



BOARD OF ADJUSTMENT STUDY SESSION MINUTES

June 3, 2026

The Board of Adjustment of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on June 3, 2026, at 5:00 p.m.

BOARD PRESENT

Alexis Wagner, Chairperson
Troy Glover
Todd Trendler
Janice Paul

BOARD ABSENT

Shelly Allen, Vice Chairperson
Gerson Barrera

STAFF PRESENT

Kelly Whittemore
Jennifer Merrill
Cassidy Welch
Vanessa Felix

1. Call meeting to order.

Chairperson Wagner conducted a roll call.

Chairperson Wagner excused Vice Chairperson Allen and Boardmember Barrera from the entire meeting.

2. Staff update.

Development Services Director Nana Appiah attended the meeting to thank Chair Wagner for her service and leadership, noting her role in guiding the board through complex cases. He presented a plaque from the Mayor and also acknowledged Vice Chairperson Allen's service. Staff echoed their appreciation.

3. Review and discuss items listed on the Public Hearing agenda for June 3, 2026.

Senior Planner Jennifer Merrill noted that one item needed to be removed from the consent agenda. The owner and applicant for Item 3F, Case BOA26-00182 (Spilsbury Future Site), requested a continuance. The case will be continued to the July 1, 2026 meeting.

Chairperson Wagner stated for the record that Item 3-a, BOA25-00815, RV Service Building, was continued to a date uncertain.

Planner II Chloe Durfee Daniel reviewed agenda Item 3-b, **BOA25-01000. "Power Village," 9.8± acres located at the northwest corner of East Broadway Road and South Power Road. Substantial Conformance Improvement Permit (SCIP). This request will allow for modifications to an existing Group Commercial Center. (District 2)),** on the Board of Adjustment Public Hearing agenda and displayed a PowerPoint presentation. **(See Attachment 1)**

Ms. Durfee Daniel presented Case BOA-2501000 (Power Village), a request for a Substantial Conformance Improvement Permit for a 9.8-acre commercial site at Broadway Road and South Power Road. The site is currently vacant, and the proposal would retain most existing buildings while adding updated landscaping and incorporating both returning commercial space and small-scale commercial recreation uses. (See Page 1 through Page 7 of Attachment 1)

Ms. Durfee Daniel explained that existing parking remains nonconforming, with 480 spaces provided where 596 are required, and this deficiency is included in the SCIP request. The site has five access points, and the landscape plan includes new trees and shrubs. Required neighborhood outreach was completed, and no comments or objections were received. (See Page 8 through Page 12 of Attachment 1)

Ms. Durfee Daniel confirmed that the proposal complies with the 2050 Mesa General Plan and meets the findings required for a SCIP under the zoning ordinance. (See Page 13 through Page 16 of Attachment 1)

Planner II Kwasi Abebrese reviewed agenda Item 3-c, **BOA26-00041. "Mountainside Fitness CSP Amendment," 3.8± acres located at 9311 East Cadence Parkway. Special Use Permit (SUP). This request will allow for a Modification to a Comprehensive Sign Plan. (District 6)),** on the Board of Adjustment Public Hearing agenda and displayed a PowerPoint presentation. **(See Attachment 2)**

Mr. Abebrese presented Case BOA-26-00041 (Mountainside Fitness CSP Amendment), a request for a Special Use Permit to modify the existing Comprehensive Sign Plan for a 3.8-acre commercial recreational facility within the Cadence Commercial Center. The site lies between State Route 24 and Cadence Parkway and is consistent with the mixed-use community district goals of the Mesa Gateway Strategic Development Plan. The existing building is approximately 40,000 square feet, and the request focuses solely on updates to attached signage. (See Page 1 through Page 5 of Attachment 2)

Mr. Abebrese explained that the amendment would increase the maximum aggregate sign area from 186.4 sq. ft. to 278 sq. ft. by retaining the existing 160-sq-ft west-facing sign and adding a new 118-sq-ft sign on the south elevation, visible from State Route 24. Elevations of both the existing and proposed signs were shown. Staff stated that the request meets the criteria of the Mesa Zoning Ordinance, the Cadence Community Plan, and the 2050 Mesa General Plan. (See Page 6 through Page 11 of Attachment 2)

Mr. Abebrese added the applicant completed required citizen participation, and staff received one comment from a resident concerned about parking impacts. Staff clarified that parking issues fall outside the scope of this sign-related request, and no further objections were received. Staff recommended approval with conditions. (See Page 11 through Page 14 of Attachment 2)

Planner II Emily Johnson reviewed agenda Item 3-d, **BOA26-00157. "Living Word Church," 15.7± acres located at 3520 East Brown Road. Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP). (District 1)),** on the Board of Adjustment Public Hearing agenda and displayed a PowerPoint presentation. **(See Attachment 3)**

Ms. Johnson presented Case BOA26-00157, a request for a Special Use Permit to establish a Comprehensive Sign Plan for the Living Word Church located at 3520 East Brown Road, at the corner of Brown and Val Vista. The site is zoned Agricultural, where places of worship are permitted, and the General Plan designates the area as Rural Residential with a

public/semi-public land use component. The church currently has two monument signs along Brown Road; Monument A will remain, while the existing entry sign will be removed and replaced with a new Monument C. (See Page 1 through Page 8 of Attachment 3)

Ms. Johnson stated the request includes allowing two detached monument signs along a single street frontage, where code typically permits only one. Monument C is proposed at 44 square feet, exceeding the 32-square-foot maximum for nonresidential uses in the AG district. Both signs will be illuminated and must comply with all lighting and electronic message display standards, including restrictions on illumination after 11 p.m. when within 150 feet of single-family residences. No additional attached or detached signs are proposed. (See Page 9 through Page 10 of Attachment 3)

Ms. Johnson added the application meets the criteria for a Special Use Permit and a Comprehensive Sign Plan under the Mesa Zoning Ordinance. The applicant completed required neighborhood notification, and staff noted one resident inquiry regarding the electronic message display, which the applicant addressed. Staff found the request consistent with the 2050 Mesa General Plan and recommended approval with conditions. (See Page 11 through Page 15 of Attachment 3)

Chairperson Wagner noted that the final two cases on the agenda had been continued. Case 3E, BOA26-00169 (Century Marine SCIP), was continued at the request of the applicant. She also reported that Case BOA26-00182 (Spilsbury Future Site) had likewise been continued.

Boardmember Paul asked why case BOA26-00182 had been continued.

Ms. Merrill explained that the applicant requested additional time to meet with and discuss the project with neighboring residents.

4. Adjourn.

Without objection, the Board of Adjustment Study Session adjourned at 5:19 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Board of Adjustment Study Session meeting of the City of Mesa, Arizona, held on 3rd day of June 2026. I further certify that the meeting was duly called and held and that a quorum was present.

