

Mesa Council Chambers Lower Level – 57 E 1st St

Date: April 3, 2024 Time: 5:00 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Nicole Lynam
Boardmember Chris Jones
Boardmember Heath Reed

MEMBERS ABSENT:

Boardmember Ethel Hoffman
Boardmember Troy Glover

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

STAFF PRESENT:

Kelly Whittemore
Evan Balmer
Jennifer Merrill
Joshua Grandlienard
Chloe Durfee Daniel
Sergio Solis
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner excused Boardmember Hoffman and Boardmember Glover and declared a quorum present, and the Study Session was called to order at 5:00 p.m.

2 Staff Update: no update

3 Review and discuss items listed on the Public Hearing agenda for April 3, 2024.

***3-a Staff member Chloe Durfee Daniel presented case BOA24-00055 to the Board.**
See attached presentation.

***3-b Staff member Joshua Grandlienard presented case BOA24-00057 to the Board.**
See attached presentation.

***3-c Staff member Sergio Solis presented case BOA24-00133 to the Board.**
See attached presentation.

Boardmember Jones asked how many events the applicant had in 2023.

City of Mesa - Board of Adjustment – April 3, 2024
Study Session Minutes

Staff member Solis answered that the applicant was approved for up to 25 events per calendar year. The events anticipated are consistent with the number of past events held.

4 Adjournment.

Vice Chair Allen moved to adjourn the Study Session and was seconded by Boardmember Reed. Without objection, the Study Session was adjourned at 5:14 p.m.

Respectfully submitted,

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



BOA24-00055

Chloe Durfee Daniel, Planner II

April 9, 2024



Request

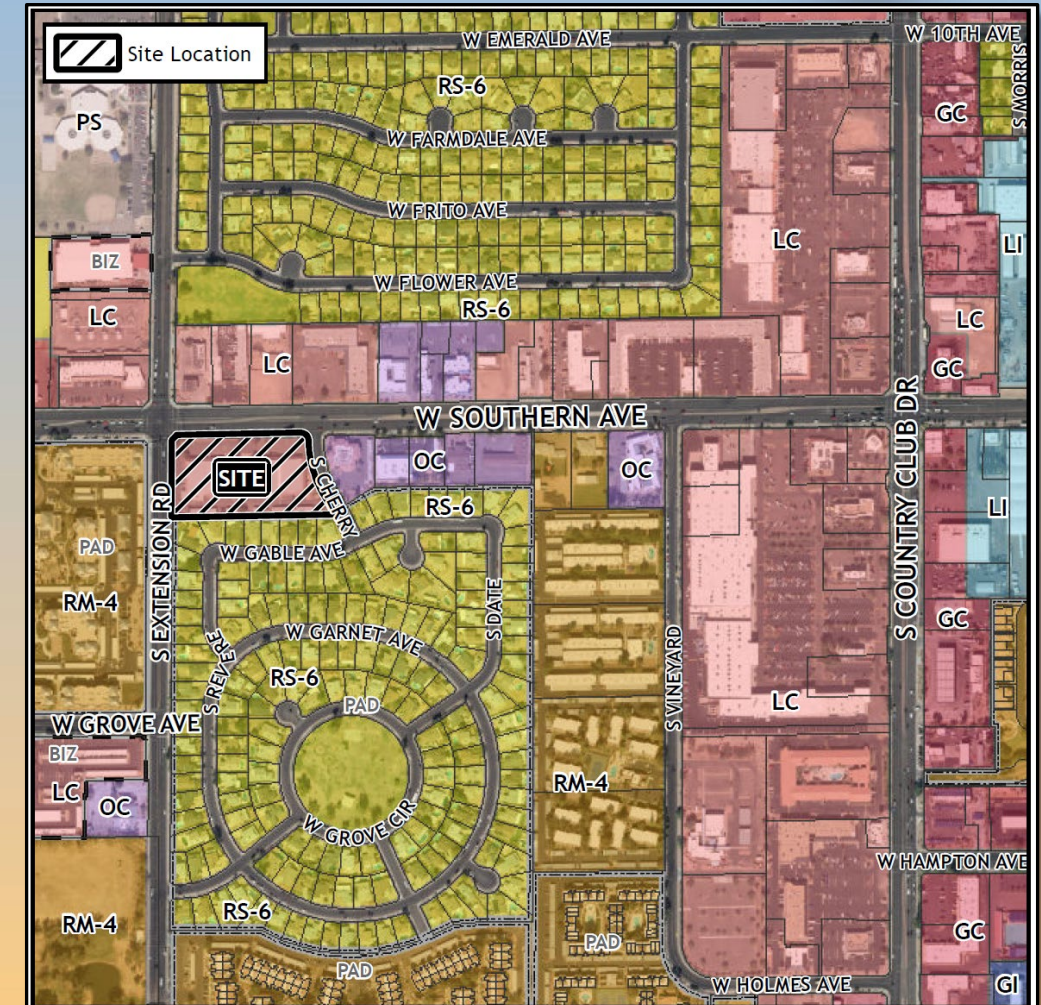
- Substantial Conformance Improvement Permit to allow deviations from certain development standards
- Update an existing development to expand a medical office and improve the overall site





Location

- 777 W Southern Ave
- West of Country Club Drive on the south side of Southern Avenue

