

**Mesa Council Chambers Lower Level – 57 E 1<sup>st</sup> 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

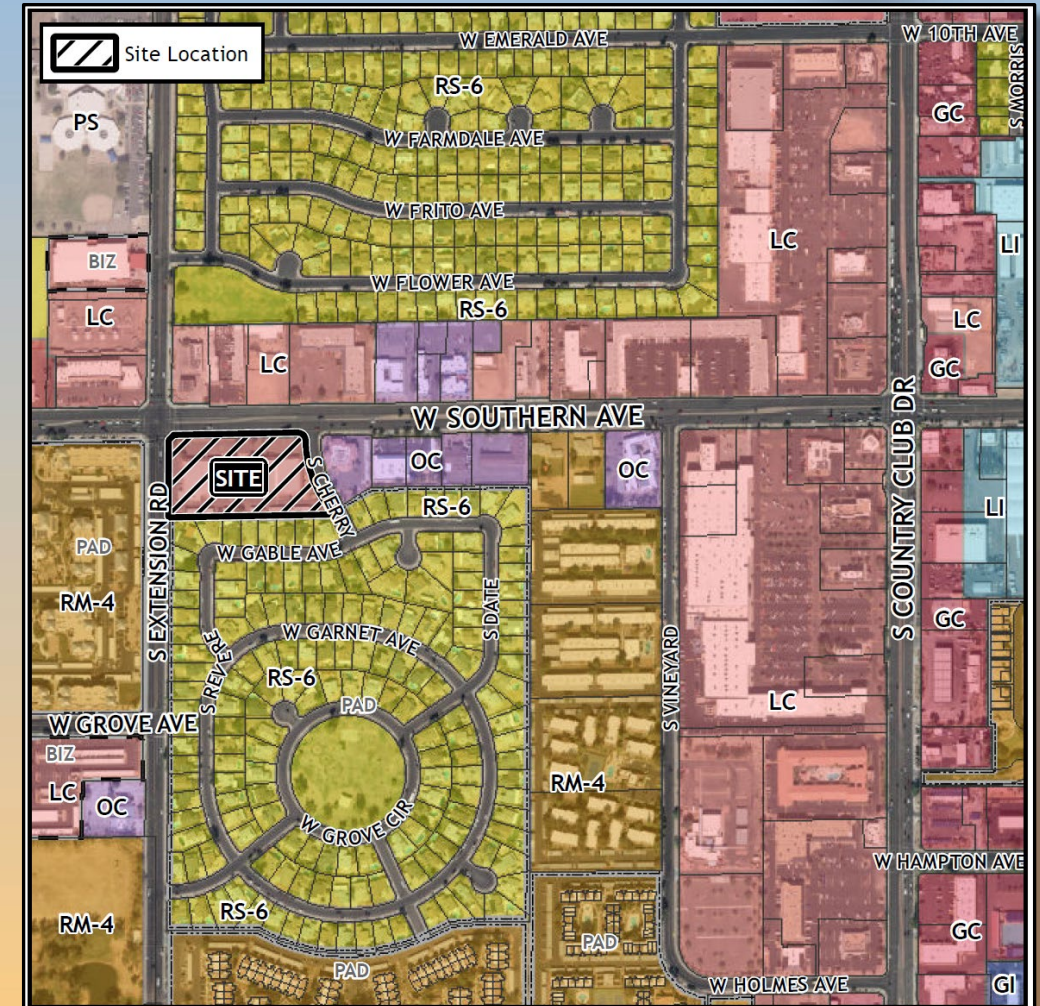
- Substantial Conformance Improvement Permit to allow deviations from certain development standards
- Update an existing development to expand a medical office and improve the overall site





