

Mesa Council Chambers Lower Level – 57 E 1st St

Date: November 1, 2023 Time: 4:30 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Nicole Lynam
Boardmember Heath Reed
Boardmember Ethel Hoffman*
Boardmember Troy Glover

MEMBERS ABSENT:

Vice Chair Shelly Allen
Boardmember Chris Jones

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

STAFF PRESENT:

Evan Balmer
Jennifer Merrill
Charlotte Bridges
Joshua Grandlienard
Chloe Durfee Daniel
Emily Johnson
Kwasi Abebrese
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner excused Vice Chair Allen and Boardmember Jones from the entire meeting and declared a quorum present, and the Study Session was called to order at 4:30 p.m.

2 Staff Update: no update

3 Review and discuss items listed on the Public Hearing agenda for November 1, 2023.

Boardmember Lynam arrived at the meeting at 4:33 pm.

***3-a Staff member Chloe Durfee Daniel presented case BOA23-00156 to the Board.**
See attached presentation.

***3-b Staff member Kwasi Abebrese presented case BOA23-00487 to the Board.**
See attached presentation.

***3-c Staff member Kwasi Abebrese presented case BOA23-00543 to the Board.**
See attached presentation.

***3-d Staff member Charlotte Bridges presented case BOA23-00617 to the Board.**

City of Mesa - Board of Adjustment – November 1, 2023
Study Session Minutes

See attached presentation.

***3-e Staff member Kwasi Abebrese presented case BOA23-00660 to the Board.**
See attached presentation.

***3-f BOA23-00666 continued to December 6, 2023.**

***3-g Staff member Jennifer Merrill presented case BOA23-00723 to the Board.**
See attached presentation.

***3-h BOA23-00725 continued to December 6, 2023.**

***3-i Staff member Joshua Grandlienard presented case BOA23-00737 to the Board.**
See attached presentation.

***3-j Staff member Charlotte Bridges presented case BOA23-00738 to the Board.**
See attached presentation.

***3-k Staff member Joshua Grandlienard presented case BOA23-00750 to the Board.**
See attached presentation.

4 Adjournment.

Boardmember Reed moved to adjourn the Study Session and was seconded by Boardmember Lynam. Without objection, the Study Session was adjourned at 5:55 p.m.

Respectfully submitted,

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



BOA23-00156

Chloe Durfee Daniel, Planner II

November 1, 2023



Request

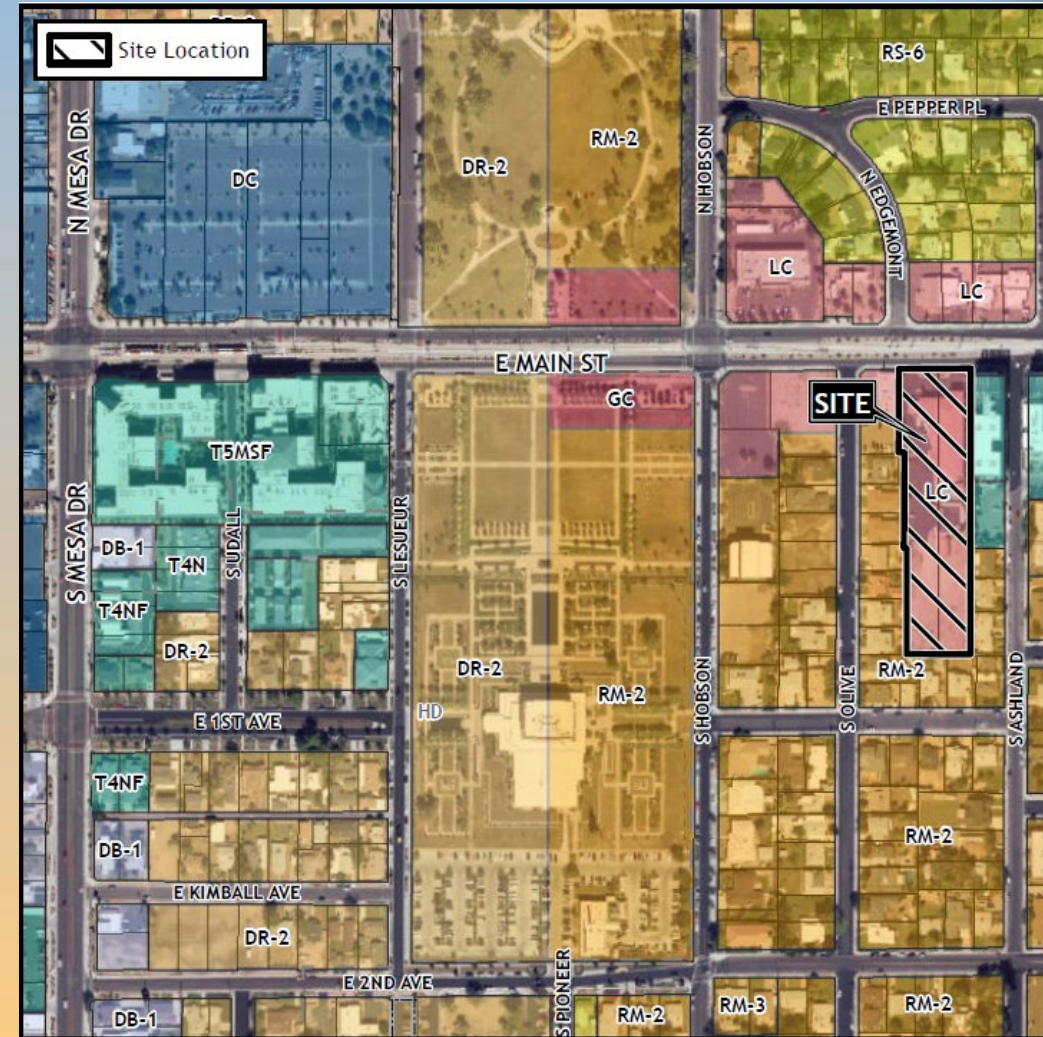
- Development Incentive Permit (DIP) to allow for the expansion of an existing hotel





Location

- East of Mesa Drive
- South of Main Street





General Plan

Neighborhood with a Traditional Sub-type

- Provide safe places for people to live where they can feel secure and enjoy their surrounding community
- May also contain supportive land uses such as small, neighborhood-scale offices, retail, restaurants, and personal services





General Plan

Central Main Street Area Plan and within Transit Corridor overlay

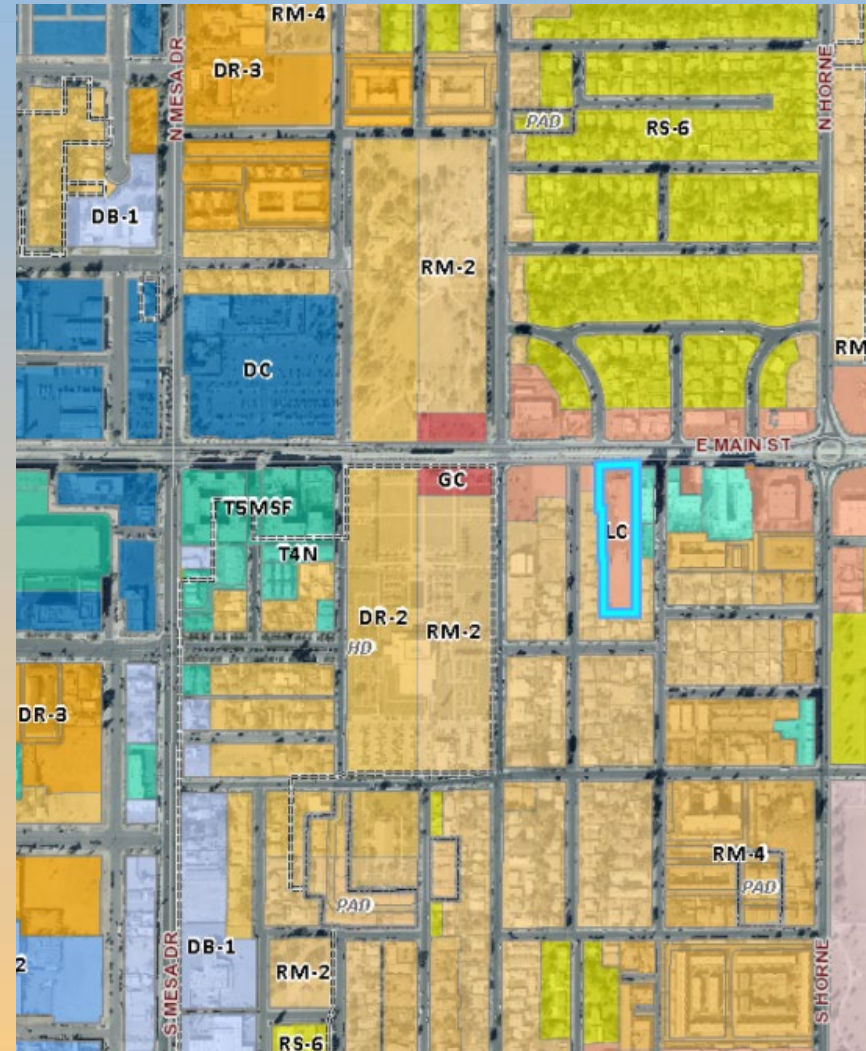
- Mixed-use, pedestrian-oriented, urban environment
- Mixed-use villages centered on the light rail connected by a pedestrian-oriented urban transit corridor





Zoning

- Limited Commercial
- Hotel use is allowed by right





Site Photo

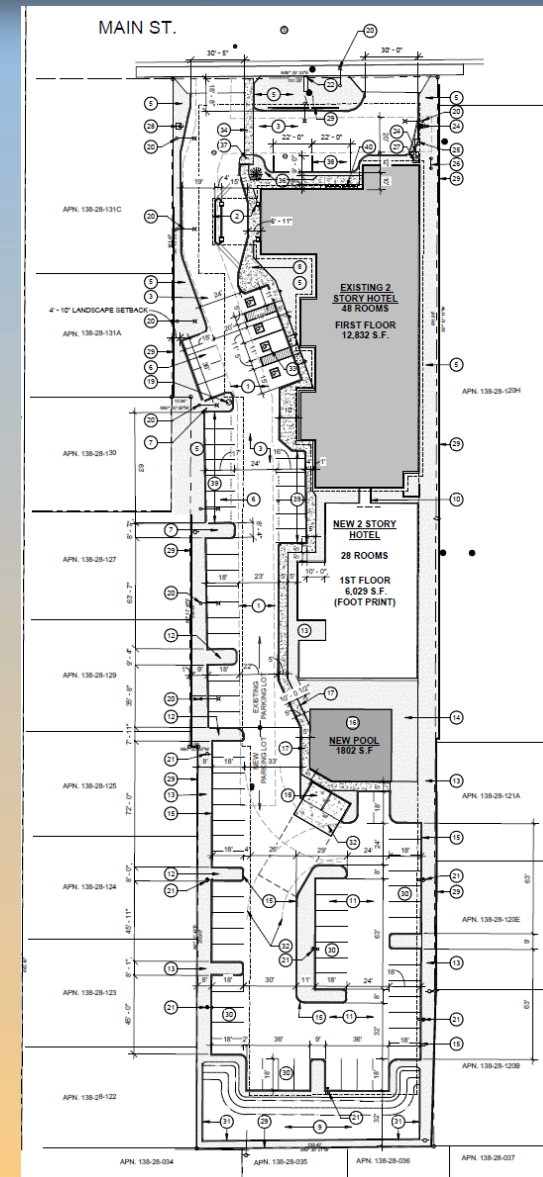


Looking south from Main Street



Site Plan

- Addition of 12,058 SF two story extension of hotel
- Relocation of pool
- Existing parking at 31 spaces
- Total provided at 82 spaces





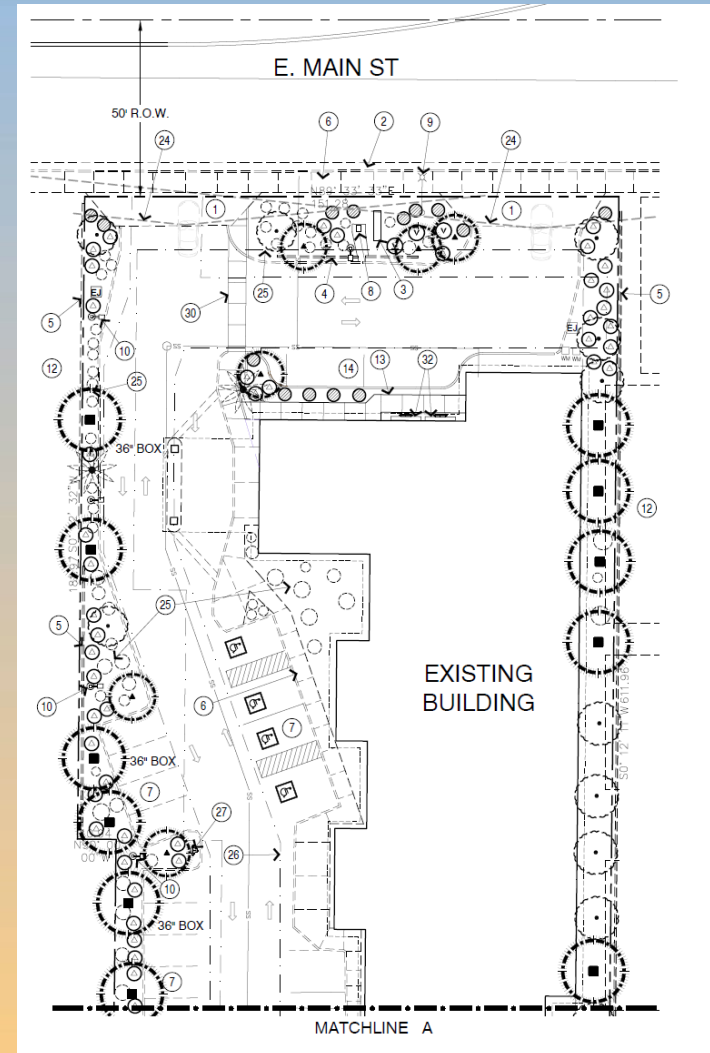
Landscape Plan

PLANT LIST			
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE QUAN.	REMARKS
	Trees	36" BOX	12' Ht., 6' Sp., 3" Cal.
	ULMUS PARVIFOLIA EVERGREEN ELM	2 24" BOX	10' Ht., 4' Sp., 2" Cal.
	ACACIA SALICINA WILLOW ACACIA	36" BOX 9 24" BOX 25	12' Ht., 5' Sp., 3" Cal. 10' Ht., 4' Sp., 2" Cal.
	PISTACIA LENTISCUS MASTIC TREE	36" BOX 12	9' Ht., 4' Sp., 2" Cal.
	CHILOPSIS LINEARIS DESERT WILLOW	24" BOX 9	7' Ht., 4' Sp., 1 1/2" Cal.
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	15 GAL. 3	3' Ht., 2' Sp., 1" Cal.
	Shrubs		
	LEUCOPHYLLUM LANGMANIAE 'Lynns Legacy' LYNN'S LEGACY SAGE	5 GAL. 34	
	SENNA NEMOPHYLLA GREEN CASSIA	5 GAL. 26	
	EREMOPHILA MACULATA 'VALENTINE' VALENTINE BUSH	5 GAL. 16	
	LANTANA MONTEVIDENSIS 'NEW GOLD' 'NEW GOLD' LANTANA	5 GAL. 30	
	LANTANA MONTEVIDENSIS 'PURPLE' PURPLE TRAILING LANTANA	5 GAL. 11	
	TECOMA STANS YELLOW BELLS	5 GAL. 58	
	MYRTUS COMMUNIS 'COMPACTA' COMPACT MYRTLE	5 GAL. 149	
	HESPERALOE FUNIFERA GIANT HESPERALOE	15 GAL. 3	
	HARDENBERGIA VIOLACEA LILAC VINE (On Metal Trellis-See Key Note #32)	5 GAL. 2	