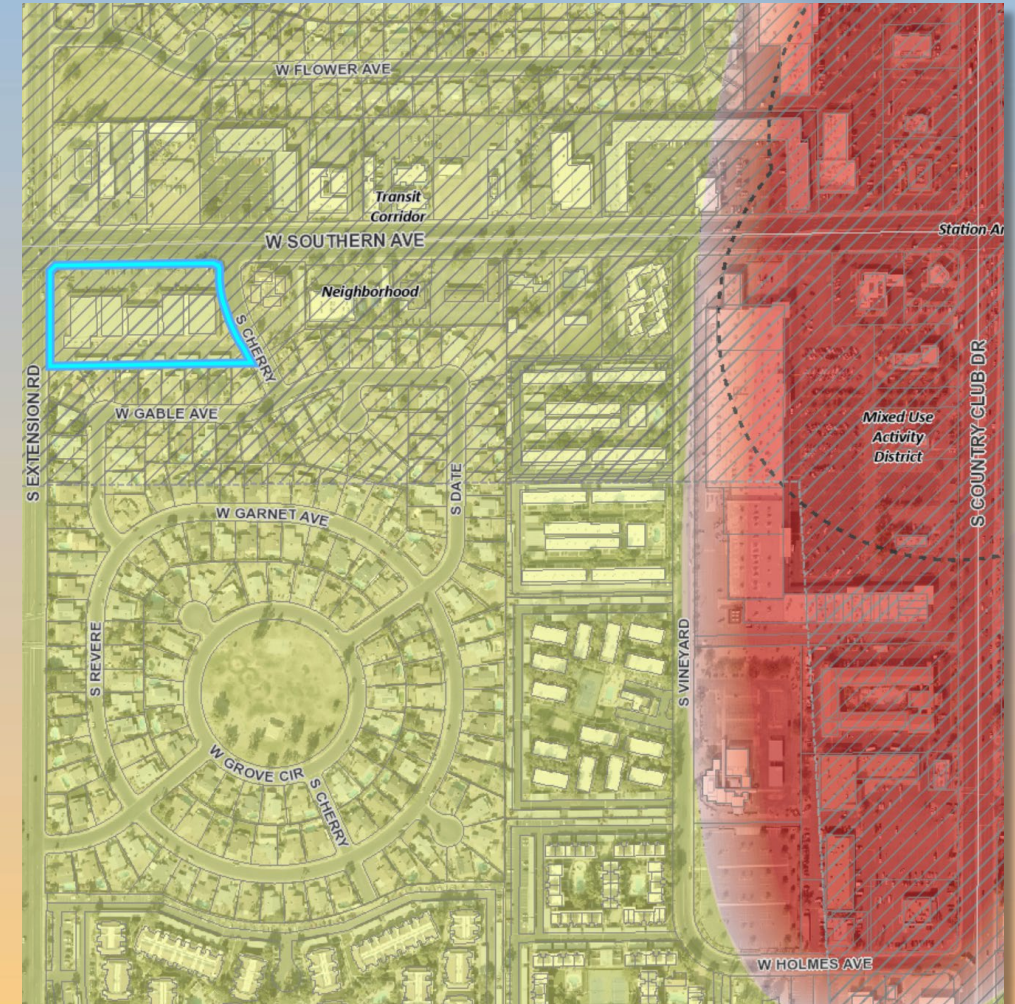




General Plan

Neighborhood/Transit Corridor

- Safe places for people to live where they can feel secure and enjoy their surrounding community
- Wide range of housing options and supporting uses
- Transit and pedestrian oriented development

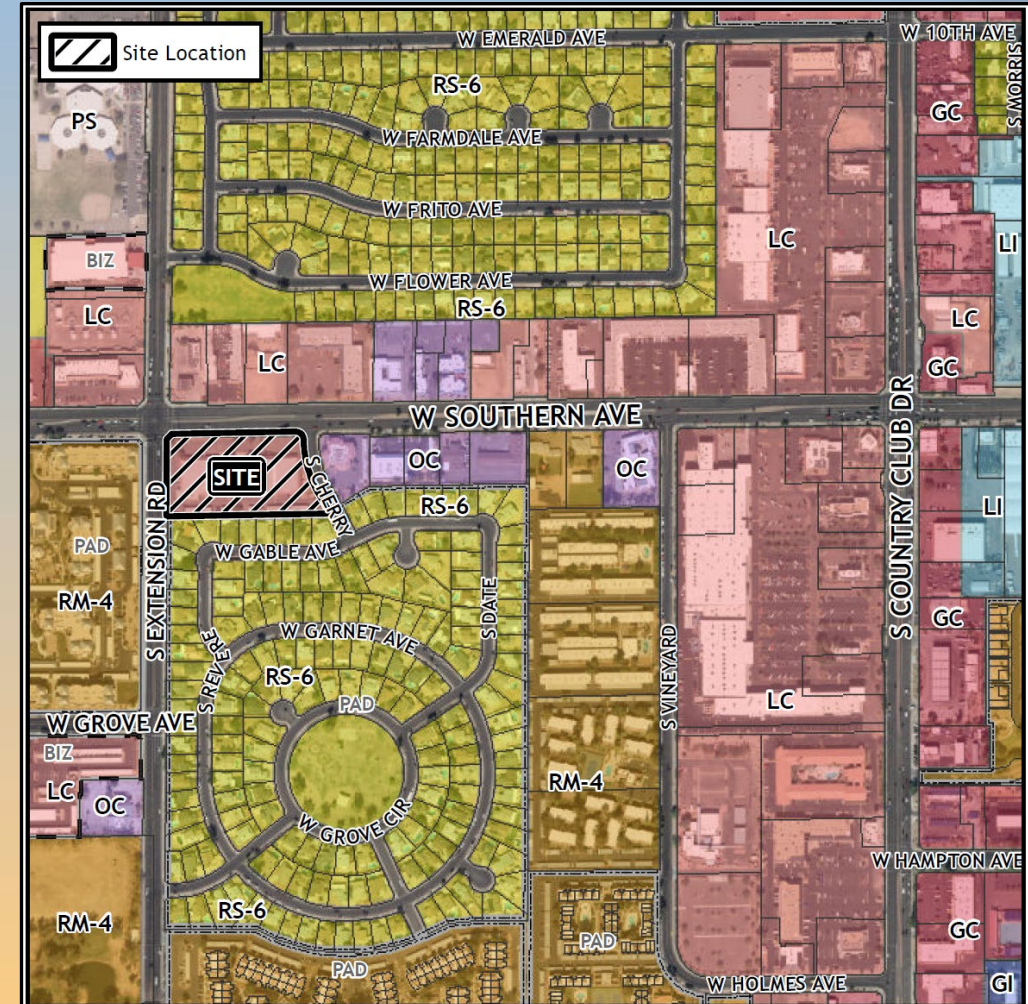




Zoning

Limited Commercial (LC)

