

## Board of Adjustment Public Hearing

### Meeting Agenda - Final

*Chair Alexis Wagner*  
*Vice Chair Shelly Allen*  
*Boardmember Nicole Lynam*  
*Boardmember Heath Reed*  
*Boardmember Troy Glover*  
*Boardmember Todd Trendler*  
*Boardmember Gerson Barrera*

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Wednesday, September 4, 2024

5:30 PM

Lower Council Chambers

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**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 Take action on all Consent Agenda items.

#### Items on the Consent Agenda

3 Approval of the following minutes from previous meetings:

- \*3-a [ADJ 24065](#) Minutes from August 7, 2024 Study Session and Public Hearing. Minutes from Special Meeting August 14, 2024 Public Hearing.

4 Take action on the following cases:

- \*4-a [ADJ 24066](#) BOA24-00092 - "Walmart Fuel 5349" (District 6). Within the 8300 block of East Guadalupe Road. Located west of Hawes Road on the south side of Guadalupe Road. Requesting a Special Use Permit (SUP) for a Service Station in the Limited Commercial zoning district with a Planned Area Development overlay (LC-PAD) District.

**Staff Planner: Chloe Durfee Daniel**

**Recommendation: Approval with Conditions**

- \*4-b [ADJ 24067](#) **BOA24-00104 - "WM Fuel Mesa 3799" (District 4).** 330 West Baseline Road. Located east of Country Club Drive on the north side of Baseline Road. Requesting a Special Use Permit (SUP) for a Service Station in the Light Industrial (LI) District.

**Staff Planner: Chloe Durfee Daniel**

**Recommendation: Approval with Conditions**

- \*4-c [ADJ 24068](#) **BOA24-00448 - "Eden Village" (District 4).** Within the 0 to 200 blocks of North Alma School Road (east side). Located north of Main Street on the east side of Alma School Road. Requesting a Development Incentive Permit (DIP) for a multiple residence development in the Multiple Residence 4 (RM-4) District.

**Staff Planner: Chloe Durfee Daniel**

**Recommendation: Approval with Conditions**

- \*4-d [ADJ 24069](#) **BOA24-00505 - "Ajo Al's Mexican Restaurant" (District 4).** 2336 East Baseline Road. Located east of Gilbert Road and north of Baseline Road. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for the development of a restaurant with outdoor seating in the Limited Commercial (LC) District.

**Staff Planner: Tulili Tuiteleleapaga-Howard**

**Recommendation: Approval with Conditions**

- \*4-e [ADJ 24070](#) **BOA24-00620 - "Zona K9 PlaySchool & Grooming Project" (District 1).** 2820 East University Drive, Suite 122. Located north of University Drive and east of Lindsay Road. Requesting a Special Use Permit (SUP) for a small animal day care in the Limited Commercial (LC) District.

**Staff Planner: Tye Hodson**

**Recommendation: Approval with Conditions**

- \*4-f **ADJ 24071** **BOA24-00722 - "Mesa Cars & Coffee" (District 2).** Within the 3400 to 3600 blocks of East Baseline Road (north side), and within the 1600 to 1900 blocks of South Val Vista Drive (west side). Located north of Baseline Road and west of Val Vista Drive. Requesting a Special Use Permit (SUP) to allow more than four special events to be conducted on the same premises during the calendar year in the Limited Commercial District with a Planned Area Development and Bonus Intensity Zone overlays (LC-PAD-BIZ).

**Staff Planner:** Tye Hodson

**Recommendation:** Approval with Conditions

## 5 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.