

Board of Adjustment



Study Session Minutes

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

Date: September 3, 2025 Time: 4:30 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Todd Trendler
Boardmember Gerson Barrera*
Boardmember Janice Paul

MEMBERS ABSENT:

Boardmember Troy Glover
Boardmember Heath Reed

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

STAFF PRESENT:

Kelly Whittemore
Tye Hodson
Jennifer Merrill
Charlotte Bridges
Emily Johnson
Tulili Tuiteleleapaga-Howard
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner excused Boardmember Glover and Boardmember Reed, and declared quorum present, and the Study Session was called to order at 4:30 p.m.

2 Staff Update.

Board of Adjustment meetings will soon be held in the new City Council Chambers.

3 Election of Board of Adjustment Officers:

a. Chair – Wagner

Boardmember Trendler motioned to nominate Chair Wagner as chair and was seconded by Boardmember Paul.

Vote: 5-0

AYES –Wagner – Allen – Trendler – Barrera – Paul

NAYS – None

ABSENT – Reed – Glover

ABSTAINED – None

b. Vice Chair – Allen

Boardmember Paul motioned to nominate Vice Chair Allen as Vice Chair and was seconded by Boardmember Trendler.

Vote: 5-0

AYES –Wagner – Allen – Trendler – Barrera – Paul

NAYS – None

ABSENT – Reed – Glover

ABSTAINED – None

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

***4-a Staff member Emily Johnson presented case BOA25-00305 to the Board.
See attached presentation.**

***4-b Staff member Charlotte Bridges presented case BOA25-00456 to the Board.
See attached presentation.**

***4-c Staff member Charlotte Bridges presented case BOA25-00352 to the Board.
See attached presentation.**

***4-d Staff member Tye Hodson presented case BOA25-00382 to the Board.
See attached presentation.**

Vice Chair Allen asked if the sign will be double in size.

Staff member Hodson stated that signage is relatively the same size. The sign backing for this signage is considered a sign, it's illuminated architectural feature is considered as a part of the sign. It's the reason that the applicant had to come in for relief and seeking relief through the CSP process.

Boardmember Trendler asked if the lattice would be a part of the illuminated sign.

Staff member Hodson answered that was correct.

Chair Wagner questioned if the murals were part of the sign plan.

Staff member Hodson confirmed the sun is considered a sign. The sun is part of the brand identification, and as such, would be considered signage. The deviation that's being requested is for it to be painted directly on the building, the other mural does not require any kind of deviation, therefore, is not a part of the comprehensive sign request or the SUP.

Boardmember Trendler asked if the sun on the side of the building was a part the sign.

Staff member Hodson answered yes, the sun was part of the new sign plan.

***4-e Staff member Tye Hodson presented case BOA25-00390 to the Board.
See attached presentation.**

- *4-f Staff member Tye Hodson presented case BOA25-00391 to the Board.
See attached presentation.**

Vice Chair Allen asked if this location had a free standing sign.

Staff member Hodson answered yes, the face of the sign will be replaced.

- *4-g BOA25-00403 continued to October 1, 2025 Board of Adjustment meeting.**

- *4-h Staff member Tulili Tuiteleleapaga-Howard presented case BOA25-00459 to the Board.
See attached presentation**

Vice Chair Allen inquired who the owner of the billboard on the property.

Staff member Tuiteleleapaga-Howard answered there is a lease in place to an LLC based in Delaware, and that lease is active until June 30, 2033.

Vice Chair Allen asked if the billboard was legal.

Staff member Merrill answered billboard is considered legal, non conforming use.

- *4-i Staff member Emily Johnson presented case BOA25-00489 to the Board.
See attached presentation**

Vice Chair Allen asked if anything will ever be built on the historic landmark Mesa Grande behind the property.

Staff member Johnson answered the south property line will effectively have that zero foot setback. There will be a three foot rear setback, which abuts the historical site.

5 Adjournment.

Boardmember Paul motioned to adjourn the Study Session. The motion was seconded by Vice Chair Allen.

Vote: 5-0

AYES –Wagner – Allen – Trendler – Barrera – Paul

NAYS – None

ABSENT – Reed – Glover

ABSTAINED – None

The Study Session was adjourned at 5:12 p.m.

Respectfully submitted,

Chair Wagner



BOA25-00305



Request

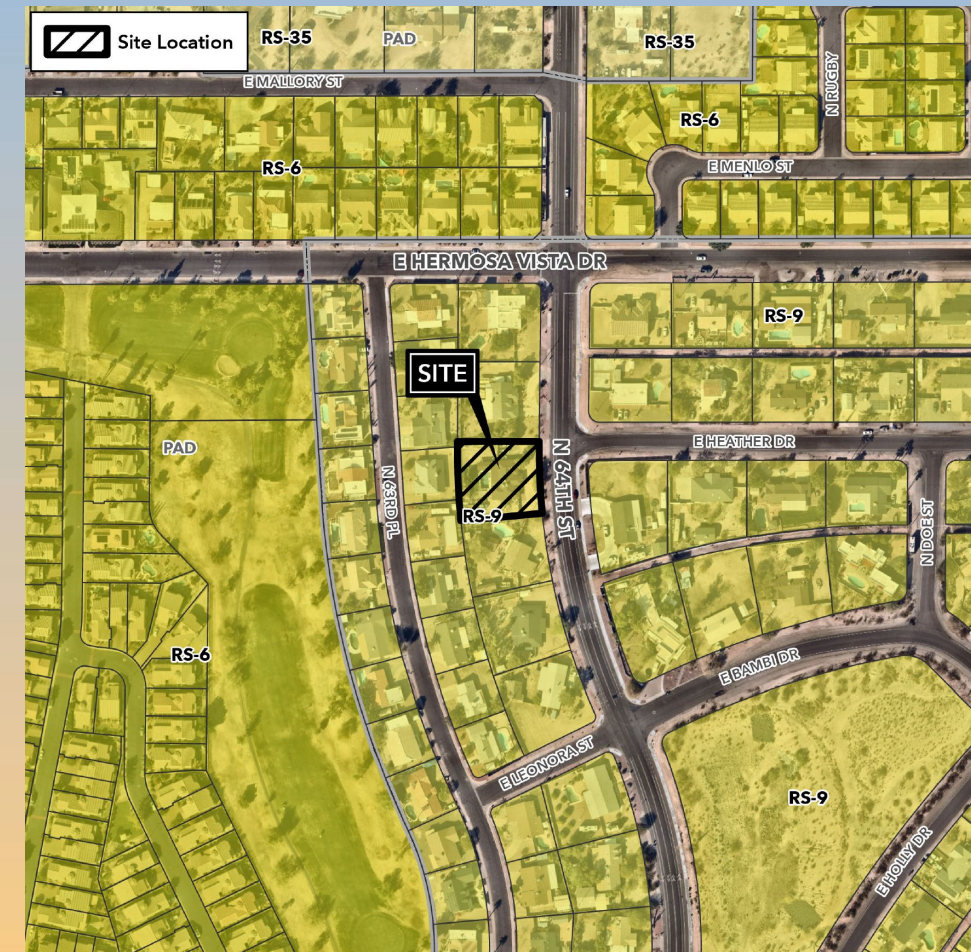
- Special Use Permit (SUP) to allow a detached structure to exceed the height of the primary building
- Variance to allow a detached structure to encroach into the required side and rear yard setbacks





Location

- 2328 North 64th Street
- North of E McKellips Road
- East of N Recker Road

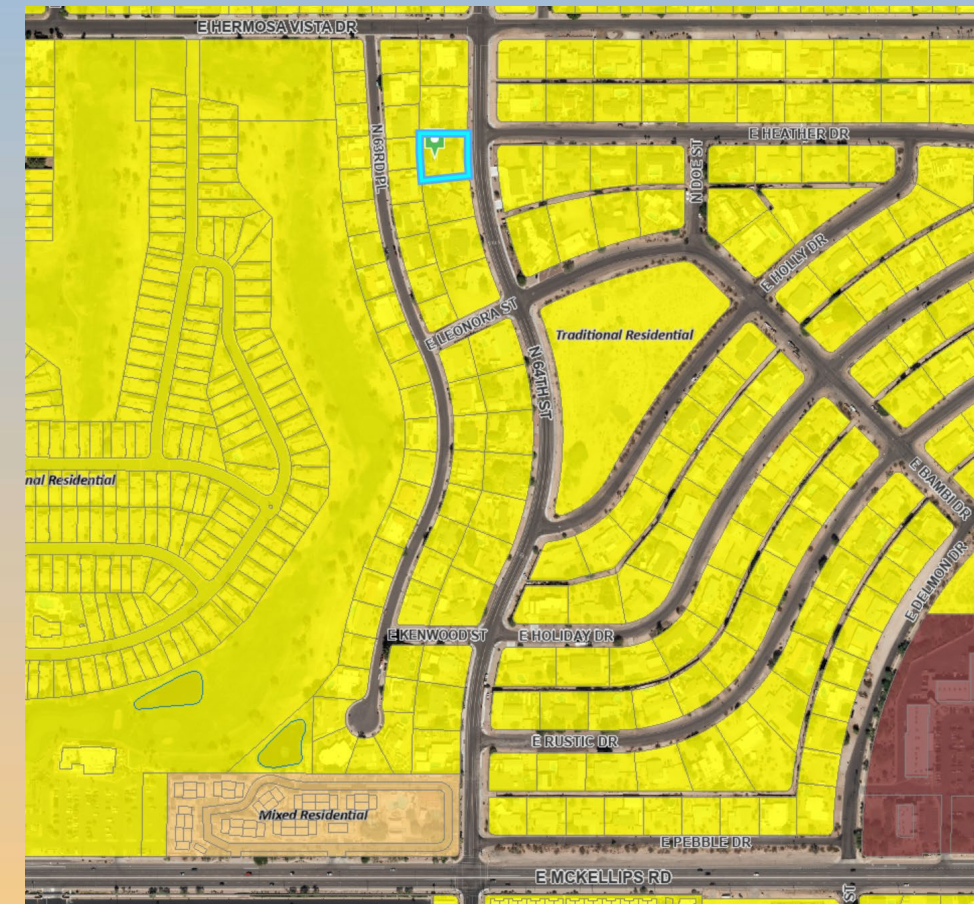




General Plan

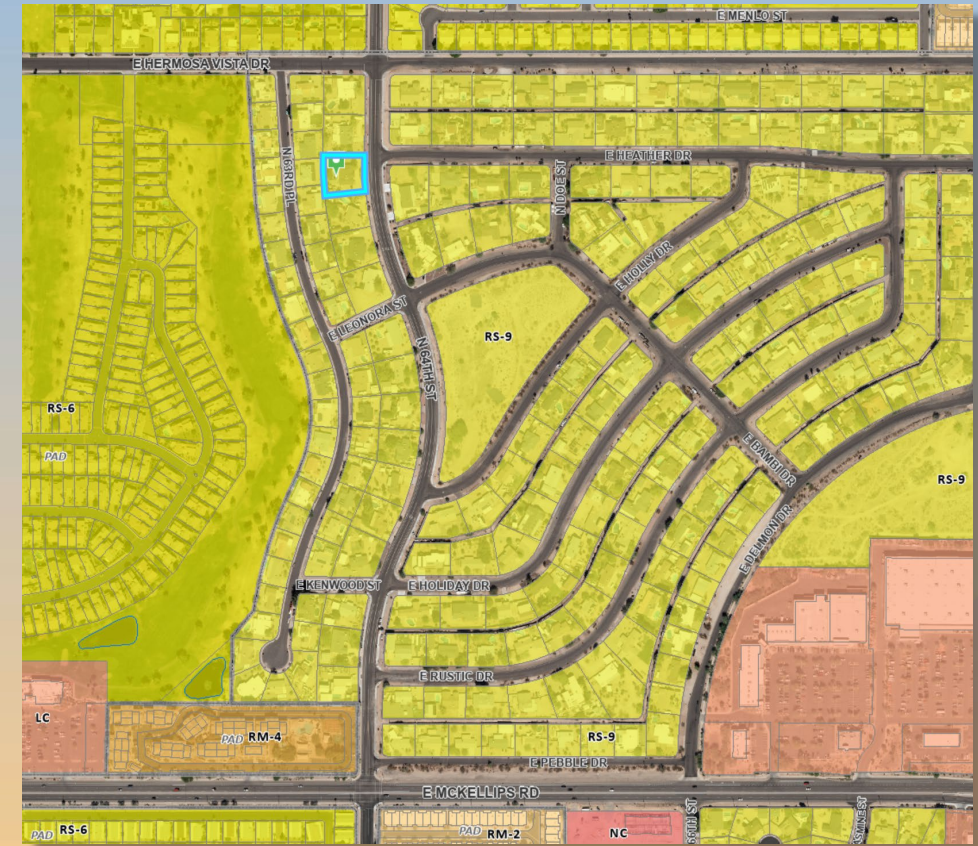
Traditional Residential - Sustain

- Primarily detached single-family homes, may contain low-density multi-family
- Single-Family Residential is a principal land use





- Existing: Single Residence 9 (RS-9)





Site Photos

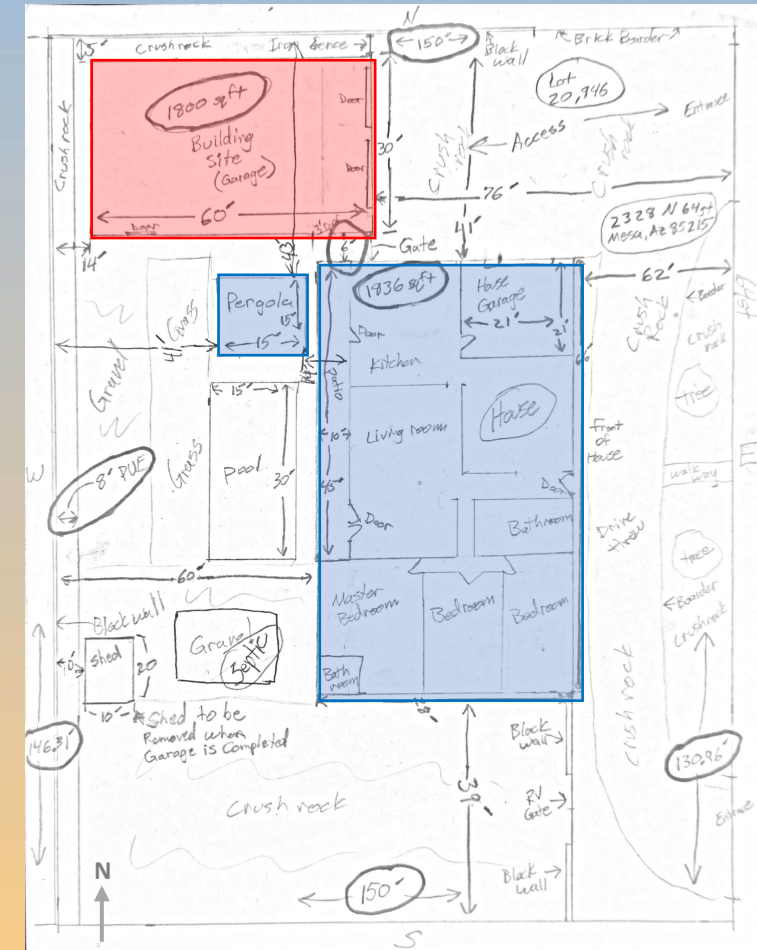


Looking from N. 64th St.



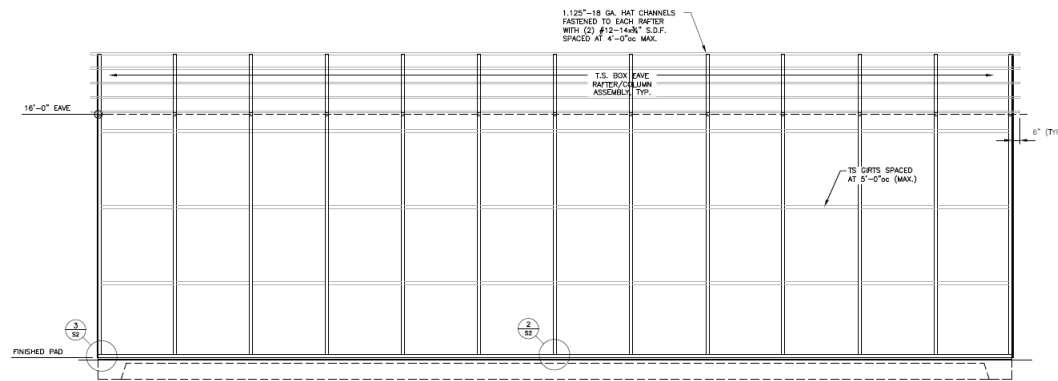
Site Plan

- There is an existing 1,836 SF home that is 16'-2" and pergola (blue)
- The 1,800 SF, 20' detached garage is proposed at the northwest corner of the lot 5 feet from the side property line and 14 feet from the rear (red)

