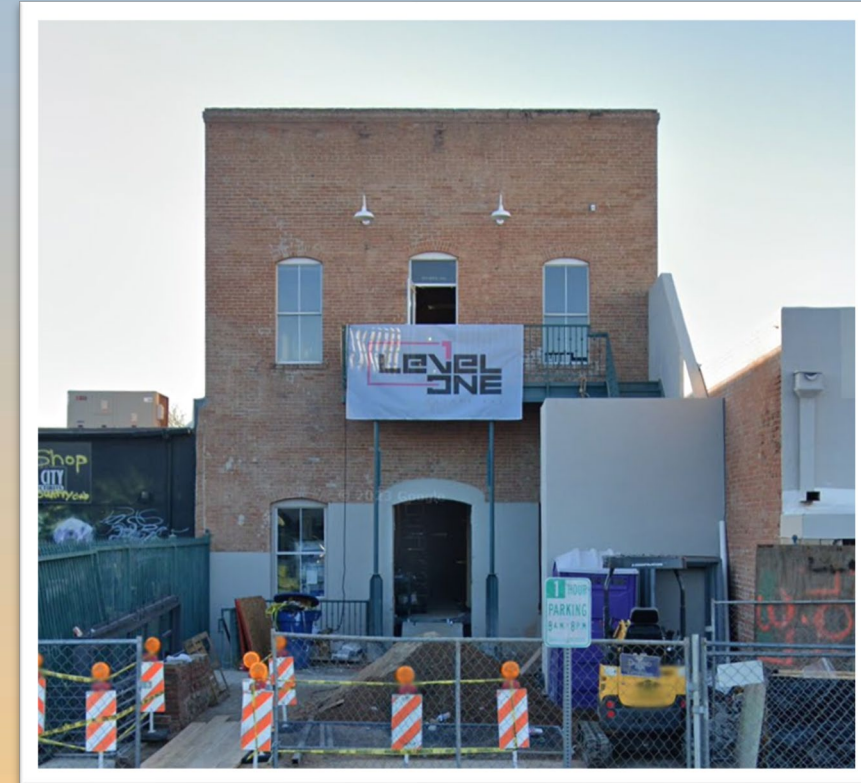




Site Photos



Looking north from E 1st Ave



Looking east from S Hibbert



Proposed CSP

(3) Proposed Signs – Increase the area for wall signs

- Increase sign area adjacent to street
- Increase sign area adjacent to alley

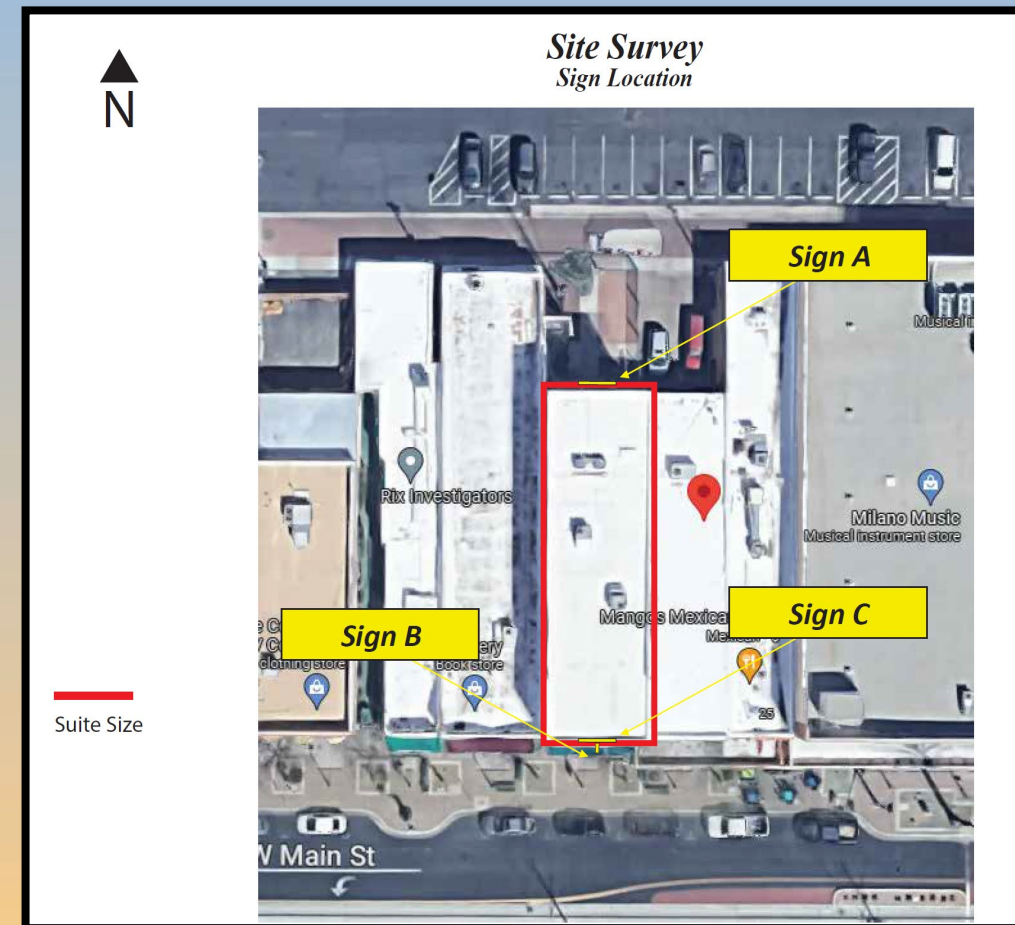
Sign Standards	MZO Requirements	Proposed	Staff Recommendation
Maximum Number of Signs	<p><u>MZO Section 11-43-3. F:</u> Wall Signs - 1 per street frontage and 1 per alley frontage Projecting Signs – 1 per street frontage and 1 per alley frontage</p>	<p>(3 total signs) 1 wall sign on Main Street 1 wall sign on alley frontage 1 projecting sign on Main Street</p>	As Proposed
Maximum Sign Area	<p><u>MZO Section 11-43-3. F:</u> Wall Signs – 1 sq ft of sign area per linear foot of street frontage (max 40 sq ft) Wall Signs Adjacent to Alleys – ½ sq ft of sign area per linear foot (max 20 sq ft) Projecting Signs - 1 sq ft of sign area per linear foot of street frontage (max 36 sq ft)</p>	<p>Wall Sign adjacent to Main Street, 54 sq ft Wall Sign adjacent to alley frontage, 30 sq. ft. Projecting Sign adjacent to Main Street, 23 sq ft</p>	As Proposed



