

**Mesa Council Chambers Lower Level – 57 E 1st St**

**Date: August 7, 2024 Time: 5:30 p.m.**

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Vice Chair Shelly Allen

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

**STAFF PRESENT:**

Kelly Whittemore  
Evan Balmer  
Jennifer Merrill  
Tye Hodson  
Charlotte Bridges  
Joshua Grandlienard  
Chloe Durfee Daniel  
Emily Johnson  
Tulili Tuiteleleapaga-Howard  
Vanessa Felix

**OTHERS PRESENT:**

**1 Call meeting to order.**

Chair Wagner excused Vice Chair Allen and declared a quorum present, and the Public Hearing was called to order at 5:40 pm.

**2 Take action on all Consent Agenda items.**

A motion to approve the Consent Agenda was made by Boardmember Glover as read by Boardmember Lynam seconded by Boardmember Reed.

**Items on the Consent Agenda**

**3 Approval of the following minutes from previous meeting:**

**\*3-a Minutes from July 3, 2024 Study Session and Public Hearing.**

**Consent Agenda Approved**

Vote: 6-0

Upon tabulation of vote, it showed:

AYES –Wagner – Lynam – Barrera – Reed – Glover – Trendler

NAYS – None

ABSENT – Allen

ABSTAINED – None

**4 Take action on the following cases:**

**\*4-a Case No.: BOA23-00736 (Approval with Conditions)**

Location: Within the 700 block of South Grand (east side). Located South of Broadway Road and west of Center Street.

Subject: Requesting a Development Incentive Permit (DIP) for a duplex within the Multiple Residence 2 (RM-2) zoning district.

Decision: Approval with conditions

Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA23-00736 was made by Boardmember Glover as read by Boardmember Lynam seconded by Boardmember Reed.

**Conditions of Approval:**

1. Compliance with the final site plan, elevations and landscape plan as submitted.
2. Compliance with all City development codes and regulations, except as identified in Table 1 of this report.
3. Compliance with all requirements of ZON23-00739 for site plan approval.
4. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

**Consent Agenda Approved**

Vote: 6-0

Upon tabulation of vote, it showed:

AYES –Wagner – Lynam – Reed – Glover – Trendler – Barrera

NAYS – None

ABSENT – Allen

ABSTAINED – None

- \*4-b Case No.: BOA24-00092 (Continued to September 4, 2024)**  
Decision: Continued to September 4, 2024  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to continue case BOA24-00092 was made by Boardmember Glover as read by Boardmember Lynam seconded by Boardmember Reed.

**Consent Agenda Approved**

Vote: 6-0

Upon tabulation of vote, it showed:

AYES –Wagner – Lynam – Reed – Glover – Trendler – Barrera

NAYS – None

ABSENT – Allen

ABSTAINED – None

- \*4-c Case No.: BOA24-00104 (Continued to September 4, 2024)**  
Decision: Continued to September 4, 2024  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to continue case BOA24-00104 was made by Boardmember Glover as read by Boardmember Lynam seconded by Boardmember Reed.

**Consent Agenda Approved**

Vote: 6-0

Upon tabulation of vote, it showed:

AYES –Wagner – Lynam – Reed – Glover – Trendler – Barrera

NAYS – None

ABSENT – Allen

ABSTAINED – None

**\*4-d Case No.: BOA24-00411 (Approval with Conditions)**

Location: 3950 East McLellan Road Lot, 11. Located east of Val Vista Drive and south of McKellips Road.

Subject: Requesting a Variance to allow detached accessory buildings to be located within the required front yard and in the area between the front of the principal dwelling and the front property line in the Single-Residence 35 with a Planned Area Development overlay (RS-35-PAD) District; a Variance to allow the aggregate area of all detached structures to be greater than 50 percent of the primary residence in the RS-35-PAD District; and a variance to exceed the maximum height in the required front yard setback in the RS-35-PAD District.

Decision: Approval with conditions

Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA24-00411 was made by Boardmember Glover as read by Boardmember Lynam seconded by Boardmember Reed.

**Conditions of Approval:**

1. Compliance with the final site plan as submitted.
2. Compliance with all City Development Codes and regulations.
3. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

**Consent Agenda Approved**

Vote: 6-0

Upon tabulation of vote, it showed:

AYES –Wagner – Lynam – Reed – Glover – Trendler – Barrera

NAYS – None

ABSENT – Allen

ABSTAINED – None

- \*4-f Case No.: BOA24-00452 (Approval with Conditions)**  
Location: 105 West Main Street  
Subject: Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the Downtown Core with a Downtown Events overlay and a Historic Landmark overlay (DC-DE-HL) District.  
Decision: Approval with conditions  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA24-00452 was made by Boardmember Glover as read by Boardmember Lynam seconded by Boardmember Reed.

