

Board of Adjustment



Study Session Minutes

Mesa City Council Chambers - Lower Level, 57 East 1st Street

Date: July 2, 2025 Time: 5:00 p.m.

MEMBERS PRESENT:

Vice Chair Shelly Allen
Boardmember Troy Glover
Boardmember Gerson Barrera
Boardmember Janice Paul

MEMBERS ABSENT:

Chair Alexis Wagner
Boardmember Heath Reed
Boardmember Todd Trendler

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

STAFF PRESENT:

Kelly Whittemore
Jennifer Merrill
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Vice Chair Allen excused Chair Wagner, Boardmember Reed and Boardmember Trendler and declared quorum present, and the Study Session was called to order at 5:00 p.m.

2 Staff Update.

Welcomed Boardmember Paul.

3 Review and discuss items on the agenda for the July 2, 2025 Board of Adjustment Hearing.

Staff member Jennifer Merrill presented case BOA25-00263 to the Board. See attached presentation.

Vice Chair Allen asked if the sign was facing Solomon.

Staff member Merrill answered the sign is located on the East side of the building.

4 Adjournment.

Boardmember Glover motioned to adjourn the Study Session. The motion was seconded by Boardmember Vice Chair Barrera.

Vote: 4-0

City of Mesa - Board of Adjustment – July 2, 2025 - Study Session Minutes

Upon tabulation of vote, it showed:

AYES – Allen – Glover – Barrera – Paul

NAYS – None

ABSENT –Wagner – Reed – Trendler

ABSTAINED – None

The Study Session was adjourned at 5:10 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Alex Wagner". The signature is fluid and cursive, with the first name "Alex" and last name "Wagner" clearly distinguishable.

Chair Wagner



Board of Adjustment



BOA25-00263

CSP Amendment Request



Request

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





Location

- 1840 and 1910 South Stapley Drive
- North of Baseline Road
- West of Stapley Drive

