

Board of Adjustment



Study Session Minutes

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

Date: June 4, 2025 Time: 4:30 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 quorum present, and the Study Session was called to order at 4:31 p.m.

2 Staff Update.

Boardmember Reed was presented with a certificate for his years of service.

3 Review and discuss items on the agenda for the June 4, 2025 Board of Adjustment Hearing.

Staff member Chloe Durfee Daniel presented case BOA25-00160 to the Board. See attached presentation.

The Board had no questions for staff.

Staff member Joshua Grandlienard presented case BOA25-00186 to the Board. See attached presentation.

Vice Chair Allen questioned previous restrictions on the site.

Staff member Grandlienard answered that a previous text amendment stated that Public Safety Facilities were not permitted in a Single Residence zoning district. Planning has subsequently made changes to allow for those Public Safety Facilities to be a part of the neighborhood and be within those Single Residence zoning districts.

Staff member Tulili Tuiteleleapaga-Howard presented case BOA25-00217 to the Board. See attached presentation.

The Board had no questions for staff.

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

Boardmember Reed asked if the zoning applicant was the same and if construction would start soon due to zoning expiration date approaching.

Staff member Bridges confirmed construction would start soon, as well as the applicant being the same.

Boardmember Glover asked for confirmation regarding no material changes made from the 2022 case approval.

Staff member Bridges confirmed no changes were made.

Staff member Sergio Solis presented case BOA25-00302 to the Board. See attached presentation.

The Board had no questions for staff.

Staff member Kwasi Abebrese presented case BOA25-00303 to the Board. See attached presentation.

Chair Wagner asked if the location is the same location that typically has extended special use events.

Staff member Abebrese answered the site was approved five years ago for the same event. There was also a Fun Box Project approved in 2022 for 180 days on the same site.

Boardmember Reed asked is a previous proposal for apartments in the old Sears building would still be moving forward.

Staff member Abebrese answered there is no formal Multiple Residence application for that site.

Staff member Tulili Tuiteleleapaga-Howard presented case BOA25-00306 to the Board. See attached presentation.

The Board had no questions for staff.

Staff member Noah Bulson presented case BOA25-00308 to the Board. See attached presentation.

Vice Chair Allen asked if there was airport authority approval.

Staff member Bulson clarified that the airport is the applicant and as part of their proposal they gave authorization of the project.

Boardmember Trendler questioned if this was the first building constructed to have a sign displayed on it in the area.

Staff member Bulson confirmed he was very intentional about the way Planning created this sign allowance, so hopefully when other applicants come in, they can look to this as an example for what they can do with their allowances.

Staff member Jennifer Merrill presented case BOA25-00335 to the Board. See attached presentation.

Boardmember Trendler asked if the sign is currently on the building.

Staff member Merrill confirmed that it was.

Chair Wagner asked if the sign was illuminated.

Staff member Merrill answered the sign was not illuminated.

4 Adjournment.

Boardmember Reed motioned to adjourn the Study Session. The motion was seconded by Boardmember Vice Chair Allen.

Vote: 5-0

Upon tabulation of vote, it showed:

AYES –Wagner – Allen – Reed – Glover – Trendler

NAYS – None

ABSENT – Lynam – Barrera

ABSTAINED – None

The Study Session was adjourned at 5:19 p.m.

Respectfully submitted,

Chair Wagner



BOA25-00160

UTV – Quality Car Audio



Request

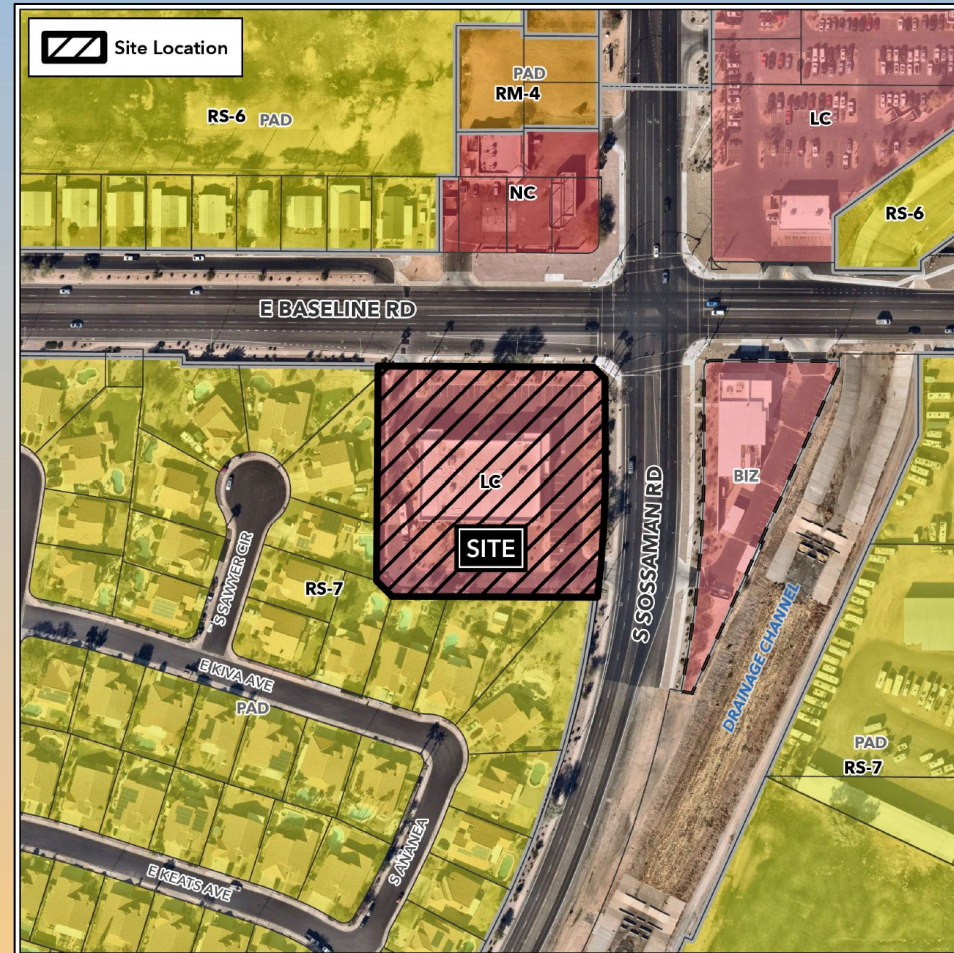
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards for the expansion of an existing Minor Automobile/Vehicle Service and Repair building





Location

- 7561 East Baseline Road
- Southwest corner of Baseline Road and Sossaman Road

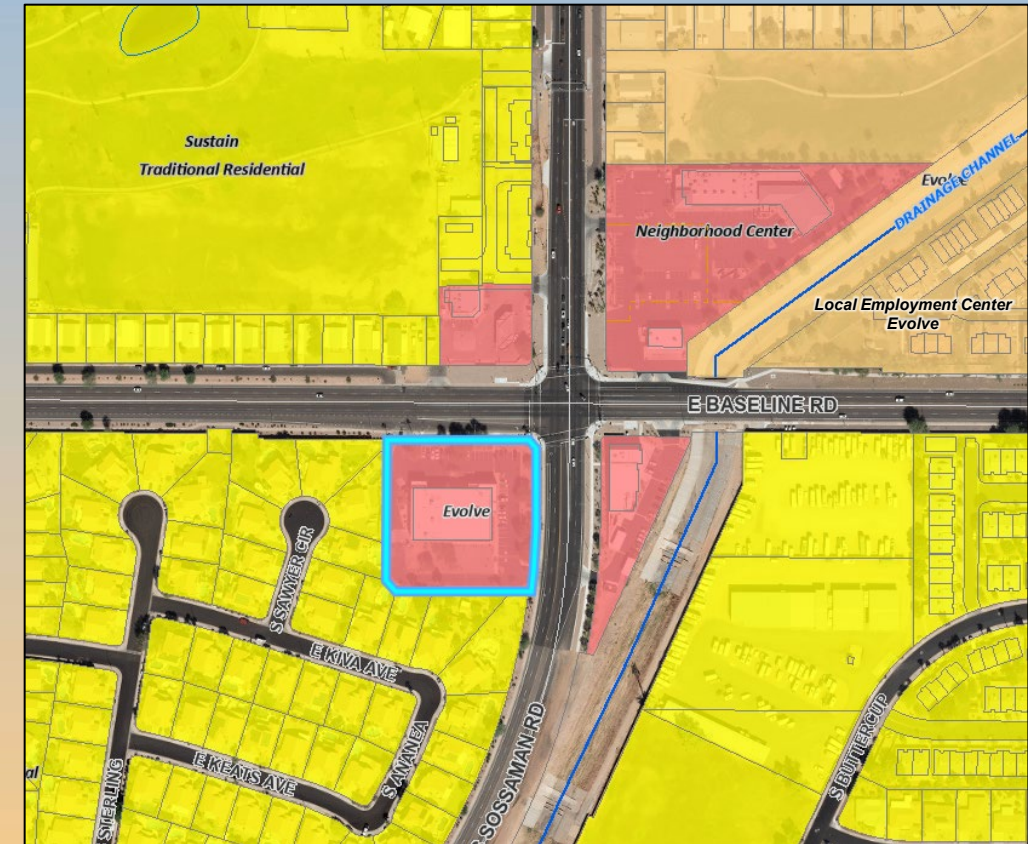




General Plan

Neighborhood Center - Evolve

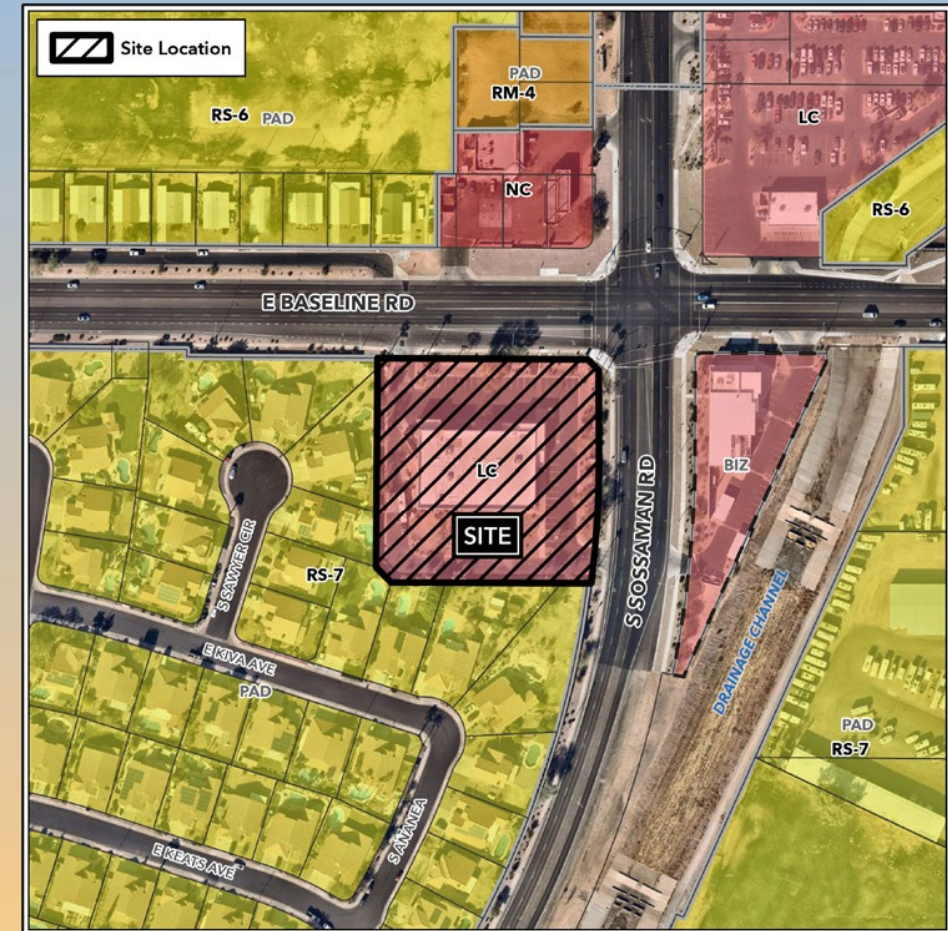
- Minor Automobile/Vehicle Service and Repair as Convenience Services, which is not identified as either principal or supporting land uses
- The subject property is zoned Limited Commercial (LC), which the General Plan recognizes as an expected zoning district for Neighborhood Center, and Minor Automobile/Vehicle Service and Repair is permitted by right in the LC.





Zoning

- Limited Commercial which allows for Minor Automobile/Vehicle Service and Repair





Site Photo

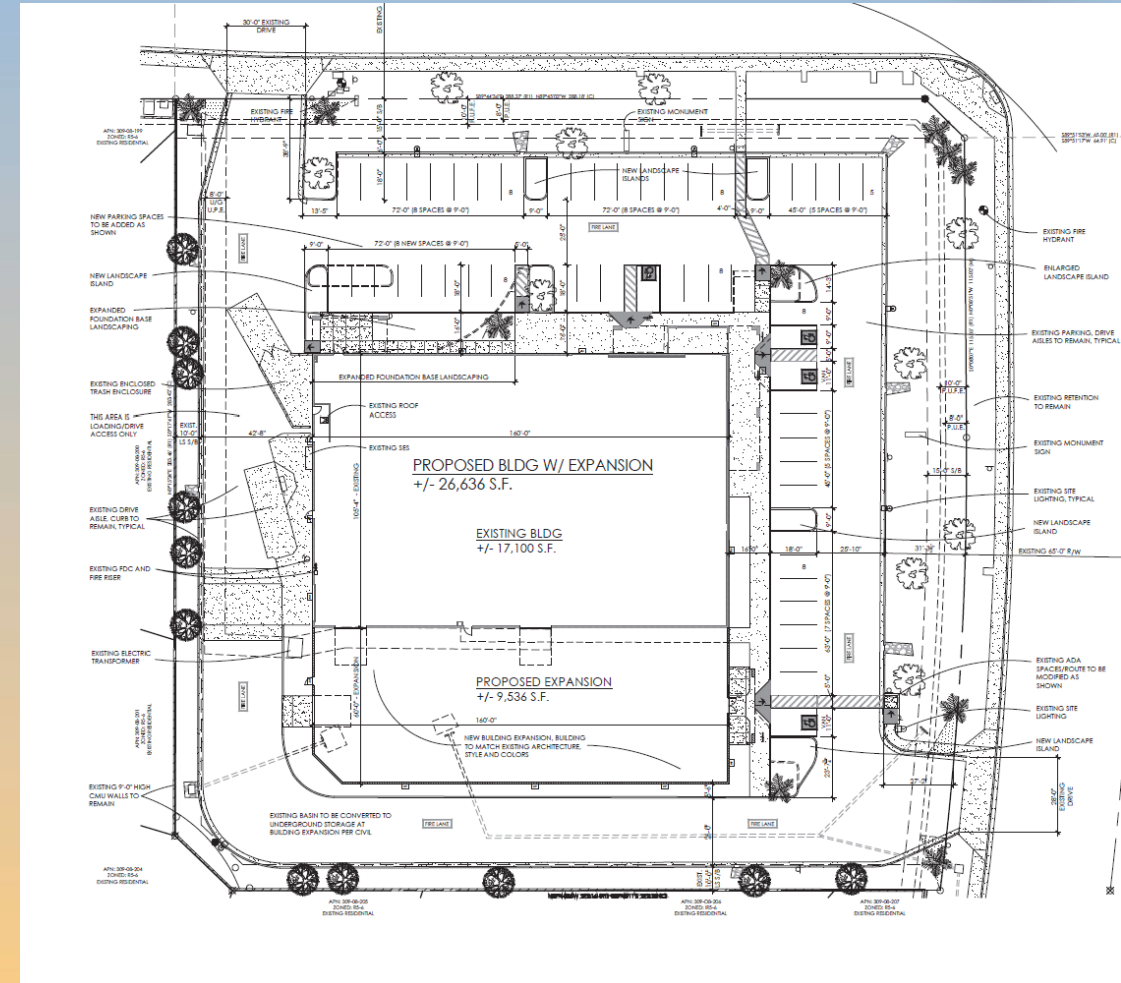


Looking south from Baseline Road



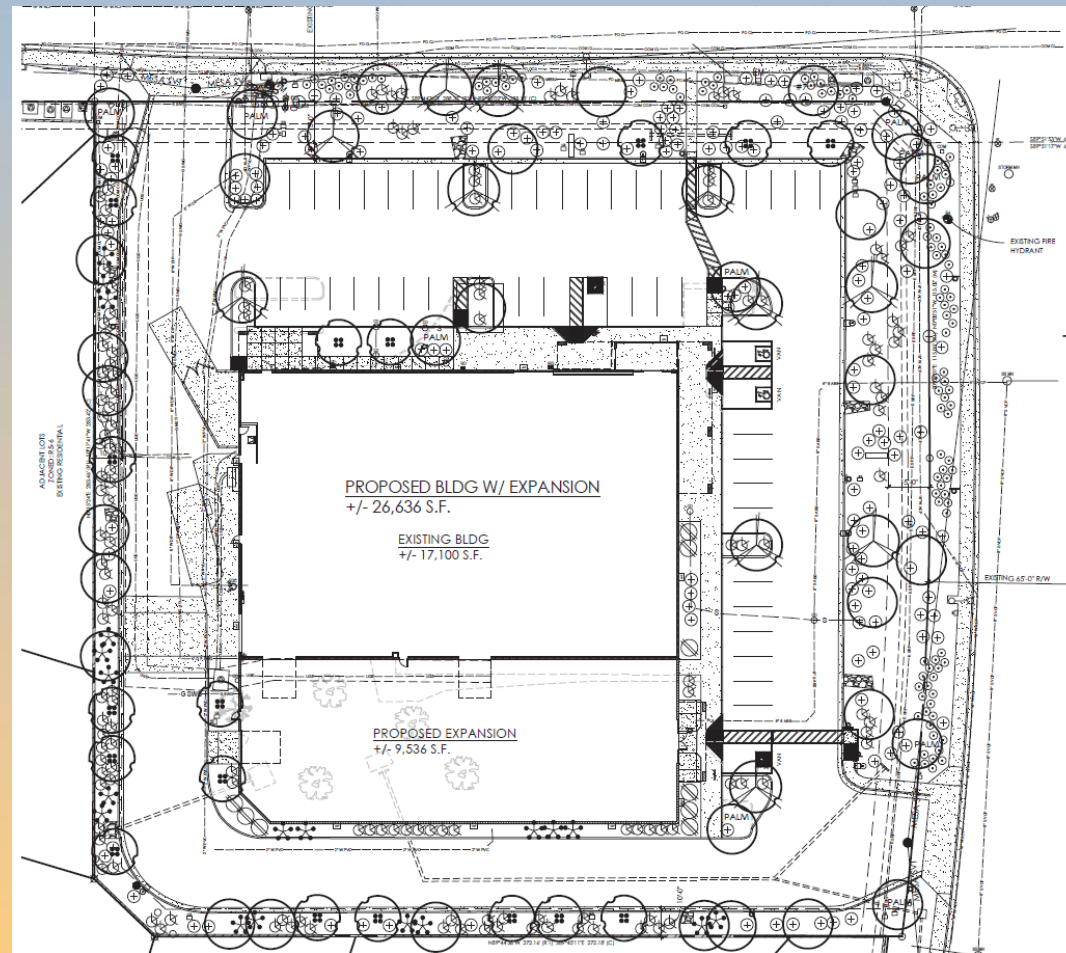
Site Plan

- 17,100 Square feet existing space
- 9,536 square foot addition proposed
- Existing ingress and egress points from Baseline and Sossaman Road
- 53 parking spaces on site, where 71 spaces are required





Landscape Plan



EXISTING LANDSCAPE LEGEND	
	EXISTING TREE PROTECT FROM CONSTRUCTION (223) SHADE: 300 x 23 TREES = 6,900 SQ.FT OF SHADE
	PALM EXISTING FAN PALM PROTECT FROM CONSTRUCTION (88) SHADE: 131 x 8 TREES = 1,179 SQ.FT OF SHADE
	EXISTING SHRUB PROTECT FROM CONSTRUCTION (166)
PROPOSED LANDSCAPE LEGEND	
	PISTACHE X 'RED-PUSH' RED PUSH PISTACHE 36" BOX (11) SHADE: 306 x 11 TREES = 3,366 SQ.FT OF SHADE
	QUERCUS VIRGINIANA LIVE OAK 36" BOX (18) SHADE: 276 x 11 TREES = 3,036 SQ.FT OF SHADE
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (9)
	LEUCOPHYLLUM FRUTESCENS GREEN CLOUD SAGE 5 GALLON (145)
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON (19)
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 5 GALLON (115)
	1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
SHADE PROVIDED: 14,481 SQ.FT. OF SHADE (16% OF TOTAL SITE)	



Site Rendering





SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Landscape yard adjacent to RS– Section 11-33-3(B)1</i> <i>South and West Property Lines</i>	20 Feet	10 Feet
<i>Setback of Cross Drive Aisles – Section 11-32-4(A):</i> 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. East Property Line	50 feet	20 feet minimum
Parking – Section 11-32-3(A):	71 spaces	53 spaces



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 Mesa 2050 General Plan
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO

Staff recommends Approval with Conditions



BOA25-00186

Fire and Medical Station 205



Request

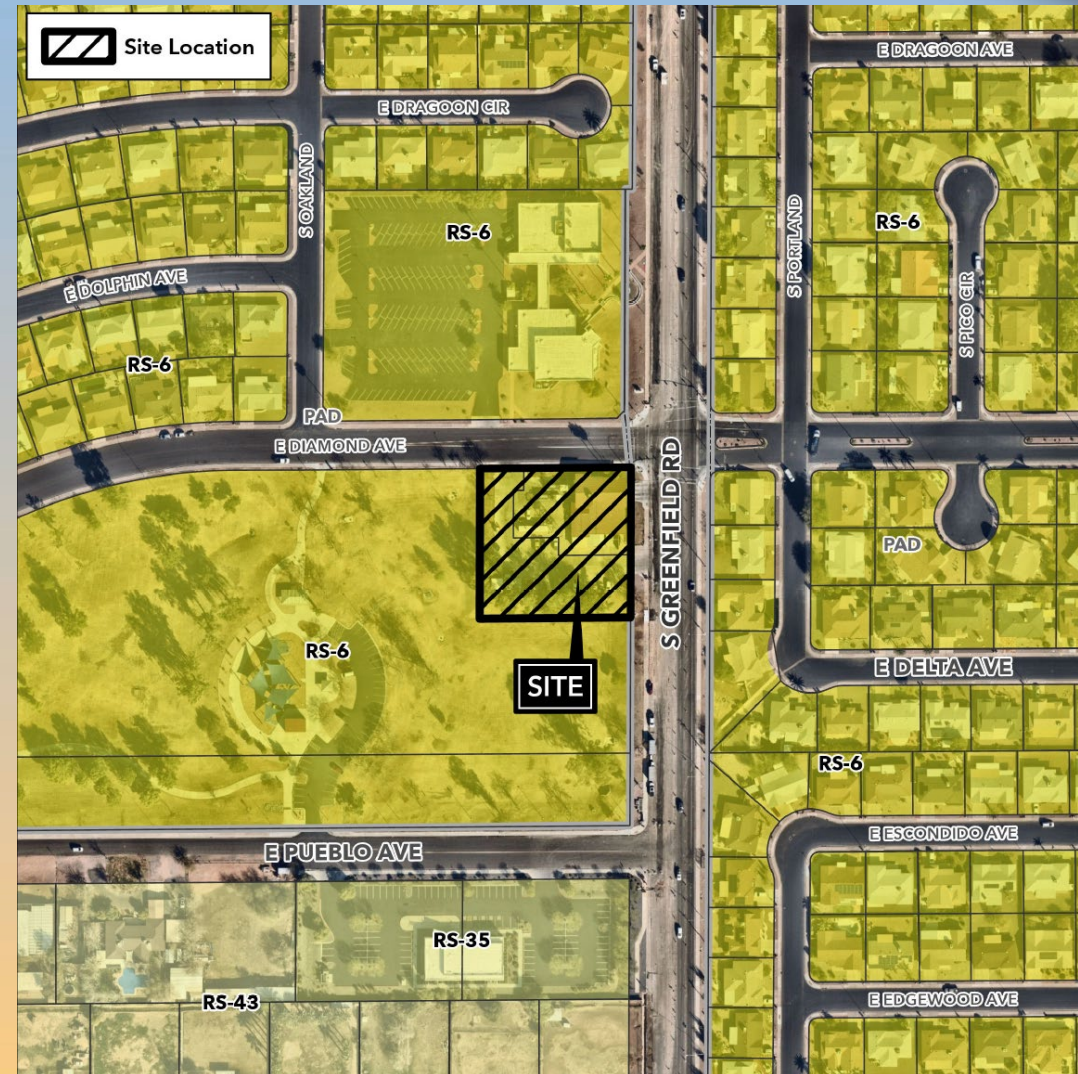
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards for a Public Safety Facility





Location

- West side of Greenfield Road
- South of Broadway Road
- South side of Diamond Ave





Site Photo



Looking South from Diamond Ave



Site Photo



Looking west from Greenfield Road



General Plan

Traditional Residential / Parks Open Space

- Single Family Residential and Supporting Services
- Public and Semi-Public uses are supporting land uses in these districts