**Conditions of Approval:**

1. Compliance with the sign plan documents submitted.
2. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
3. All illuminated signs are subject to Section 11-41-3 of the Mesa Zoning Ordinance.
4. All signage is to be reviewed and approved through a separate permit application.

**Consent Agenda Approved**

Vote: 6-0

Upon tabulation of vote, it showed:

AYES –Wagner – Lynam – Reed – Glover – Trendler – Barrera

NAYS – None

ABSENT – Allen

ABSTAINED – None

- \*4-g Case No.: BOA24-00518 (Approval with Conditions)**  
Location: 1834 South Signal Butte Road  
Subject: Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) for a commercial building  
Decision: Approval with conditions.  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA24-00518 was made by Boardmember Glover as read by Boardmember Lynam seconded by Boardmember Reed.

**Conditions of Approval:**

1. Compliance with the sign plan documents submitted.
2. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
3. All signage to be reviewed and approved through a separate permit application.
4. All illuminated signs are subject to Section 11-41-3 of the Mesa Zoning Ordinance, the requirements set forth in BA05-035, and this CSP amendment.

**Consent Agenda Approved**

Vote: 6-0

Upon tabulation of vote, it showed:

AYES –Wagner – Lynam – Reed – Glover – Trendler – Barrera

NAYS – None

ABSENT – Allen

ABSTAINED – None

- \*4-h Case No.: BOA24-00585 (Continued to Special Meeting August 14, 2024)**  
Location: 2613 North Thunderbird Circle. Located south of McDowell Road and west of Higley Road.  
Subject: Requesting a Special Use Permit (SUP) for a Banquet and Conference Center in the Light Industrial with a Planned Area Development overlay (LI-PAD) District.  
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to continue case BOA24-00585 was made by Boardmember Glover as read by Boardmember Lynam seconded by Boardmember Reed.

**Consent Agenda Approved**

Vote: 6-0

Upon tabulation of vote, it showed:

AYES –Wagner – Lynam – Reed – Glover – Trendler – Barrera

NAYS – None

ABSENT – Allen

ABSTAINED – None

**Items not on the Consent Agenda**

**5 Act on the following case:**

- \*4-e Case No.: BOA24-00437 (Approval with Conditions)**  
Location: 3000 block of North Maple  
Subject: Requesting a Development Incentive Permit (DIP) for an industrial development.  
Decision: Approval with conditions  
Summary: This item was discussed and voted on an individual basis

**Staff member Charlotte Bridges presented case BOA24-00437 to the Board.**  
See attached presentation.

Deanne Desautels, 3918 Oasis Circle - expressed their opposition to this project.

A motion to approve case BOA24-00437 was made by Boardmember Lynam and seconded by Boardmember Glover.

**Conditions of Approval:**

1. Compliance with the final site and landscape plan as submitted.
2. Compliance with all City development codes and regulations, except as identified in Table 1 of this report.
3. Compliance with all requirements of ZON24-00026 for site plan approval.
4. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

Vote: 6-0

Upon tabulation of vote, it showed:

AYES –Wagner – Lynam – Reed – Glover – Trendler – Barrera

NAYS – None

ABSENT – Allen

ABSTAINED – None

**5 Adjournment.**

Boardmember Reed moved to adjourn the Public Hearing and was seconded by Boardmember Trendler. Without objection, the Public Hearing was adjourned at 6:06 p.m.