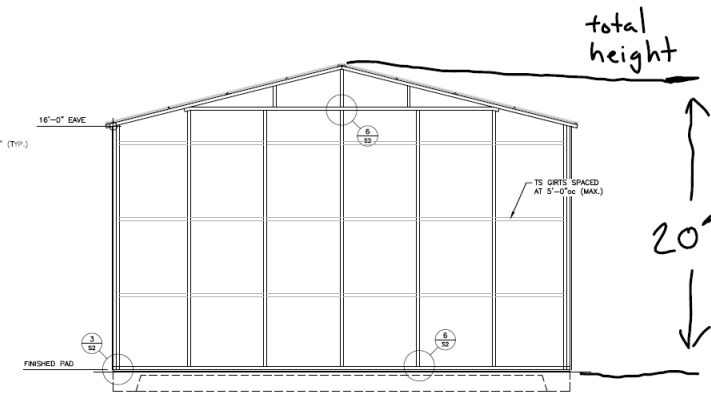




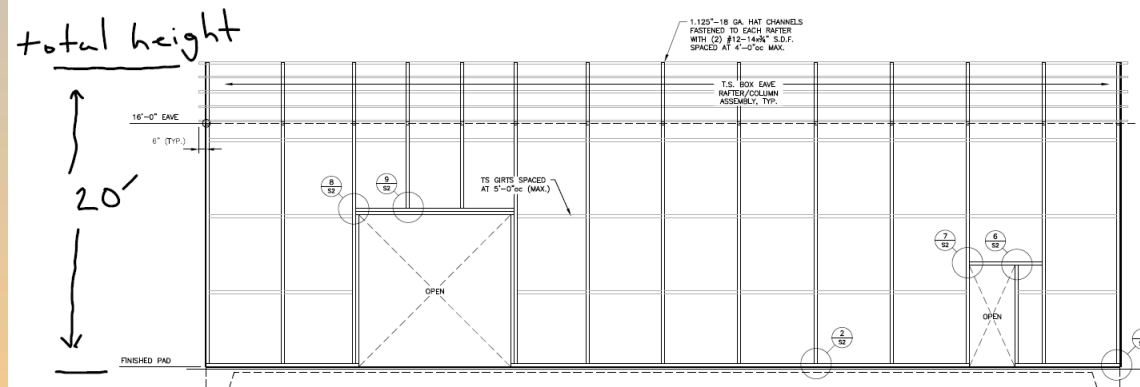
Elevations



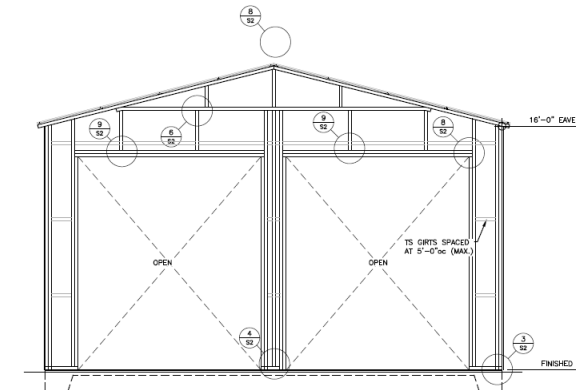
RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

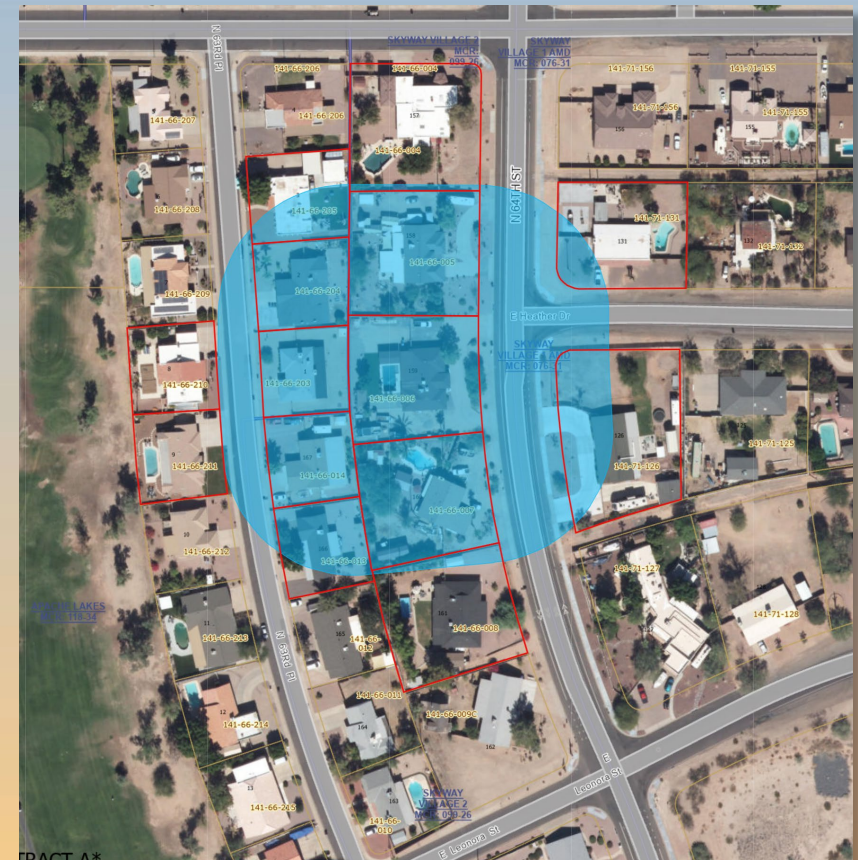


FRONT ELEVATION
SCALE: 1/4"=1'-0"



Citizen Participation

- Notified property owners within 150 feet
- No feedback was received





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.



Required Findings

Section 11-80-3 Required Findings:

- ✖ 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.



Summary of Findings

	Allowed	Dimensions	Square Footage	Height	Distance from Side and Rear
Proposed	Requires SUP and Variance	60' x 30'	1,800 SF	20'	5' and 14'
Alternative to Height	Yes	60' x 30'	1,800 SF	15'	5' and 8' (rear setback of 8' due to PUE)
Alternative to Size	Requires SUP	49' x 28'	1,372 SF	20'	7' and 25' (required setbacks)



Findings

- ✘ Does not meet the required finding for an SUP in Section 11-70-5.E of the MZO
- ✘ Does not meet the required findings for a Variance in Section 11-80-3 of the MZO

***Staff recommends Denial of the requested
Special Use Permit and Variance***





2033 N 64th Street



6411 E Holly Drive



Board of Adjustment

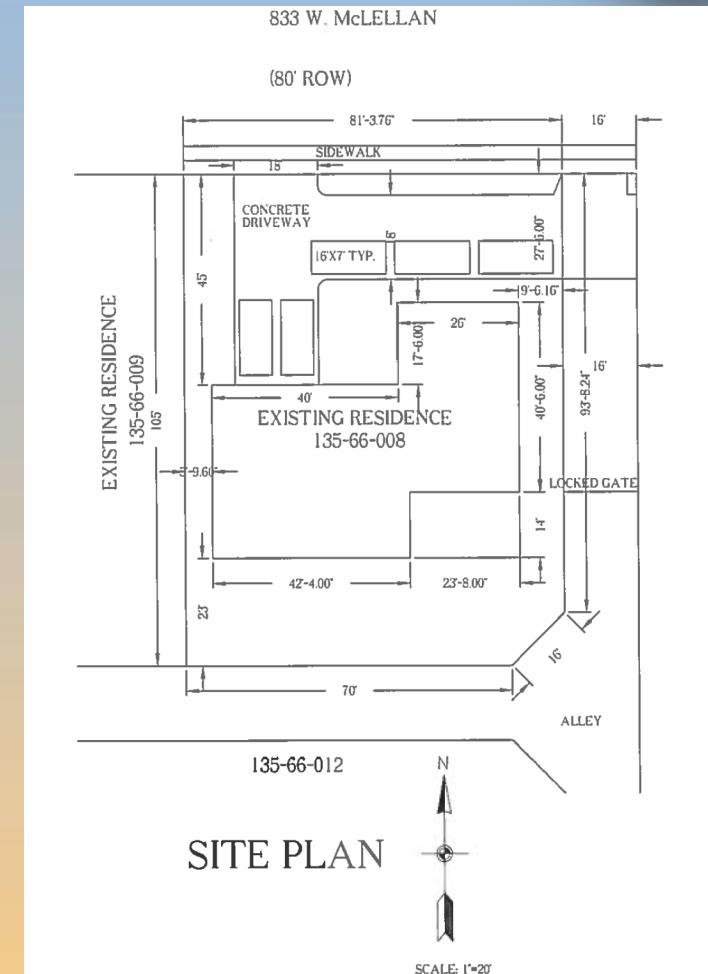


BOA25-00456



Request

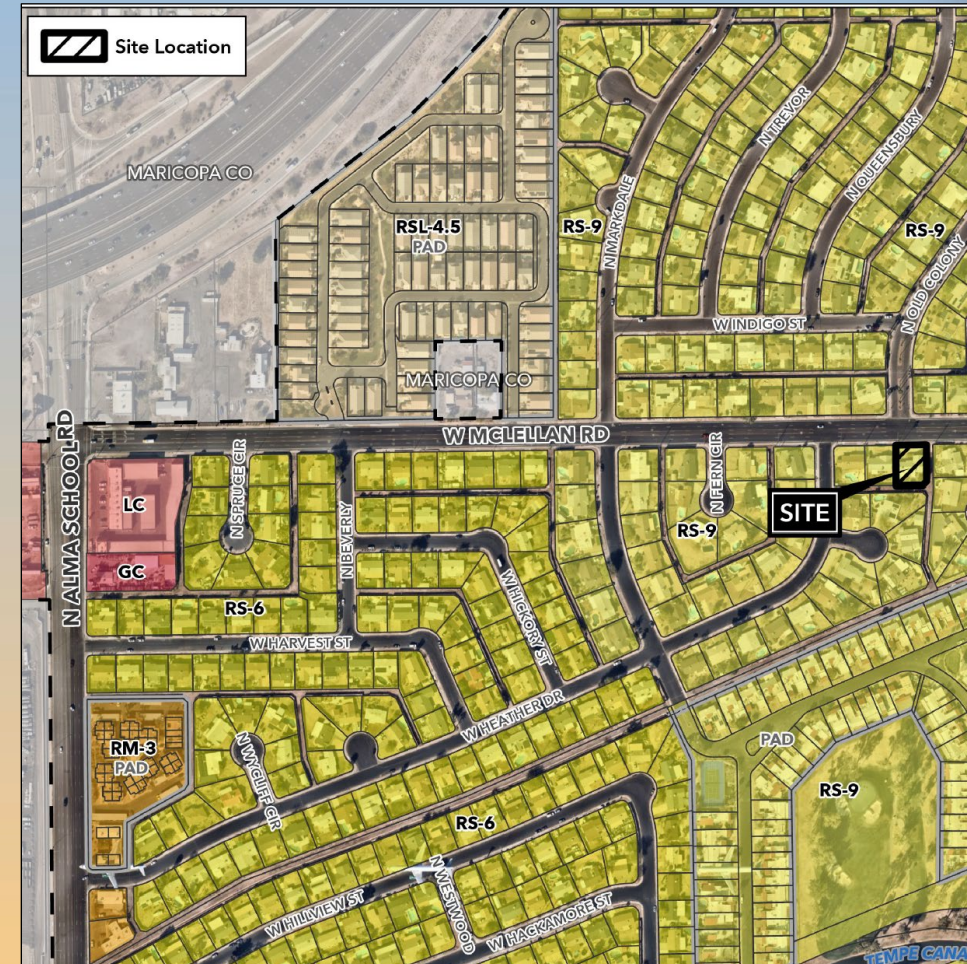
- SUP for reasonable accommodation to Special Use Permit to allow for a Transitional Community Residence





Location

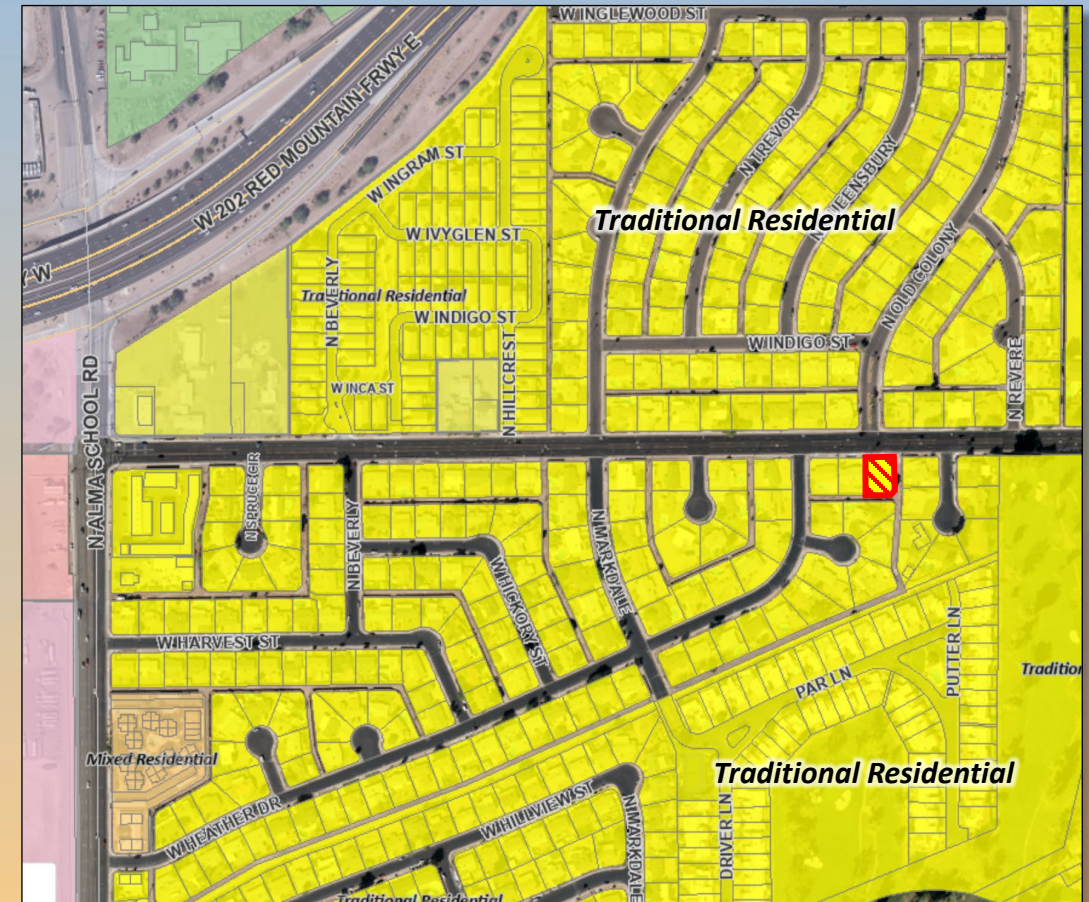
- 833 West McLellan Road
- East of Alma School Road
- West of Country Club Road
- Located on the south side of McLellan Road





General Plan

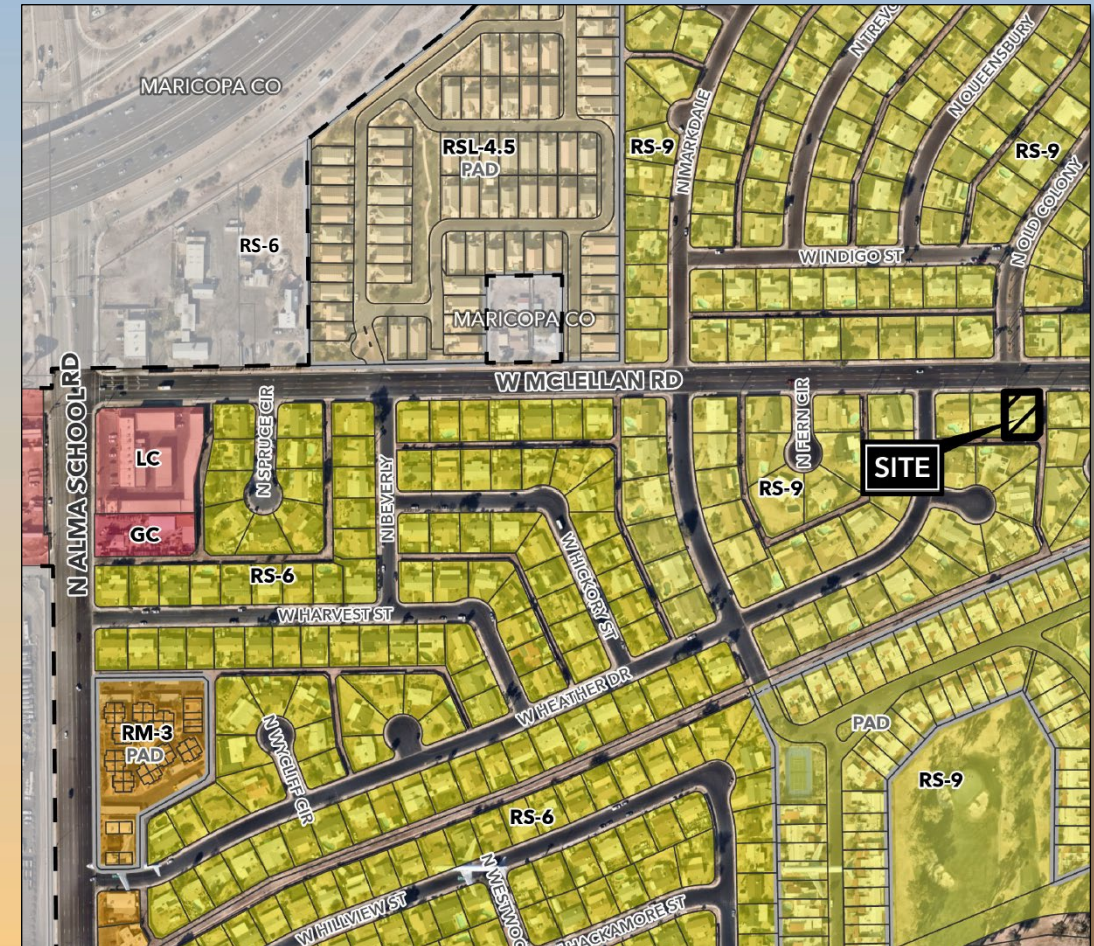
- Single-family residential is a principal land use





Zoning

- Single Residence-9
- Single residence use permitted
- Transitional Community Residences require approval of a SUP