- Proposed use is permitted





Site Photos

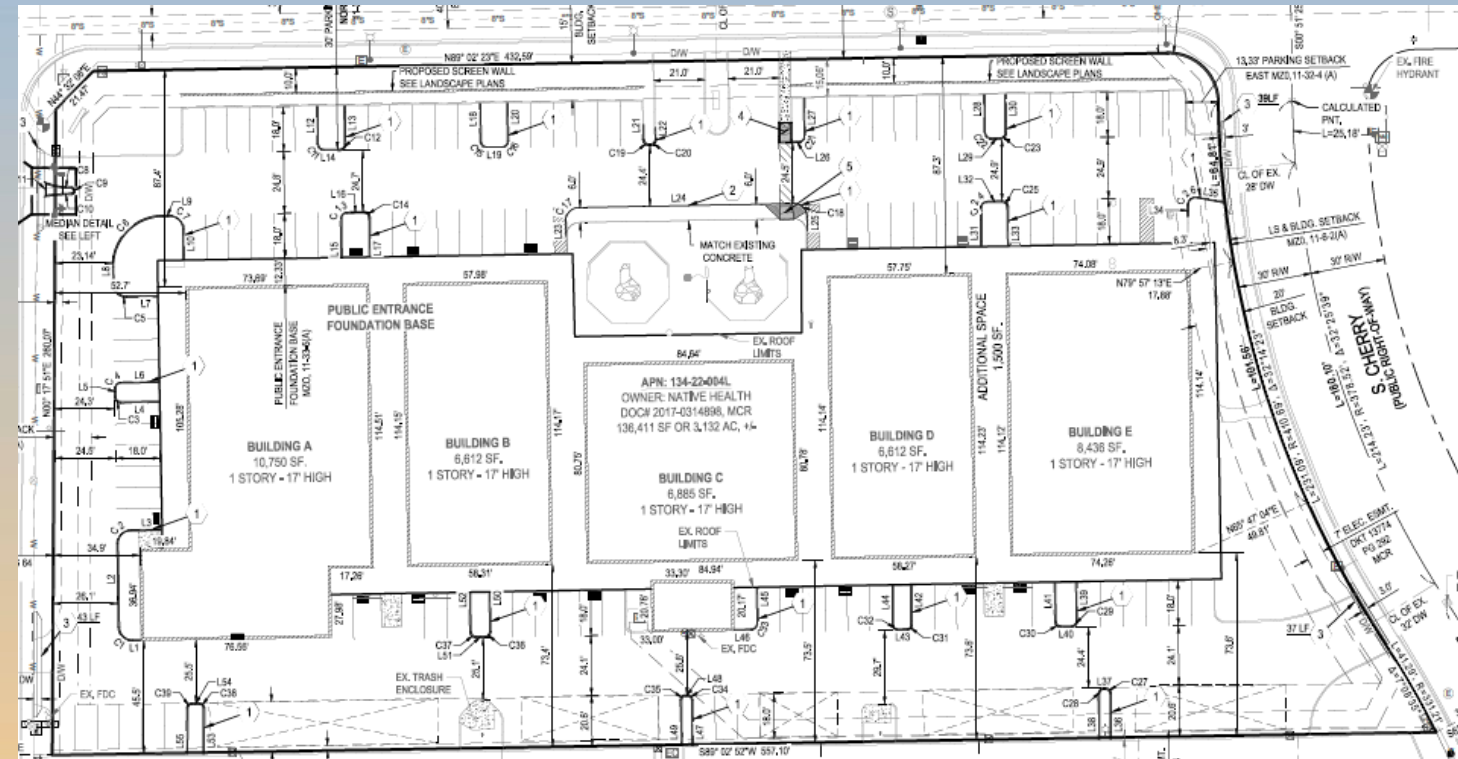


Looking south from Southern Ave



Site Plan

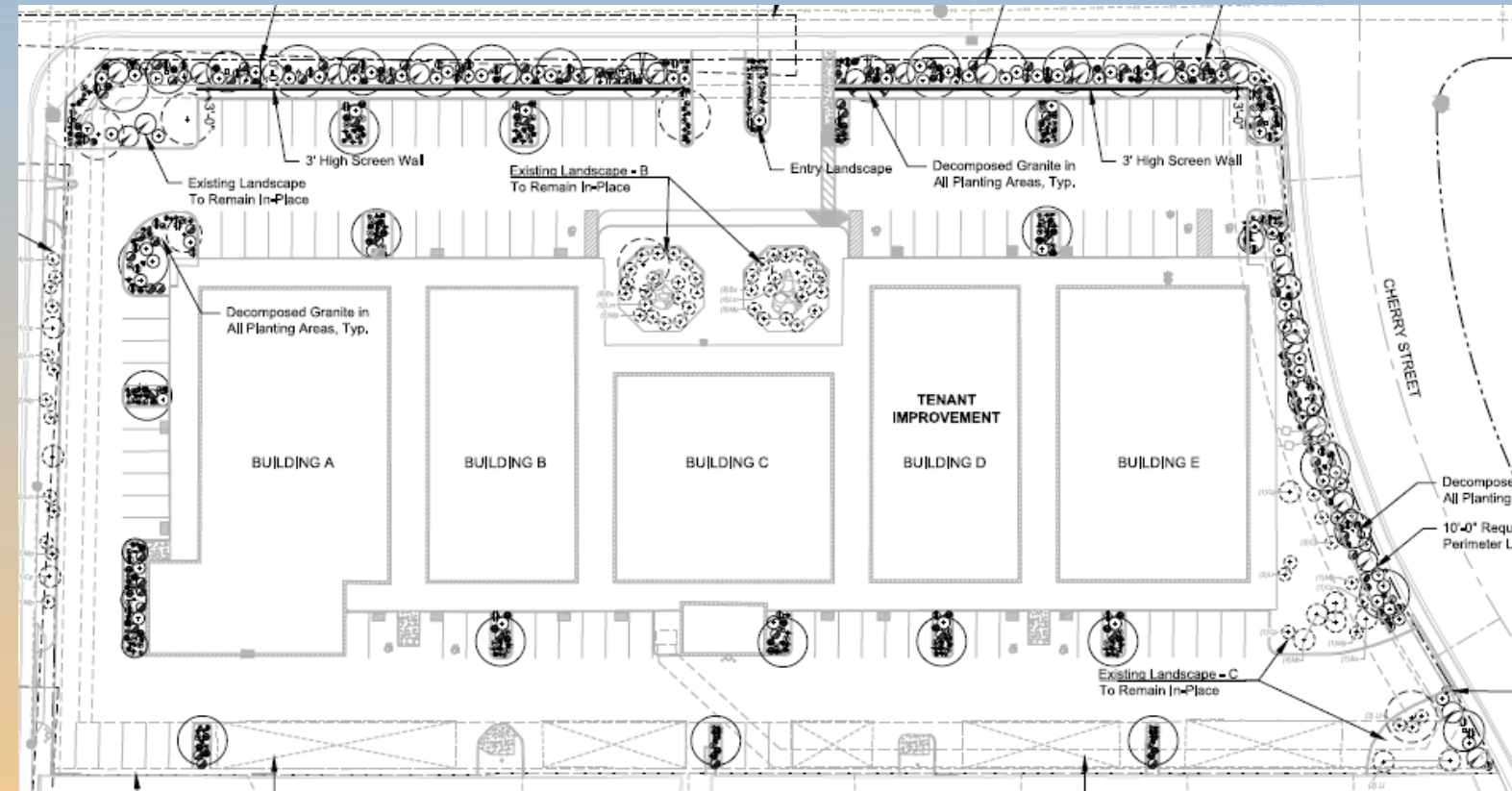
- Combining Buildings D and E with additional 1,500 sq. ft. space included
- Access from Extension, Southern, and Cherry
- 148 parking spaces required
- 148 parking spaces provided
- New striping and new landscape islands through out the parking lot





Landscape Plan

- Updates to perimeter landscaping
- Updates to parking lot landscape islands contain plant material





SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
Setback of Cross Drive Aisles and Parking Spaces – [Section 11-32-4.A]:		
Cross drive aisle parallel to Southern Avenue	Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the street.	30 feet
Cross drive aisle parallel to Extension Road		0 feet
Parking Spaces along main drive aisle connecting to Cherry		13.33 feet
Connection to Public Sidewalk – [Section 11-30-8.A]		
Cherry	An on-site walkway shall connect the main entry to a public sidewalk on each street frontage of the site.	Not Provided
Extension Road		Not Provided
Foundation Base – [Section 11-33-5.A]		
North Side	15 feet	12’ 4”



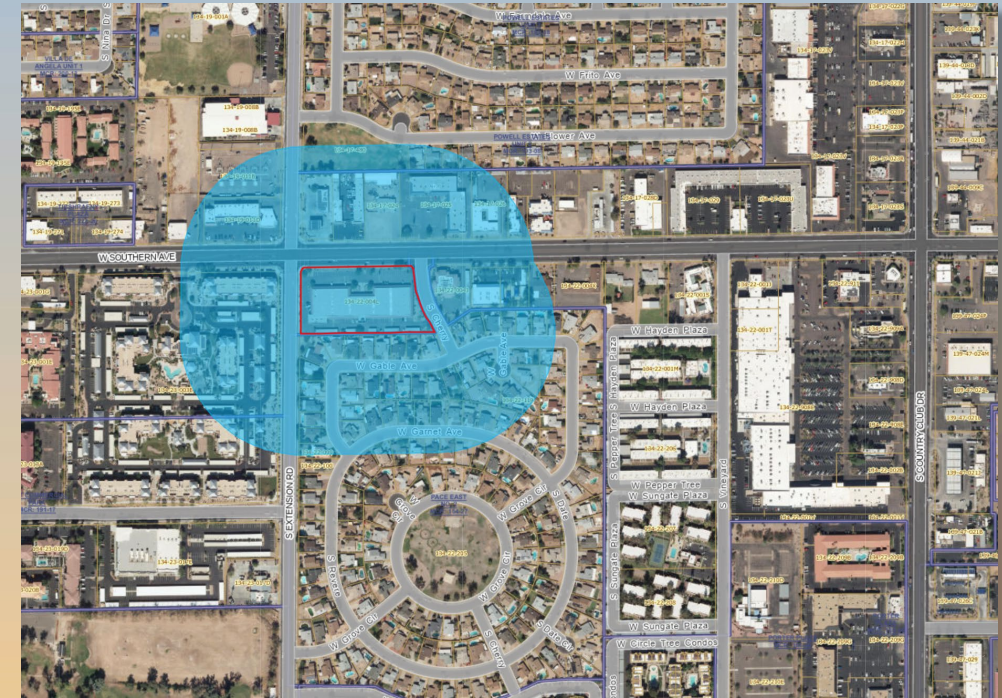
SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
Foundation Base Landscaping – [Section 11-33-5.B]	1 tree per 50 linear feet	Existing conditions with the addition of new landscape islands
Building Setbacks – [Section 11-6-3.A]		
South	15 feet	0 feet
East	20 feet	8' 3"
Landscape Setbacks – [Section 11-6-3.A]		
South	15 feet	0 feet
East	20 feet	8' 3"
West	15 feet	0 feet



Citizen Participation

- Notified property owners within 500 feet
- Neither staff nor the applicant have received any comments





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 the 2040 Mesa General Plan
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO

Staff recommends Approval with Conditions



BOA24-00057



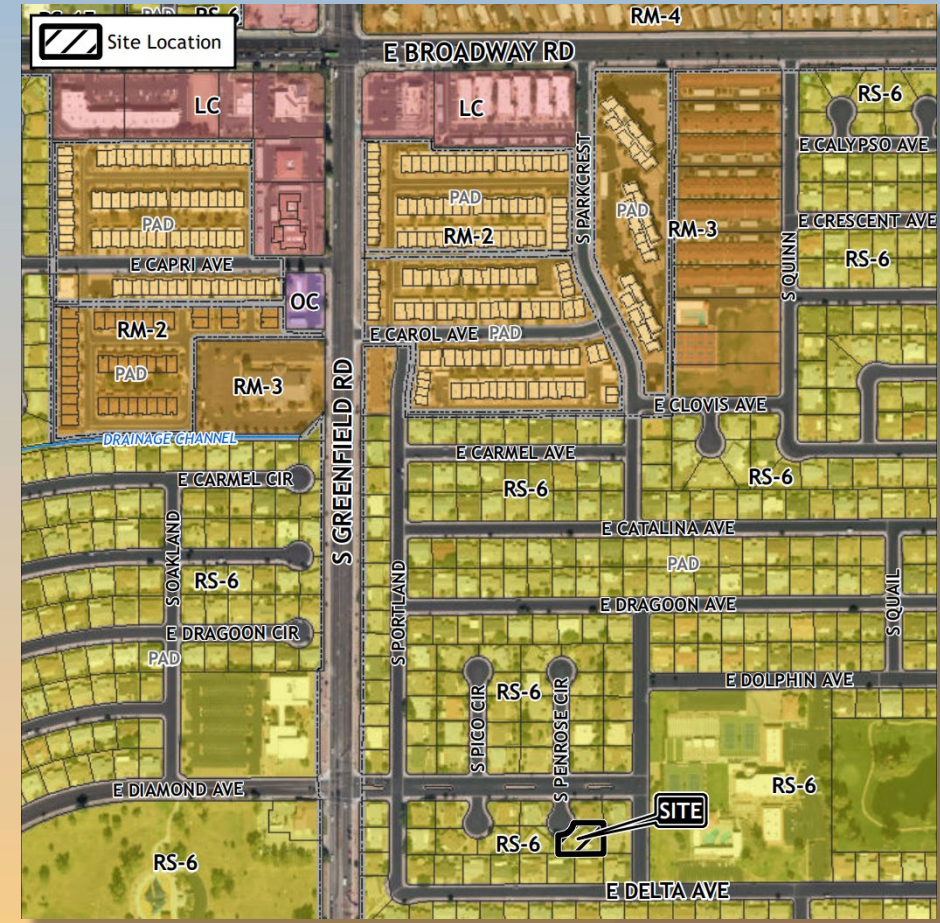
Request

- Special Use Permit
- To enlarge a structure that extends into a nonconforming yard for a garage addition





