



Board of Adjustment Public Hearing

Meeting Agenda - Final

*Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Nicole Lynam
Boardmember Heath Reed
Boardmember Troy Glover
Boardmember Todd Trendler
Boardmember Gerson Barrera*

Wednesday, November 6, 2024

5:30 PM

Lower Council Chambers

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.

- 1 Call meeting to order.
- 2 Take action on all Consent Agenda items.

Items on the Consent Agenda

3 Approval of the following minutes from previous meetings:

*3-a [ADJ 24078](#) Minutes from October 2, 2024 Study Session and Public Hearing.

4 Take action on the following cases:

*4-a [ADJ 24079](#) BOA24-00635 - "Red Mountain Storage Expansion," 4.18± acres, located at 5612 E McDowell Road. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for the expansion of a self storage within the Light Industrial zoning district. Casa de Amigos Mobile Home Estates, LP, Owner; Philip A Gollon, ARC Services Inc., Applicant. (District 5).

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

- *4-b [ADJ 24080](#) **BOA24-00729 - "Mera Greenfield Apartments,"** 8.2± acres, located approximately 2,300 feet east of Greenfield Road and Southern Avenue. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the Multiple Residence 4 District with a Planned Area Development Overlay (RM-4-PAD). CRP/Sparrow Mesa Greenfield Owner, LLC, Owner; Summit West Signs, LLC, Applicant. (District 2).

Staff Planner: Noah Bulson

Recommendation: Approval with Conditions

- *4-c [ADJ 24081](#) **BOA24-00747 - "Black Rock Coffee Bar,"** 0.7+ acres, located approximately 800 feet north of the northwest corner of Country Club Drive and Southern Avenue. Requesting a Substantial Conformance Incentive Permit (SCIP) to allow deviations from certain development standards for development of a coffee shop with a drive-thru in the Limited Commercial (LC) zoning district. Red Mountain Asset Fund I LLC, Owner; Catherine Atchley, Atwell LLC, Applicant. (District 4).

Staff Planner: Tulili Tuiteleleapaga-Howard

Recommendation: Approval with Conditions

- *4-d [ADJ 24082](#) **BOA24-00815 - "Variance 860 E. 2nd St,"** 0.3± acres, located at 860 East 2nd Street. Requesting a Variance to allow for an addition to the primary residence to be located in the required front and interior side yards in the Single Residence 9 with a Historic District Overlay (RS-9-HD) District and a Variance to exceed the maximum fence height in the required front yard in the RS-9-HD District. Chris Owens, Owner; KNF Design & Development, LLC, Applicant. (District 4).

Staff Planner: Noah Bulson

Recommendation: Approval with Conditions

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 reunión al 480-644-2767.