Site Photos



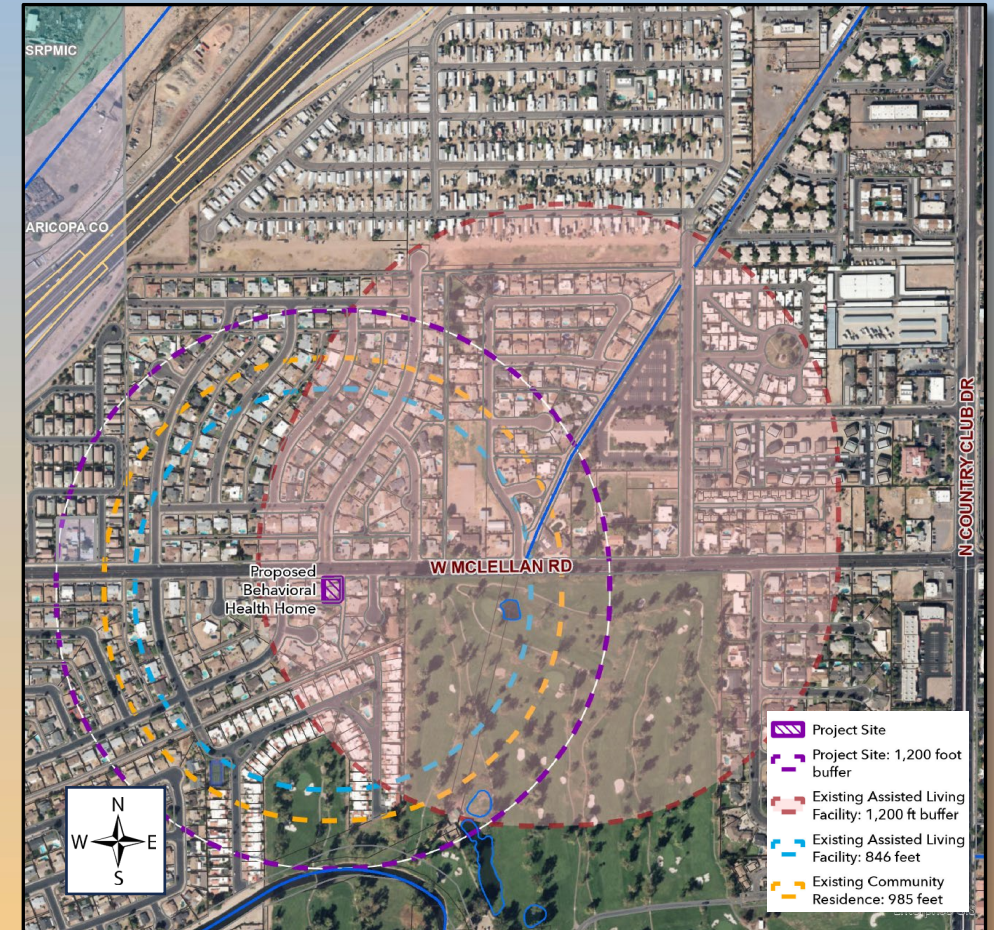
Looking south from McLellan Road



Separation Distances

Proposed Transitional Community Residence is:

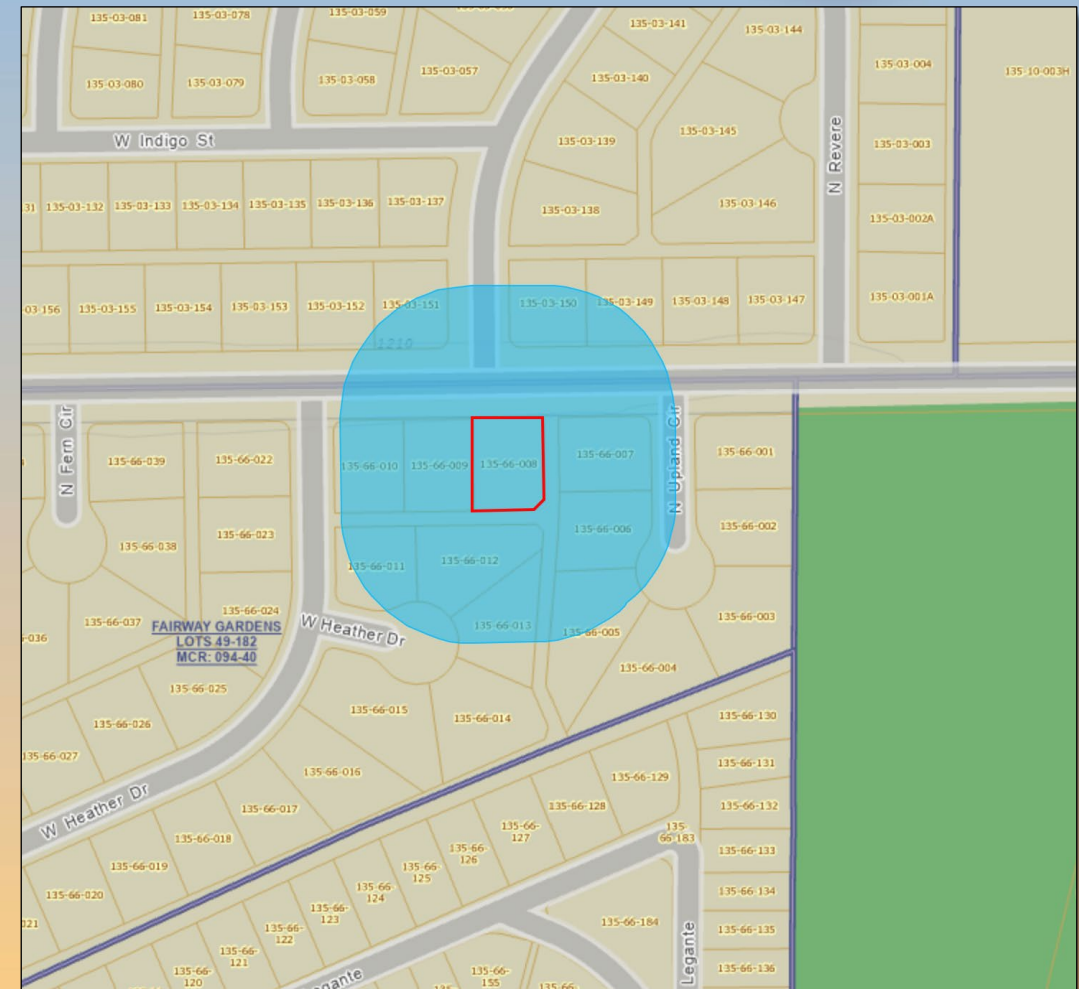
- 846 feet, measured as the crow flies & 1,048 feet walking distance from closest existing Assisted Living Facility
- 985 feet, measured as the crow flies & 1,697 feet walking distance from closest existing Community Residence





Citizen Participation

- Notified property owners within 150 feet
- No phone calls or emails





Approval Criteria

Per Section 11-31-14(B):

- ✓ The proposed use will be compatible with the residential uses allowed as of right in the zoning district; and
- ✓ The proposed use in combination with any existing community residences, assisted living homes, and assisted living centers will not result in a clustering of such uses or alter the residential character of the surrounding neighborhood by creating or intensifying an institutional atmosphere; and
- ✓ The proposed use will not interfere with normalization and community integration of the residents of any existing community residences, assisted living homes, or assisted living centers, and that the presence of other existing community residences, assisted living homes, or assisted living centers will not interfere with normalization and community integration of the residents of the proposed use;



Approval Criteria

Per Section 11-31-14(B):

- ✓ The applicant has submitted a "good neighbor policy" in narrative form that includes:
 - (a) A description of acceptable measures to ensure ongoing compatibility with adjacent uses;
 - (b) The name and telephone number of the manager or person responsible for the operation of the facility;
 - (c) Complaint response procedures including investigation, remedial action, and follow-up procedures; and
 - (d) The proposed use complies with all other development standards in this Chapter.



Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Meets required findings for a SUP in Section 11-31-14(B) of the MZO

Staff recommends Approval with Conditions



Board of Adjustment



Board of Adjustment



BOA25-00305



Request

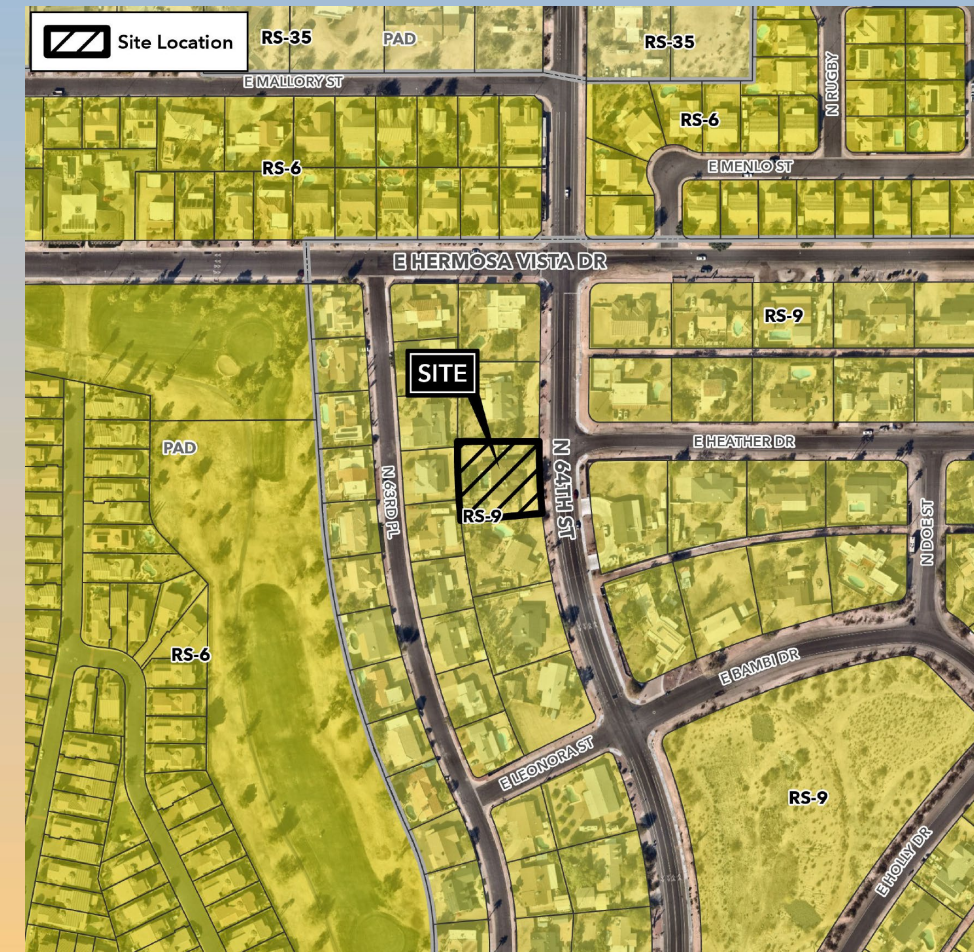
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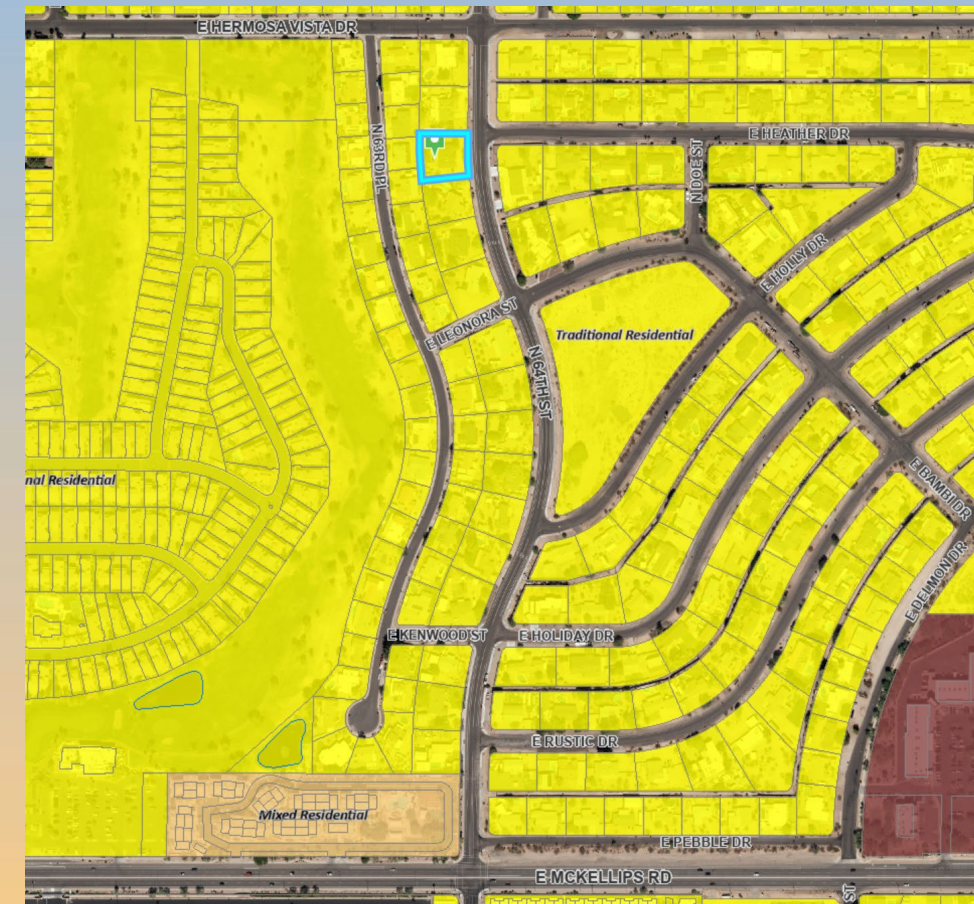




General Plan

Traditional Residential - Sustain

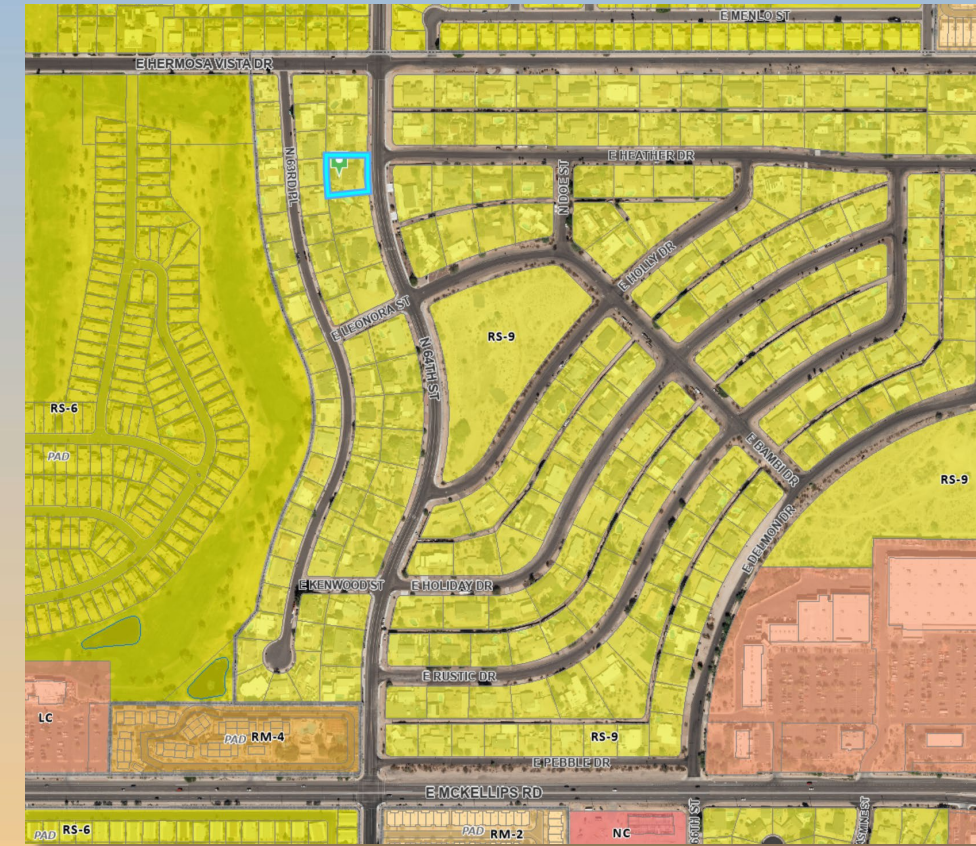
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Zoning

- Existing: Single Residence 9 (RS-9)





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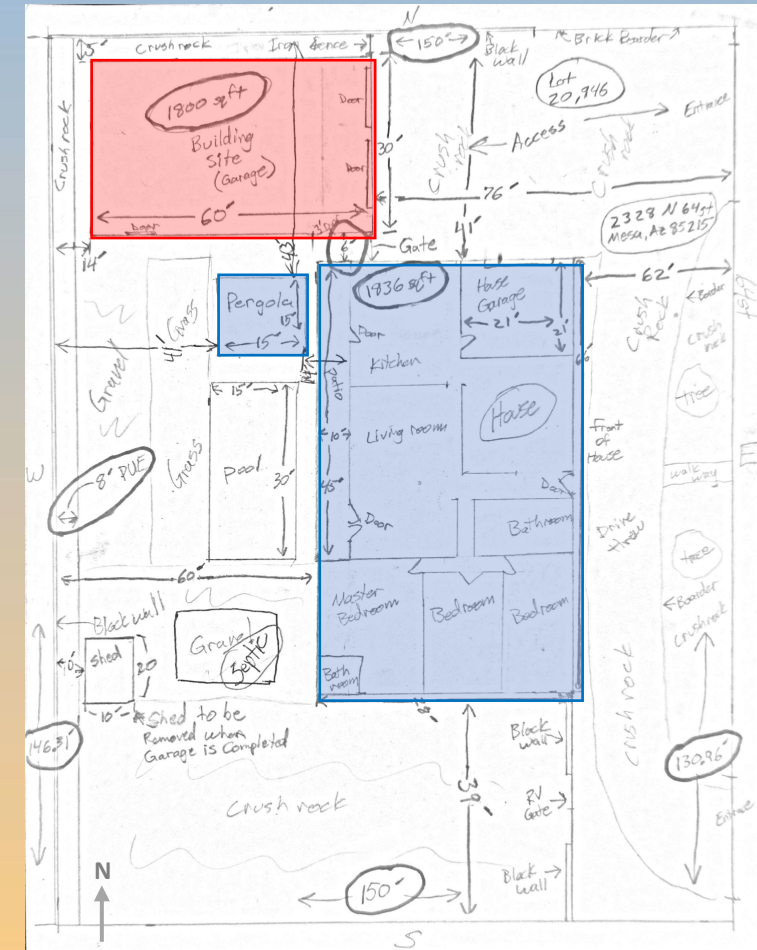


