

Mesa Council Chambers Lower Level – 57 E 1st St

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

MEMBERS PRESENT:

Chair Alexis Wagner
Boardmember Nicole Lynam
Boardmember Heath Reed
Boardmember Troy Glover
Boardmember Todd Trendler

MEMBERS ABSENT:

Vice Chair Shelly Allen
Boardmember Gerson Barrera

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

STAFF PRESENT:

Kelly Whittemore
Jennifer Merrill
Sergio Solis
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner Excused Vice Chair Allen and Boardmember Barrera was absent, declared quorum present, and the Study Session was called to order at 5:02 p.m.

2 Staff Update: Planning has two applicants who have expressed interest in filling in an open chair for the board. If anyone has expressed interest, they are encouraged to apply.

3 Review and discuss items listed on the Public Hearing agenda for April 2, 2025.

Boardmember Reed recused himself.

***3-a Staff member Sergio Solis presented case BOA25-00072 to the Board.
See attached presentation.**

4 Adjournment.

Boardmember Trendler moved to adjourn the Study Session and was seconded by Boardmember Lynam. Without objection, the Study Session was adjourned at 5:21 p.m.

Respectfully submitted,

Chair Alexis Wagner,
On behalf of Zoning Administrator (Mary Kopaskie-Brown)



BOA25-00072

Crown 824288 Grace Church



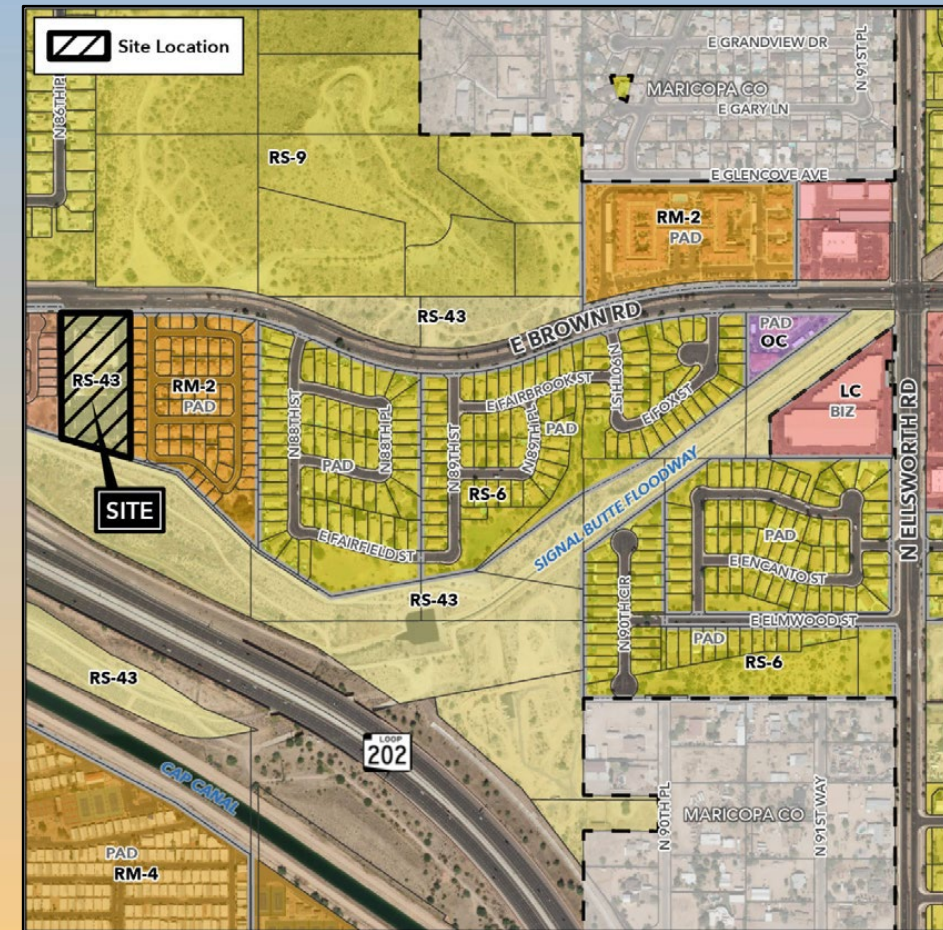
Request

- Special Use Permit (SUP) to exceed the height limit in the Single Residence-43 District.