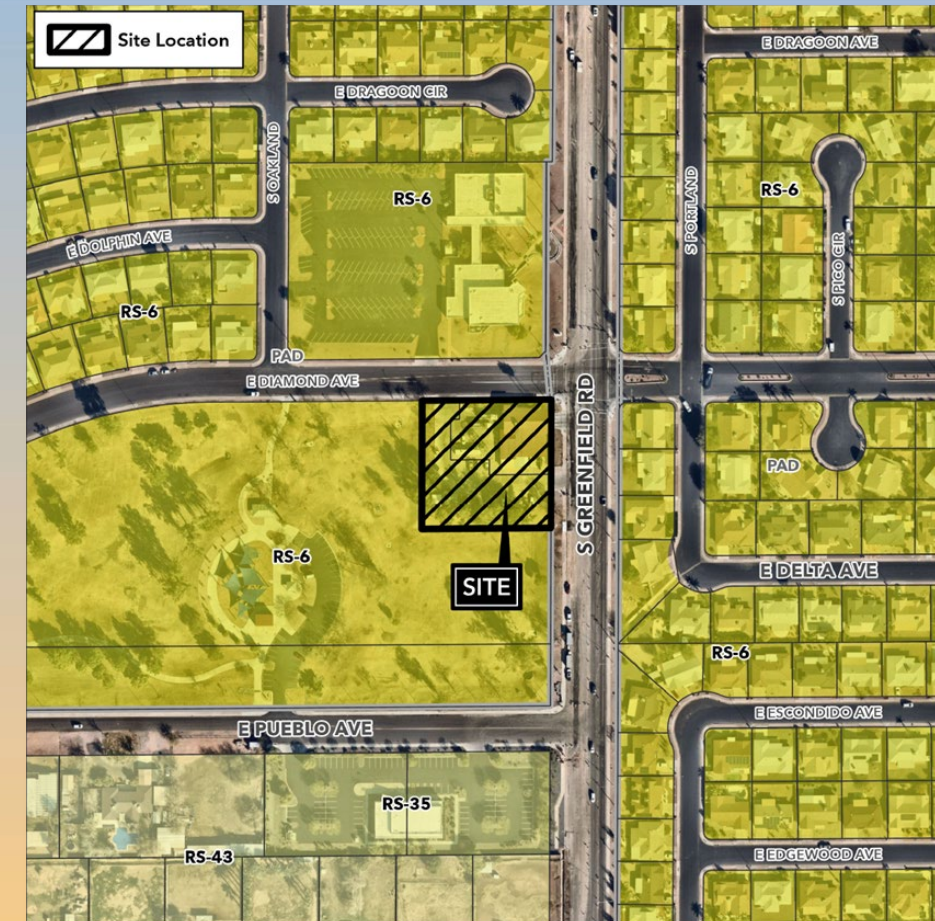




Zoning

Single Residence 6 (RS-6)

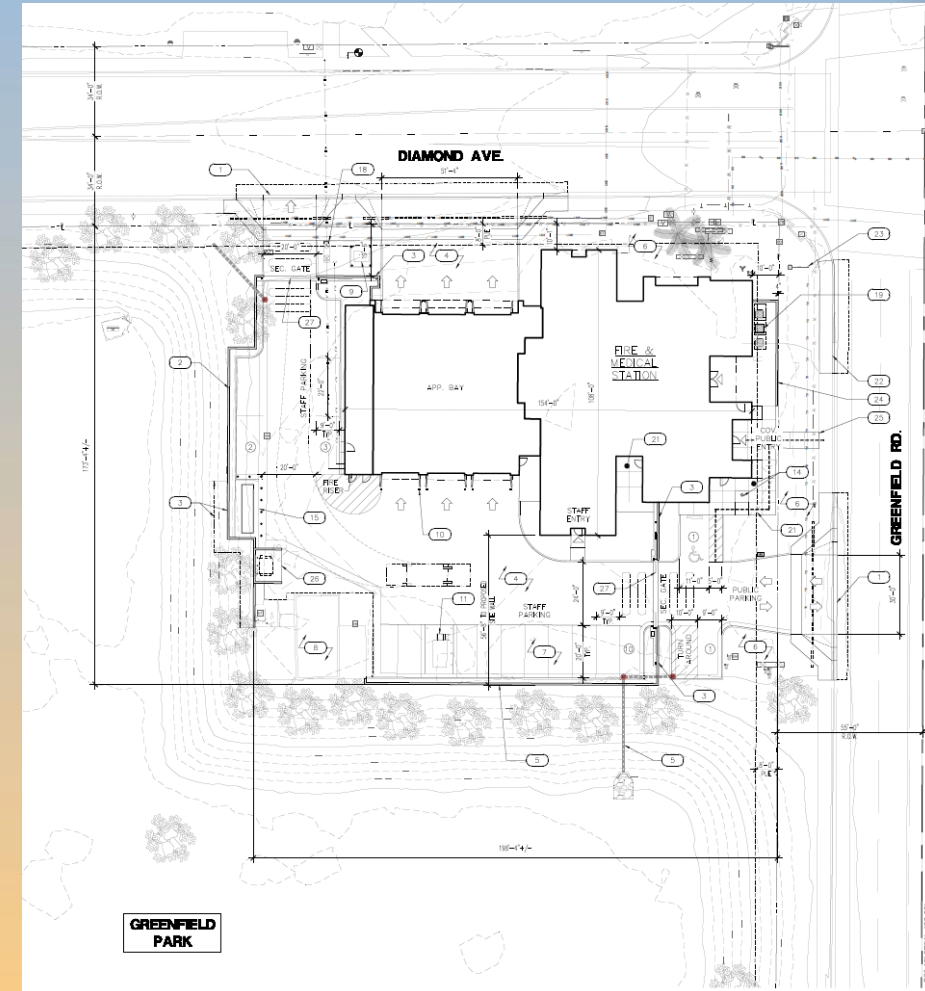
- Public Safety Facilities are allowed by right





Site Plan

- Replacing an existing Fire Station
- Vehicular access to the site is provided from Greenfield Road
- 17 parking spaces provided





<u>SYMBOL</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>QTY</u>
TREES					
	CAESALPINIA CACALACO 'SMOOTHIE'™	SMOOTHIE CASCALOTE	24"BOX	1.5" CAL.	2
	CHILOPSIS LINEARIS	DESERT WILLOW	24"BOX	1.5" CAL.	2
	QUERCUS FUSIFORMIS 'JOAN LIONETTI'	JOAN LIONETTI LIVE OAK	24"BOX	1.5" CAL.	9
SHRUBS					
	AMBROSIA DELTOIDEA	TRIANGLELEAF BURSAGE	5 GAL		5
	DALEA PULCHRA	BUSH DALEA	5 GAL		7
	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL		19
	EREMOPHILA HYGROPHANA	EMU BUSH	5 GAL		8
	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL		8
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL		8
	SPHAERALCEA AMBIGUA	GLOBEMALLOW	5 GAL		5
ACCENTS					
	FEROCACTUS CYLINDRACEUS	COMPASS BARREL	5 GAL		14
	FOUQUIERIA SPLENDENS	OCOTILLO	8-10 CANES		2
	HESPERALOE PARVIFLORA 'BRAKELIGHTS'™	BRAKELIGHTS RED HESPERALOE	5 GAL		10
	OPUNTIA 'SANTA RITA'	SANTA RITA PRICKLY PEAR	5 GAL		3
GROUNDCOVERS					
	GLANDULARIA GOODDINGII	GOODDING'S VERBENA	1 GAL		33
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL		27





Rendering





Rendering





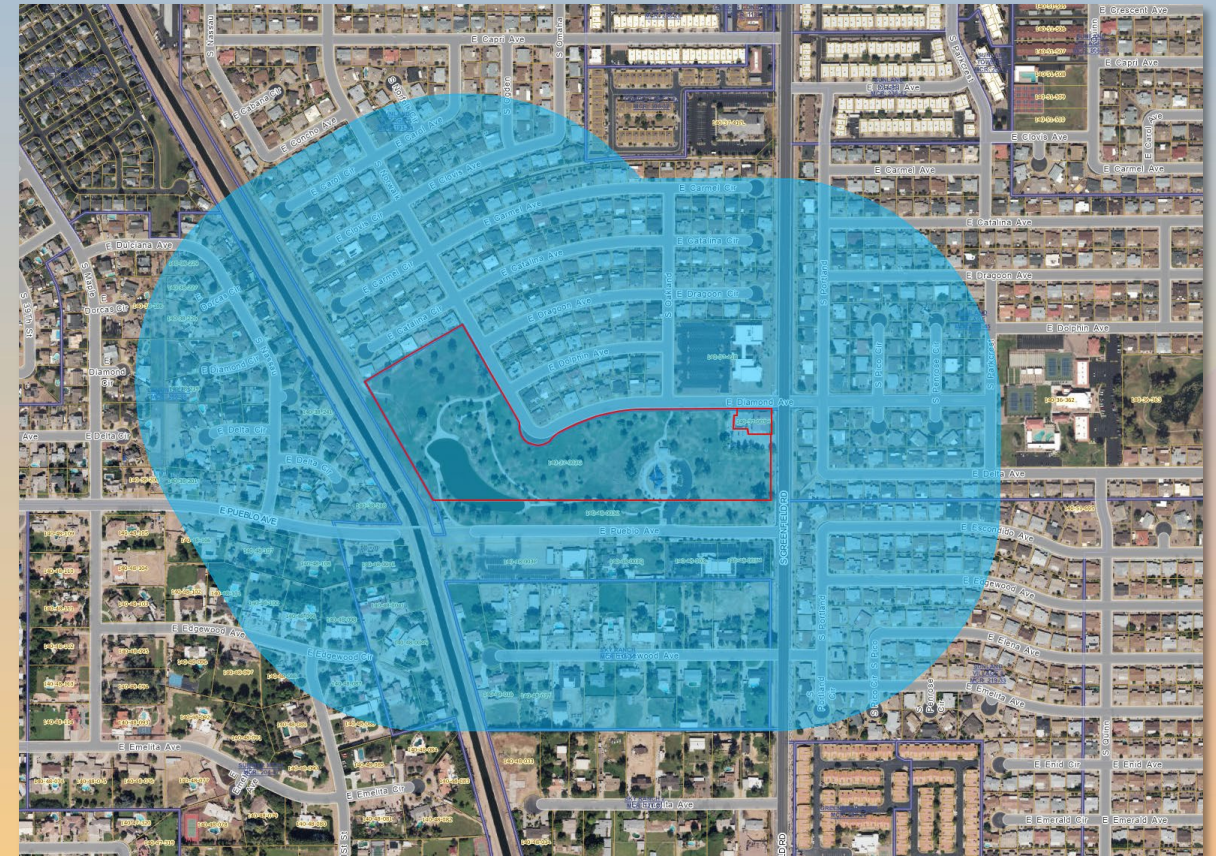
SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Setbacks for Single Residence 6 – Table 11-5-3</i> <i>North and East Property Lines</i>	20 Feet	10 Feet
<i>Setback of Cross Drive Aisles – Section 11-32-4(A):</i> 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. East Property Line	50 feet	20 feet minimum



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods





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 Mesa 2050 General Plan
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO

Staff recommends Approval with Conditions



BOA25-00217



Request

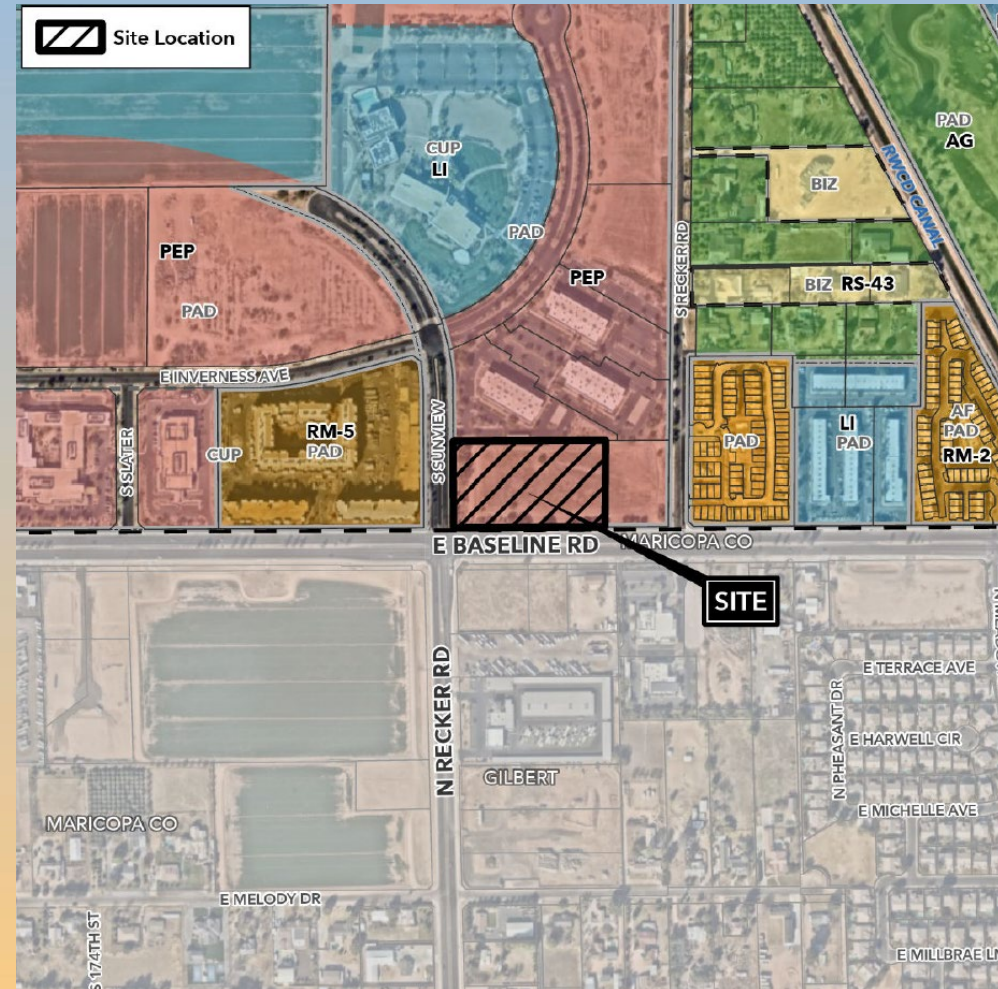
- Special Use Permit for a modification to a Comprehensive Sign Plan





Location

- Located east of Sunview
- North of Baseline Road

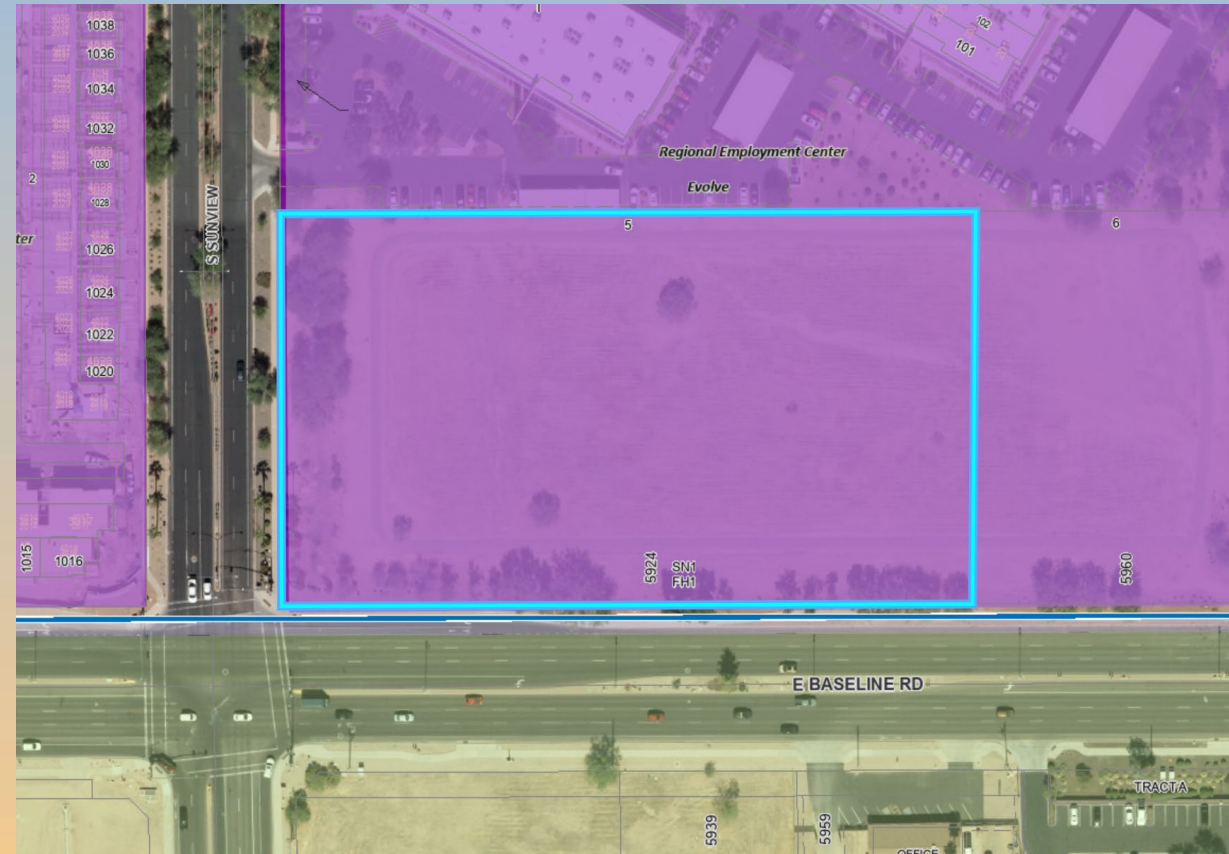




General Plan

Regional Employment Center “Evolve” Growth Strategy

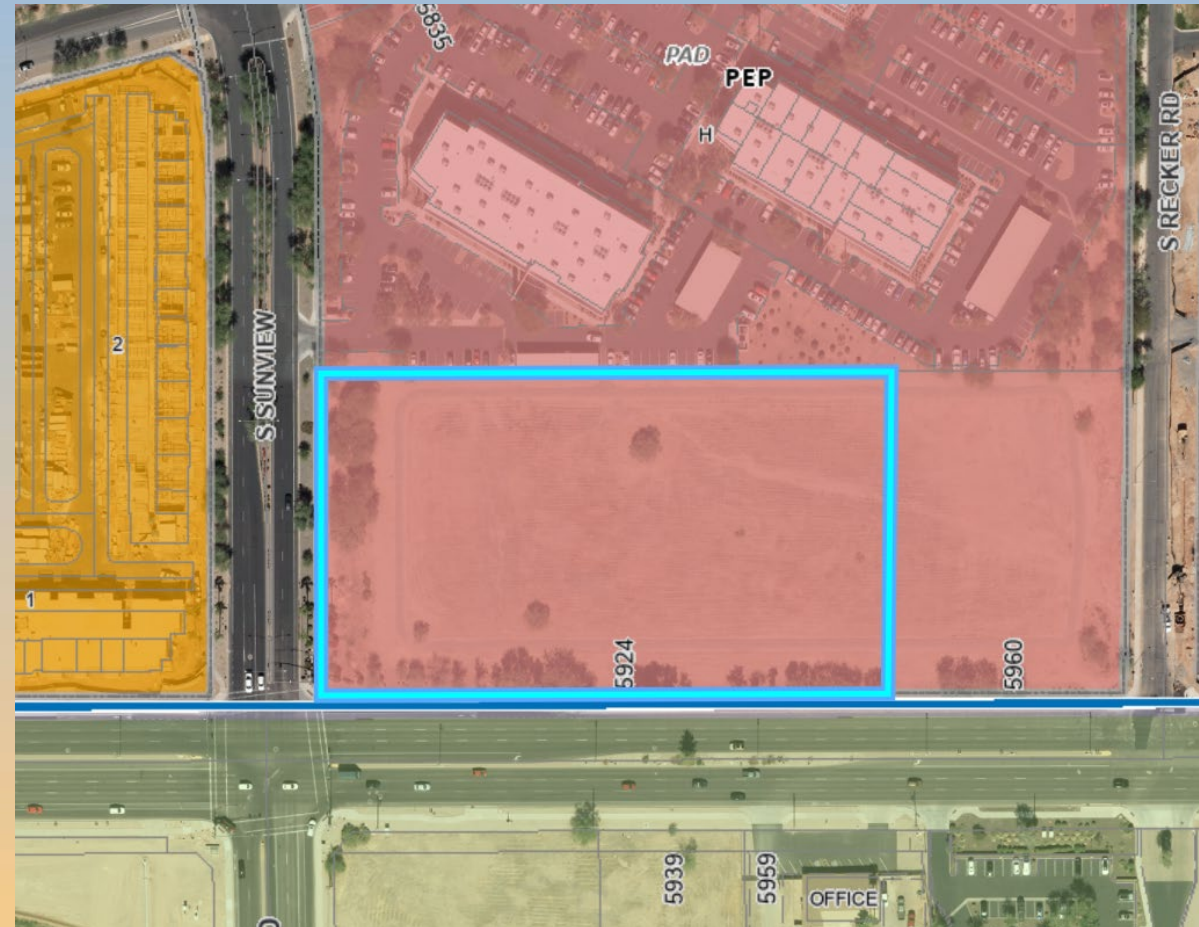
- High quality design with sufficient amenities to support employees





Zoning

Planned Employment
Park with a
Planned Area
Development overlay
(PEP-PAD)