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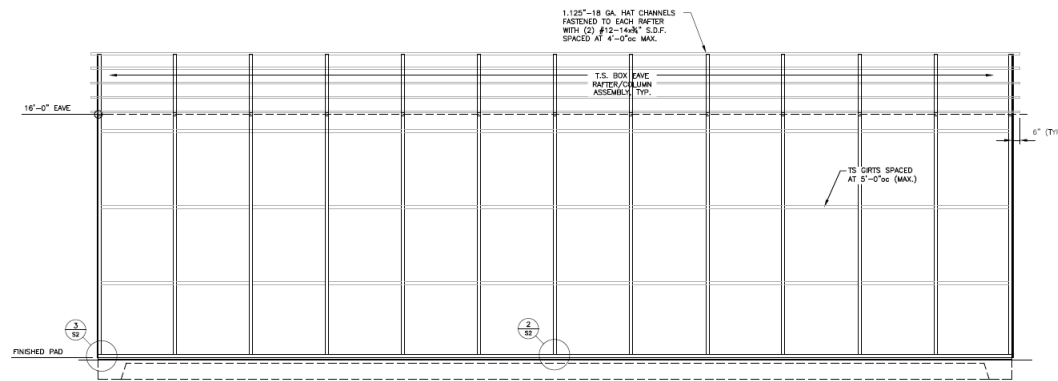
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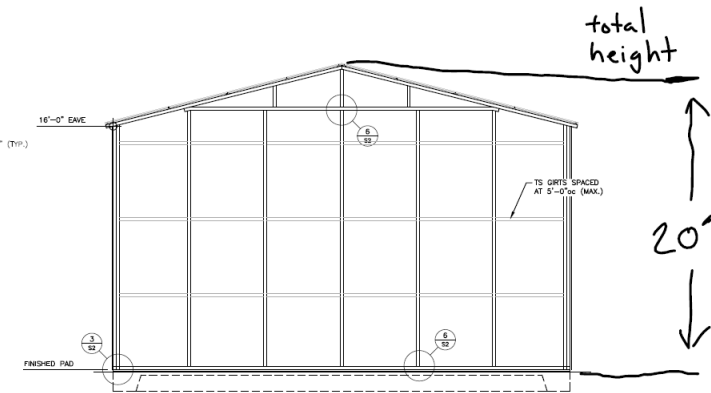




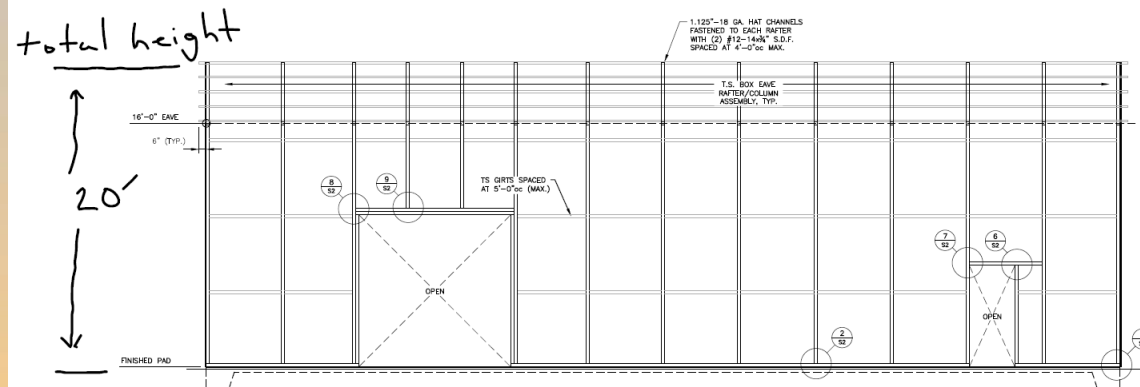
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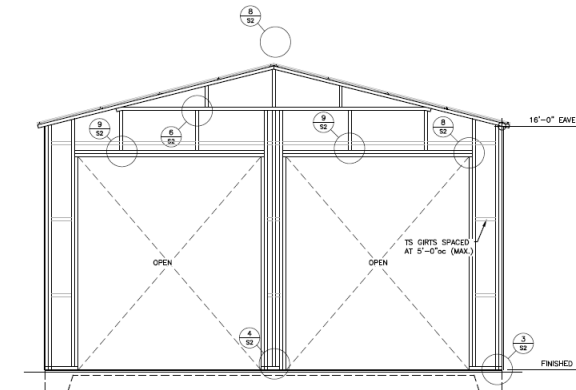
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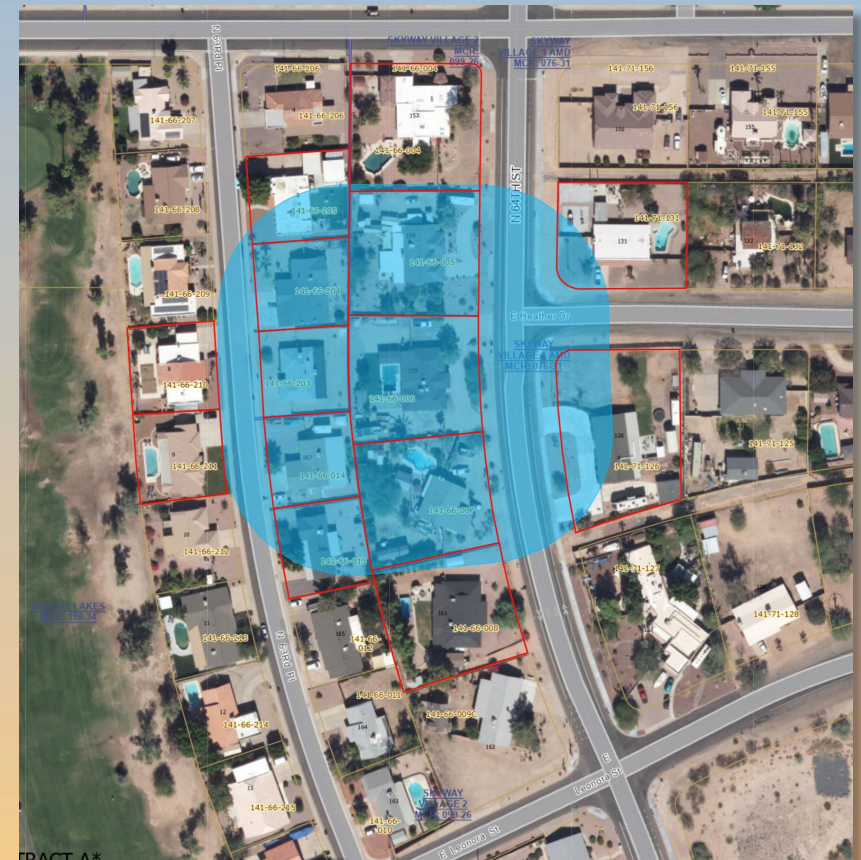


FRONT ELEVATION
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Citizen Participation

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- No feedback was received





Approval Criteria

Section 11-70-5.E SUP Criteria

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Findings

- ✘ Does not meet the required finding for an SUP in Section 11-70-5.E of the MZO
- ✘ Does not meet the required findings for a Variance in Section 11-80-3 of the MZO

***Staff recommends Denial of the requested
Special Use Permit and Variance***





2033 N 64th Street



6411 E Holly Drive



BOA25-00382

Del Taco #806



Request

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





Location

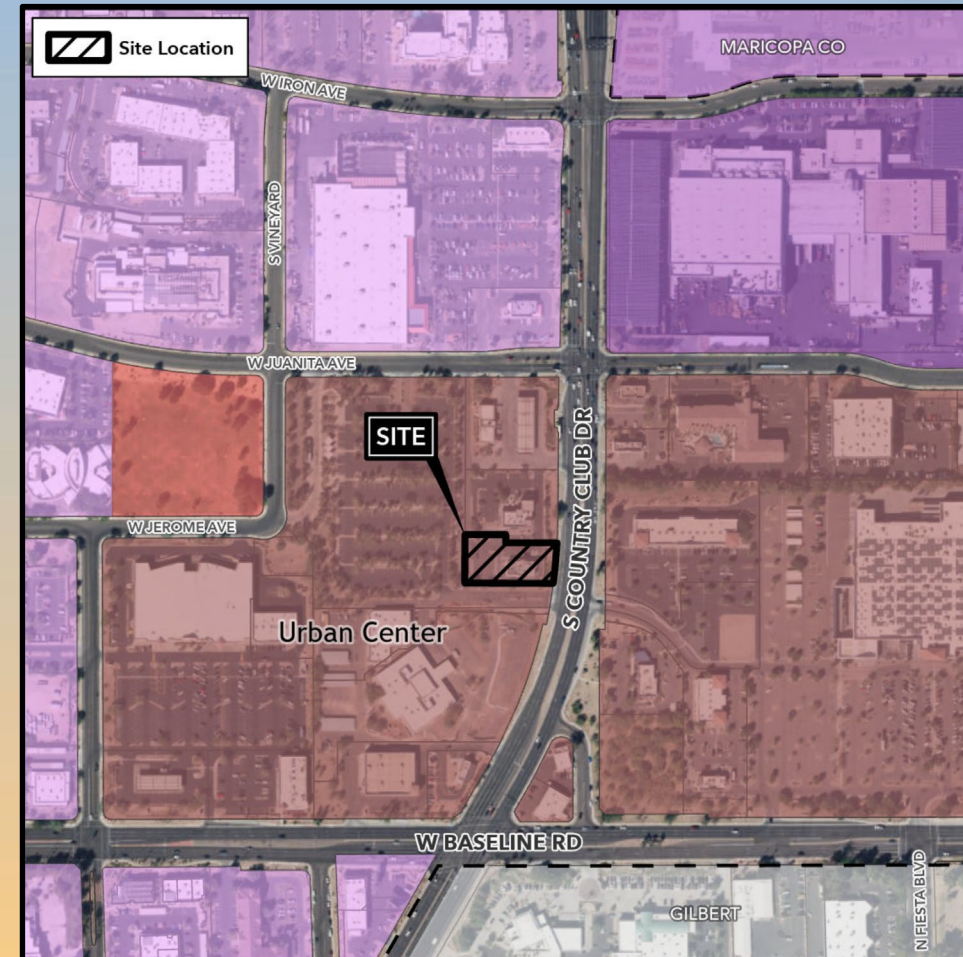
- West of S. Country Club Drive
- North of W. Baseline Road





General Plan

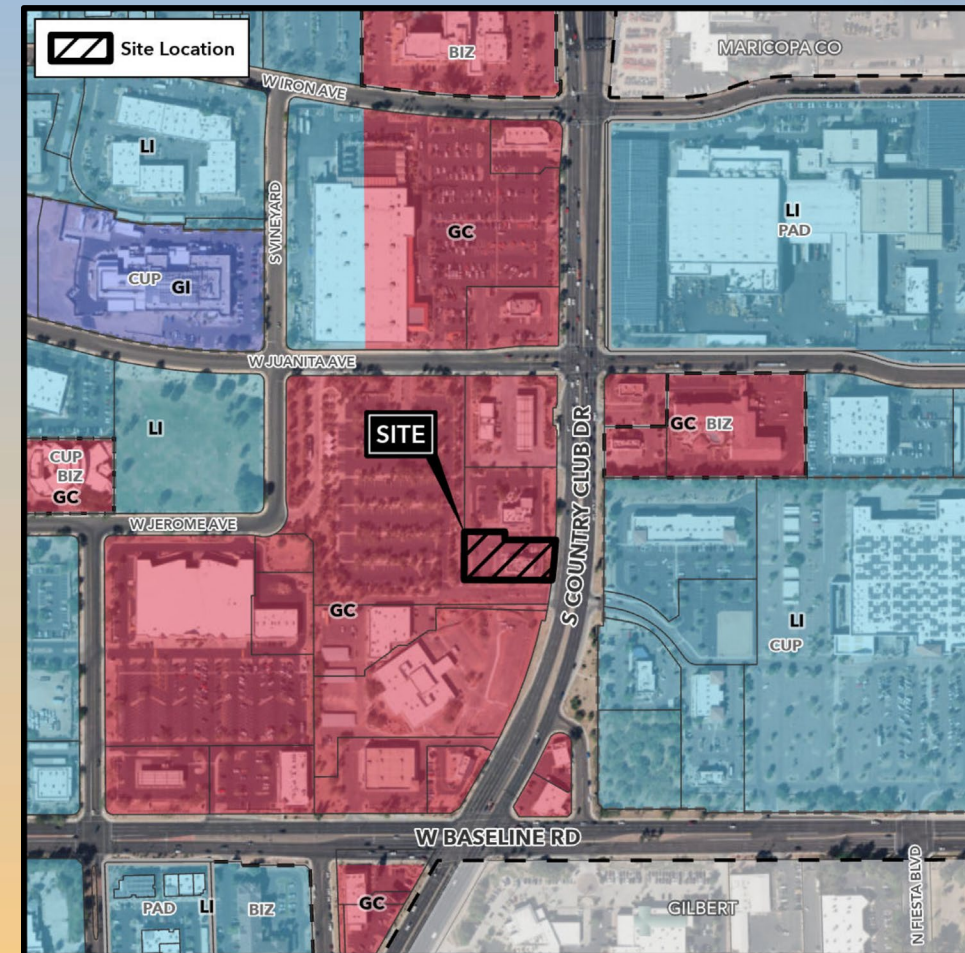
- Urban Center – Placetype
- Evolve - Growth Strategy





Zoning

- General Commercial (GC)
- The existing use was approved in 1998 by the City Council





Site Photo



Existing Signs



Site Photo



Existing Signs



Proposed CSP

- Increase the allowed sign area to 353.17 sq. ft.
- Allow the sun logo to be painted directly on the north wall



[illegible]

Sign Location



Sign Plan



PROPOSED NORTH ELEVATION

Proposed Sign Elevation



Sign Plan



PROPOSED EAST ELEVATION

Proposed Sign Elevation



Sign Plan



PROPOSED SOUTH ELEVATION

Proposed Sign Elevation



Sign Plan



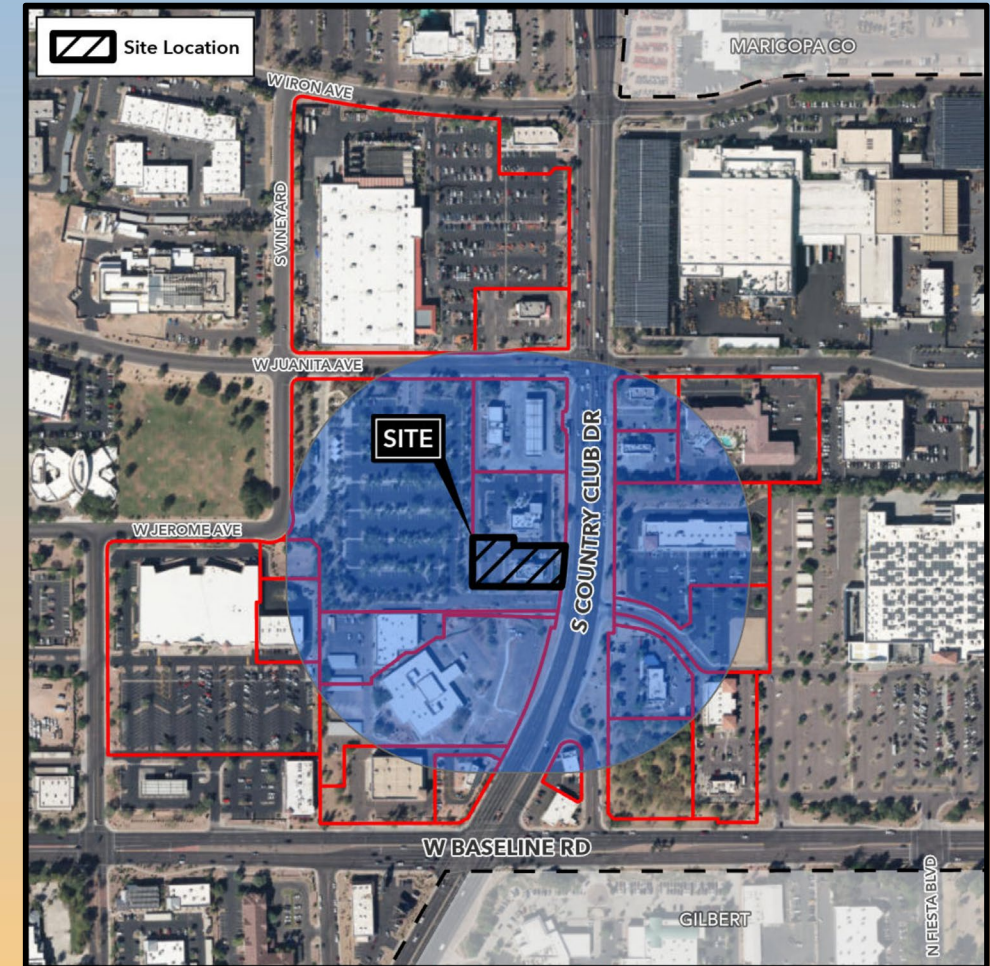
PROPOSED WEST ELEVATION

Proposed Sign Elevation



Citizen Participation

- Notified property owners within 500 feet
- Staff was not contacted





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;
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- ✓ 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

- ✓ The proposed CSP requests modifications to the MZO to provide a sense of place and to address safety concerns
- ✓ Complies with the Mesa 2050 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

BOA25-00382



Regulation Matrix

Standard	MZO Allowance	Existing CSP Requirements	Proposed CSP Allowances
Allowed Sign Area	MZO 11-43-3(D)(1) - 2 sq. ft. of sign area per lf of Building elevation = 80 sq. ft. / Sign (40 lf of frontage)	Max. Aggregate Sign Area of 24 sq. ft.	Max. Aggregate Sign Area of 353.17 sq. ft. Max. Area per Sign: 120 sq. ft.
Allowed Sign Height	MZO 11-43-3(D)(1) – no restriction in height	Four-foot maximum height	Signs vary from 5 ft to 9.2 ft
Painted Logos	MZO Section 11-43-2(B)(1): The MZO does not prohibit painted signage.	No sign will be printed directly on the wall surface.	Painted logo on north elevation