- 735 South Penrose Circle
- South of Broadway Road
- East of Greenfield Road

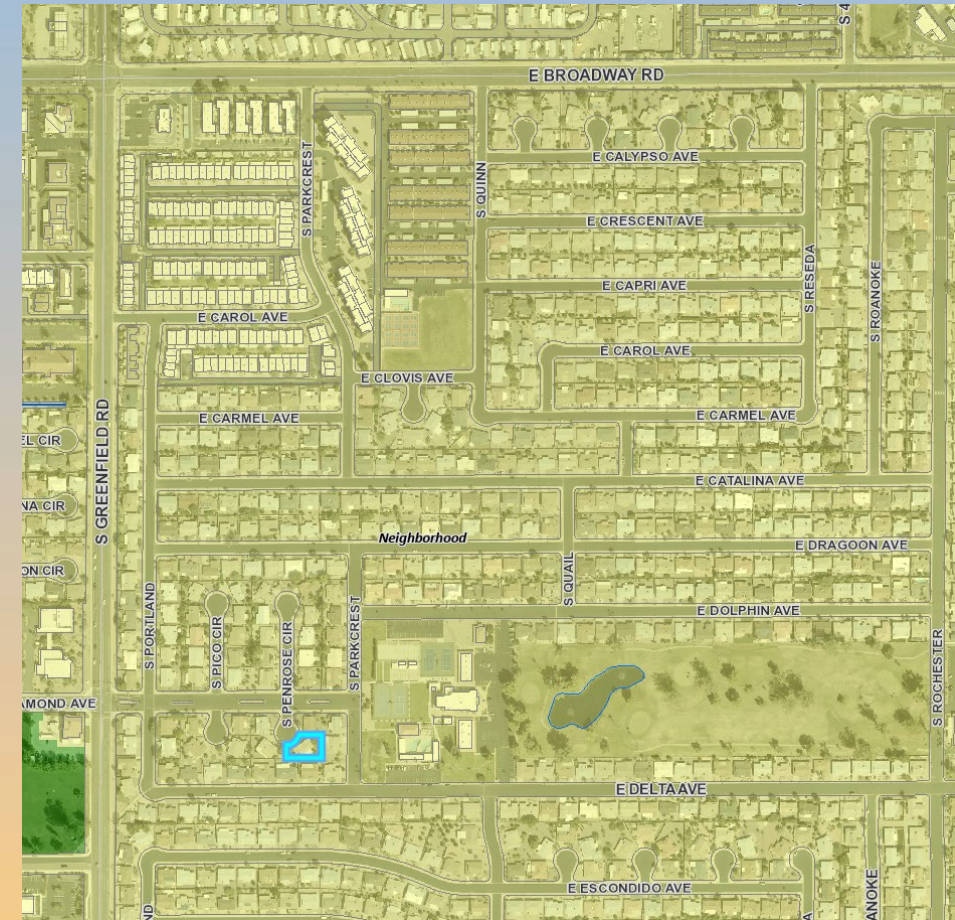




General Plan

Neighborhood

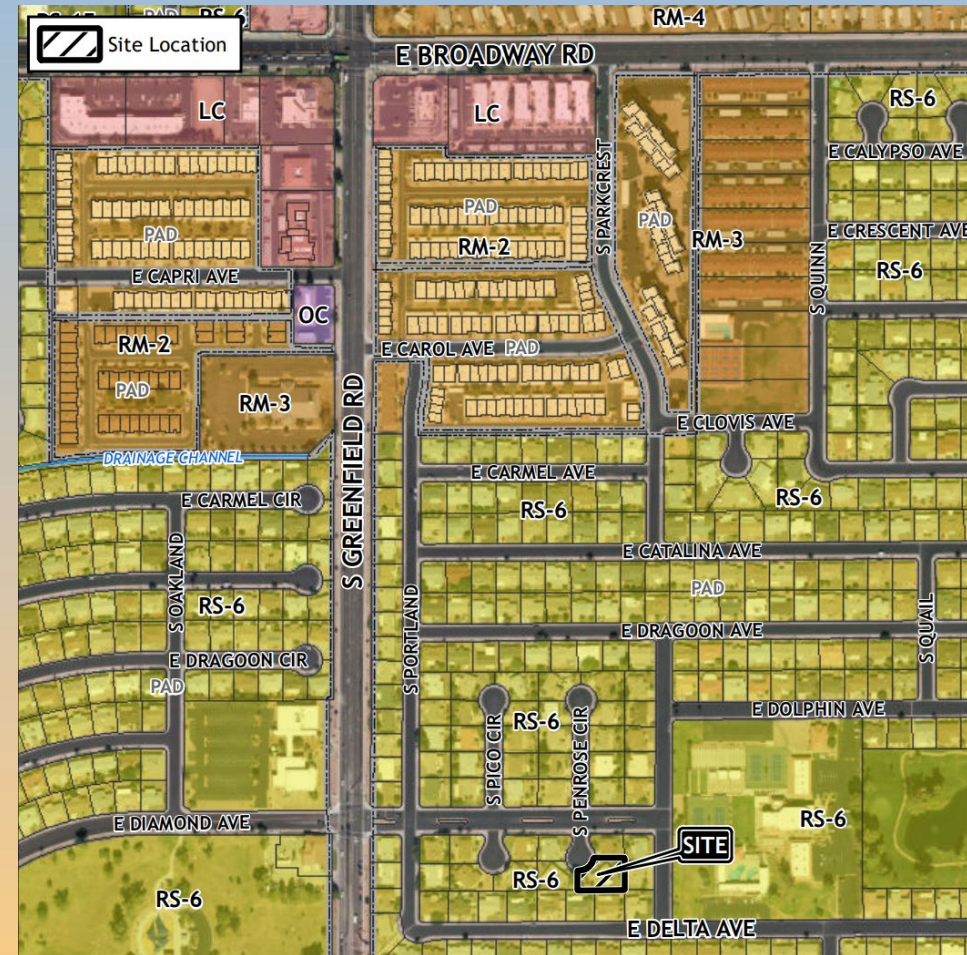
- Safe places for people to live
- Wide range of housing options allowed
- Existing use complies with the goals of this character area