_____, CHAIRPERSON

City of Mesa

Board of Adjustment

BOA25-01000

Power Village

Chloe Durfee Daniel



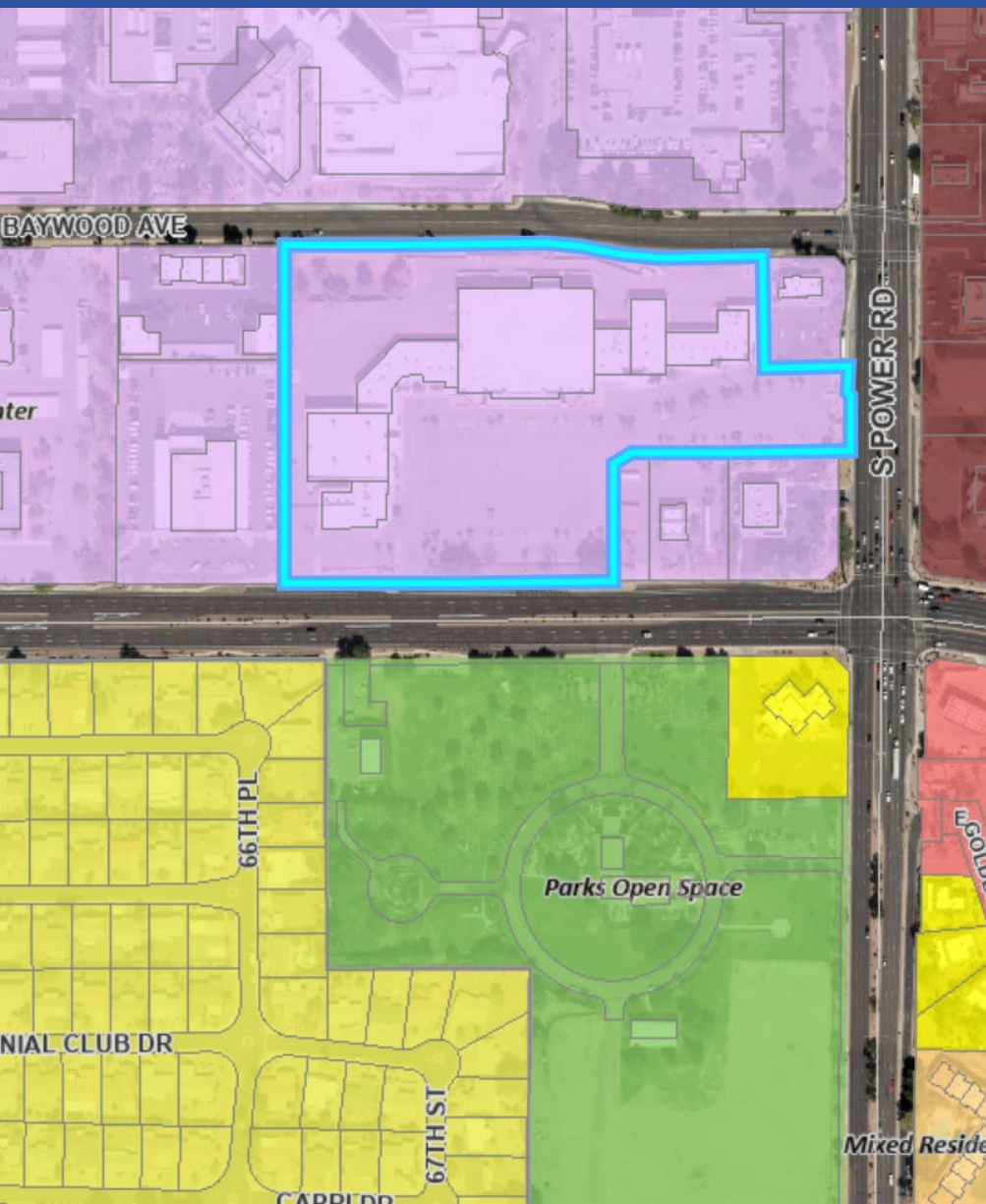
Request

- Substantial Conformance Improvement Permit (SCIP)



Location

- 9.8± parcel
- Northwest corner of E Broadway Road and South Power Road



General Plan

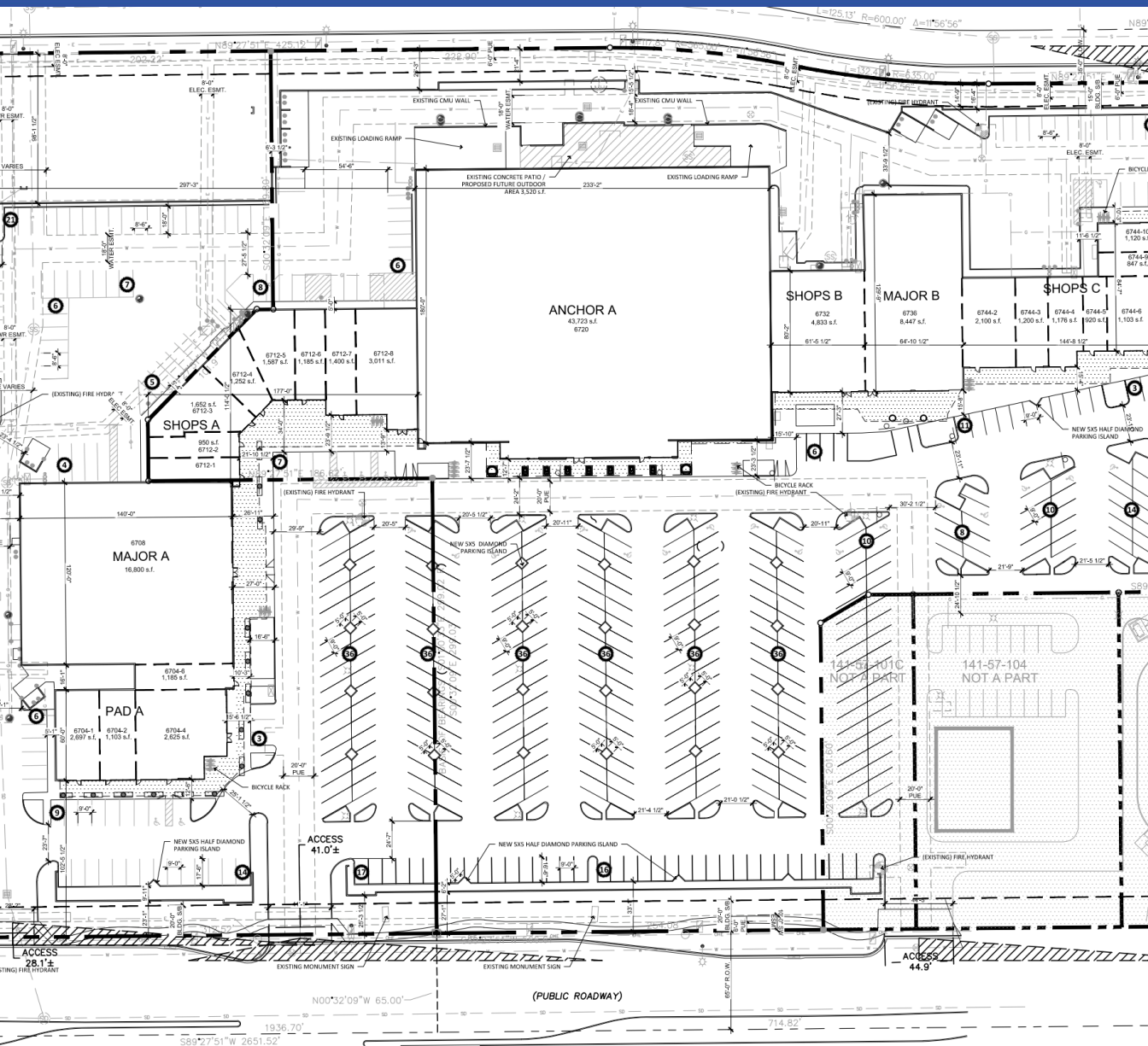
- Local Employment Center Placetype
- Evolve Growth Strategy
- Retail is a principal land use
- Entertainment and Recreation is not a listed land use