- South of East Brown Road
- East of 202 Red Mountain FWY
- West of North Ellsworth Road

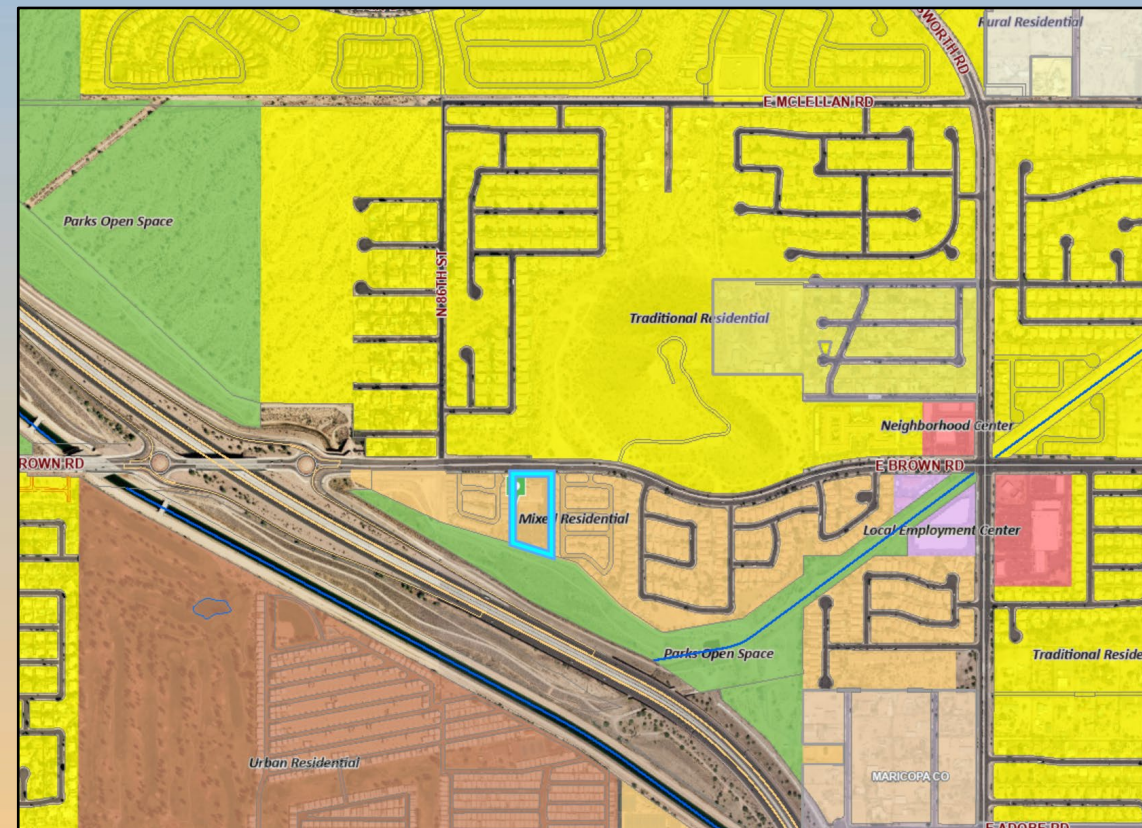




General Plan

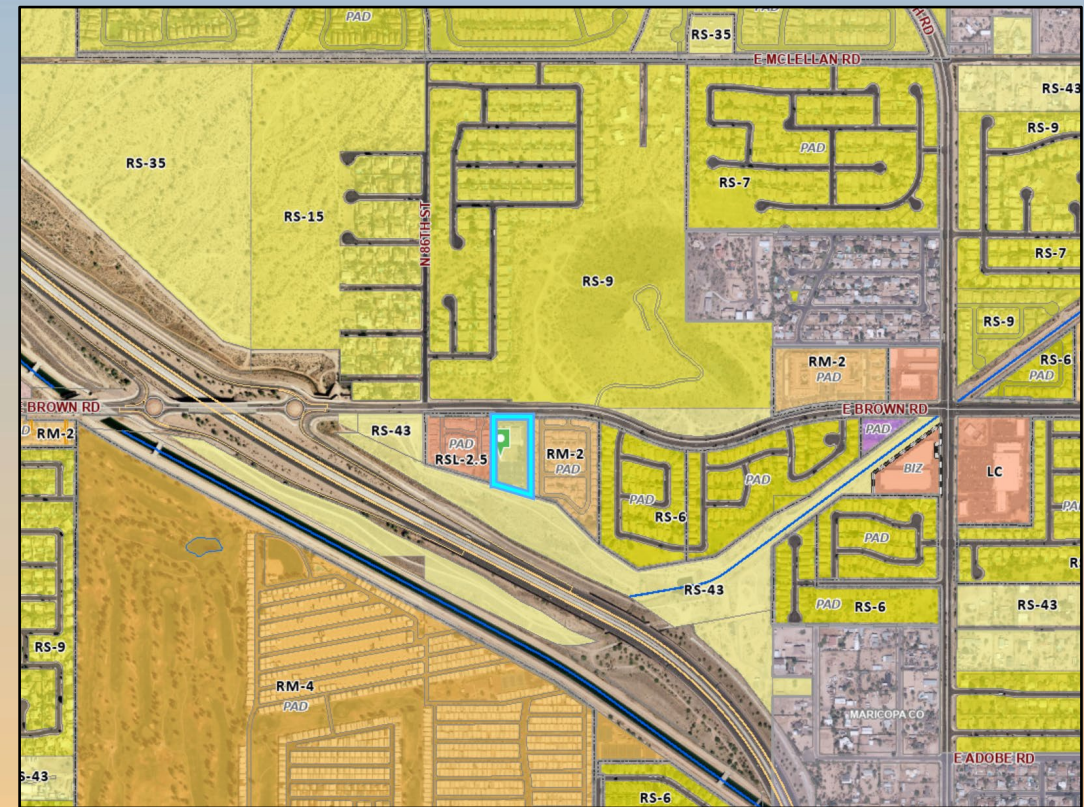
Mixed-Residential Place Type

- Single-family residential is a principal land use
- Within the Desert Uplands Planning Sub-Area Plan





- Single Residence-43 (RS-43)
- WCFs are permitted within the RS-43 District in compliance with MZO Section 11-35-5





Site Photos