Zoning

- RS-6-PAD
 - Existing Use is allowed by right





Site Photos



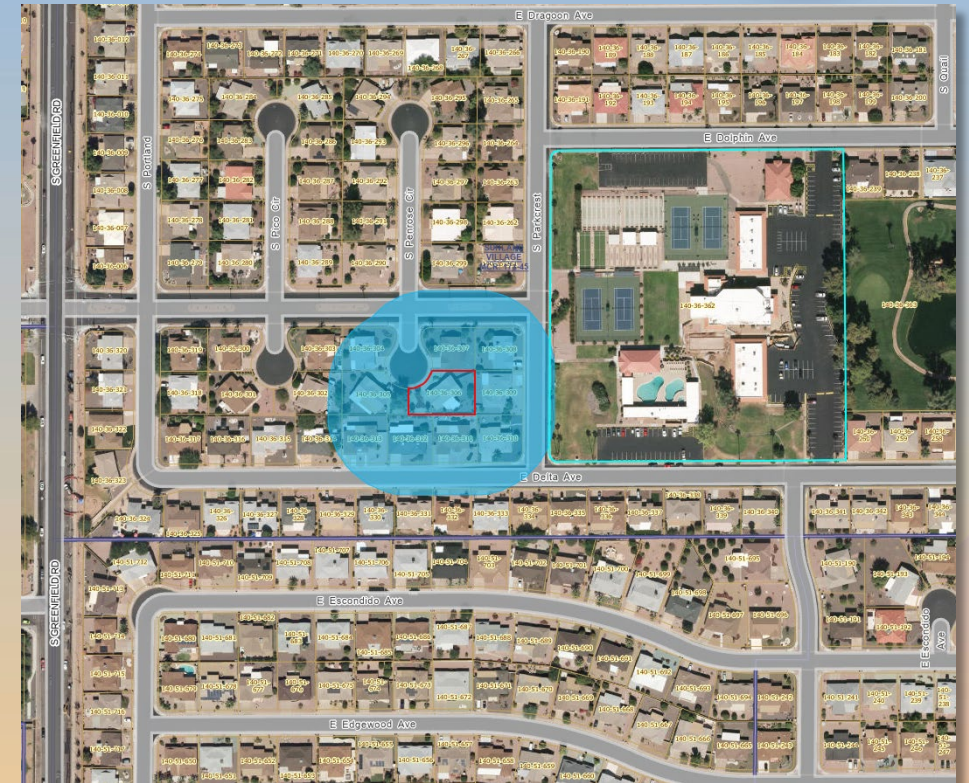
Looking south from Penrose Circle



This site plan illustrates the layout of an existing house and a proposed new garage. The existing house is a rectangular structure with a total width of 32 feet and a depth of 19 feet. A new garage, measuring 12.67 feet by 19.89 feet, is proposed to be attached to the existing house. The plan also shows the location of existing and new concrete driveways (CONC. DW.), an existing electrical panel, and various setbacks and easements (P.U.E., B.S.L.). The overall dimensions of the property are 81.26 feet by 2.83 feet. The plan includes a north arrow and a scale bar indicating a radius of 45 feet.



- Notified property owners within 150', HOAs and registered neighborhoods
- Neither staff nor the applicant have received any comments





Approval Criteria

Section 11-70-5.E 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.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the SUP findings of Section 11-70-5.E of the MZO

Staff recommend Approval with Conditions



BOA24-00133

Sergio Solis, Planner I

April 3, 2024



Request

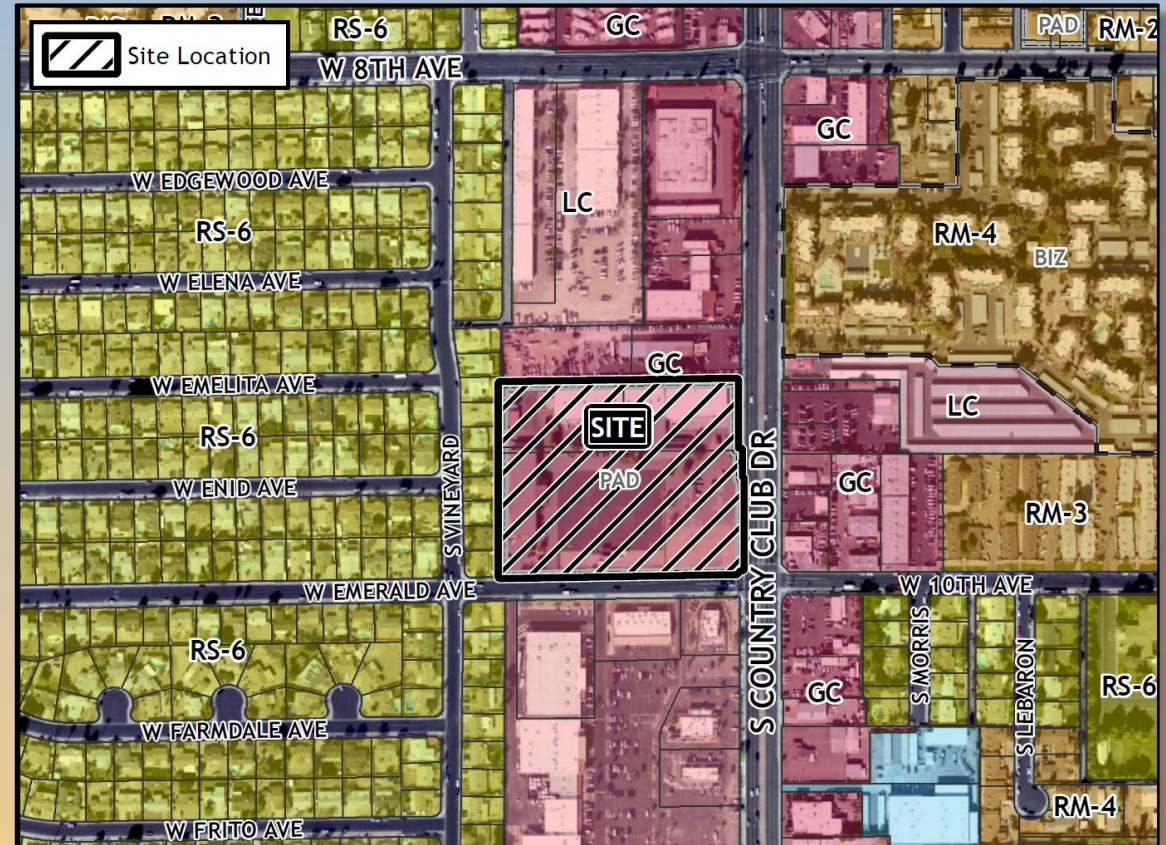
- Special Use Permit (SUP) to exceed the maximum number of special events allowed in one (1) calendar year.