DECOMPOSED GRANITE - 3/4" SCREENED, 2" DEPTH IN ALL AREAS OF PLANTING. (Match Existing Adjacent Type and Color)

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS."

EXISTING TREES AND SHRUBS TO REMAIN





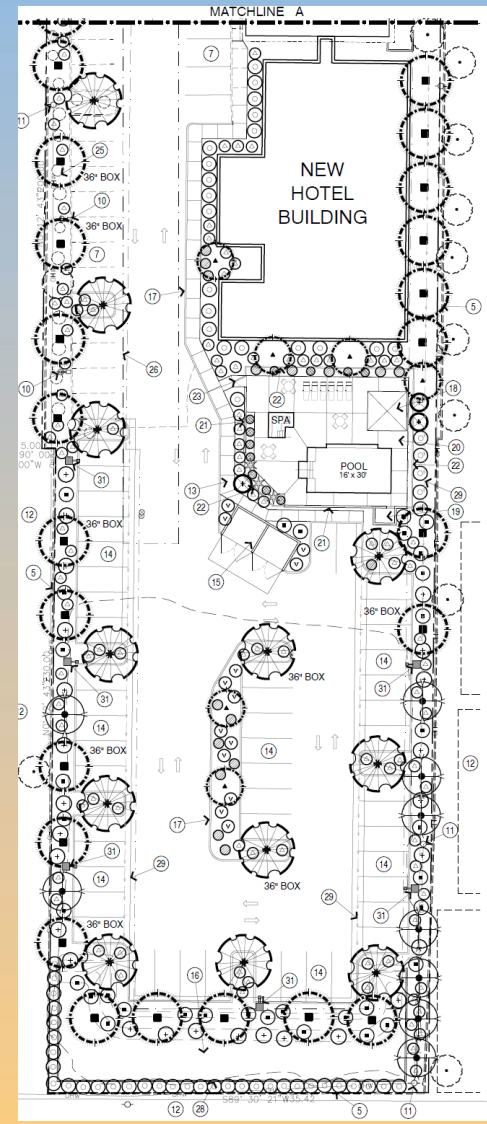
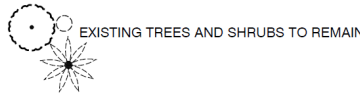
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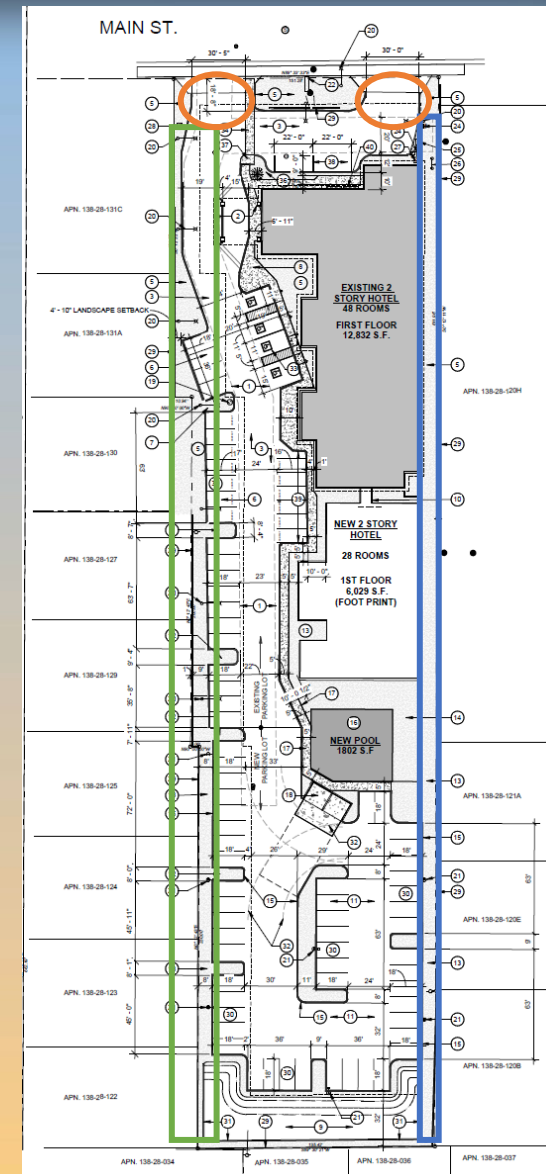
ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS.'





Development Incentive Permit

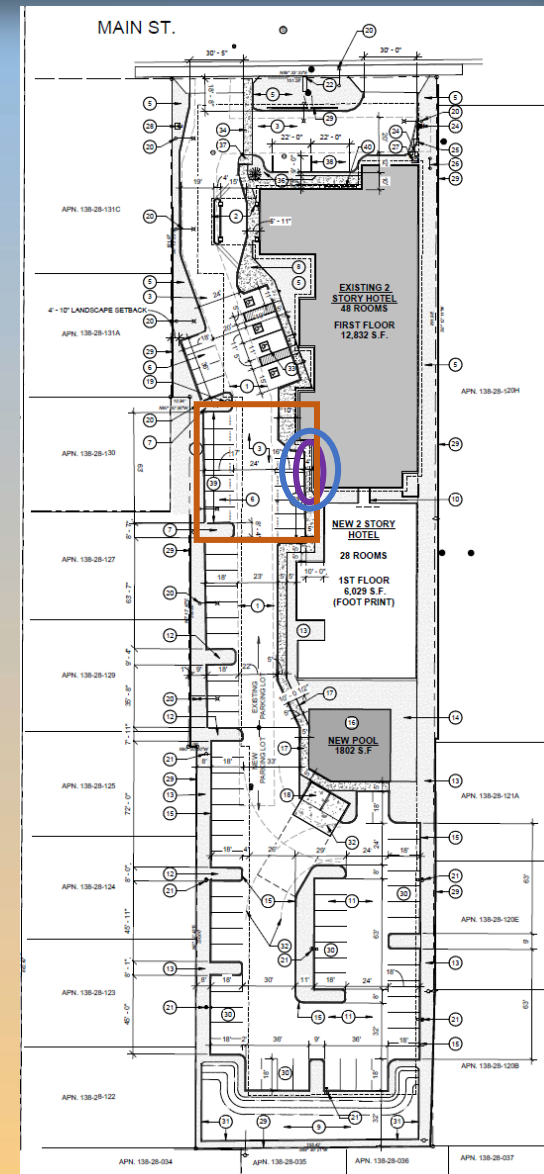
- Perimeter Landscape setback reduction to **8 feet east side** and **4 feet 10 inches minimum west side**
- Building setback reduction to **10 feet** on the east side
- Setback of cross drive aisle reduced to **18 feet 8 inches**





Development Incentive Permit

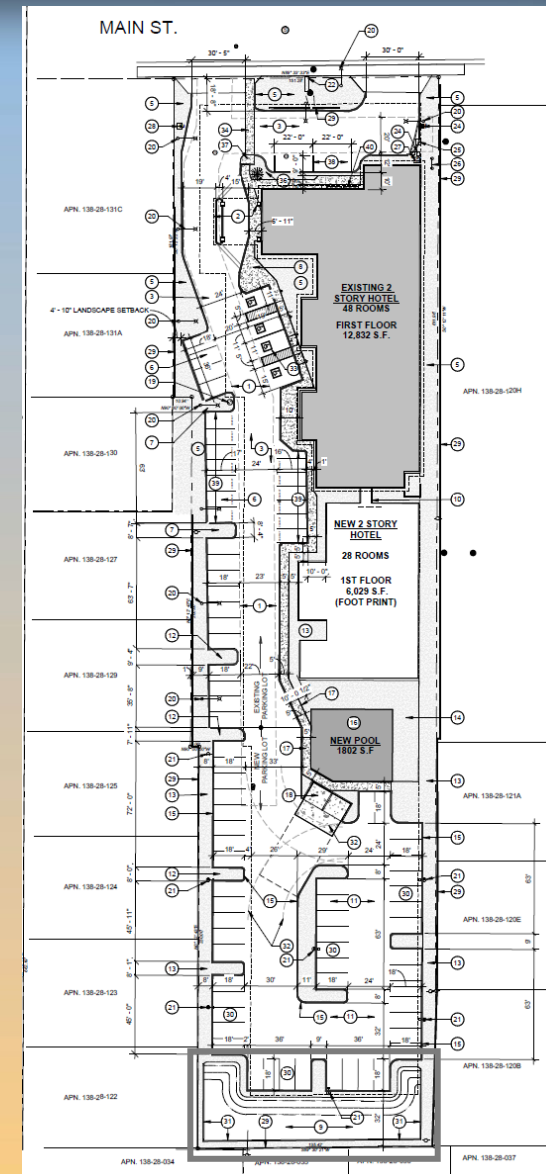
- Sidewalk width reduced to 4 ft at one point
- Compact parking cluster over allowance at 13 spaces
- Foundation base with parking and no public entrance reduced to 4 feet at one location





Development Incentive Permit

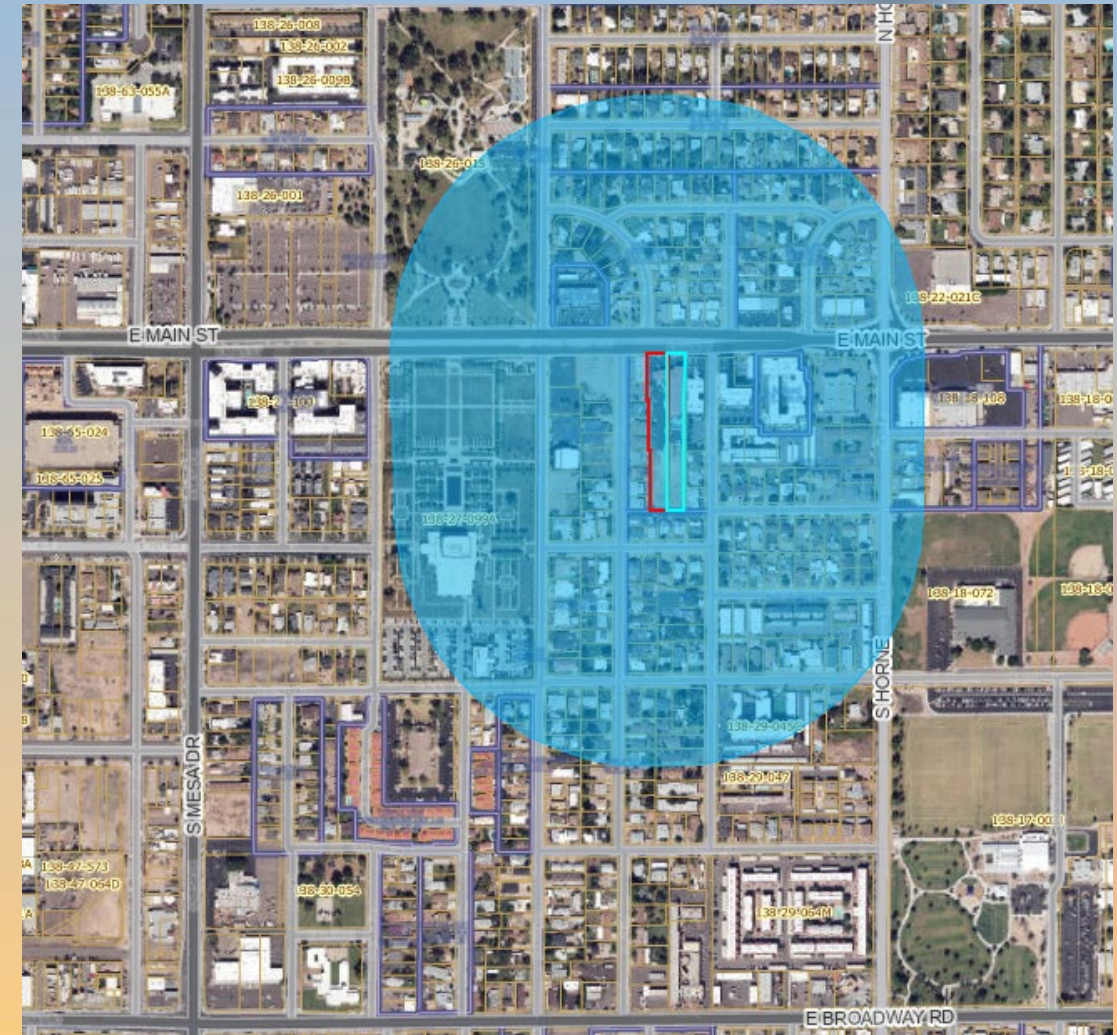
- Retaining wall exceeding 25% of basin perimeter to 75%
- Max wall height of retaining wall exceeding 18 inches to 2 feet 6 inches





Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Completed 3 neighborhood meetings and received one call in support
- Neither staff nor applicants have heard any further comments





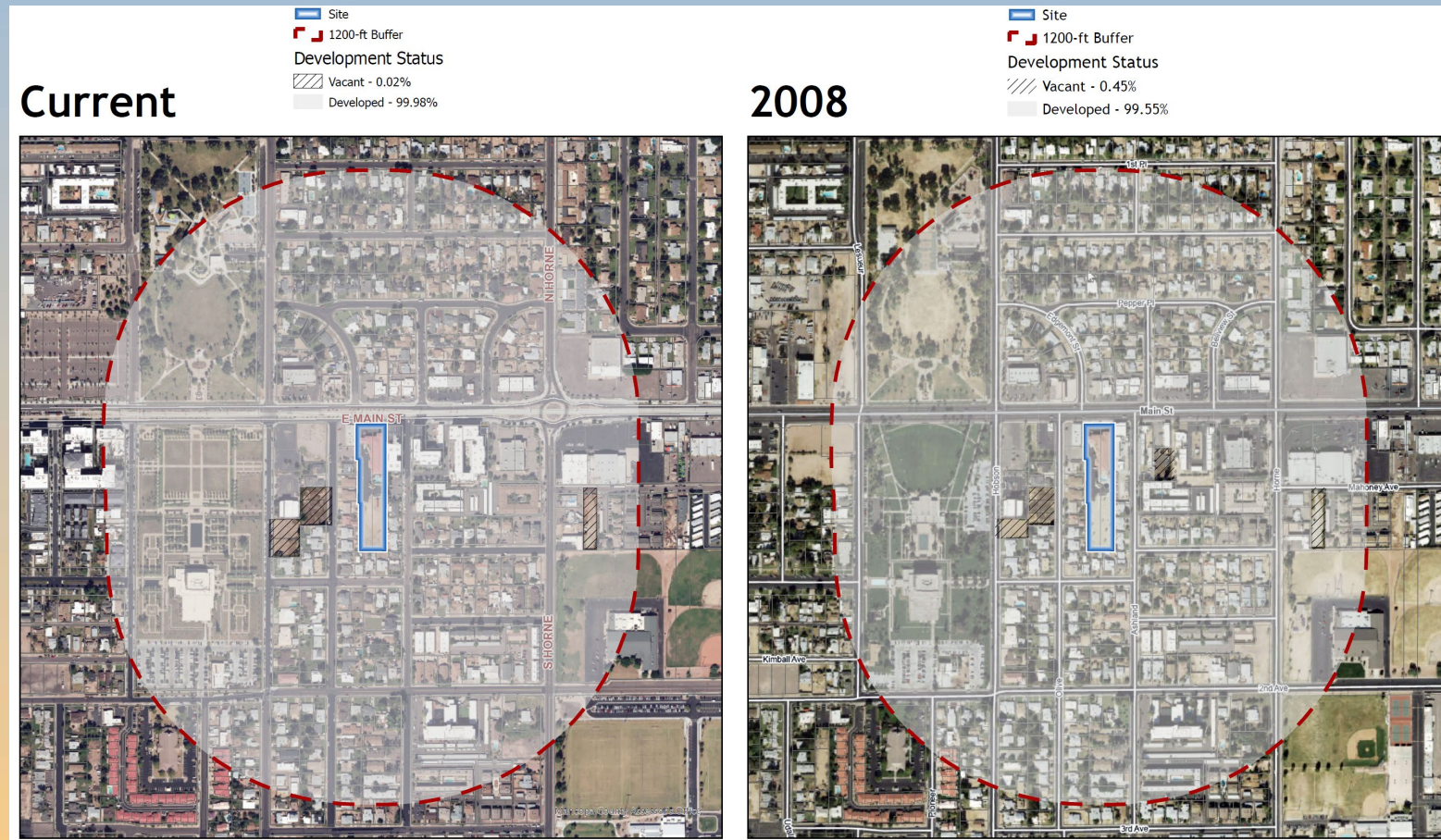
DIP Approval Criteria

Section 11-72-1 DIP Purpose and Applicability

- ✓ Total area of the parcel does not exceed 2.5 net acres and the parcel has been in its current configuration for more than 10 years;
- ✓ The parcel is served by, or has direct access to, existing utility distribution facilities.
- ✓ The parcel is surrounded by properties within a 1,200-foot radius in which:
 - ✓ 1. The total developable land area is not more than 25 percent vacant; and
 - ✓ 2. Greater than 50 percent of the total numbers of lots or parcels have been developed 15 or more years ago.



Approval Criteria





Approval Criteria

Section 11-72-3 DIP Criteria

- ✓ The proposed development is consistent with the General Plan, any other applicable Council adopted plans and/policies, and the permitted uses as specified in this Ordinance;
- ✓ The incentives do not allow development that is more intense than the surrounding neighborhood; commensurate with existing development within a 1200 foot radius of the by-passed property; and
- ✓ The architectural elements, construction and landscape materials, and other site improvements of the proposed development meet the intent of the Design Standards of this Ordinance.



Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Meets required findings for a DIP in Section 11-72-3 of the MZO

Staff recommends Approval with Conditions



BOA23-00487

Kwasi Abebrese, Planner I

November 1, 2023



Request

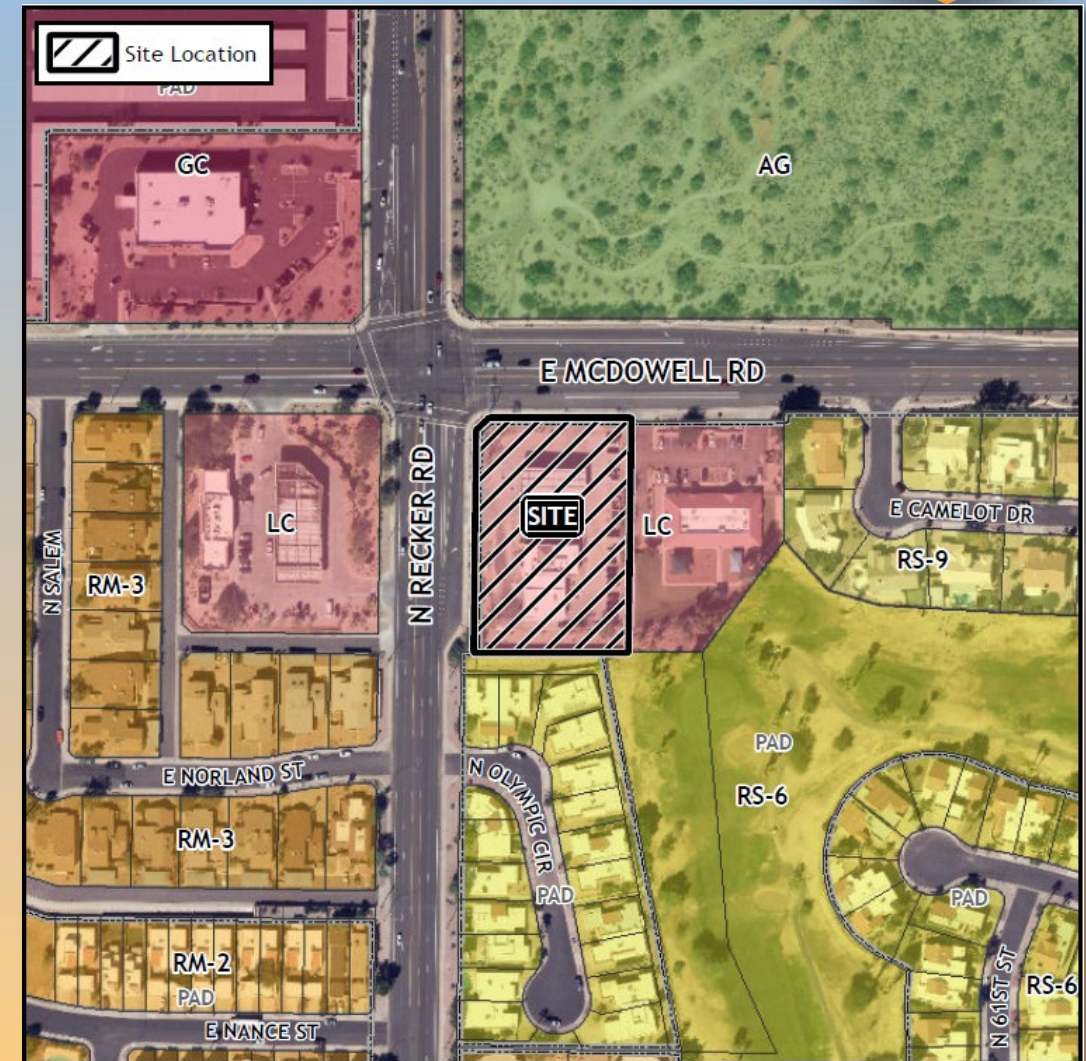
- Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP)





Location

- 2733 North Recker Road
- East of Recker Road
- South of McDowell Road





General Plan

Neighborhood

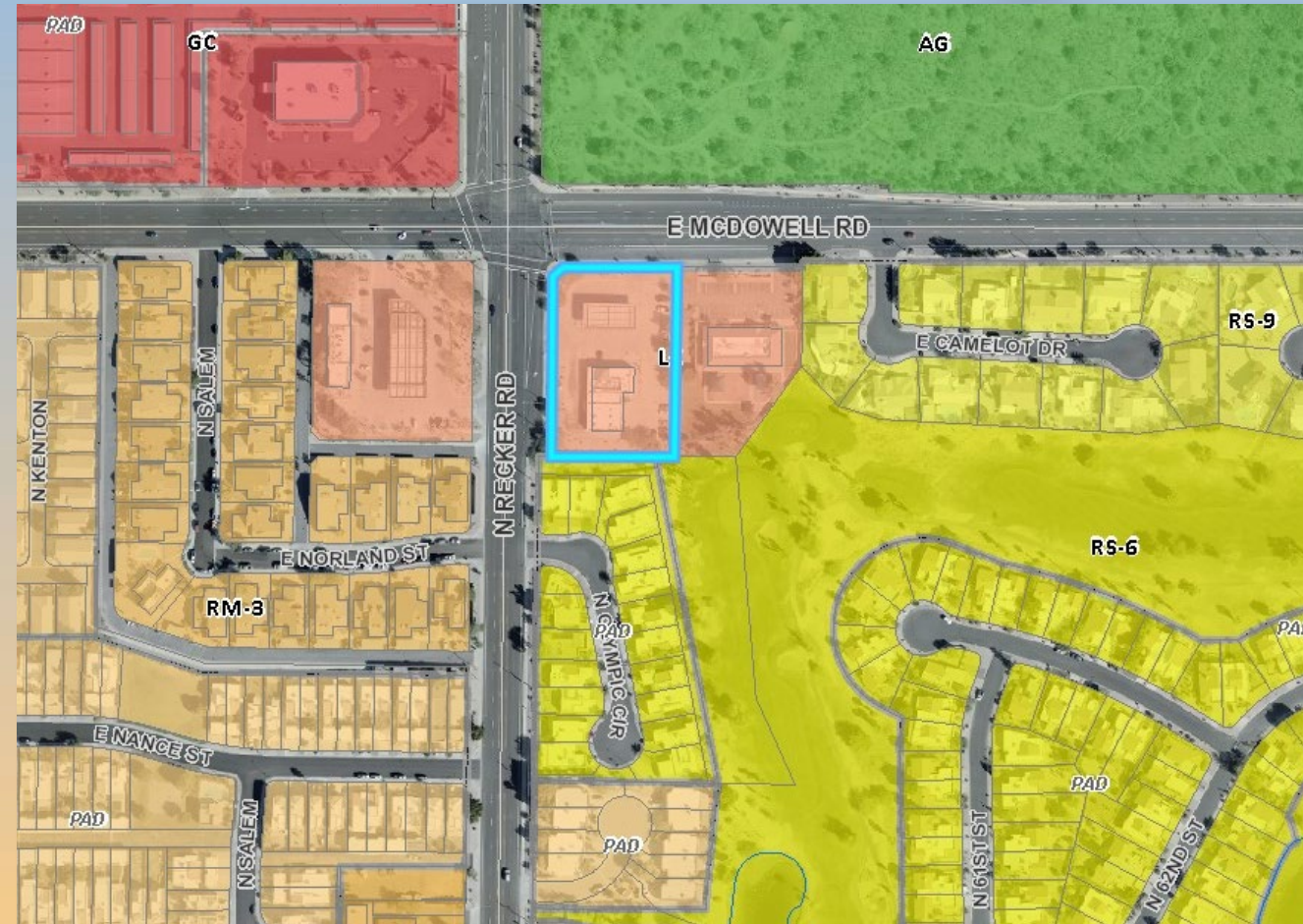
- Provide safe places for people to live and enjoy their surrounding community
- May contain commercial uses along arterial frontages and at major street intersections





Zoning

- Limited Commercial with Planned Area Development overlay (LC-PAD)
- Existing use is permitted in the LC District