Respectfully submitted,

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





# Board of Adjustment



# BOA24-00437

Charlotte Bridges, Planner II

August 7, 2024



# Request

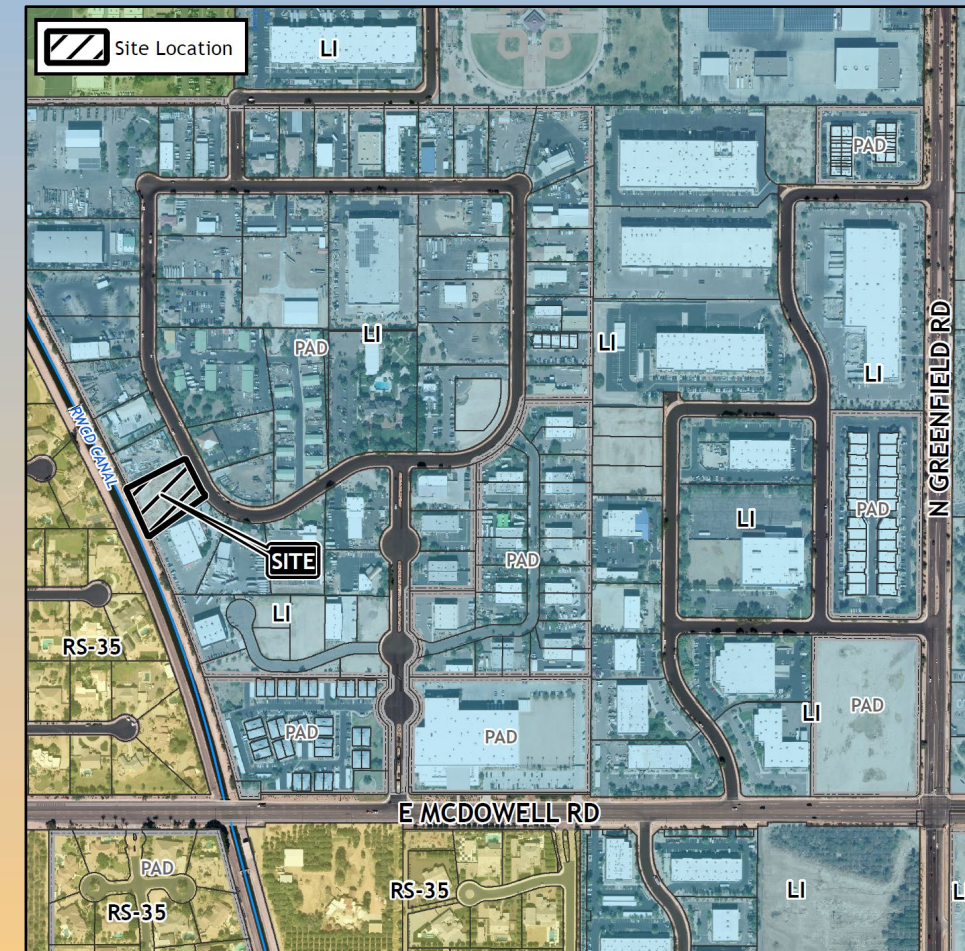
- For a Development Incentive Permit for deviations from development standards for an industrial development