Site Plan

(3) Proposed Signs

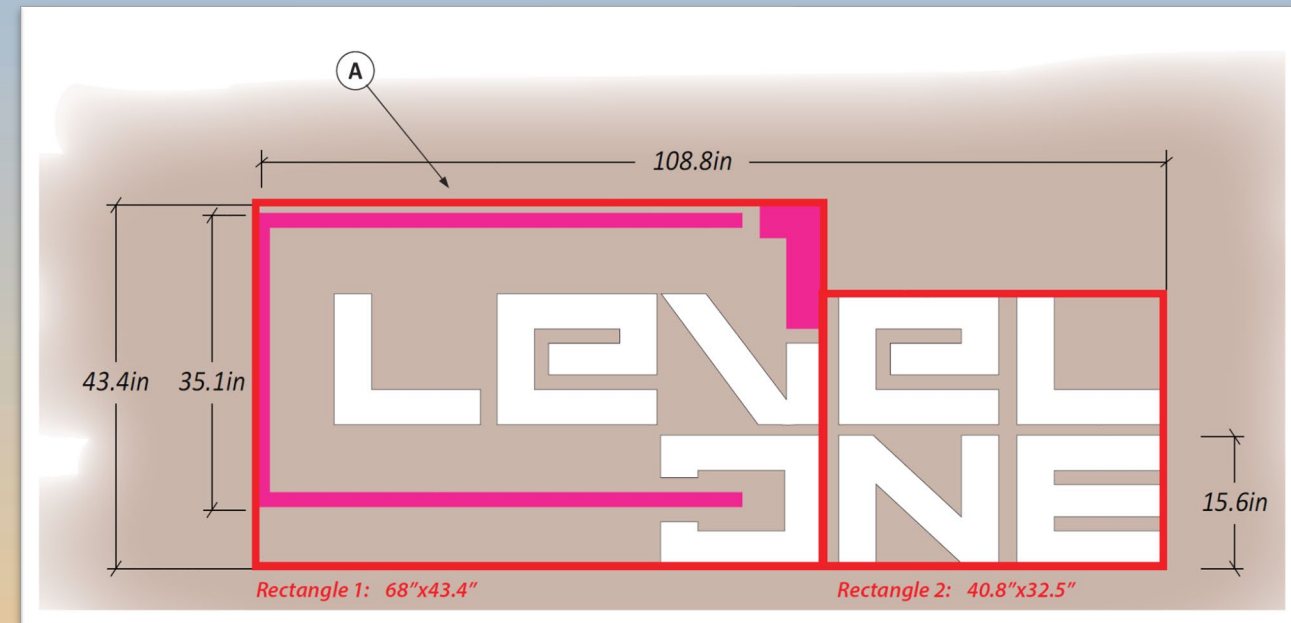
- Sign A – Adjacent to Alley
- Sign B – Adjacent to Main Street
- Sign C – Adjacent to Main Street





Sign A

- 111" x 44.2" x 5"
- Front Illuminated Letters
- 5" Deep Black Returns
- Pan Channel Letters
- White Acrylic Faces
- Black Trimcap
- Stud Mounted Flush

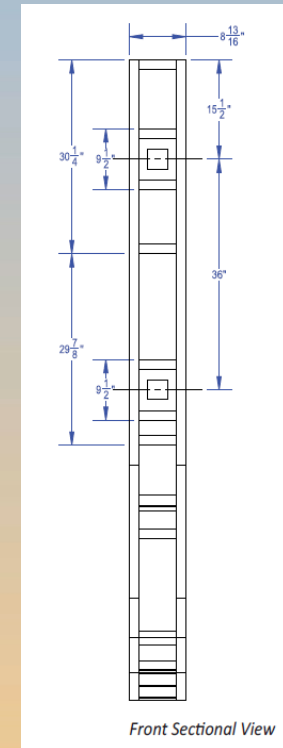
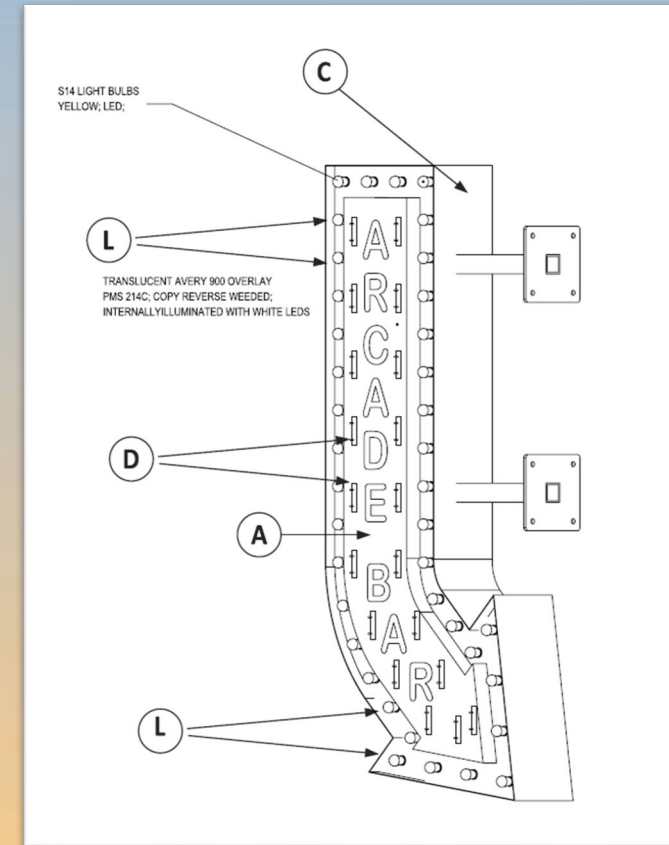
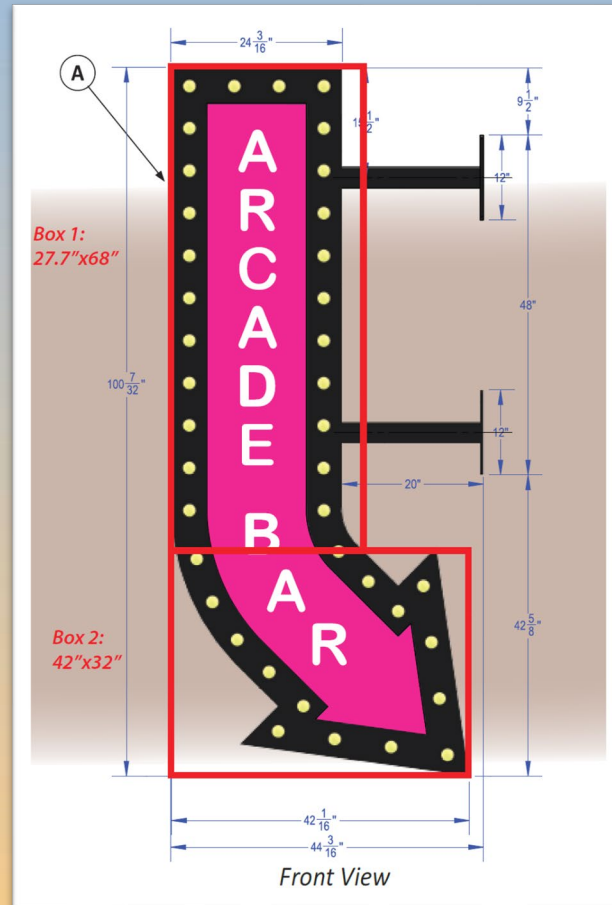


Adjacent to Alley



Sign B

- Front Illuminated Custom Sign
- Protruding Yellow LEDs
- 9" Deep Black Returns
- Pan Channel Letter
- White Acrylic Faces
- Black Trimcap