Site Photos



Looking south towards the site from McDowell Road



Site Photos



Looking east towards the site from Recker Road



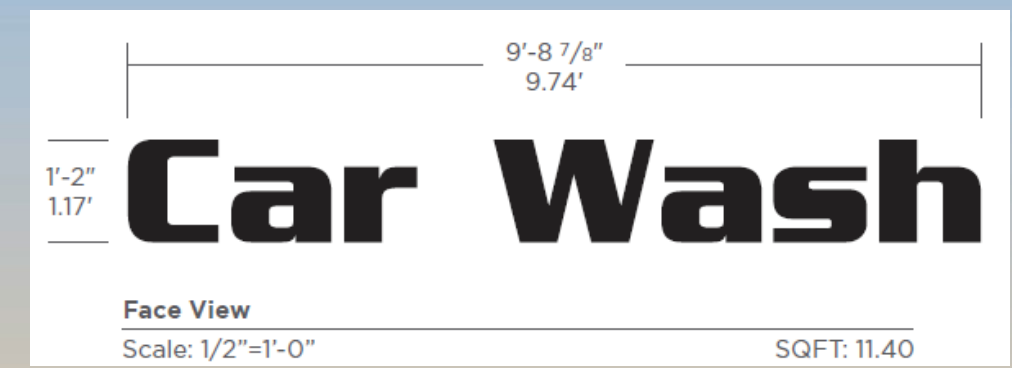
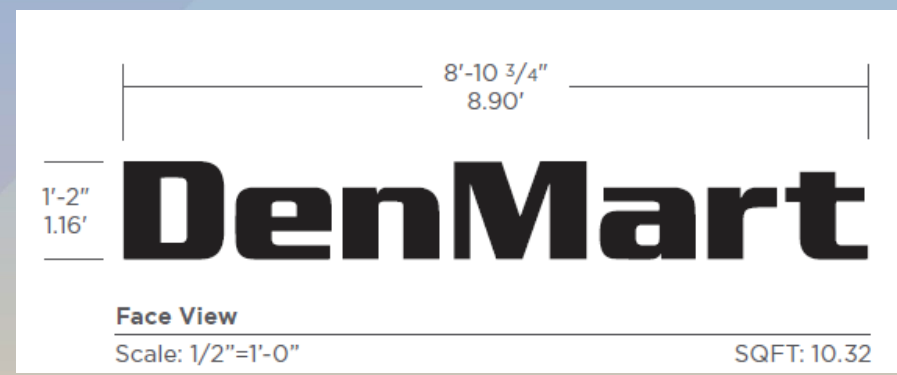
Proposed CSP

- Allows for the installation of 10 attached and 2 detached signs
 - Increase in the maximum sign area of attached signs from 88 sq. ft. to 192 sq. ft.
 - Increase in the maximum sign area of detached signs from 46 sq. ft. to 80 sq. ft.





Sign Plan





Sign Plan



Existing North Elevation



Existing East Elevation



Sign Plan



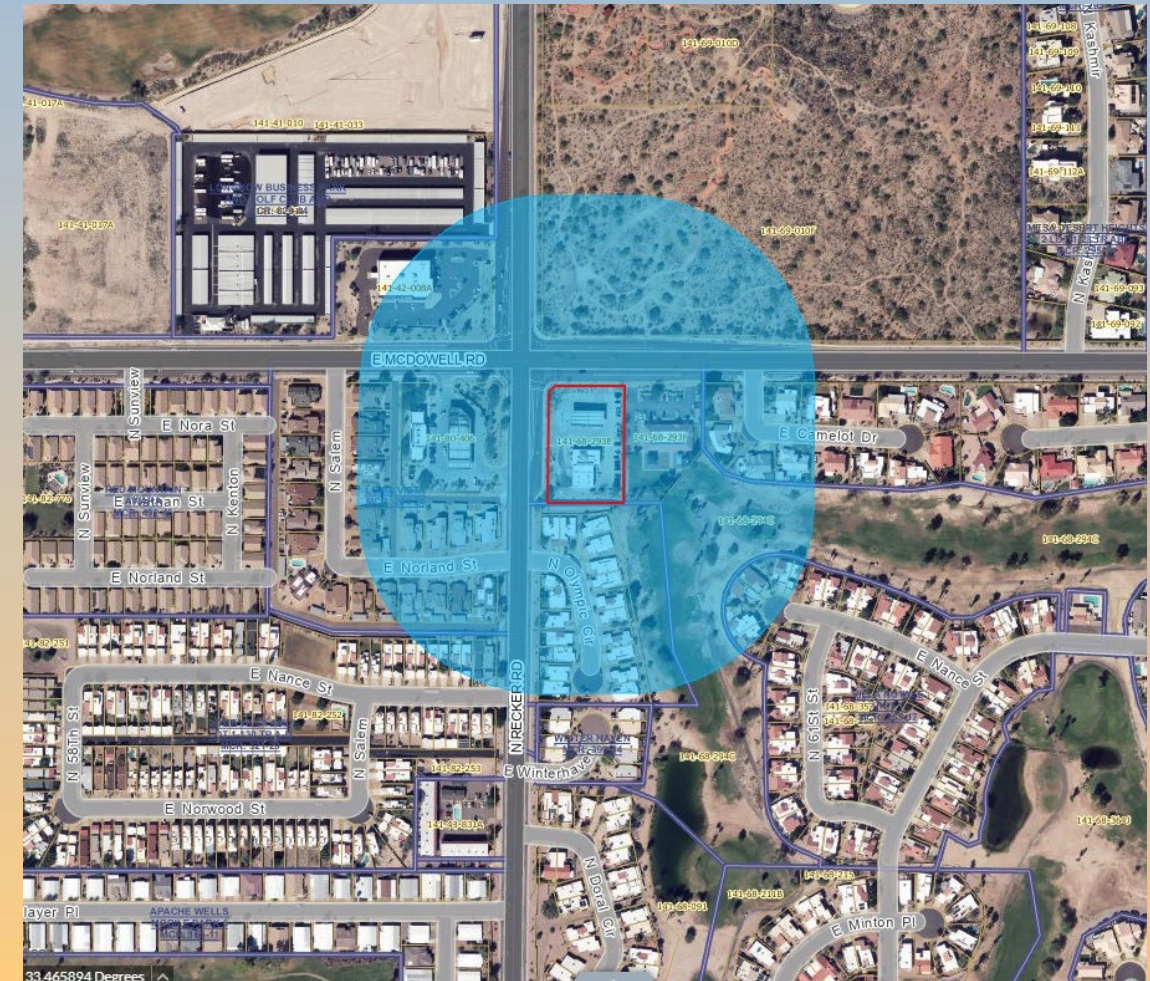
Existing Detached Sign adjacent to McDowell Road

Proposed Detached Sign adjacent to Recker Road



Citizen Participation

- Notified property owners within 500 feet
- Staff has not been contacted by neighbors





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 2040 General Plan
- ✓ Meets the CSP criteria of Section 11-46-3(D) of the MZO
- ✓ Meets the SUP findings of Section 11-7-5(E) of the MZO

Staff recommends Approval with Conditions



Board of Adjustment

BOA23-00487



BOA23-00543



Request

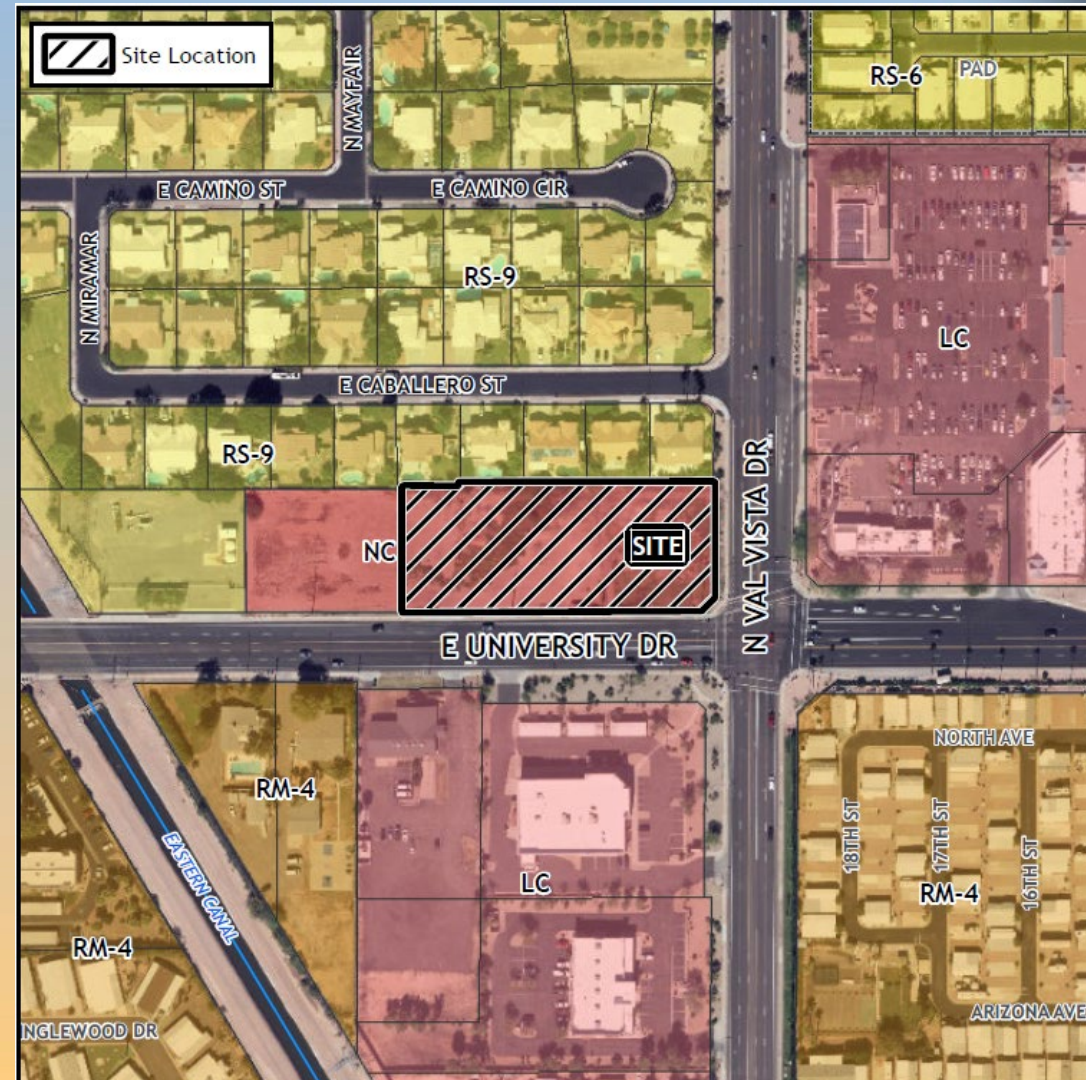
- Development Incentive Permit for deviations from development standards to allow for a restaurant with a drive-thru