Staff recommends Approval with Conditions



BOA25-00390

Del Taco #1038



Request

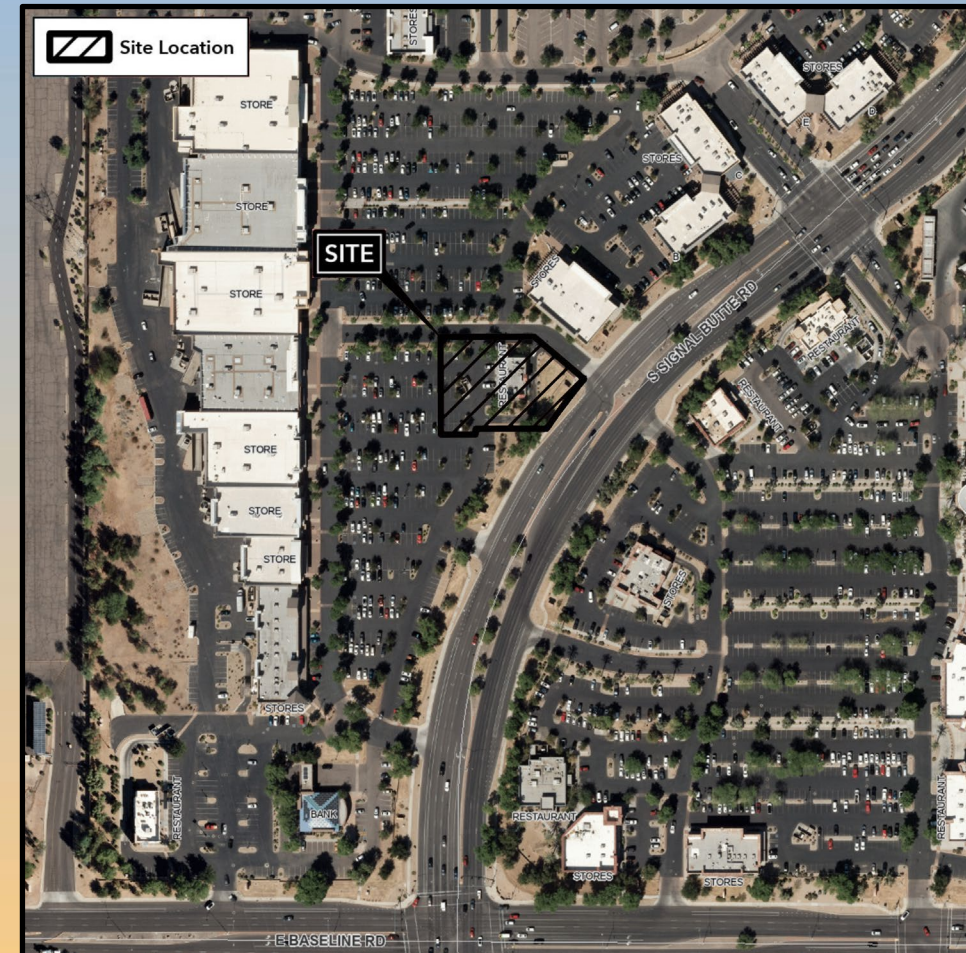
- Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP)





Location

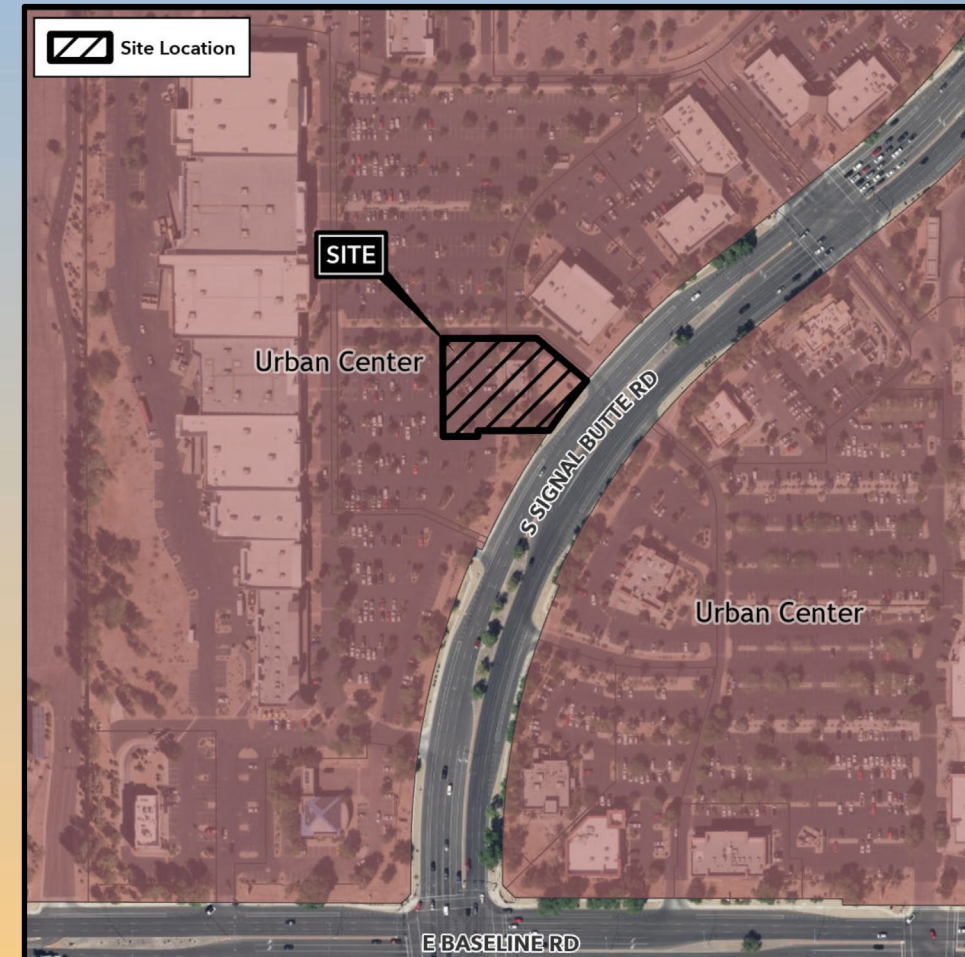
- West of S. Signal Butte Road
- North of E. Baseline Road





General Plan

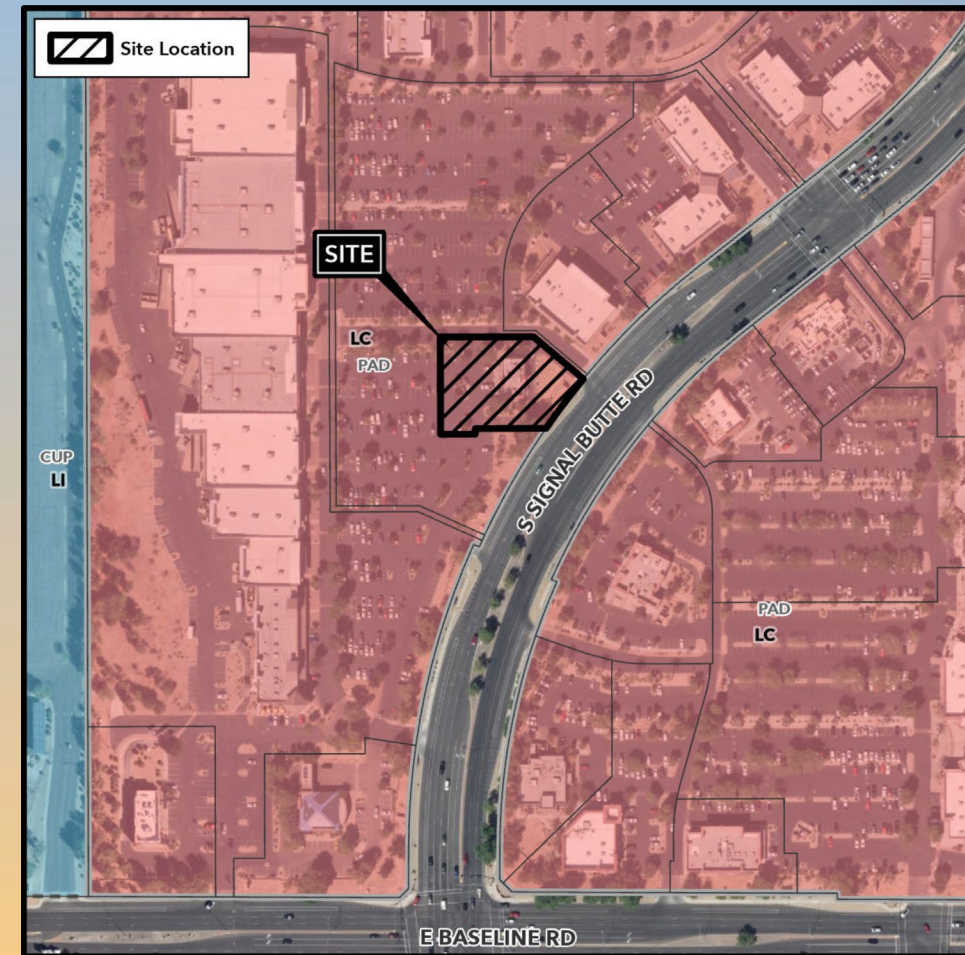
- Urban Center – Placetype
- Evolve - Growth Strategy





Zoning

- Limited Commercial with a Planned Area Development Overlay (LC-PAD)
- The site was approved by the Design Review Board in 2006





Site Photo



Existing Signs



Site Photo



Existing Monument Sign



Proposed CSP

- Increase the allowed sign area to 353.17 square feet
- Allow directional signage in excess of 3 square feet





SIGN TYPE		QTY
A1	TOWER WALL SIGN	1
A2	TOWER WALL SIGN	1
B1	WALL SIGN	1
B2	WALL SIGN	1
C	WALL SIGN	1
D1	DIRECTIONAL SIGN	2
D2	DIRECTIONAL SIGN	2
E	MONUMENT SIGN	2
G1	SUN GRAPHIC	1
G2	WALL MURAL	1

Sign Location



Sign Plan



PROPOSED EAST ELEVATION

Proposed Sign Elevation



Sign Plan



PROPOSED SOUTH ELEVATION

Proposed Sign Elevation



Sign Plan



PROPOSED WEST ELEVATION

Proposed Sign Elevation



Sign Plan



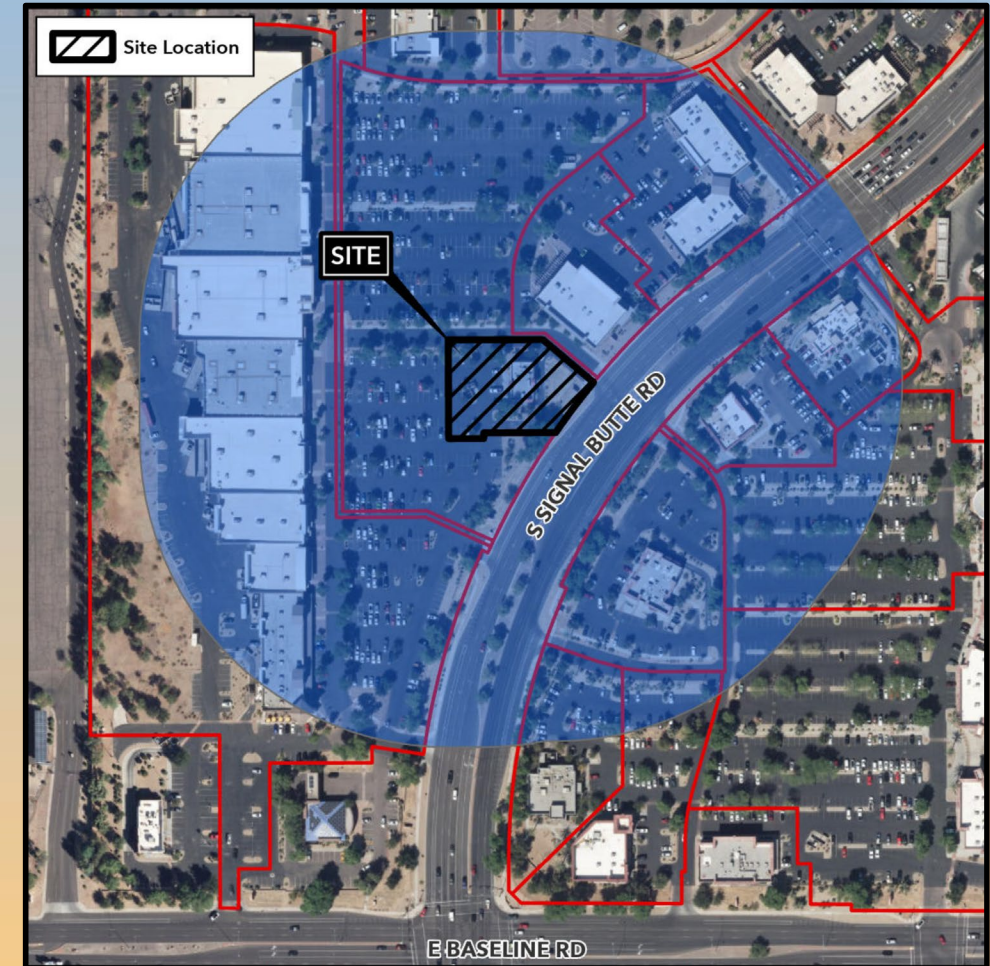
PROPOSED NORTH ELEVATION

Proposed Sign Elevation



Citizen Participation

- Notified property owners within 500 feet
- Staff was not contacted





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

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Findings

- ✓ The proposed CSP requests modifications to the MZO to provide a sense of place and to address safety concerns
- ✓ Complies with the Mesa 2050 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

BOA25-00390



Regulation Matrix

Standard	MZO Allowance	Existing CSP Requirements	Proposed CSP Allowances
Allowed Sign Area	MZO 11-43-3(D)(2) - 2 sq. ft. of sign area per lf of Building elevation = 80 sq. ft. / Sign (64 lf of frontage)	Max. Aggregate Sign Area of 160 sq. ft. for pad buildings	Max. Aggregate Sign Area of 353.1 sq. ft. Max. Area per Sign: 120 sq. ft.
Driveway signs	MZO 11-50-3 - 3 sq. ft. in area and no more than 3 ft. in height	No requirement	4.72 sq ft per sign. Existing.

Staff recommends Approval with Conditions



BOA25-00391

Del Taco #861



Request

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





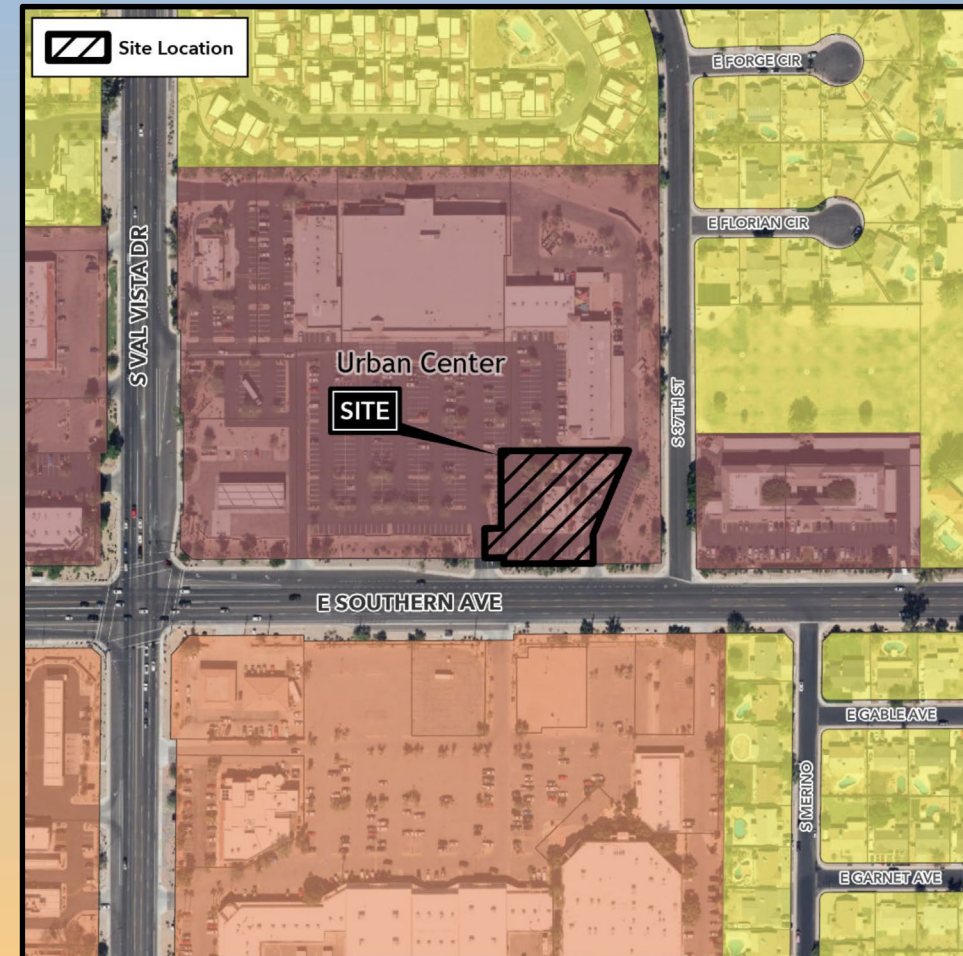
- North of E. Southern Avenue
- East of S. Val Vista Drive