# Location

- 3000 block of North Maple
- North of McDowell Road
- West of Greenfield Road





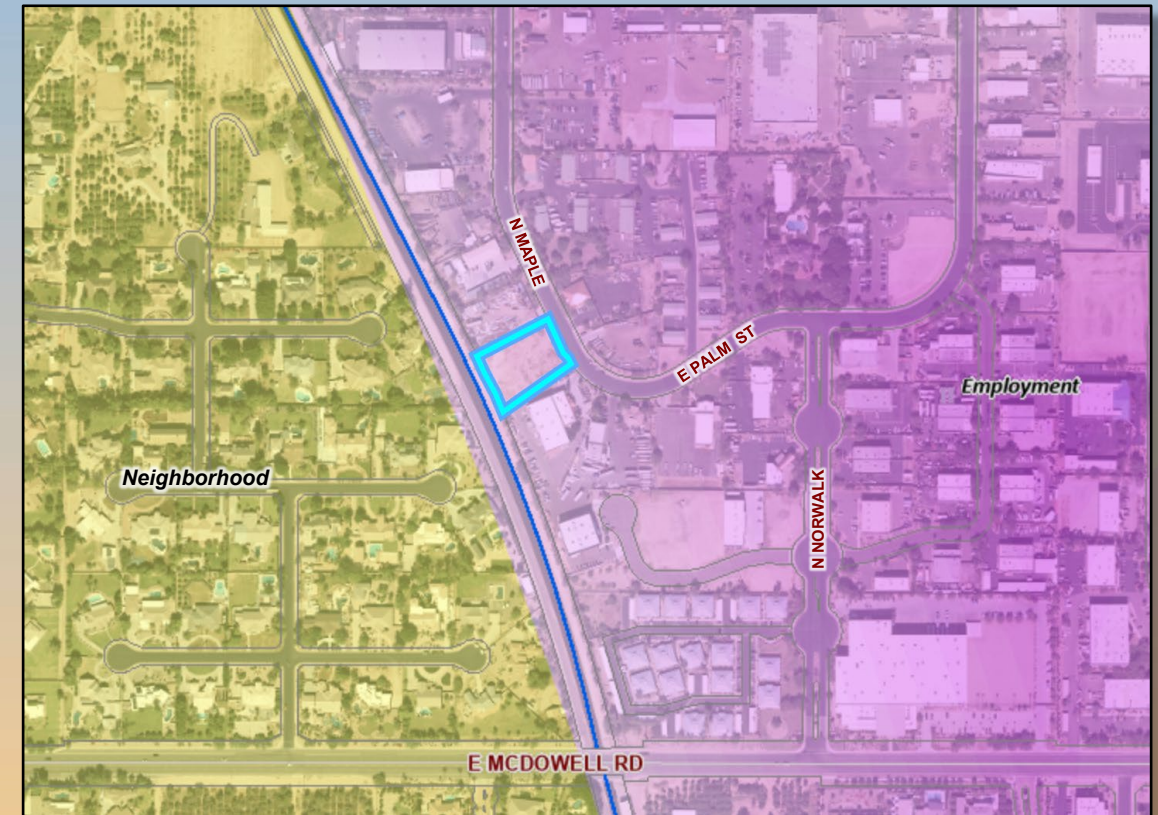
# General Plan

## Employment

- Wide range of employment opportunities in high-quality settings

## Falcon Field Sub Area Plan

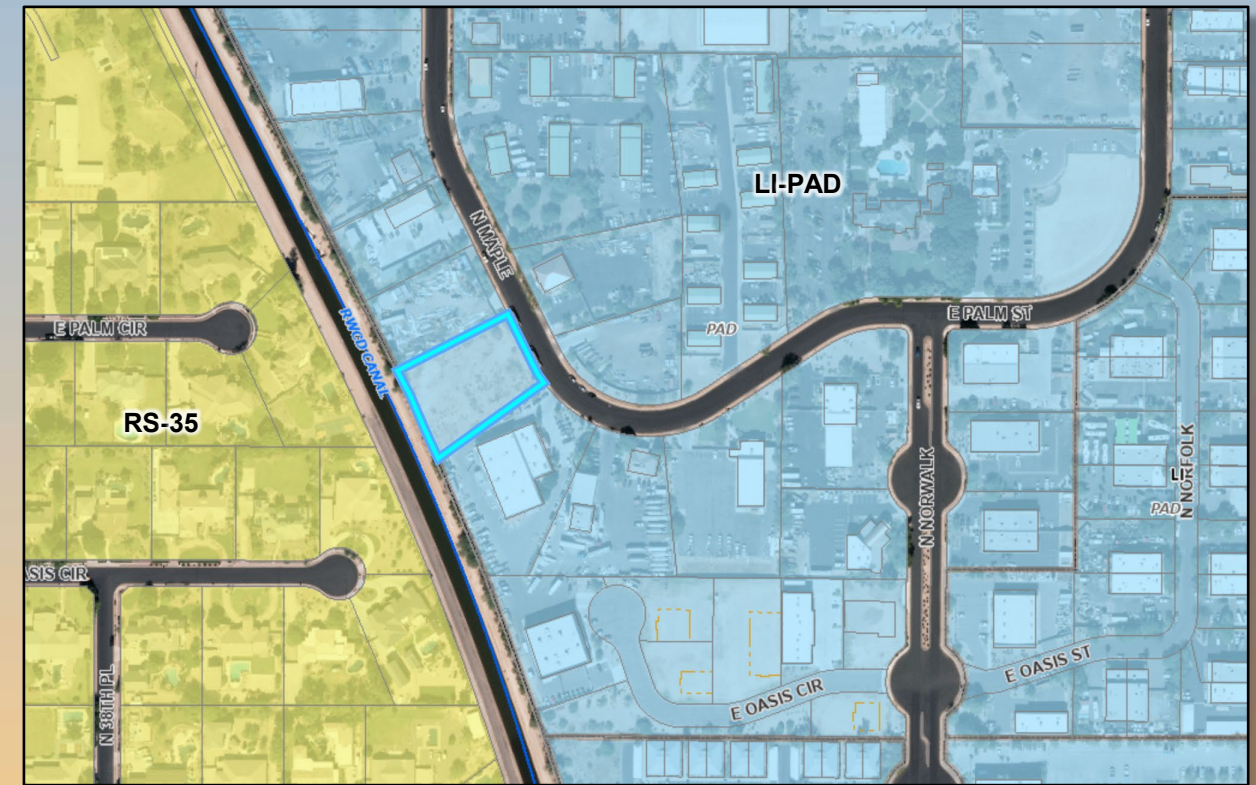
- Oasis of abundant, high-quality employment for professionals, technical experts, and highly skilled labor.





# Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)
- An office and warehouse use is permitted