# Location

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

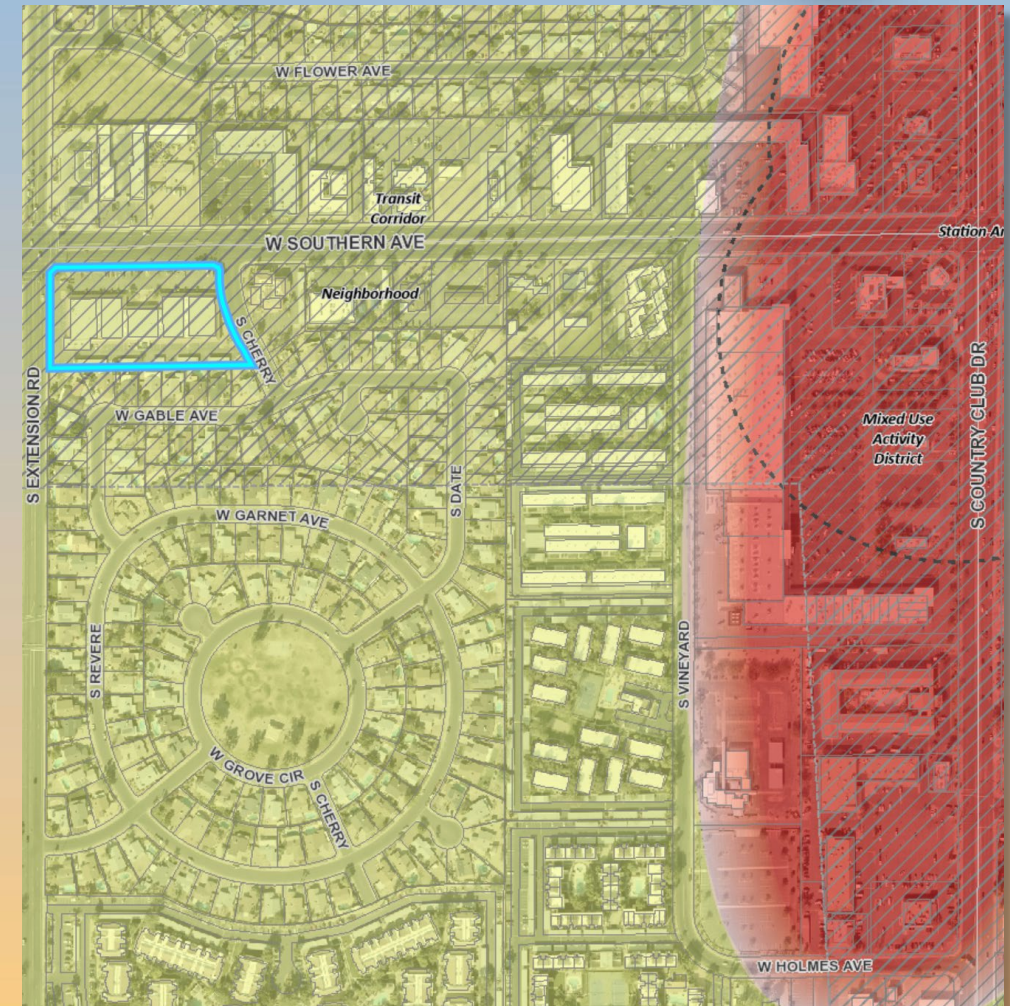




# General Plan

## 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

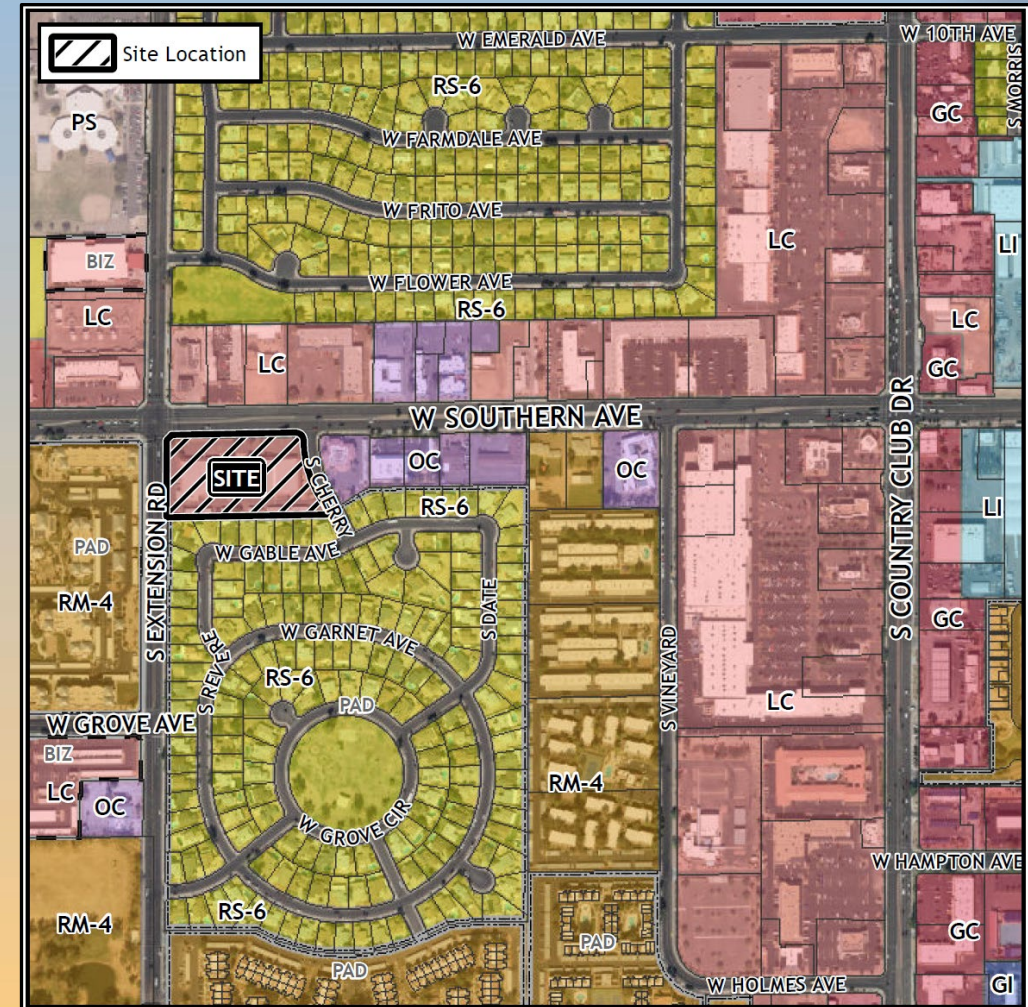




# Zoning

## Limited Commercial (LC)

- Proposed use is permitted





# Site Photos



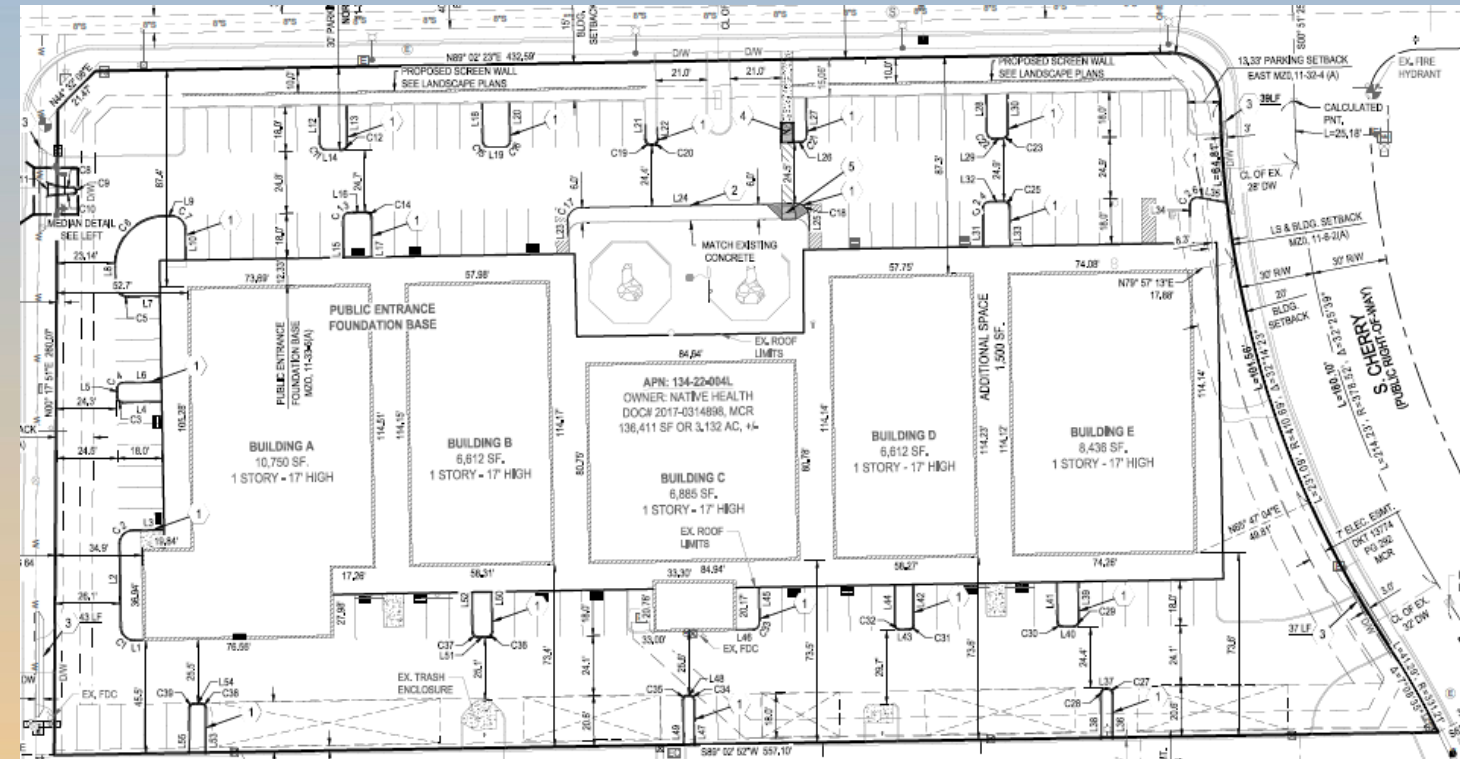