General Plan

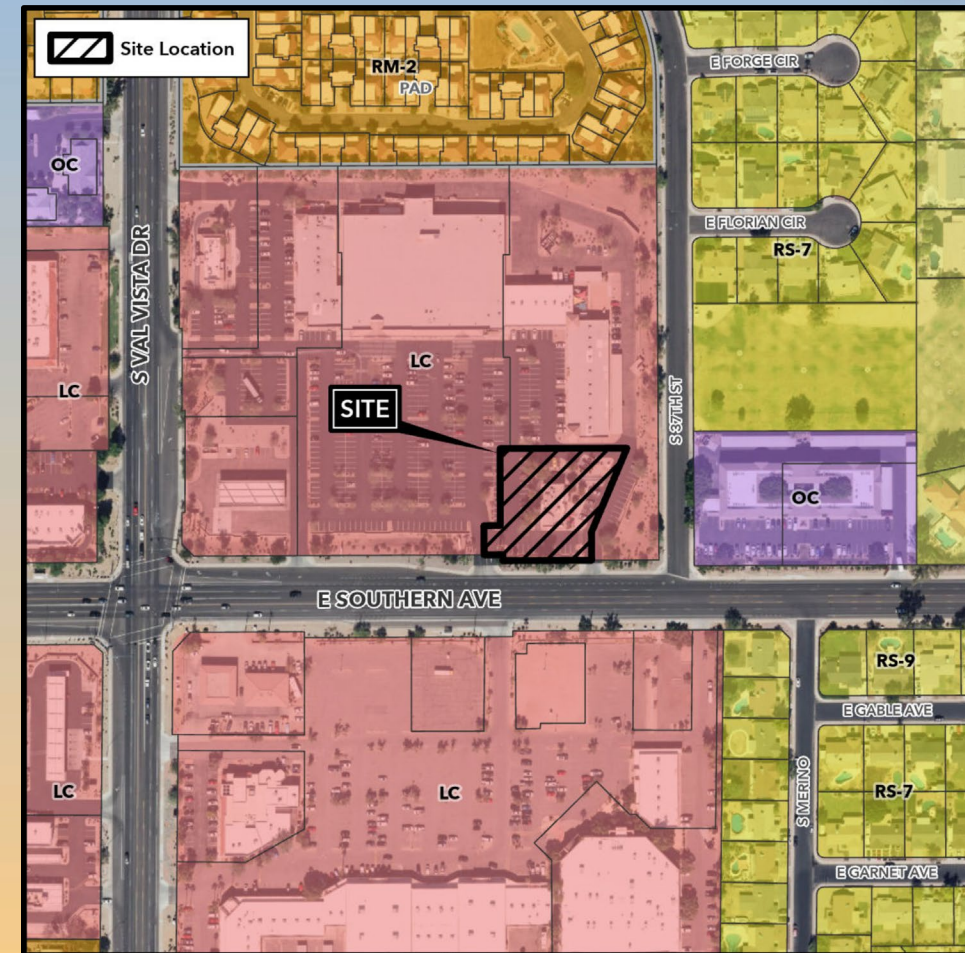
- Urban Center – Placetype
- Evolve - Growth Strategy





Zoning

- Limited Commercial (LC)
- The site was approved by the Design Review Board in 2000





Site Photo



Existing Signs



Site Photo



Existing Signs



Site Photo



Existing Monument Sign



Proposed CSP

- Increase the allowed number of signs on the east elevation to two, for a total of 4 allowed signs
- Allow directional signage in excess of 3 square feet





The aerial view shows the restaurant building, parking lot, and surrounding streets. Sign locations are marked with red arrows pointing to specific spots. The labels are as follows:

- A1, A2:** Tower wall signs on the building facade.
- B1, B2:** Exterior wall graphics on the building facade.
- C:** Wall sign on the building facade.
- D1, D2:** Directory signs for drive-thru lanes.
- E:** Monument sign in the parking lot.
- F1, F2:** Exterior wall graphics on the building facade.
- G1, G2:** Exterior wall graphics on the building facade.

Two large Del Taco logos are overlaid on the image, one in the top left and one in the bottom left. A sun graphic is in the top right, and a north arrow is in the bottom right.

SIGN TYPE		QTY
A1	TOWER WALL SIGN	1
A2	TOWER WALL SIGN	1
C	WALL SIGN	1
D1	DIRECTORY - DRIVE THRU	2
D2	DIRECTORY - DRIVE THRU	2
E	MONUMENT SIGN	2
G1	EXTERIOR WALL GRAPHICS	1
G2	EXTERIOR WALL GRAPHICS	1

Sign Location



Sign Plan



PROPOSED SOUTH ELEVATION

Proposed Sign Elevation



Sign Plan

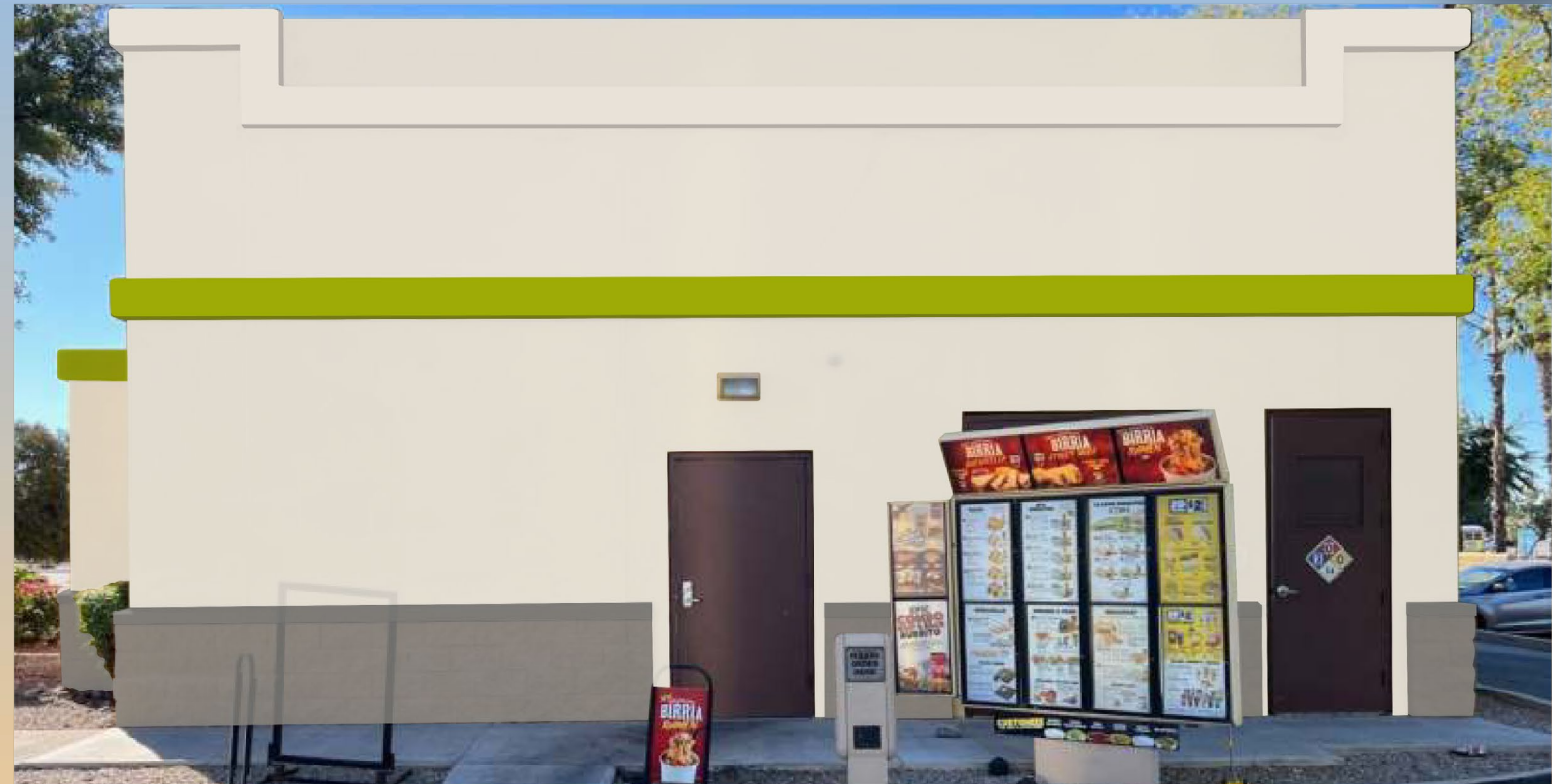


PROPOSED WEST ELEVATION

Proposed Sign Elevation



Sign Plan



PROPOSED NORTH ELEVATION

Proposed Sign Elevation



Sign Plan



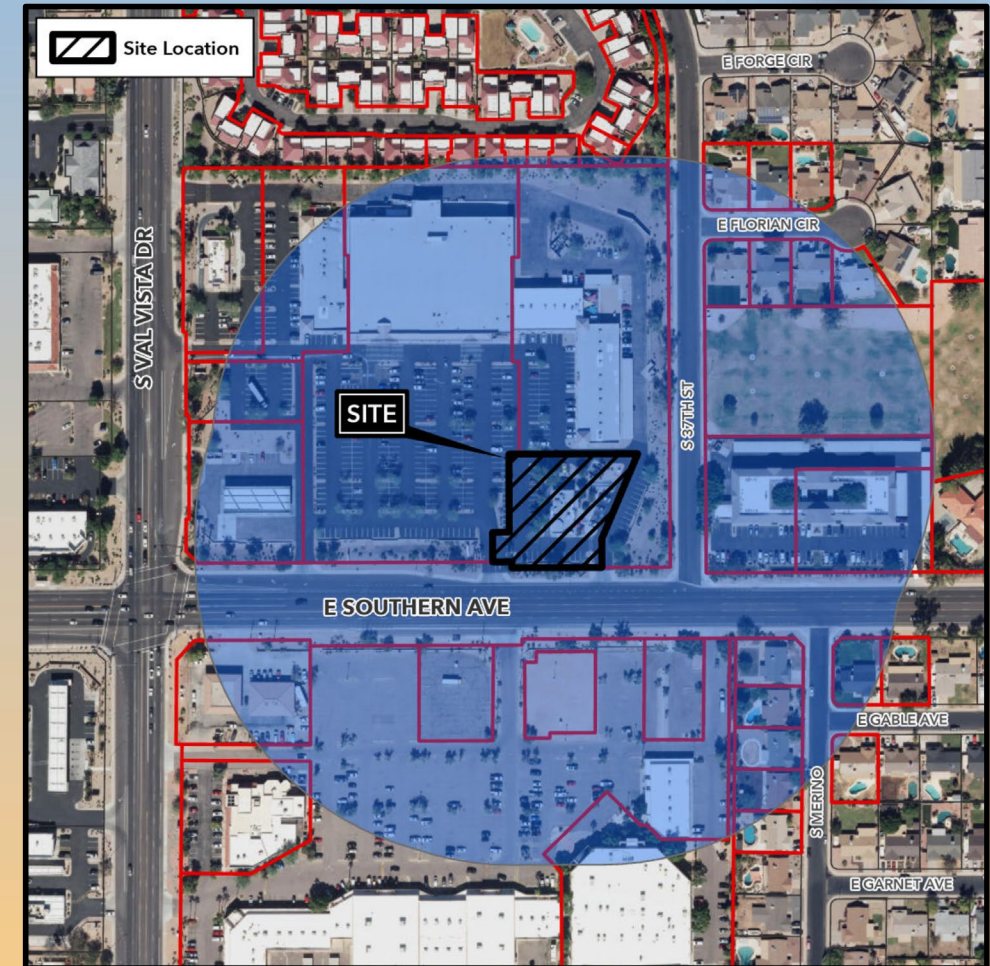
PROPOSED EAST ELEVATION

Proposed Sign Elevation



Citizen Participation

- Notified property owners within 500 feet
- Staff was not contacted





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

- ✓ The proposed CSP requests modifications to the MZO to provide a sense of place and to address safety concerns
- ✓ Complies with the Mesa 2050 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

BOA25-00391



Regulation Matrix

Standard	MZO Allowance	Existing CSP Requirements	Proposed CSP Allowances
Allowed Number of Signs	MZO 11-43-3(D)(1)-Front Foot of Building Occupancy = 2 Signs (40 lf of frontage)	One sign per building elevation	2 signs on the east elevation; and a total of 4 signs
Driveway signs	MZO 11-50-3 - 3 sq. ft. in area and no more than 3 ft. in height	No requirement	4.72 sq ft per sign. Existing.

Staff recommends Approval with Conditions



BOA25-00459

Tulili Tuiteleleapaga-Howard, Planner II

September 3, 2025



Request

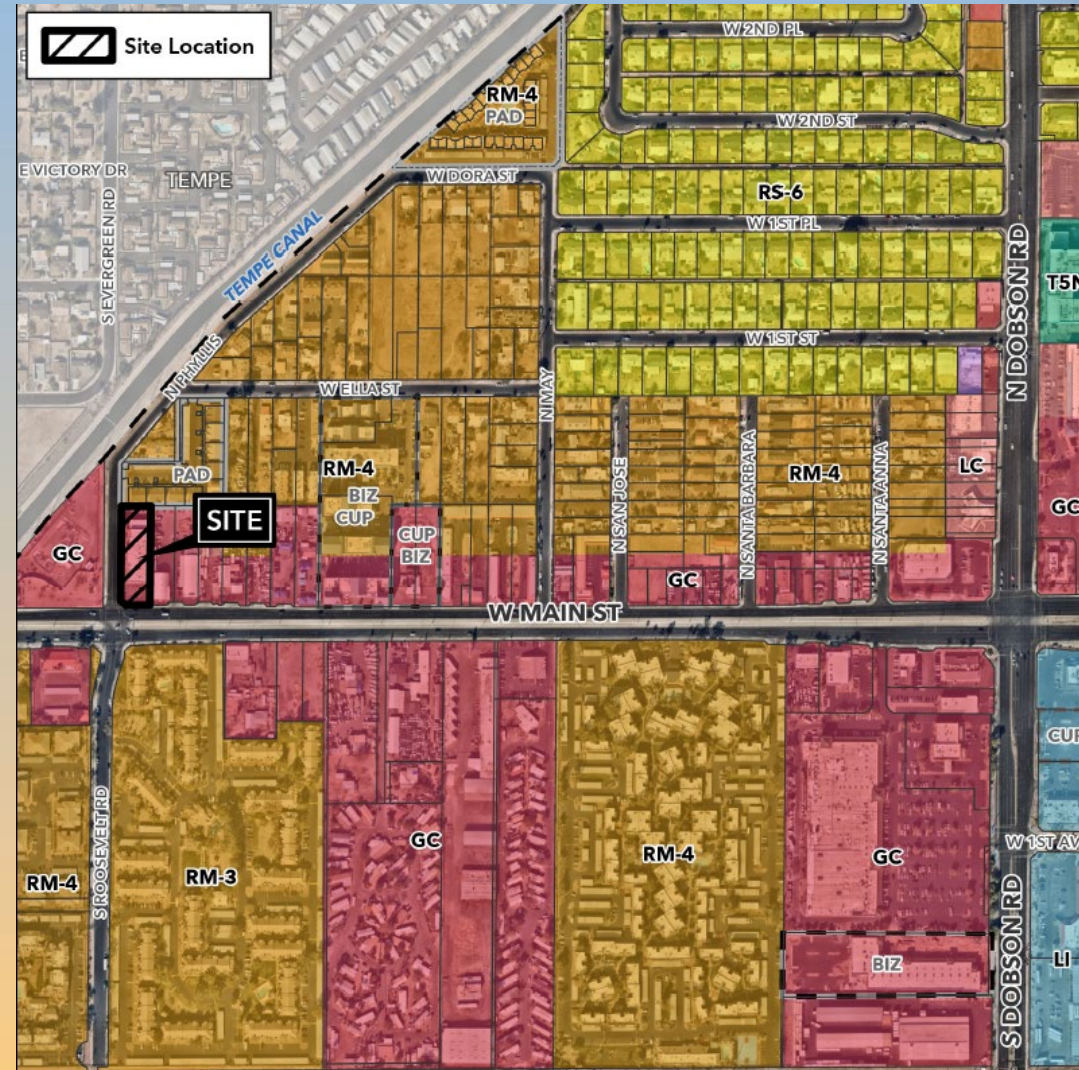
- For a Development Incentive Permit (DIP) to deviate from certain development standards
- Medical Office





Location

- West of Dobson Road
- North of Main Street





- General Commercial (GC)