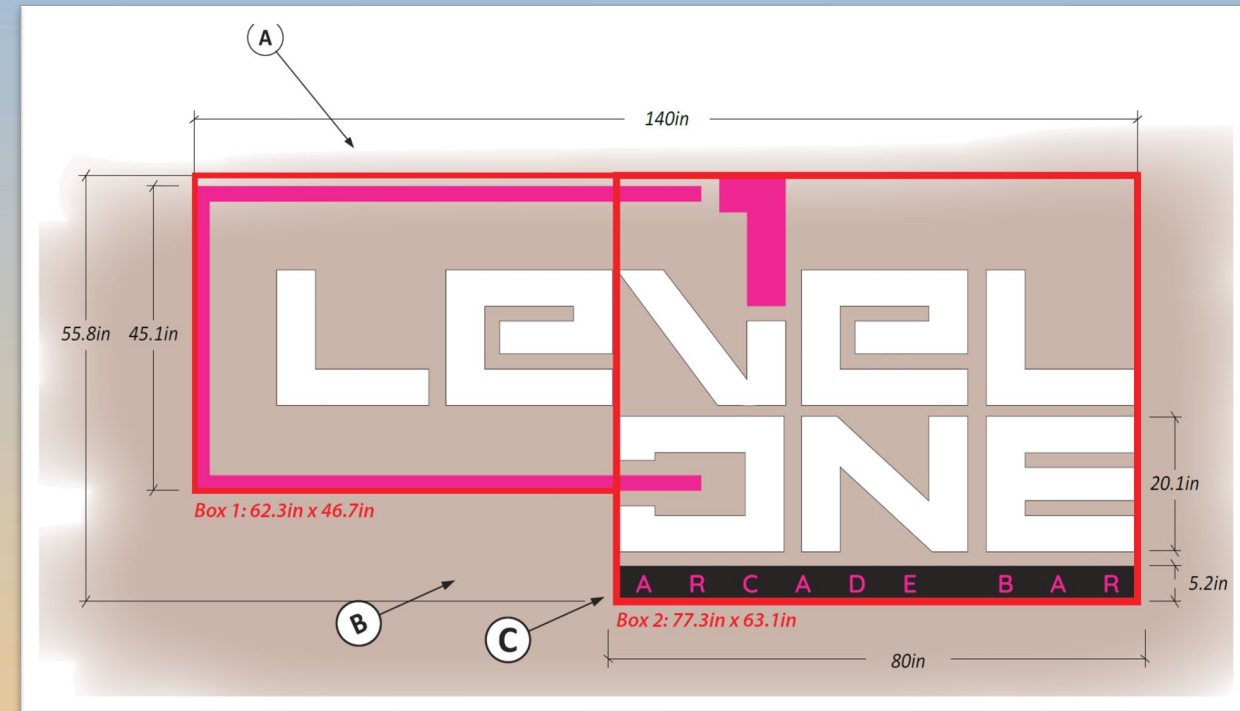


On north building elevation - Adjacent to Main Street



Sign C

- 140" x 55.8" x 5"
- Front Illuminated Letters
- 5" Deep Black Returns
- Pan Channel Letters
- White Acrylic Faces
- Black Trimcap
- Stud Mounted Flush



Adjacent to Main Street



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 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 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



BOA23-00583



Request

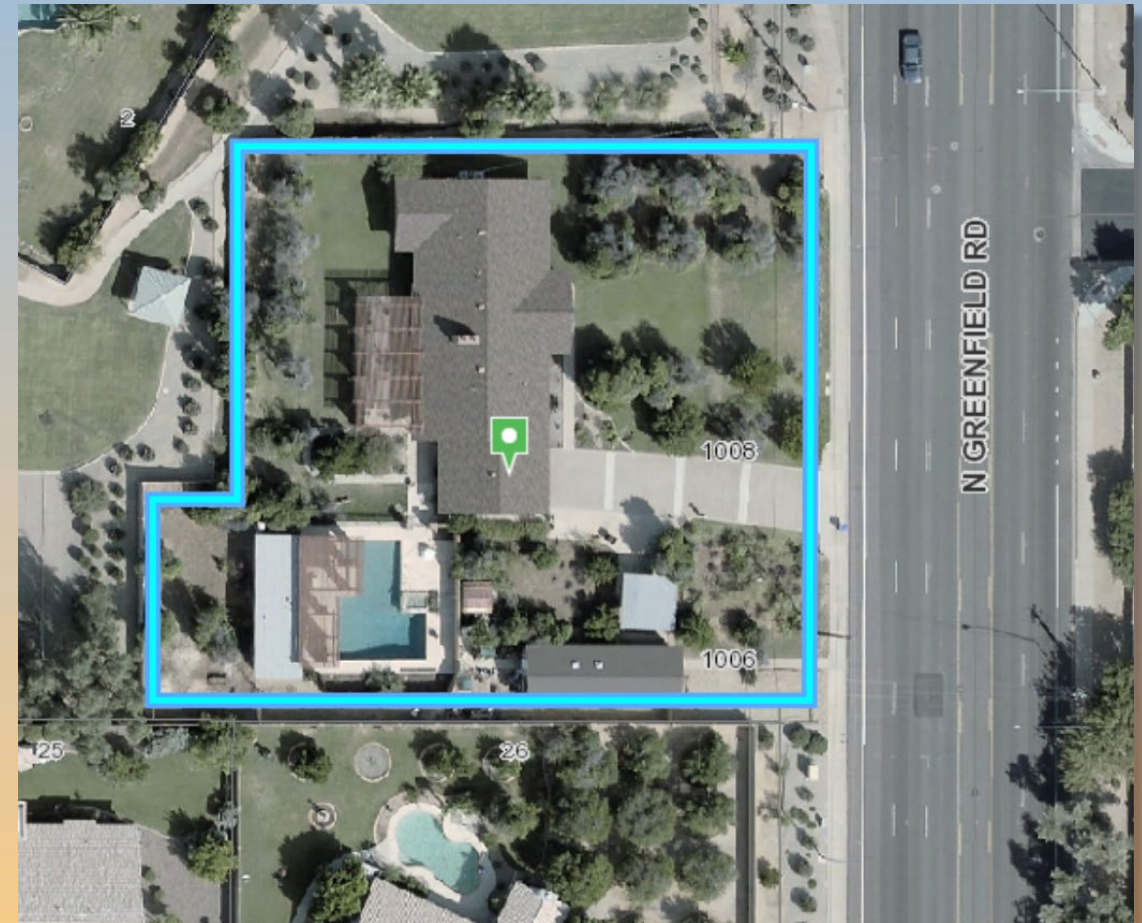
- Variance
- To allow for a 6' high fence within the front setback