Looking south from Southern Ave





# Site Plan

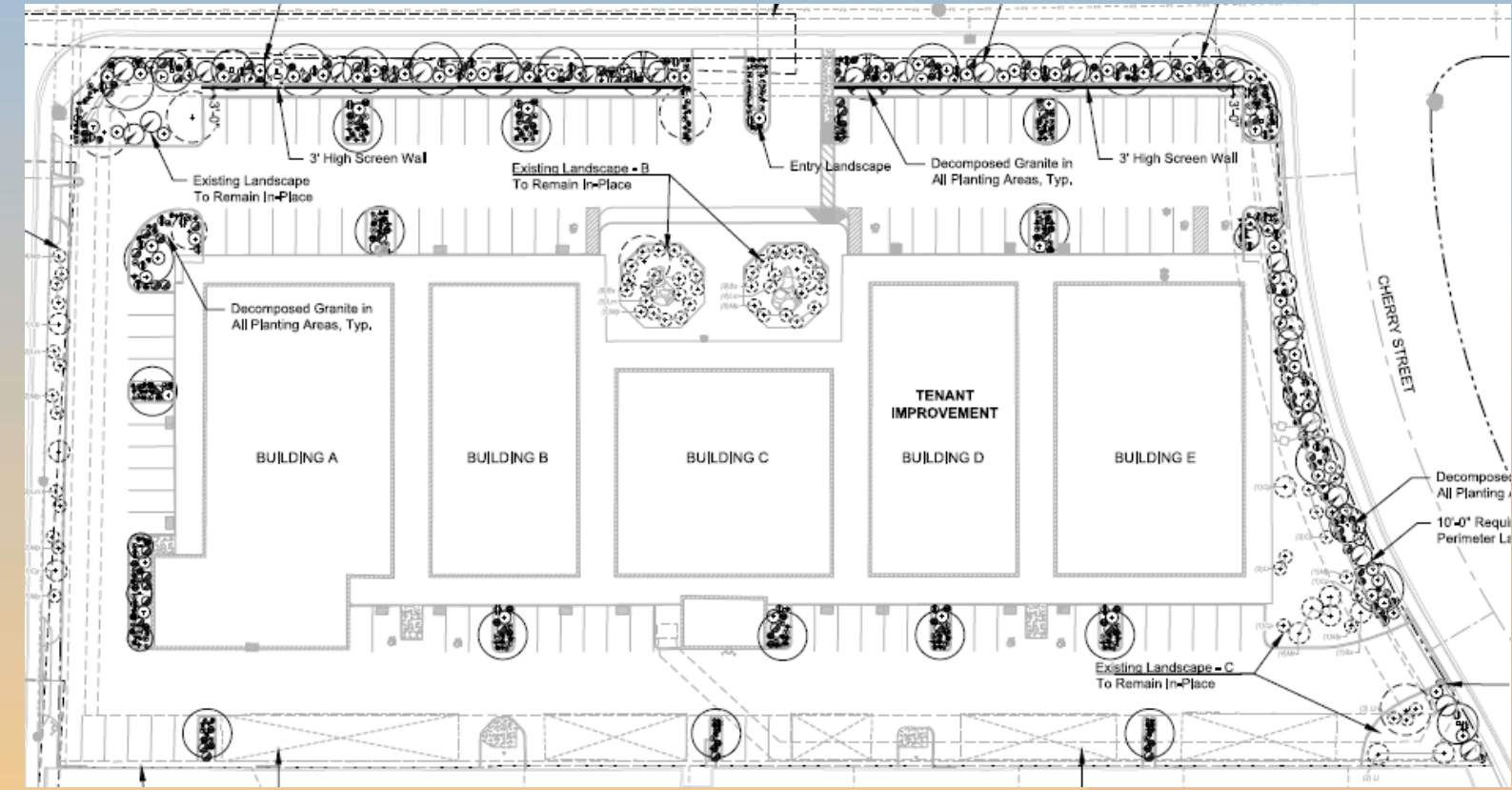
- Combining Buildings D and E with additional 1,500 sq. ft. space included
- Access from Extension, Southern, and Cherry
- 148 parking spaces required
- 148 parking spaces provided
- New striping and new landscape islands throughout the parking lot