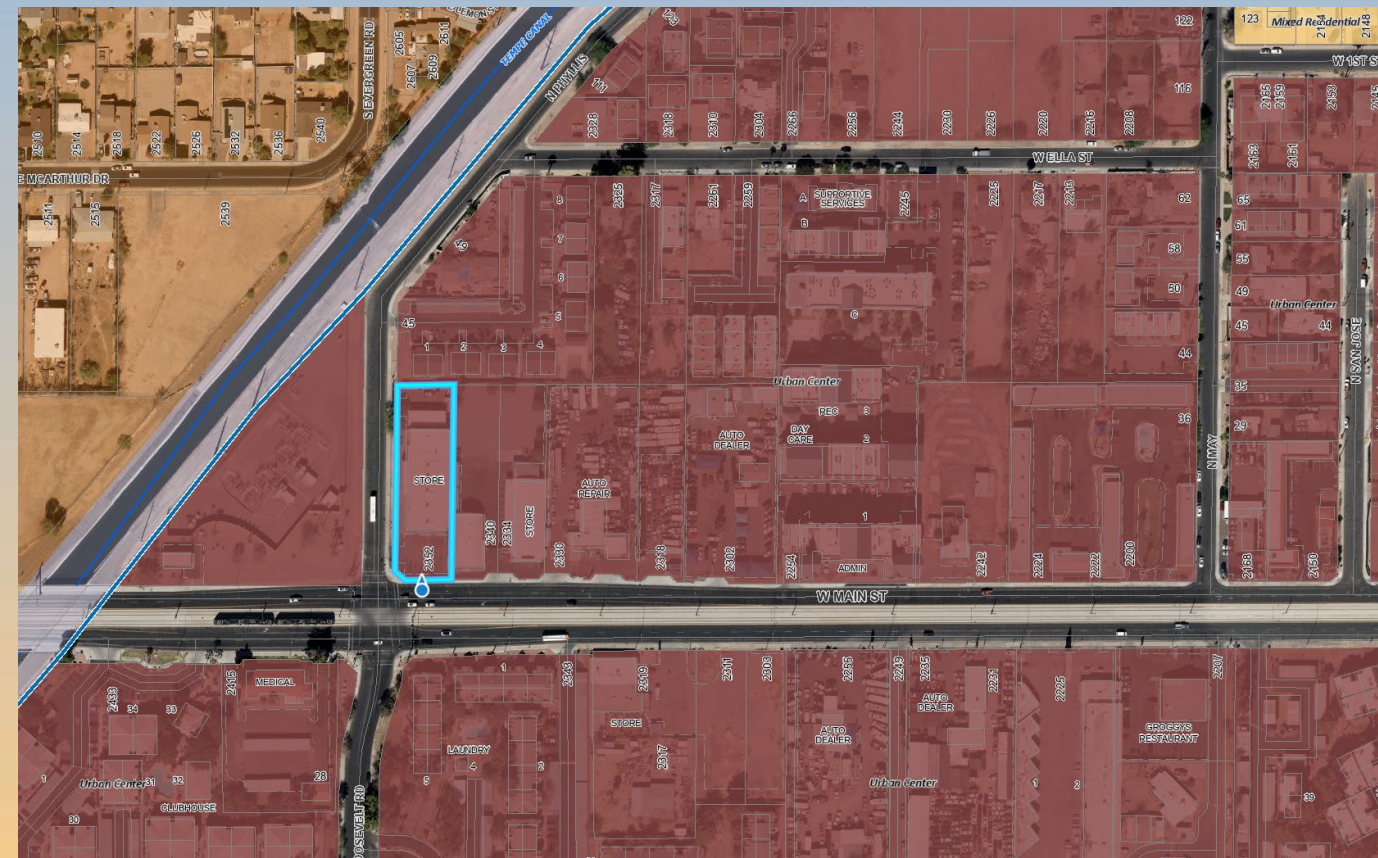




General Plan

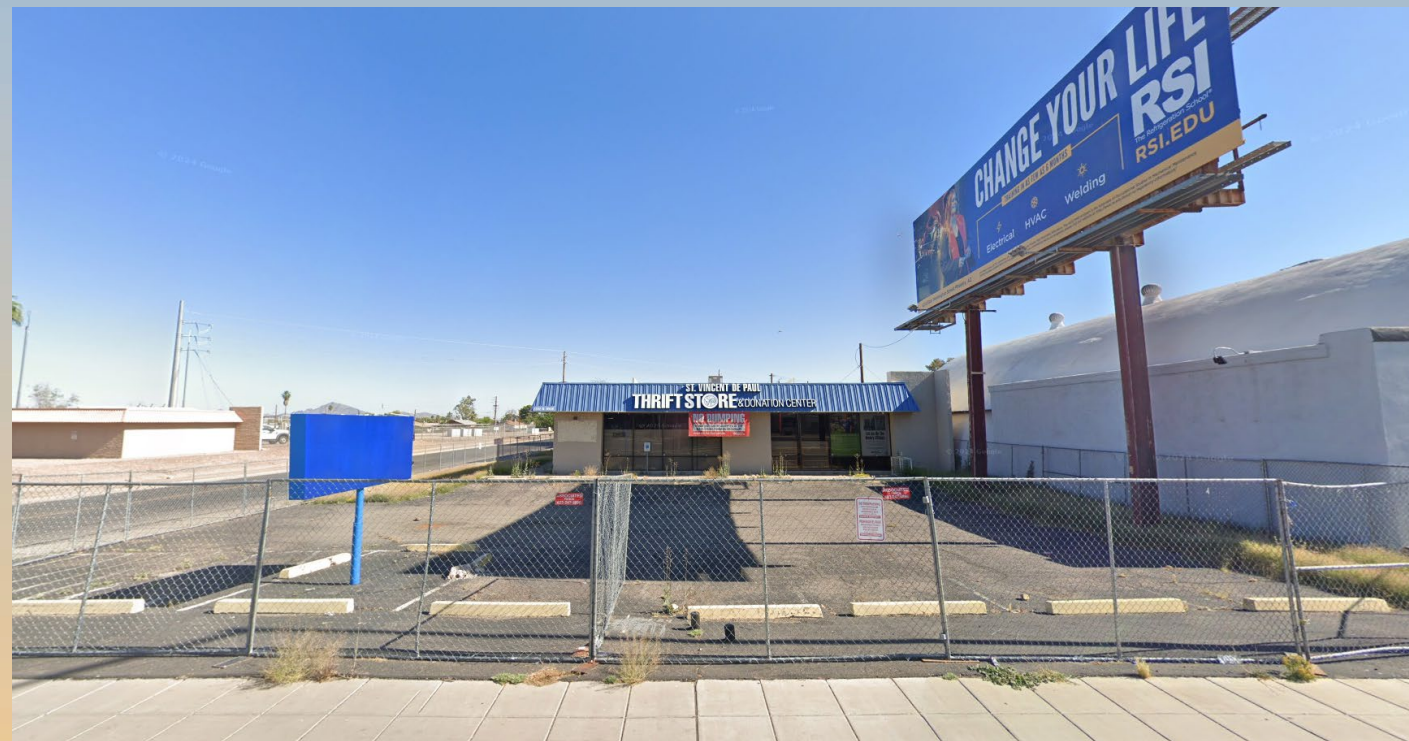
Urban Center Placetype
“Evolve” Growth Strategy

Medical Facilities are a principal
land use.





Site Photo

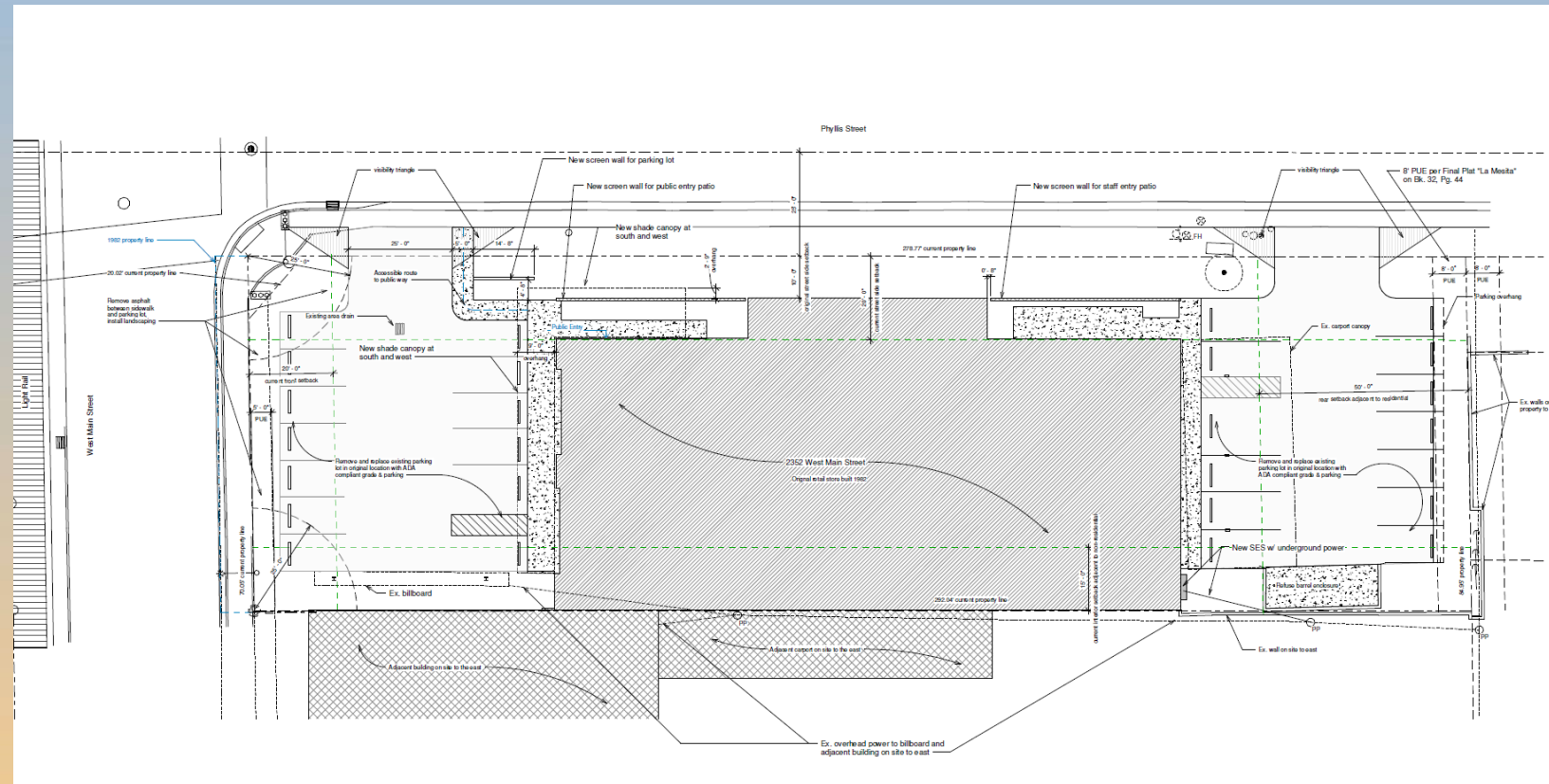


Looking north from Main Street



Site Plan

- Existing 10,289 SF building
- 26 provided parking spaces
- Access from Phyllis Street north and south of the building





2340 W. Main St.

EXISTING BILLBOARD TO REMAIN
(COORDINATE WITH BILLBOARD
EASEMENT FOR NEW PLANTINGS)

EXISTING SIDEWALK TO REMAIN

CURB & GUTTER

33'x33' S.V.T.

W MAIN ST

50'-0" ROW

5'-6"

25'-0"

25'-0" Driveway

PROPERTY LINE

15 GALLON PLANT MATERIAL TO SCREEN PARKING

STORM DRAIN PIPE (SEE CIVIL PLANS)

PARKING SCREEN WALL (SEE ARCH. PLANS)

PEDESTRIAN CONNECTION TO N. PHYLLIS ST

8' HIGH CMU BREEZE-BLOCK (SEE ARCH. PLANS)

ROOT BARRIER PARALLEL TO UTILITIES FOR TREES WITHIN 7' TYP.

EXISTING HYDRANT (w/ clear zone)

EXISTING MESQUITE (to remain in place)

N PHYLLIS

25'-0" Driveway

25'-0" ROW

RETENTION BASIN TYP. (SEE CIVIL PLANS)

BUILDING

EXISTING SES

PROPERTY LINE / LIMIT-OF-DISTURBANCE

PROPERTY LINE 84.92'

EXISTING OVERHEAD CANOPY (to remain in place)

8' PUE (No Trees)

TRASH ENCLOSURE (SEE ARCH. PLANS)

5' PUE (No Trees)

TREES		SIZE	QTY
	Frosopis alba Argentine mesquite	48" bcx, matching	2
	Quercus Virginiana Southern Live Oak	24" bcx, standard	6
	Caesalpinia mexicana (tree form) Mexican Brd of Paradise Tree	36" bcx	3
	Existing Mesquite Tree to remain and be protected	selectively trim to 7' canopy	1
SHRUBS		SIZE	QTY
	Muhlenbergia rigens Deer grass	5 gal.	2'
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.	30
	Caesalpinia mexicana Mexican Brd of Paradise	5 gal.	3
	Leucophyllum frutescens 'Green Cloud' Compact Green Cloud Sage	5 gal.	22
	Hesperaloe funifera Giant Hesperaloe	5 gal.	24
	Decoma stans Yellow Bells	15 gal.	10
	Docanasa viscosa Green Hopseed Bush	15 gal.	1'
	Lantana montevidensis Trailing Lantana 'Purple & Gold Meund' 50/50 Mix for Colors	1 gal	127
INERT MATERIAL		SIZE	
	Decomposed Granite 3/4" Screened Rock Pros Mahogany 2" min thickness in all landscape areas		

SUBMIT SAMPLES OF ALL INERT MATERIAL TO LA FOR APPROVAL

TREES	CANOPY SIZE	x	QTY	=	SQFT
Prosopis alba	314 sqft.		2		628
Argentine mesquite					
Quercus Virginiana	254 sqft.		6		1524
Southern Live Oak					
Caesalpinia mexicana (tree form)	176 sqft		3		528
Yellow Mexican bird-of-paradise					
Existing Mesquite Tree to remain and be protected	314 sqft		1		314
TOTAL					SQFT
Total Square Footage of Site 28 492					%
				2,994	10.5%



DIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Street-Facing Setback – Table 11-6-3-A</i> - N. Phyllis St. (collector) - W. Main St. (arterial)	20' 15'	10' 12'-10"
<i>Interior Side Setback Adjacent to Non-Residential District Table 11-6-3.A</i>	15'	0'
<i>Screening: Parking Areas Section 11-30-9(H)</i>	Parking screen wall	No screen wall
<i>Screening: Common Property Lines Section 11-30-9(I)</i>	6' screen wall between commercial and residential uses	No screen wall
<i>Setbacks at Intersections Section 11-30-10</i>	25' setback radius	<25' setback radius

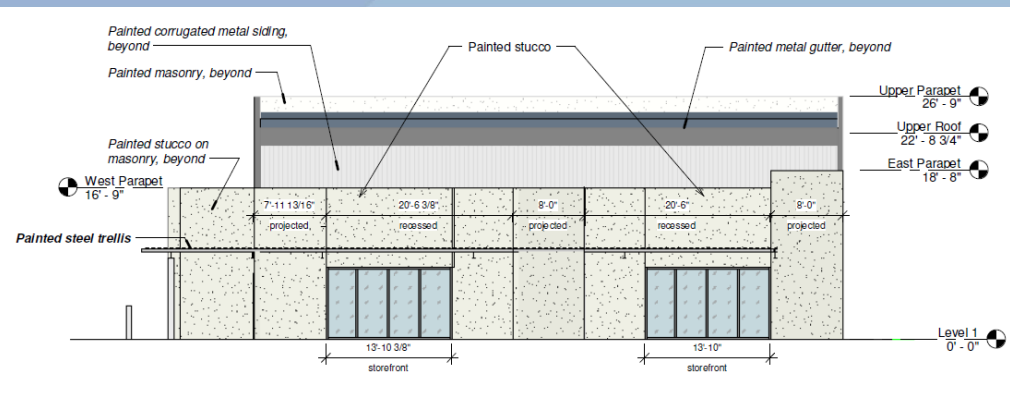


DIP Development Standards

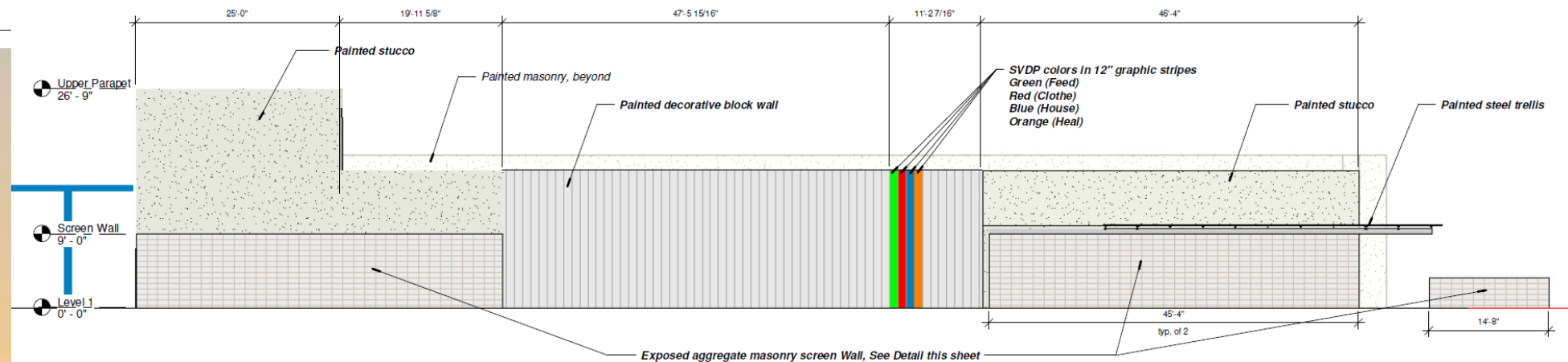
Development Standard	MZO Requirements	Applicant Proposal
<i>Trash and Refuse Collection Areas</i> <i>Section 11-30-12</i>	Trash and refuse collection areas must be located outside any required setback and landscape yards	Barrel trash service to be located within required eastern setback and landscape yard
<i>Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence Uses or Districts</i> <i>Section 11-33-3-B(2)</i>	15' landscape yard on north and east sides	5' landscape yard (north) 7'-5" to 0' landscape yard (east)
<i>Foundation Base along Exterior Walls</i> <i>Section 11-33-5(A)</i>	15' wide foundation base along walls with public entrance	10' wide foundation base along wall with public entrance
<i>Setbacks of Cross Access Drive Aisles</i> <i>Section 11-32-4(A)</i>	50' setback	±13.5' (south drive aisle) ±10' (north drive aisle)
<i>Required Parking Spaces by Use</i> <i>Table 11-32-3.A</i> <i>Medical Offices</i>	Approximately 44 spaces	26 spaces



Elevations – Publicly Visible



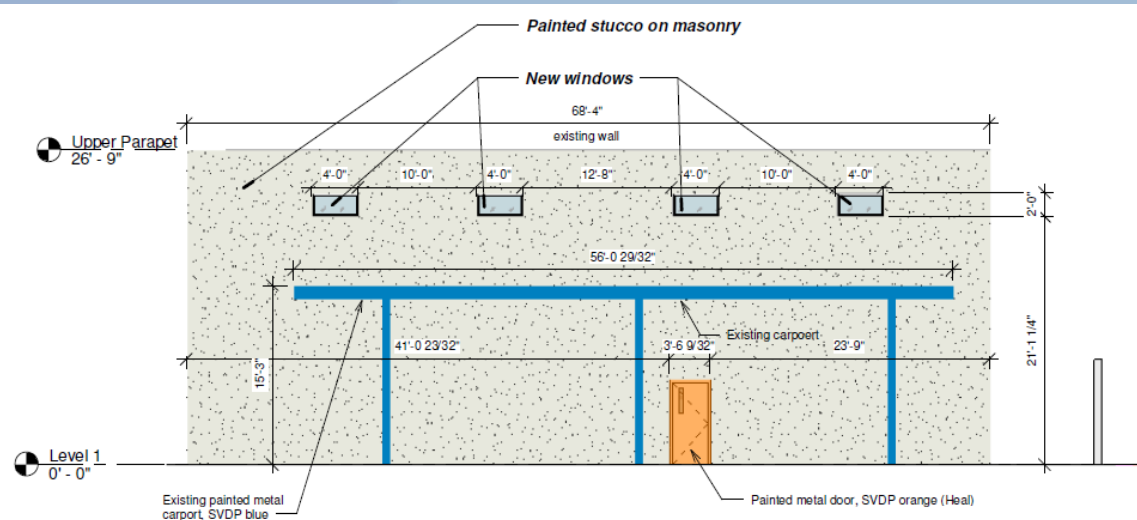
③ COLORED ELEVATION - SOUTH
1/8" = 1'-0"