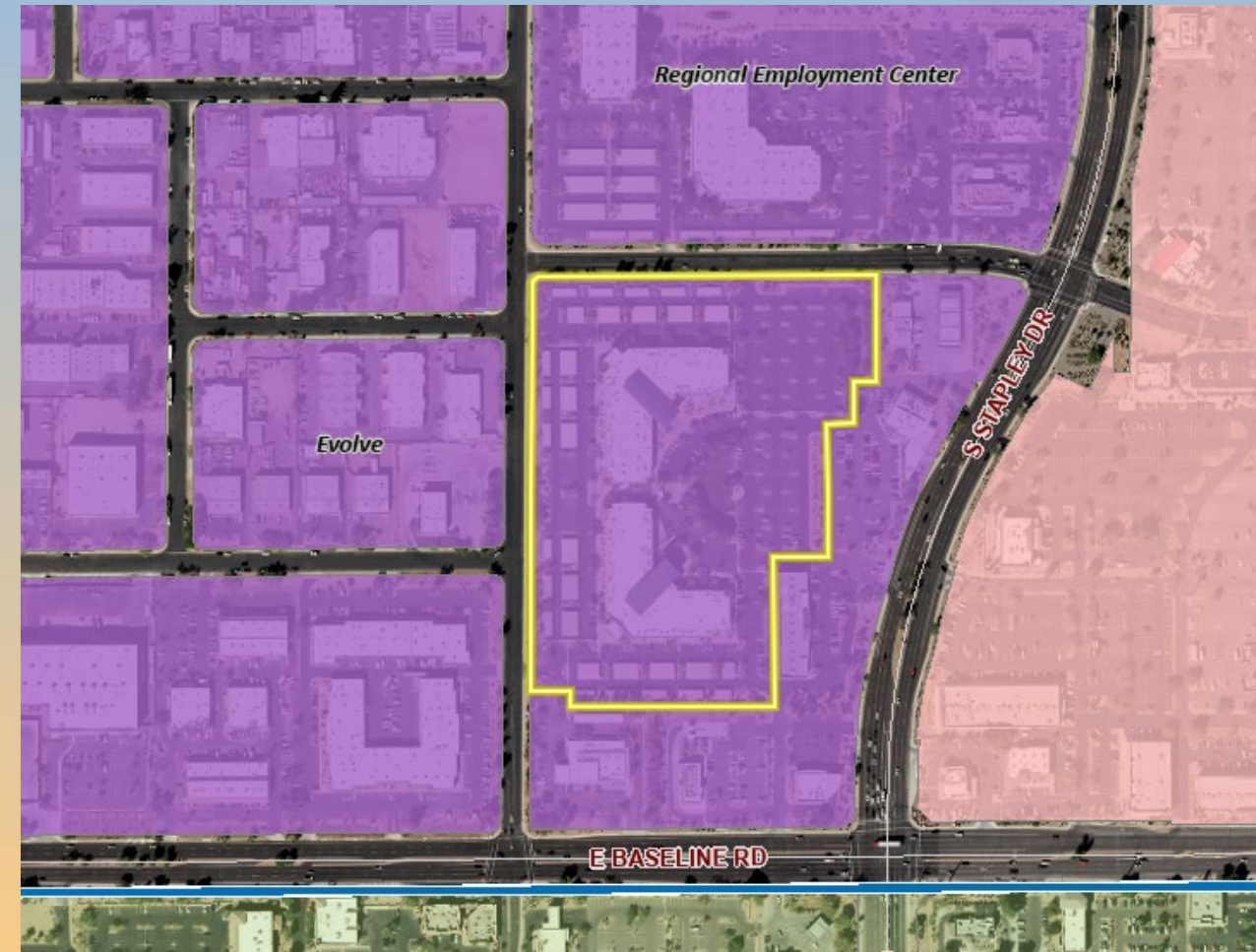




General Plan

Regional Employment Center – Evolve

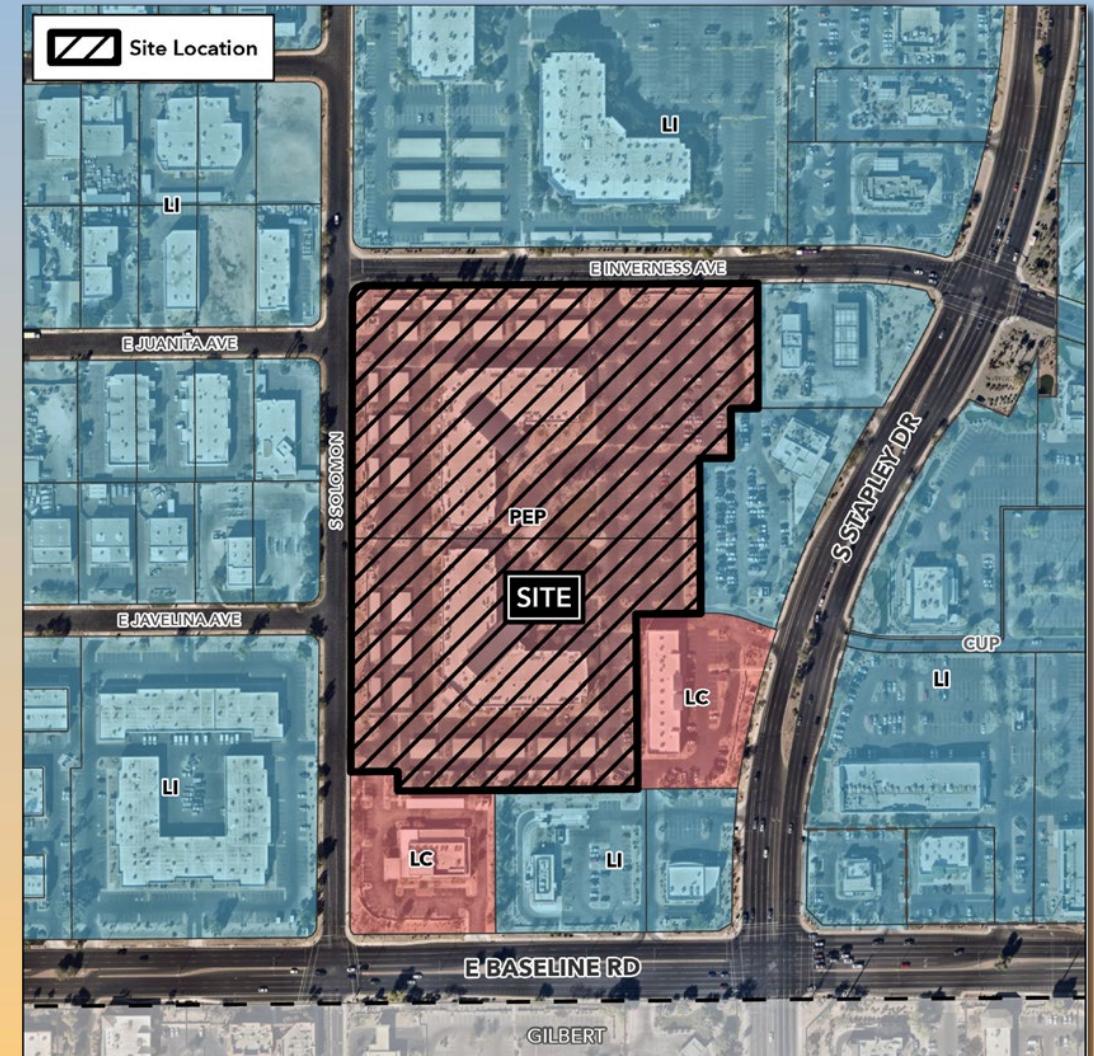
- Accommodate large employers such as corporate headquarters, hospitals and medical centers
- Principal land uses include business offices and medical facilities





