

**Mesa Council Chambers Lower Level – 57 E 1<sup>st</sup> St**

**Date: July 3, 2024 Time: 5:00 p.m.**

**MEMBERS PRESENT:**

Chair Alexis Wagner  
Vice Chair Shelly Allen  
Boardmember Nicole Lynam  
Boardmember Gerson Barrera

**MEMBERS ABSENT:**

Boardmember Heath Reed  
Boardmember Troy Glover  
Boardmember Todd Trendler

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

**STAFF PRESENT:**

Kelly Whittemore  
Evan Balmer  
Jennifer Merrill  
Vanessa Felix

**OTHERS PRESENT:**

**1 Call meeting to order.**

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

**2 Staff Update:** Welcome new Boardmember Barrera.

**3 Election of Board of Adjustment Officers.**

- a. **Chair** – Boardmember Wagner was nominated as the new Chair by Boardmember Allen, second by Boardmember Lynam and passed unanimously.
- b. **Vice Chair** – Boardmember Allen was nominated as the new Vice Chair by Chair Wagner, second by Boardmember Lynam and passed unanimously.

**4 Review and discuss items listed on the Public Hearing agenda for July 3, 2024.**

**\*4-a Staff member Evan Balmer presented case BOA24-00229 to the Board.  
See attached presentation.**

**\*4-b Staff member Evan Balmer presented case BOA24-00421 to the Board.  
See attached presentation.**

**\*4-c BOA24-00452 continued to August 7, 2024 Board of Adjustment meeting.**

**\*4-d Staff member Evan Balmer presented case BOA24-00492 to the Board.**

See attached presentation.

**\*4-e Staff member Evan Balmer presented case BOA24-00493 to the Board.**

**See attached presentation.**

Vice Chair Allen asked the number of corner lots. She also asked will a PAD modification be the process moving forward, as old homes are replaced by new homes.

Staff member Balmer answered he was not sure of the exact amount of the corner lots. He added the city is working on a new process to streamline new homes that will be placed on the corner lots.

**5 Adjournment.**

Vice Chair Allen moved to adjourn the Study Session and was seconded by Boardmember Lynam.

Without objection, the Study Session was adjourned at 5:16 p.m.