Location

- West of North Greenfield Road
- South of East Brown Road





General Plan

Neighborhood

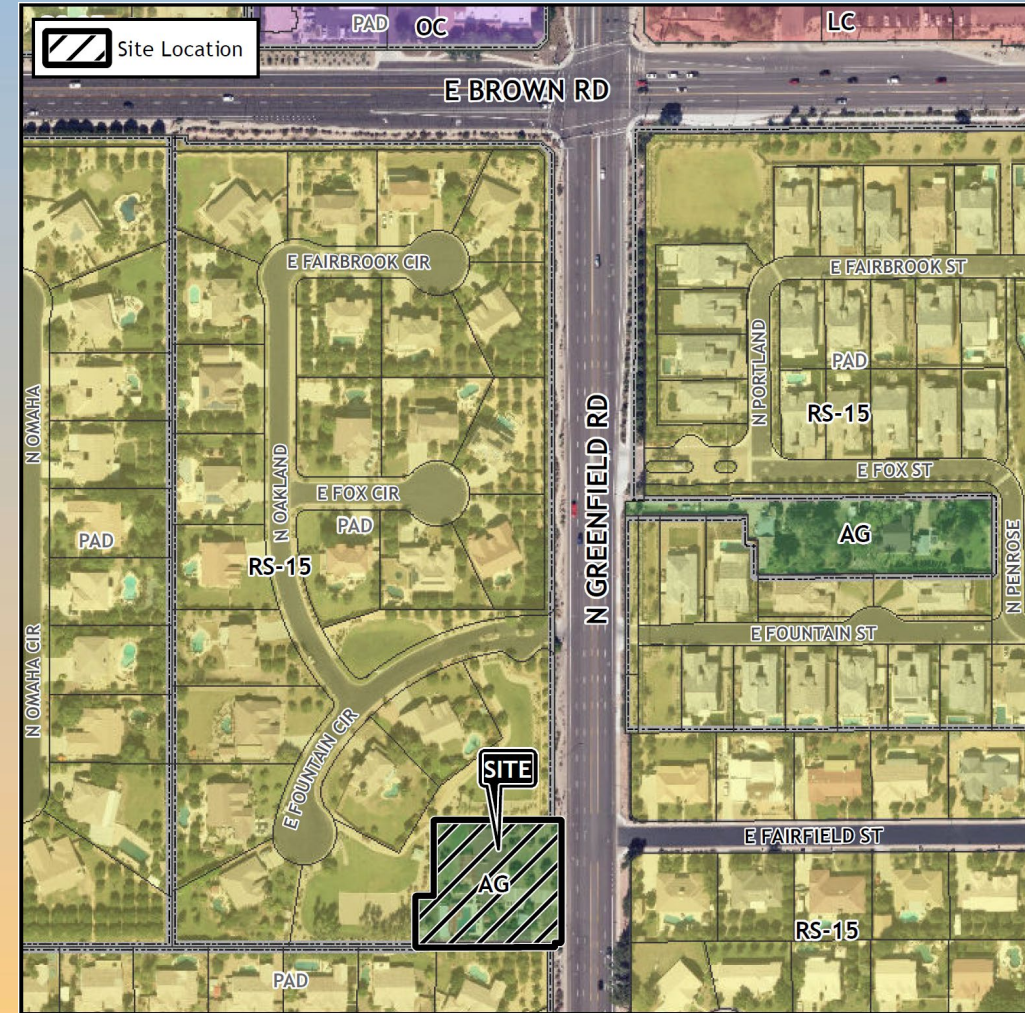
- Safe places for people to live and enjoy their surroundings
- Wide range of housing options
- Existing use complies with this Character Area





Zoning

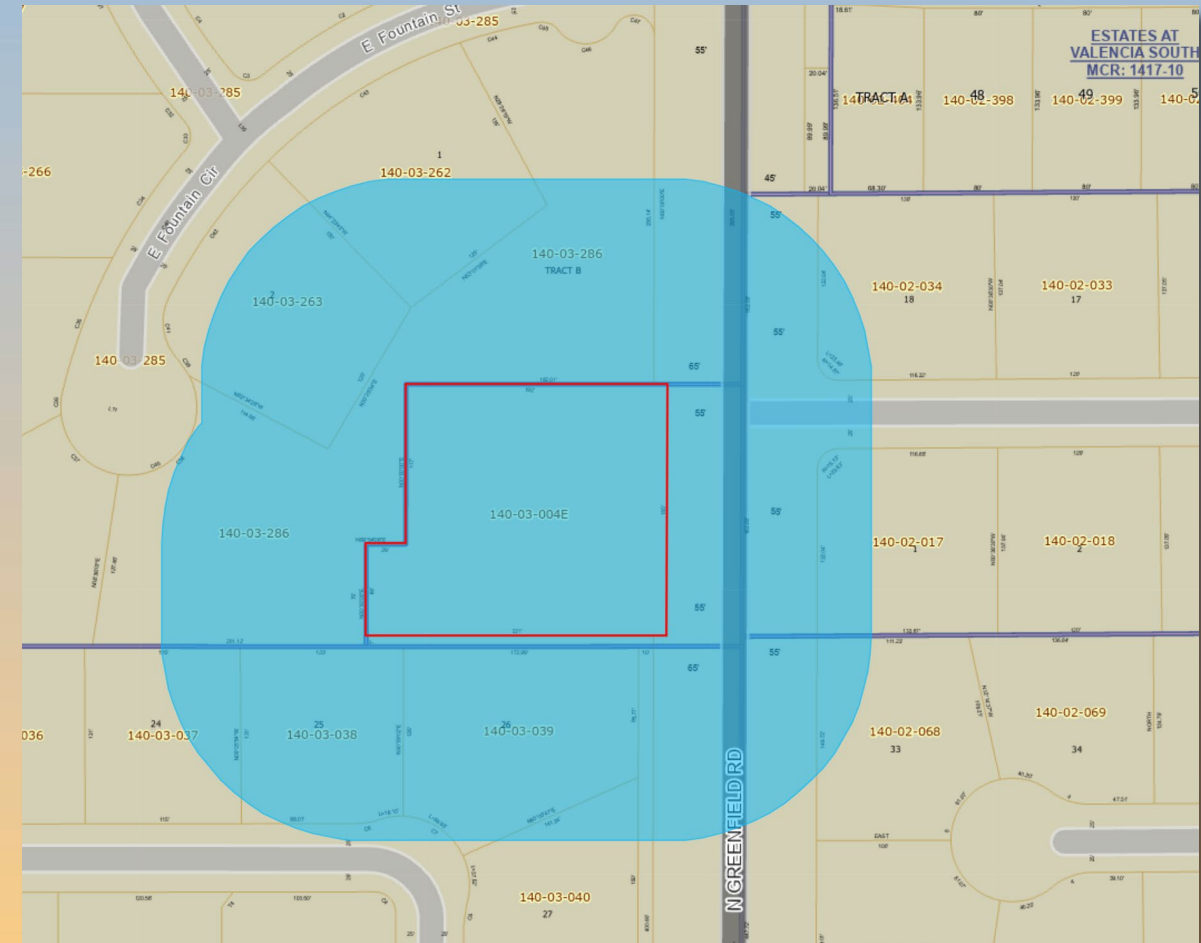
- Agricultural (AG)





Citizen Participation

- Notified property owners within 150', HOAs and registered neighborhoods
- Staff and applicant have received no comments or concerns





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 2040 Mesa General Plan
- ✓ Criteria for a Variance in Section 11-80-3 of the MZO

Staff recommend Approval with Conditions



BOA23-00622

Emily Johnson, Planner I

October 4, 2023



Request

- Special Use Permit
- For a Special Event to exceed a duration of 4 consecutive days