# Site Photo

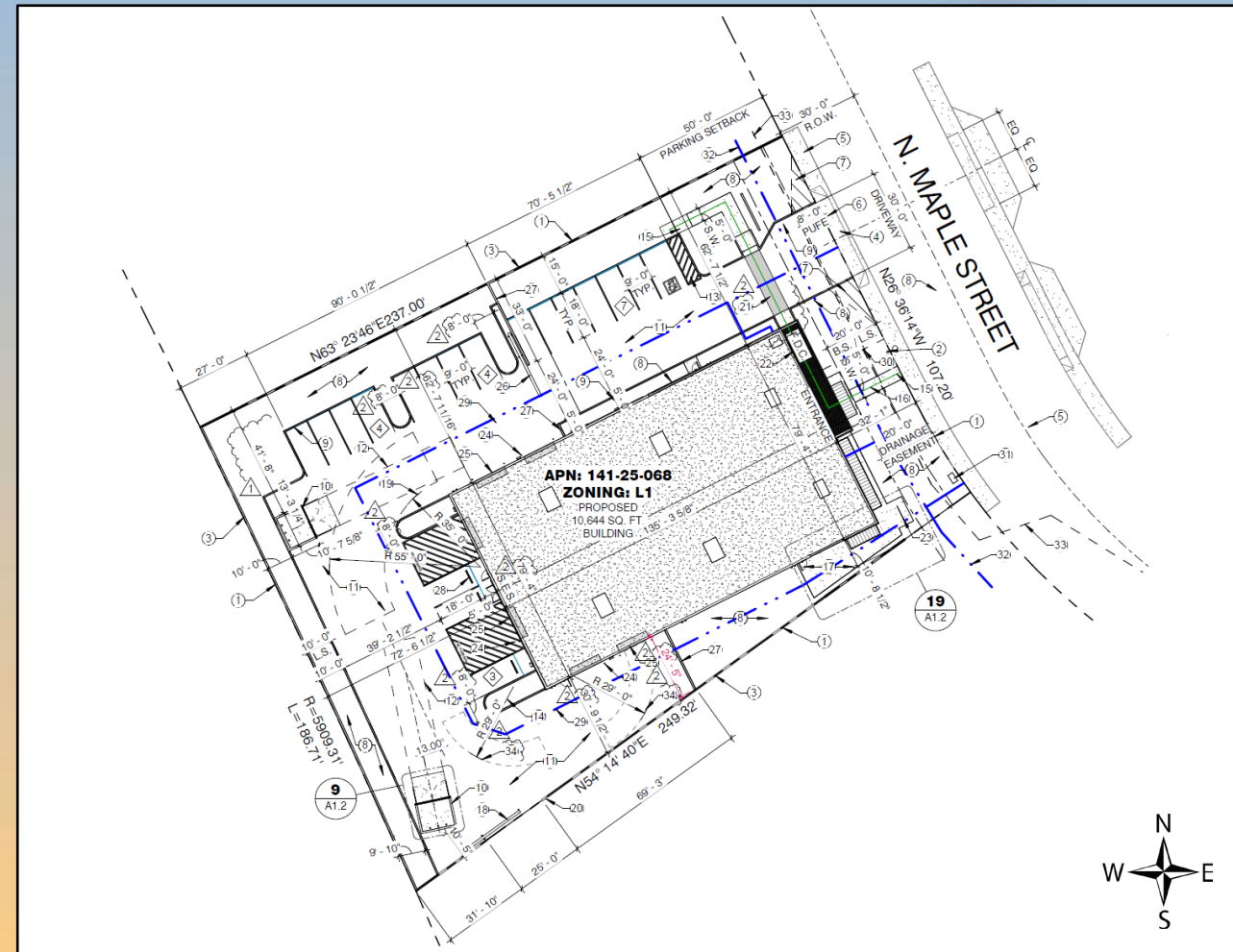


Looking west from Maple



# Site Plan

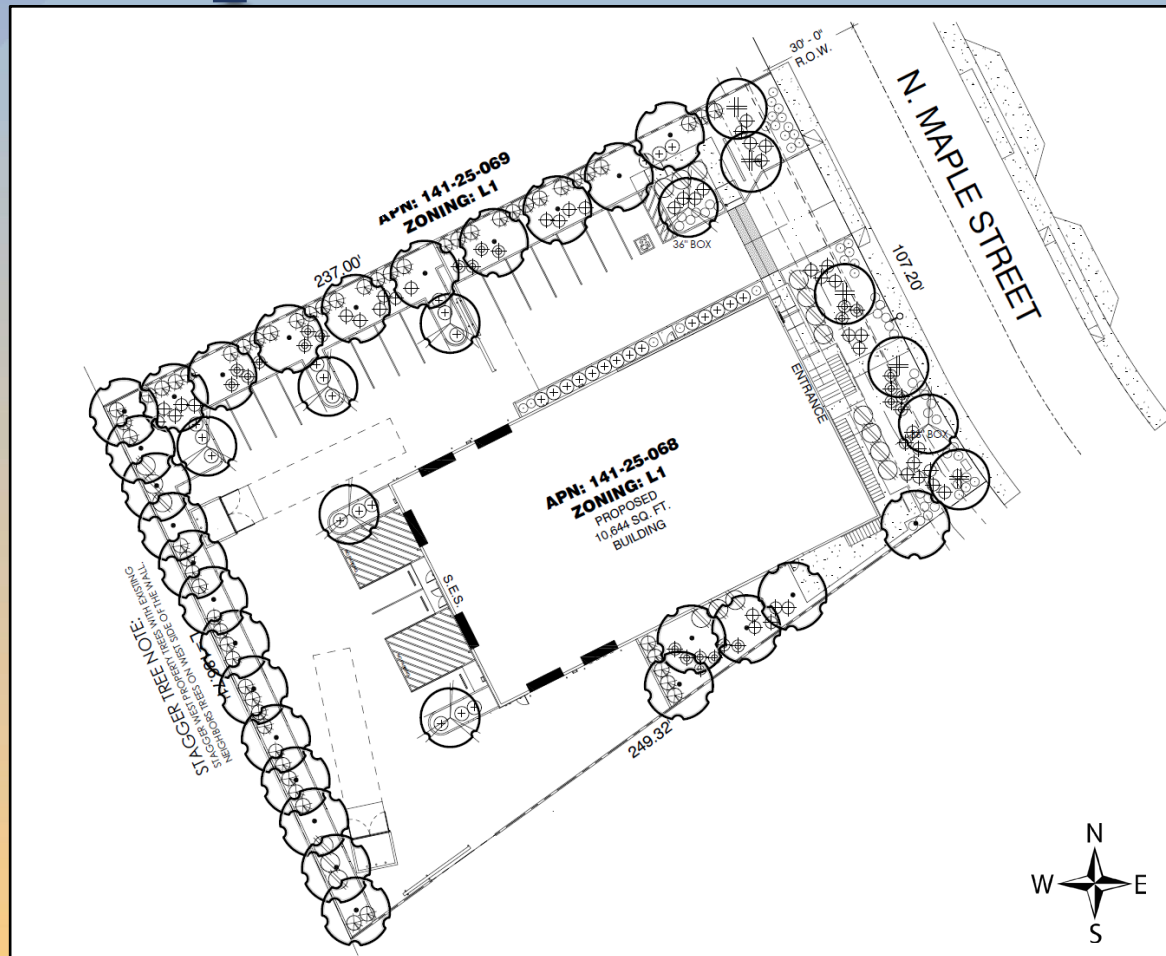
- Proposed 10,644 sf, 2-tenant office/warehouse building
- 18 provided parking spaces, 16 required parking spaces