Location

- West of Country Club Drive
- North of Emerald Avenue

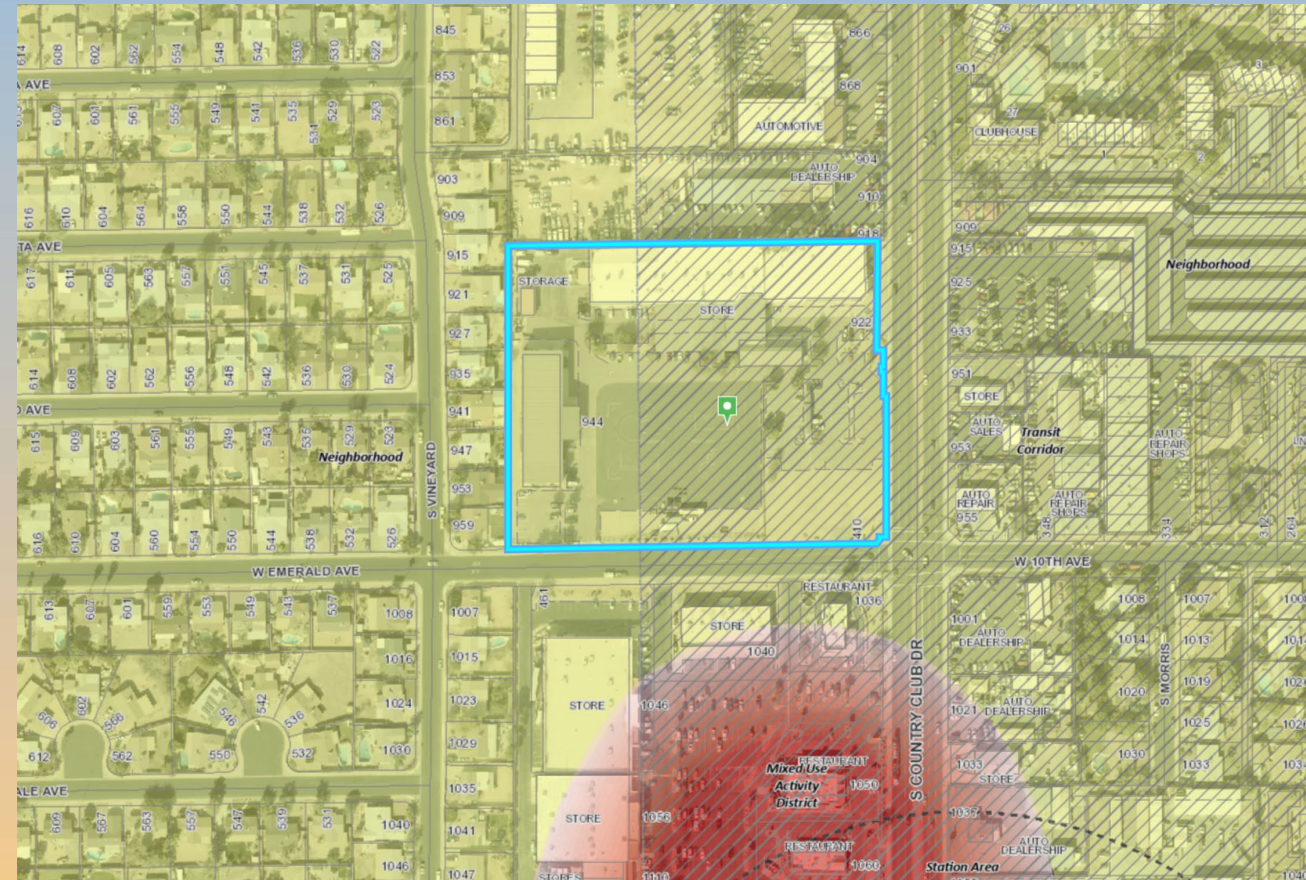




General Plan

Neighborhood

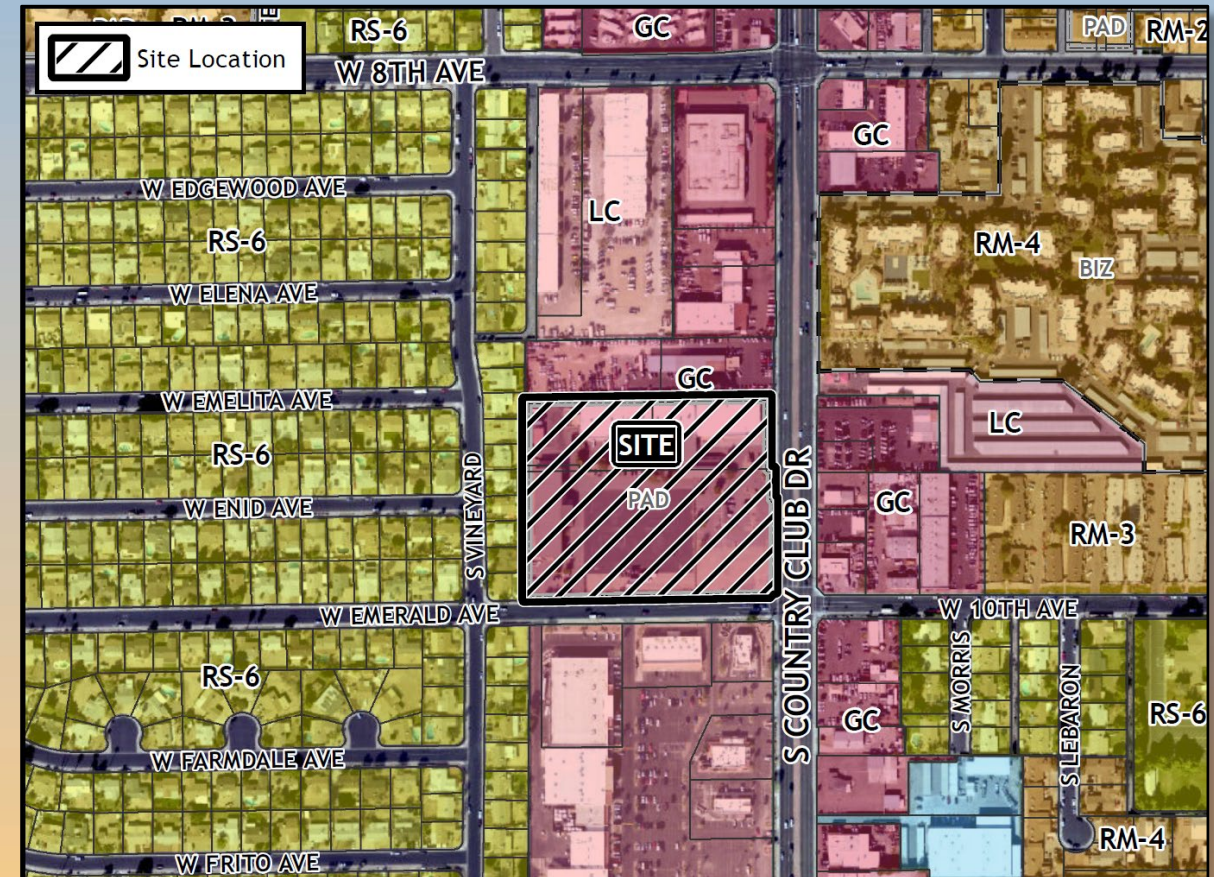
- Safe places for people to live
- Wide range of housing options allowed
- Existing use complies with the goals of this character area





Zoning

- General Commercial with a Planned Area Development overlay (GC-PAD)
 - Retail and related service-oriented businesses to serve the larger surrounding residential uses.