Zoning

- Planned Employment Park (PEP)





Site Photo



Looking east towards the site from Solomon



Site Photo



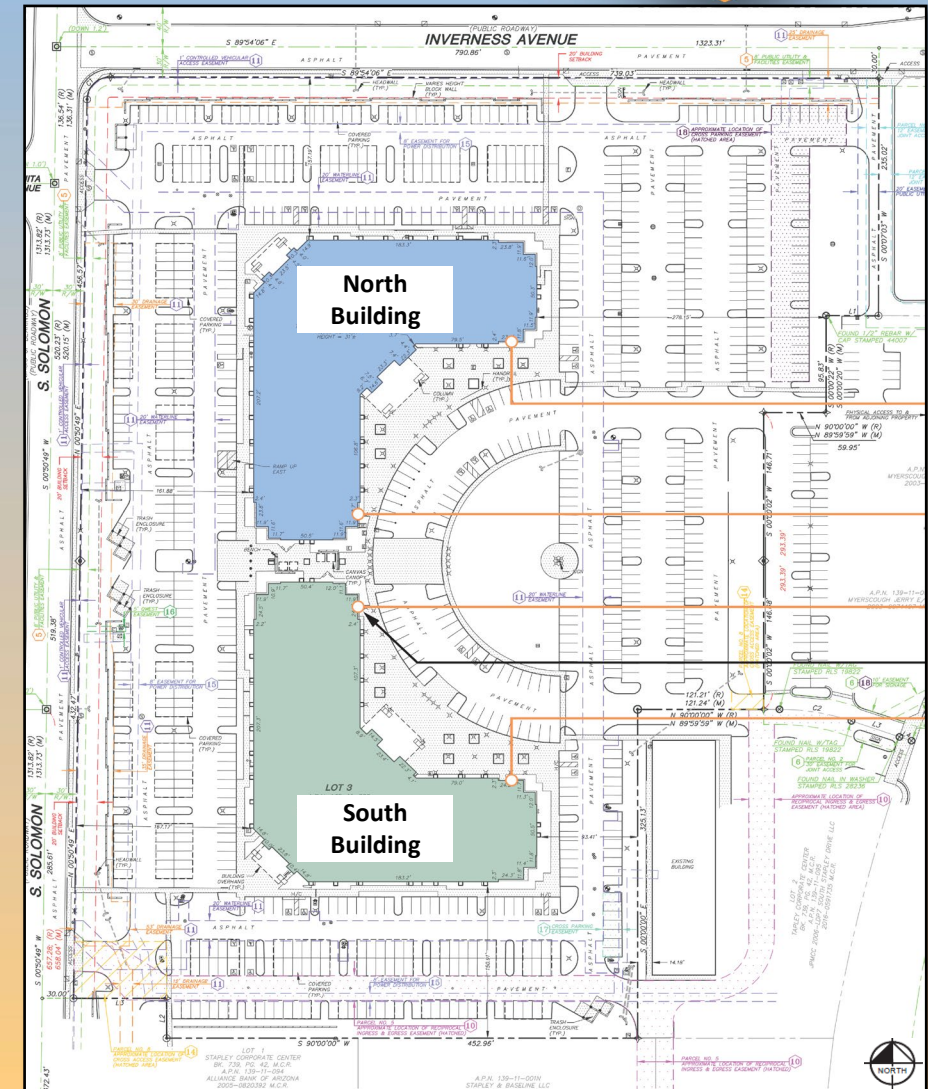
Looking east towards the site from South Solomon