# Landscape Plan

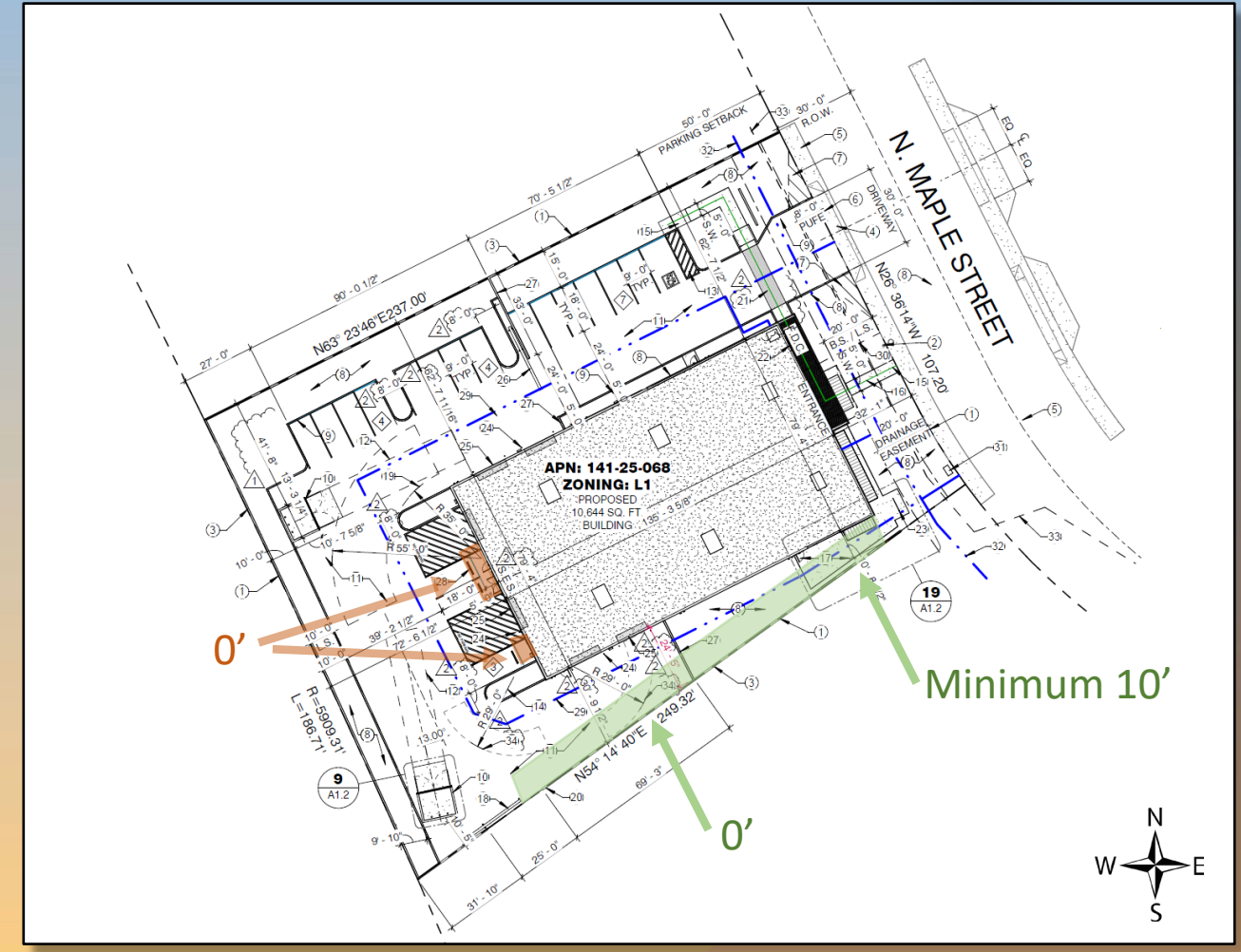


LANDSCAPE LEGEND	
<u>TREES</u>	
	PISTACIA X 'RED-PUSH' RED PUSH PISTACHE 36" BOX (6)
	ACACIA SALICINA WILLOW ACACIA 24" BOX (27)
	ULMUS PARVIFOLIA CHINESE ELM 24" BOX (5) 36" BOX (IDENTIFIED) (2)
<u>LARGE SHRUBS</u>	
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (20)
<u>MEDIUM SHRUBS</u>	
	EREMOPHILA MACULATA VALENTINE EMU BUSH 5 GALLON (32)
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON (57)
<u>ACCENTS</u>	
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (45)
	HESPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON (27)
<u>GROUND COVER</u>	
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (32)
	LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON (28)
1/2" SCREENED ROCK PROS CARMEL DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS	



# Development Incentive Permit – Site Plan

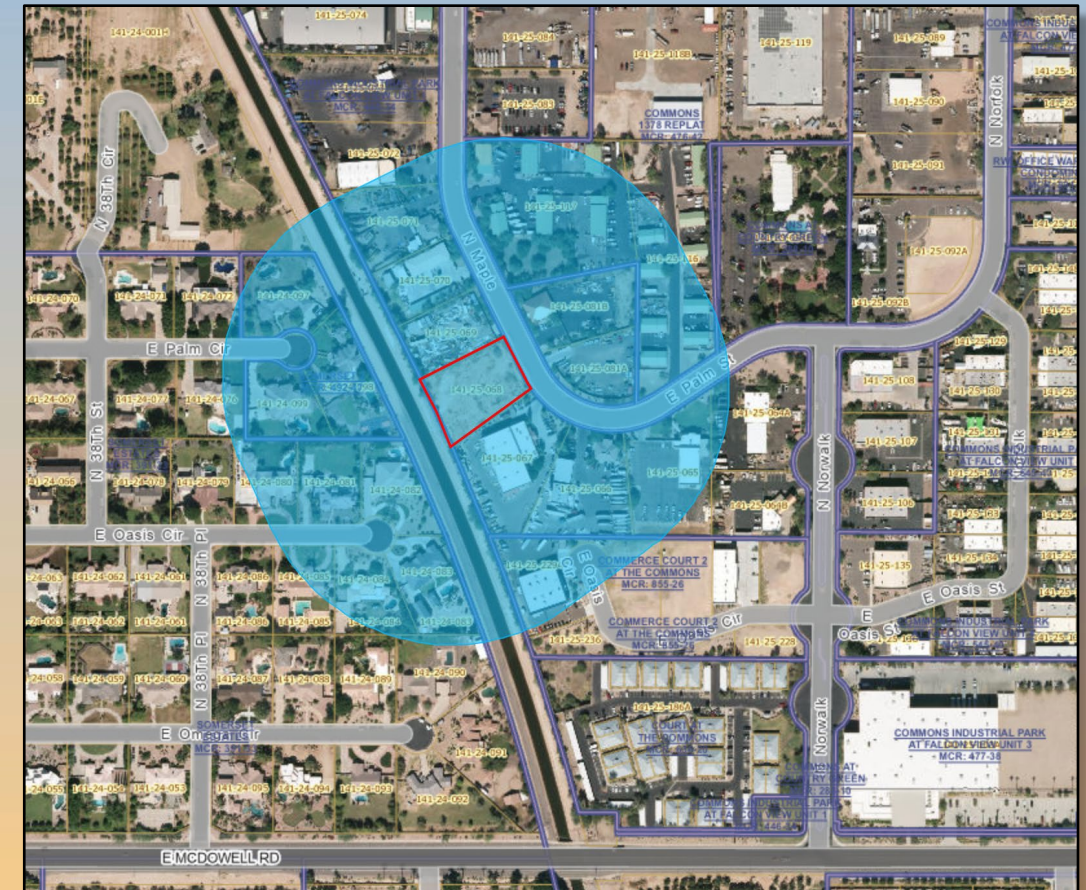
- Reduction to the **landscape yard** along the south property line.
- Reduction to the **foundation base** along the west elevation.