Respectfully submitted,

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



# BOA24-00229

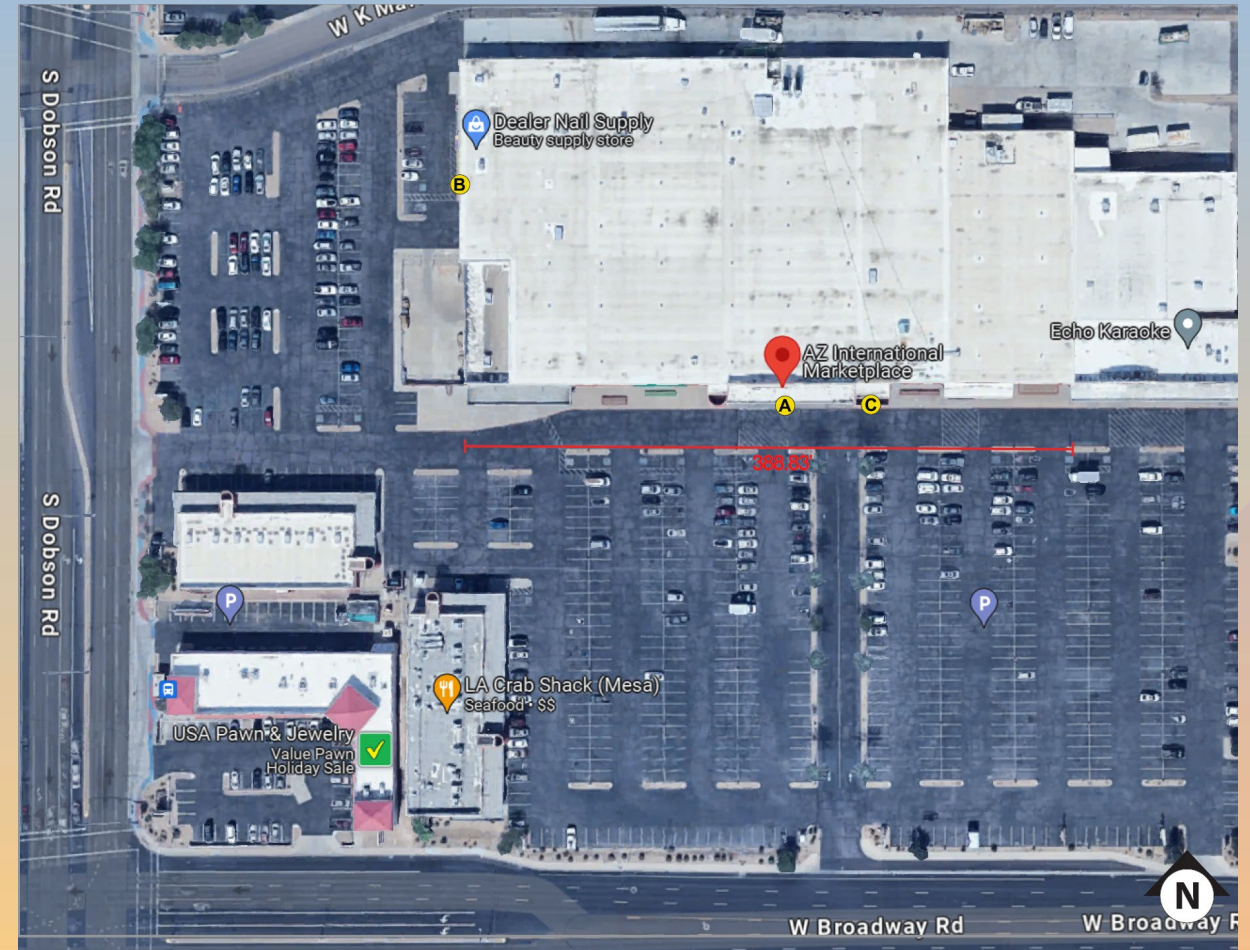
Chloe Durfee Daniel, Planner II

July 3, 2024



# Request

- Special Use Permit for a Comprehensive Sign Plan

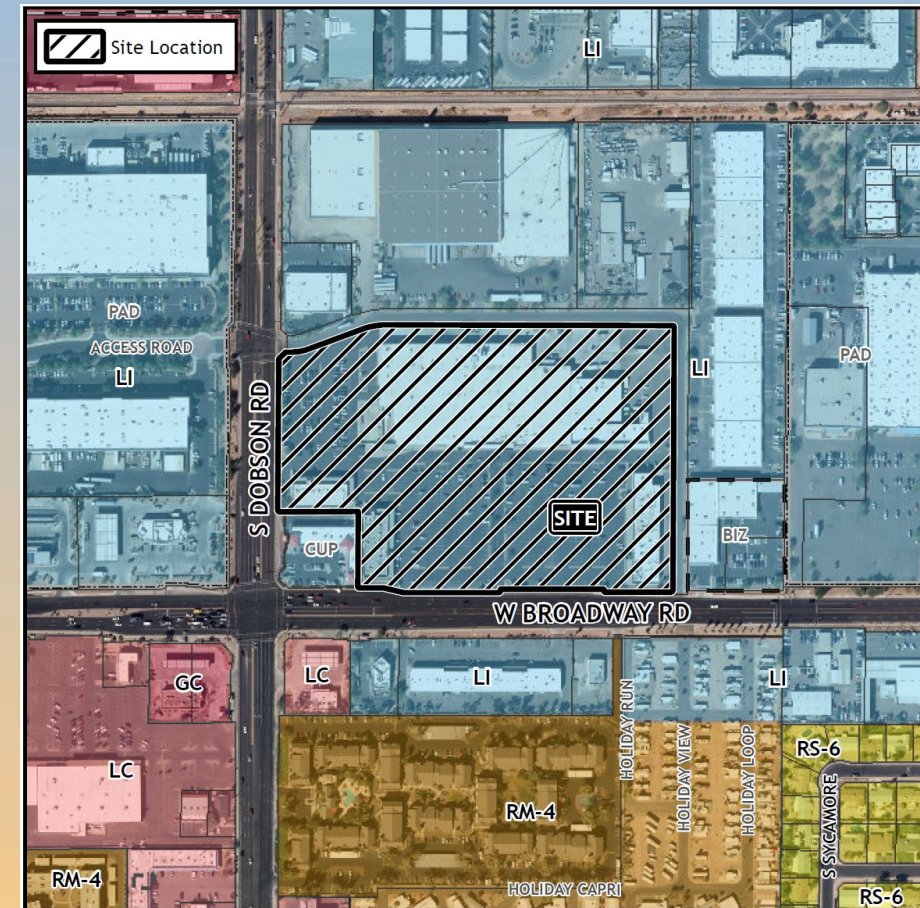






# Location

- 1920 West Broadway Road
- Located east of Dobson Road on the north side of Broadway Road