Site Photos

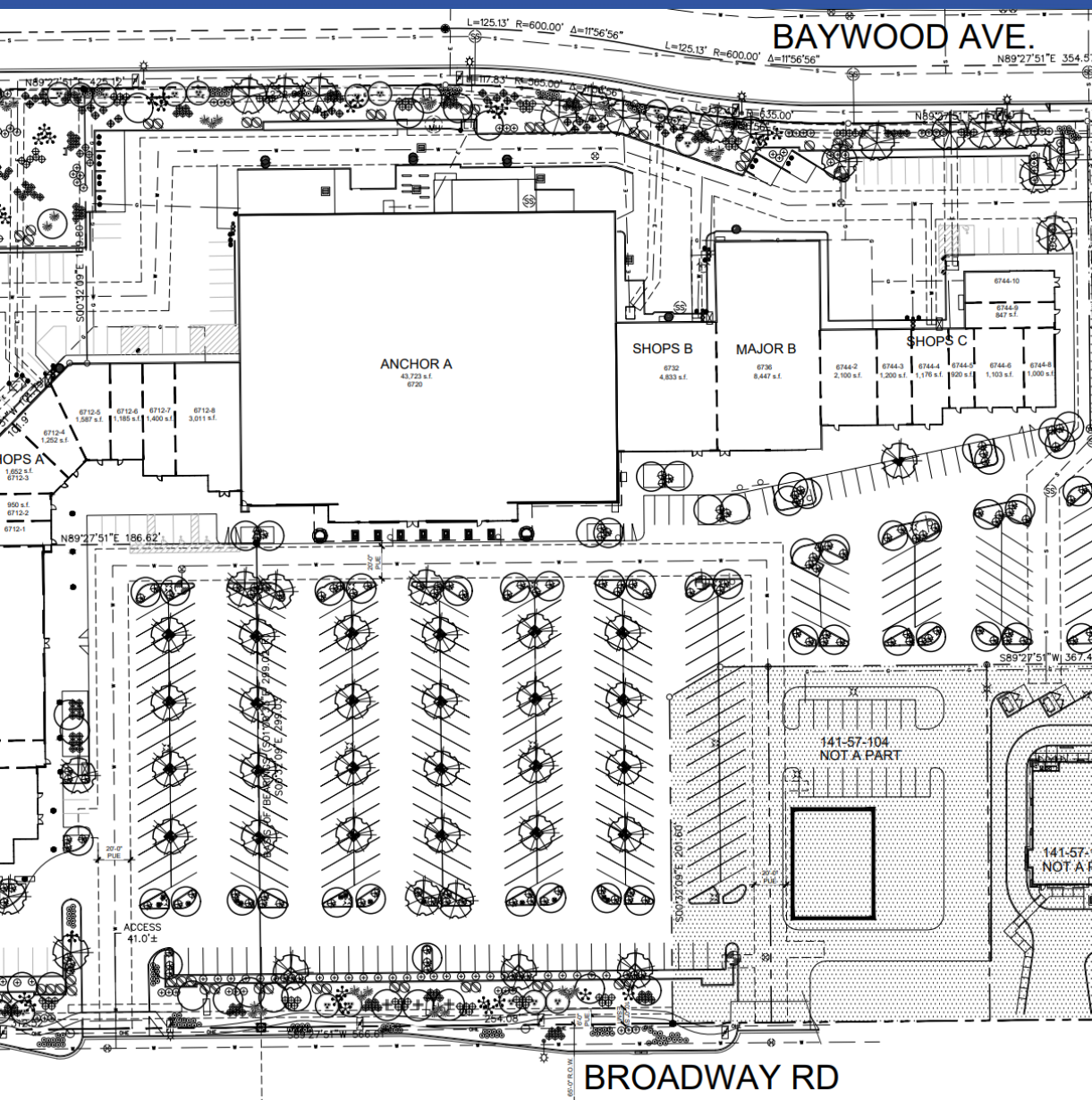


Looking northeast towards the site



Site Plan

- 59,531 sq. ft. of retail/commercial space
- 47,243 sq. ft. of Small Scale Commercial Recreation
- 480 parking spaces existing
- 596 parking spaces required
- 5 access points onto Broadway Rd., Power Rd., and Baywood Ave.



Landscape Plan

- Trees: Fruitless Olive, Smoothie Cascalote, Red Push etc.
- Shrubs: Green Cloud, Bird of Paradise, Valentine Emu Bush, Orange Jubilee, Red Yucca etc.



Elevations





Elevations



1 EAST ELEVATIONS - MAJOR A + SHOPS
SCALE: 1/8" = 1'-0"



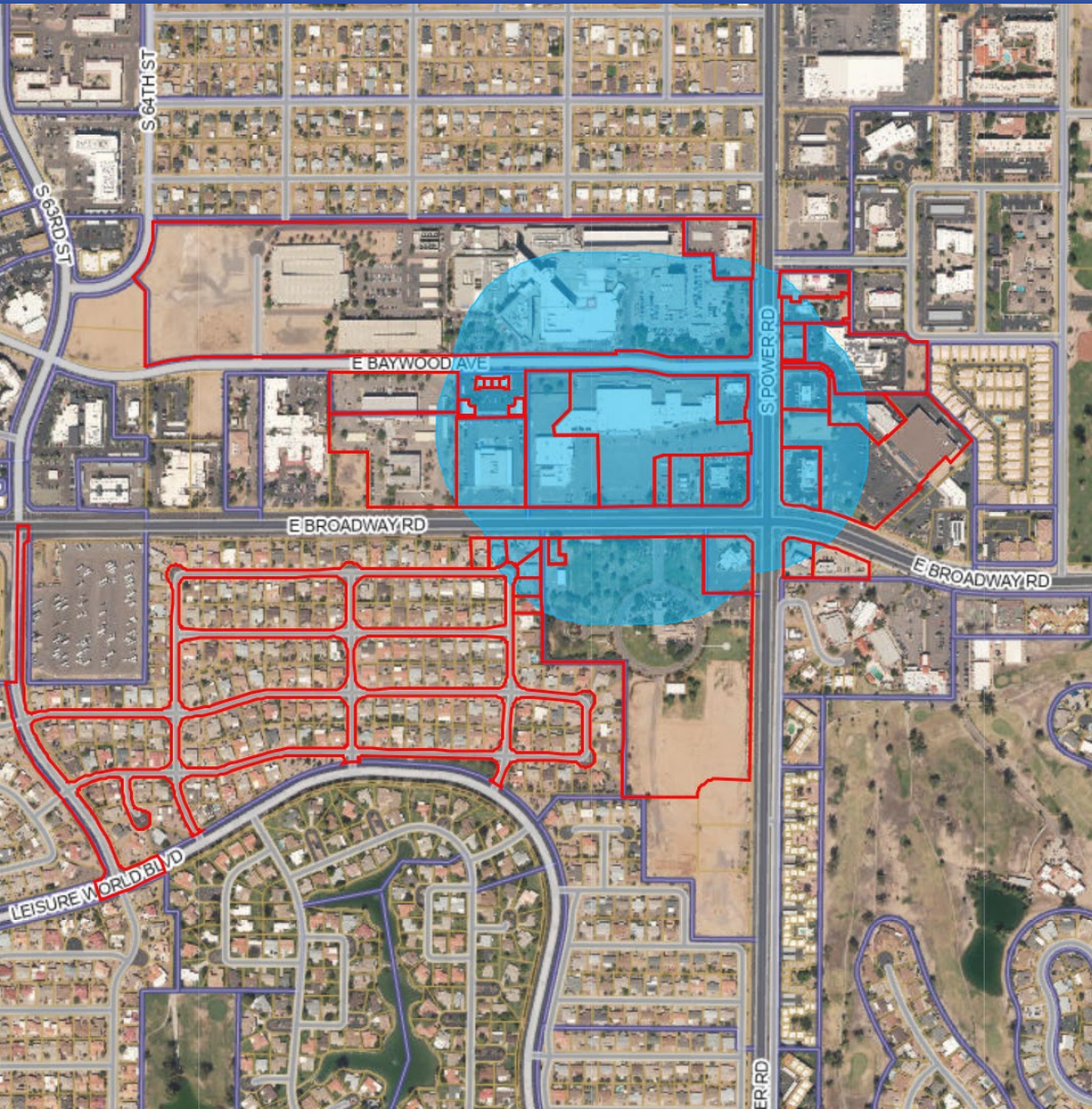
2 EAST ELEVATIONS - SHOPS C
SCALE: 1/8" = 1'-0"



Renderings



Looking northwest



Citizen Participation

- Notified property owners within 500', HOAs, and registered neighborhood
- Staff has not received any calls or emails regarding the Proposed Project.



