

Board of Adjustment



Public Hearing Meeting Minutes

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

Date: June 4, 2025 Time: 5:30 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Heath Reed
Boardmember Troy Glover
Boardmember Todd Trendler

MEMBERS ABSENT:

Boardmember Nicole Lynam
Boardmember Gerson Barrera

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

STAFF PRESENT:

Kelly Whittemore
Jennifer Merrill
Joshua Grandlienard
Charlotte Bridges
Chloe Durfee Daniel
Kwasi Abebrese
Tulili Tuiteleleapaga-Howard
Sergio Solis
Noah Bulson
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner excused Boardmember Lynam and Boardmember Barrera and declared a quorum present, and the Public Hearing was called to order at 5:30 p.m.

2 Take action on all Consent Agenda items.

A motion to approve the Consent Agenda as read by Vice Chair Allen was made by Boardmember Glover and seconded by Boardmember Reed.

Consent Agenda Approved

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Reed – Glover – Trendler

NAYS – None

ABSENT – Lynam – Barrera

ABSTAINED – None

Items on the Consent Agenda

3 Approval of the following minutes from previous meeting:

***3-a** Minutes from April 2, 2025 Study Session and Public Hearing.

4 Take action on the following cases:

***4-a BOA25-00160 "UTV Stereo - Quality Car Audio,"** 2.1± acres located at 7561 East Baseline Road. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for the expansion of a vehicle service and repair use. **(District 6)**

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

A motion to approve case **BOA25-00160** was made by Boardmember Glover and seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Site Plan Review Case No. ZON25-00163.
3. Compliance with all applicable City development codes and regulations.

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Reed – Glover – Trendler

NAYS – None

ABSENT – Lynam – Barrera

ABSTAINED – None

- *4-b BOA25-00186 "City of Mesa Fire and Medical Station 205,"** 1± acre located at 730 South Greenfield Road. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for a new Public Safety Facility. **(District 2)**

Staff Planner: Joshua Grandlienard

Recommendation: Approval with Conditions

A motion to approve case **BOA25-00186** was made by Boardmember Glover and seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00179.
3. Compliance with all requirements of Site Plan Review Case No. ZON25-00185.
4. Compliance with all applicable City development codes and regulations.

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Reed – Glover – Trendler

NAYS – None

ABSENT – Lynam – Barrera

ABSTAINED – None

- *4-c BOA25-00217 "AT Still University Main ID,"** 4.1± acres located at the northeast corner of South Sunview and East Baseline Road. Requesting a Special Use Permit (SUP) for a modification to a Comprehensive Sign Plan (CSP). **(District 2)**

Staff Planner: Tulili Tuiteleleapaga-Howard

Recommendation: Approval with Conditions

A motion to approve case **BOA25-00217** was made by Boardmember Glover and seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with all conditions of approval of ZA01-041, except as modified by this request.
2. Compliance with the final site plan as submitted.
3. Compliance with all applicable City development codes and regulations.
4. The electronic message panel shall not be illuminated between 11:00 p.m. and sunrise.

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Reed – Glover – Trendler

NAYS – None

ABSENT – Lynam – Barrera

ABSTAINED – Non

- *4-e BOA25-00302 "Dink & Dine,"** 3± acres located at 1017 and 1065 North Dobson Road. Requesting a Special Use Permit (SUP) for a modification to a Comprehensive Sign Plan (CSP). **(District 3)**

Staff Planner: Sergio Solis

Recommendation: Approval with Conditions

A motion to approve case **BOA25-00302** was made by Boardmember Glover and seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with the final documents submitted with this application.
2. Compliance with all requirements of Board of Adjustment Case No. BA06-005.
3. Compliance with all applicable City development codes and regulations.
4. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Reed – Glover – Trendler

NAYS – None

ABSENT – Lynam – Barrera

ABSTAINED – None

- *4-f BOA25-00303 "Sanctum of Horror,"** 6± acres located at 6555 East Southern Avenue. Requesting a Special Use Permit (SUP) to exceed the maximum number of days allowed for a special event. **(District 6)**

Staff Planner: Kwasi Abebrese

Recommendation: Approval with Conditions

A motion to approve case **BOA25-00303** was made by Boardmember Glover and seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with the site plan, project narrative and Sanctum of Horror Fright Team Safety Handbook, except as modified by the conditions below.
2. Signage shall be restricted to the boundaries of the special event area. Signage visible from outside the boundaries of the site shall not be displayed prior to or after the dates of the special event except that such signage will be allowed during active construction and break down days immediately prior to and after the event, as specified in the Special Event License.
3. Compliance with all requirements of the Development Services Division regarding the issuance of building permits.
4. Compliance with all requirements of the Business Services Department regarding application for and issuance of a Special Event License.
5. The Special Use Permit shall be valid for approximately the same isochronal period each year and shall expire in November 2030. The Special Use Permit is non-transferable for both location and applicant. Each year, the special event shall comply with the operational plan details submitted. Minor changes in dates from year-to-year may occur.

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Reed – Glover – Trendler

NAYS – None

ABSENT – Lynam – Barrera

ABSTAINED – None

- *4-g BOA25-00306 "8645 E Winnston Circle,"** 1± acres located at 8645 East Winnston Circle. Requesting a Variance to allow the gross floor area of a detached accessory building to exceed 100% of the gross floor area of the primary building, and a Special Use Permit (SUP) to exceed the height of the primary building. **(District 6)**

Staff Planner: Tulili Tuiteleleapaga-Howard

Recommendation: Approval with Conditions

A motion to approve case **BOA25-00306** was made by Boardmember Glover and seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with the final site plan as submitted.
2. Compliance with all applicable City development codes and regulations.