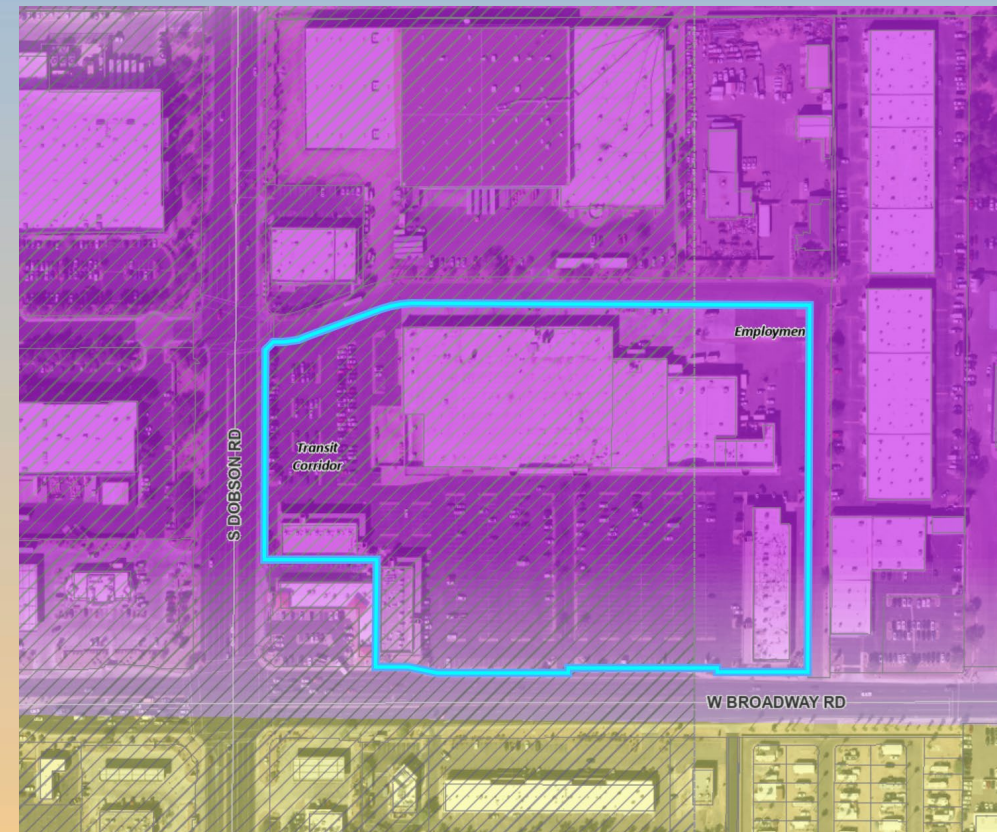




# General Plan

## Employment/Transit Corridor

- wide range of employment opportunities in high-quality settings
- develop a mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops







# Zoning

- Light Industrial (LI)
- Existing uses are permitted



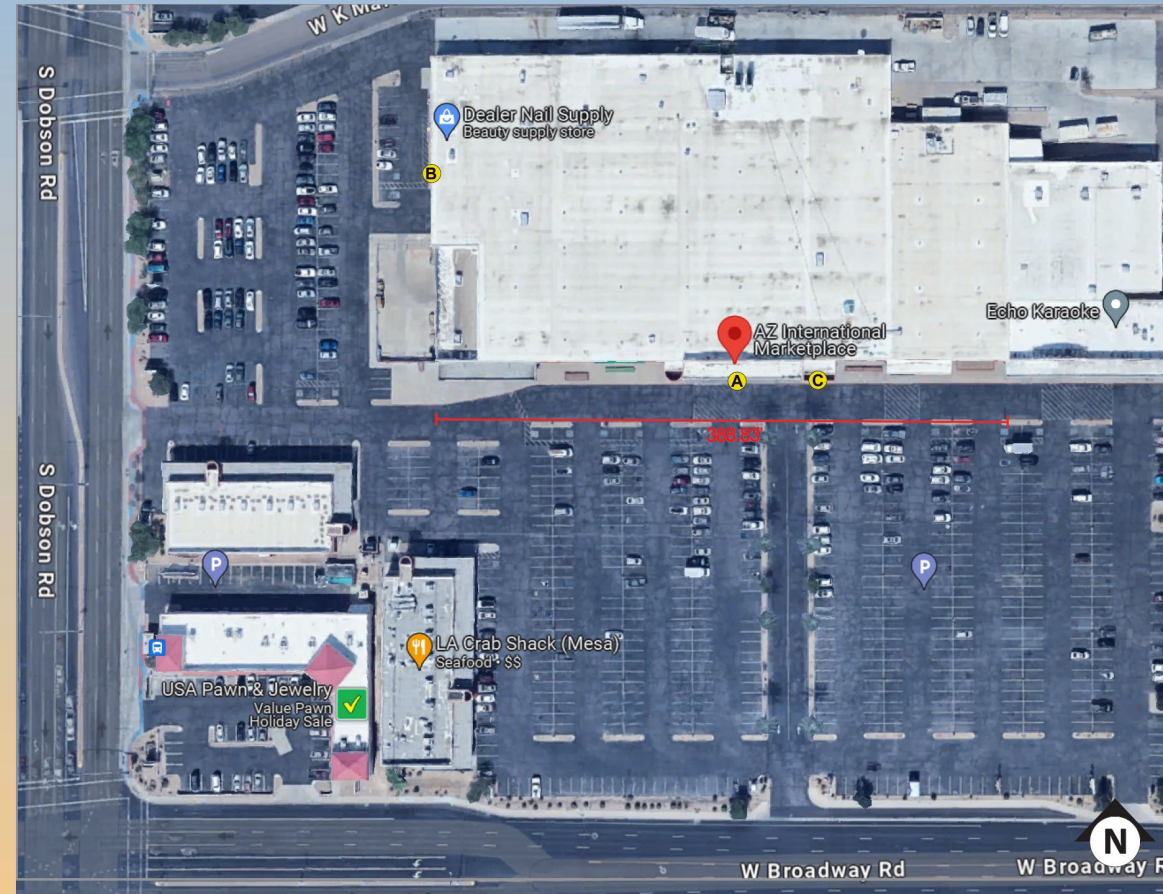




# Site Plan

Proposed Signage:

- 3 Attached Building Signs



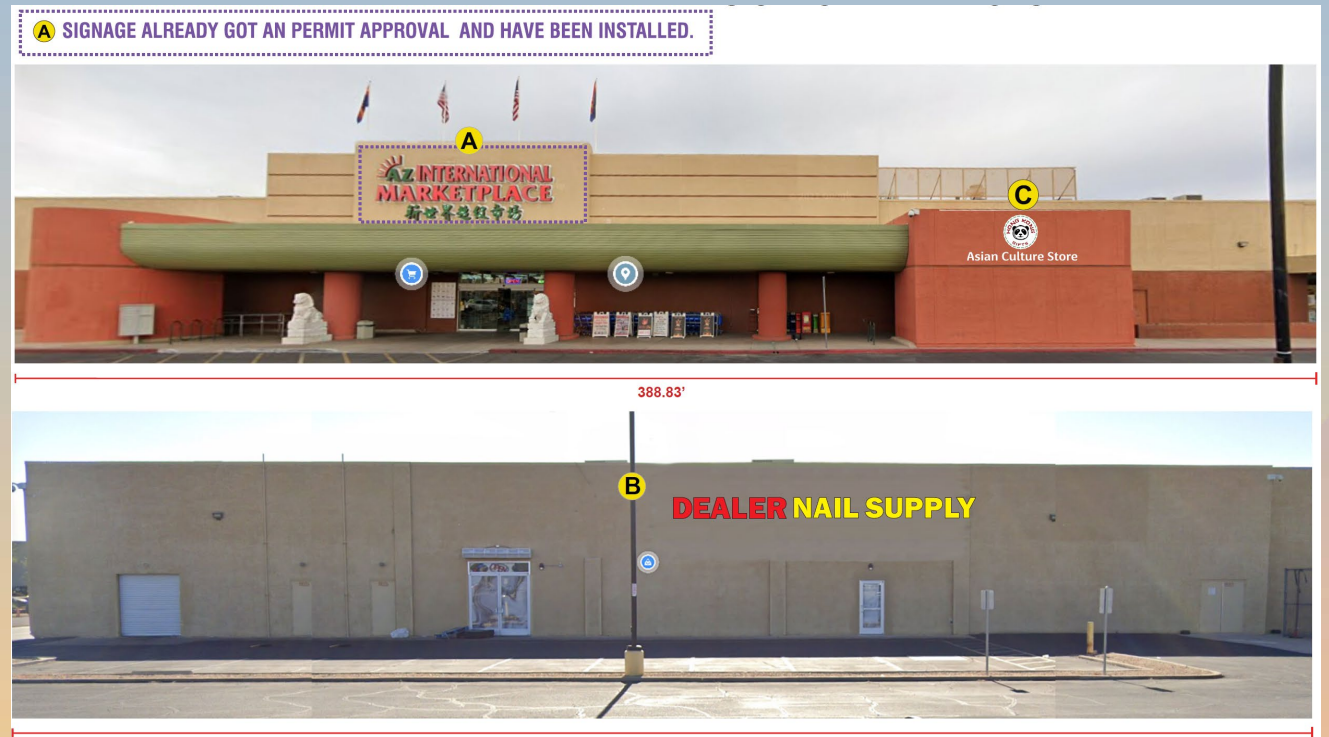




# Sign Plan

## Square Footage

- Sign A (existing): 290 sq. ft.
- Sign B: 99 sq. ft.
- Sign C: 37.3 sq. ft.





# Sign Plan







# Sign Plan

Table 11-43-3-D-1: Standard Attached Sign Allowances Per Occupancy

Front Foot of Building Occupancy (1)	Max. Number of Permitted Signs	Max. Aggregate Sign Area Calculation	Max. Area Per Sign
80-feet or Less (2)	2 signs	2 sq. ft. of sign area per front foot of building occupancy	160 sq. ft.
81 to 199-feet	3 signs	160 sq. ft. is allowed	160 sq. ft.
200 to 249-feet	4 signs	80% of lineal front foot of occupancy,	160 sq. ft.
250-feet or More	5 signs, plus one additional sign for every additional 50-feet of occupancy up to a max. of 7 signs	80% of lineal front foot of occupancy up to a max. of 500 sq. ft.	160 sq. ft.