Looking north from 202 Red Mountain FWY



Looking south from Brown Road



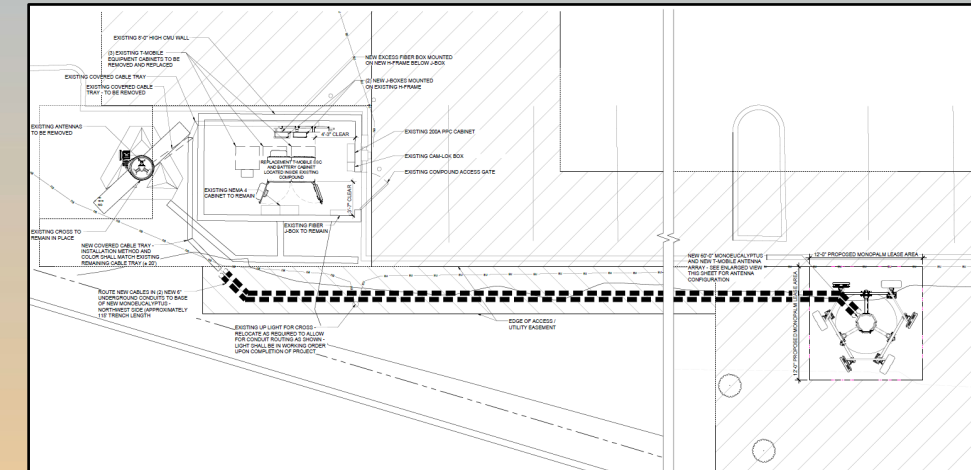
Site Photos



Looking south from Brown Road



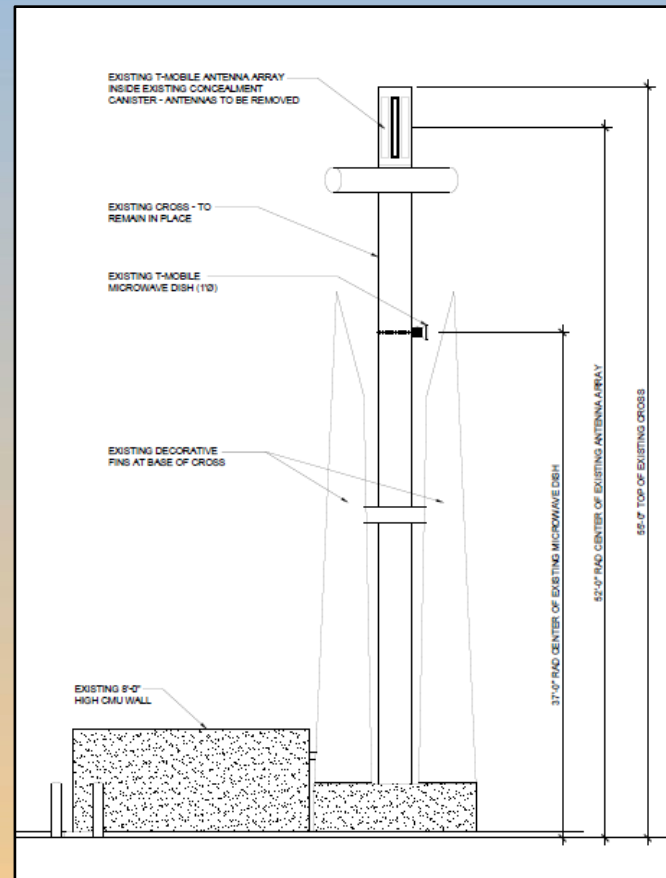
- Access via a new 20-foot-wide access and utility easement
- Located 75-feet east of the existing mono-cross tower
- Existing mono-cross equipment will be removed and decommissioned
- Proposed Setbacks:
 - East: 130'-2"
 - West: 152'-10"
 - South: 33'-0"
 - North: 520'-0"