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Reed – Glover – Trendler

NAYS – None

ABSENT – Lynam – Barrera

ABSTAINED – None

- *4-h BOA25-00308 "XNRGY Comprehensive Sign Plan,"** 17± acres located at 9013 East Aviation Way. Requesting a Special Use Permit (SUP) for a modification to a Comprehensive Sign Plan (CSP). **(District 6)**

Staff Planner: Noah Bulson

Recommendation: Approval with Conditions

A motion to approve case **BOA25-00308** was made by Boardmember Glover and seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with the final sign plan documents submitted.
2. Compliance with all requirements of the Development Services Department regarding the Issuance of Permits.
3. Any sign components that become deteriorated, damaged, or weakened shall be promptly repaired or replaced.
4. All signage is to be reviewed and approved through a separate sign permit application.

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Reed – Glover – Trendler

NAYS – None

ABSENT – Lynam – Barrera

ABSTAINED – None

- *4-i BOA25-00335 "Virgin Galactic,"** 12.5± acres located at 5559 South Sossaman Road. Requesting a Special Use Permit (SUP) for a modification to a Comprehensive Sign Plan (CSP). **(District 6)**

Staff Planner: Tye Hodson

Recommendation: Approval with Conditions

A motion to approve case **BOA25-00335** was made by Boardmember Glover and seconded by Boardmember Reed.

Conditions of Approval:

1. Compliance with the sign plan documents submitted.
2. Compliance with all requirements of Board of Adjustment Case No. BA96-018, except as approved here.
3. Compliance with all requirements of the Development Services Department regarding the Issuance of Permits.
4. Any sign components that become deteriorated, damaged, or weakened shall be promptly repaired or replaced.

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Reed – Glover – Trendler

NAYS – None

ABSENT – Lynam – Barrera

ABSTAINED – None

Items not on the Consent Agenda

5 Take action on the following case:

- *4-d BOA25-00292 "Guadalupe & Power Retail,"** 1.7± acres located at 6810 East Guadalupe Road. Requesting a Special Use Permit (SUP) to expand a non-conforming structure, modification of a SUP for an automobile/vehicle car wash, and a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for the development of a restaurant with drive-thru facility and an automobile/vehicle car wash. **(District 6)**

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

Summary:

Staff member Charlotte Bridges presented case BOA25-00292 to the Board.
See attached presentation.

The following citizens offered comments in opposition to BOA25-00292:

- Jeff Blille, 701 N 44th Street

Applicant Sean Lake, 1744 South Val Vista – summarized the proposed project.

Boardmembers discussed the merits of the case.

Staff member Whittemore stated site plans are not something that's within the purview of the Board of Adjustment, nor is a private easement between two property owners.

A motion to approve case **BOA25-00292** was made by Vice Chair Allen and seconded by Chair Wagner.

Conditions of Approval:

1. Compliance with the final documents submitted with BOA22-01323.
2. Compliance with all requirements of Ordinance No. 5800 (ZON22-01332).
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
5. To demonstrate compliance with Section 11-31-7(F) of the MZO, submit a sound study for the car wash verifying sound level readings at the street and at interior property lines are no more than 55 decibels prior to the issuance of a building permit.

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Reed – Glover – Trendler

NAYS – None

ABSENT – Lynam – Barrera

ABSTAINED – None

6 Adjournment.

Vice Chair Allen motioned to adjourn the Public Hearing. The motion was seconded by Boardmember Trendler.

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Reed – Glover – Trendler

NAYS – None

ABSENT – Lynam – Barrera

ABSTAINED – None

The public hearing was adjourned at 6:05 p.m.

Respectfully submitted,

Chair Alexis Wagner



BOA25-00292

Charlotte Bridges, Planner II

June 4, 2025



Request

- Special Use Permit (SUP) to expand a non-conforming structure
- Modification of a SUP to allow a car wash
- Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards
- Allow for the development of a limited service restaurant with drive-thru facilities and a car wash





Request Cont'd

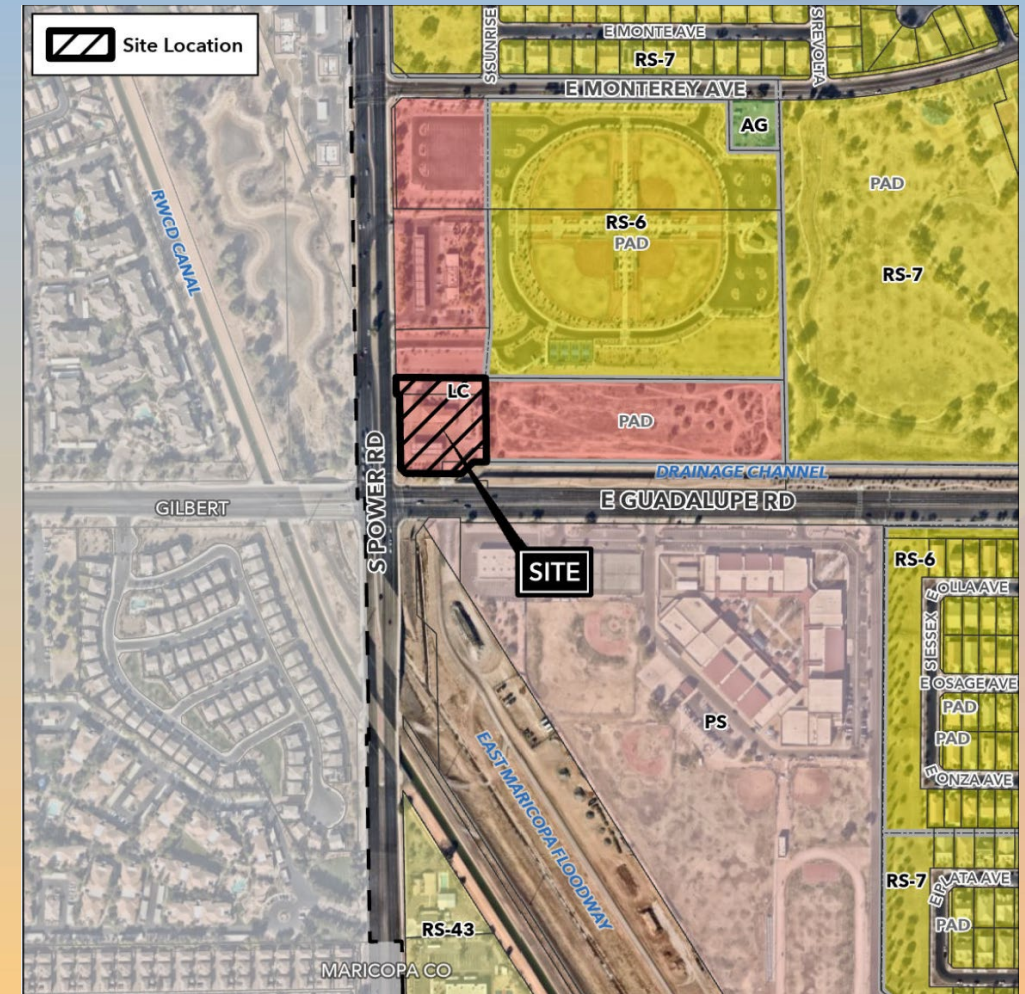
- Reinstate BOA22-01323 approval, which expired June 7, 2024
- Companion ZON22-01332 approval expires August 21, 2025
- Allow the Proposed Project to proceed with building permit and construction