Site Photos



Looking northeast towards the site



Site Photos



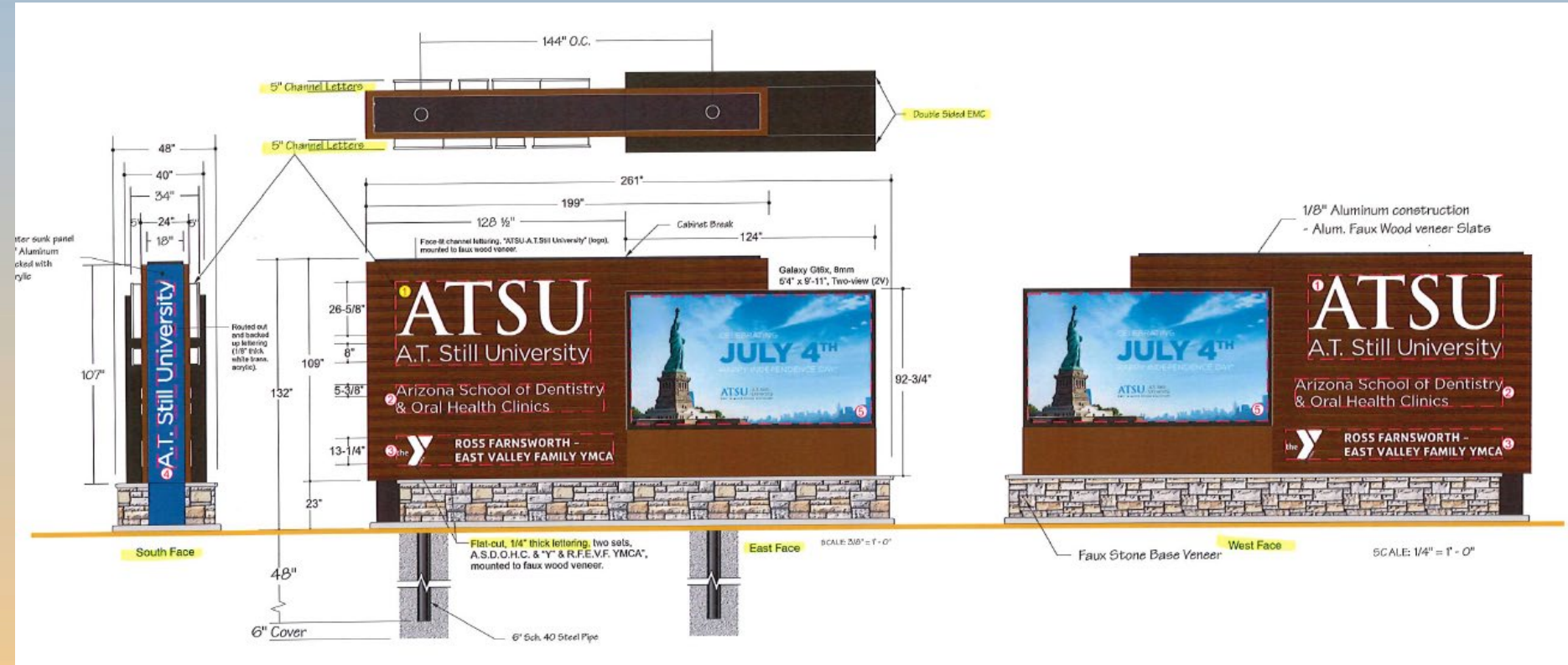
Looking northwest towards the site



Sign Plan

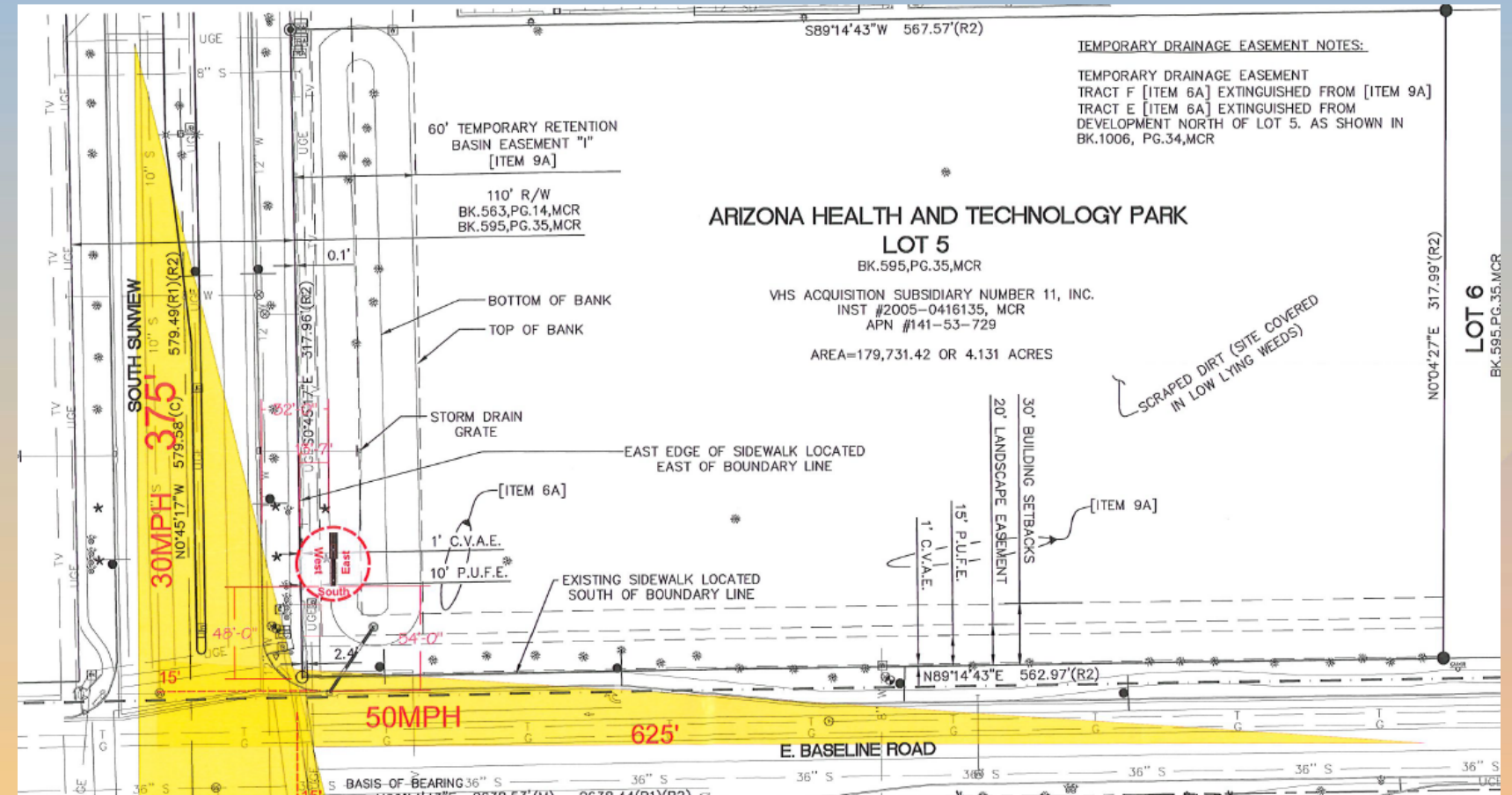
Proposed Signage

- One (1) new detached monument sign to replace existing





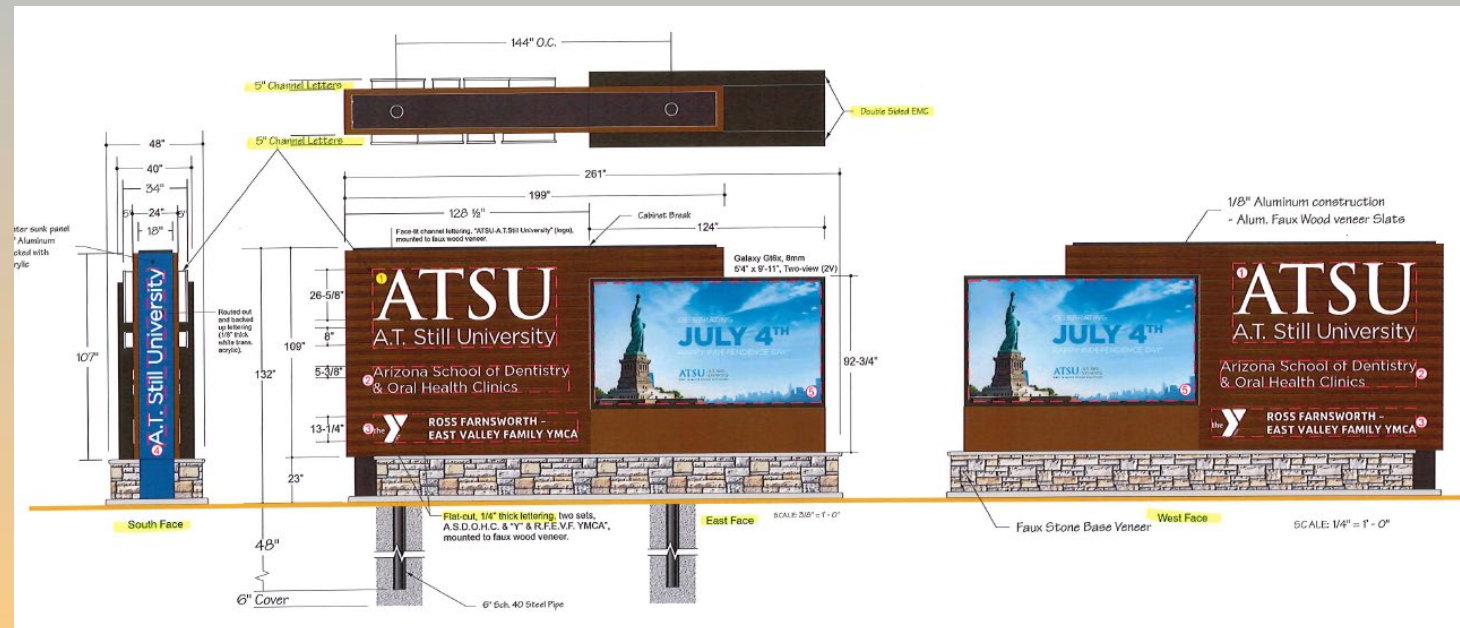
- One (1) new detached monument sign to replace existing





Deviation Request– Aggregate Sign Area

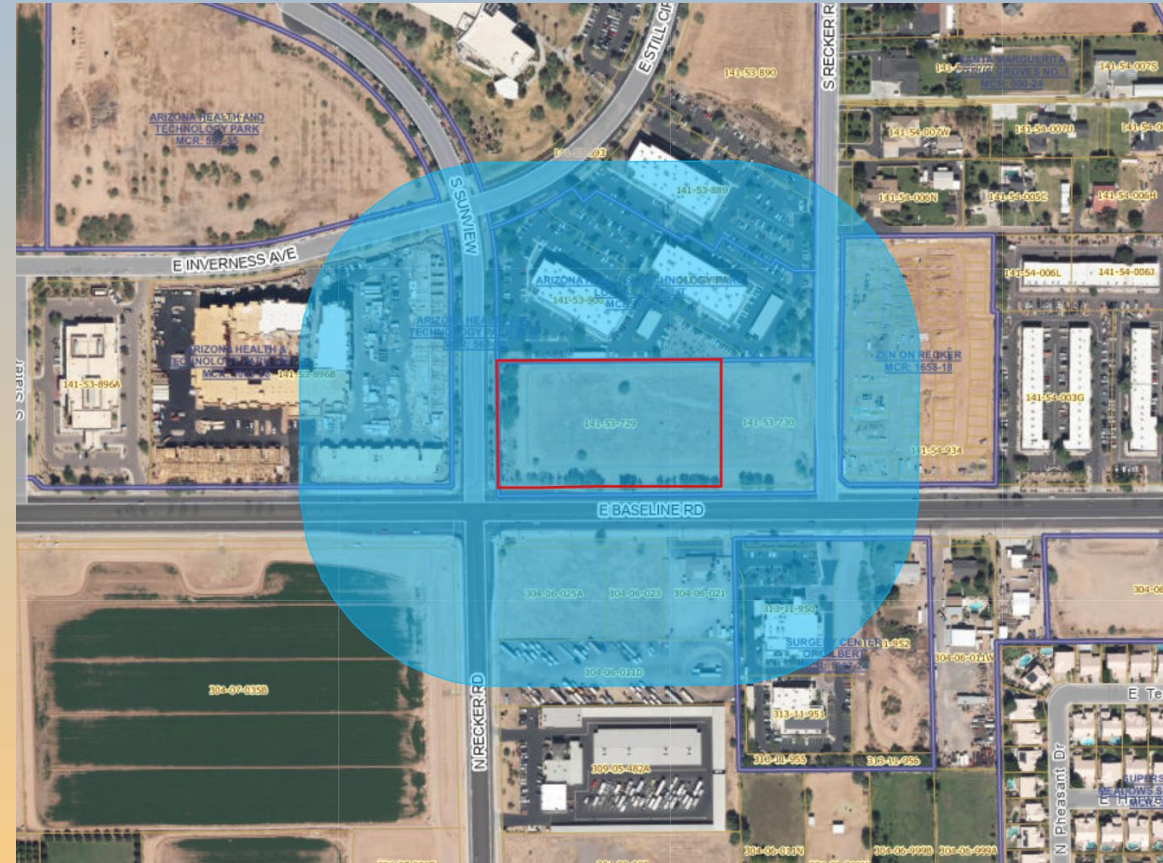
MZO Requirement	Proposed Sign Area	Staff Recommendation
80 square feet	±104 square feet	As proposed





Citizen Participation

- Property owners and businesses located within 500 feet of the subject site were notified
- No feedback received





Approval Criteria

Section 11-46-3.D CSP Criteria

- ✓ The site contains unique or unusual physical conditions that would limit or restrict normal sign visibility.
- ✓ The development exhibits unique characteristics of land use, that represent a clear variation from conventional development.
- ✓ The proposed signage incorporates special design features that reinforce or are integrated with the building architecture.



Approval Criteria

Section 11-70-5.E Special Use Permit 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 2050 Mesa General Plan
- ✓ Meets required findings for Sections 11-70-5.E and 11-46-3.D of the MZO

Staff recommends Approval with Conditions



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

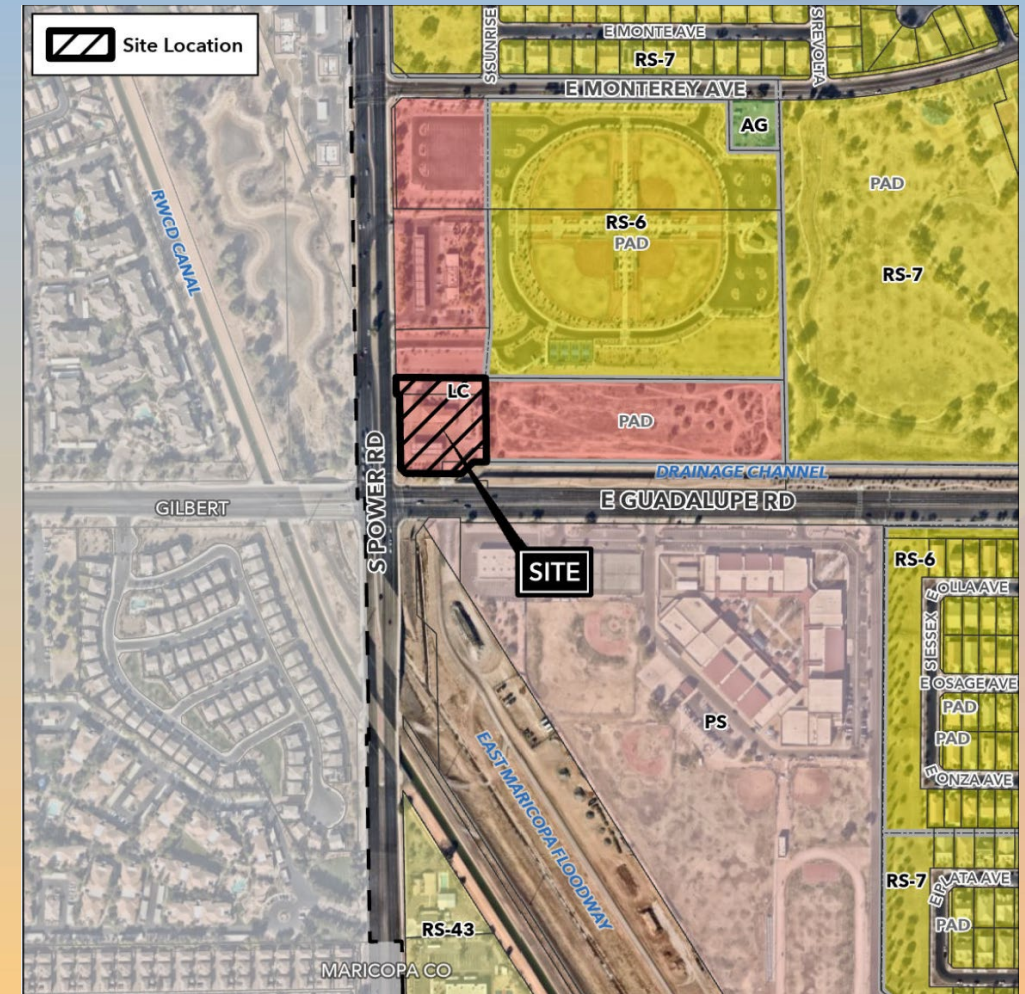
- Reinstate BOA22-01323 approval, which expired June 7, 2024
- Companion ZON22-01332 approval expires August 21, 2025
- Allow the Proposed Project to proceed with building permit and construction





Location

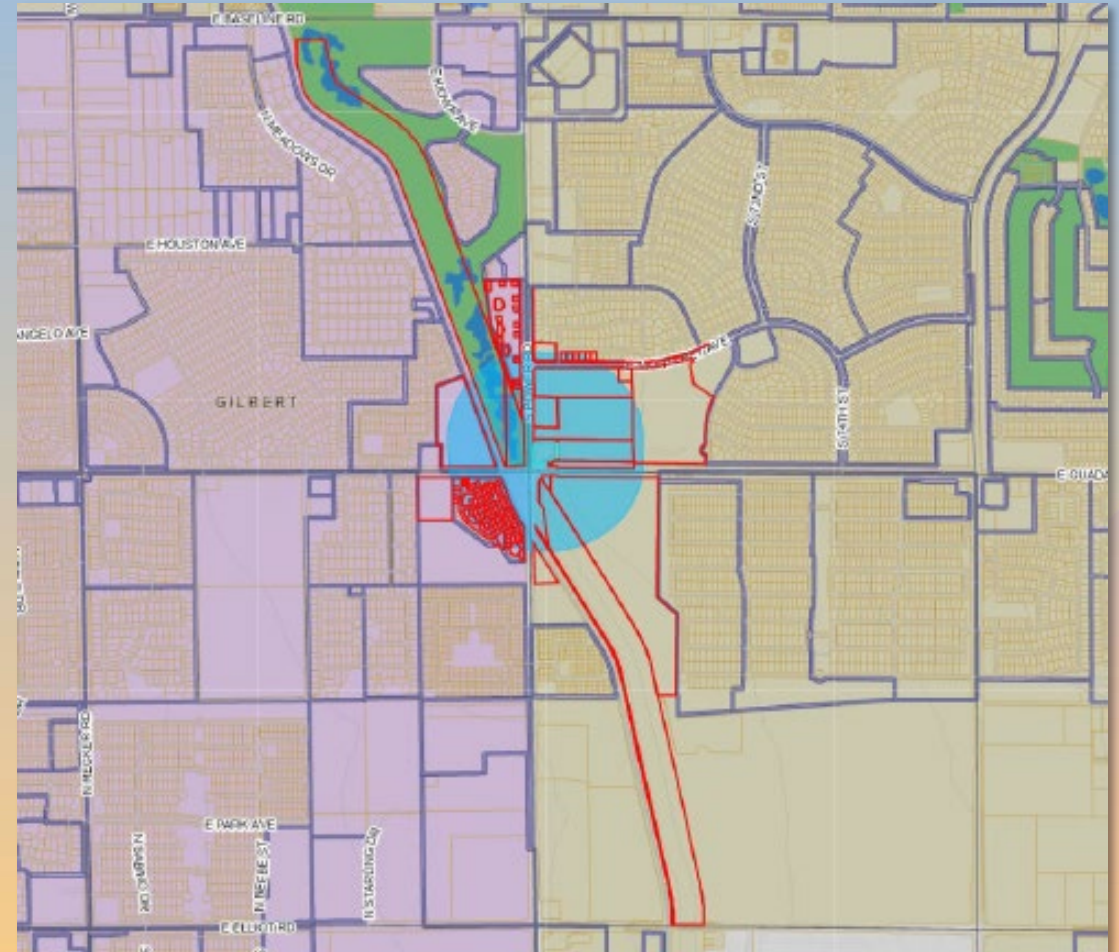
- 6810 East Guadalupe Drive
- Northeast corner of Power and Guadalupe Roads





Citizen Participation

- 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

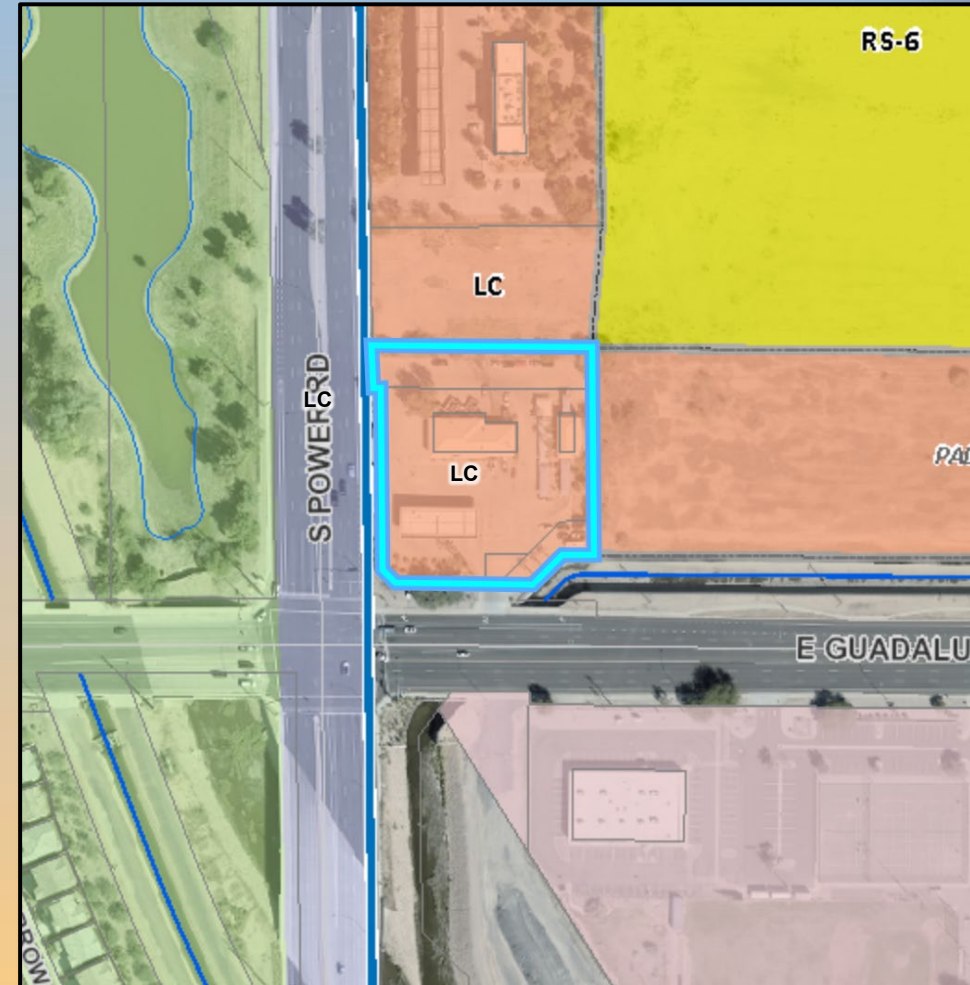
- Safe places for people to live and enjoy the surrounding community.
- Often have associated nonresidential uses
- Nonresidential uses designed to bring people together and not disrupt neighborhoods where people live.





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



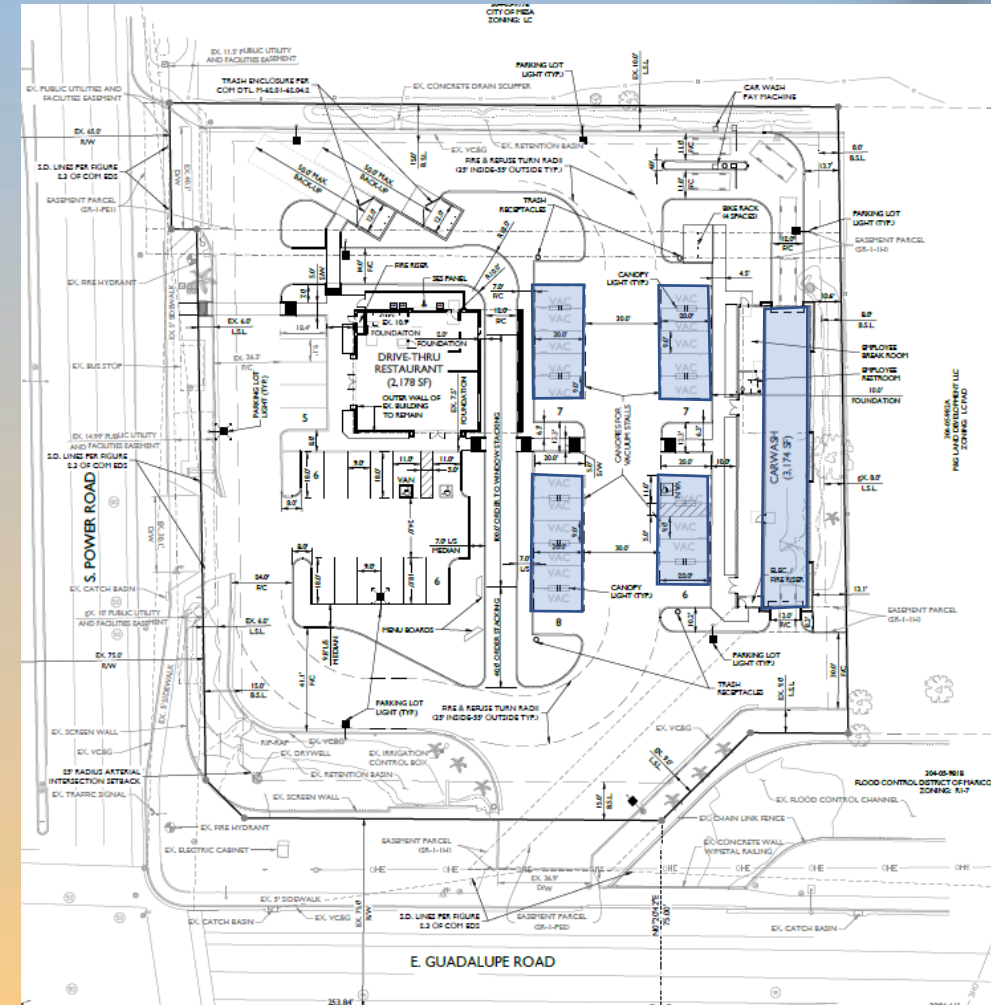
Looking east from Power Road

[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	24" Box	22
⊗	<i>Chilopsis linearis</i>	Desert Willow	24" Box	1
⊗	<i>Cercocarpus arborescens</i>	Thornless Cercocarpus	24" Box	4
⊗	<i>Pinus edulis</i>	Algham Pine	24" Box	11
⊗	<i>Prosopis juliflora</i>	Thornless Mesquite	24" Box	1
⊗	<i>Phoenix dactylifera</i>	Date Palm	12" Tall	2
⊗	<i>Sida acuta</i>	Sida acuta	12" Tall	15
⊗	<i>Sida acuta</i>	Sida acuta	12" Tall	2

SHRUBS/ACCENTS

⊗	<i>Agave desertiana</i>	Smooth Agave	5 Gal	66
⊗	<i>Azadirachta indica</i>	Desert Mimosa	5 Gal	11
⊗	<i>Desfontainia speciosa</i>	Desert Zinnia	5 Gal	21
⊗	<i>Hesperaloe parviflora</i>	Grass-like Yucca	5 Gal	64
⊗	<i>Leucosiphon longimanus</i>	Red Grove Sage	5 Gal	12
⊗	<i>Muhlenbergia rigida</i>	Deer Grass	5 Gal	22
⊗	<i>Quercus laevis</i>	Purple Prickly Pear	5 Gal	42
⊗	<i>Sida acuta</i>	Sida acuta	5 Gal	91

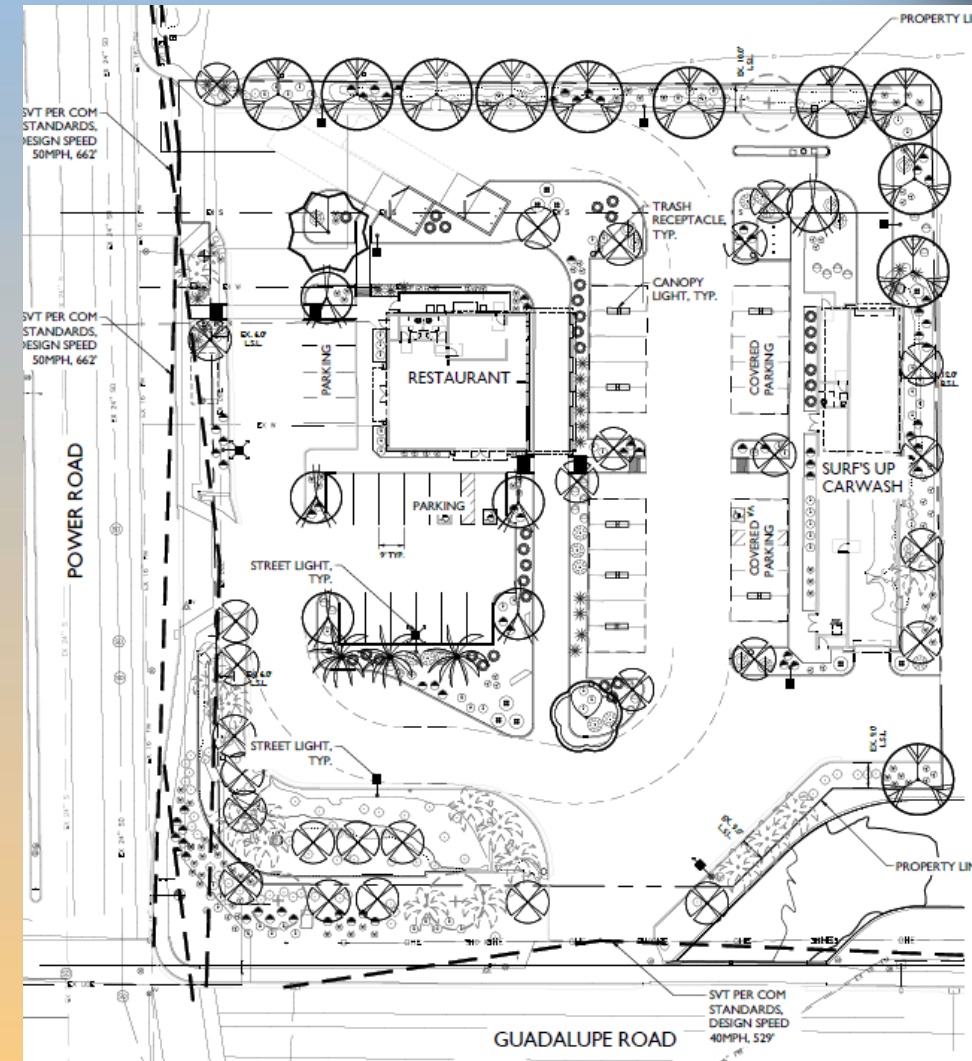
GROUNDCOVERS

⊗	<i>Broomrape</i>	Outback Sunbleb	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

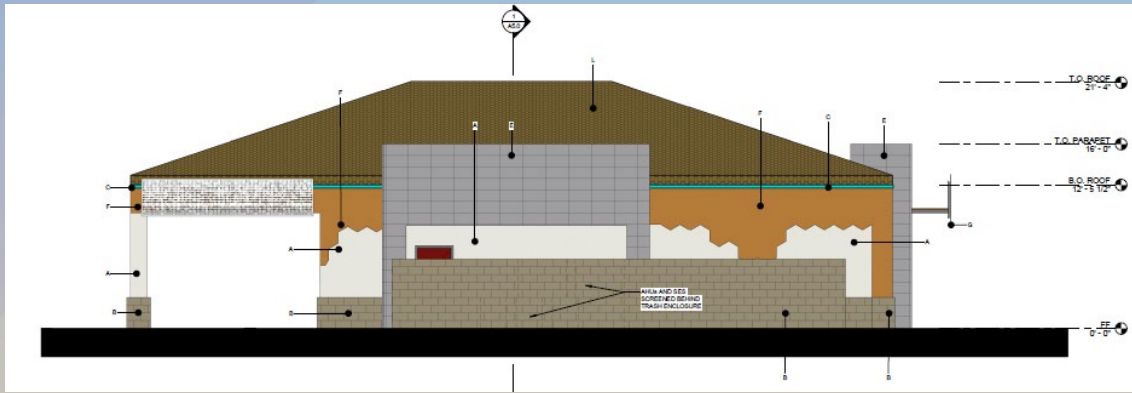
⊗	1" Screened Apache Brown	10,442 S.F.
⊗	2" Min. Depth	

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.