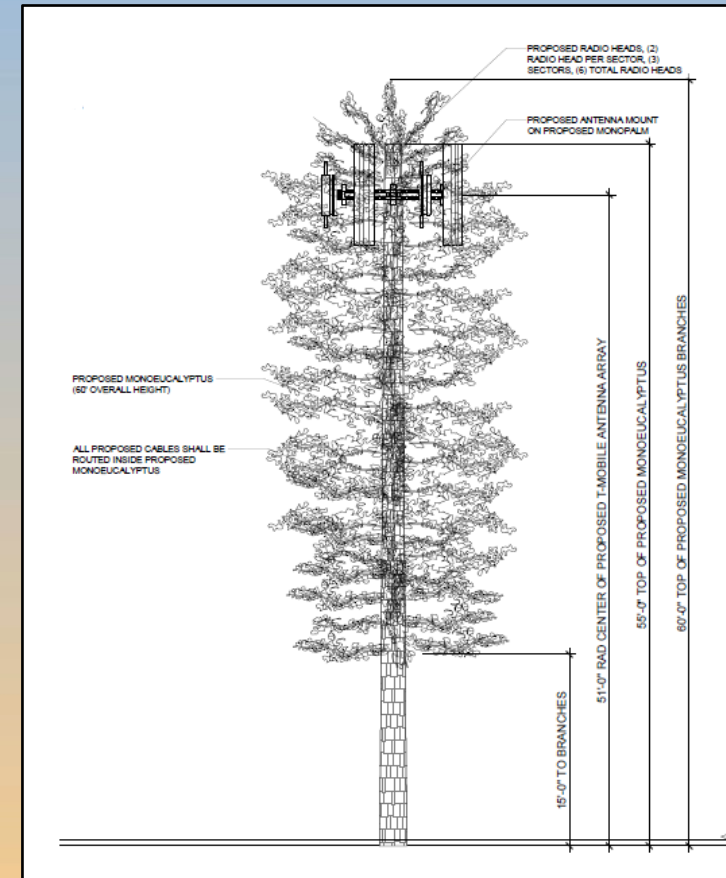
Enlarged compound plan



Elevations



Existing mono-cross tower and
equipment enclosure



Proposed Tower Elevation



Renderings



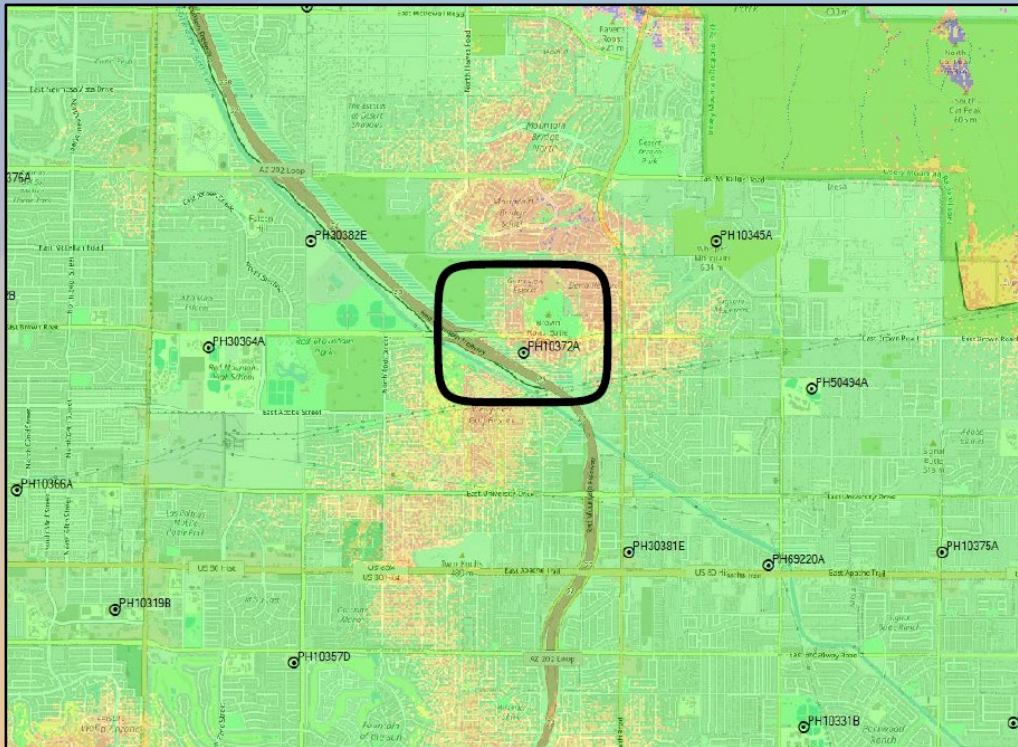
Existing



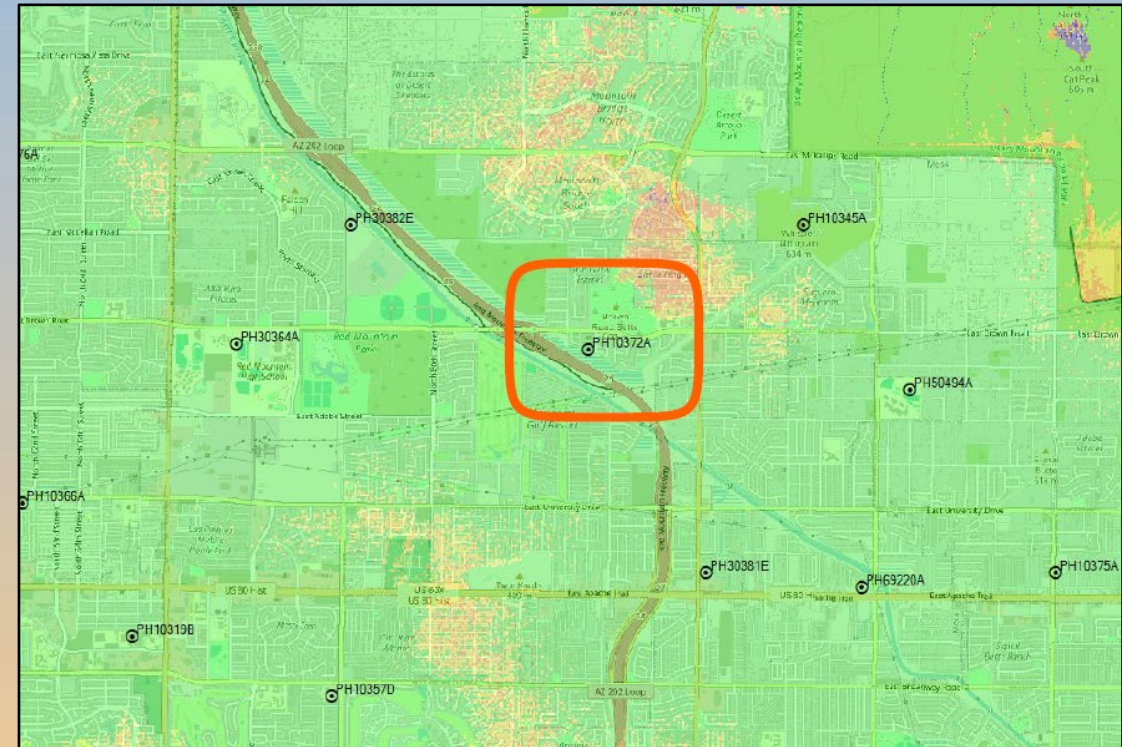
Proposed



Coverage Map



Existing coverage map

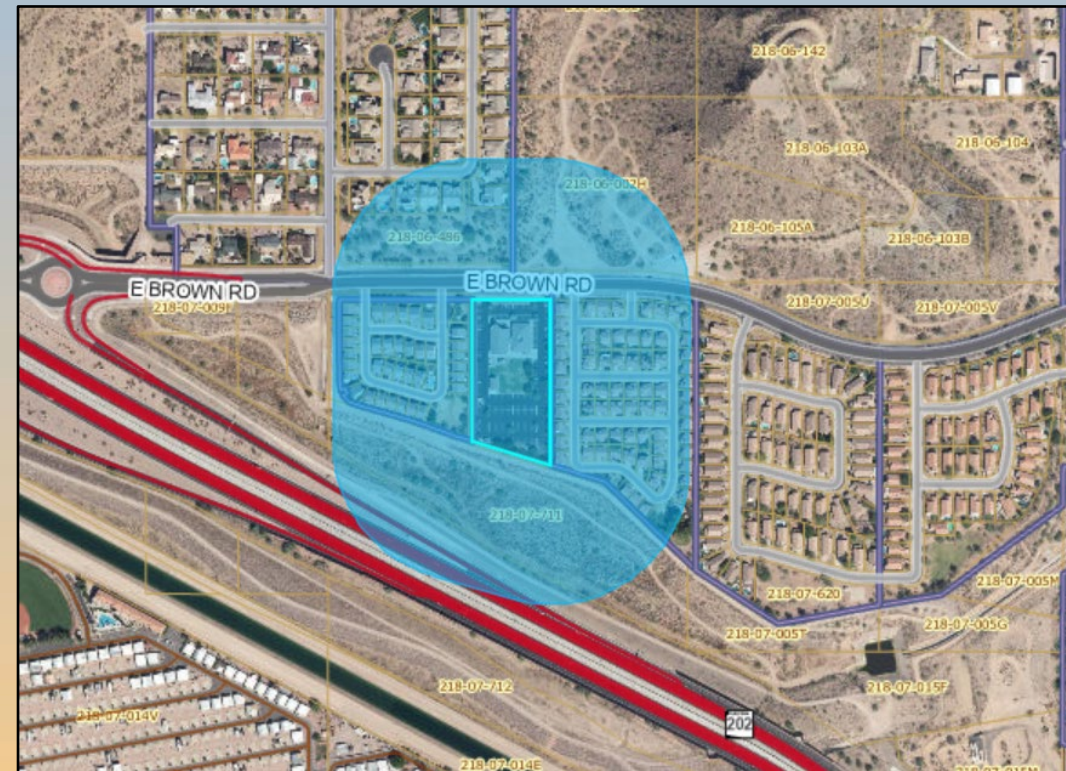


Proposed coverage map



Citizen Participation

- Notified property owners within 500-feet of site.
- Staff did not receive any feedback.





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

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Meets the SUP findings of Section 11-70-5.E of the MZO