**TABLE A**

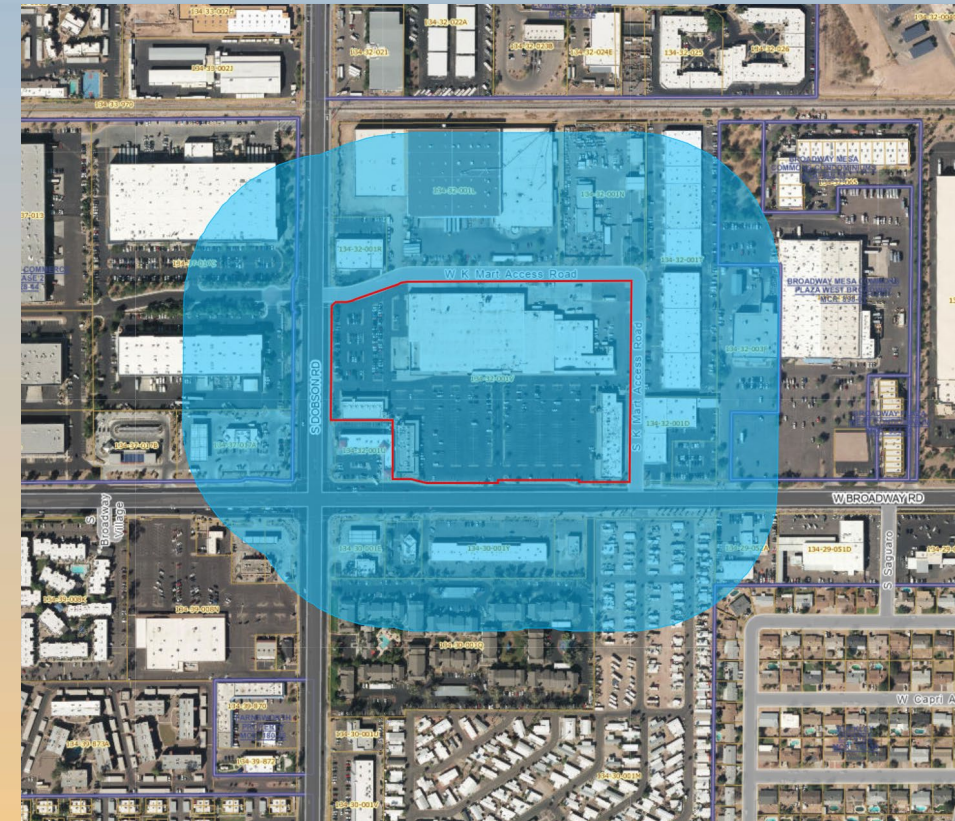
**TENANT WALL SIGN ALLOWANCE**

Front Foot of Building Occupancy	Max. Number of Permitted Signs	Max. Aggregate Sign Area Calculation	Max. Area Per Sign
80-feet or less	2 signs	2 sq. ft. of sign area per front foot of building occupancy	160 sq. ft.
81 to 199-feet	3 signs	160 sq. ft. is allowed	160sq. ft.
200-249-feet	4 signs	80% of lineal front feet of occupancy.	160 sq. ft.
250-feet or More	5 signs, plus one additional sign for every additional 50-feet of occupancy up to a max of 7 signs.	<b>490 SQ FT MAXIMUM AGGREGATE SIGN AREA</b>	<b>290 sq. ft.</b>



# Citizen Participation

- Property owners and businesses located within 500 feet of the subject site were notified
- No feedback received







# 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 2040 Mesa General Plan
- ✓ Meets required findings for Sections 11-70-5.E and 11-46-3.D of the MZO

***Staff recommends Approval with Conditions***



# Board of Adjustment





BOA24-00421

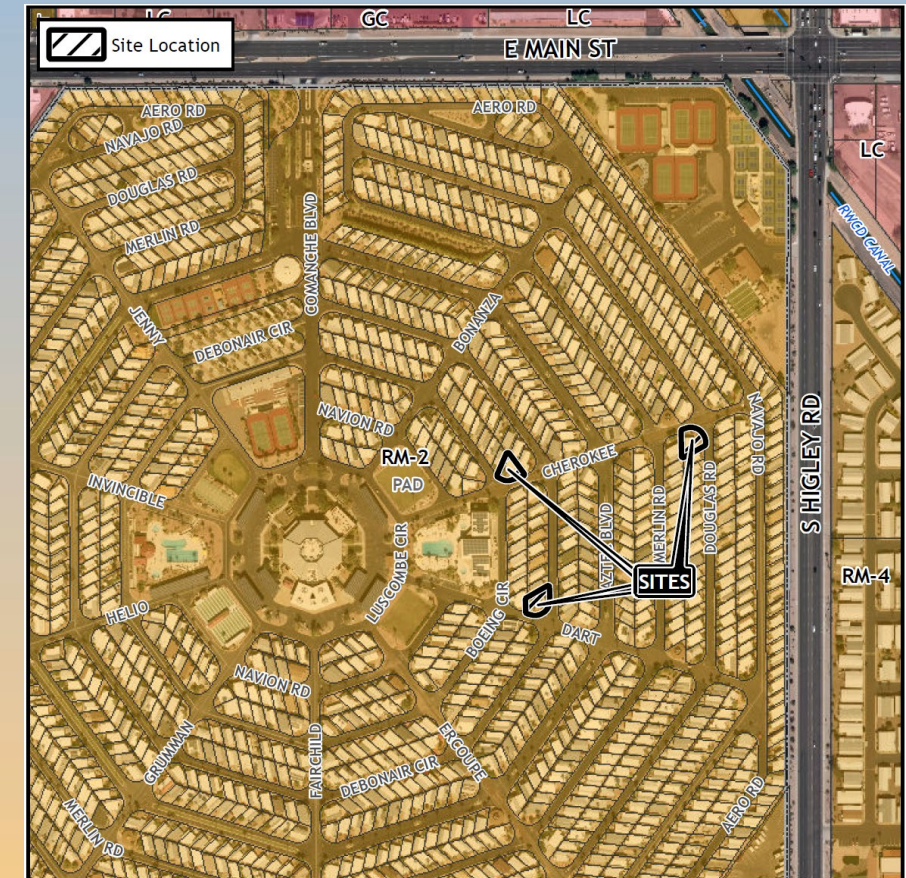
BOA24-00492

BOA24-00493



# Request

- Requesting a minor modification to an existing Planned Area Development (PAD) overlay to allow for a reduction to the required front yard setback
- Reduction from 20 feet to 4 feet for corner lots