# Landscape Plan

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





# SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p>Setback of Cross Drive Aisles and Parking Spaces – [Section 11-32-4.A]:</p> <p>Cross drive aisle parallel to Southern Avenue</p> <p>Cross drive aisle parallel to Extension Road</p> <p>Parking Spaces along main drive aisle connecting to Cherry</p>	<p>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.</p>	<p><b>30 feet</b></p> <p><b>0 feet</b></p> <p><b>13.33 feet</b></p>
<p>Connection to Public Sidewalk – [Section 11-30-8.A]</p> <p>Cherry</p> <p>Extension Road</p>	<p>An on-site walkway shall connect the main entry to a public sidewalk on each street frontage of the site.</p>	<p><b>Not Provided</b></p> <p><b>Not Provided</b></p>
<p>Foundation Base – [Section 11-33-5.A]</p> <p>North Side</p>	<p>15 feet</p>	<p><b>12' 4"</b></p>



# 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





# 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

Josh Grandlienard, AICP, Senior Planner

April 3, 2024





# Request

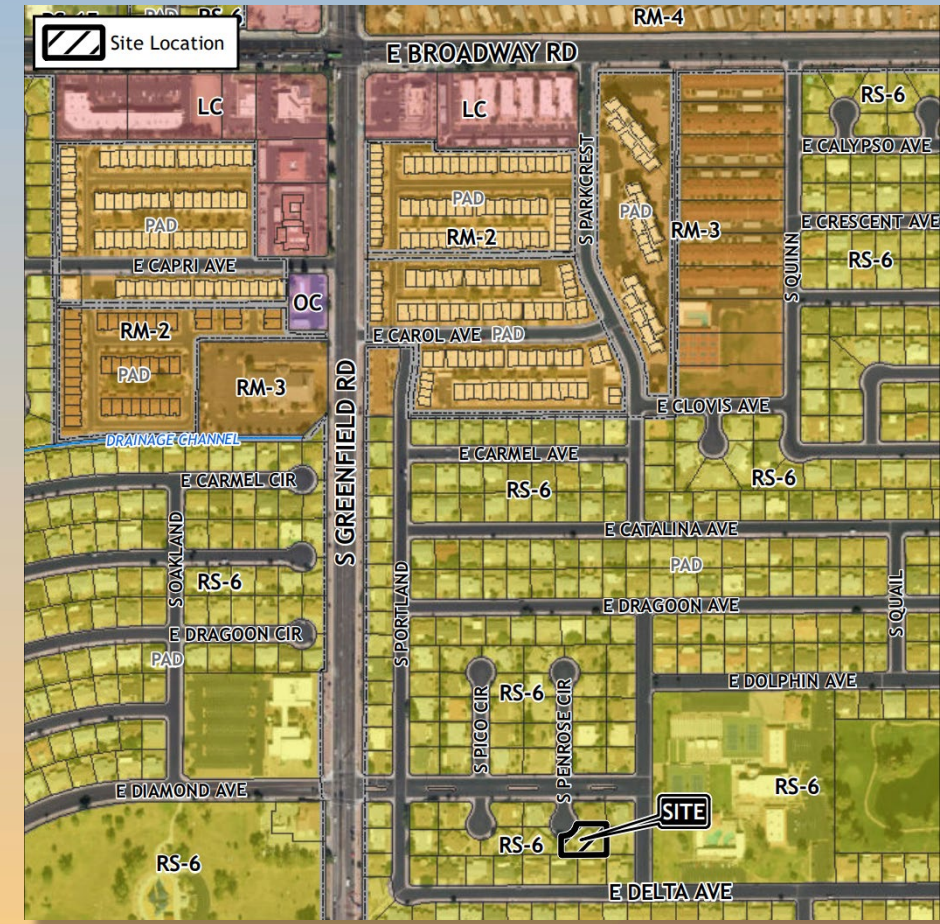
- Special Use Permit
- To enlarge a structure that extends into a nonconforming yard for a garage addition