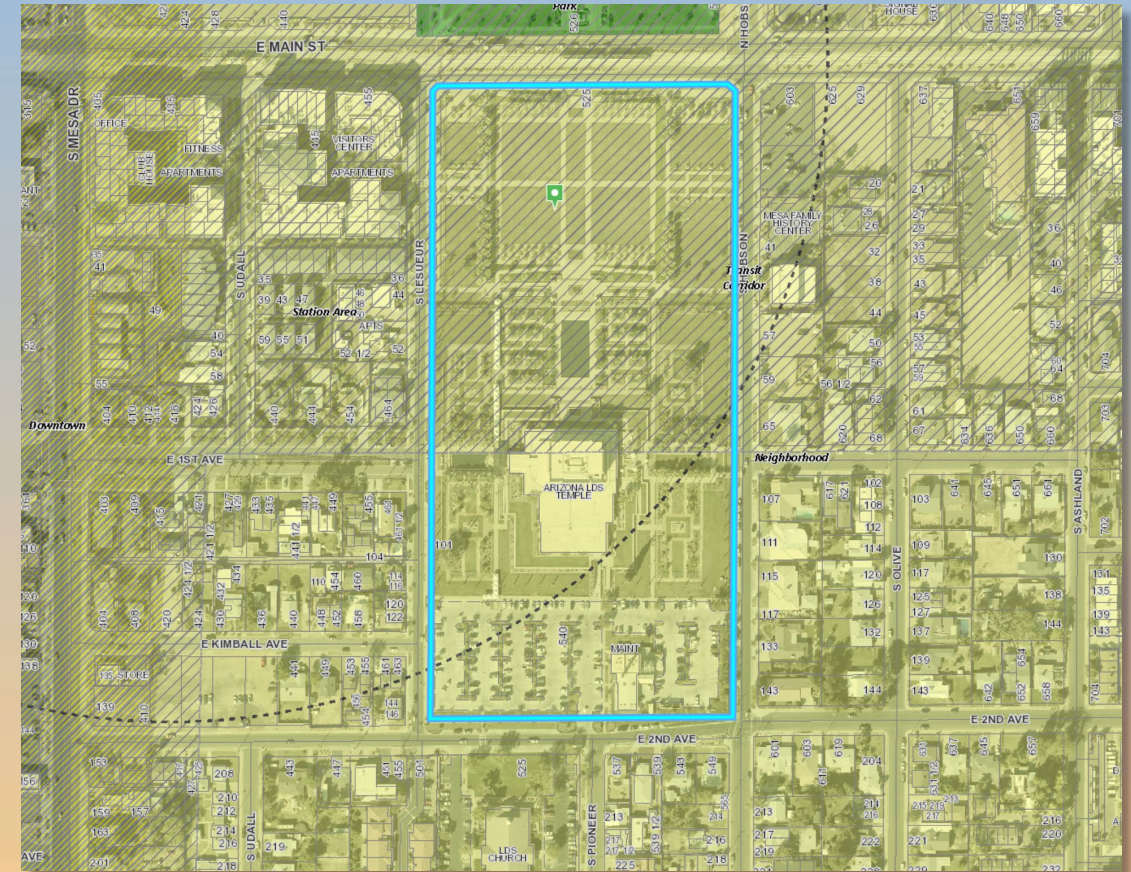
General Plan

Neighborhood

- Safe places to live and work and accessory non-residential activities such as schools and places of worship

Downtown Transit Corridor / Station Area

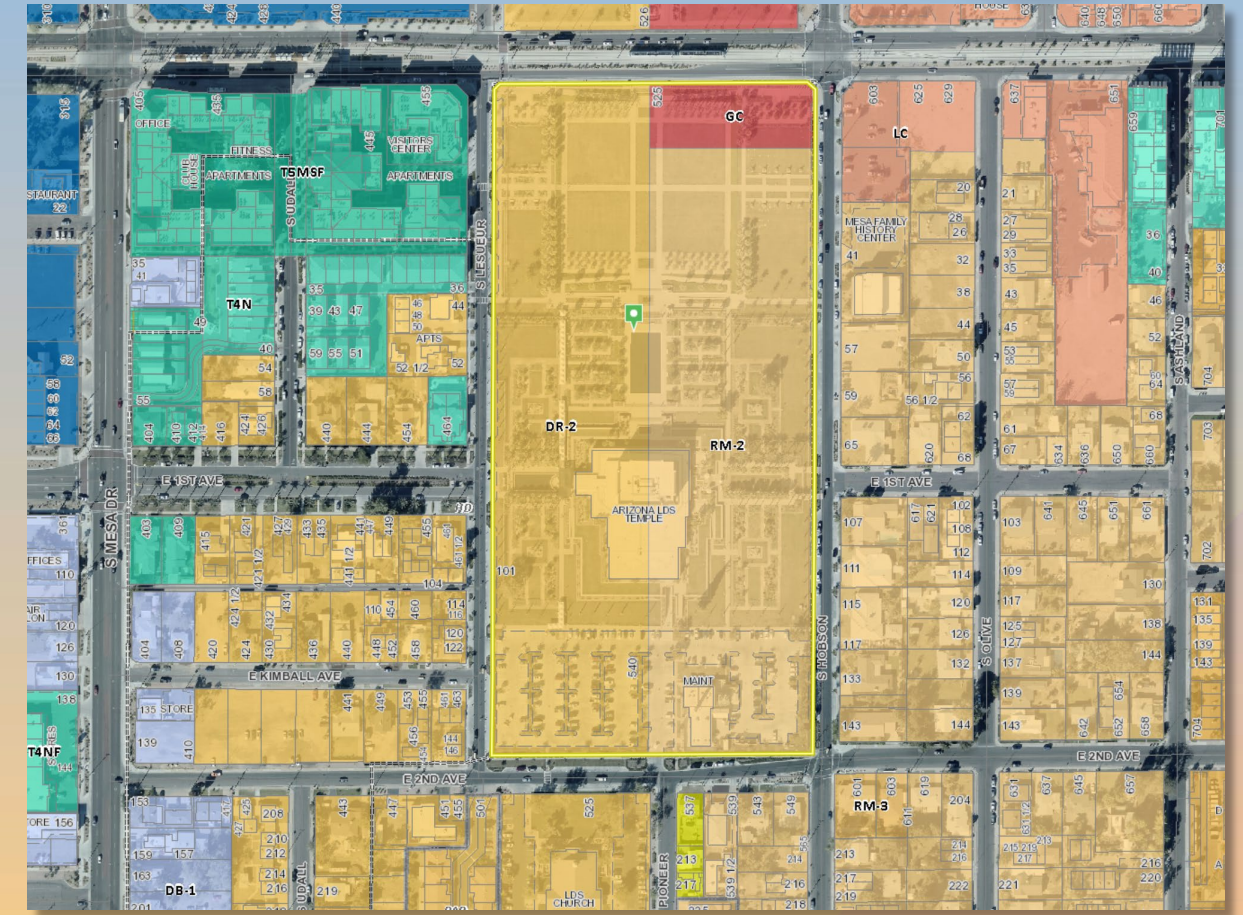
- Pedestrian oriented development





Zoning

- General Commercial (GC)
- Downtown Residence-2 (DR-2)
- Multiple Residence-2 (RM-2)





Site Photos



Looking south from E Main Street



Looking north from E 2nd Ave



Site Plan

- Event starts the Friday after Thanksgiving and continues through New Year's Eve (44 days)
- Lights, displays, and audio recordings open to the public with no concerts or vendors
- Approximately 1,740 parking spaces have been identified
- 49 restroom stalls available