Substantial Conformance Improvement Permit (SCIP)

Per Section 11-73-3, a SCIP shall not be granted unless the Zoning Administrator, acting as a Hearing Officer, or Board of Adjustment shall find upon sufficient evidence that:

- A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:
 - 1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or
 - 2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
 - 3. The creation of new non-conforming conditions.
- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods. That approval was obtained by means of fraud or misrepresentation of a material fact;



Substantial Conformance Improvement Permit (SCIP)

Existing Deviations:

- Landscape Setbacks
- Interior Parking Lot Landscaping
- Foundation Base
- Parking



Findings

- Complies with the 2050 Mesa General Plan
 - Meet the SCIP findings of 11-73-3



Recommendation

Approval with conditions

City of Mesa

Board of Adjustment

City of Mesa

Board of Adjustment

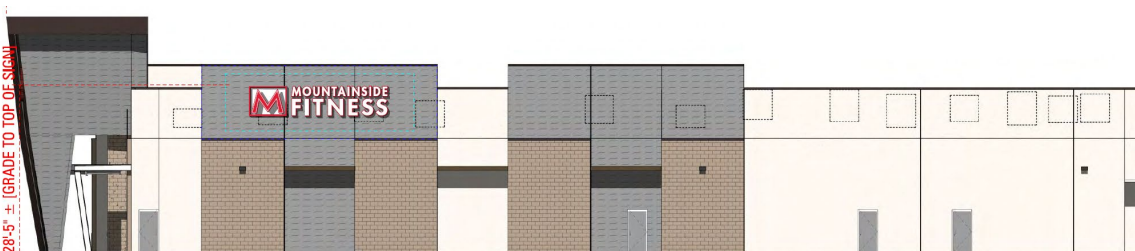
BOA26-00041
Mountainside Fitness CSP
Amendment

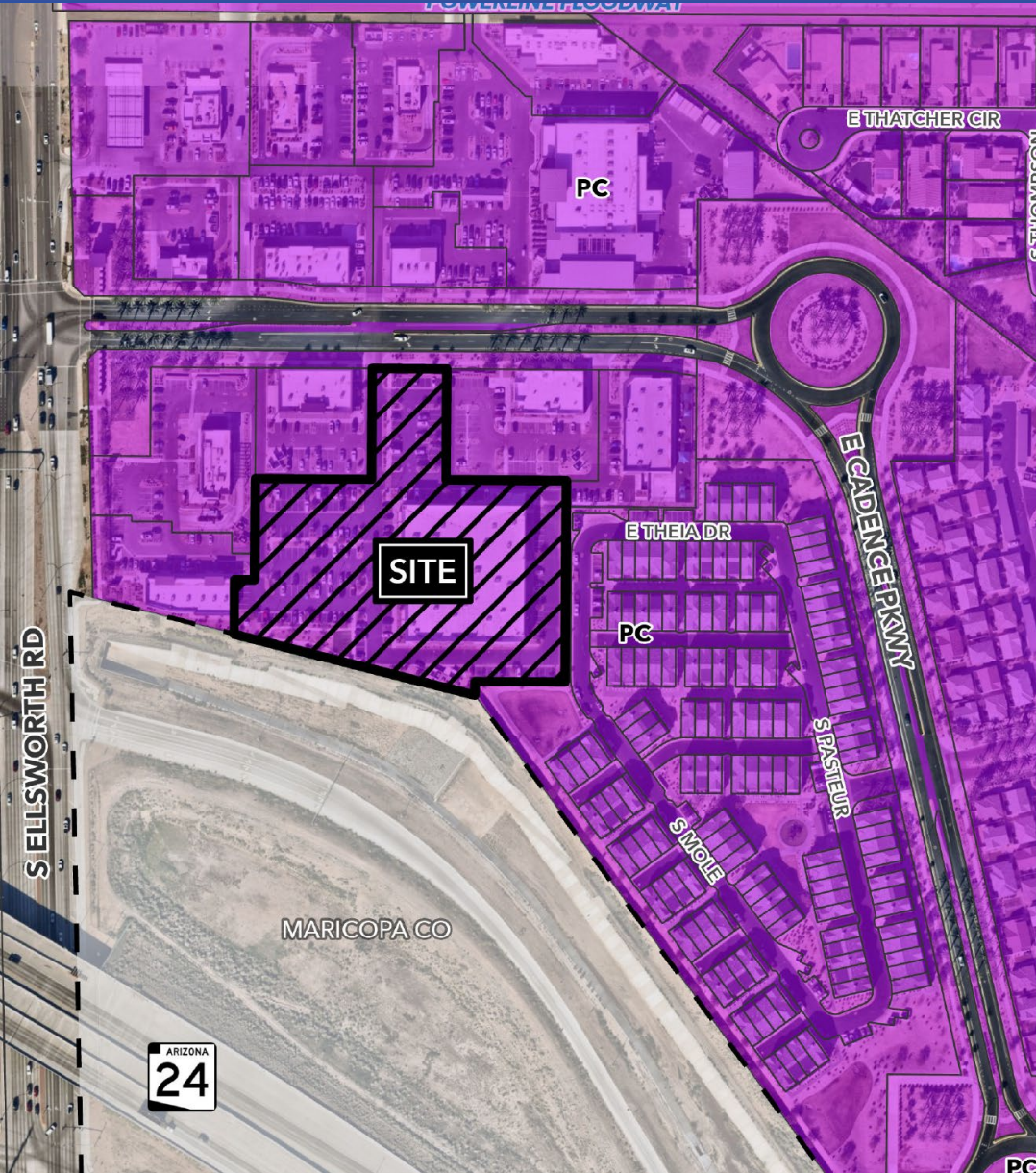
Kwasi Abebrese, Planner II



Request

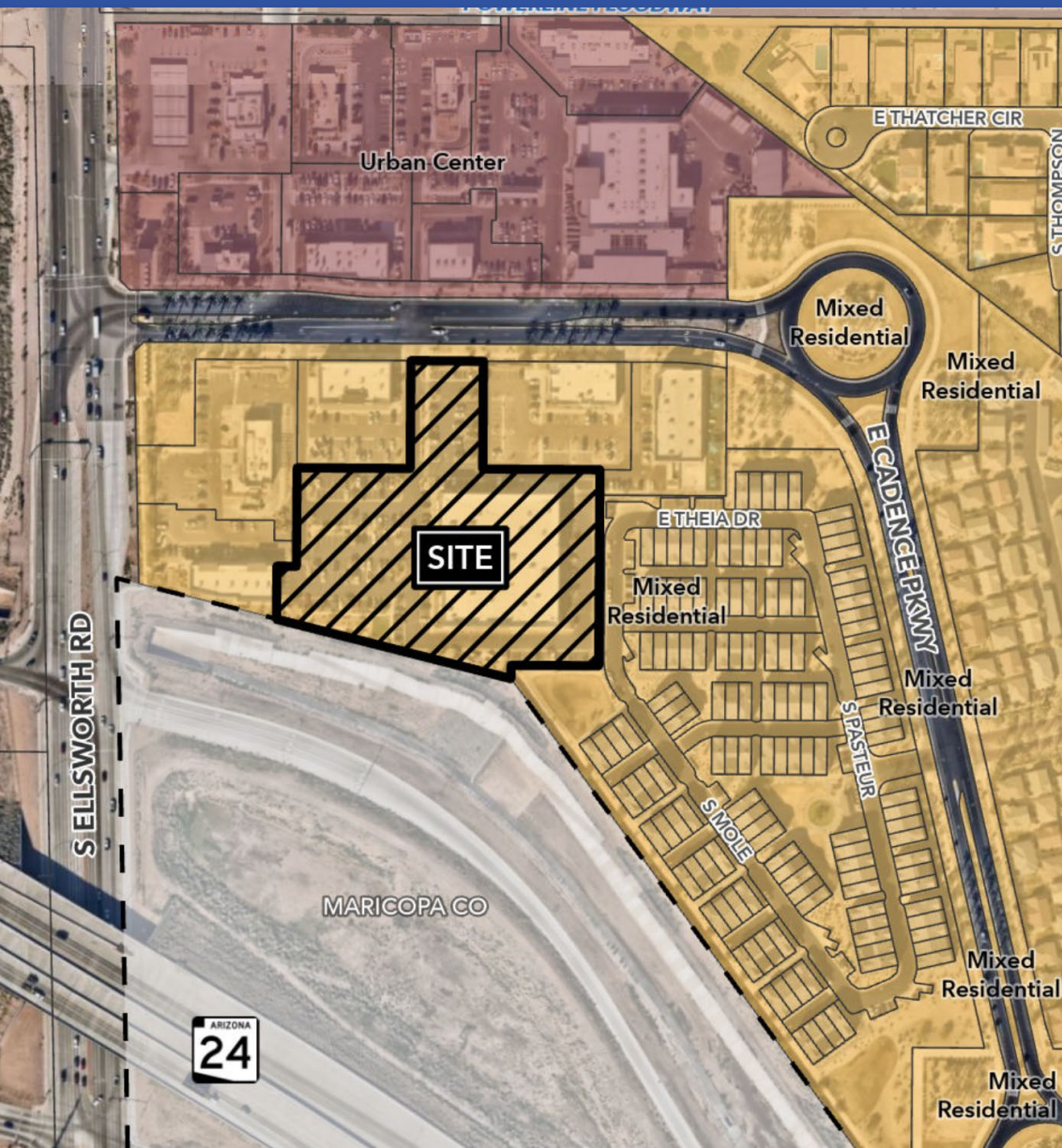
- Special Use Permit
- To allow for a modification to a Comprehensive Sign Plan