Location

- North of University Drive
- West of Val Vista Drive





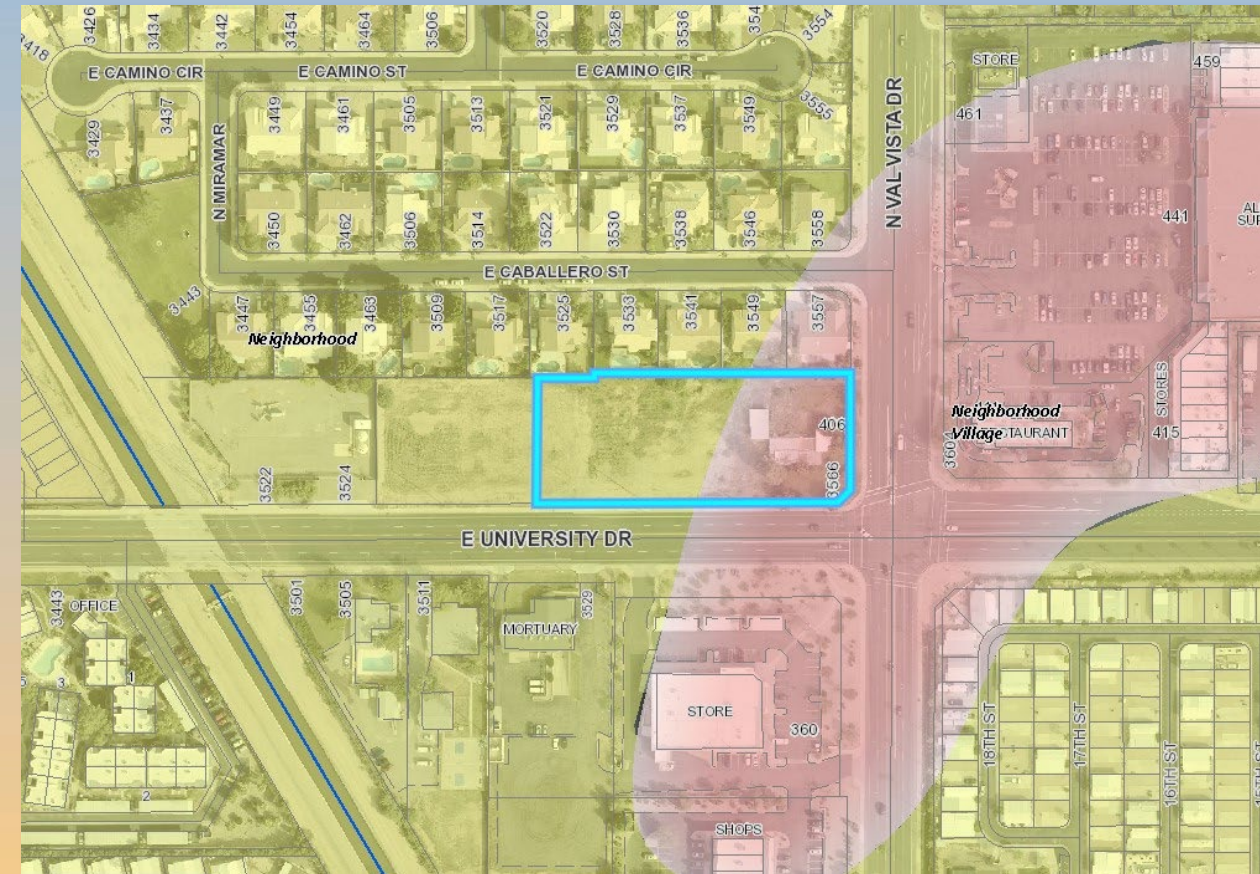
General Plan

Neighborhood

- Provide safe places for people to live and enjoy their surrounding community

Neighborhood Village Center

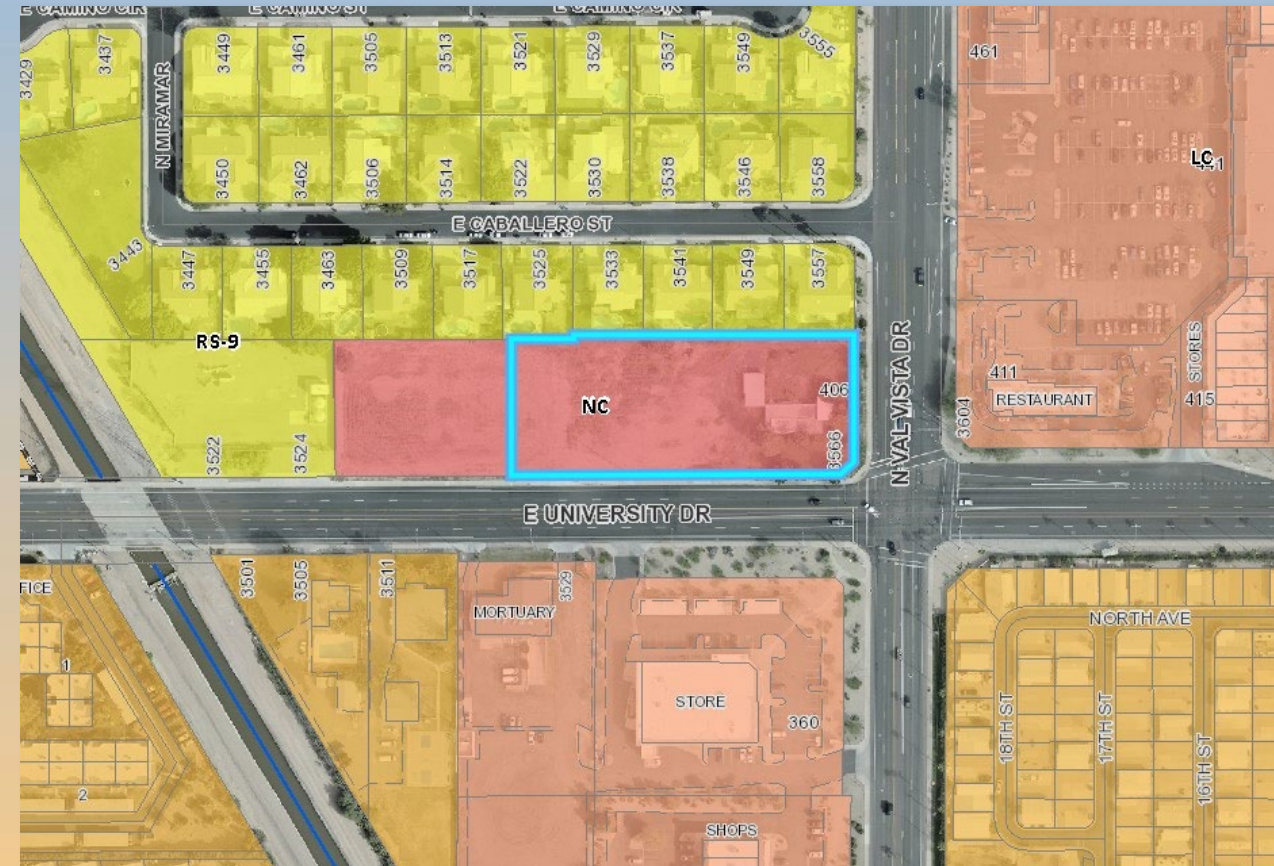
- Shopping areas that serve the neighborhood population within less than a two-mile radius





Zoning

- Neighborhood Commercial (NC)
- Limited-service restaurant with drive-thru is permitted in the NC district





Site Photo



Looking north from University Drive



Site Photo

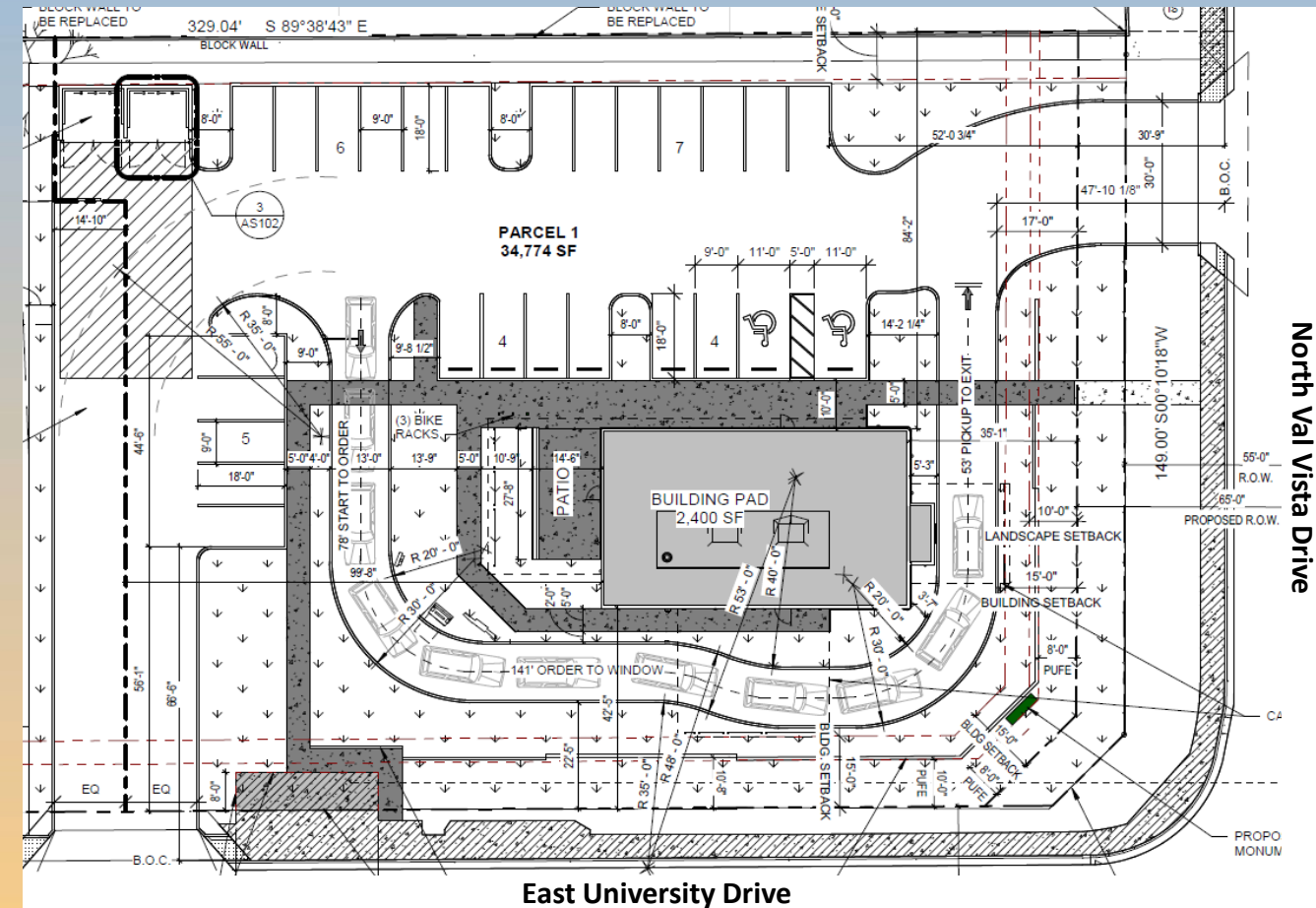


Looking west from Val Vista Drive



Site Plan

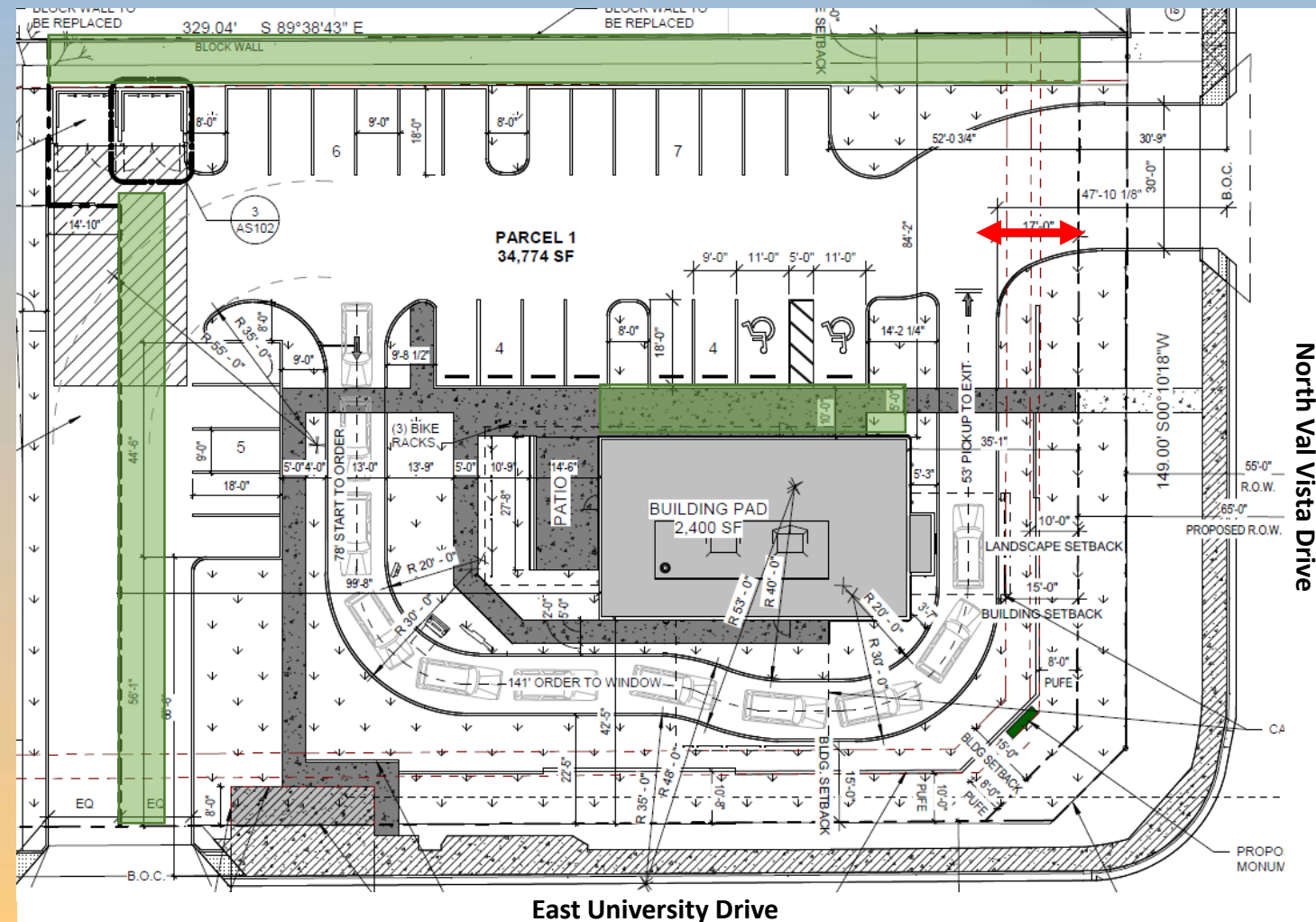
- 2,400 sq. ft. restaurant with a drive-thru
- 400 sq. ft. outdoor dining area
- Vehicular access is provided from University Drive and Val Vista Drive





Development Incentive Permit – Site Plan

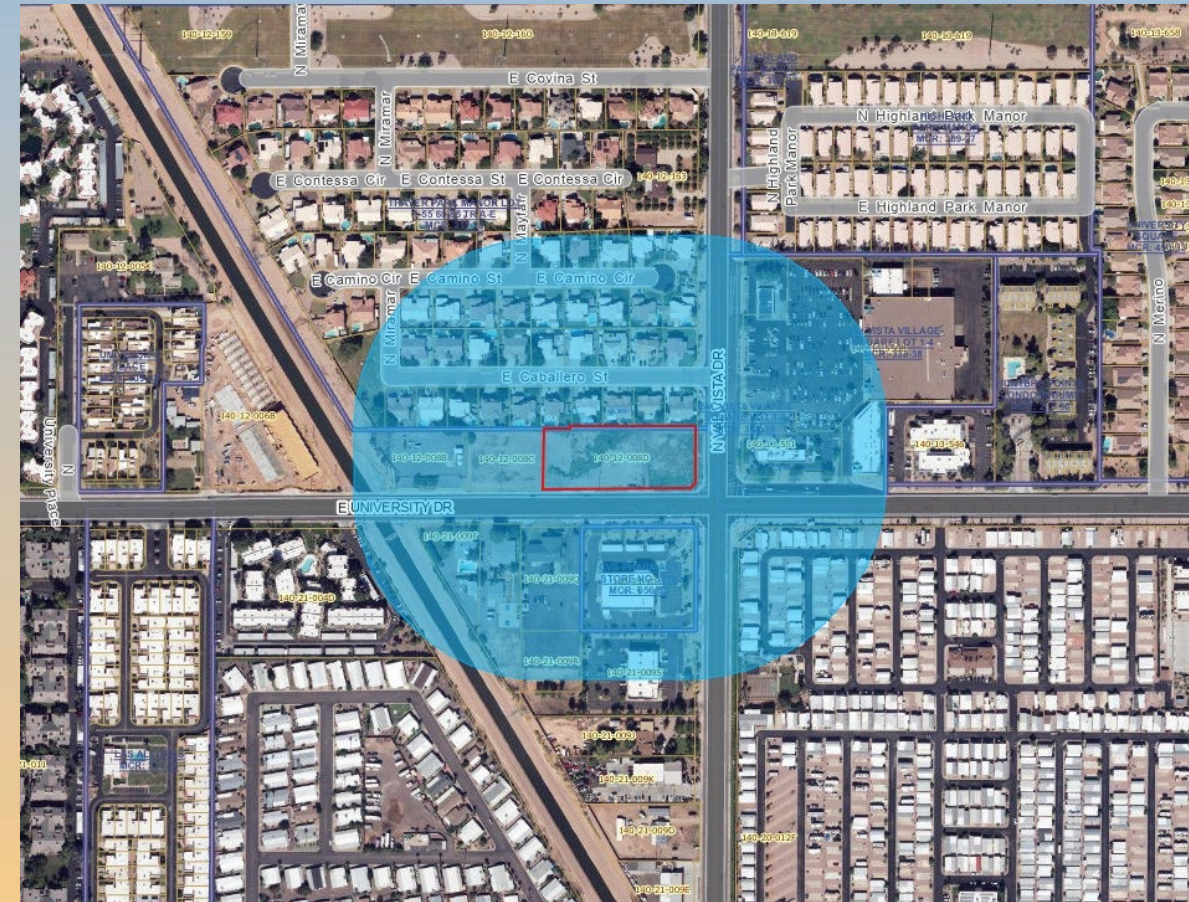
- Reduction to **landscape yard** along north and west property lines;
- Reduction to **distance from ROW to cross drive aisle**;
- Reduction to **foundation base width**;





Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- Neighborhood meeting held on May 23, 2023 with seven attendees
- Questions related to:
 - Hours of operation
 - Condition of existing wall along the north property line
 - Solid waste enclosure





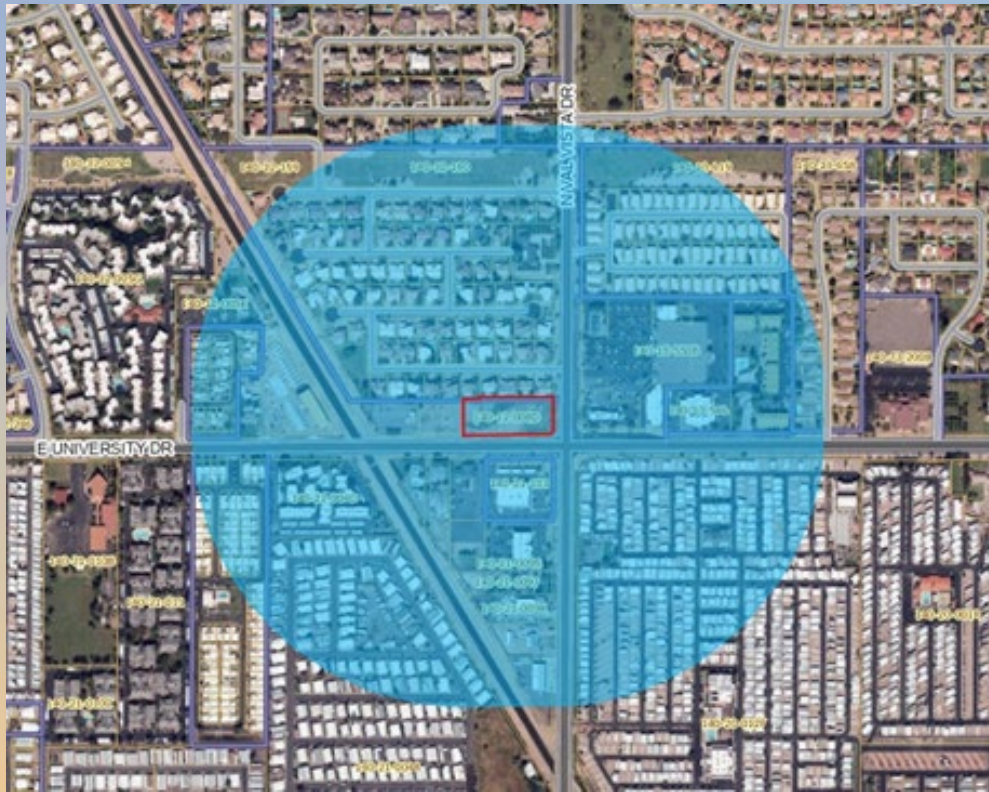
Approval Criteria

Section 11-72-1 DIP Purpose and Applicability

- ✓ Total area of the parcel does not exceed 2.5 net acres and the parcel has been in its current configuration for more than 10 years;
- ✓ The parcel is served by, or has direct access to, existing utility distribution facilities.
- ✓ The parcel is surrounded by properties within a 1,200-foot radius in which:
 - ✓ 1. The total developable land area is not more than 25 percent vacant; and
 - ✓ 2. Greater than 50 percent of the total numbers of lots or parcels have been developed 15 or more years ago.



Approval Criteria



15-yr Historical Aerial Photo



2022 Aerial Photo



Approval Criteria

Section 11-72-3 DIP Criteria

- ✓ The proposed development is consistent with the General Plan, any other applicable Council adopted plans and/policies, and the permitted uses as specified in this Ordinance;
- ✓ The incentives do not allow development that is more intense than the surrounding neighborhood; commensurate with existing development within a 1200 foot radius of the by-passed property; and
- ✓ The architectural elements, construction and landscape materials, and other site improvements of the proposed development meet the intent of the Design Standards of this Ordinance.



Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Meets required findings for a DIP in Section 11-72-3 of the MZO

Staff recommends Approval with Conditions



BOA23-00617

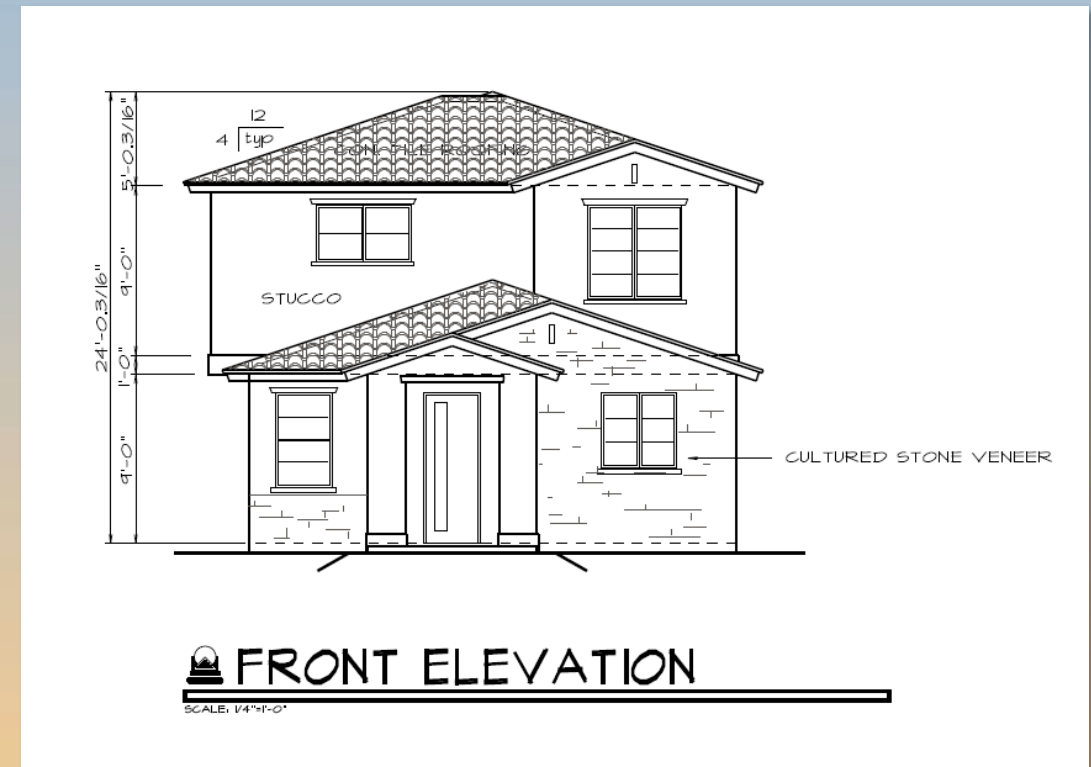
Charlotte Bridges, Planner II

November 1, 2023



Request

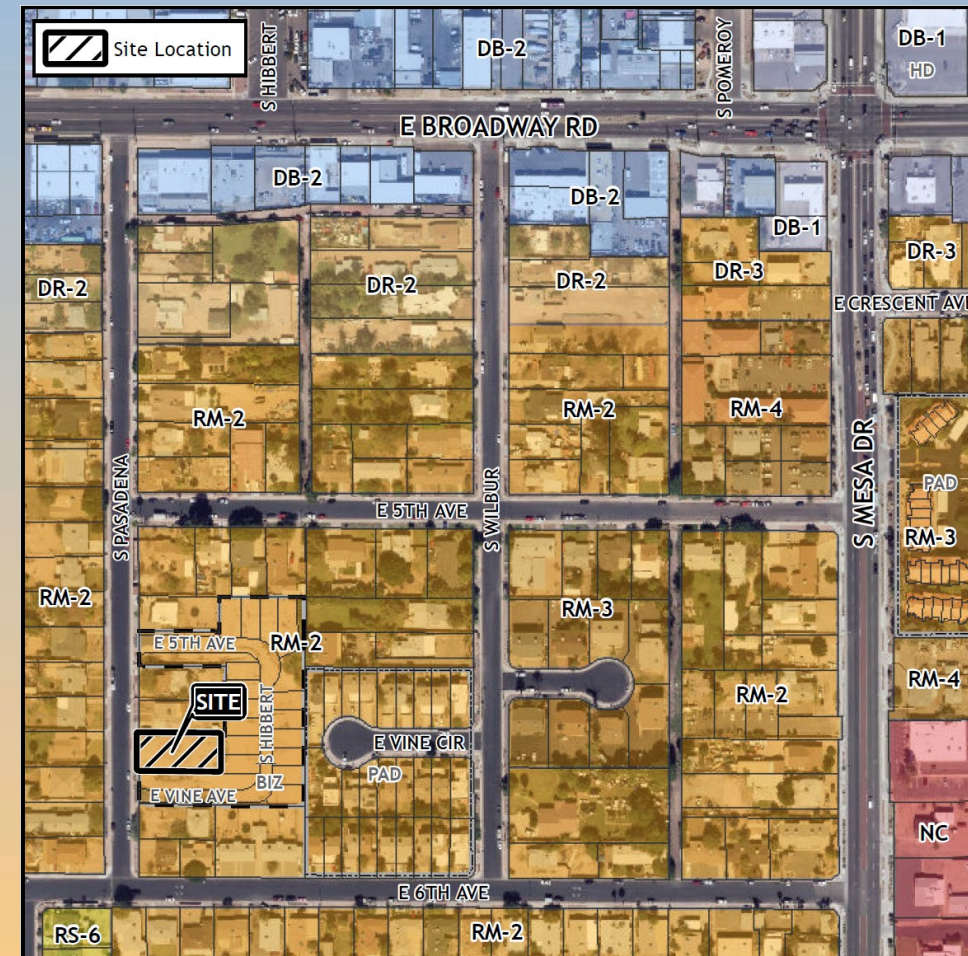
- Development Incentive Permit (DIP) to deviate from development standards for a duplex development





Location

- South of Main Street
- West of Mesa Drive
- 537 South Pasadena (east side)





General Plan

Neighborhood

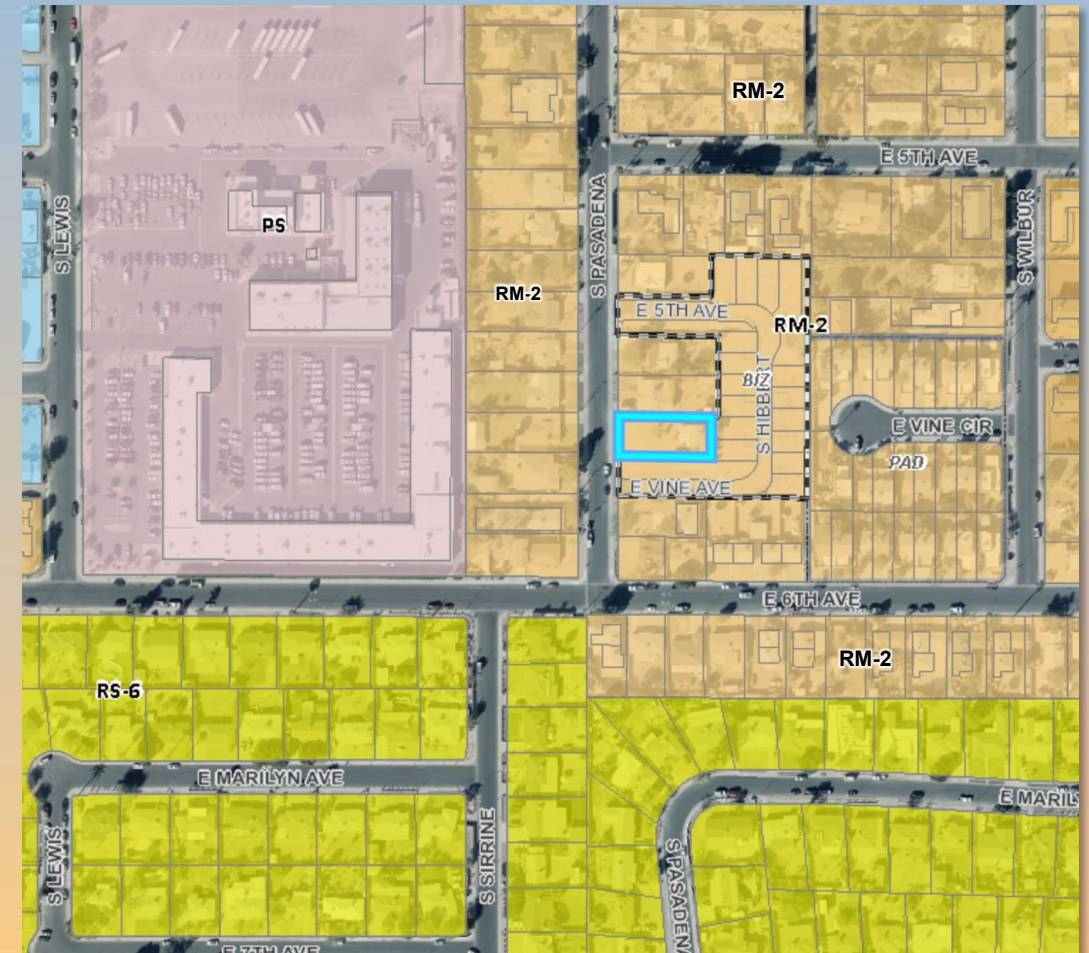
- Safe places for people to live
- Feel secure and enjoy their surrounding community
- May contain a wide range of housing options