Site Plan



Parking Locations Exhibit

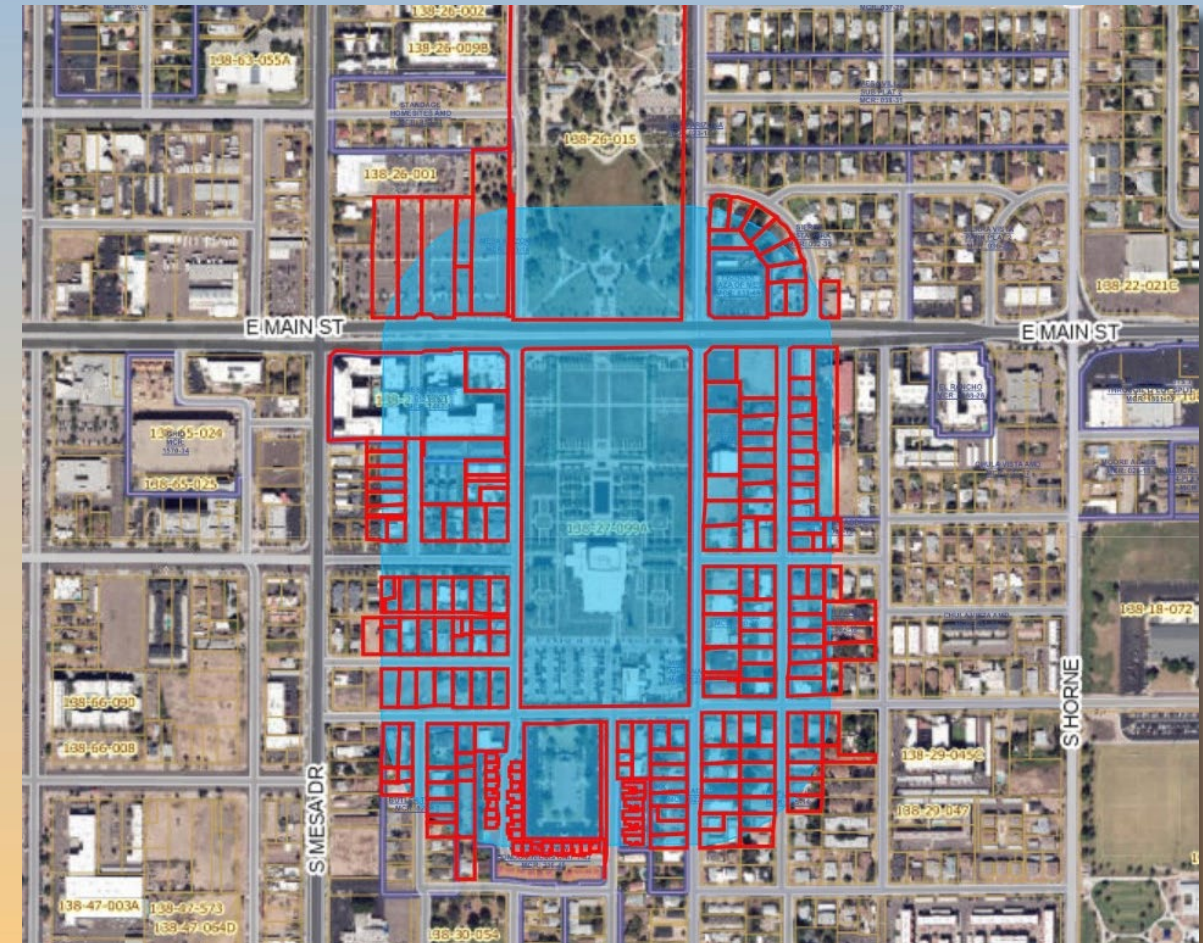


Restroom Location Exhibit



Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- Staff received one email expressing support for the proposal





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 2040 Mesa General Plan
- ✓ Meets the SUP findings of Section 11-70-5.E of the MZO

Staff recommend Approval with Conditions



BOA23-00669

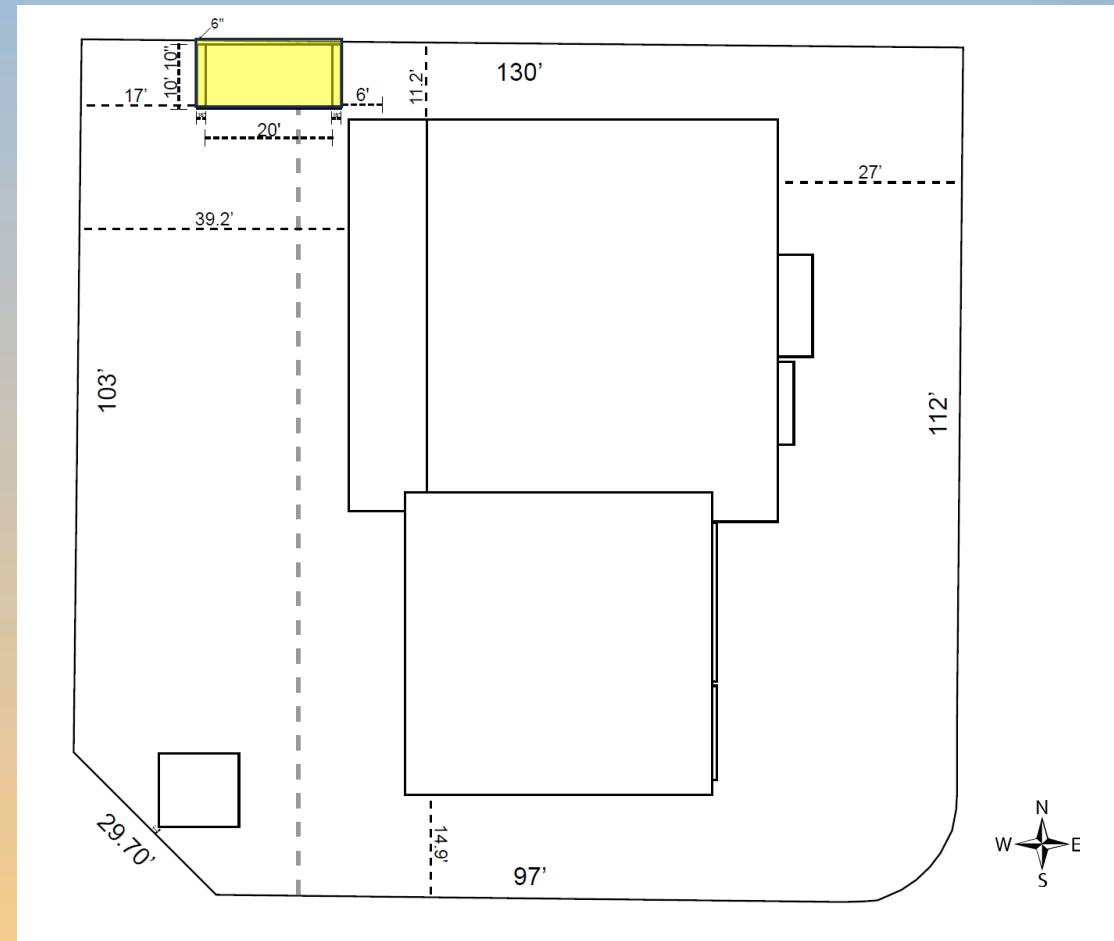
Charlotte Bridges, Planner II

October 4, 2023



Request

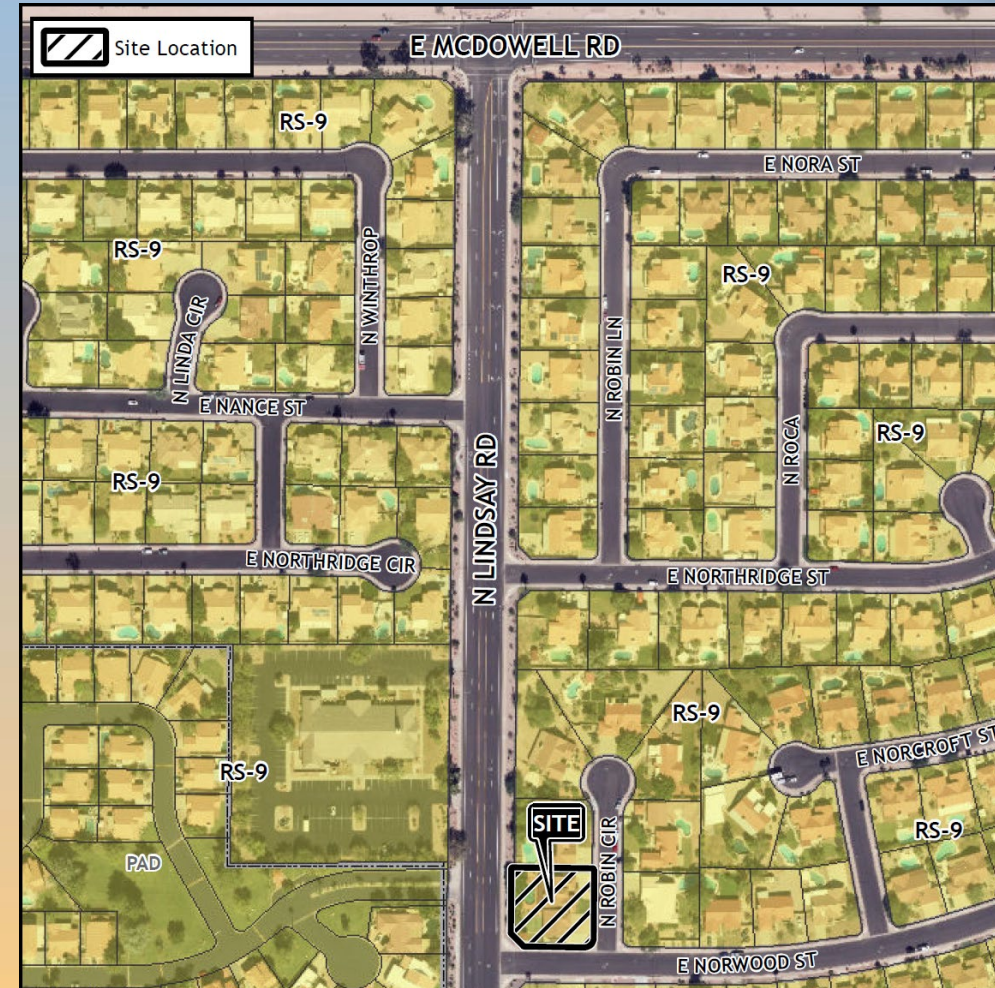
- Variance to allow a detached accessory building to exceed 8 feet in height and 200 square feet of roof area within the required side yard, and outside of the rear quarter of the lot, in the RS-9 District