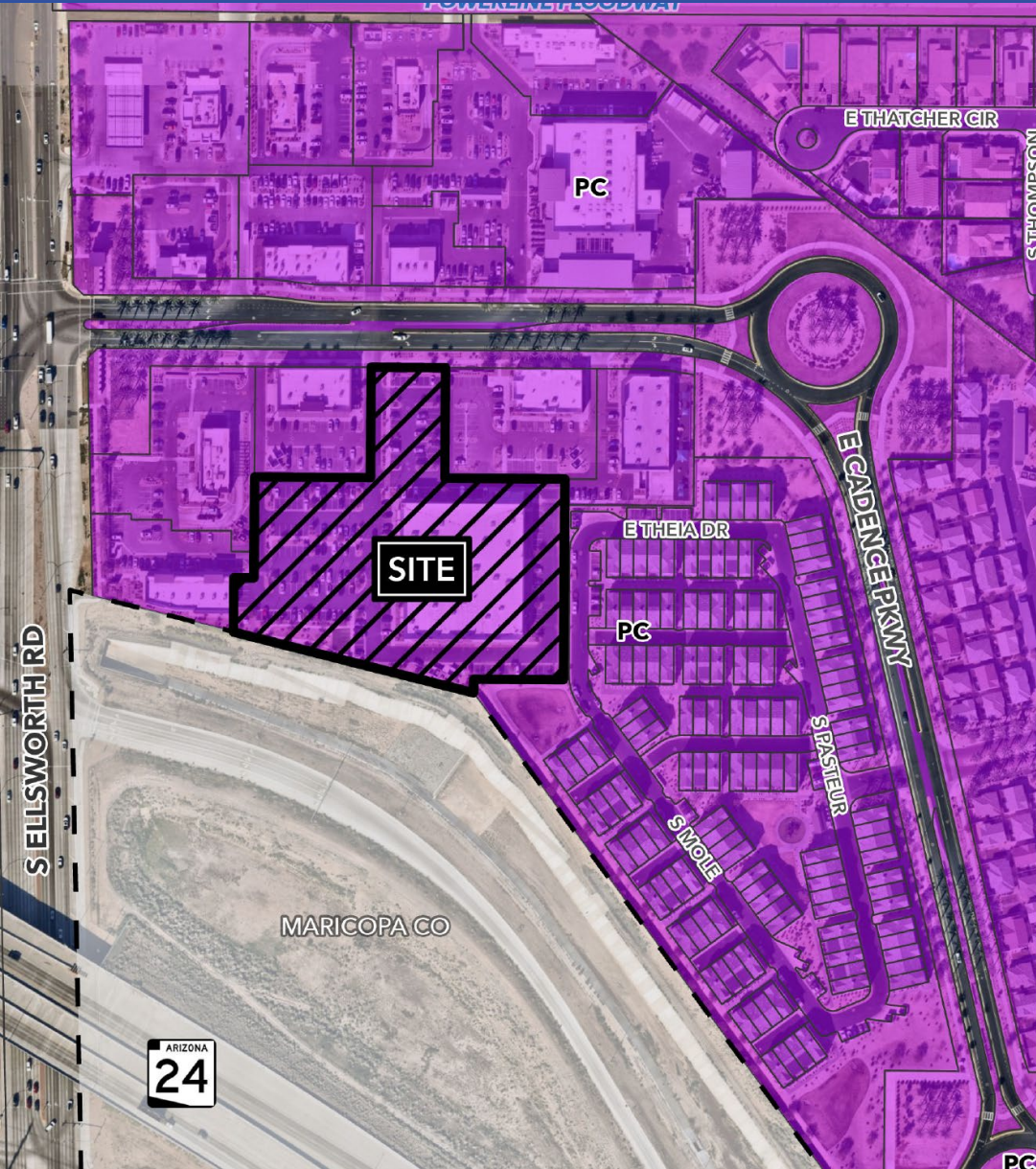
Location

- 3.8± parcel
- 9311 East Cadence Parkway
- North of SR-24 Gateway Freeway
- South of Cadence Parkway



General Plan

- Mixed Residential Placetype
- Evolve Growth Strategy



Zoning

- Planned Community (PC)
- Cadence Community Plan
- Community Commercial Land Use Group (LUG)
- Phase 2 of Development Unit 1
- Existing CSP was approved in 2020 (Case No. BOA20-00226)