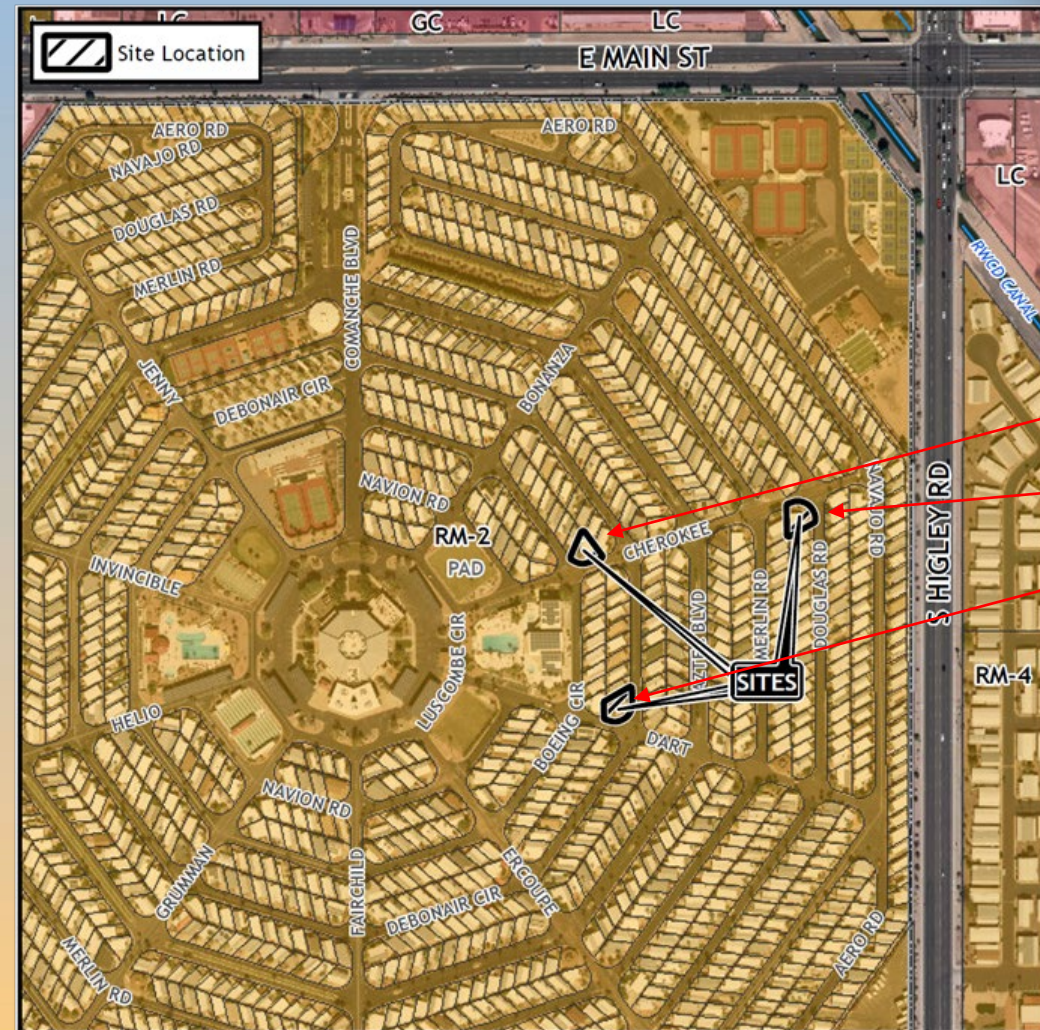






# Location

- 5001 East Main Street  
Lots 910, 942, and 1396.
- Located west of Higley Road  
and south of Main Street.