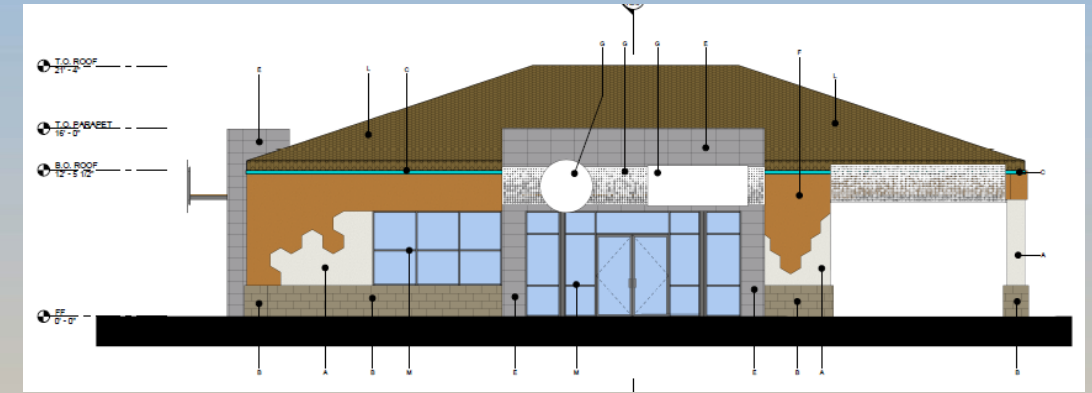




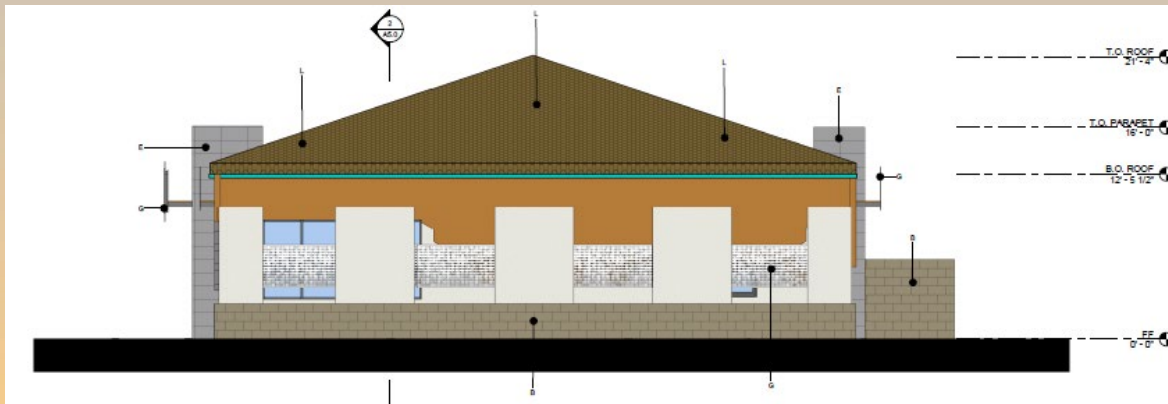
Elevations -- Restaurant



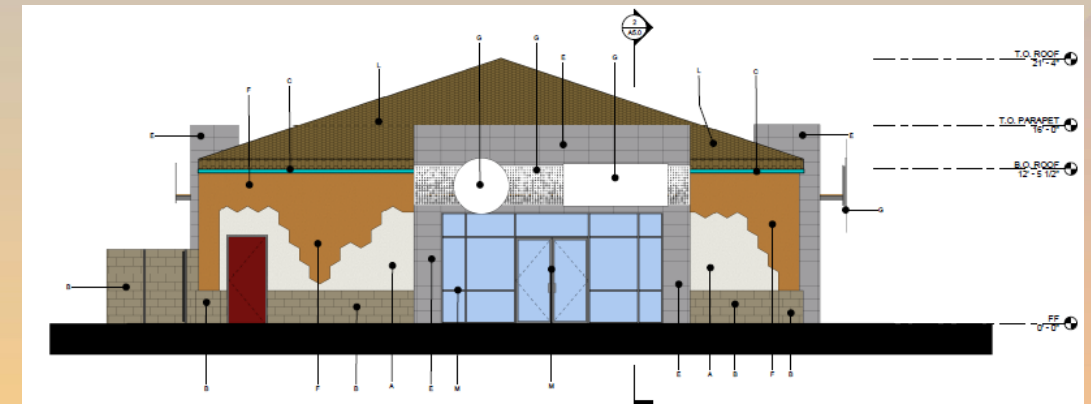
North Elevation



South Elevation



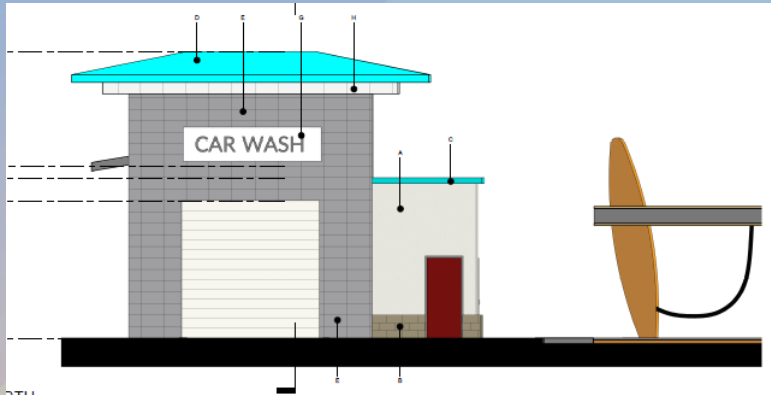
East Elevation



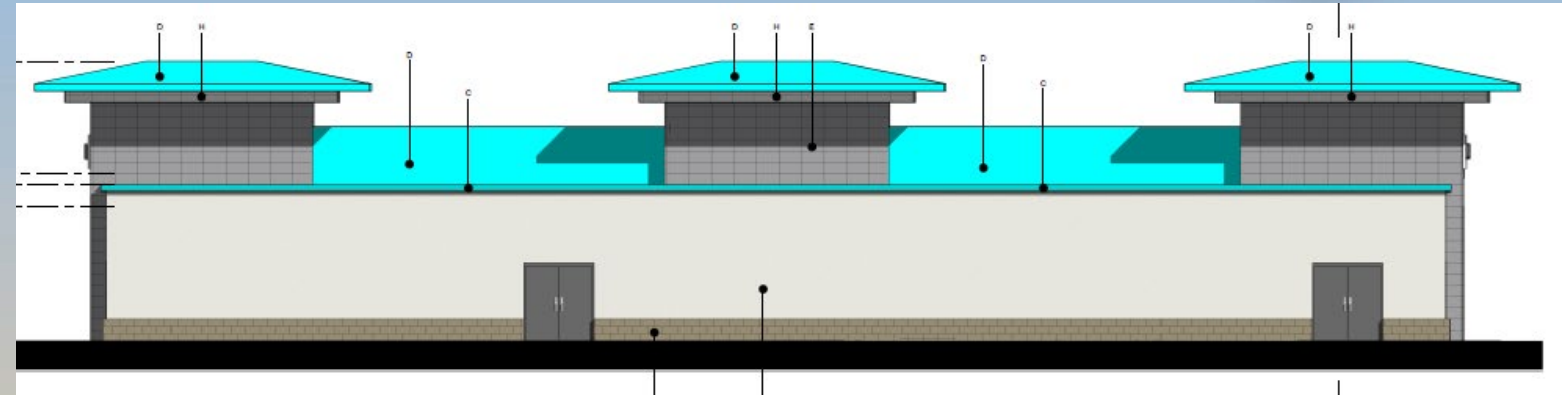
West Elevation



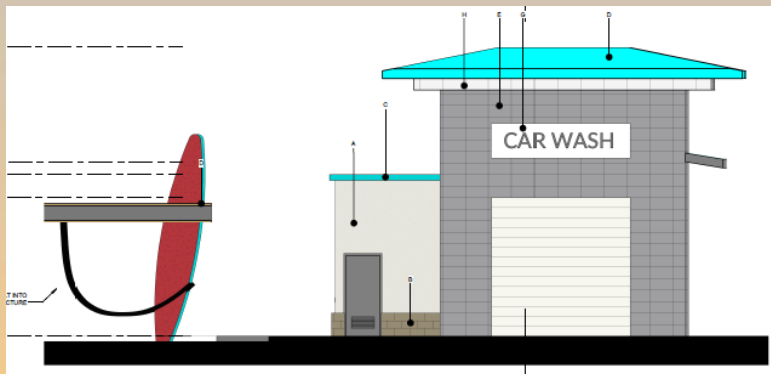
Elevations – Car Wash



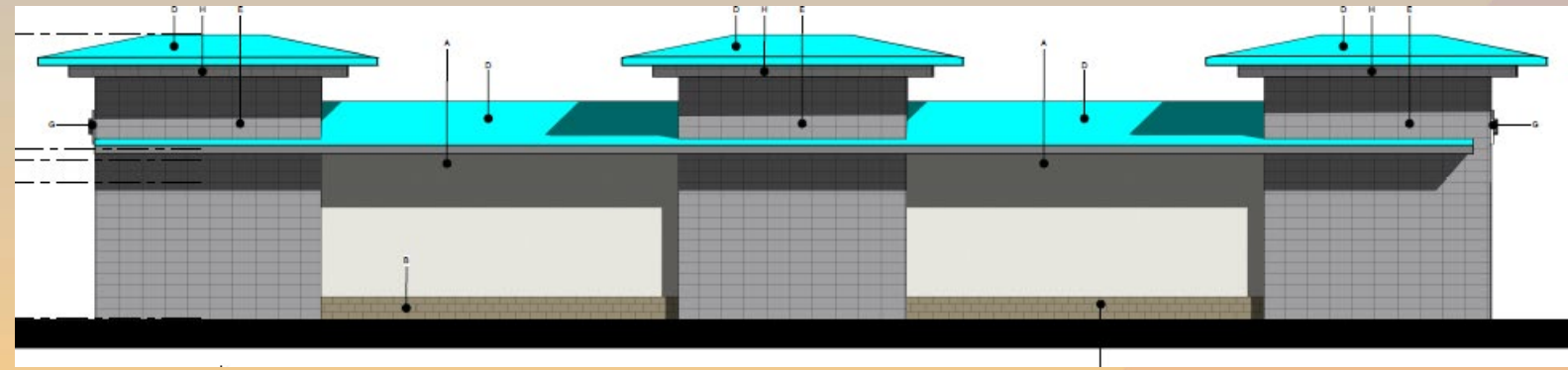
North Elevation



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>	<p>15 feet, per story</p> <p>15 feet, per story</p>	<p>10 feet (one story)</p> <p>Eight feet, (one story)</p>
<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>	<p>15 feet</p> <p>15 feet</p> <p>15 feet</p>	<p>Six feet, minimum</p> <p>10 feet, minimum</p> <p>Eight feet, minimum</p>



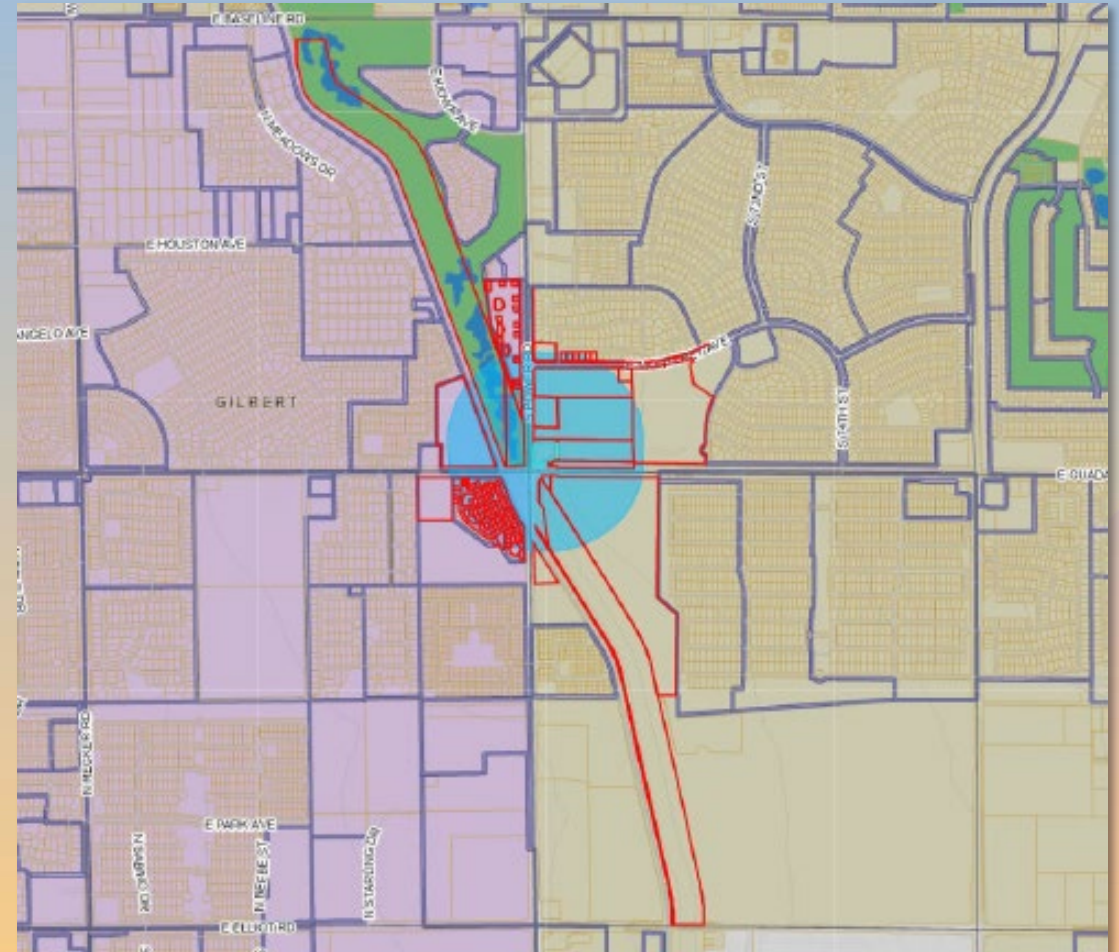
SCIP Development Standards

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



Citizen Participation

- 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



BOA25-00302

Dink & Dine



Request

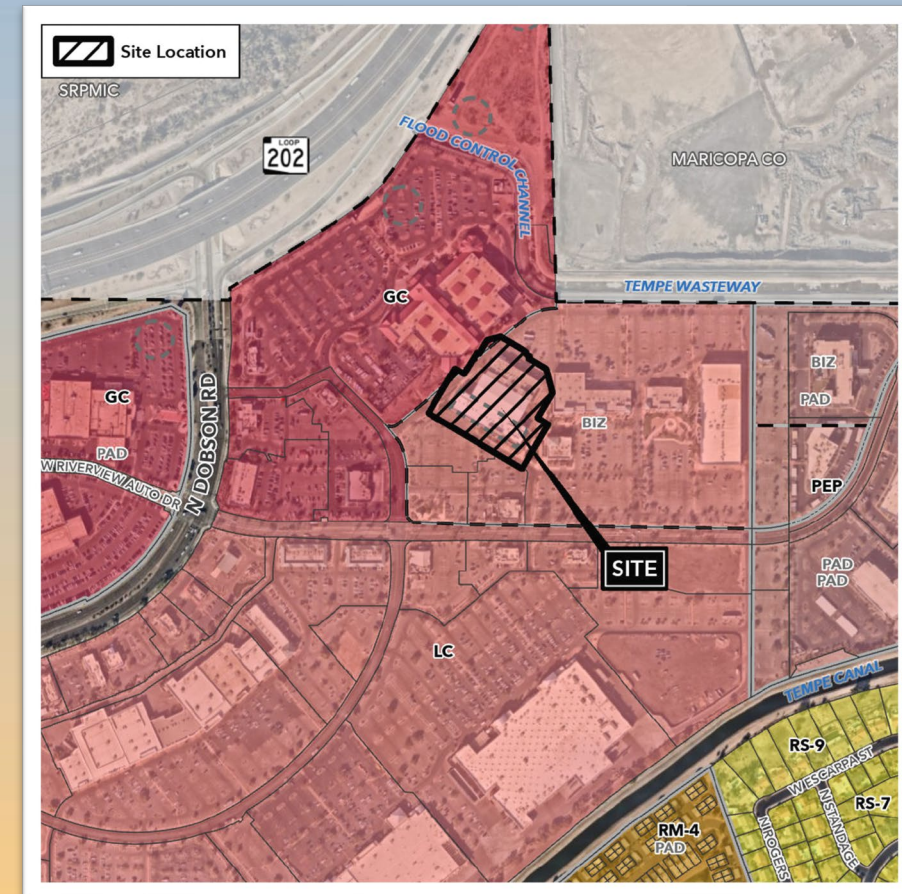
- Special Use Permit (SUP) for a modification to a Comprehensive Sign Plan (CSP)





Location

- 1017 and 1065 N. Dobson Rd.
- East of N. Dobson Rd.
- North of Bass Pro Dr. (Private)

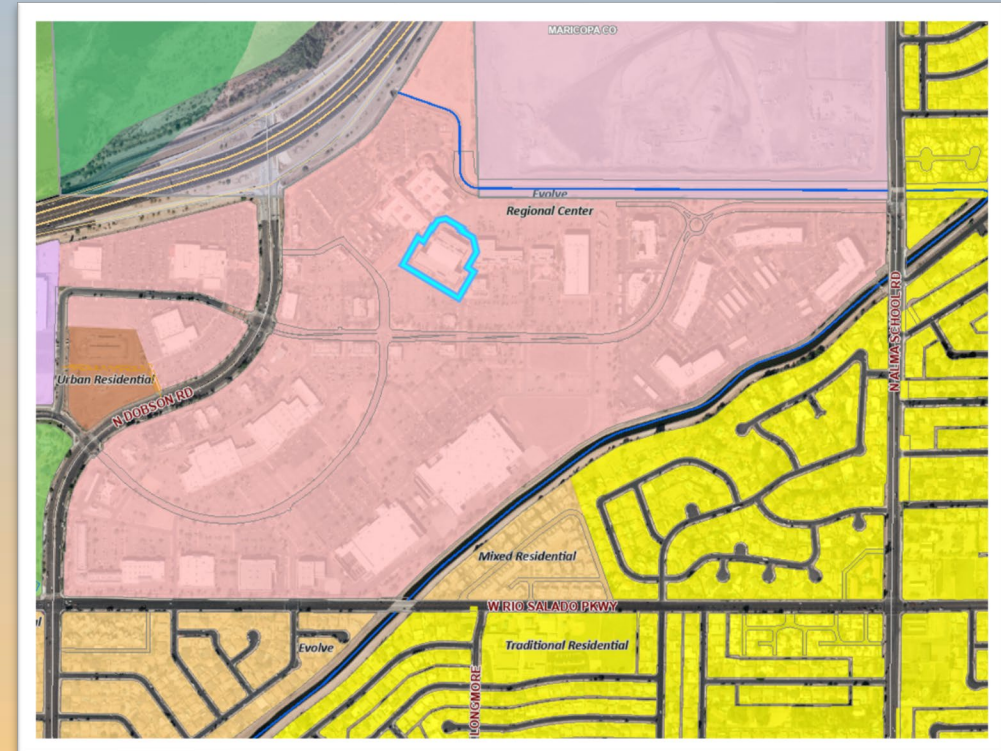




Mesa 2050 General Plan

Regional Center Placetype; Evolve Growth Strategy

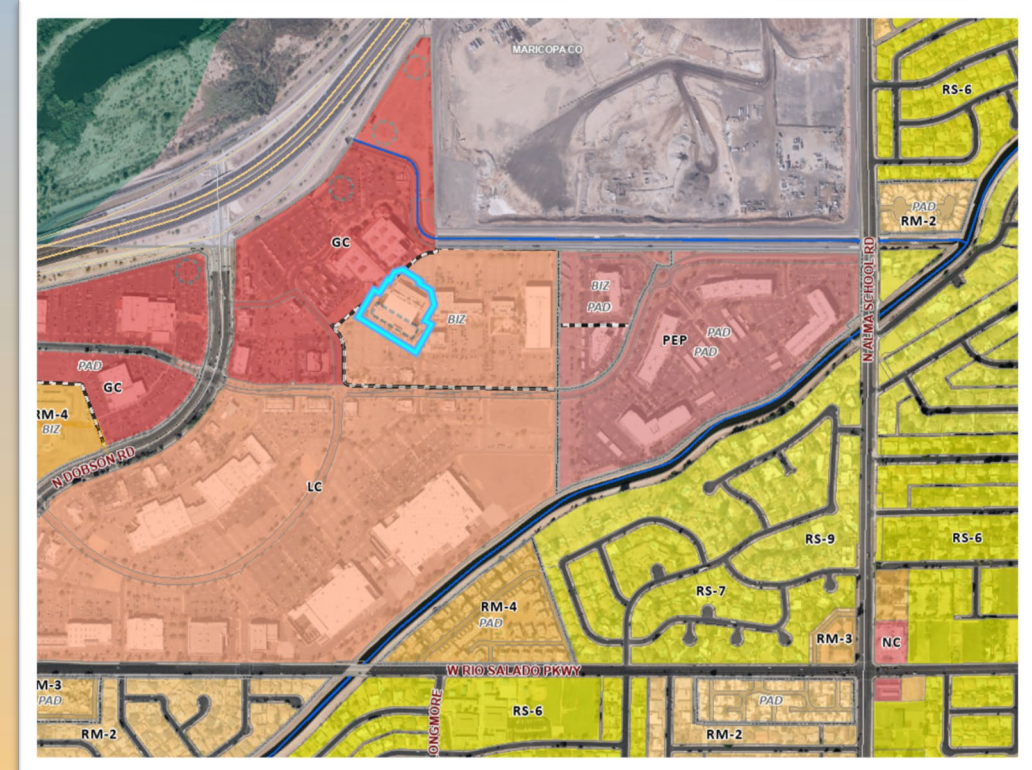
- Strong and viable centers of commercial activity
- Principal land uses include: eating and drinking establishments, entertainment and recreation





Zoning

- Limited Commercial with a Bonus Intensity Zone Overlay (LC-BIZ)





Site Photo



Looking west from within the Mesa Riverview Paseo



Site Photo



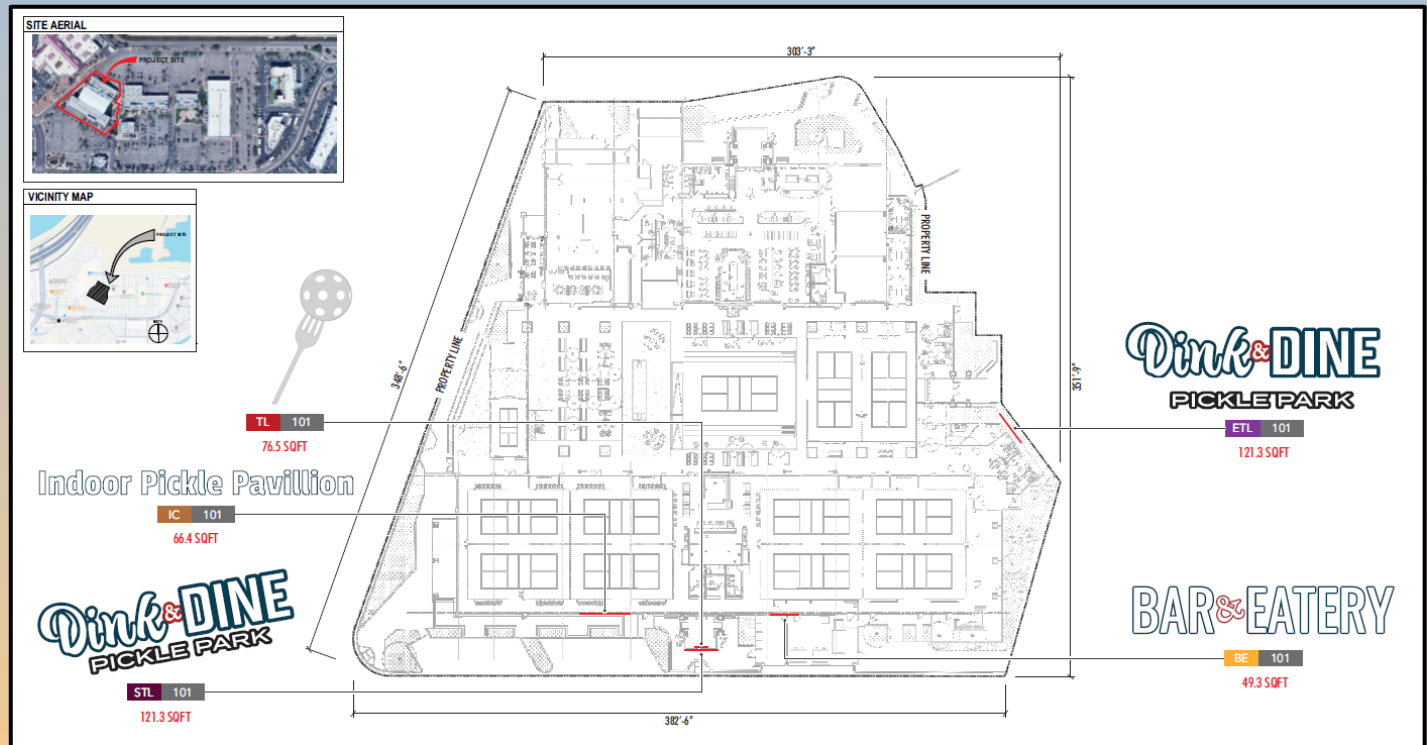
Looking east from Bass Pro Shop



Site Plan

Proposed Signage:

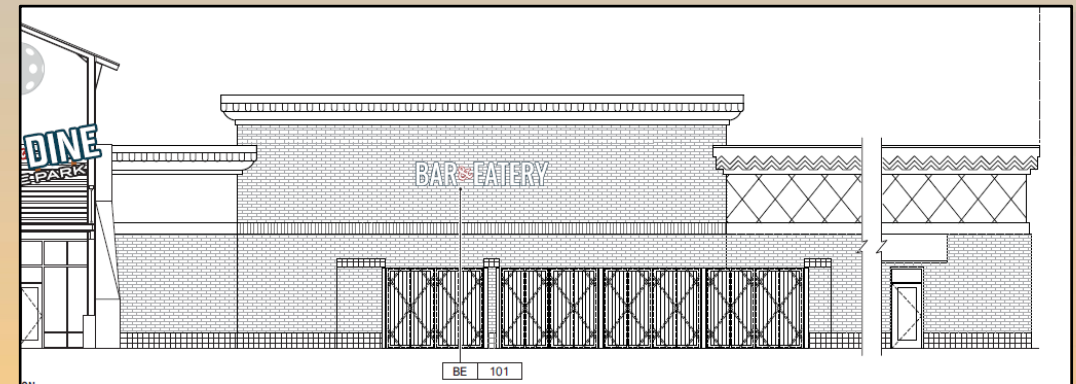
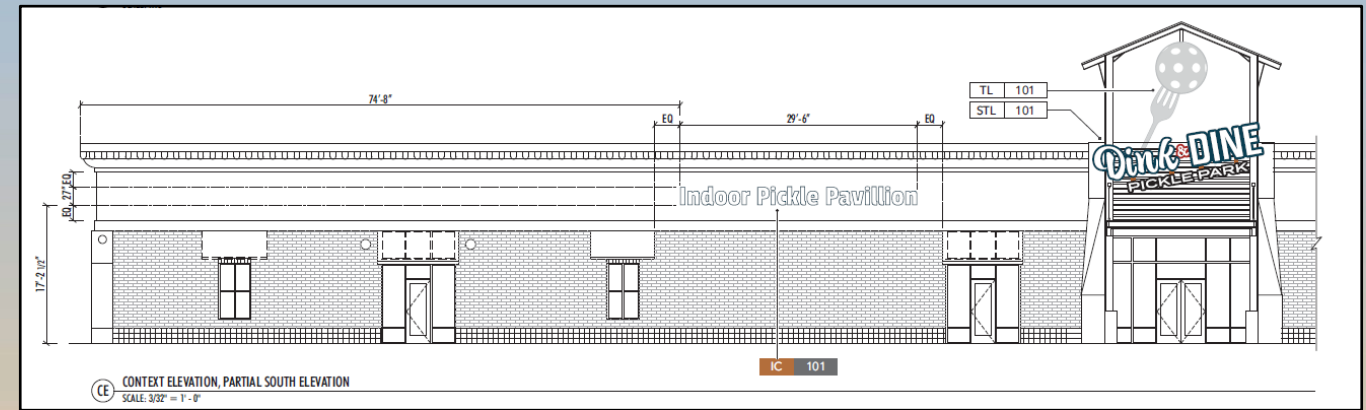
- South Elevation: 3 locations
- East Elevation: 1 location





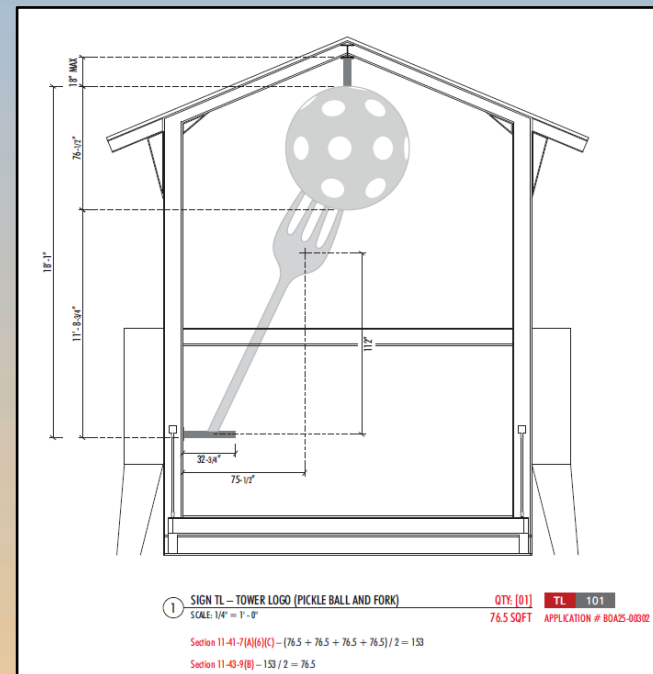
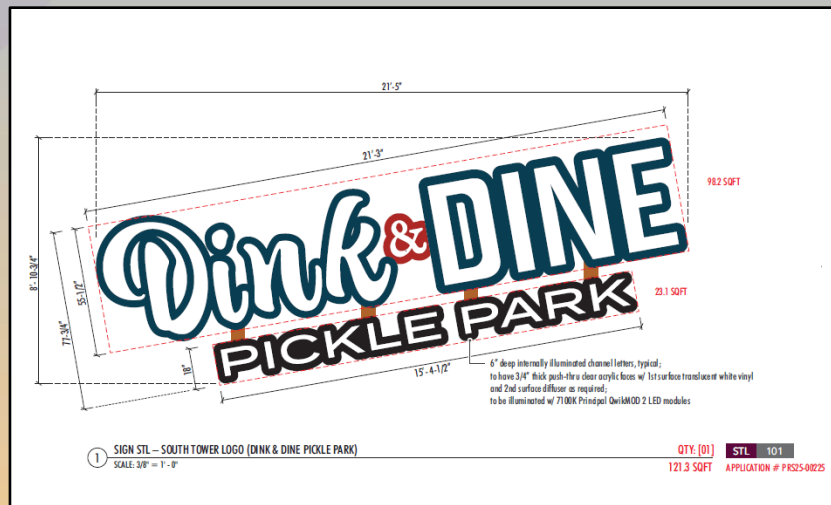
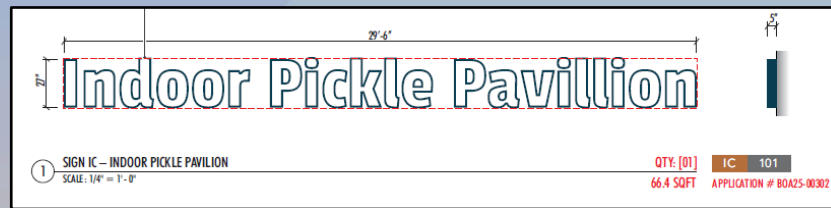
Sign Plan – South Elevation

- Indoor Pickle Pavillion: 5" deep illuminated channel letters, 66.40 sq. ft.
- Dink & Dine South Tower Logo: 6" deep illuminated channel letters, 121.30 sq. ft.
- Tower Logo (pickle ball & fork): aluminum mounting plate, fiberglass ball, 76.50 sq. ft.
- Bar & Eatery: 5" deep illuminated channel letters, 49.30 sq. ft





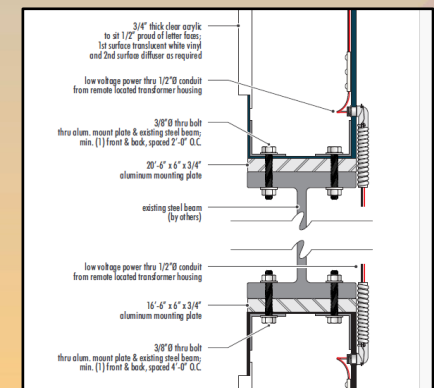
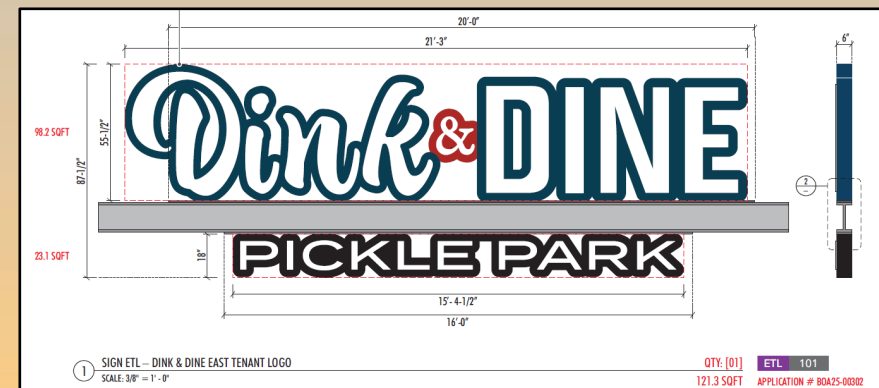
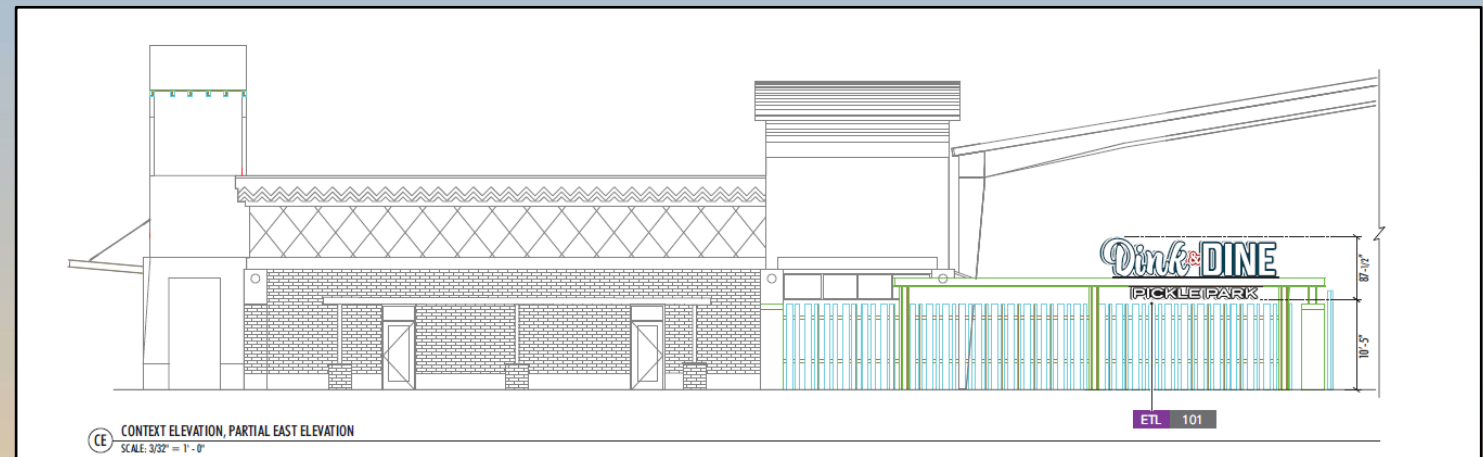
Sign Plan – South Elevation





Sign Plan – East Elevation

- East Tenant Logo: 6" deep illuminated channel letters, attached to steel beam support, 121.30 sq. ft.





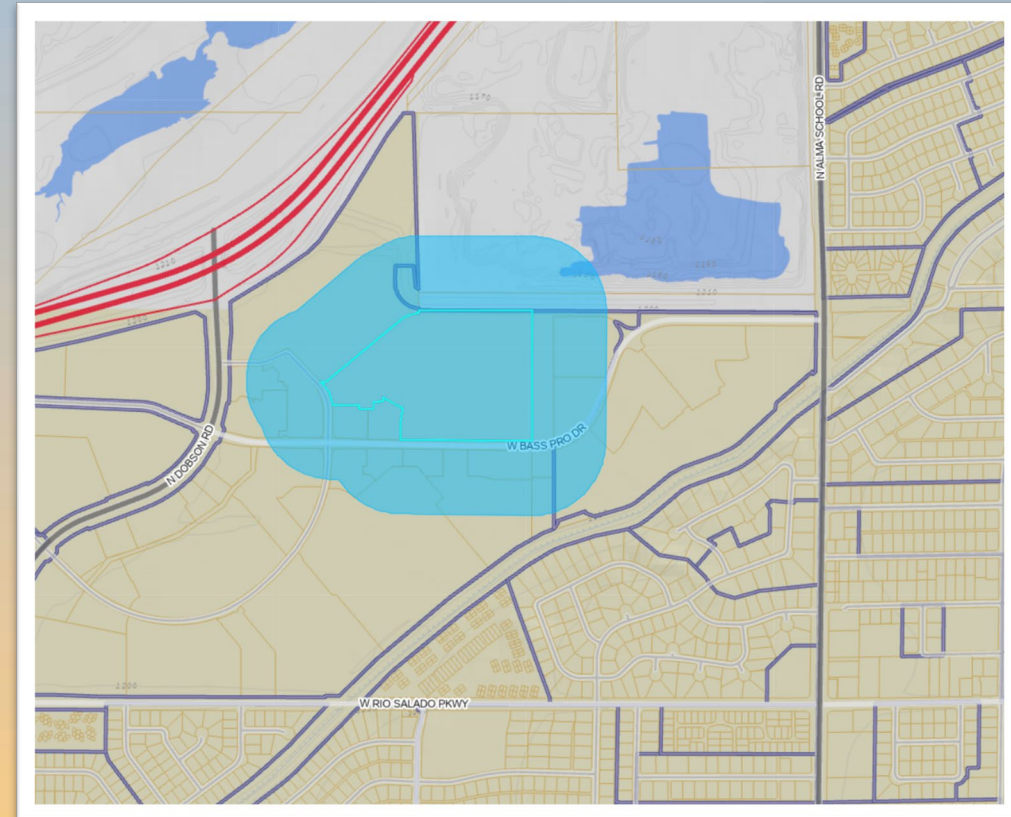
Proposed Sign Allowance

Development Standard	MZO Sign Allowance	CSP Proposed
Table 11-43-3-D-1: Max. Aggregate Sign Area Calculation 250-feet or More (front foot of occupancy)	80% of lineal front foot of occupancy up to a max. of 500 sq. ft. = 243.20 sq. ft. max. sign area	434.80 square feet



Citizen Participation

- Property owners and businesses located within 500 feet of the property site were notified
- No feedback received





Approval Criteria

Section 11-46-3.D CSP Criteria

- ✓ The site contains unique or unusual physical conditions that would limit or restrict normal sign visibility.
- ✓ The development exhibits unique characteristics of land use, that represent a clear variation from conventional development.
- ✓ The proposed signage incorporates special design features that reinforce or are integrated with the building architecture.



Approval Criteria

Section 11-70-5.E Special Use Permit 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

- ✓ The proposed CSP requests modifications to the MZO to provide a sense of place and to address safety concerns
- ✓ Complies with the Mesa 2050 General Plan
- ✓ Meets the CSP criteria of Section 11-46-3.D of the MZO
- ✓ Meets the SUP findings of Section 11-70-5.E of the MZO

Staff recommends Approval with Conditions



BOA25-00303



Request

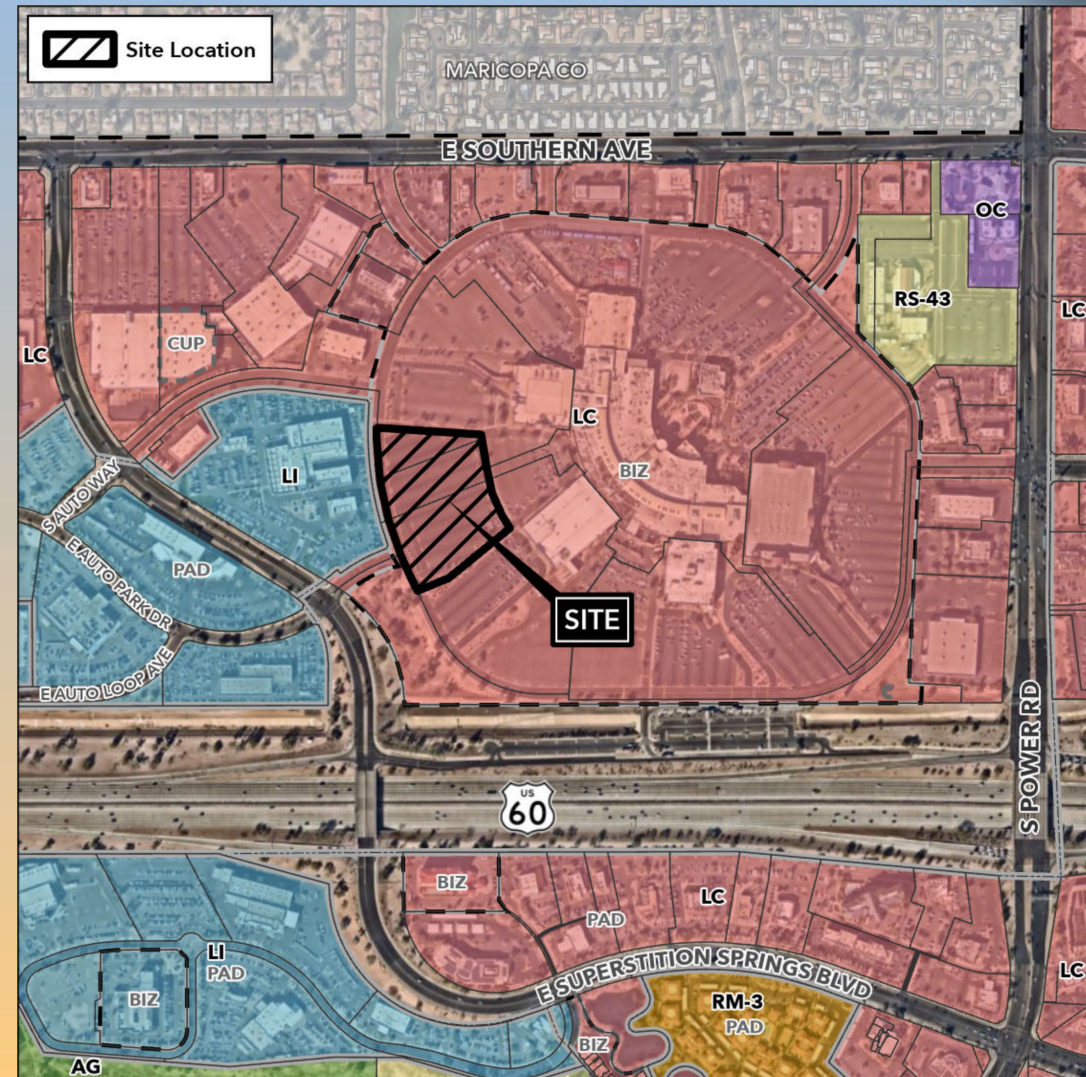
- Special Use Permit (SUP)
- To exceed the maximum number of days allowed for a special event





Location

- 6555 East Southern Avenue
- West of Power Road
- South of Southern Avenue

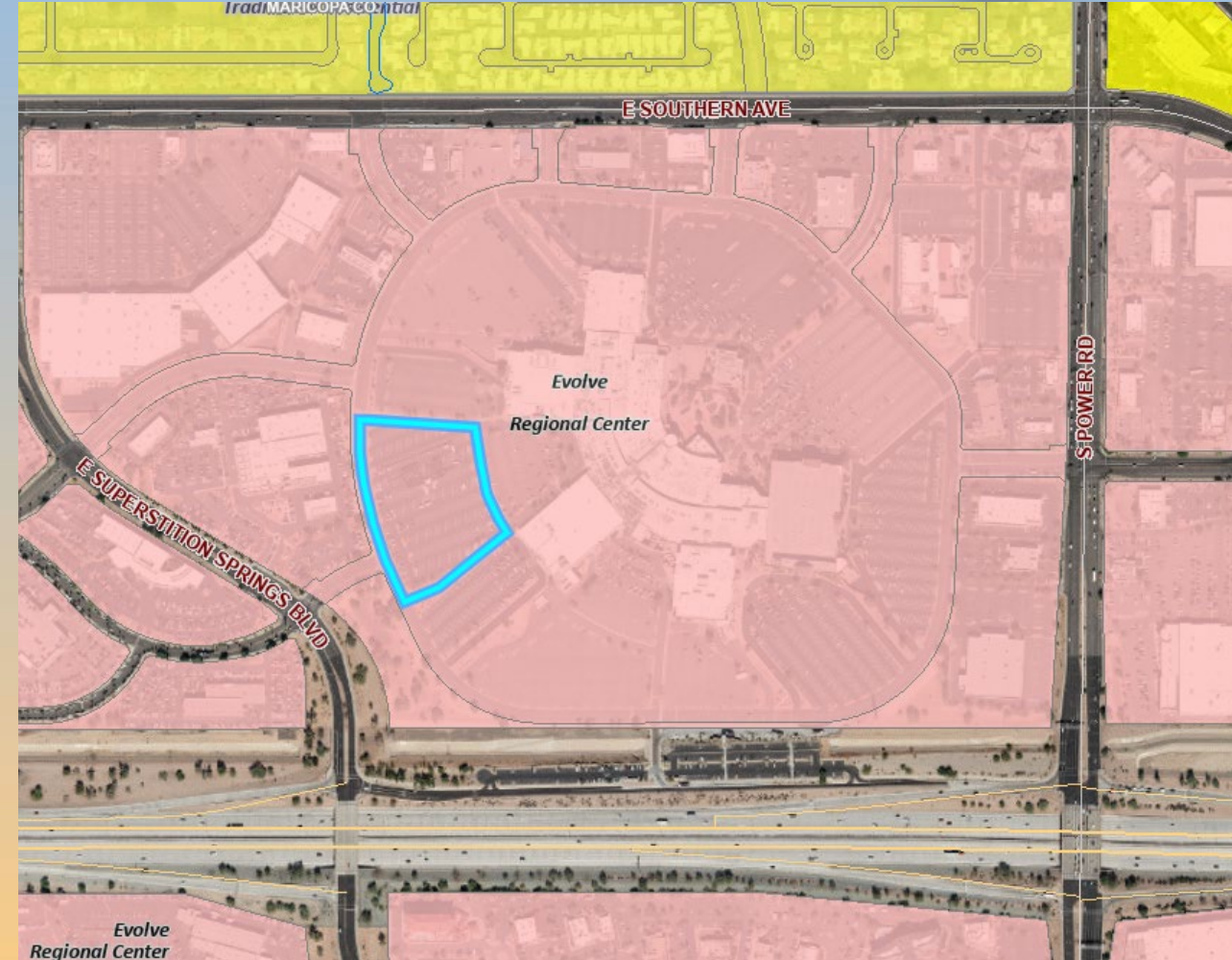




General Plan

Regional Center - Evolve

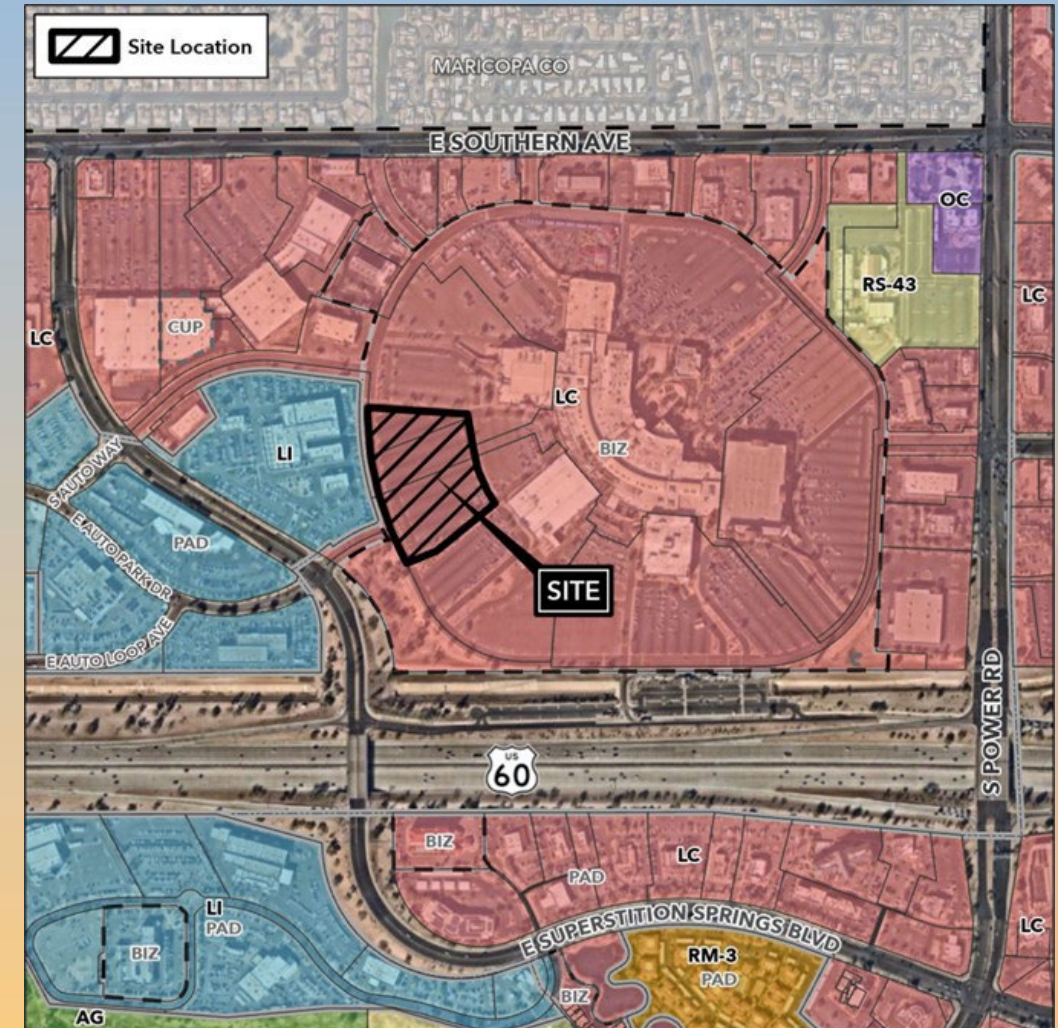
- Designated for commercial activity
- Principal uses include retail, entertainment and recreation, personal services etc.