Sign Plan – Wall Signs

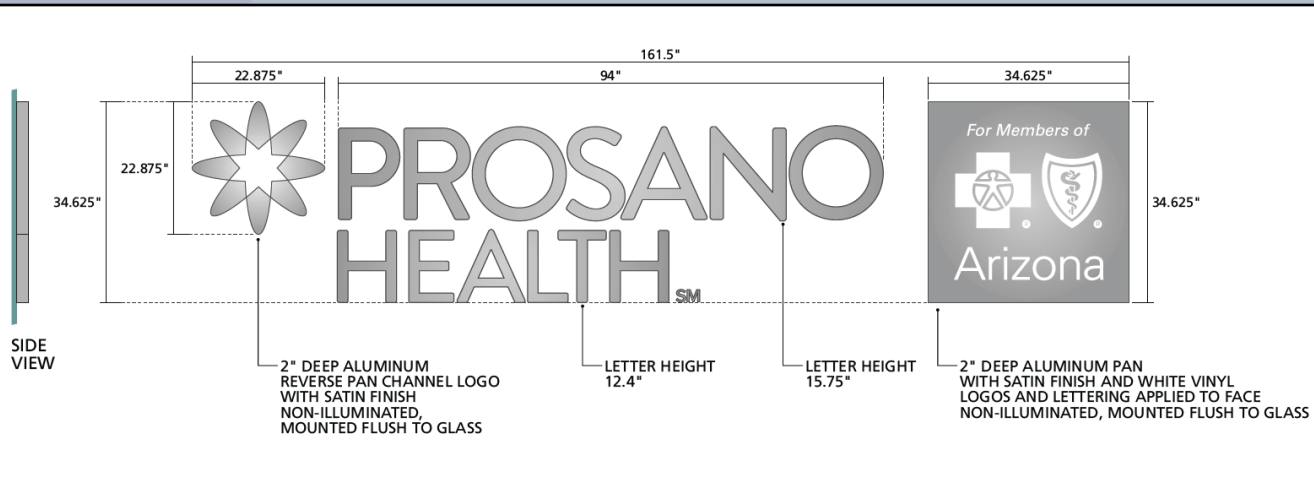
Proposed:

- Addition of four new non-illuminated wall signs
- A maximum sign area of:
 - 320 square feet on North Building
 - 240 square feet on South Building
- Allow for the placement of attached signs on the glass portions of the buildings