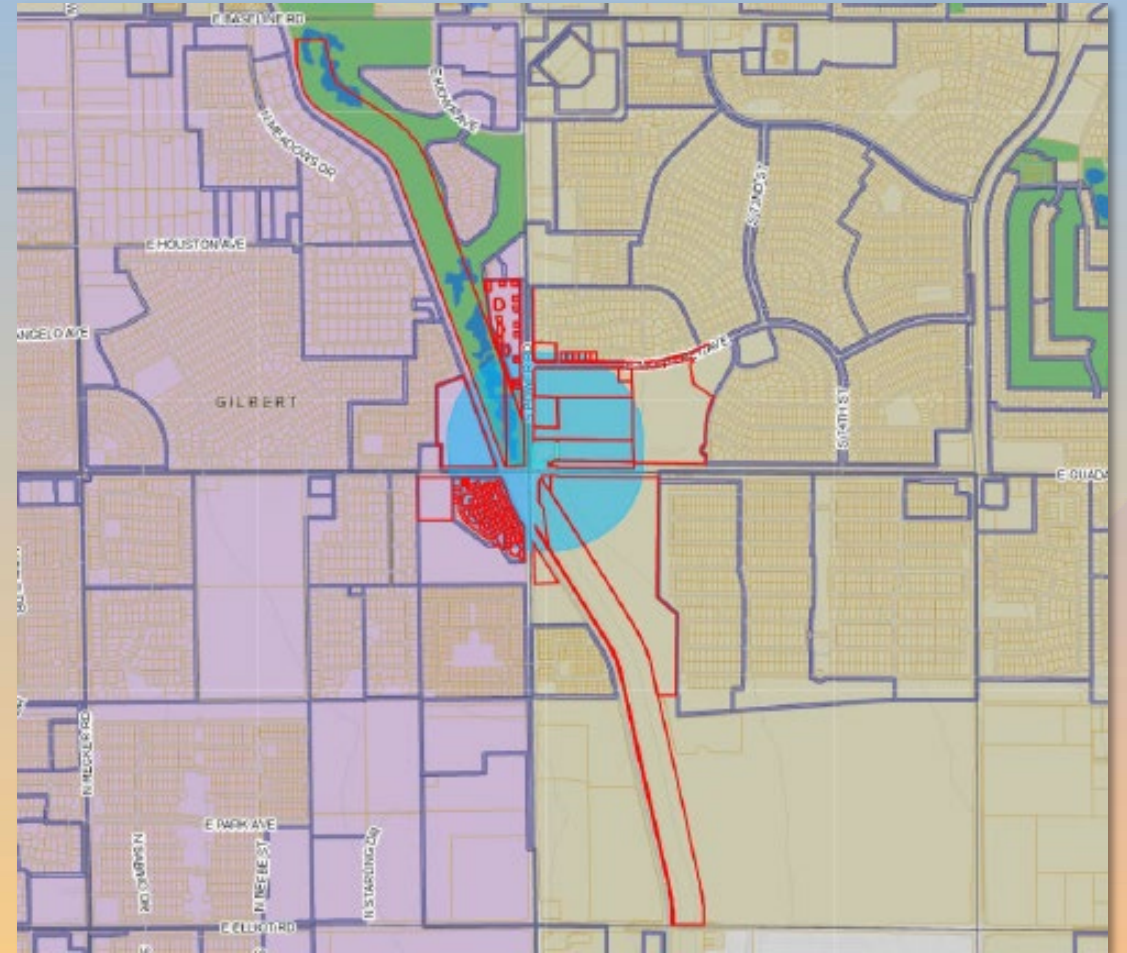
Location

- 6810 East Guadalupe Drive
- Northeast corner of Power and Guadalupe Roads





- Notified property owners within 1,000 feet
- Neither staff nor the applicant received any comment.





Findings

- ✓ Complies with SUP criteria of Section 11-36-7(B) of the MZO
- ✓ Complies with Section 11-31-7 of the MZO, additional development standards for a car wash
- ✓ Meets the SUP findings of Section 11-70-5 of the MZO
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO
- ✓ Complies with the 2040 Mesa General Plan

Staff recommends Approval with Conditions



BOA22-01323

Charlotte Bridges, Planner II

June 7, 2023



Request

- Special Use Permit (SUP) to expand a non-conforming structure
- Modification of a SUP to allow a car wash
- Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards
- Allow for the development of a limited service restaurant with drive-thru facilities and a car wash