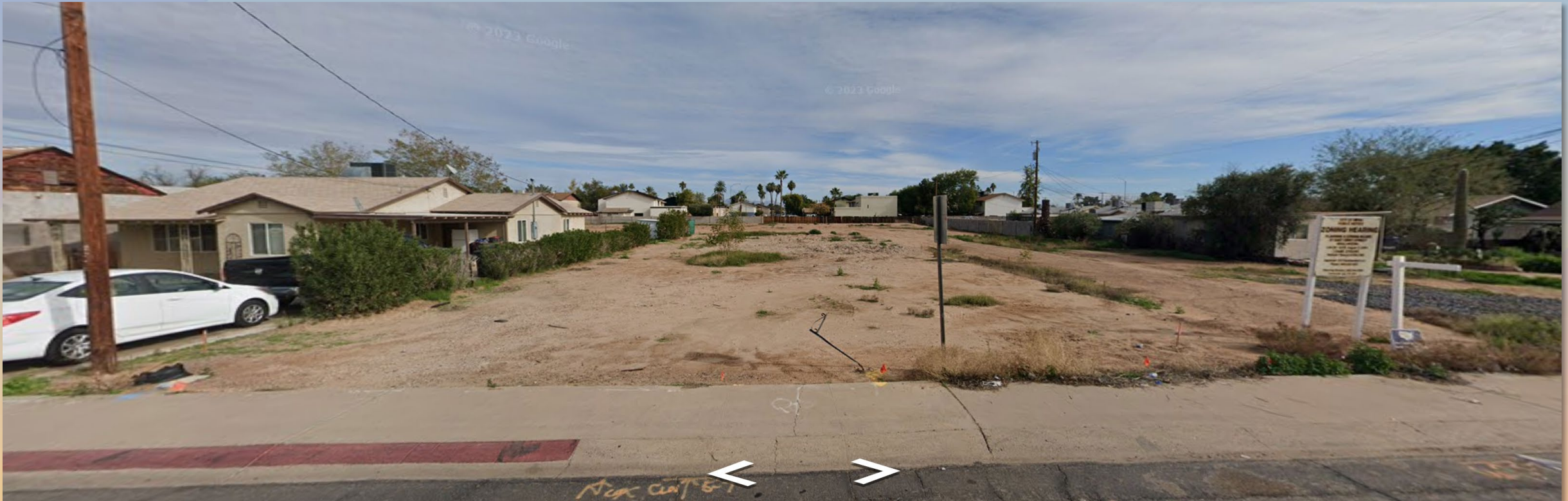
Zoning

- Multiple Residence-2 (RM-2)
- Multiple residence uses permitted with a maximum density of 15 dwelling units per acre
- Proposed Project is a duplex, which is 11 dwelling units per acre





Site Photo

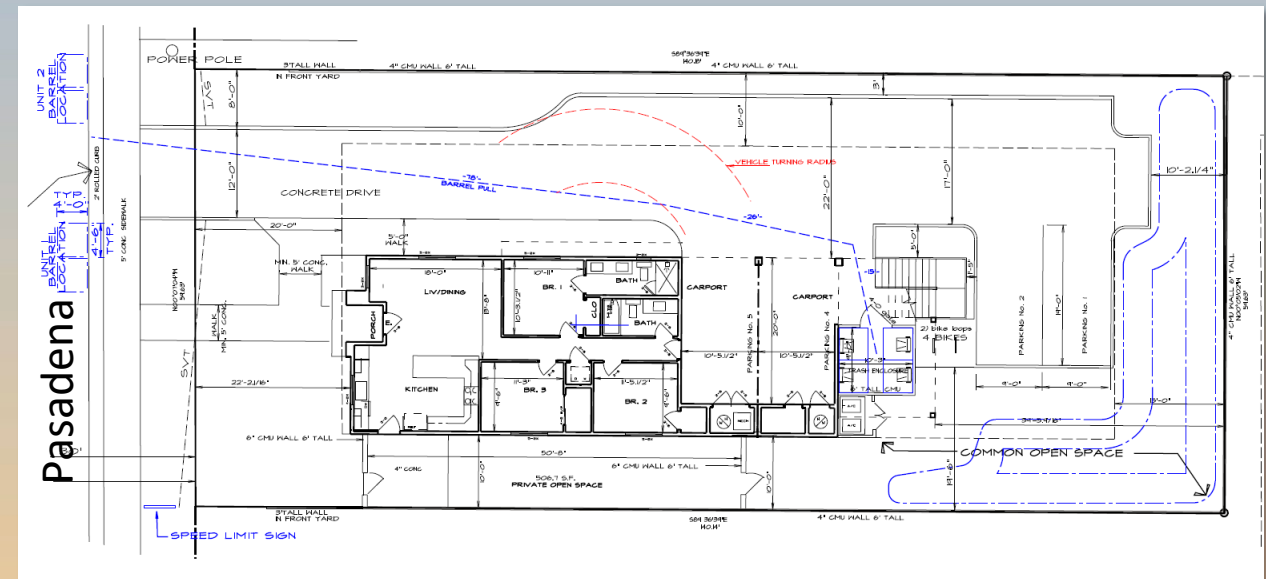


Looking east from Pasadena



Site Plan

- 2-story duplex, 1,997 SF footprint
- 1,106± SF ground floor unit
- 1,204 SF± 2nd floor unit
- Vehicular access from Pasadena
- 2 covered parking spaces
- 2 uncovered parking spaces



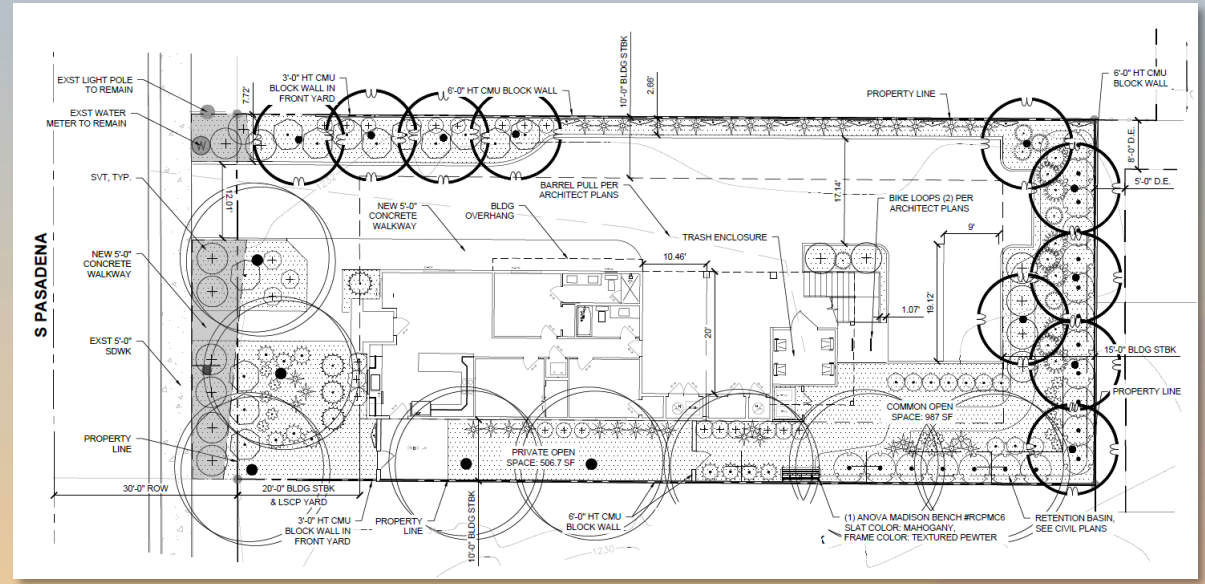


Landscape Plan

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
	10	<i>Sophora secundiflora</i> Texas Mountain Laurel
	3	<i>Ulmus parvifolia</i> Evergreen Elm
	5	<i>Ulmus parvifolia</i> Evergreen Elm
ACCENTS & GRASSES		
	15	<i>Aloe vera</i> Medicinal Aloe
	39	<i>Asclepias subulata</i> Desert Milkweed
	10	<i>Euphorbia rigida</i> Yellow Spurge
	5	<i>Euphorbia tirucalli</i> 'Sticks on Fire' Sticks on Fire Pencil Tree
	6	<i>Hesperaloe parviflora</i> 'Perpa' Brakelights® Red Yucca
	9	<i>Muhlenbergia capillaris</i> Pink Muhly
	12	<i>Pedilanthus bracteatus</i> Tall Slipper Plant

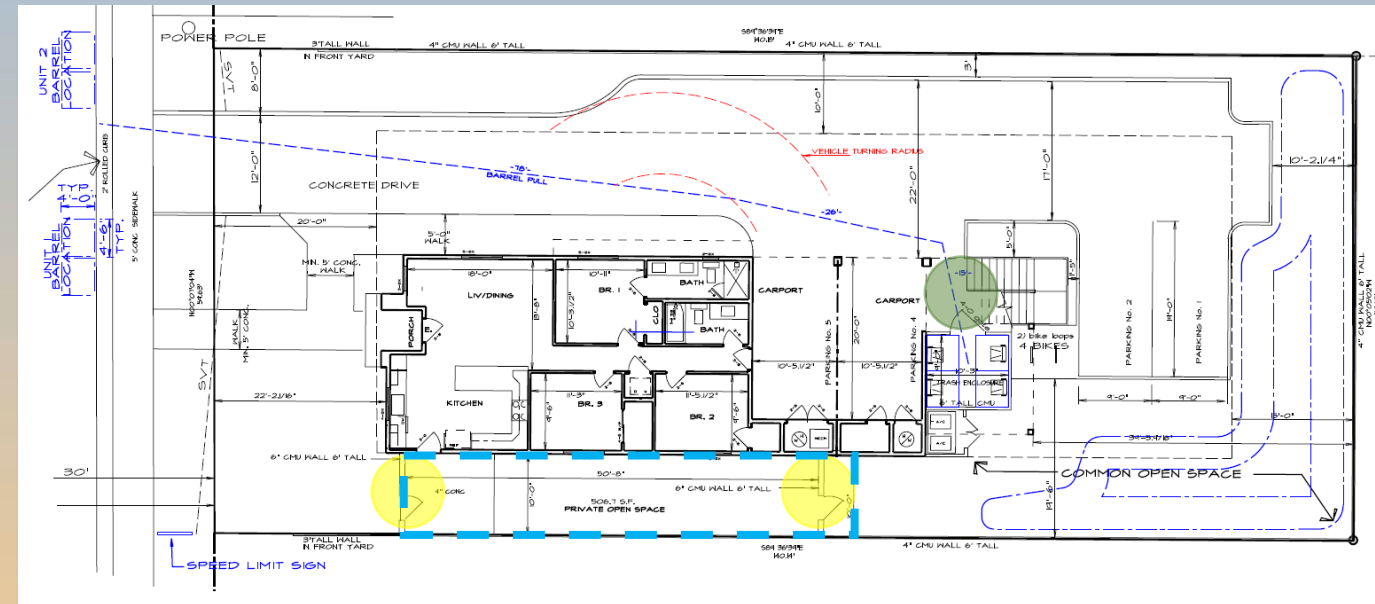
GROUNDCOVER & SHRUBS	QTY	BOTANICAL / COMMON NAME
	9	<i>Bignonia capreolata</i> 'Tangerine Beauty' Tangerine Beauty Cross Vine
	10	<i>Eremophila hygrophana</i> 'Blue Bells' Blue Bells Emu Bush
	19	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy' Lynn's Legacy Texas Ranger
	13	<i>Rosmarinus officinalis</i> 'Prostratus' Trailing Rosemary
	12	<i>Ruellia brittoniana</i> Purple Ruellia
	15	<i>Sphagneticola trilobata</i> Yellow Dot