# Location

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

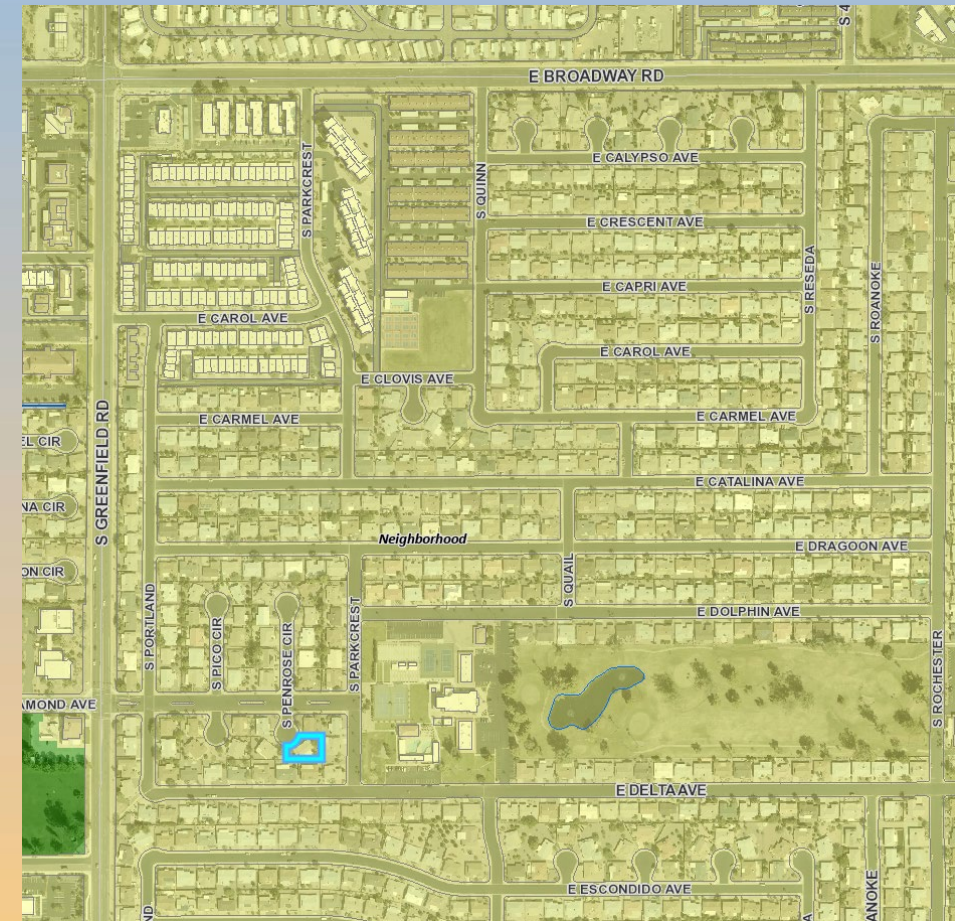




# General Plan

## 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

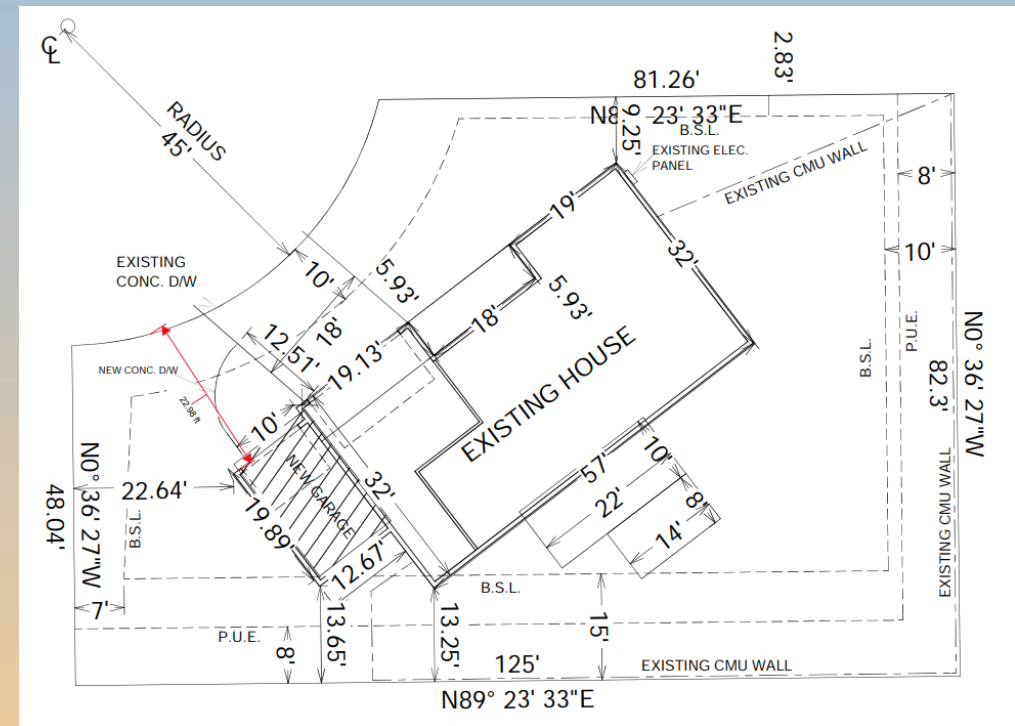


Looking south from Penrose Circle



# Site Plan

- New garage addition proposed for the west side of the home
- Existing home was built at an angle creating the need for an SUP