Location

- 2604 North Robin Circle
- East of Lindsay Road
- South of McDowell Road

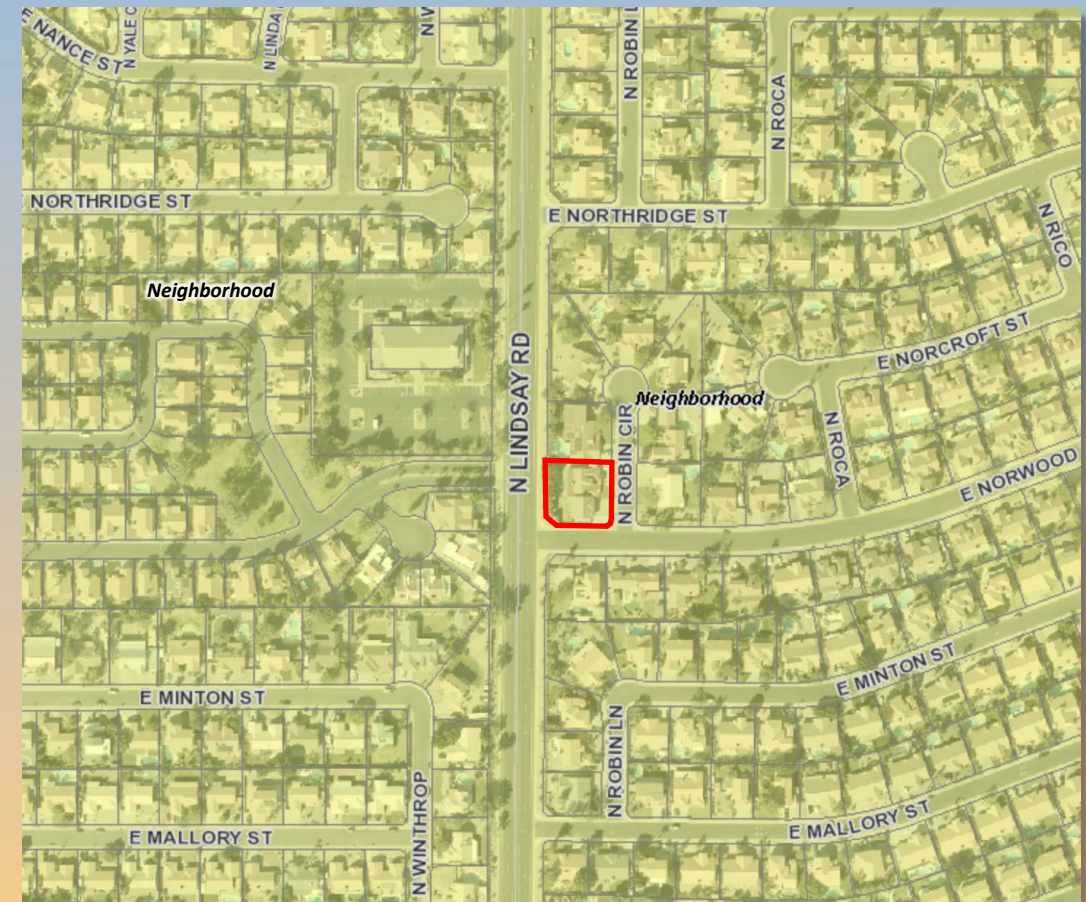




General Plan

Neighborhood

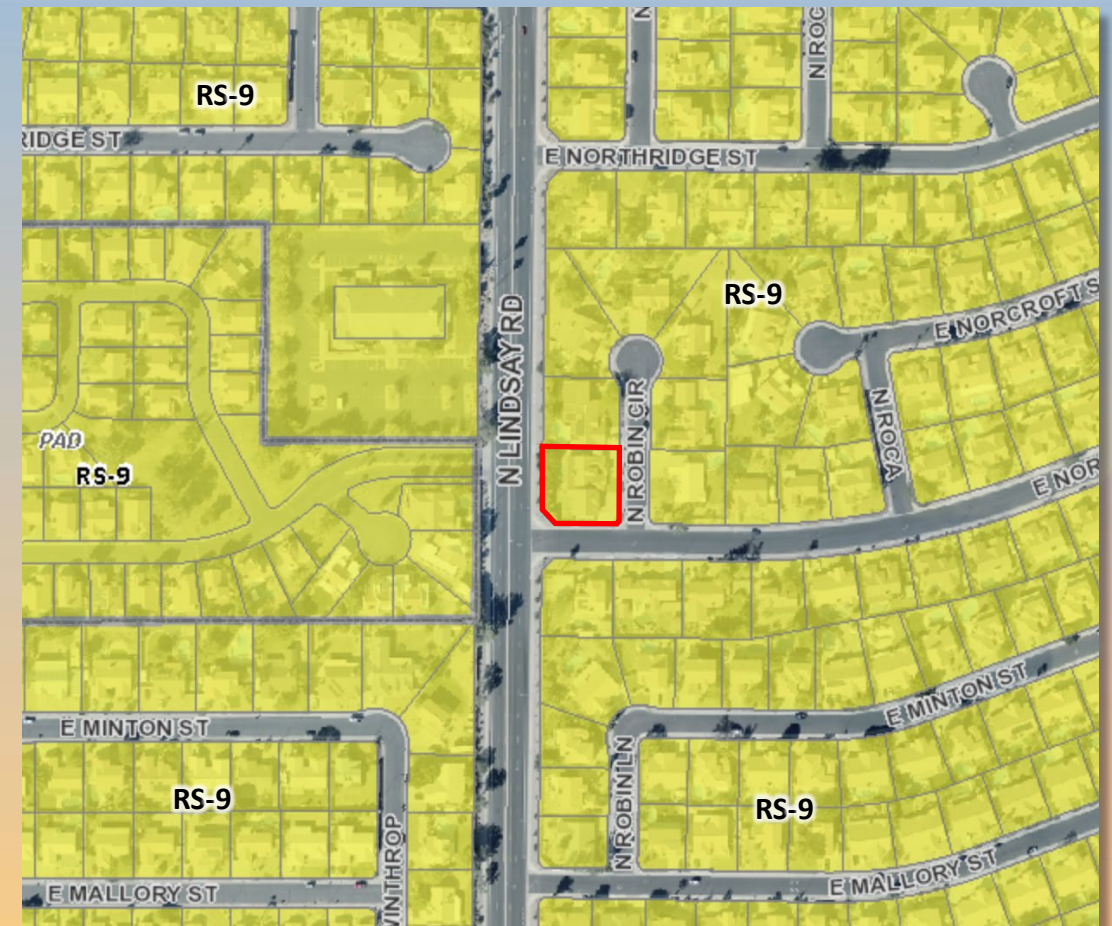
- Safe places for people to live
- Wide range of housing options allowed
- Existing use complies with the goals of this character area