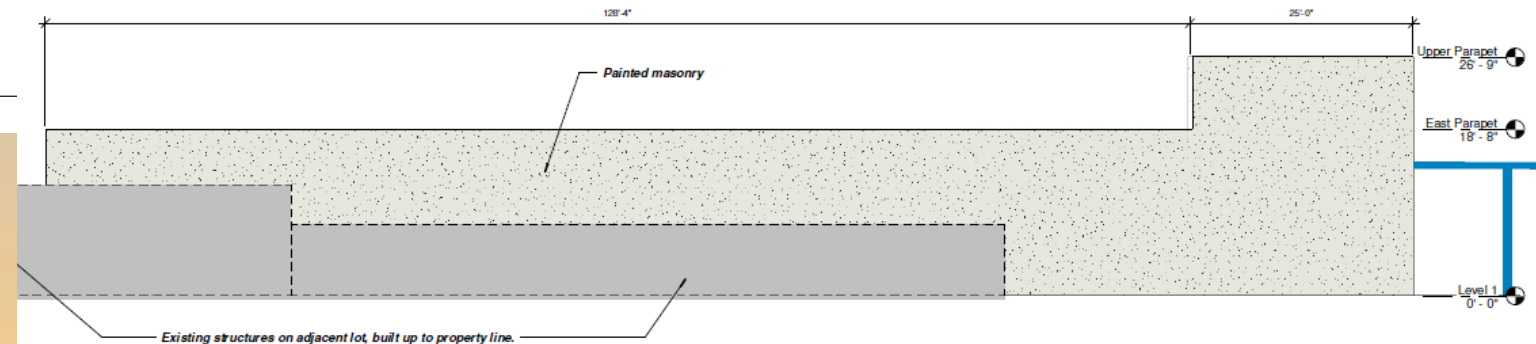
② COLORED ELEVATION - WEST
1/8" = 1'-0"



Elevations



④ COLORED ELEVATION - NORTH
1/8" = 1'-0"



① COLORED ELEVATION - EAST
1/8" = 1'-0"



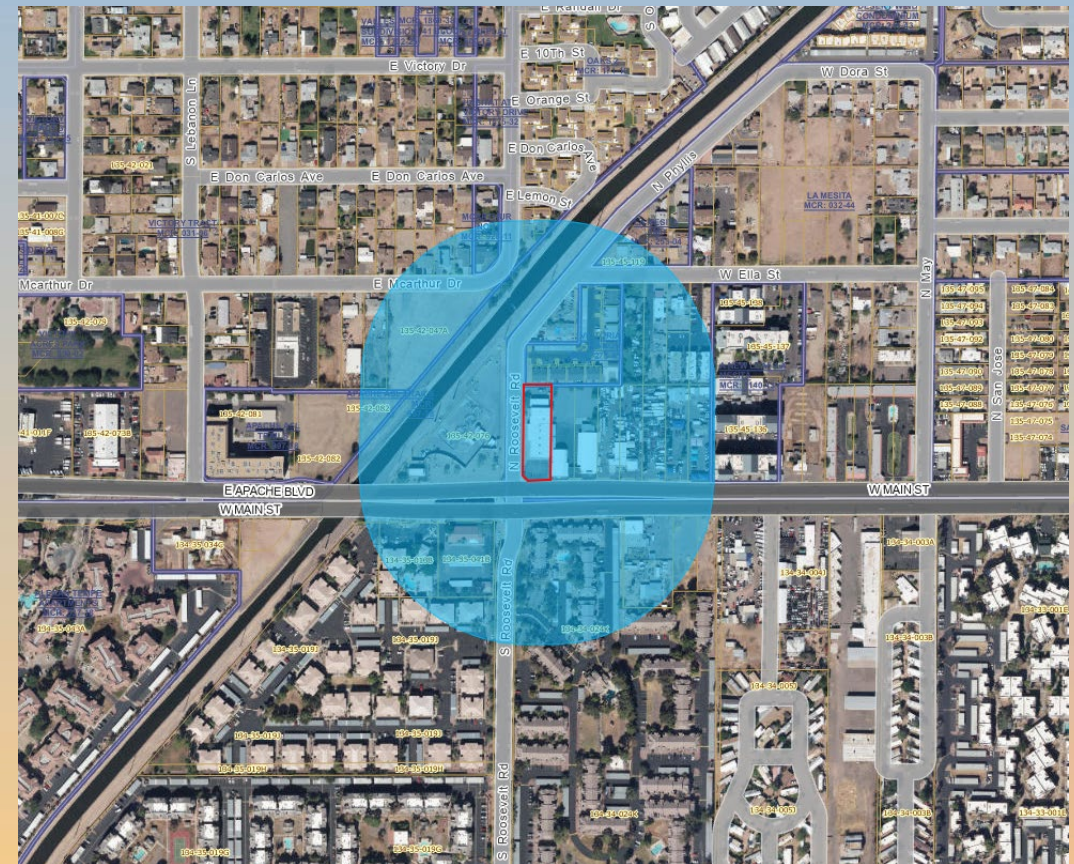
Renderings





Citizen Participation

- Mailed notification letters to property owners within 500 feet
- No comments received





DIP Eligibility Criteria

Section 11-72-1 DIP Purpose and Applicability

- ✓ Total area of the parcel does not exceed 2.5 net acres and the parcel has been in its current configuration for more than 10 years;
- ✓ The parcel is served by, or has direct access to, existing utility distribution facilities.
- ✓ The parcel is surrounded by properties within a 1,200-foot radius in which:
 - ✓ 1. The total developable land area is not more than 25 percent vacant; and
 - ✓ 2. Greater than 50 percent of the total numbers of lots or parcels have been developed 15 or more years ago.



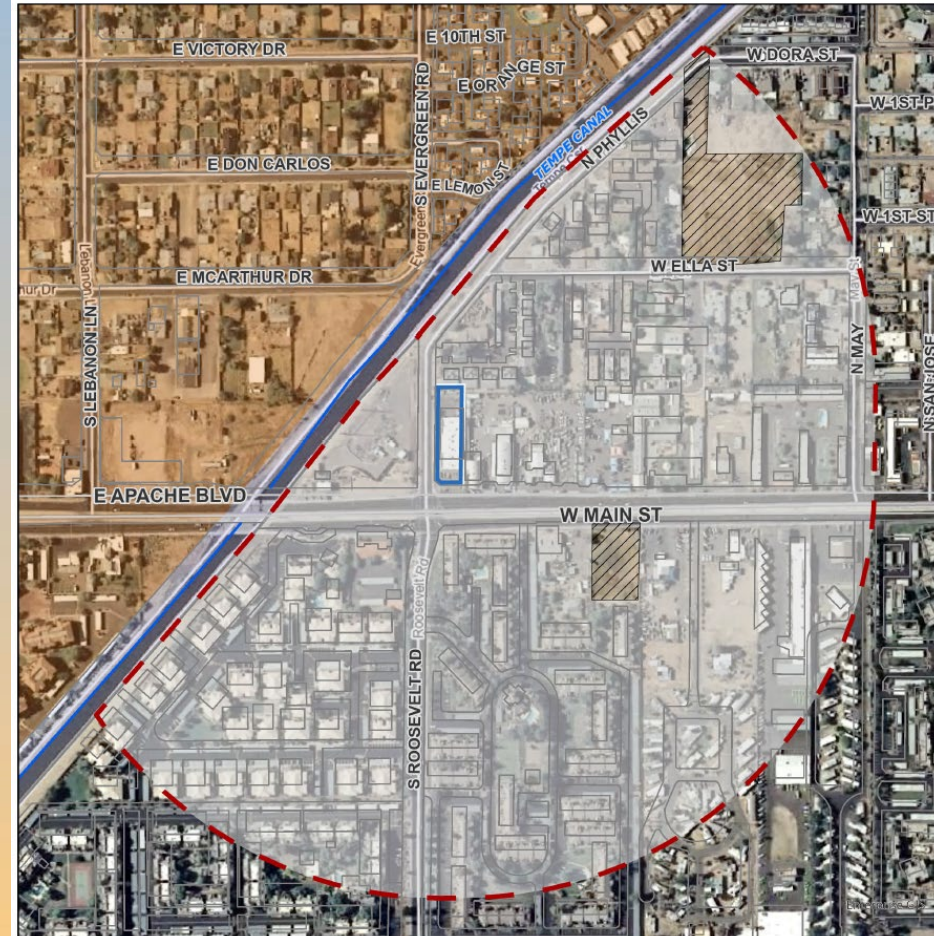
Current

- Site
- 1200-ft Buffer
- Development Status
- Developed - 95.4%
- Vacant - 4.6%



2010

- Site
- 1200-ft Buffer
- Development Status
- Developed - 95.5%
- Vacant - 4.5%





Approval Criteria

Section 11-72-3 DIP Criteria

- ✓ The proposed development is consistent with the General Plan, any other applicable Council adopted plans and/policies, and the permitted uses as specified in this Ordinance;
- ✓ The incentives do not allow development that is more intense than the surrounding neighborhood; commensurate with existing development within a 1,200 foot radius of the by-passed property; and
- ✓ The architectural elements, construction and landscape materials, and other site improvements of the proposed development meet the intent of the Design Standards of this Ordinance.



Findings

- ✓ Complies with the Mesa 2050 General Plan
- ✓ Meets required findings for a DIP in Section 11-72-3 of the MZO

Staff recommends Approval with Conditions



BOA25-00489

Emily Johnson, Planner II

September 3, 2025



Request

- Minor modifications to a PAD overlay to allow for a reduction to the required setbacks and an increase to the maximum lot and building coverage





Location

- 1025 North Cherry
- North Rio Salado Pkwy
- West of Country Club Drive





General Plan

Traditional Residential - Sustain

- Primarily detached single-family homes, may contain low-density multi-family
- Single-Family Residential is a principal land use





Zoning

- Existing: Single Residence 6 with a Planned Area Development Overlay (RS-6-PAD)





Site Photos

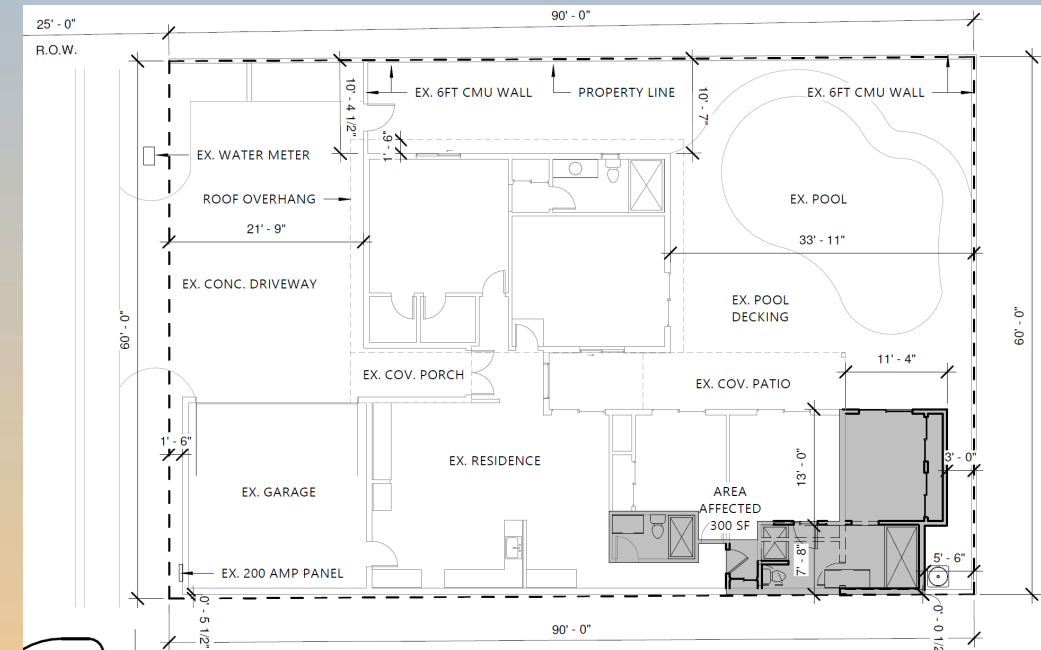


Looking from N. Cherry



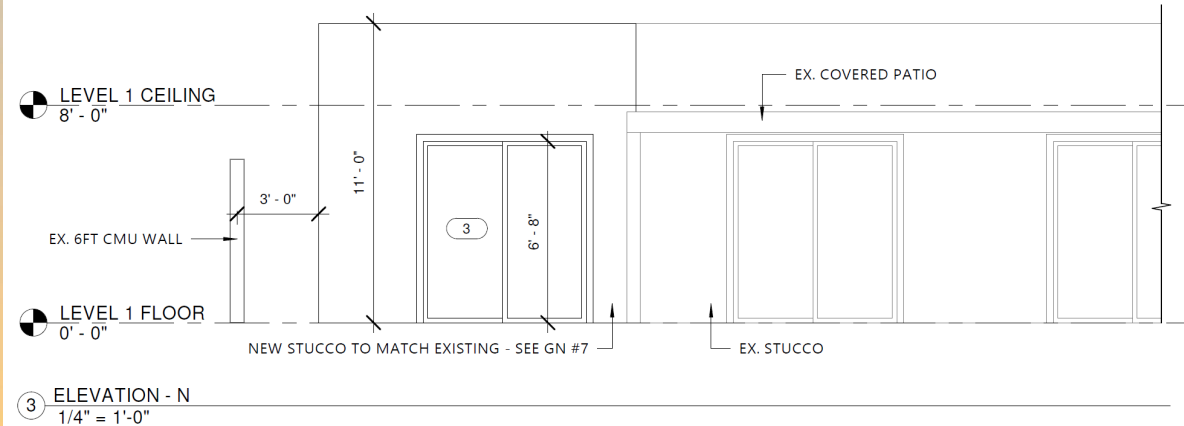
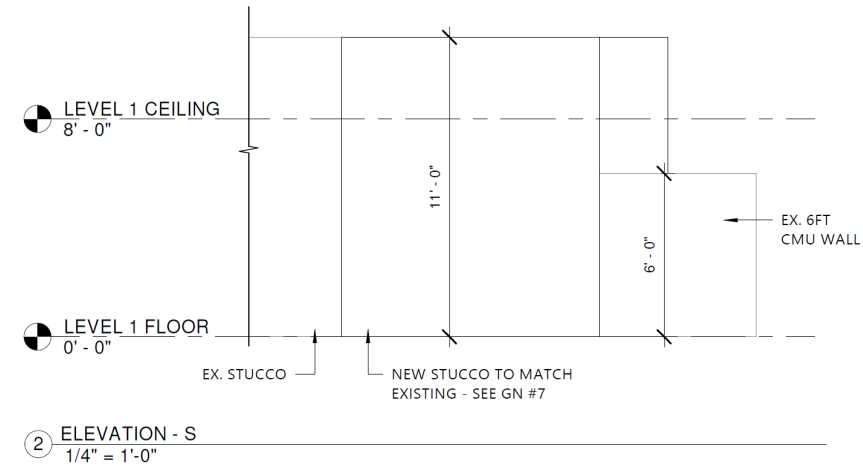
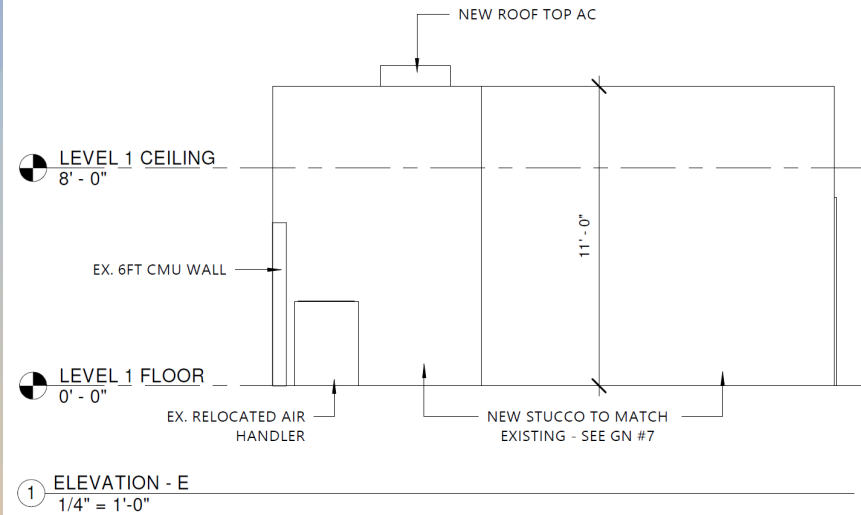
Site Plan

- The existing 2,639 SF home with a proposed 215 SF addition in the southeast corner
- Side setback will go from 5-½" to ½" and the rear setback from 14'-4" to 3'
- Building coverage will go from 48.9% to 52.9% and lot coverage from 78% to 80.13%





Elevations



FRONT ELEVATION



Citizen Participation

- Notified property owners within 150 feet
- No feedback was received





Planned Area Development

Development Standard	MZO Required (1970 R-1 District)	Proposed Modifications
<u>Maximum Lot Coverage*</u>	60%*	90%
<u>Maximum Building Coverage</u>	40%	60%
<u>Front (Enclosed Livable Areas)</u>	25 feet	0 feet
<u>Garages and Carports (front and side yards)*</u>	20 feet*	0 feet
<u>Sides</u>	Sides (if no street side) – 7 feet for both	Interior Side (min. either side) – 0 feet ; Interior Side (min. aggregate for both) – 3 feet
<u>Street Side</u>	10 feet and 5 feet	5 feet
<u>Rear</u>	25 feet	0 feet

* Standard was not part of the 1970 development standards, so the standard was taken from current MZO RS-6 standards



Findings

- ✓ Complies with the 2050 Mesa General Plan

Staff recommends Approval with Conditions