# 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

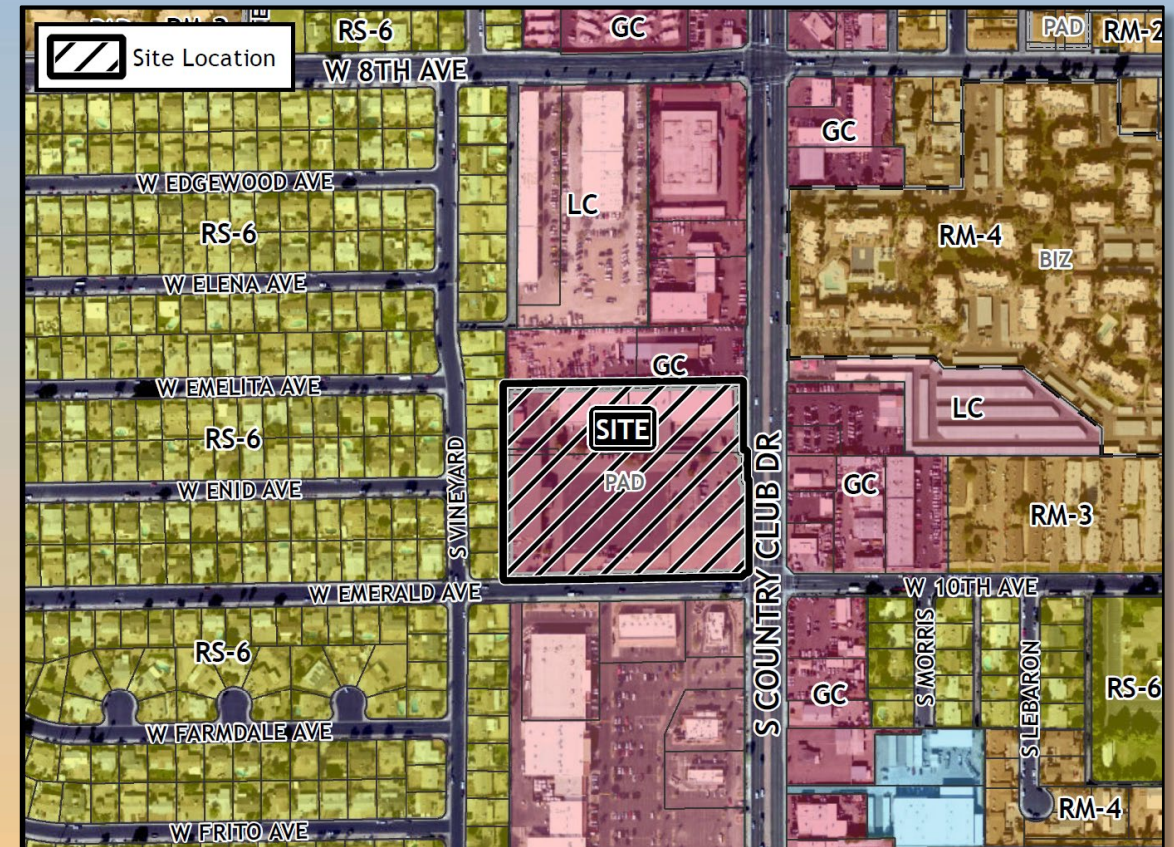
- Special Use Permit (SUP) to exceed the maximum number of special events allowed in one (1) calendar year.