Zoning

- Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ)
- Special events are permitted in all zoning districts





Site Photo

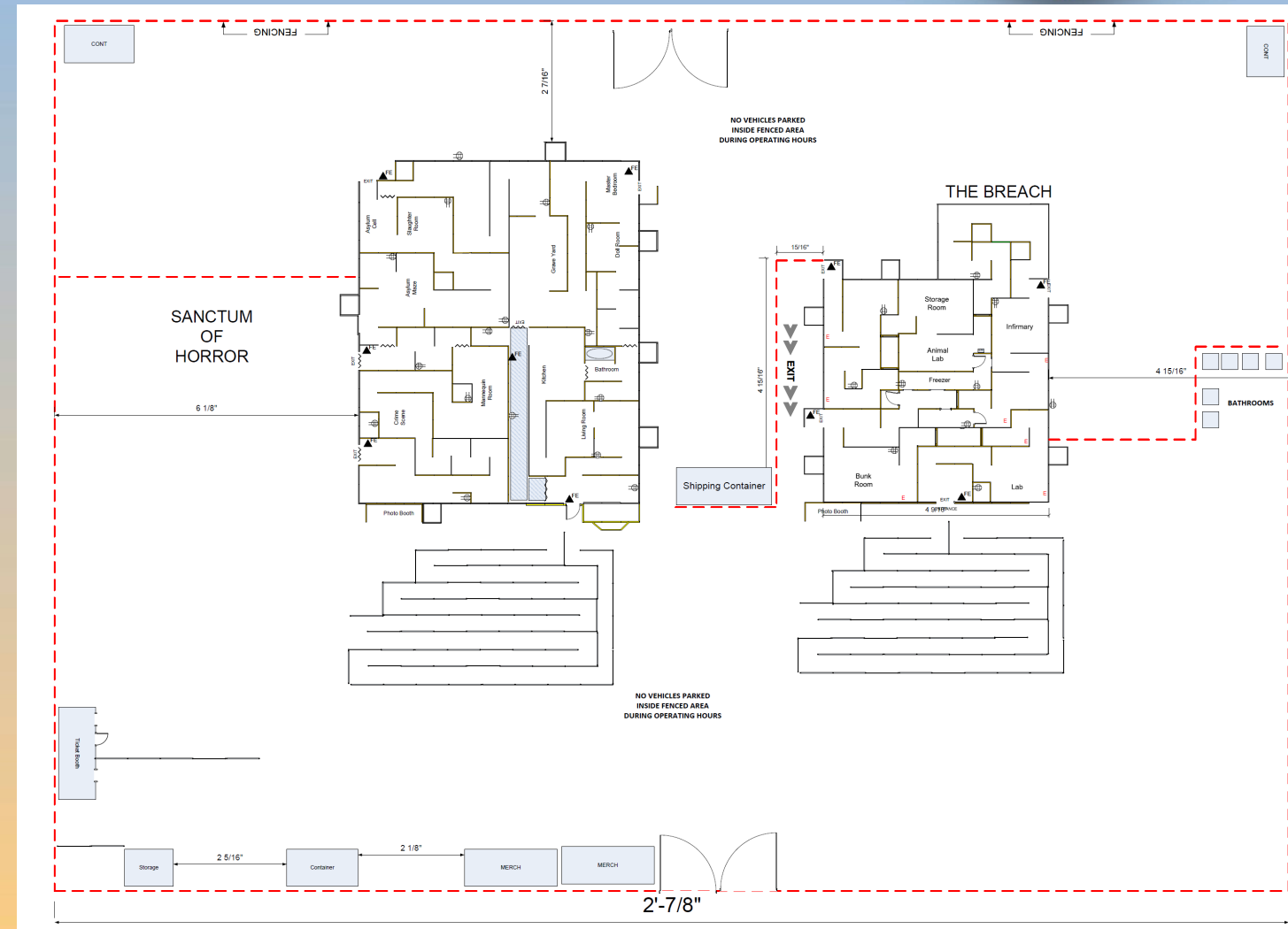


Looking east towards the site from Superstition Springs Mall Circle



Site Plan

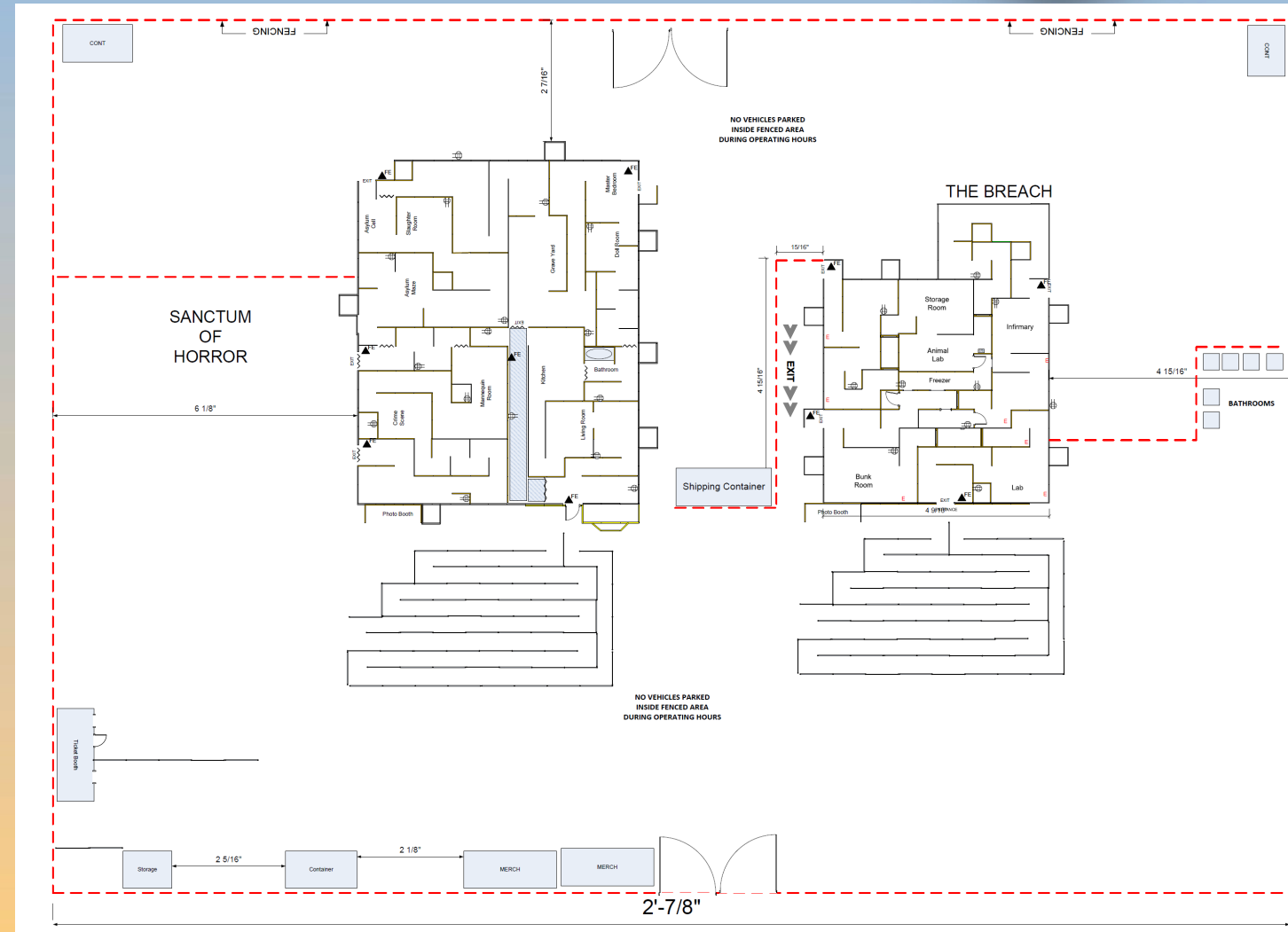
- Two open-air haunted houses totaling approximately 6,700 square feet
- The site will be enclosed with a chain link fence
- The event will operate for a maximum of 20 days over a six-week period





Operating Plan

- Construction of the haunted houses will begin in August
- Opened from the last week of September and on weekends in October through to November 1, 2025
- Tear-down by mid-November
- 5-year expiration date





Approval Criteria

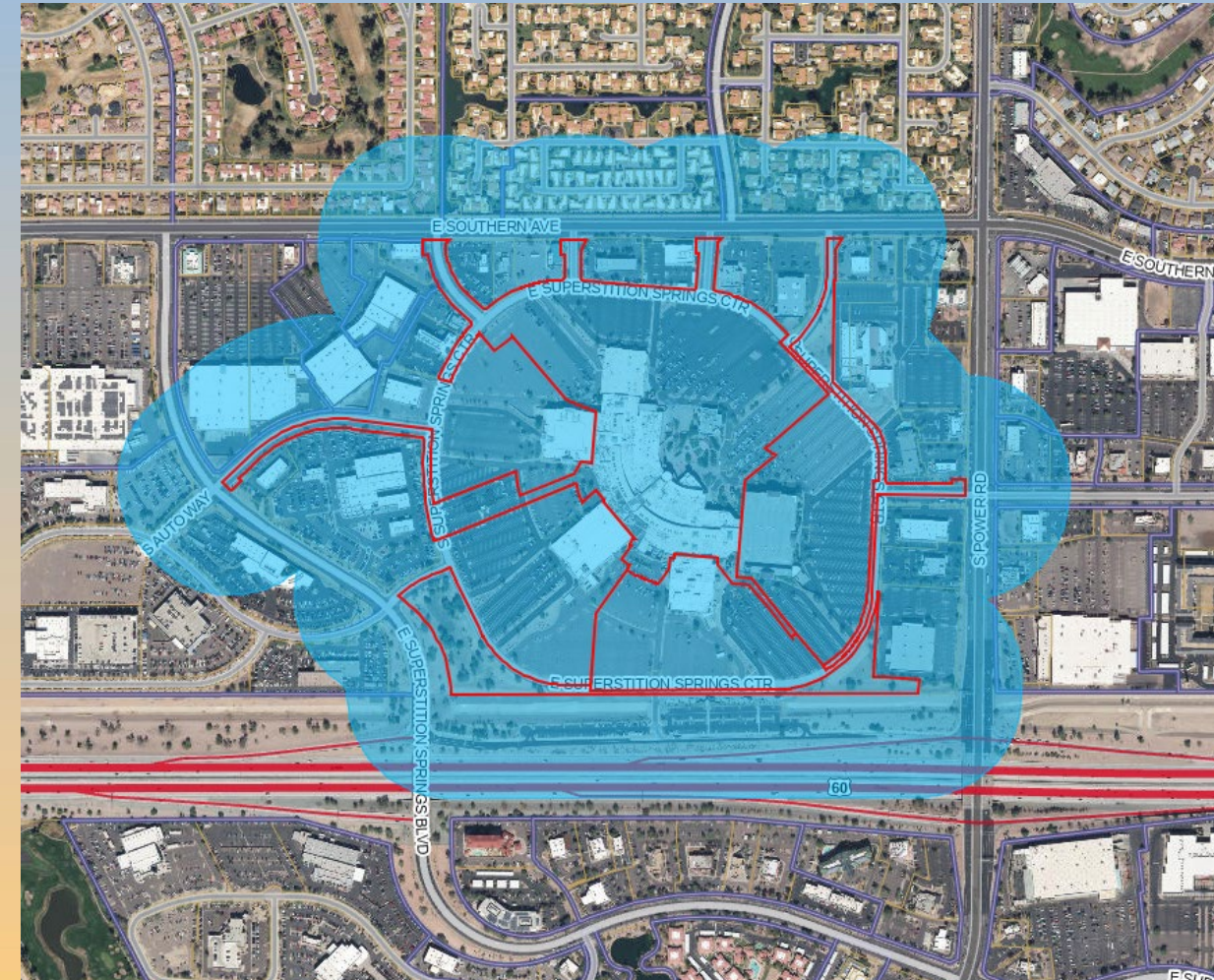
Section 11-70-5 Special Use Permit Criteria

- ✓ #1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;
- ✓ #2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- ✓ #3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ #4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



Citizen Participation

- Notified property owners within 500 feet
- No comments received from neighboring property owners





Findings

- ✓ Complies with the Mesa 2050 General Plan
- ✓ Meets the review criteria for Special Events outlined in Section 11-31-27(A), (B) and (C) of the MZO
- ✓ Meets the SUP findings of Section 11-70-5(E) of the MZO

Staff recommends Approval with Conditions



Board of Adjustment

BOA25-00303



BOA25-00306

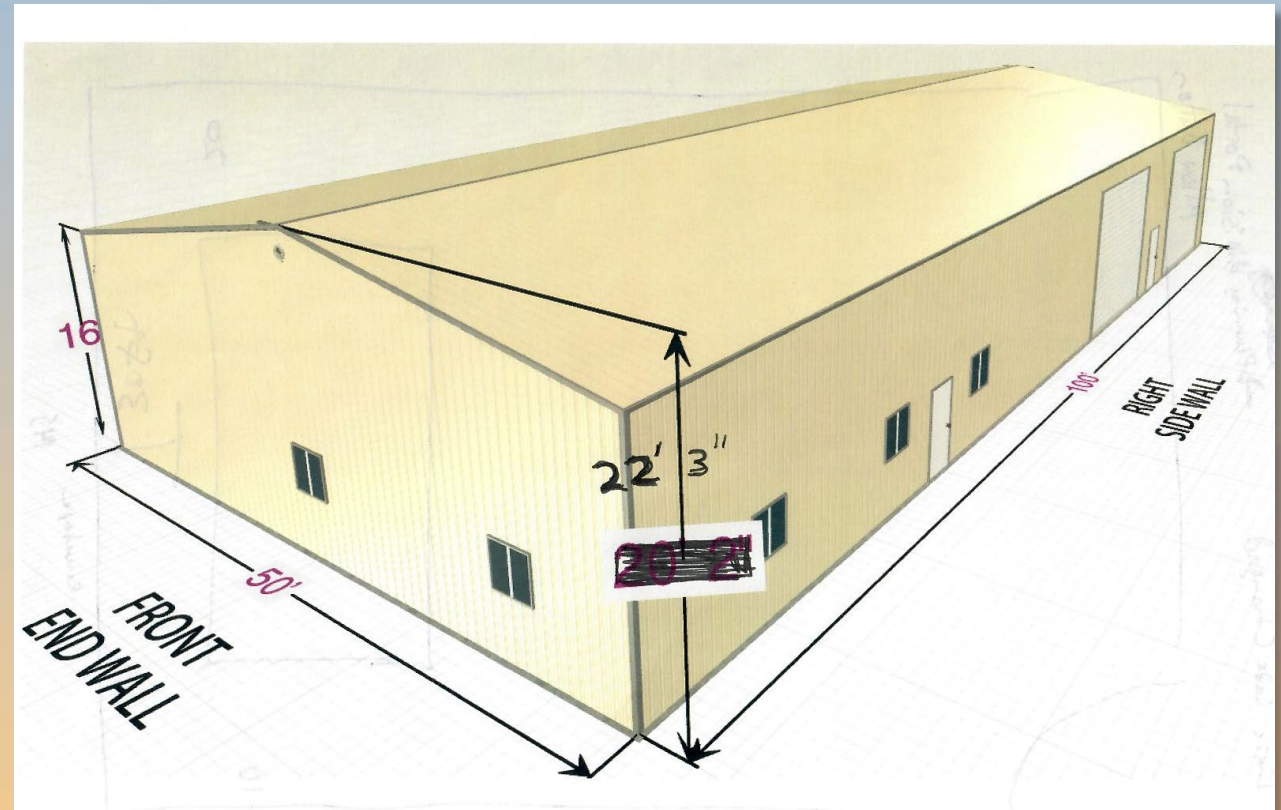
Tulili Tuiteleleapaga-Howard, Planner II

June 4, 2025



Request

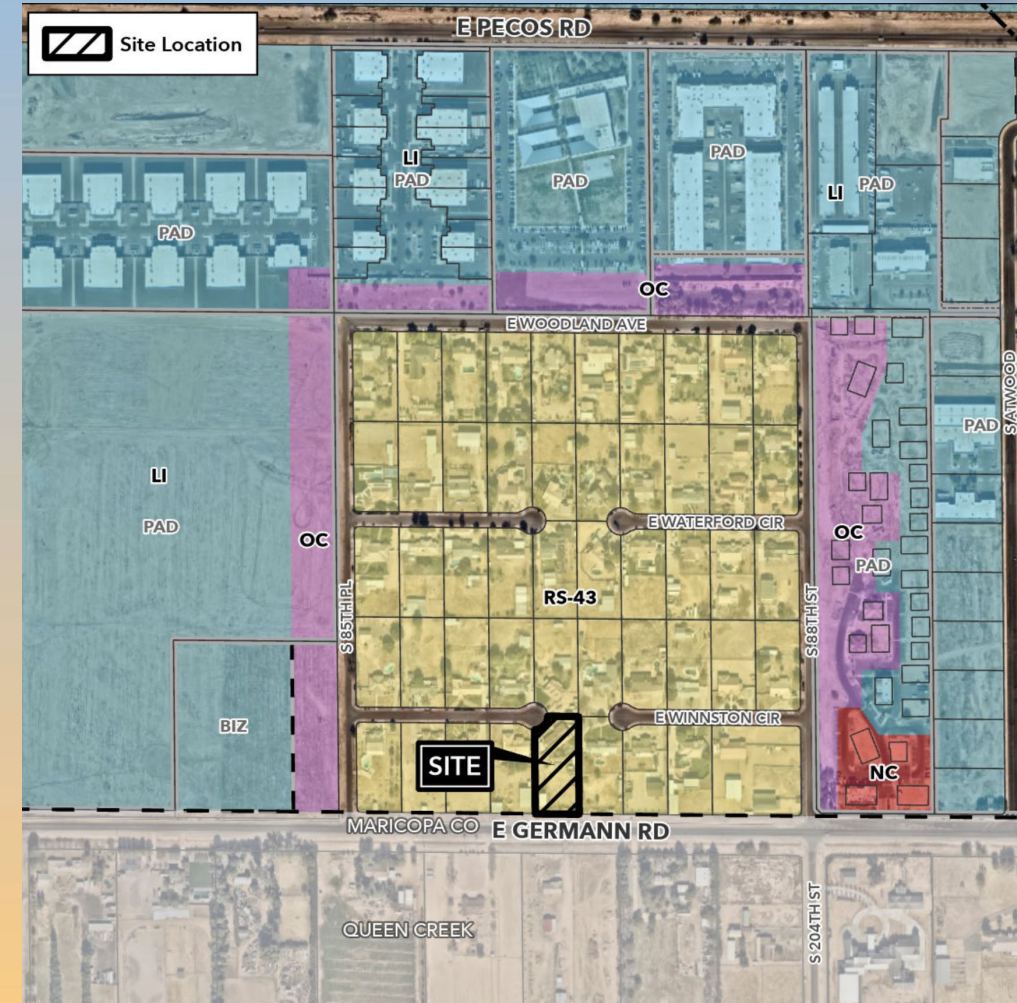
- Variance to allow the gross floor area of a detached accessory building to exceed 100% of the gross floor area of the primary building.
- Special Use Permit to allow the accessory building to exceed the height of the primary building.





Location

- 8645 East Winnston Circle
- East of Hawes Road
- North of Germann Road

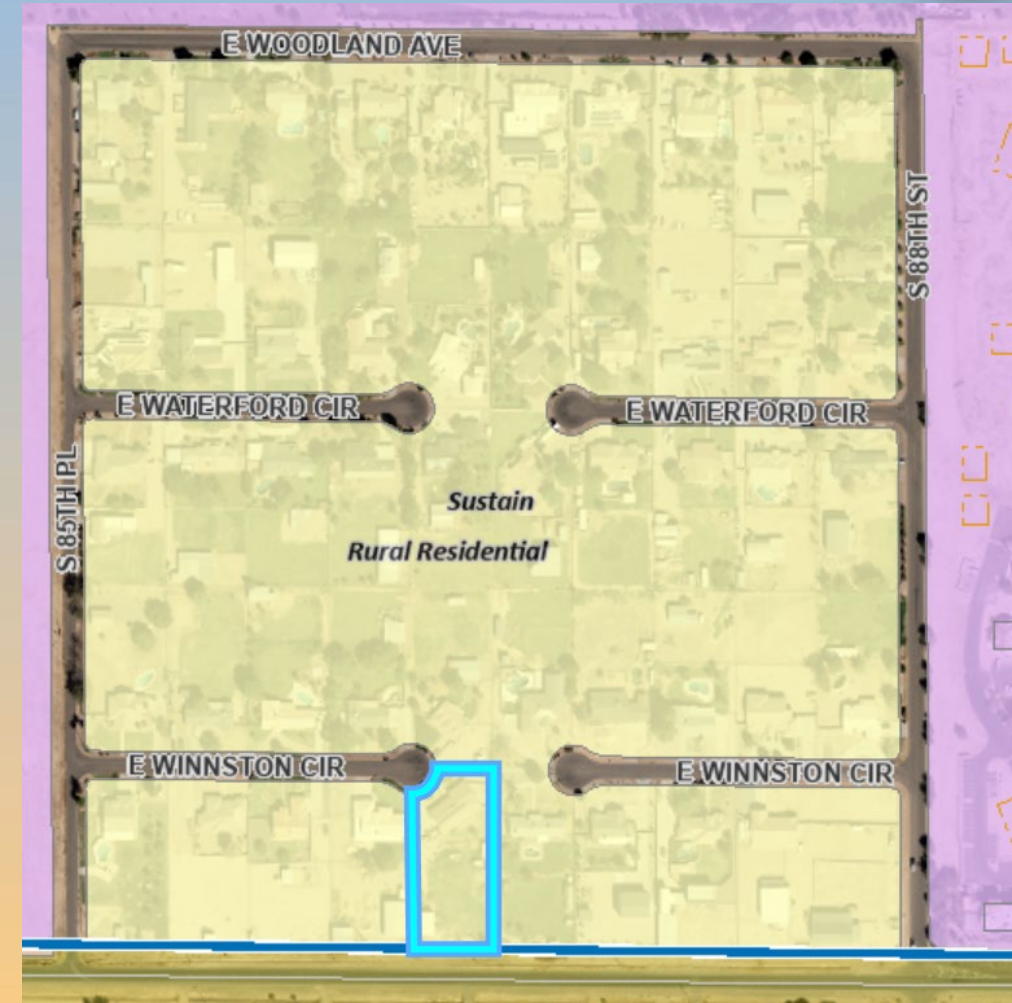




General Plan

Rural Residential - Sustain

- Large lot, single-family residential developments, and agricultural uses
- Single-Family residential is a principal land use





Zoning

- Existing: Single Residence 43 (RS-43)