Location

- 6810 East Guadalupe Road
- Northeast corner of Power and Guadalupe Roads





General Plan

Neighborhood

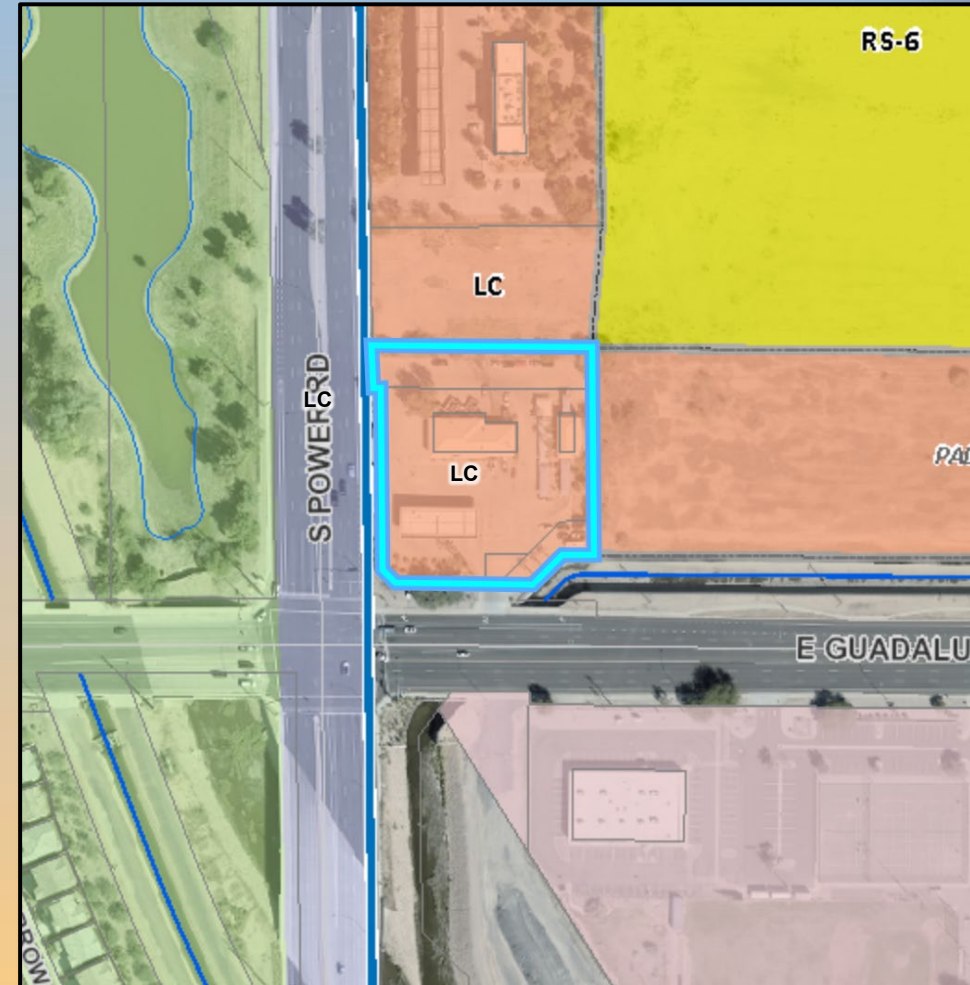
- Safe places for people to live and enjoy the surrounding community.
- Often have associated nonresidential uses
- Nonresidential uses designed to bring people together and not disrupt neighborhoods where people live.





Zoning

- Limited Commercial (LC)
- Limited service restaurant with drive-thru facilities is a permitted use
- SUP is required for a car wash
- November 2, 1999, Board of Adjustment approved a SUP for the existing carwash





Site Photo



Looking north from Guadalupe Road



Site Photo



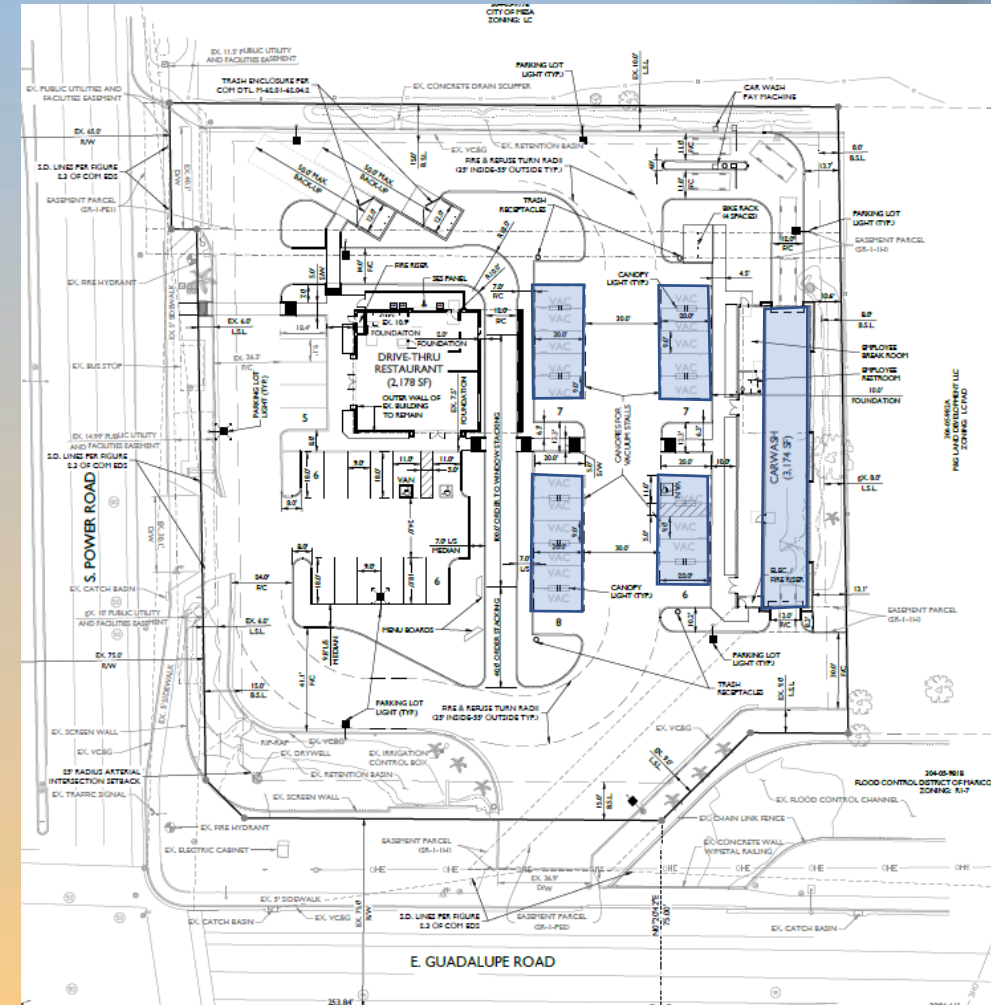
Looking east from Power Road

[illegible]