Site Photos



Looking north towards the site from the SR-24 Freeway



Sign Plan

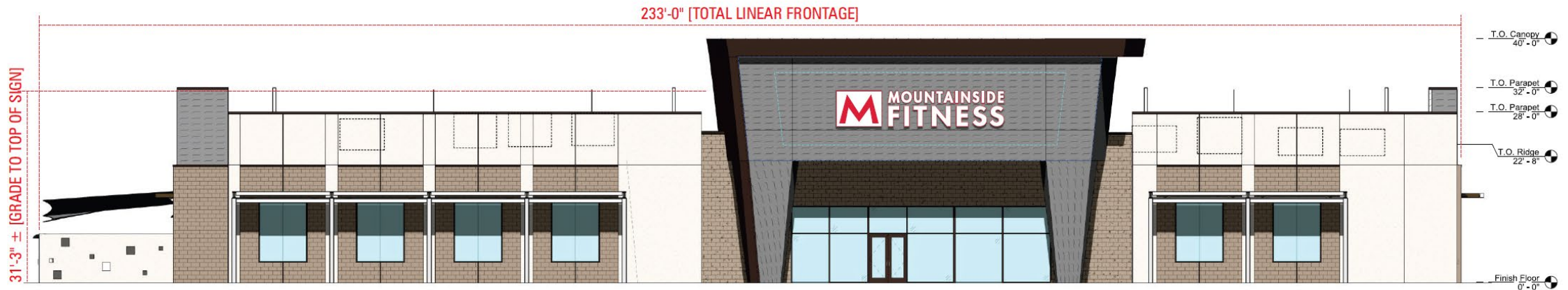
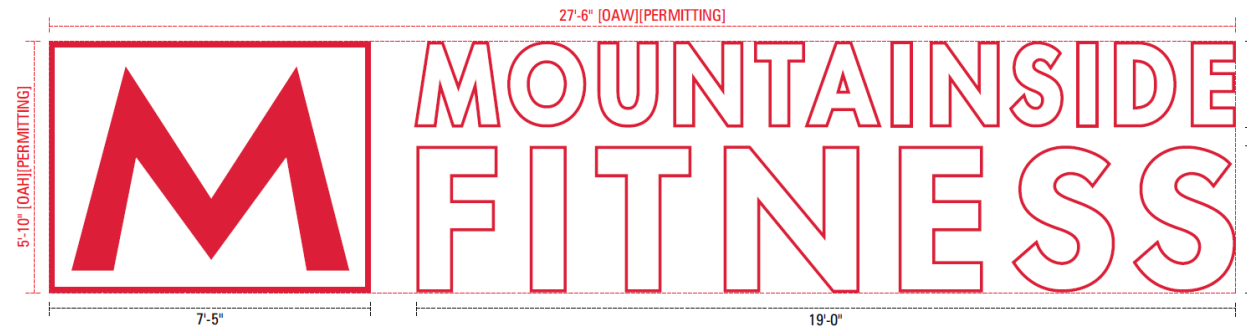
- One existing 160 sq. ft. attached sign at the west side of the building
- Addition of one 118 sq. ft. attached sign at the south elevation of the building
- Increase in the maximum aggregate sign area from 186.4 sq. ft. to 278 sq. ft.





Sign Plan

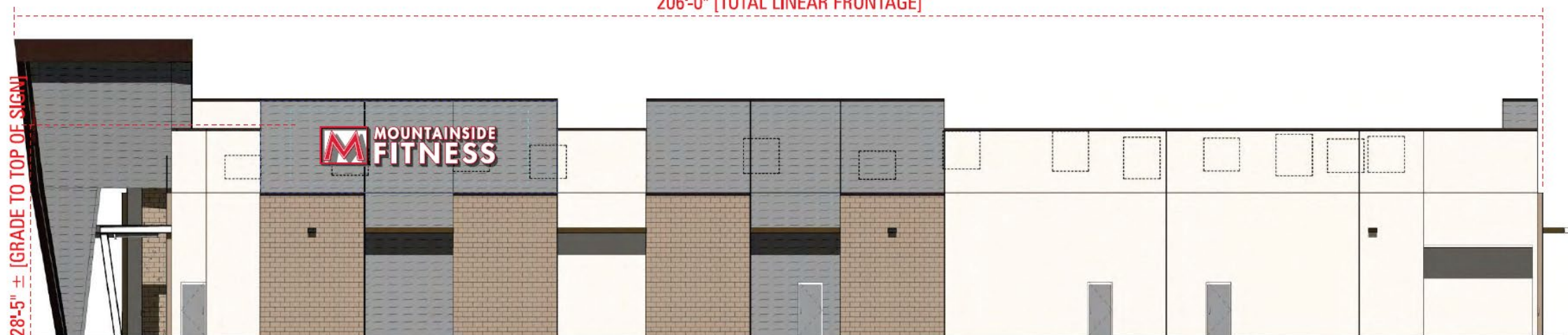
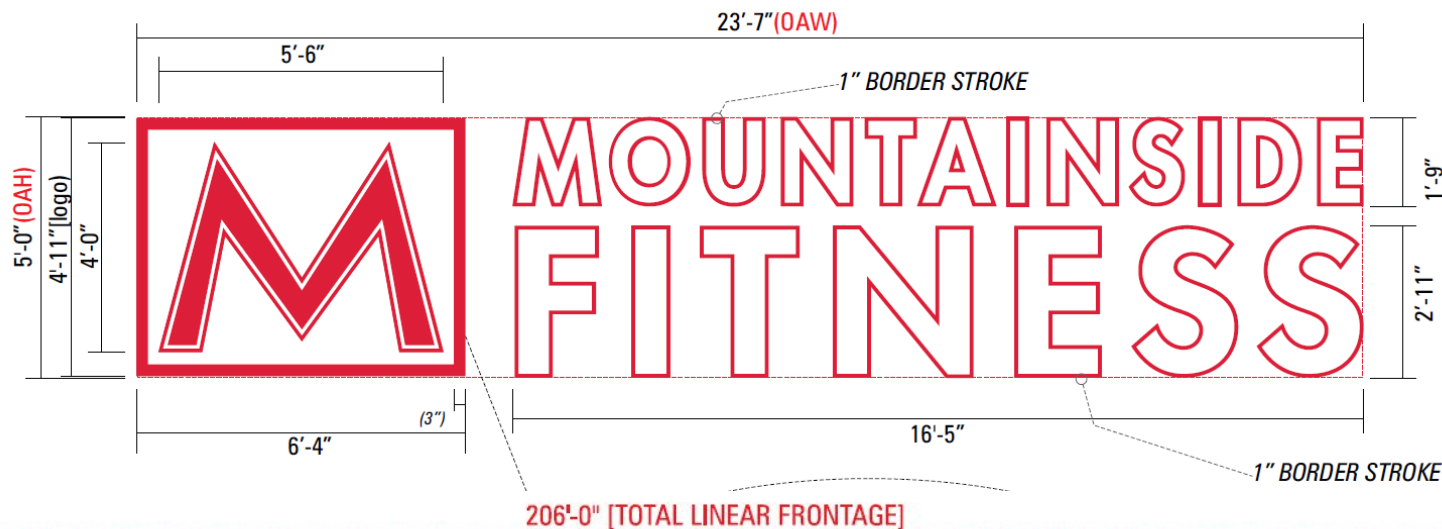
~EXISTING SIGN SPECIFICATION~