Site Photos

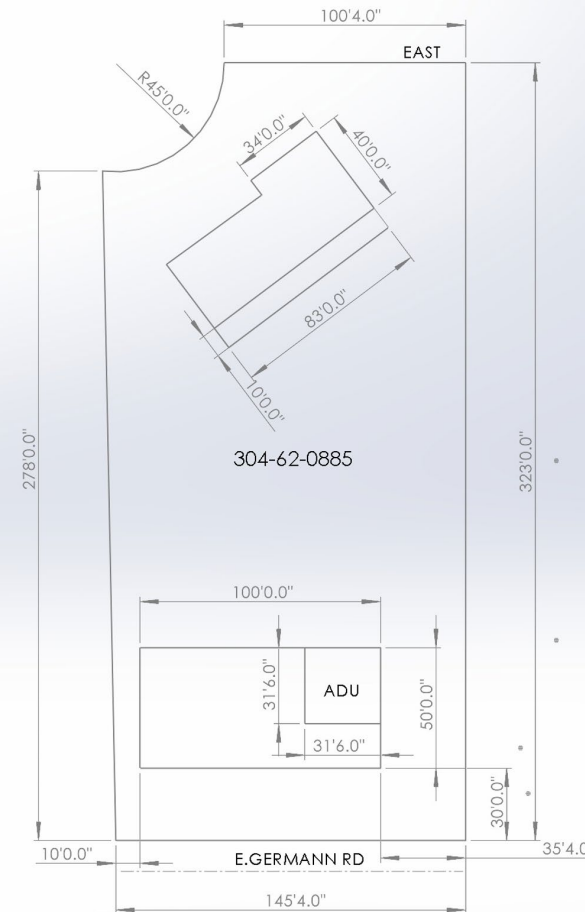


Looking southeast towards the site



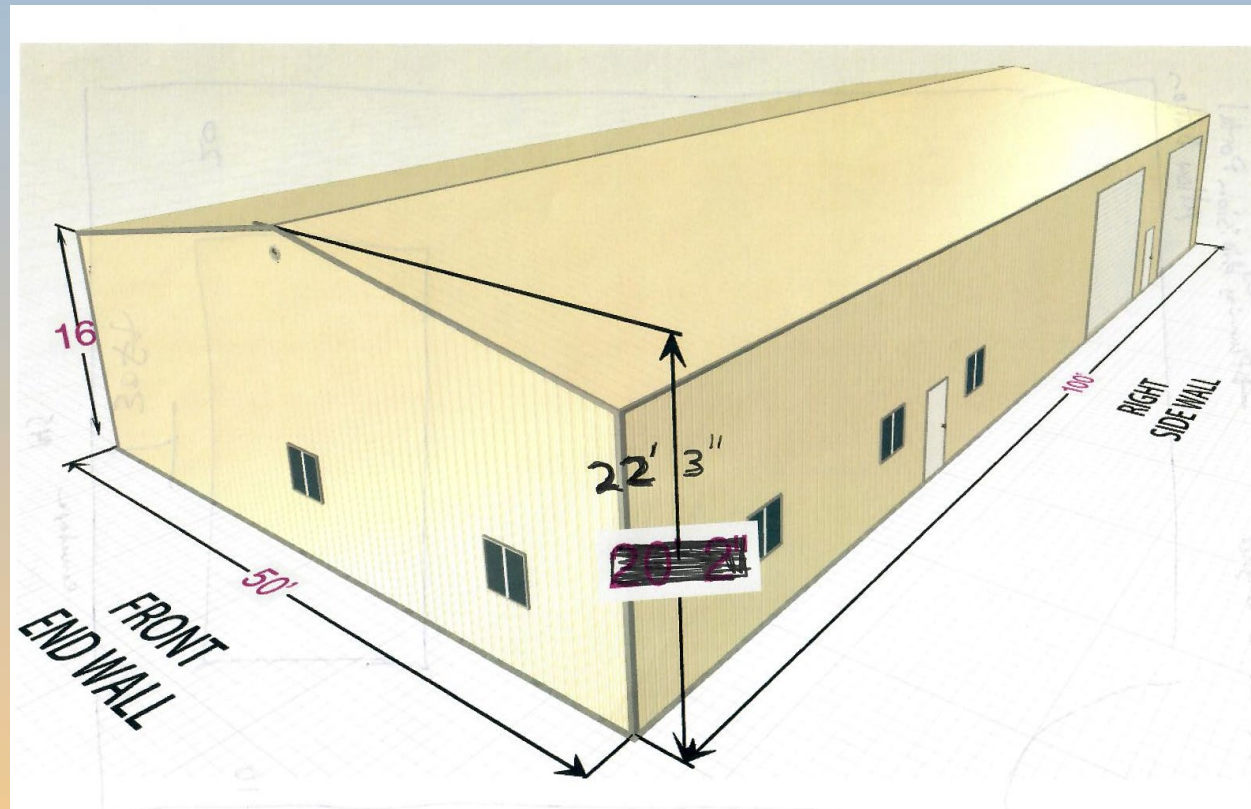
Site Plan

- Primary residence is a 2,873 SF, single-story structure
- The proposed detached building is 22 feet high with 5,000 SF in total, including a 1,000 SF accessory dwelling unit





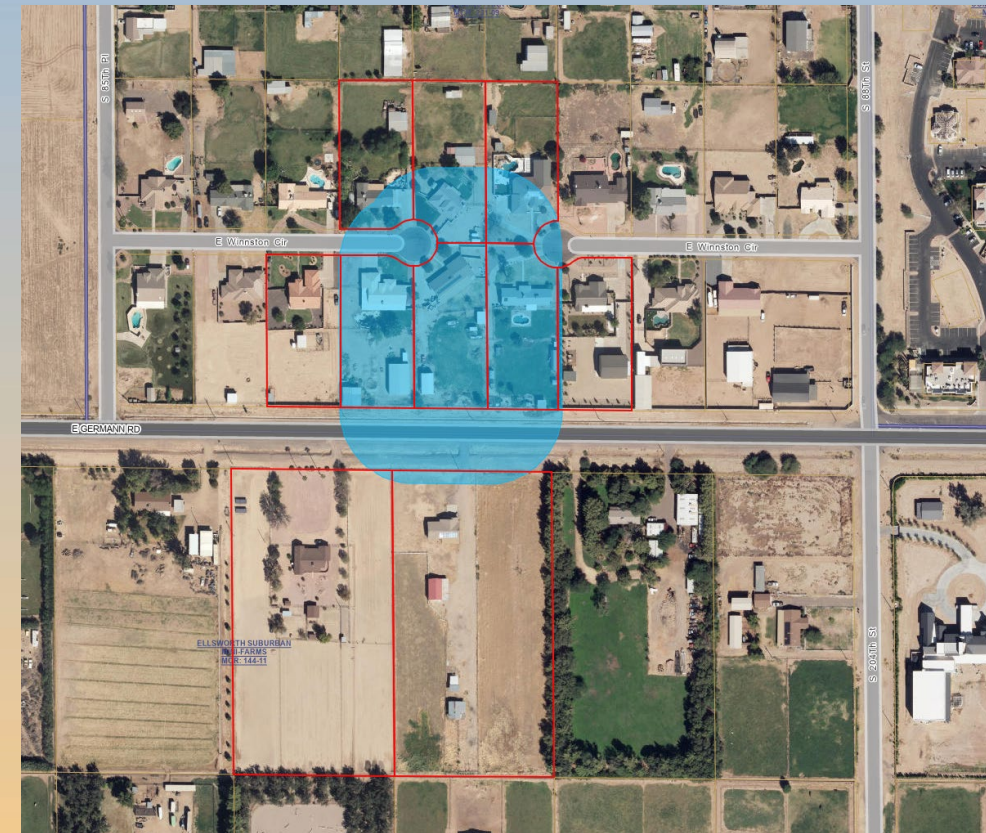
Elevations





Citizen Participation

- Notified property owners within 150 feet
- No feedback was received





Approval Criteria

Section 11-80-3 Variance Criteria

- ✓ There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, and
- ✓ That such special circumstances are pre-existing, and not created by the property owner or appellant; and
- ✓ The strict application of the Zoning Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district; and
- ✓ Any variance granted will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.



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 2050 Mesa General Plan
- ✓ Meets required findings for a Variance in Section 11-80-3 of the MZO
- ✓ Meets the SUP findings of Section 11-70-5.E of the MZO

Staff recommends Approval with Conditions



BOA25-00308 XNRGY CSP



Request

- Special Use Permit (SUP) for a modification to a Comprehensive Sign Plan (CSP)

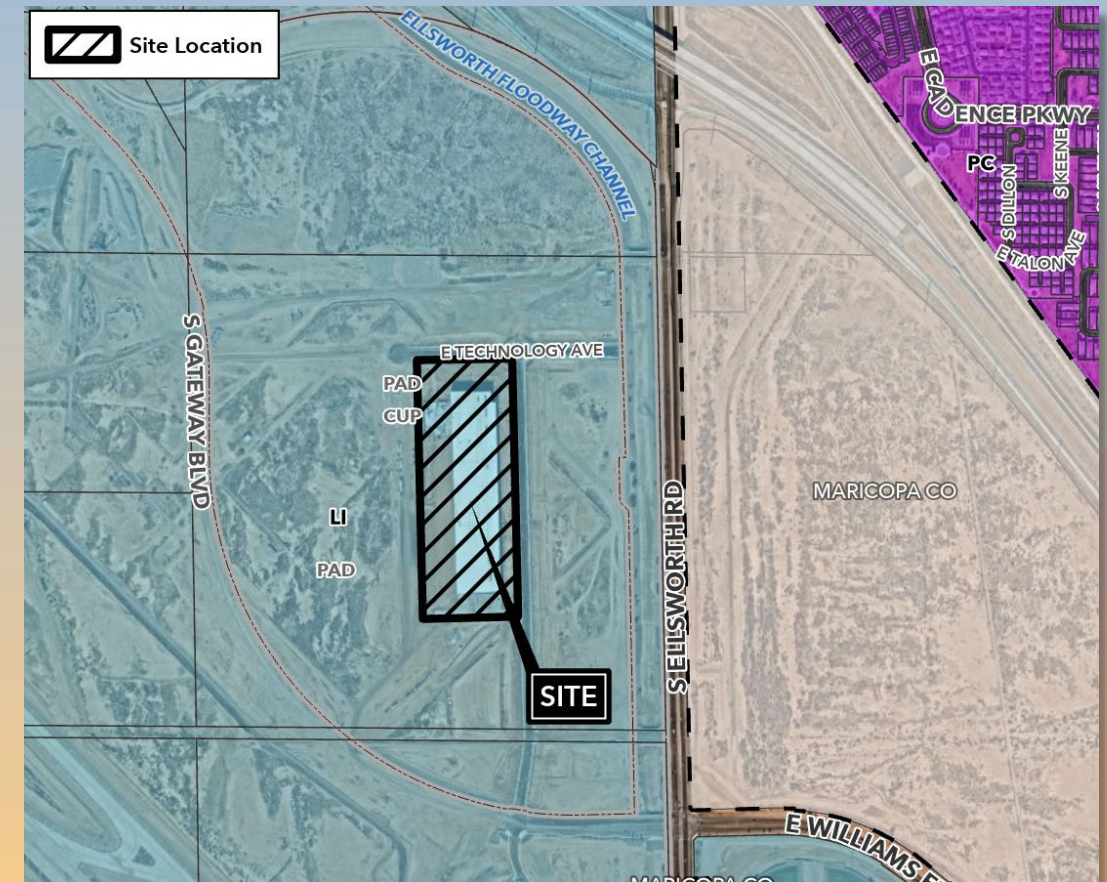
SIGN BAND LOCATION ELEVATIONS





Location

- Eastern edge of Gateway Airport
- West of Ellsworth Rd
- South of Technology Ave (Private)
- 9013 E. Aviation Way, Lot 212 within the Gateway East Planned Area Development (PAD)

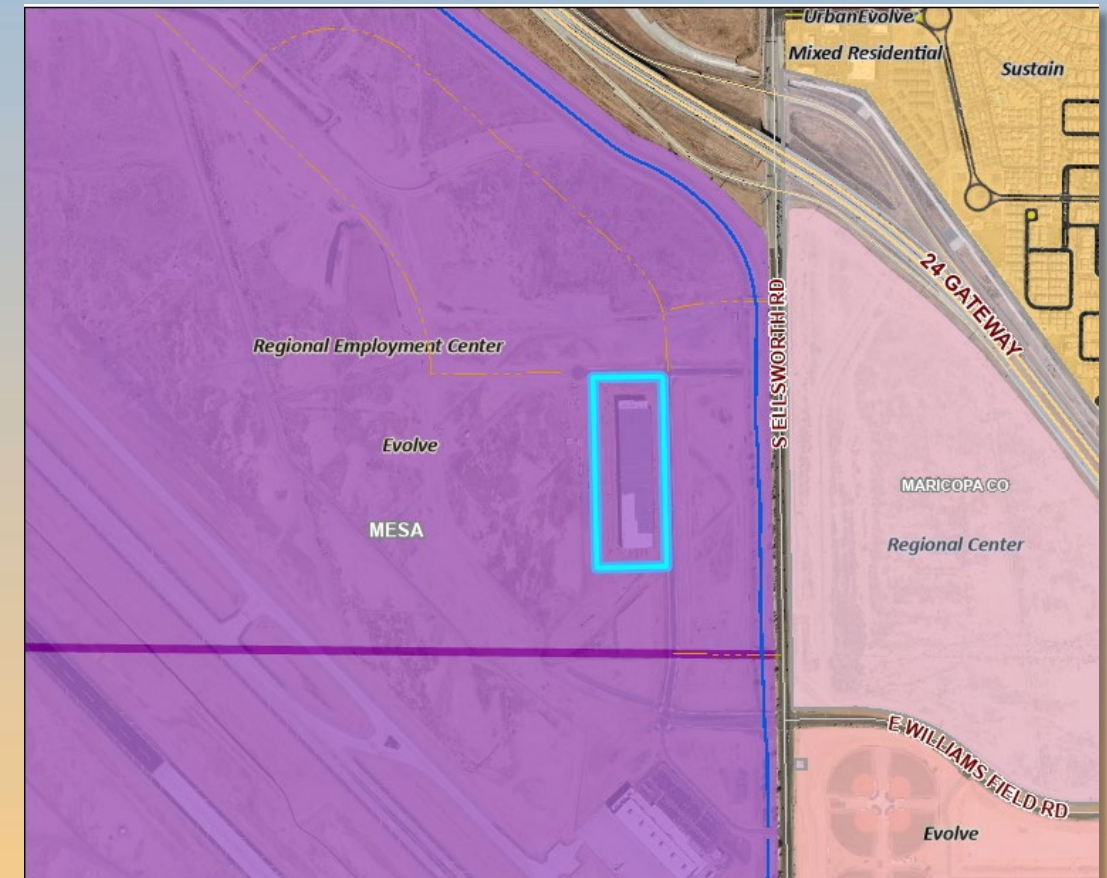




General Plan

Regional Employment Center - Evolve

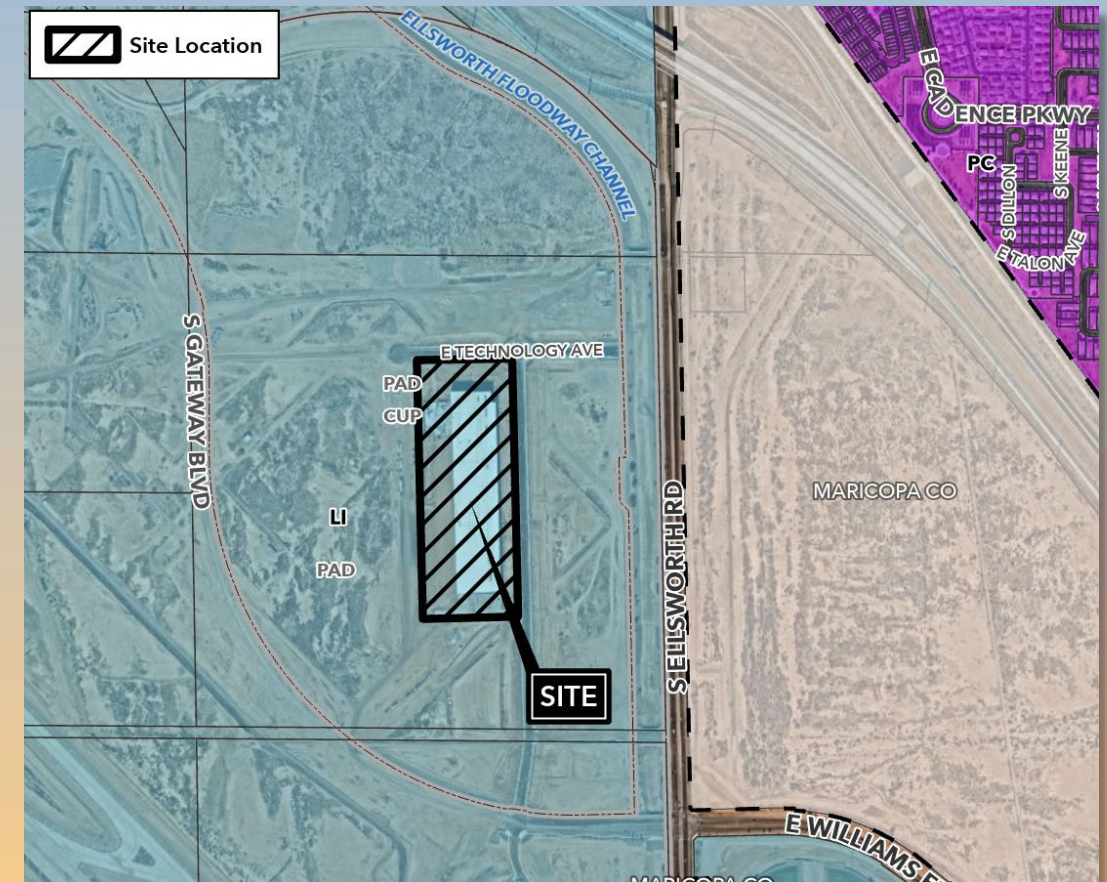
- Accommodate large employers such as high-tech companies
- The site's principal land use is manufacturing





Zoning

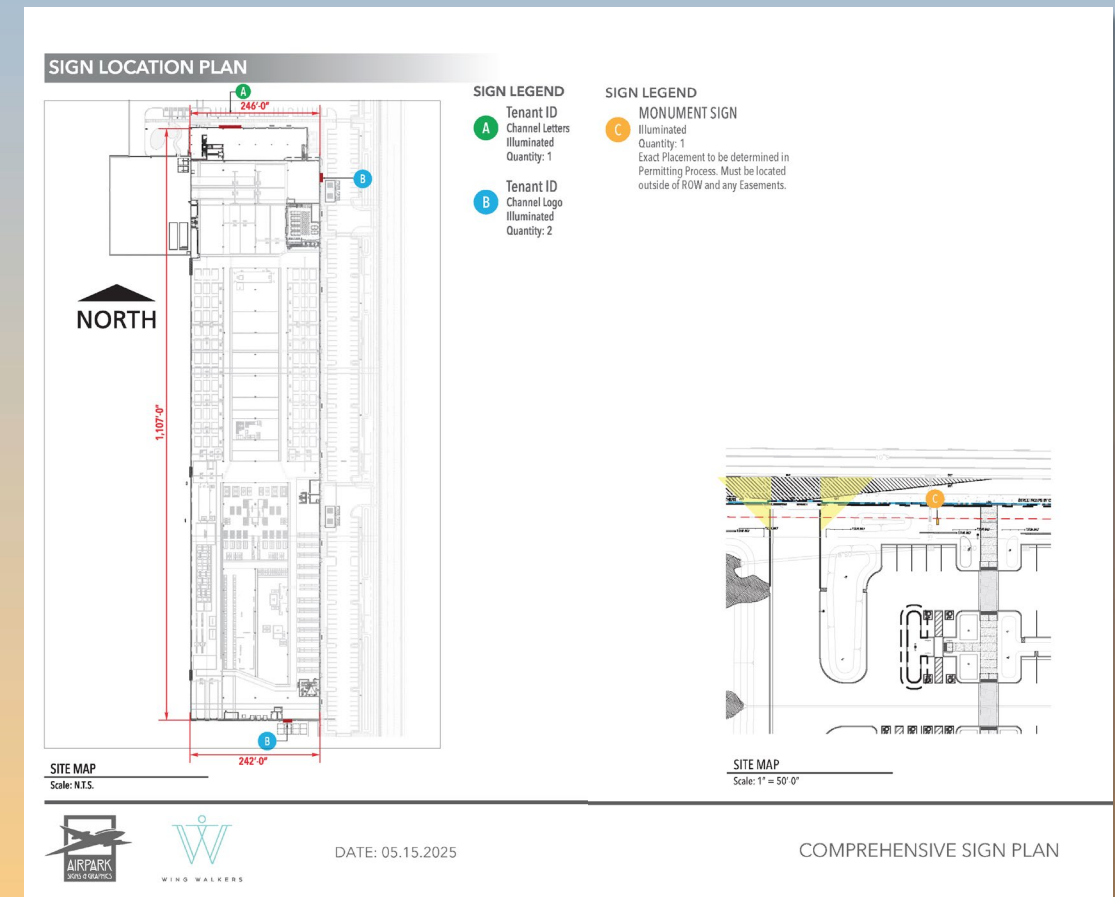
- Existing: Light Industrial with a Council Use Permit and two Planned Area Development Overlays (LI-PAD-PAD-CUP)





Sign Plan

- The applicant is proposing a modification to the existing Williams Gateway Airport CSP to allow for one detached monument and three attached building signs
- The proposed CSP requests deviations from the maximum area per sign and the maximum aggregate sign area allowances



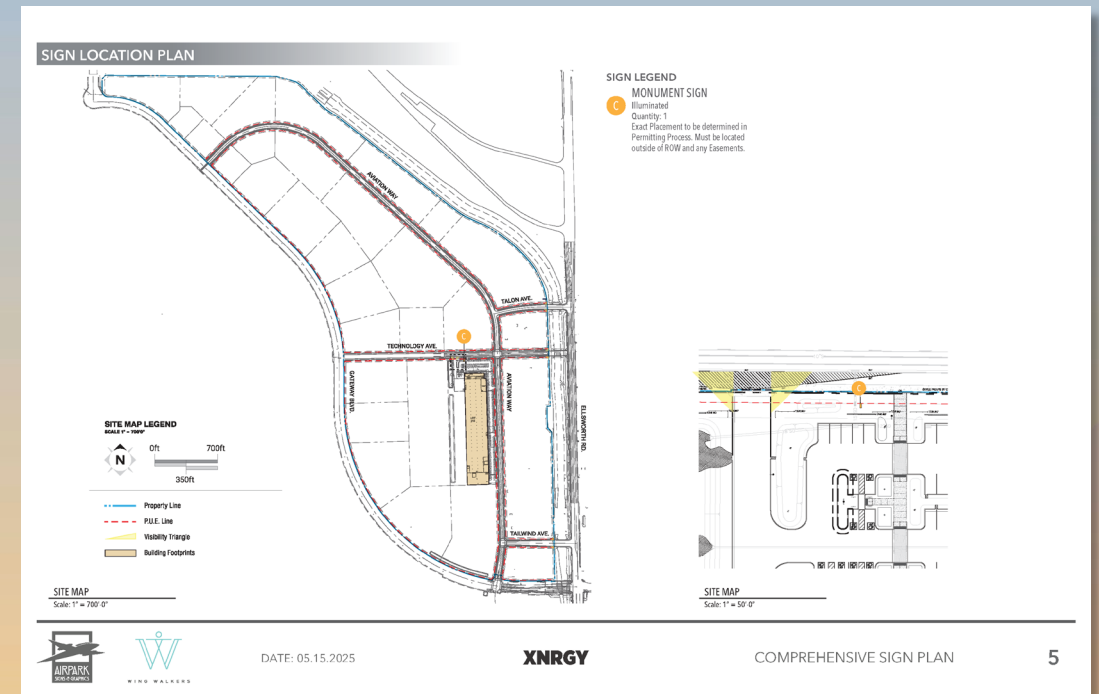
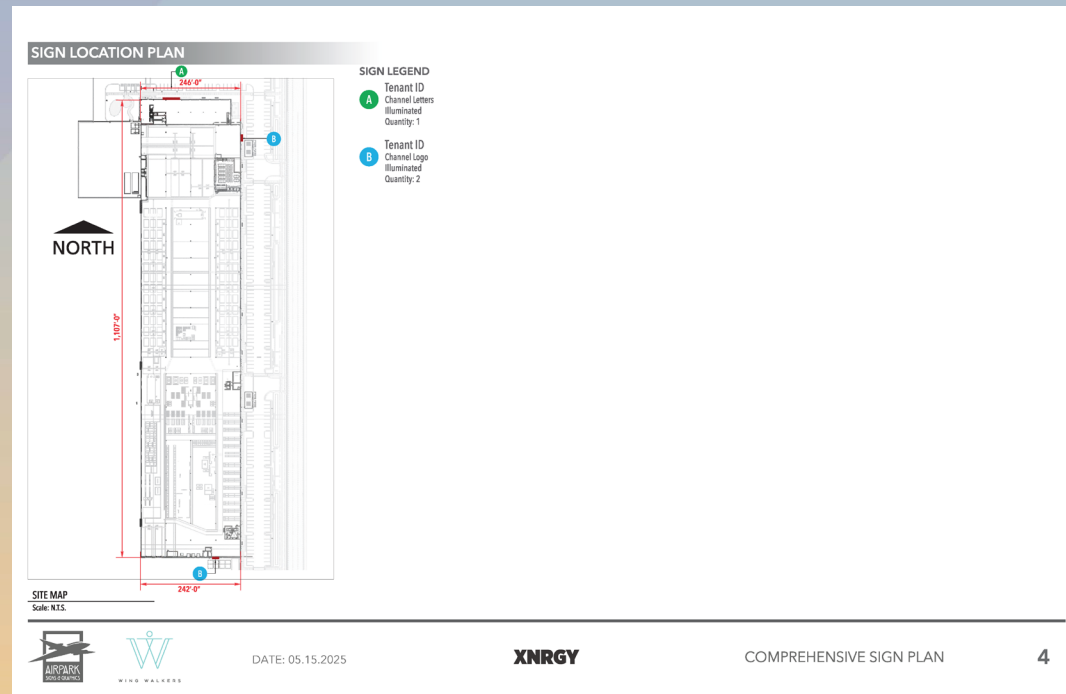


Deviation Requests

MZO	MZO Allowance	CSP Proposed	Staff Recommendation
<u>Table 11-43-3-D-1:</u> Max. Aggregate Sign Area Calculation	80% of linear front foot of occupancy up to a max. of 500 sq. ft.	80% of linear front foot of occupancy of total sign area	As proposed
<u>Table 11-43-3-D-1:</u> Max. Area Per Sign	160 sq. ft.	300 sq. ft.	As proposed



Site Plans



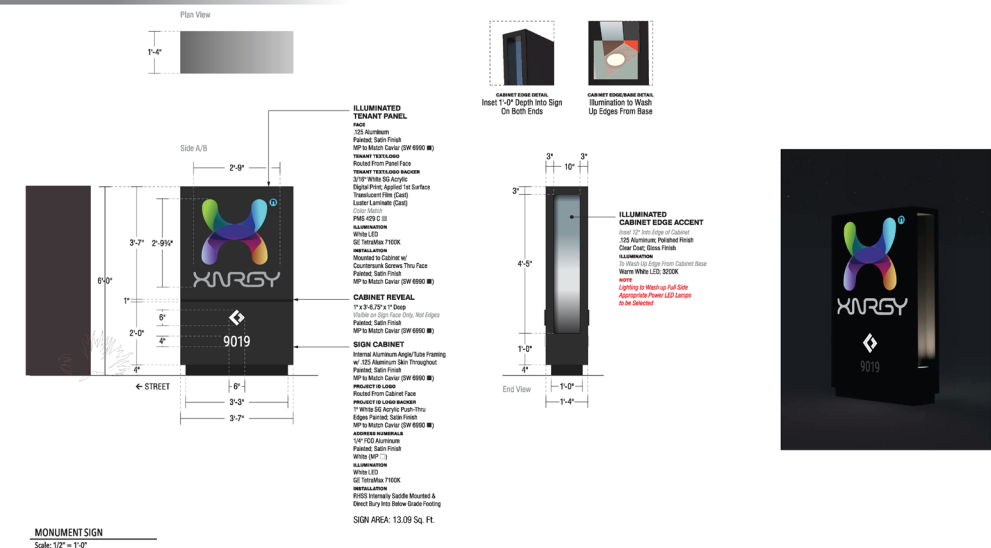


Elevations

SIGN BAND LOCATION ELEVATIONS



SIGN C - MONUMENT SIGN





Elevations

SIGN A - TENANT ID SIGNS

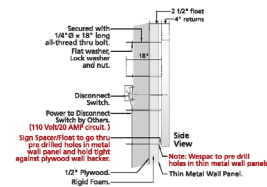
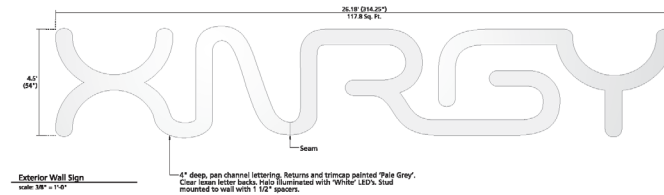
INTENT:
Tenant Wall Signs are one of the most common and most versatile means of providing identity. Mounted to the building facade, Wall Signs typically consist of letter and logo forms individually attached directly to the building. Tenant Wall Signs are permitted to be placed horizontally on the building facade. Signage to be mounted on Tenants Leasehold, non-contiguous signage permitted. All signage to have written Landlord approval prior to permitting and installation. These signs should be complementary to the architecture of the building and carrying the tenant logo.