Site Plan

- Car wash expanded from 1,152 SF to 3,174 SF
- SUP request to allow non-conforming 8 ft. building setback and landscape yard along east property
- Modification of SUP for a car wash
- 8 parking spaces and 20 vacuum spaces provided
- SCIP request for existing nonconforming conditions





Landscape Plan

PLANT LEGEND

SYMBOL **SCIENTIFIC NAME** **COMMON NAME** **SIZE** **QTY**

TREES

	<i>Acacia senaria</i>	Palpa	04" Box	22
	<i>Chilopsis linearis</i>	Desert Willow	04" Box	1
	<i>Cassia bispinosa 'Smoothie'</i>	Thornless Cassia	04" Box	4
	<i>Pinus edulis</i>	Alghari Pine	04" Box	11
	<i>Prosopis juliflora 'Phoenix'</i>	Thornless Mesquite	04" Box	1
	<i>Phoenix dactyloides</i>	Date Palm	10" Tall	2
	<i>Solitaria palm - to remain</i>		10" Tall	13
	<i>Solitaria shade tree - to remain</i>		10" Tall	2

SHRUBS/ACCENTS

	<i>Agave desertiana</i>	Smooth Agave	5 Gal	66
	<i>Atriplex subulata</i>	Desert Milbroom	5 Gal	11
	<i>Dianella wheeleri</i>	Desert Zoon	5 Gal	21
	<i>Hesperaloe parviflora 'Rainlight'</i>	Rainlight Red Yucca	5 Gal	64
	<i>Leucosiphium longimanus 'No Snow'</i>	No Snow Sage	5 Gal	12
	<i>Muhlenbergia rigens</i>	Deer Grass	5 Gal	22
	<i>Cordia alliodora 'Santa Rita'</i>	Purple Prickly Pear	5 Gal	42
	<i>Solitaria shrub - to remain</i>		5 Gal	91

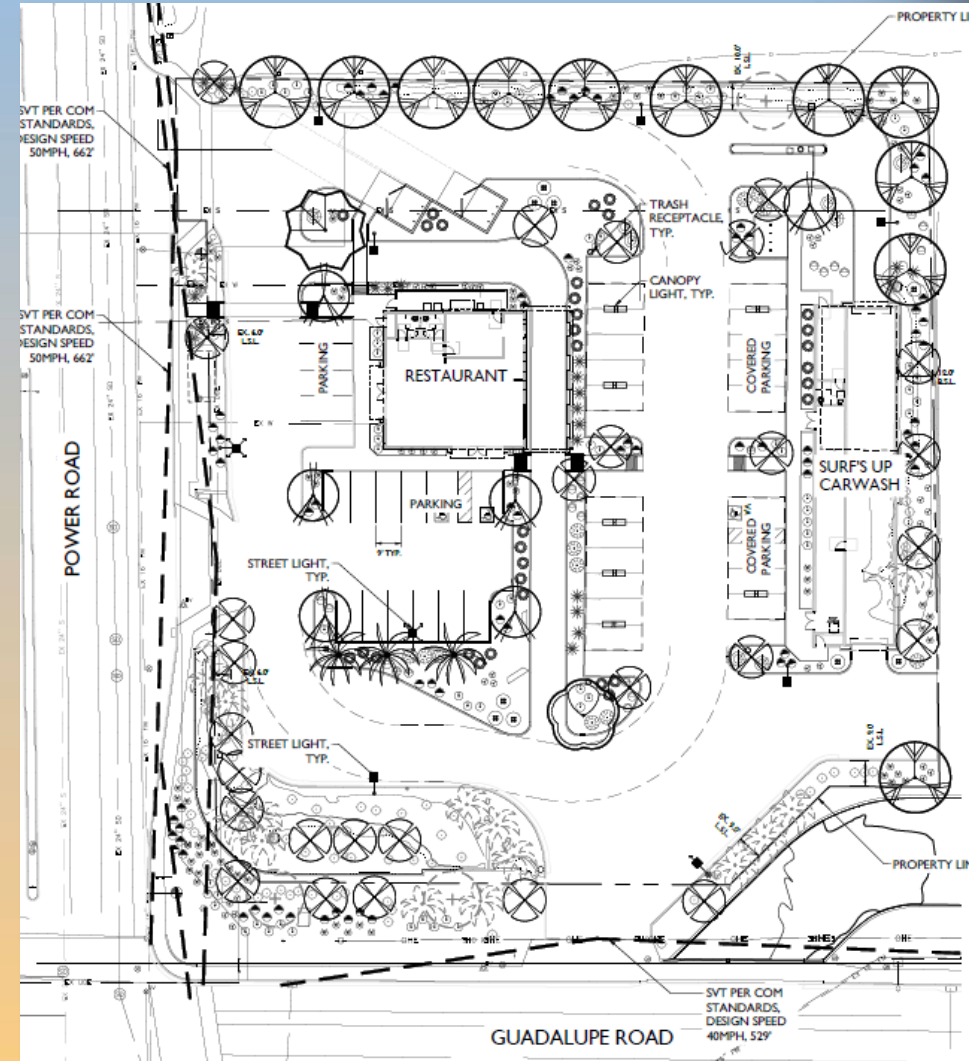
GROUNDCOVERS

	<i>Bromelia orcuttiana 'Outback Sunbrella'</i>	'Outback Sunbrella'	1 Gal	9
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal	71
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal	22