Sign Plan

Proposed Sign



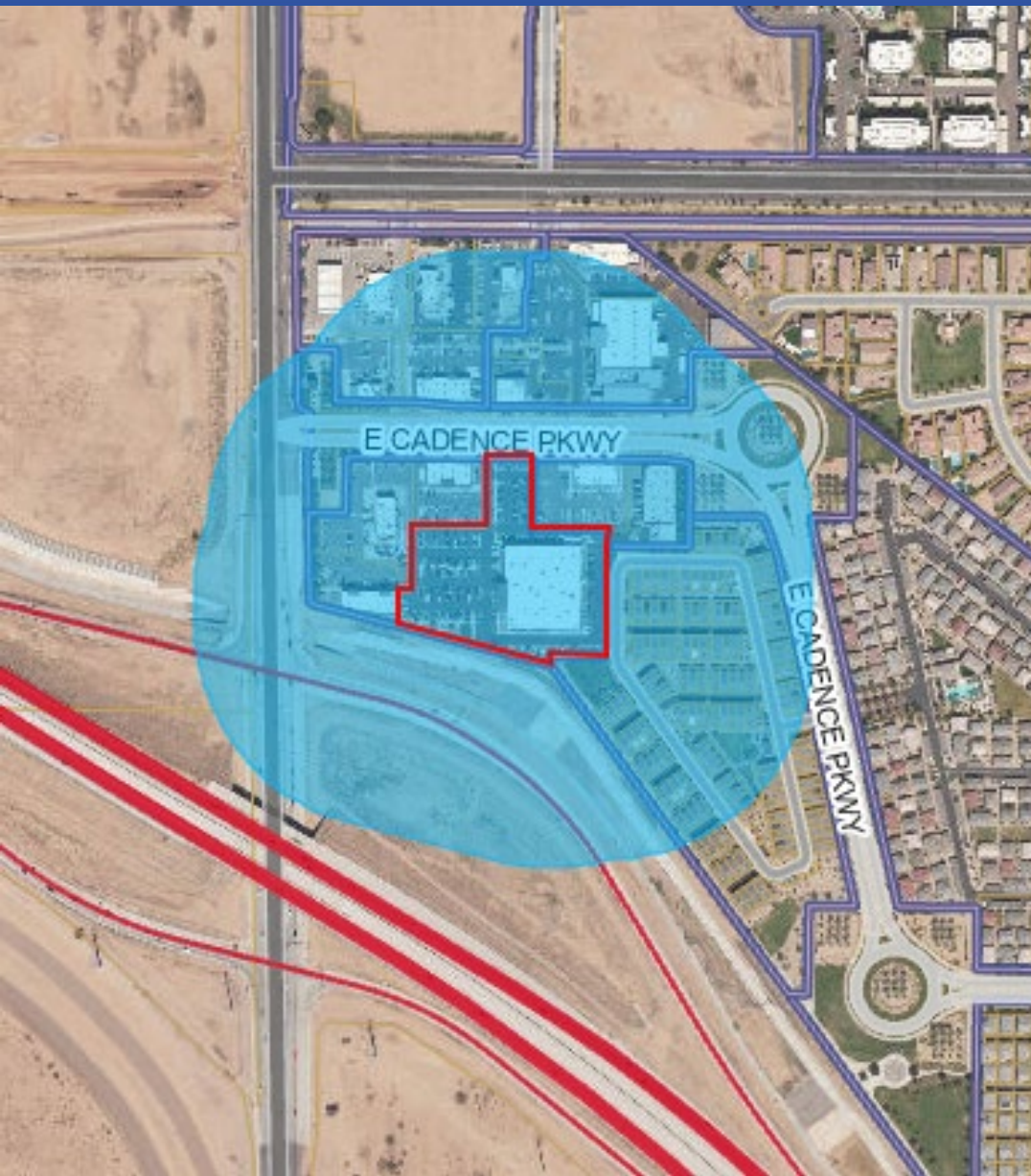
South Elevation



Special Use Permit (SUP)

Per MZO Section 11-70-5, a SUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Notification

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



Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Section 4.7 of Phase 2 of the Development Unit 1 Plan
- ✓ Meets the review criteria of Chapter 15 of the Cadence Community Plan
- ✓ Meets the SUP findings of Section 11-70-5(E) of the MZO