CRITERIA:
All Tenant Wall Signs shall be approved by the Landlord & the City of Mesa.

WALL SIGN DESIGNS OR FABRICATION METHODS TO BE:

1. Dimensional letters and logo forms fabricated Metal Reverse Pan Channel with 4" Returns. These letters are Halo Illuminated with Internal 4500K White LED.
2. Logos are permitted with written Landlord approval.
3. Corporate Colors are permitted with written Landlord approval.
4. Halo Illuminated Letters and Logos are to be mounted 2.5" off of Fascia with Spacers painted to match Fascia.

SIGN SQUARE FOOTAGE CALCULATION:
When Tenant Wall Signs consist of only individual Letters or Logo, the total square footage shall be calculated by a rectangle the encompasses each individual component as shown below.



Illuminated Sign at Night

PERMIT #PMT25-01731



DATE: 05.15.2025

XNRGY

COMPREHENSIVE SIGN PLAN

7

SIGN B - TENANT ID SIGNS

INTENT:
Tenant Wall Signs are one of the most common and most versatile means of providing identity. Mounted to the building facade, Wall Signs typically consist of letter and logo forms individually attached directly to the building. Tenant Wall Signs are permitted to be placed horizontally on the building facade. Signage to be mounted on Tenants Leasehold, non-contiguous signage permitted. All signage to have written Landlord approval prior to permitting and installation. These signs should be complementary to the architecture of the building and carrying the tenant logo. Sign Cabinets are not allowed.

CRITERIA:
All Tenant Wall Signs shall be approved by the Landlord & the City of Mesa.

WALL SIGN DESIGNS OR FABRICATION METHODS TO BE:

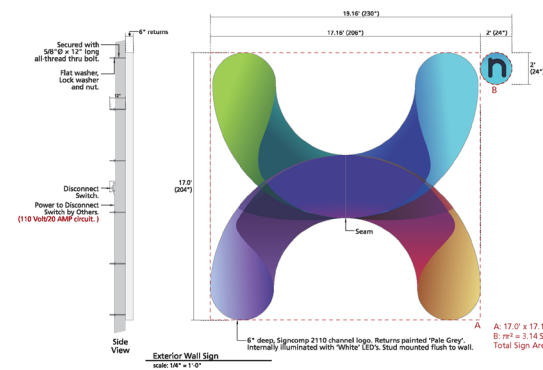
1. Dimensional letters and logo forms fabricated per approved sign construction type. Letters are to have 6" Returns with Acrylic or Panallex Faces. These Letters can be Face Illuminated.
2. Letters and Logo forms may utilize Corporate Colors with Landlord approval.
3. Illuminated Letters and Logos are to be mounted Flush to Fascia.
4. These Signs must employ high quality of materials and fabrication.

SIGN SQUARE FOOTAGE CALCULATION:

When Tenant Wall Sign consist of only individual Letters or Logo, the total square footage shall be calculated by a rectangle the encompasses each individual component as shown below.



Illuminated Sign at Night



A: 17.0' x 17.16' = 291.72 Sq. Ft.
B: 16' x 3.14 Sq. Ft.
Total Sign Area = 294.94 Sq. Ft.



DATE: 05.15.2025

XNRGY

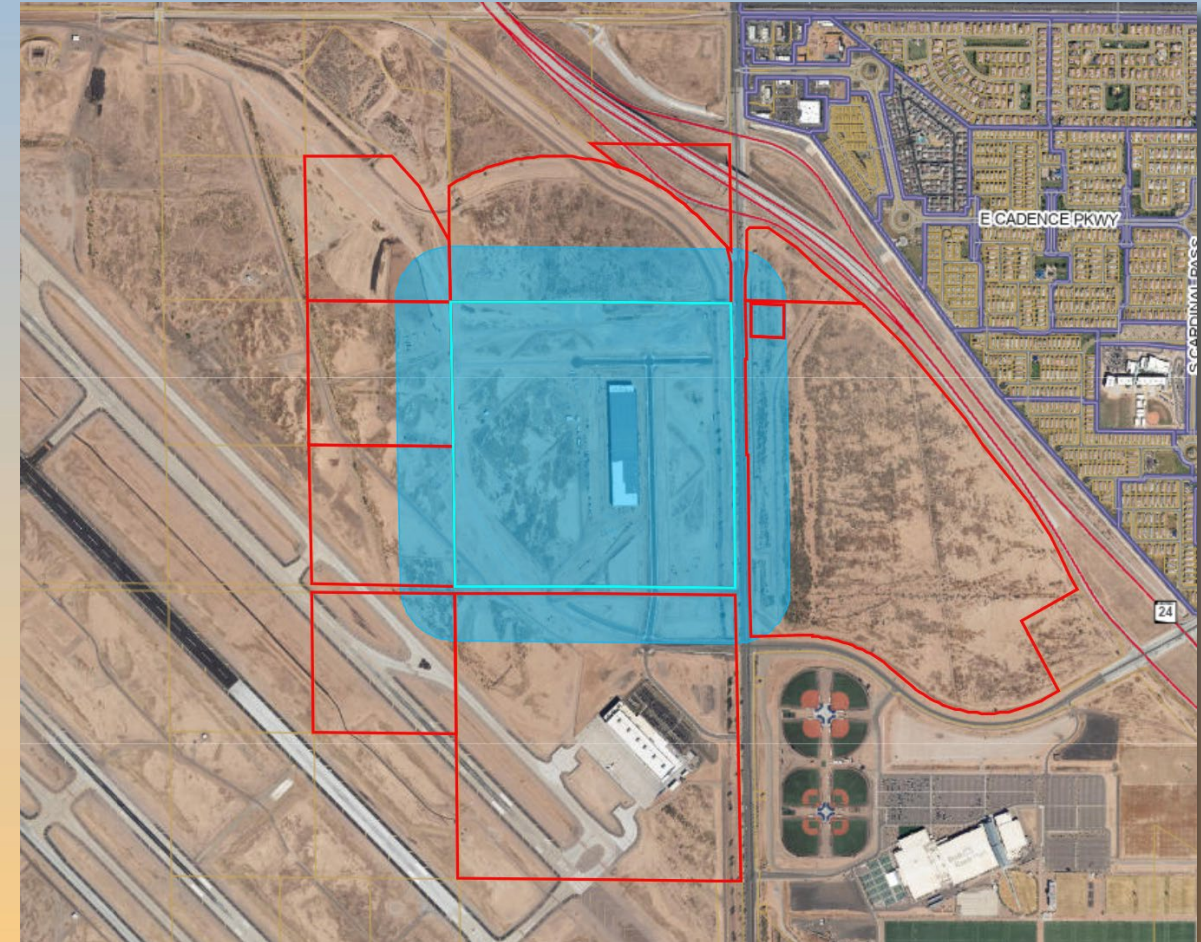
COMPREHENSIVE SIGN PLAN

8



Citizen Participation

- Notified property owners within 500'
- Staff has not been contacted regarding this request.





Approval Criteria

Section 11-70-5(E) Special Use Required Findings

- ✓ Project will advance the goals and objectives of the General Plan and other City plans 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 11-46-3(D) CSP Review Criteria

- ✓ The site contains unique or unusual physical conditions that would limit or restrict normal sign visibility.
- ✓ The development exhibits unique characteristics of land use, that represent a clear variation from conventional development.



Findings

- ✓ Complies with the 2050 General Plan and the Mesa Gateway Strategic Development Plan
- ✓ Meets required findings and review criteria for Sections 11-70-5(E) and 11-46-3(D) of the MZO

Staff recommend Approval with Conditions



BOA25-00335



Request

- Special Use Permit (SUP) for a modification to a Comprehensive Sign Plan (CSP)





Location

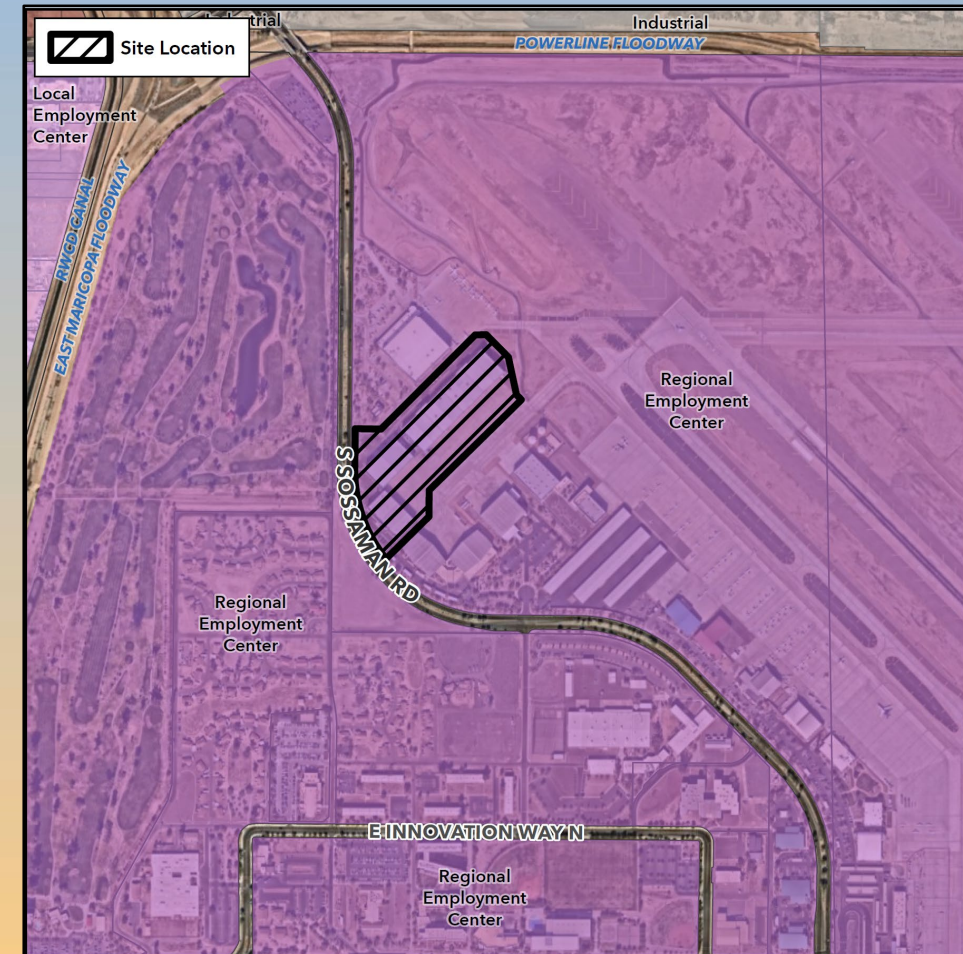
- South of Ray Road
- East of Sossaman Road





General Plan

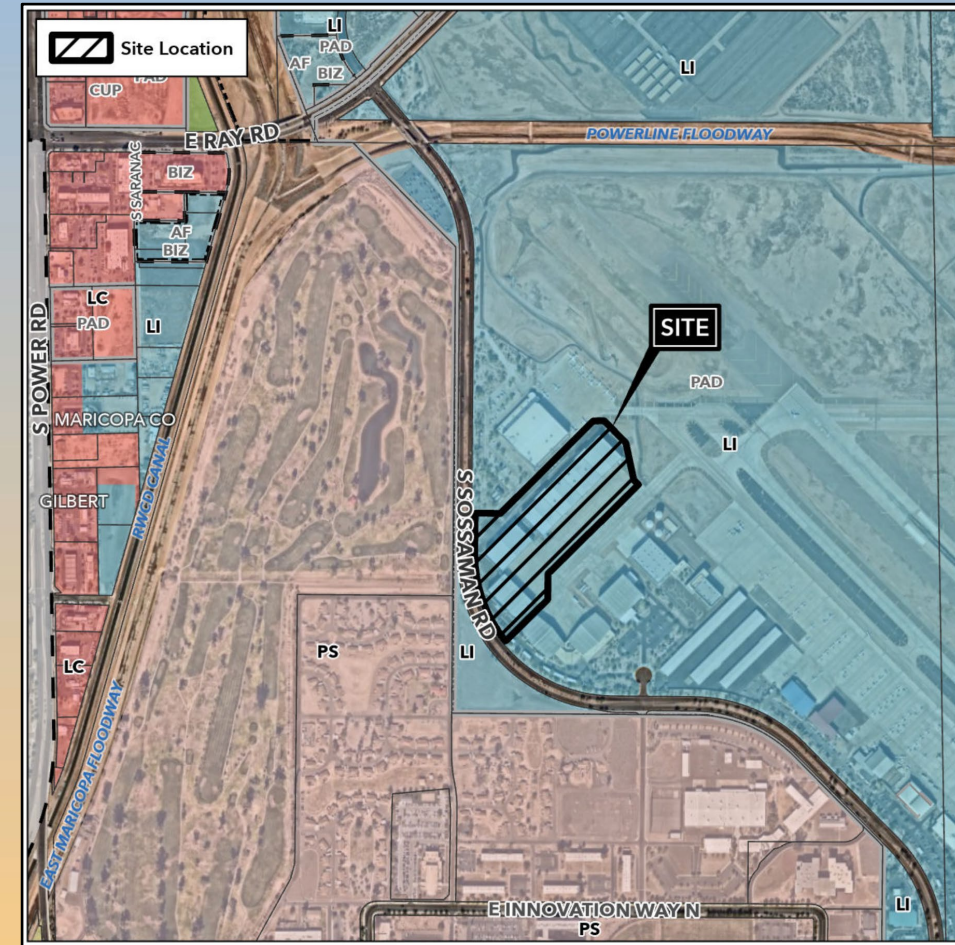
- Regional Employment Center - Placetype
- Evolve - Growth Strategy





Zoning

- Light Industrial with a Planned Area Development overlay (LI-PAD)
- Manufacturing is an allowed use in the LI district





Site Photo



Existing Elevation



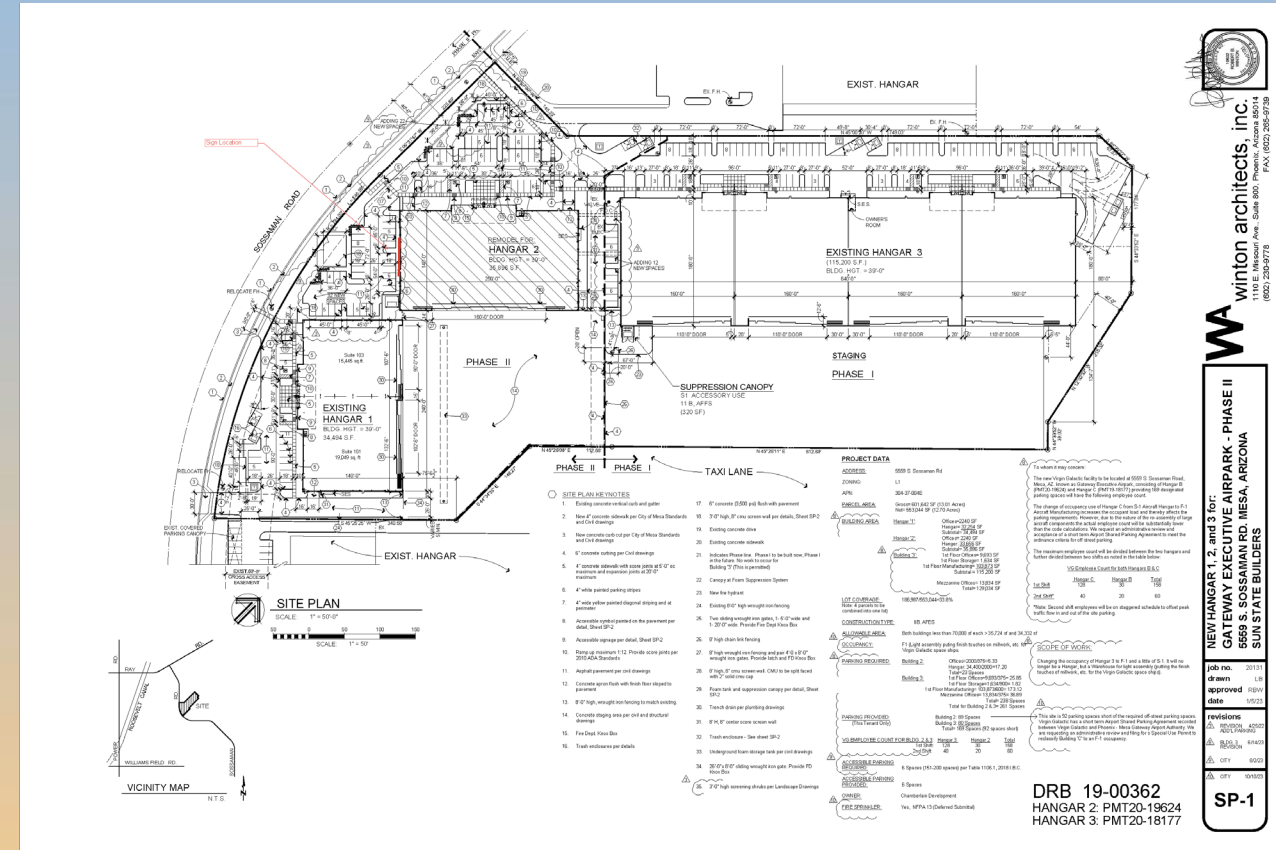
Proposed CSP

- Increase the total allowed wall banner to 1,040 square feet
- Allow the banner for one year





Sign Plan



Site Plan

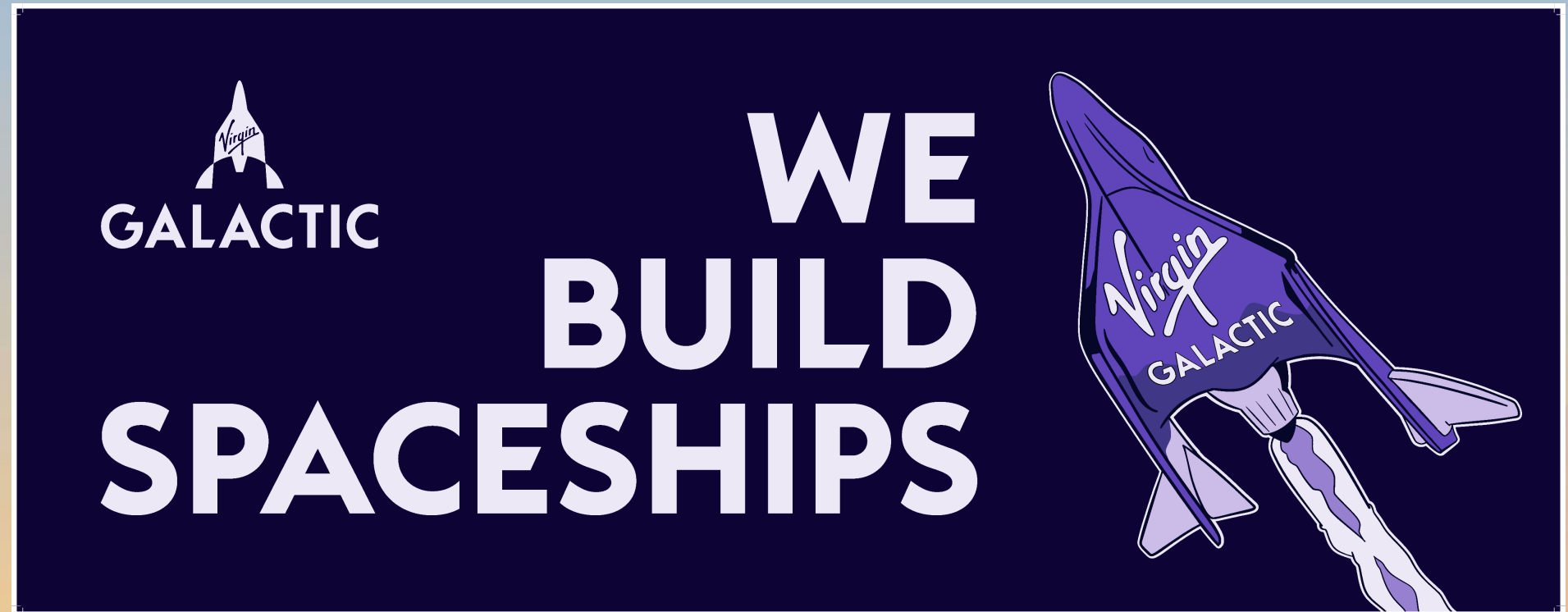


SCALE: 3/32" = 1'-0"

Sign Elevation



Sign Plan

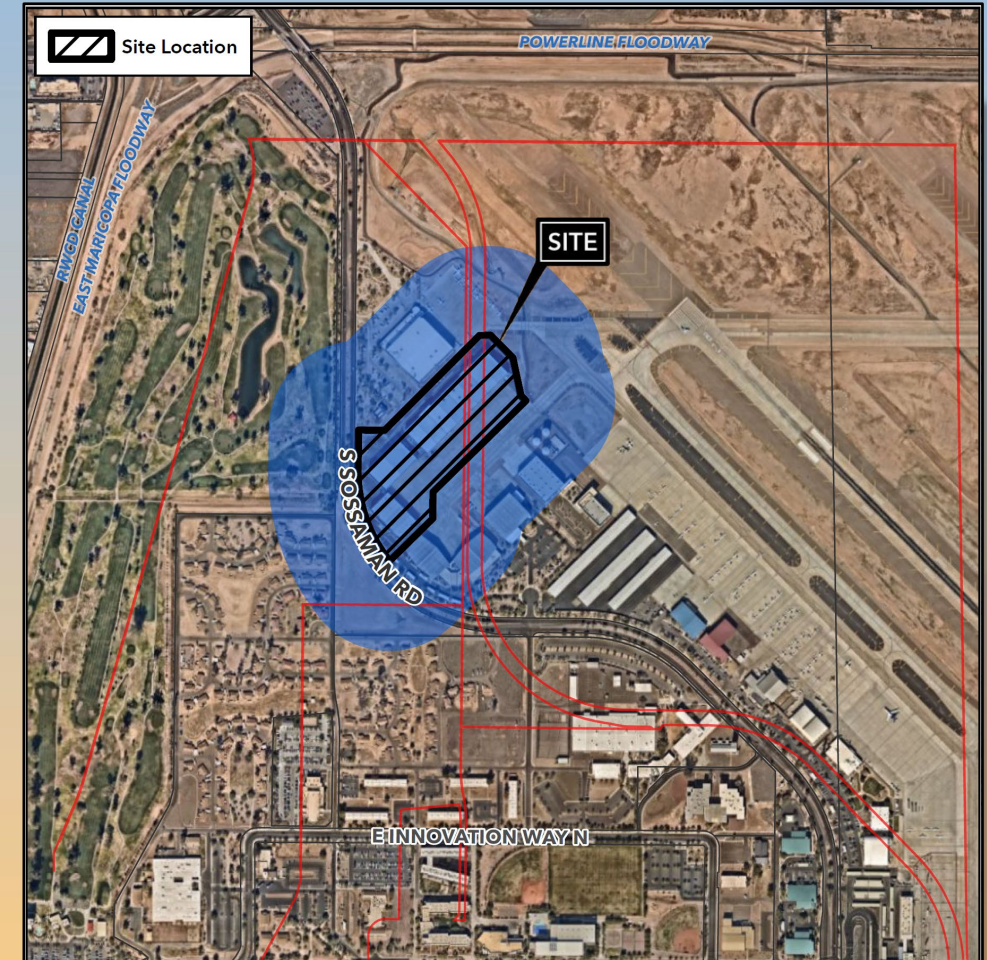


Sign Graphic



Citizen Participation

- Notified property owners within 500 feet
- Staff was not contacted





Approval Criteria

Section 11-46-3.D CSP Criteria

- ✓ The site contains unique or unusual physical conditions that would limit or restrict normal sign visibility.
- ✓ The development exhibits unique characteristics of land use, that represent a clear variation from conventional development.
- ✓ The proposed signage incorporates special design features that reinforce or are integrated with the building architecture.



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 Mesa 2050 General Plan
- ✓ Meets the CSP criteria of Section 11-46-3.D of the MZO
- ✓ Meets the SUP findings of Section 11-70-5.E of the MZO

Staff recommends Approval with Conditions