MATERIALS

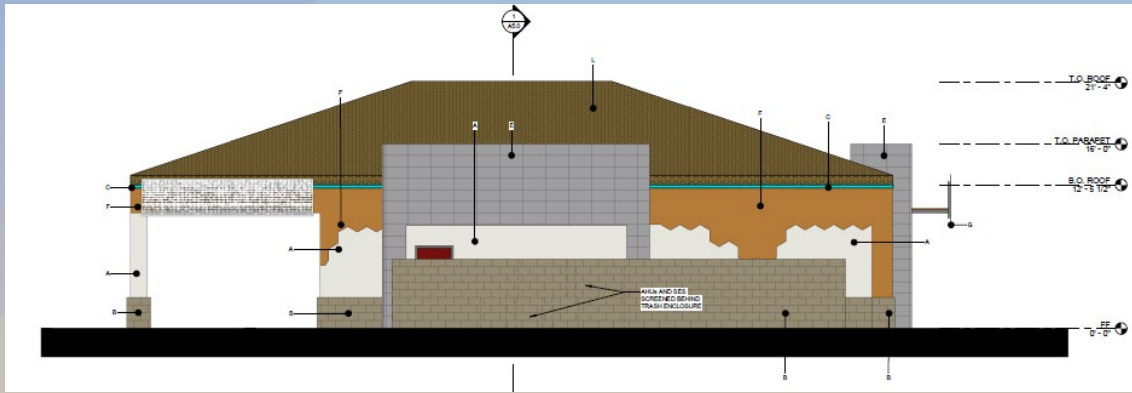
	1" Screened Apache Brown 2" Min. Depth	10,442 S.F.
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NOTES:
1. ALL LANDSCAPE AREA WILL BE COVERED BY 1" SCREENED APACHE BROWN DECOMPOSED GRANITE, 2" MIN. DEPTH.
2. EXISTING PLANTS TO REMAIN ARE SHOWN AROUND THE PROPERTY PERIMETER.

