

Board of Adjustment Public Hearing

Meeting Agenda - Final

*Boardmember Troy Glover
Boardmember Todd Trendler
Boardmember Gerson Barrera
Boardmember Janice Paul
Boardmember Gordon Sheffield
Boardmember Jessica Sarkissian
Boardmember Spencer Tippetts*

Wednesday, August 5, 2026

5:30 PM

Study Session

Consent Agenda - All items listed with an asterisk (*) will be considered as a group by the Board and will be enacted in one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from the Consent Agenda and considered as a separate item, following adoption of the Consent Agenda.

Call meeting to order.

- 1 Take action on all Consent Agenda items.

Items on the Consent Agenda

- 2 Approval of the following minutes from previous meetings:

*2-a [ADJ 26042](#) Minutes from June 3, 2026 Study Session and Public Hearing.

- 3 Take action on the following cases:

*3-a [ADJ 26037](#) **BOA26-00168. "Walmart #3089 Comprehensive Sign Plan,"** 16.2± acres located approximately 1,385± feet south of the southwest corner of East Williams Field Road and South Mountain Road. Special Use Permit (SUP). This request will allow for a Comprehensive Sign Plan. **(District 6)**

Staff Planner: Kellie Rorex

Recommendation: Approval with Conditions

- *3-b** [ADJ 26038](#) **BOA26-00169. "Century Marine SCIP,"** 4± acres located at 3302 East Main Street. Substantial Conformance Improvement Permit (SCIP). This request will allow for an expansion to the existing Vehicle Sales and Service facility. **(District 1)**

Staff Planner: Evan Balmer

Recommendation: Approval with Conditions

- *3-c** [ADJ 26039](#) **BOA26-00182. "Spilsbury Future Site,"** 1.8± acres located at 521 East Lehi Road. Special Use Permit. This request will allow the combined gross floor area of all detached accessory buildings or structures to exceed 100% of the gross floor area of the primary building and a detached structure to exceed the height of the primary building. **(District 1)**

Staff Planner: Evan Balmer

Recommendation: Continue to September 2, 2026

- *3-d** [ADJ 26040](#) **BOA26-00420. "The Arden CSP,"** 6.6± acres located at the northwest corner of North Dobson Road and Cubs Way. Special Use Permit (SUP). This request will allow for a Comprehensive Sign Plan. **(District 3)**

Staff Planner: Kwasi Abebrese

Recommendation: Approval with Conditions

- *3-e** [ADJ 26041](#) **BOA26-00502. "La Jolla Villas,"** 1.1± acres located at 1500 East Dana Avenue. Substantial Conformance Improvement Permit (SCIP). This request will allow for the expansion of an existing Multiple Residence development. **(District 4)**

Staff Planner: Joshua Grandlienard

Recommendation: Approval with Conditions

Items not on the Consent Agenda

4 Take action on the following case:

5 Adjournment.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.

Si necesita asistencia o servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.