- ✓ Complies with Section 11-35-6E for Approval of a WCF

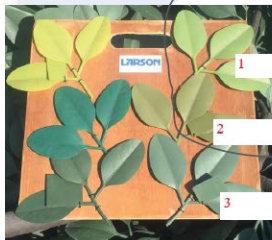
Staff recommends Approval with Conditions



Board of Adjustment



BROADLEAF FOLIAGE OPTIONS



All foliage is available in different colors to achieve the best match to native trees in an area.



ELM / BROADLEAF FOLIAGE



Larson foliage contains realistic design elements such as insect damage, veins and texture.



A mixture of two different foliage colors is used on each tree to provide a natural appearance.



3 INNOVATORS OF CONCEALMENT SOLUTIONS



BARK & FINISH OPTIONS



STANDARD PINE BARK



PREMIUM PINE / REDWOOD BARK

- Trees can be finished with realistic bark, painted brown, or camouflage painted.

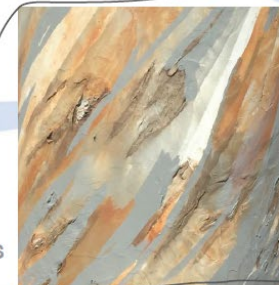
- Bark textures are painted with multiple colors and washes to create a natural bark appearance.

- Bark is applied wet, directly to the pole and textured.

- Poles are etched prior to application of bark to ensure a strong bond between bark and the galvanized pole.



STANDARD BROADLEAF (MAGNOLIA / ELM) BARK



EUCALYPTUS BARK

4 INNOVATORS OF CONCEALMENT SOLUTIONS



BROADLEAF STANDARD TAPER

- Standard Elm branch lengths are: 4ft, 6ft, 8ft, 10ft and 12ft
- 14' and 16' branches are also available