# Location

- West of Country Club Drive
- North of Emerald Avenue

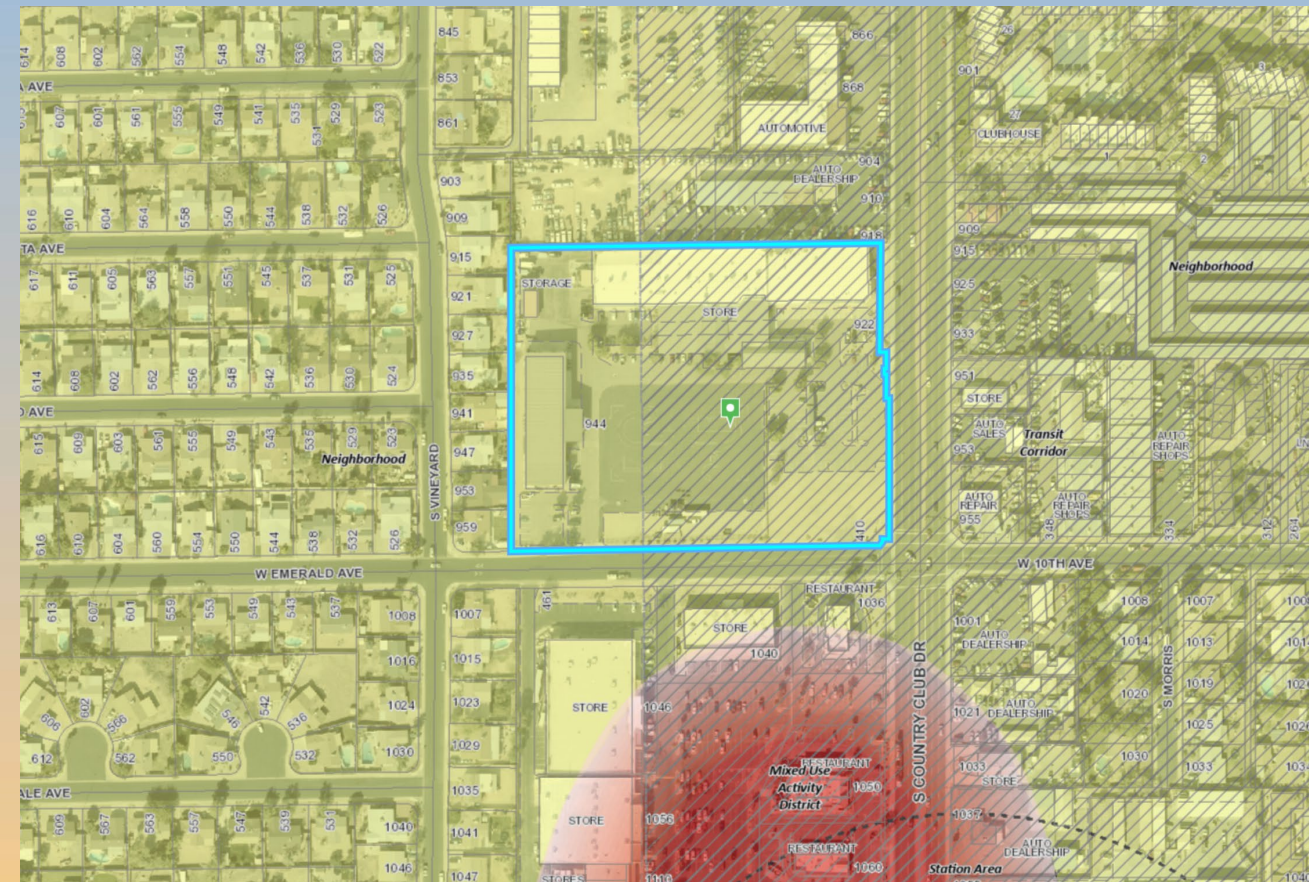




# General Plan

## Neighborhood

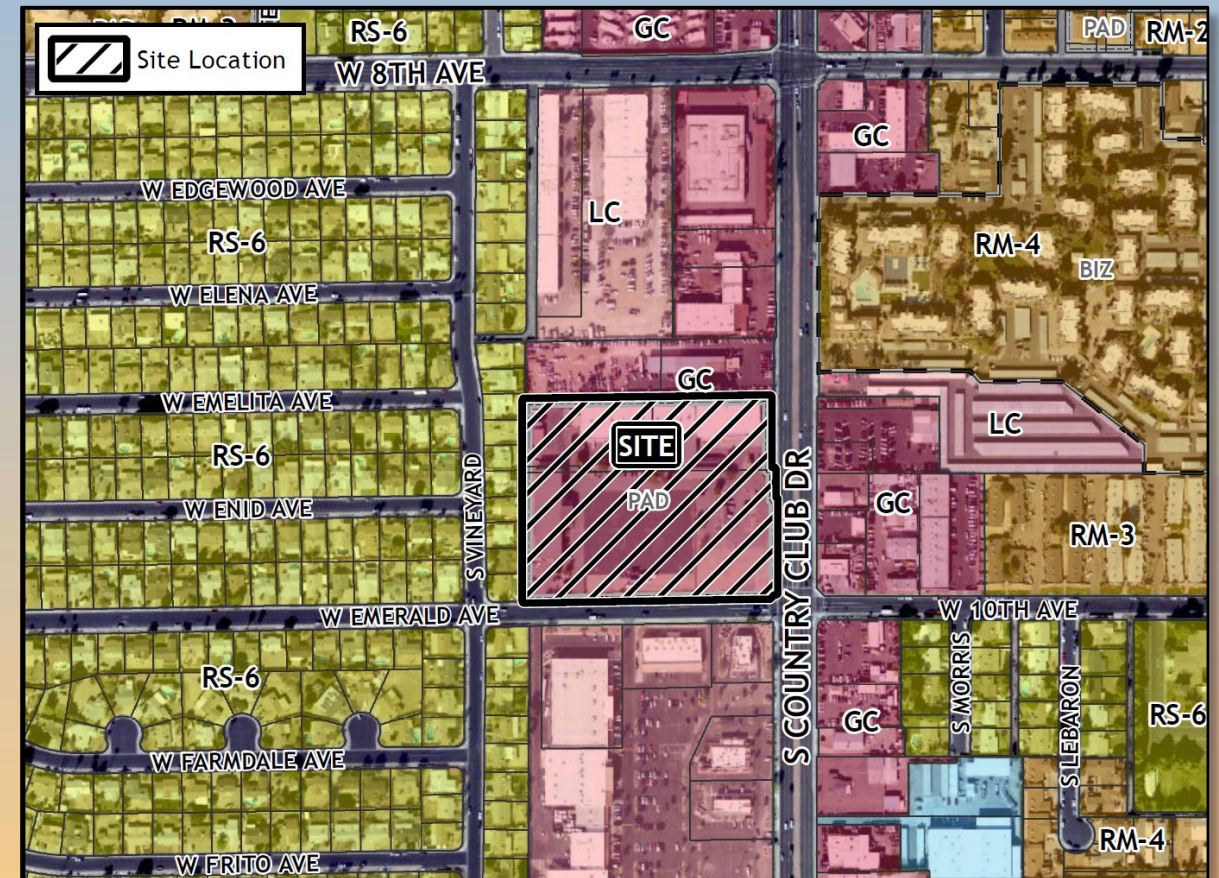
- Safe places for people to live
- Wide range of housing options allowed
- Existing use complies with the goals of this character area