# Citizen Participation

- Mailed notification letters to property owners within 500 feet
- One neighbor contacted Planning with concerns





# DIP Approval 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.

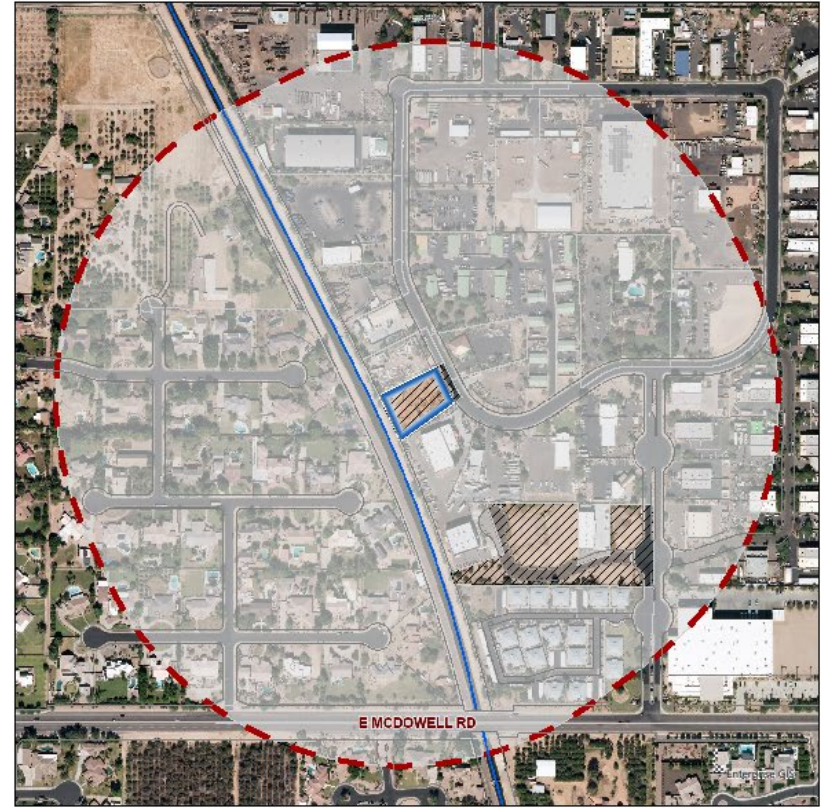


# BOA24-00437 Land Development

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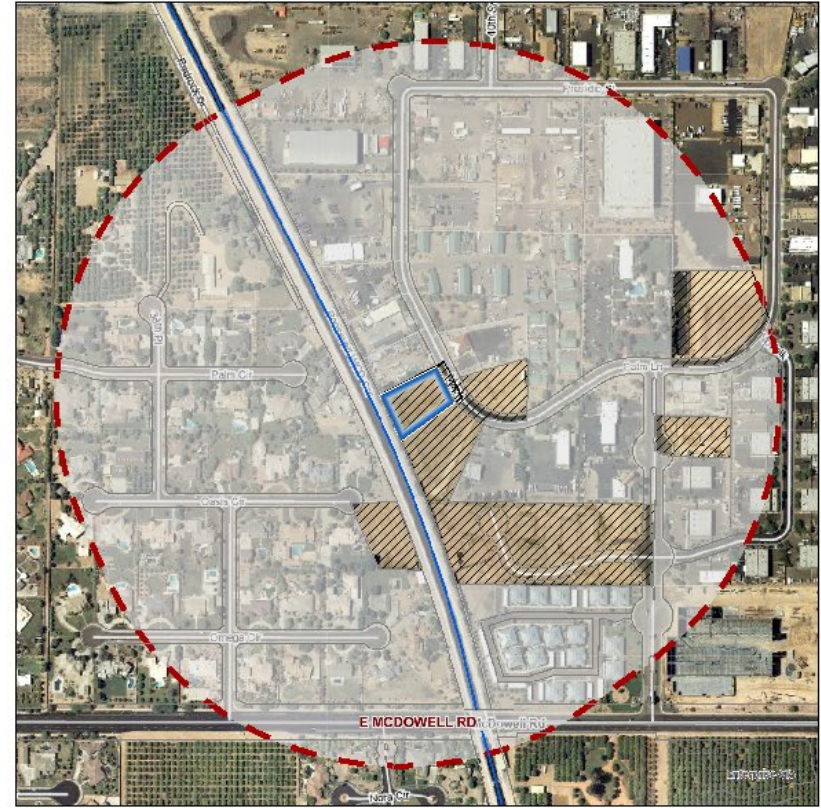
## Current

- Site
- 1200-ft Buffer
- Development Status**
- Developed -- 96.15%
- Vacant -- 3.85%



## 2009

- Site
- 1200-ft Buffer
- Development Status**
- Developed -- 89.4%
- Vacant -- 10.6%





# 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 2040 General Plan
- ✓ Meets required findings for a DIP in Section 11-72-3 of the MZO

*Staff recommends Approval with Conditions*



# Board of Adjustment