Sign Plan

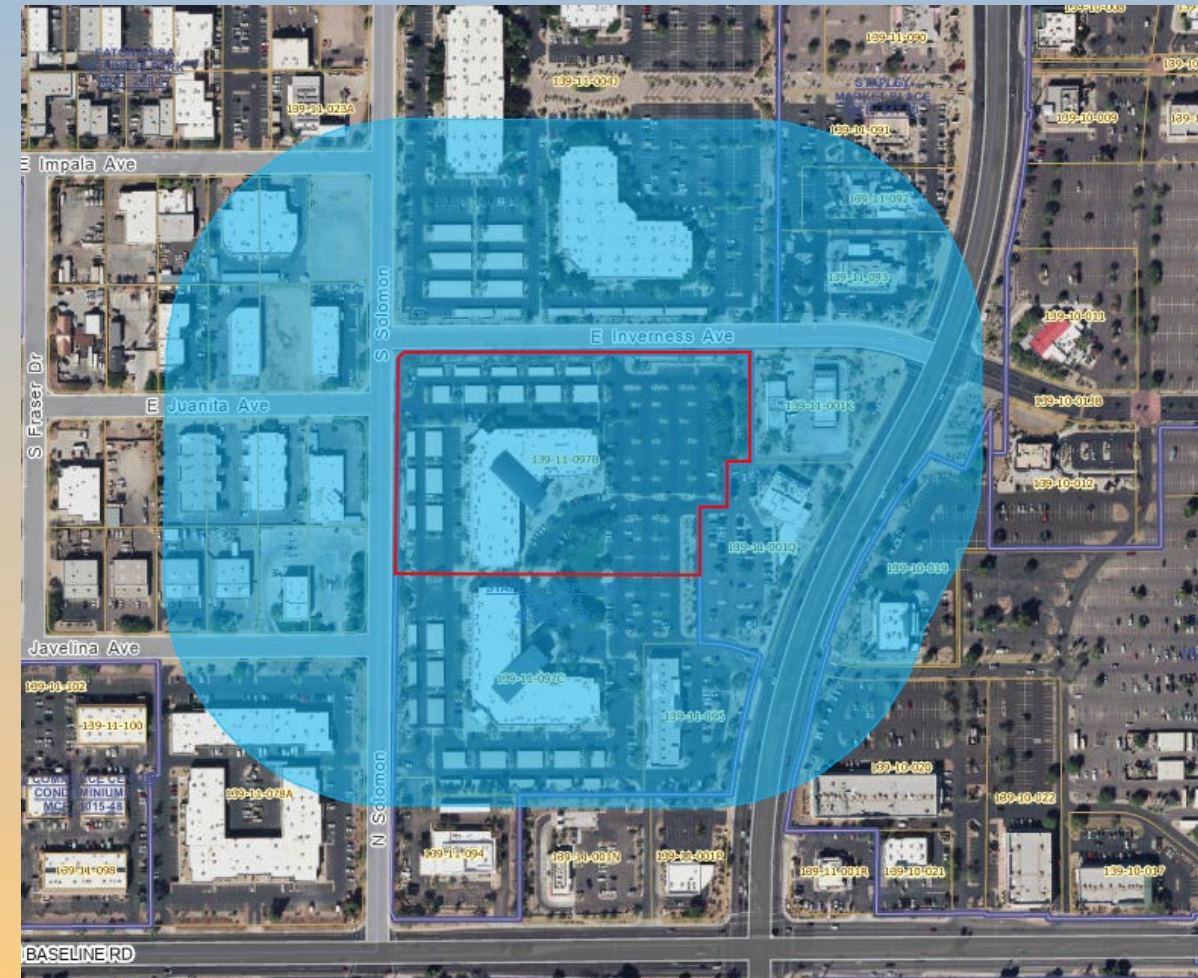


Proposed west elevation of South Building



Citizen Participation

- Notified property owners within 500 feet
- No comments received from neighboring property owners





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) Special Use Permit 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 2050 Mesa 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



Board of Adjustment