

Board of Adjustment Public Hearing

Meeting Agenda - Final

Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Heath Reed
Boardmember Troy Glover
Boardmember Todd Trendler
Boardmember Gerson Barrera
Boardmember Janice Paul

Wednesday, November 5, 2025

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.

- 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 25050](#) Minutes from October 1, 2025 Study Session and Public Hearing.

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

***4-a** [ADJ 25051](#) **BOA25-00403 "Venture Out at Mesa PAD Modification,"** 125.5± acres located in a Recreational Vehicle subdivision at the northwest corner of East Broadway Road and South Higley Road. Requesting a minor modification to an existing Planned Area Development Overlay (PAD) to allow for a reduction in the front setback in a Recreational Vehicle subdivision. **(District 2)**

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

- *4-b** [ADJ 25052](#) **BOA25-00471 "Mint Dispensary,"** 1± acres located at 330 East Southern Avenue. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for a Marijuana Dispensary. **(District 4)**

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

- *4-c** [ADJ 25053](#) **BOA25-00602 "Fulsome Greenbriar,"** 1± acres located at 955 South Palo Verde Street. Requesting a Variance to reduce the minimum lot width, a Variance to allow a detached structure to encroach into the required rear yard setback, and a Special Use Permit (SUP) to allow a detached structure to exceed the height of the primary building. **(District 5).**

Staff Planner: Charlotte Bridges

Recommendation: Continue to December 3, 2025

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.