BOA24-00421

BOA24-00492

BOA24-00493

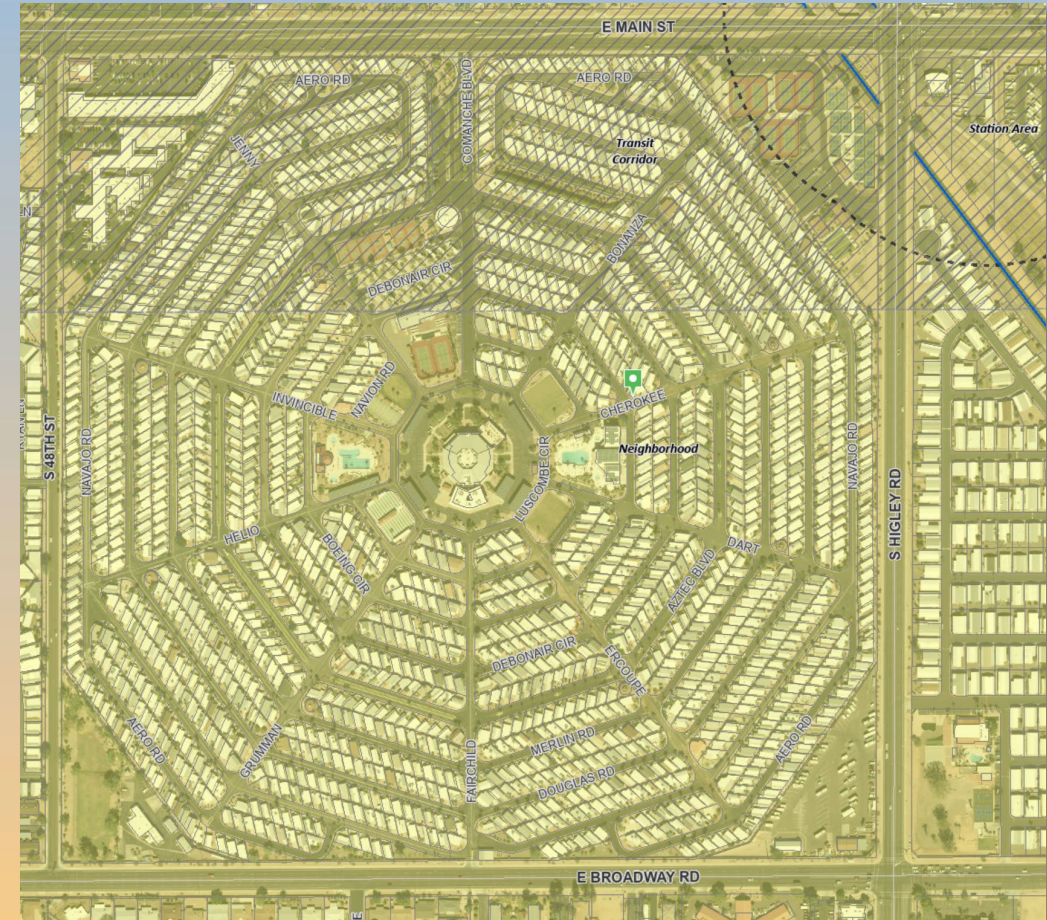




# General Plan

## Neighborhood

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

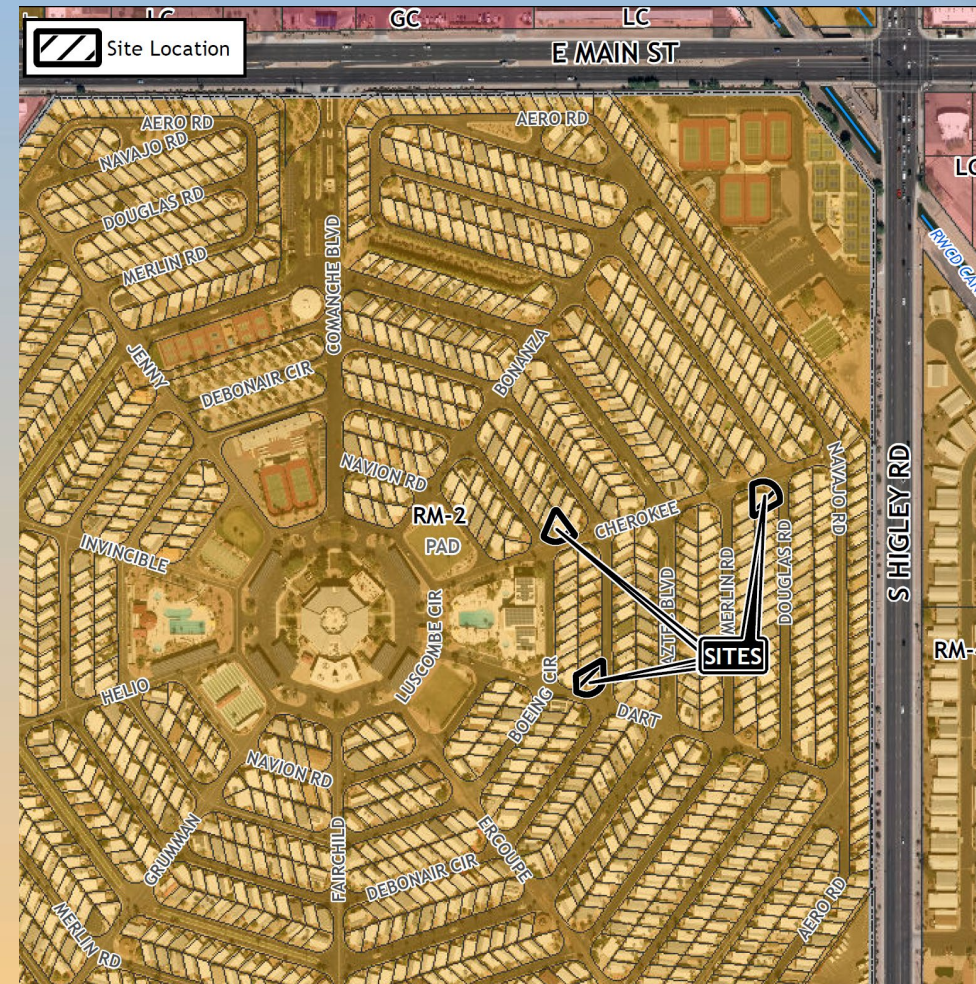






# Zoning

- Multiple Residence-2 with a Planned Area Development overlay (RM-2-PAD)