# 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



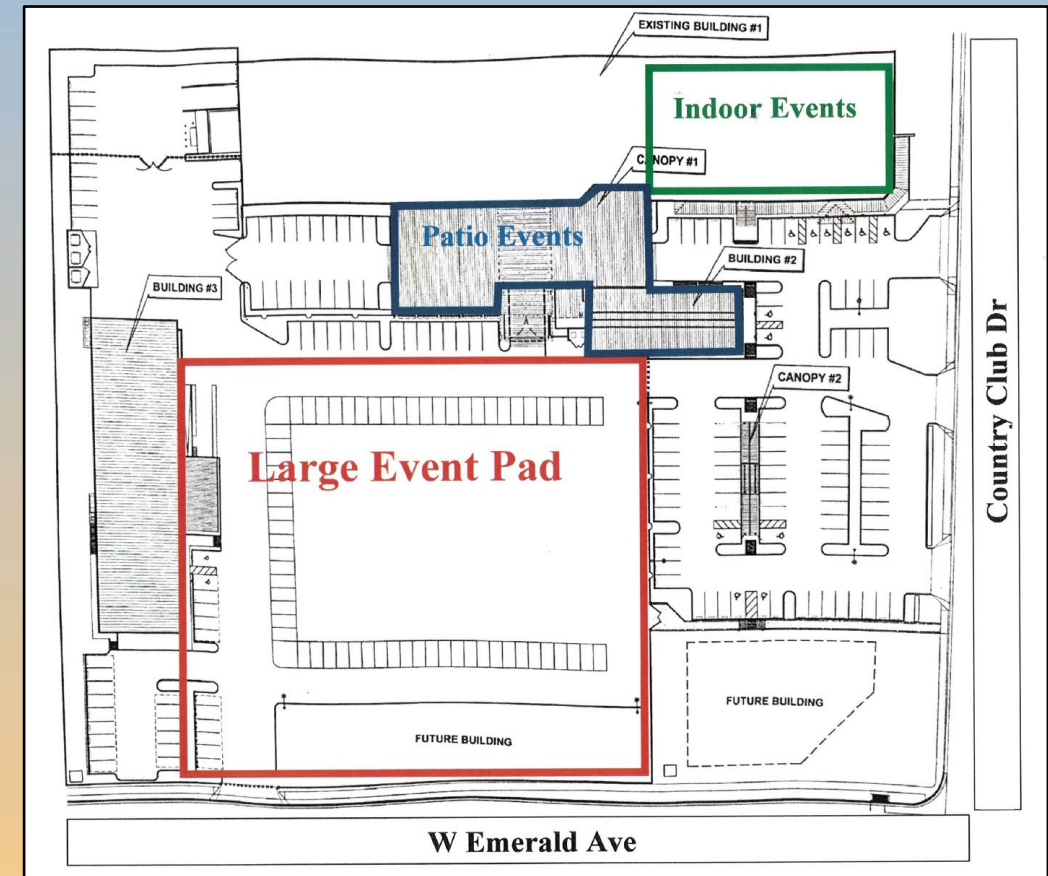
Entrance from Country Club Drive

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

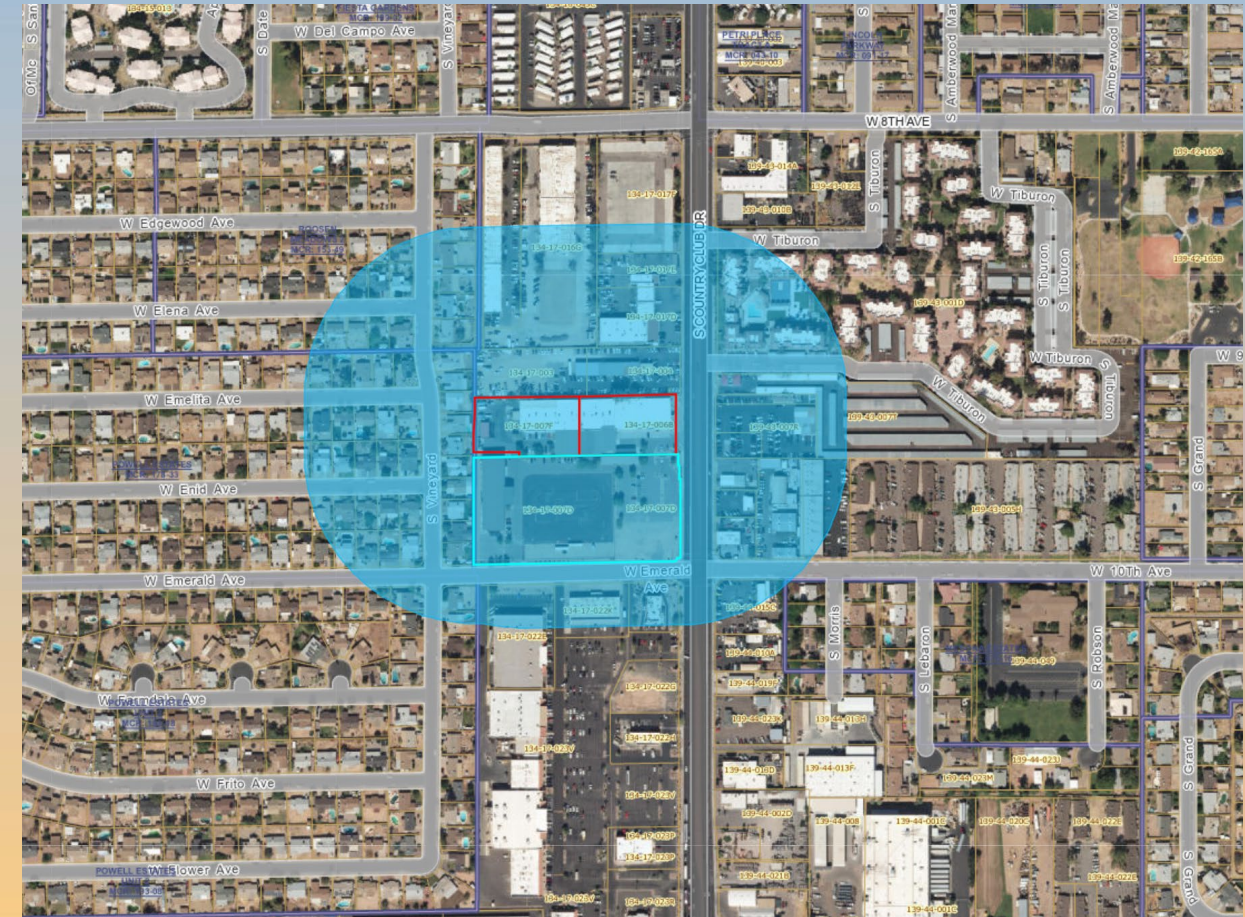






# Citizen Participation

- 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*