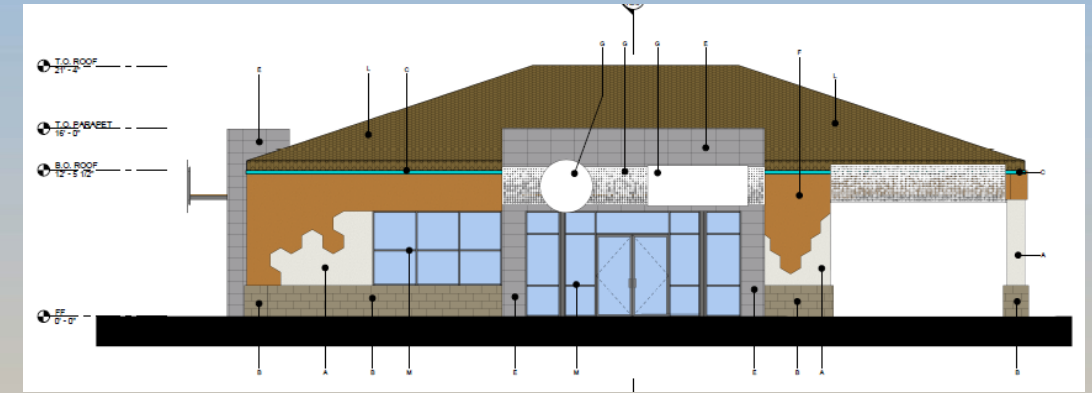




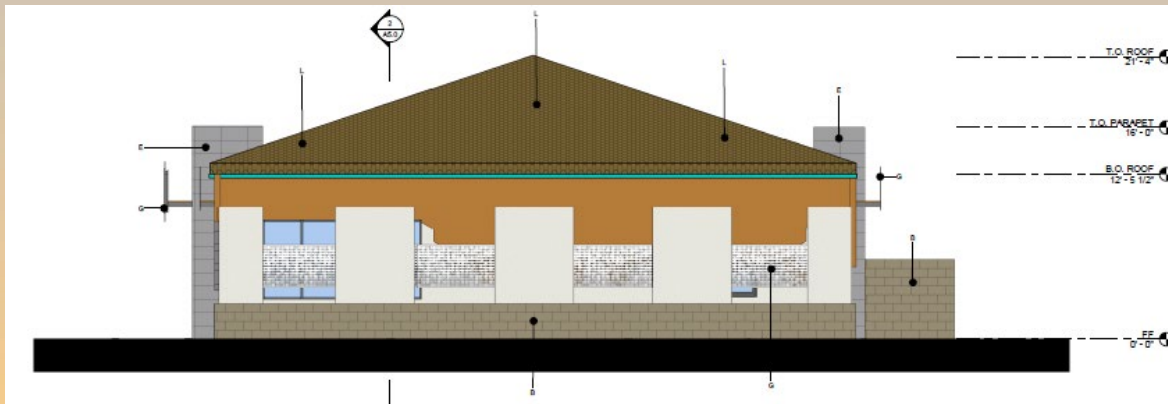
Elevations -- Restaurant



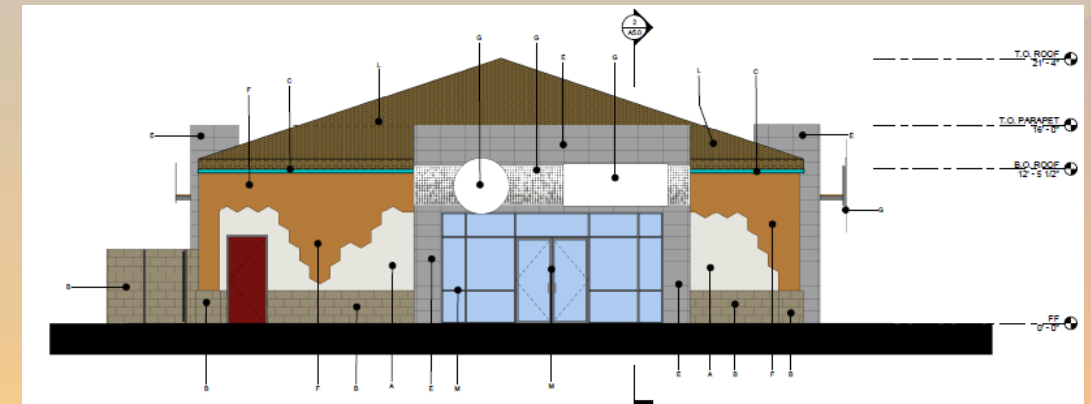
North Elevation



South Elevation



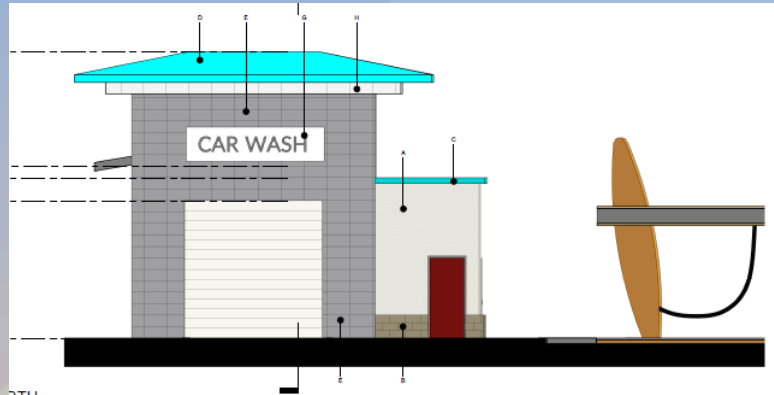
East Elevation



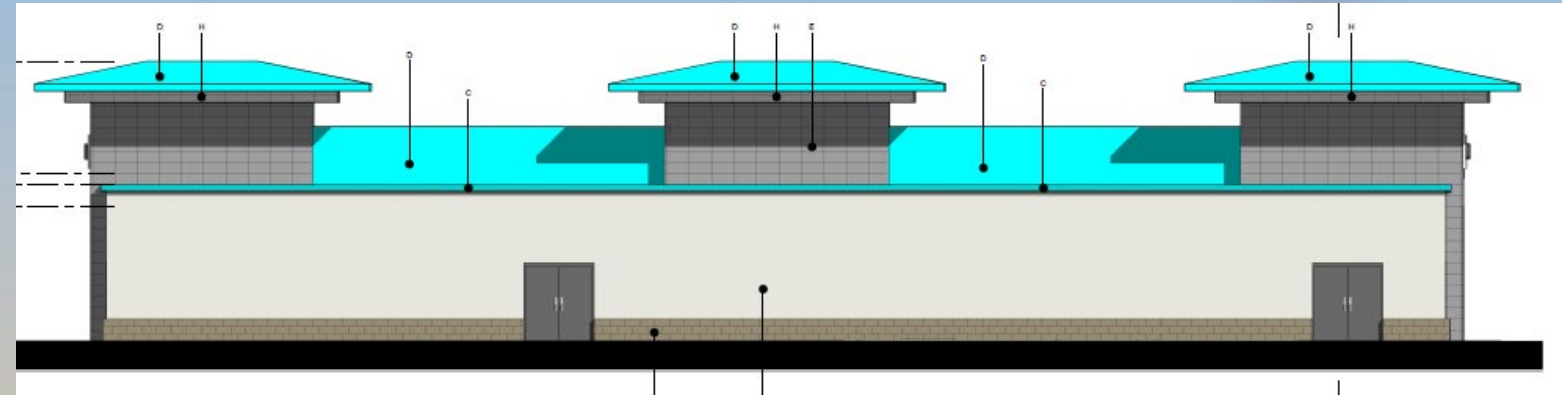
West Elevation



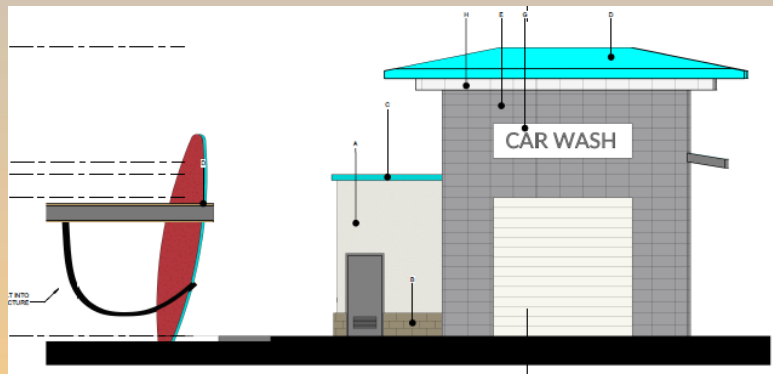
Elevations – Car Wash



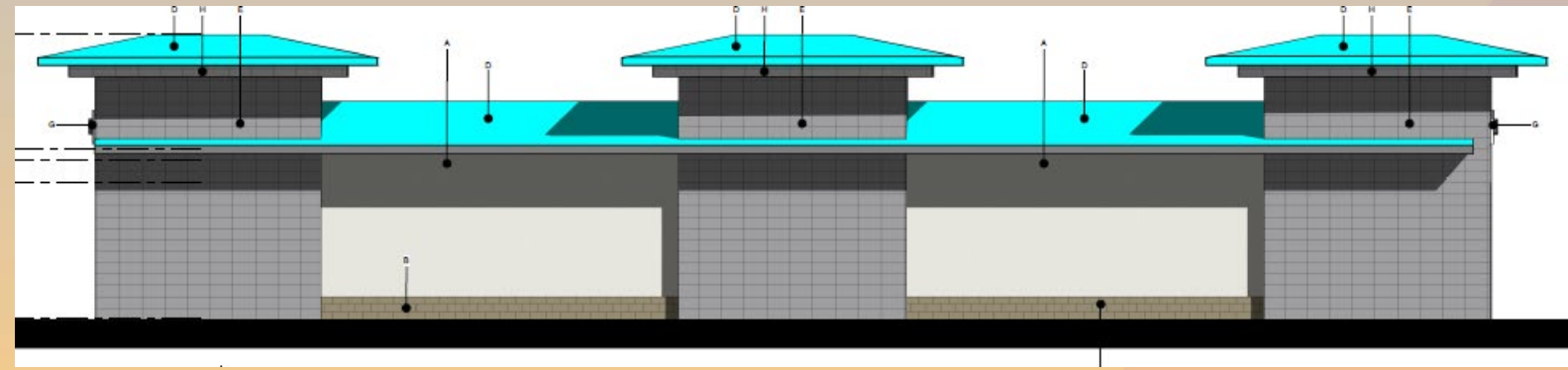
North Elevation



West Elevation



South Elevation



East Elevation



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Minimum Setbacks Along Property Lines for Buildings and Parking Areas – Interior Side and Rear: Adjacent to Non-Residential District:</i> <i>[Table 11-6-3.A]</i> <i>North property line</i> <i>East property line</i>	15 feet, per story 15 feet, per story	10 feet (one story) Eight feet, (one story)
<i>Landscape Yards:</i> <i>[Table 11-6-3.A]</i> <i>Power Road</i> <i>[Section 11-33-4(B)(2)(a)]</i> <i>North property line</i> <i>East property line</i>	15 feet 15 feet 15 feet	Six feet, minimum 10 feet, minimum Eight feet, minimum

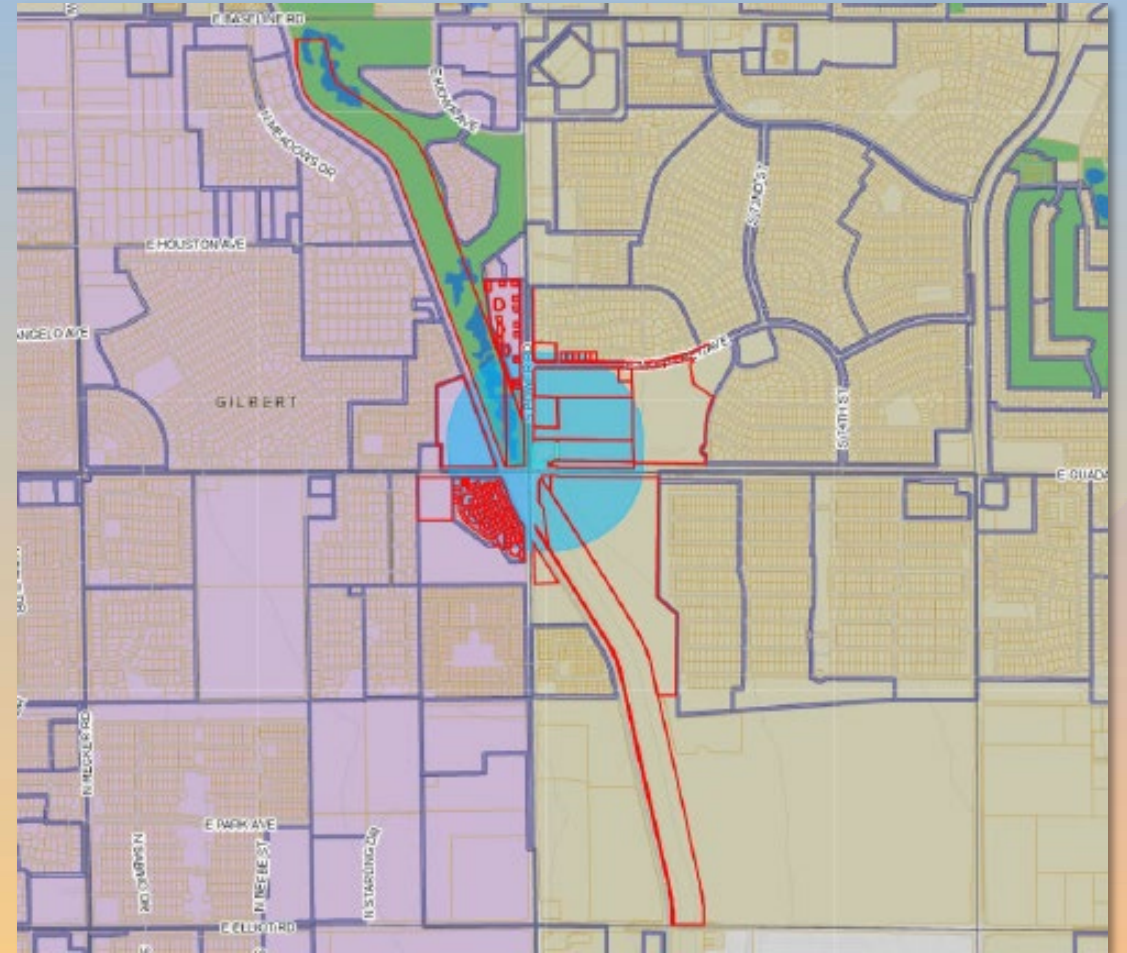


SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Foundation Base – Exterior Walls with a public entrance: Section [11-33-5(A)]</i> <i>Restaurant Building: West Elevation</i> <i>South Elevation</i>	 15 feet 15 feet	 10 feet, nine inches Seven feet, five inches, minimum
<i>Setback of Cross Drive Aisles: [Section 11-32-4(A)]</i> <i>Power Road</i> <i>Guadalupe Road</i>	 50 feet 50 feet	 Six feet, minimum 35 feet, minimum



- Notified property owners within 1,000 feet
- Neither staff nor the applicant received any comment.





Approval Criteria

Section 11-70-5 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.



Approval Criteria

Section 11-73-3 SCIP Criteria

- ✓ Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards
- ✓ Full compliance would discourage redevelopment of the site
- ✓ No new non-conforming conditions will be created
- ✓ Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood



Findings

- ✓ Complies with SUP criteria of Section 11-36-7(B) of the MZO
- ✓ Complies with Section 11-31-7 of the MZO, additional development standards for a car wash
- ✓ Meets the SUP findings of Section 11-70-5 of the MZO
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO
- ✓ Complies with the 2040 Mesa General Plan

Staff recommends Approval with Conditions