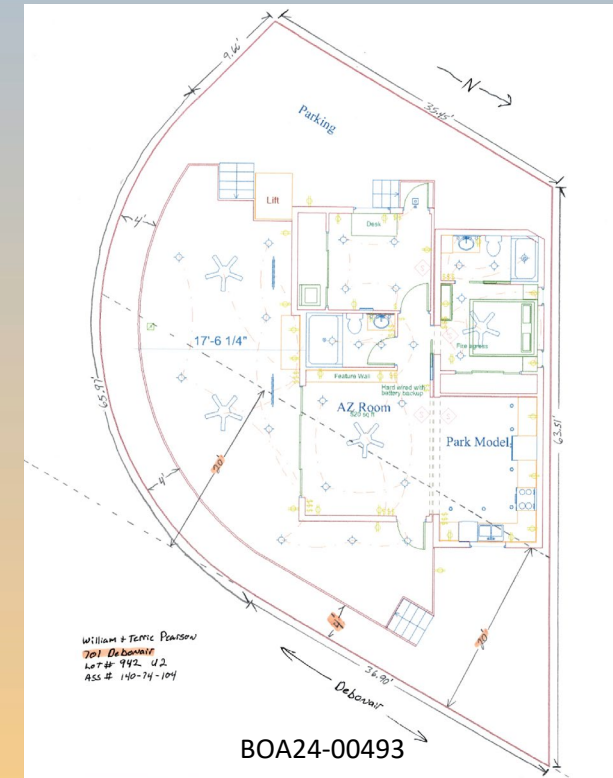
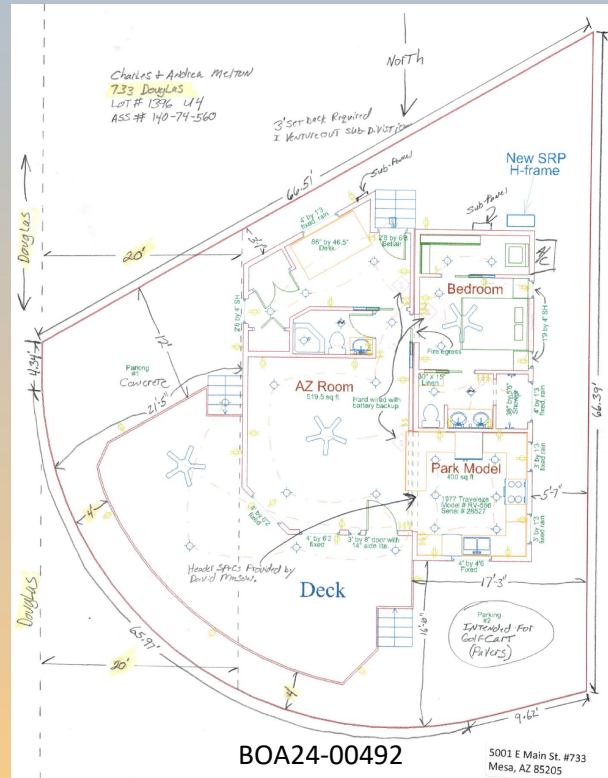
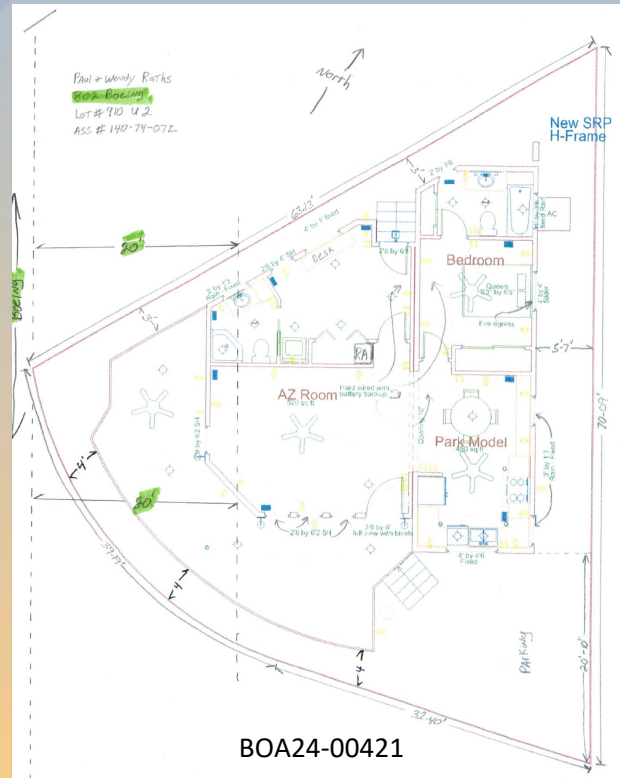






# Example Site Plan

Front Setback of 4 feet







# Citizen Participation

- Notified property owners within 150', HOAs and registered neighborhoods
- Staff has only received calls for clarification of what is being proposed. No concerns raised by neighbors



# Approval Criteria

## Section 11-22-5(E) Planned Area Development, Conformance with Approved Plan – Modification after Initial Construction

- ✓ . . . any minor extension, alteration, or modification of an existing building or structure may be reviewed and approved by the Board of Adjustment, if the request is found to be consistent with the purpose and intent of the approved development plan.





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Modification is consistent with the purpose and intent of the approved development plan
- ✓ Meets the requirements for a Planned Area Development, Conformance with Approved Plan – Modification after Initial Construction from Section 11-22-5(E) of the MZO

*Staff recommends Approval with Conditions*