Site Photos



Entrance from Country Club Drive

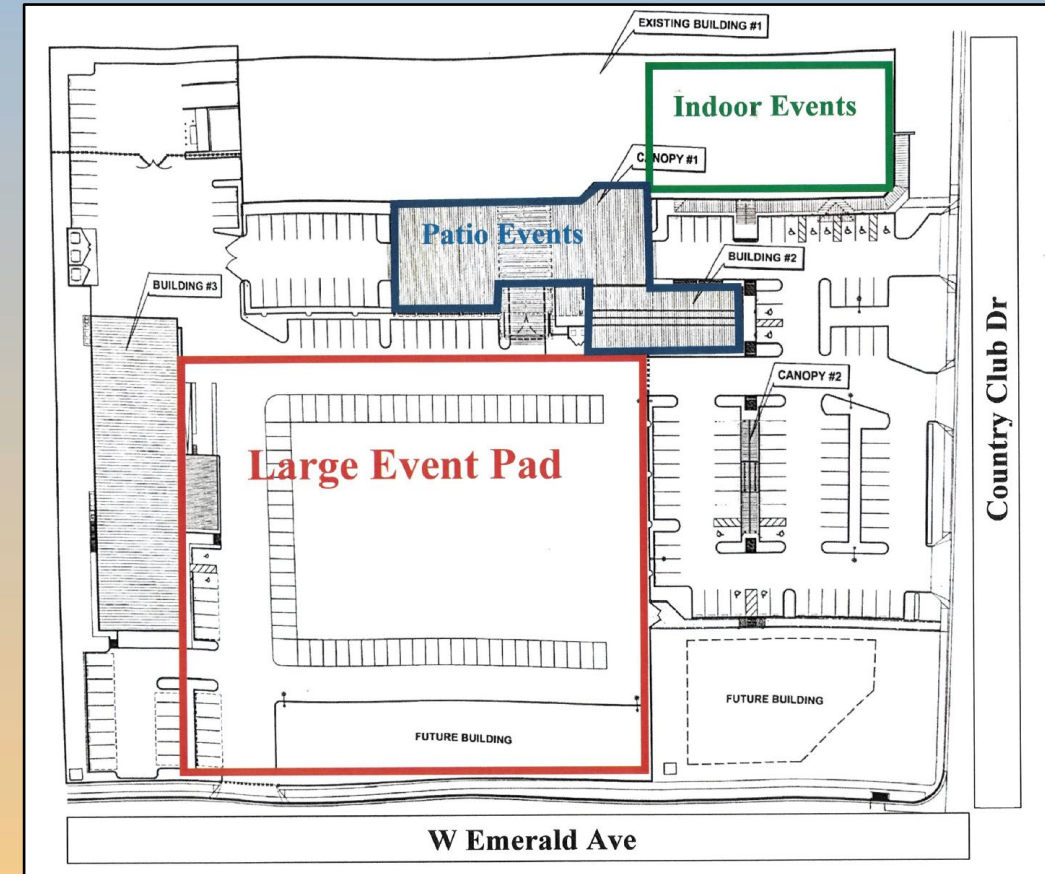


Entrance from Emerald Avenue



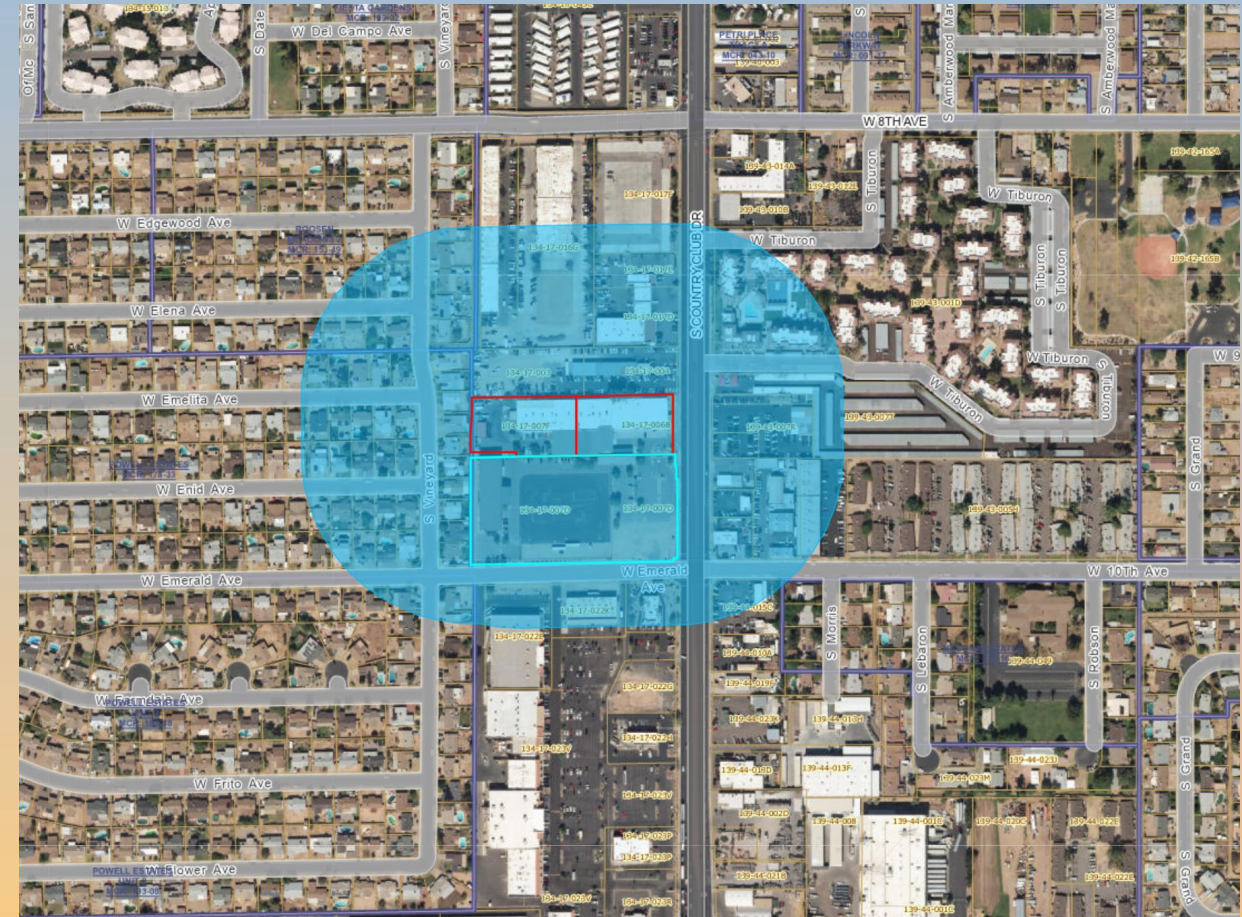
Site Plan

- 25 proposed events for 2024
- 90% will be single-day events
- No event to exceed 4 consecutive days
- Security staff on-site for all events





- Notified property owners within 500', HOAs and registered neighborhoods
- Staff and applicant have received no comments or concerns





Approval Criteria

Section 11-70-5.E 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.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 70 for a Special Use Permit

Staff recommends Approval with Conditions