Zoning

- Single Residence-9 (RS-9)
- Single residence use permitted
- Detached accessory building is permitted per Section 11-30-17 of the MZO





Site Photos



Looking east from Robin Circle



Site Photos



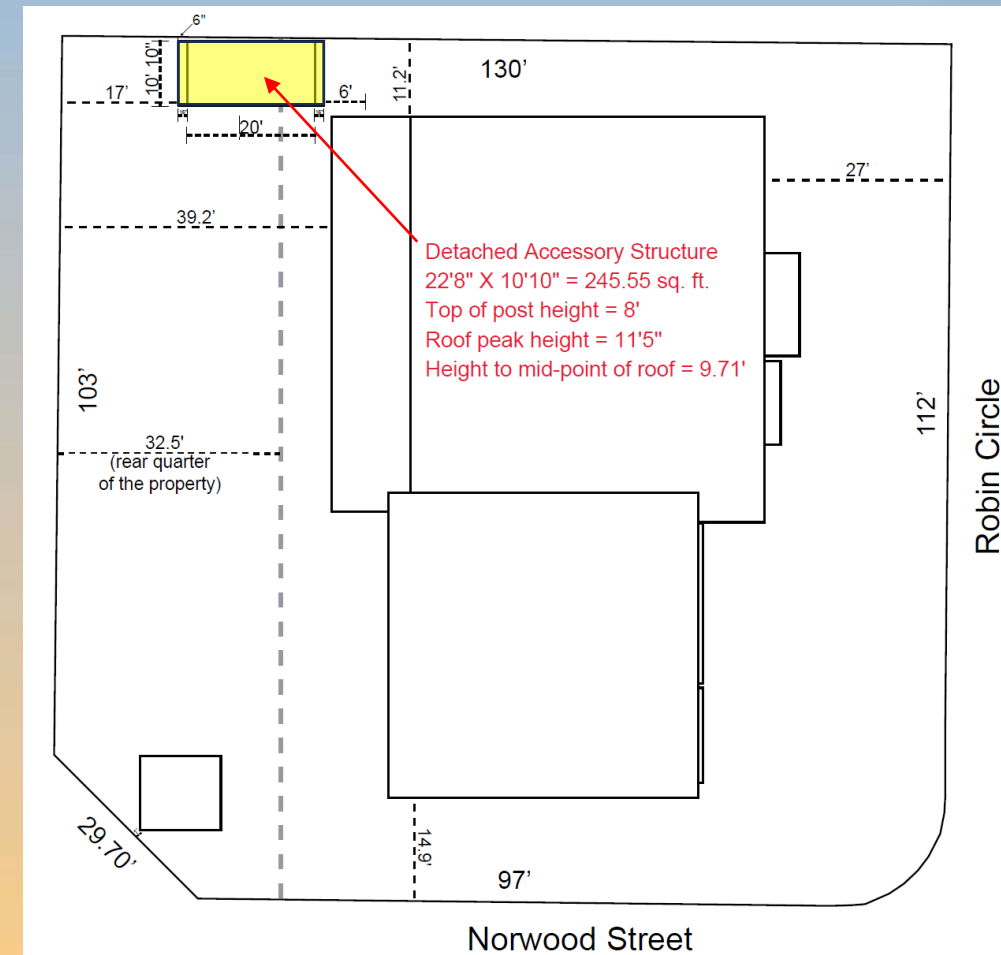
Looking north from Norwood Street



Site Plan

Detached Accessory Structure

- 6-feet from main building (measured support to support)
- 17-feet from rear property line
- $6\pm$ inches from side property line





Elevation

Height

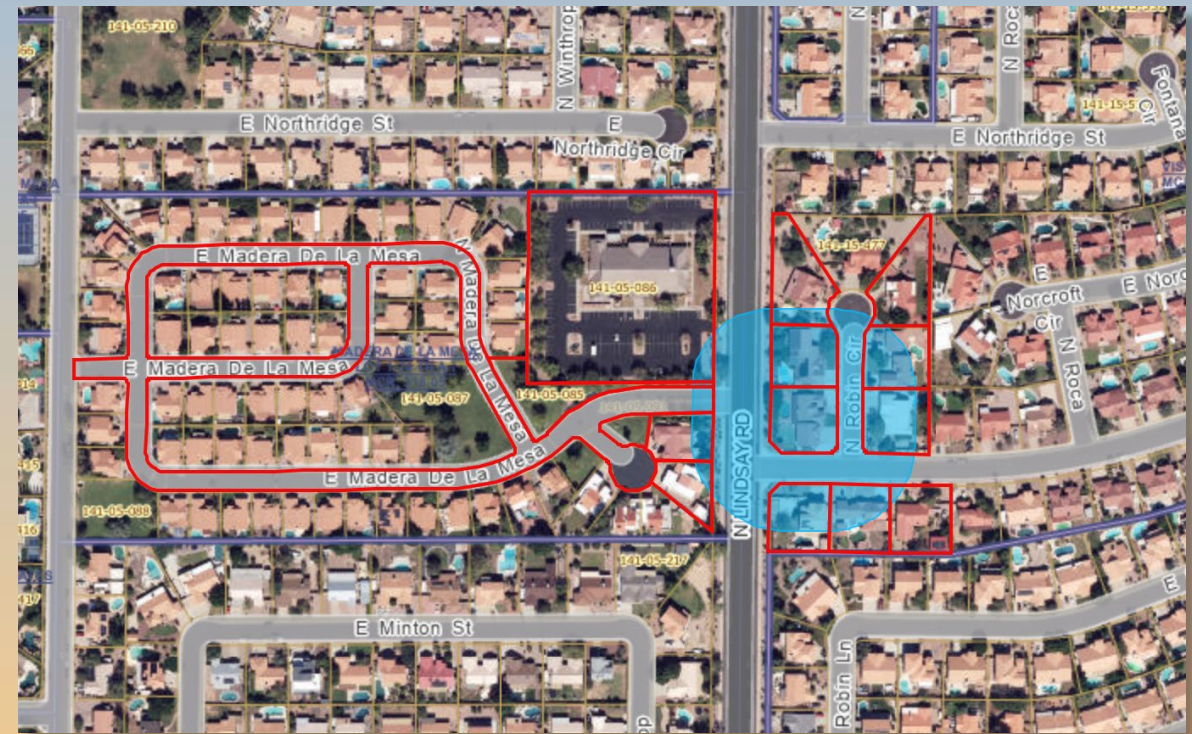
- 8 feet to top of post
- 11 feet, 5-inches to peak of roof
- 9 feet, 8±-inches to mid-point of the roof





Citizen Participation

- Notified property owners within 150 feet
- 4 emails/letters in opposition
- 5 emails/letters in support
- All emails are included in the BOA23-00669 Packet





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 2040 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

BOA23-00669



Map of nearby Board of Adjustment and Zoning Administrator cases

(X = DENIED)