Recommendation

Approval with conditions

City of Mesa

Board of Adjustment

City of Mesa

Board of Adjustment

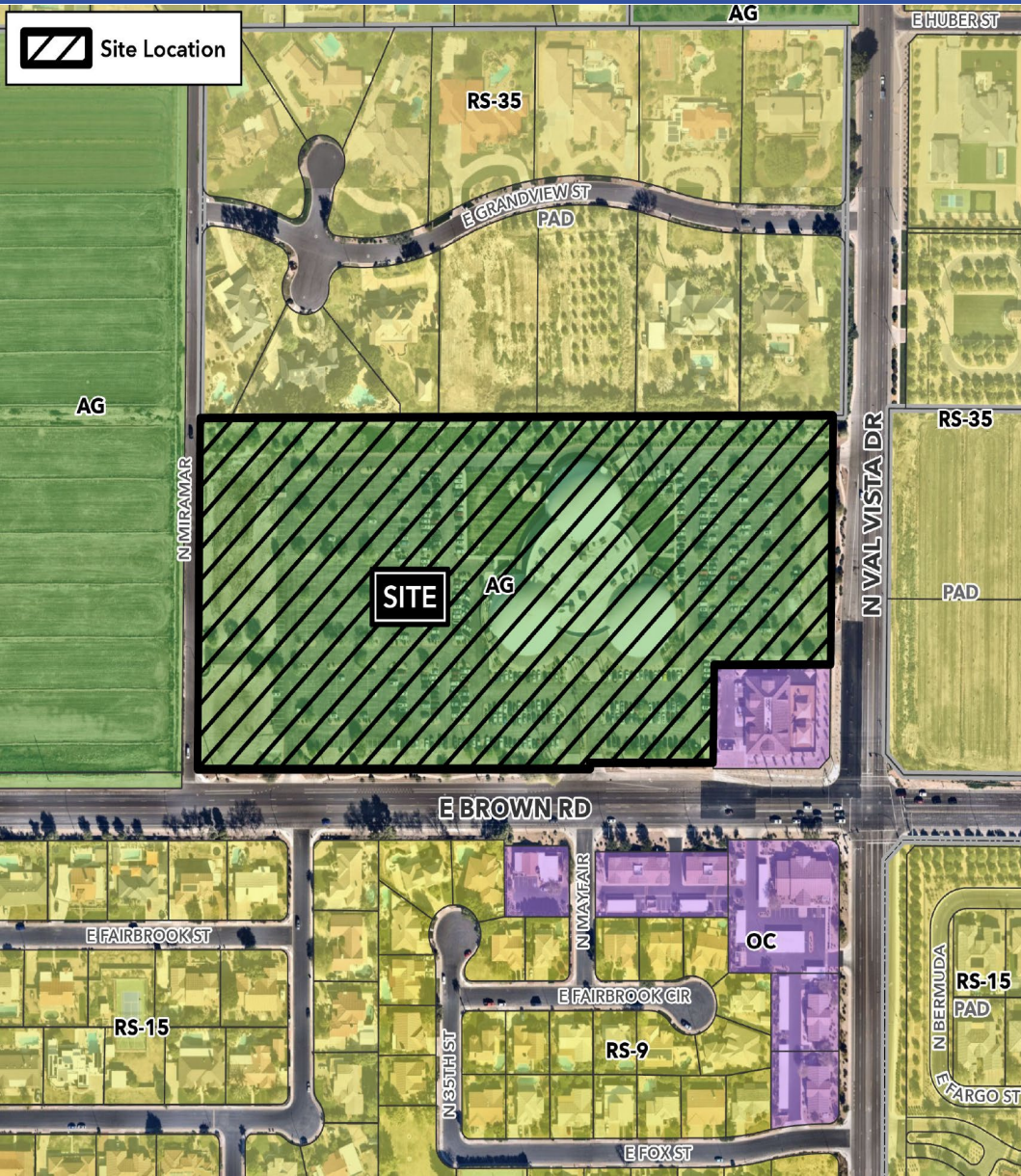
BOA26-00157
Living Word Church CSP

Emily Johnson



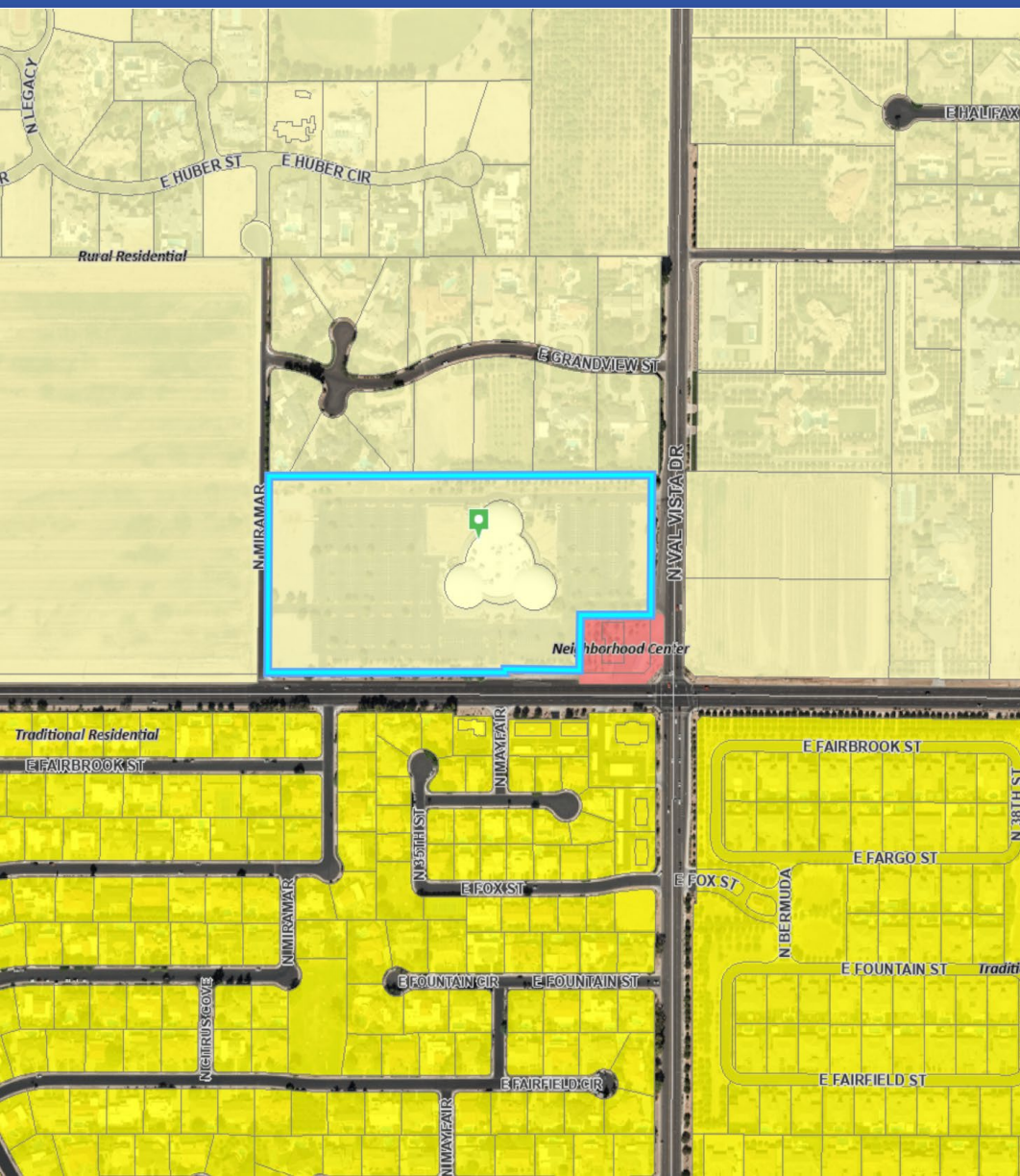
Request

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



Location

- 3520 East Brown Road
- 15.7± parcel
- North of Brown Road
- West of Val Vista Drive



General Plan

- Rural Residential Placetype
- Sustain Growth Strategy
- Public/Semi-Public is a principal land use



- Zoned Agricultural (AG)
- Places of Worship are permitted



Site Photos



Looking east on Brown Rd towards the site



Site Photos



Looking west on Brown Rd towards the site

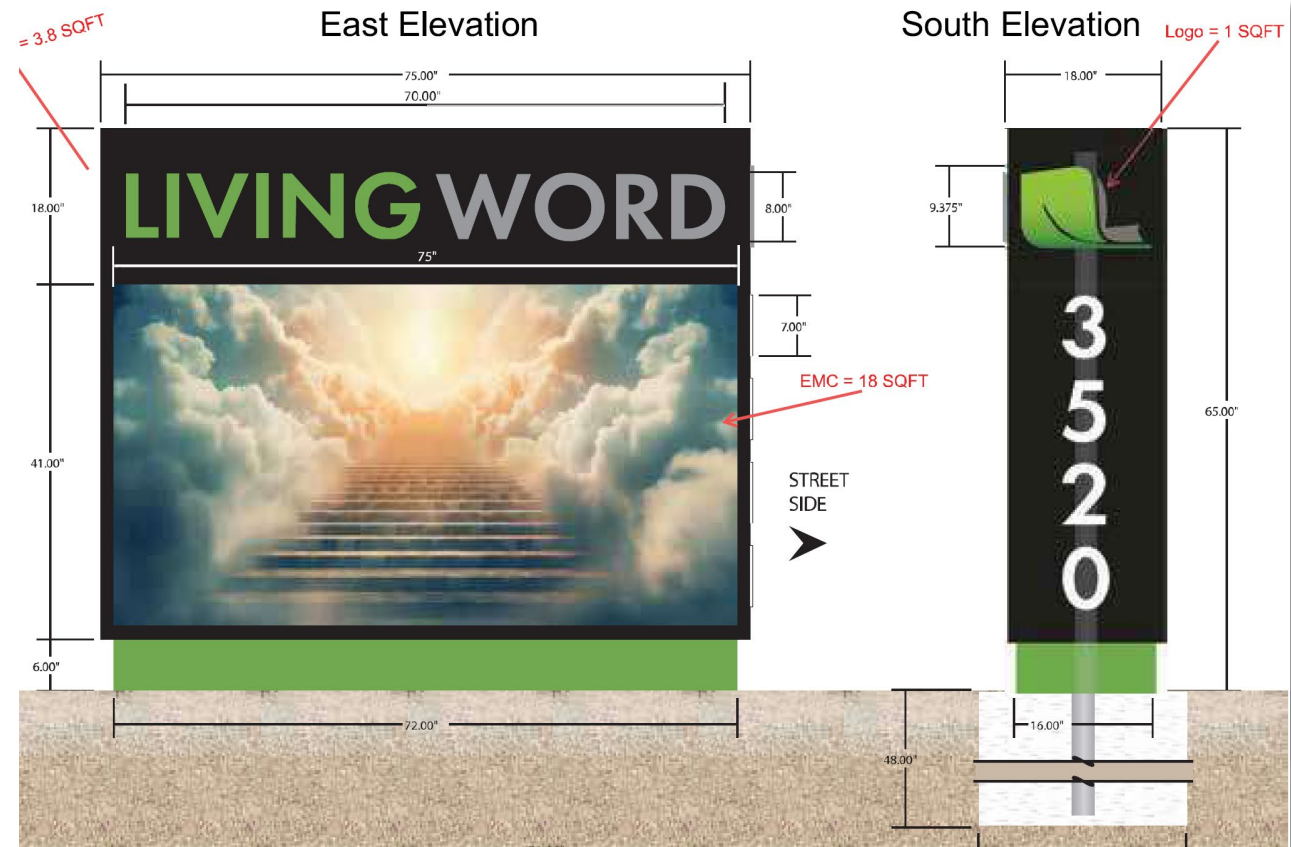
- Exceed allowable signage along a street front, 1 permitted
 - 2 detached signs proposed
- Exceed the maximum square footage of 32 SF
 - Max sign is proposed at 44 SF
- Non-Illuminated signs in AG
 - Both signs are illuminated



Signage



Monument A



Monument C



Special Use Permit (SUP)

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2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Comprehensive Sign Plan (CSP)

Per MZO Section 11-46-3, the Board of Adjustment may approve a CSP containing elements which exceed the permitted height, area, and number of signs specified in this Sign Ordinance if the CSP conforms to the required findings in 11-70-5 of the Zoning Ordinance and upon a finding that:

1. The development site contains unique or unusual physical conditions, such as topography, proportion, size, or relation to a public street that would limit or restrict normal sign visibility; or
2. The proposed or existing development exhibits unique characteristics of land use, architectural style, site location, physical scale, historical interest, or other distinguishing features that represent a clear variation from conventional development; or
3. The proposed signage incorporates special design features such as lighting, materials and craftsmanship, murals, or statuary that reinforce or are integrated with the building architecture.



Notification

- Notified property owners within 500', HOAs, and registered neighborhood
- Online comment cards have been received
- One email with questions on Electronic Message Display



Findings

- Complies with the 2050 Mesa General Plan
- Meet the CSP criteria of Section 11-46-3(D) in the MZO
- Meets the SUP findings of Section 11-70-5(E) in the MZO



Recommendation

Approval with conditions

City of Mesa

Board of Adjustment