Development Incentive Permit – Site Plan

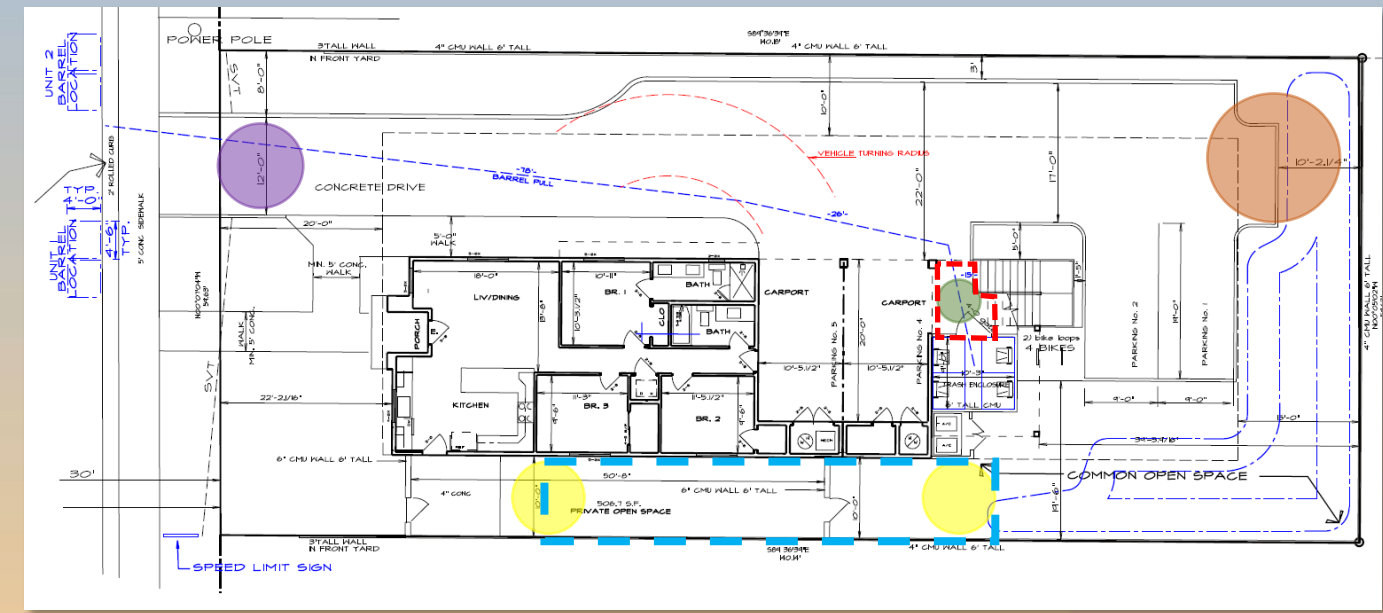
- Access to the ground floor unit private open spaces from **gates**
- Access to the ground floor unit private open spaces from **deck**
- Ground floor unit's private open space is uncovered and enclosed by a fence





Development Incentive Permit – Site Plan

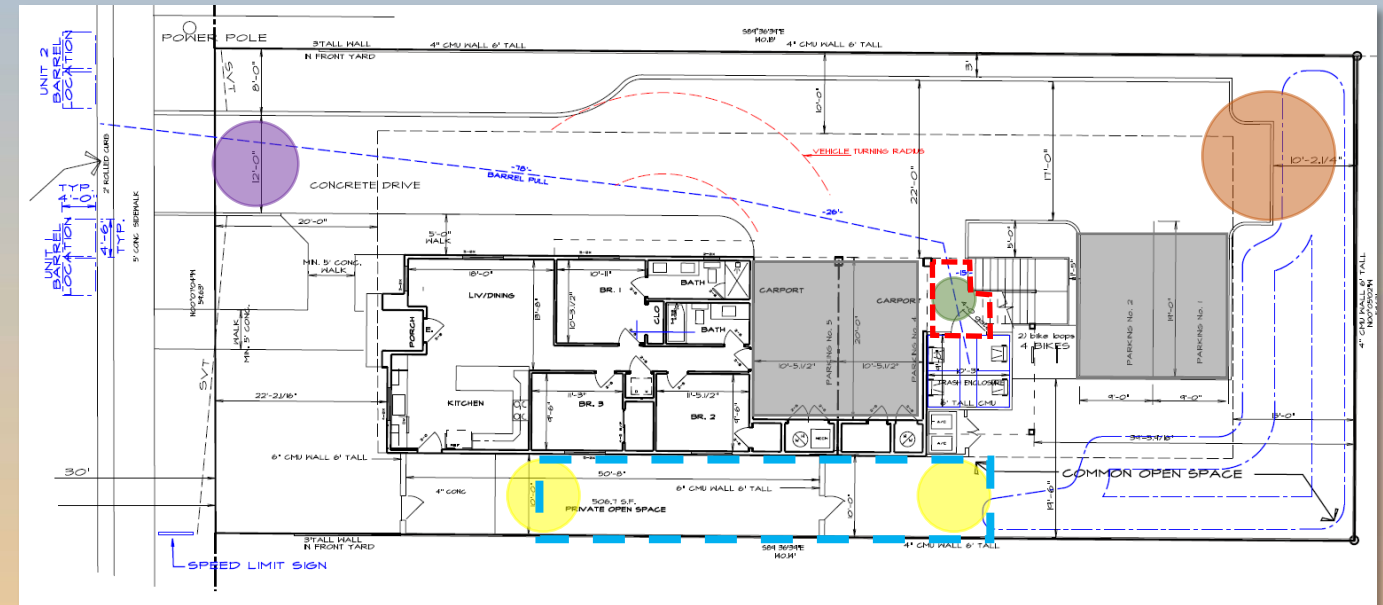
- 2nd floor unit's private open space is uncovered
- Minimum drive aisle width adjacent to 90° parking a minimum of 17 feet
- Minimum drive aisle width adjacent to no parking of 12 feet





Development Incentive Permit – Site Plan

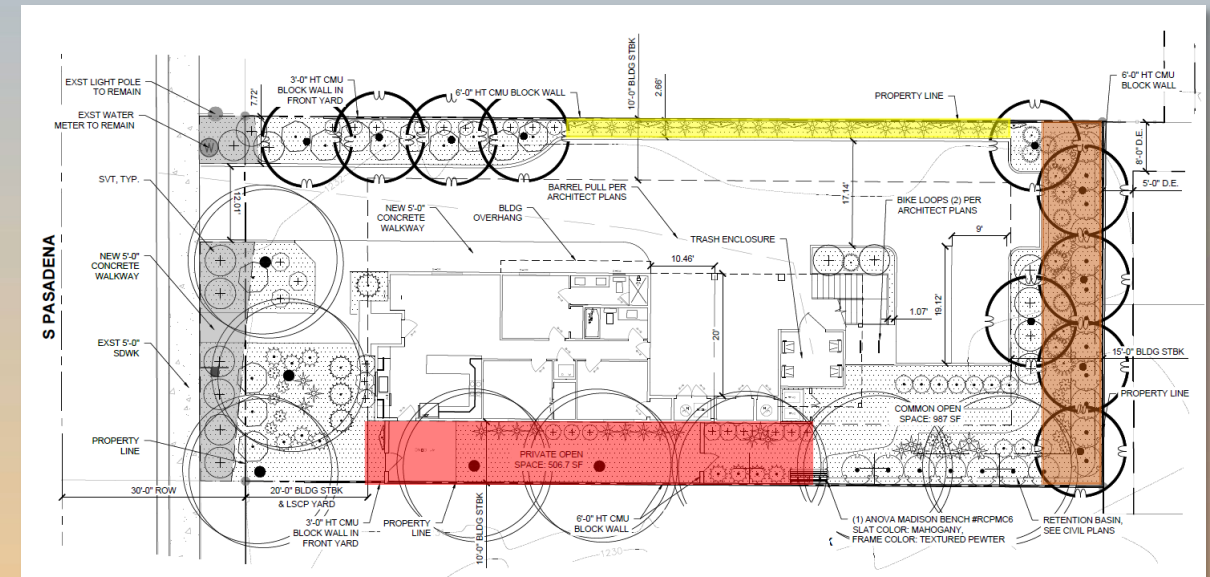
- Parking spaces provided = 4





Development Incentive Permit – Landscape Plan

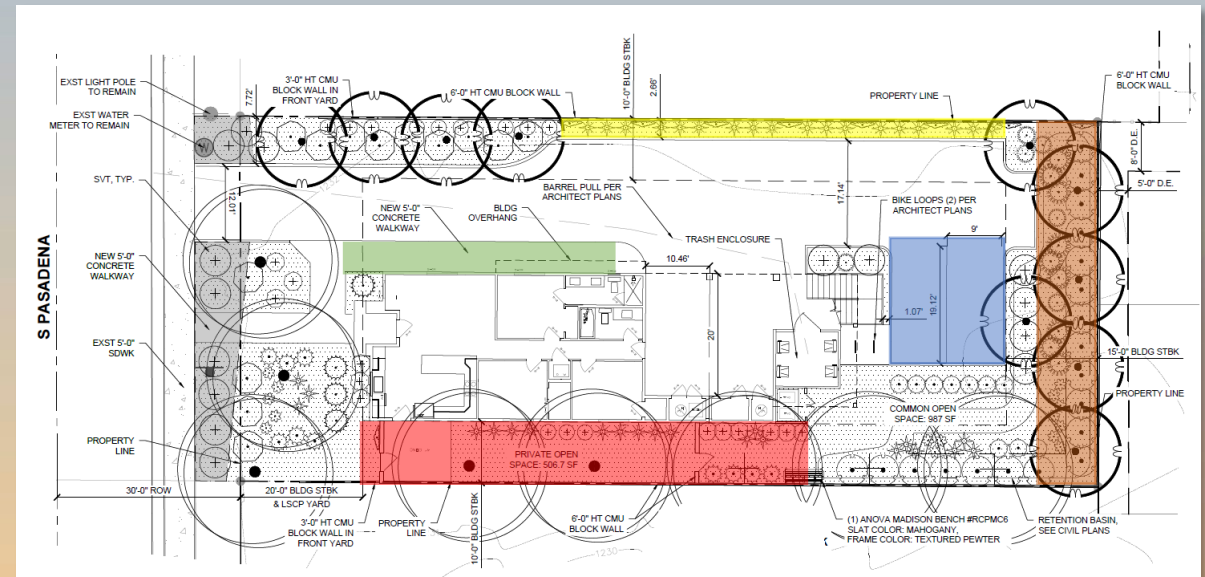
- Minimum **landscape yard** of 3 feet along north property line
- Minimum **landscape yard** of 10± feet along east property line
- Minimum **landscape yard** of 10± feet along south property line





Development Incentive Permit – Landscape Plan

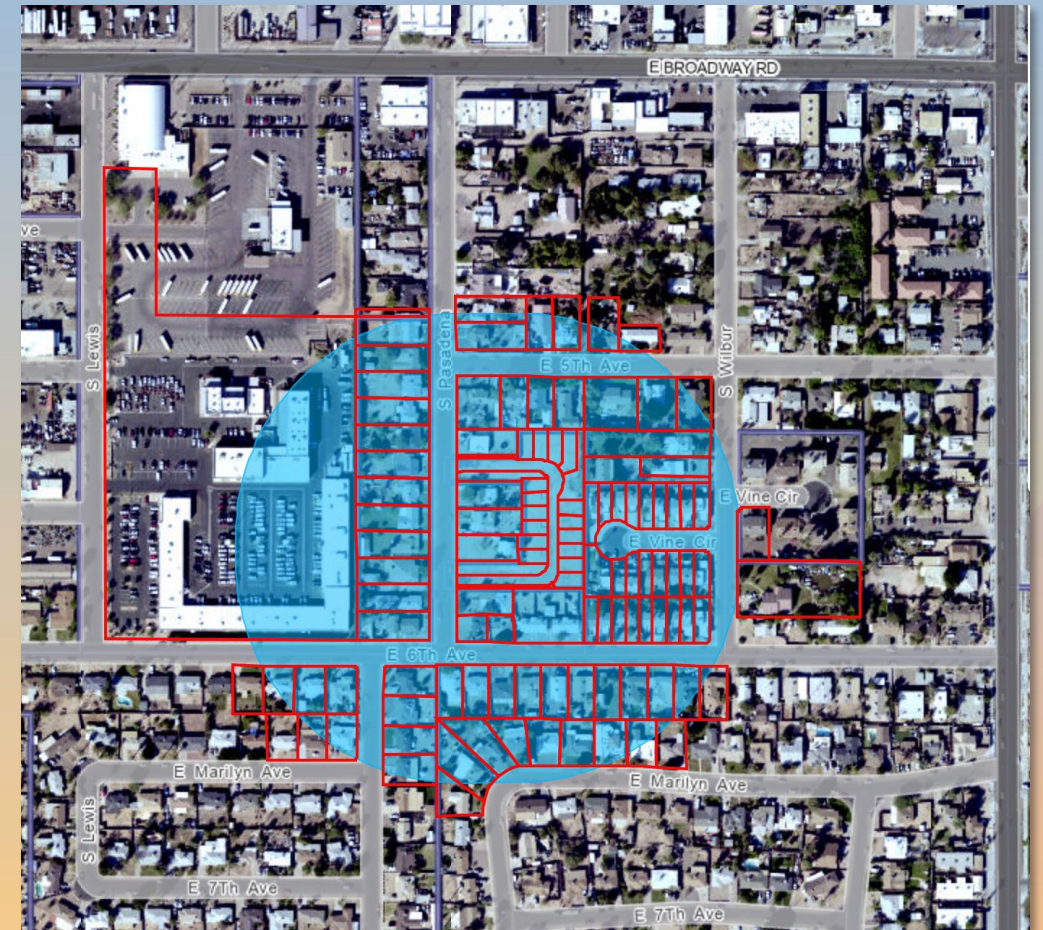
- No parking lot landscape islands
- No foundation base planting along north elevation





Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- No phone calls or emails have been received





DIP Approval Criteria

Section 11-72-1 DIP Purpose and Applicability

- ✓ Total area of the parcel does not exceed 2.5 net acres and the parcel has been in its current configuration for more than 10 years;
- ✓ The parcel is served by, or has direct access to, existing utility distribution facilities.
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Approval Criteria



2008 (15-yr) Historical Aerial Photo



2023 Aerial Photo



Approval Criteria

Section 11-72-3 DIP Criteria

- ✓ The proposed development is consistent with the General Plan, any other applicable Council adopted plans and/policies, and the permitted uses as specified in this Ordinance;
- ✓ The incentives do not allow development that is more intense than the surrounding neighborhood; commensurate with existing development within a 1200 foot radius of the by-passed property; and
- ✓ The architectural elements, construction and landscape materials, and other site improvements of the proposed development meet the intent of the Design Standards of this Ordinance.



Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Meets required findings for a DIP in Section 11-72-3 of the MZO

Staff recommends Approval with Conditions



BOA23-00660

Kwasi Abebrese, Planner I

November 1, 2023



Request

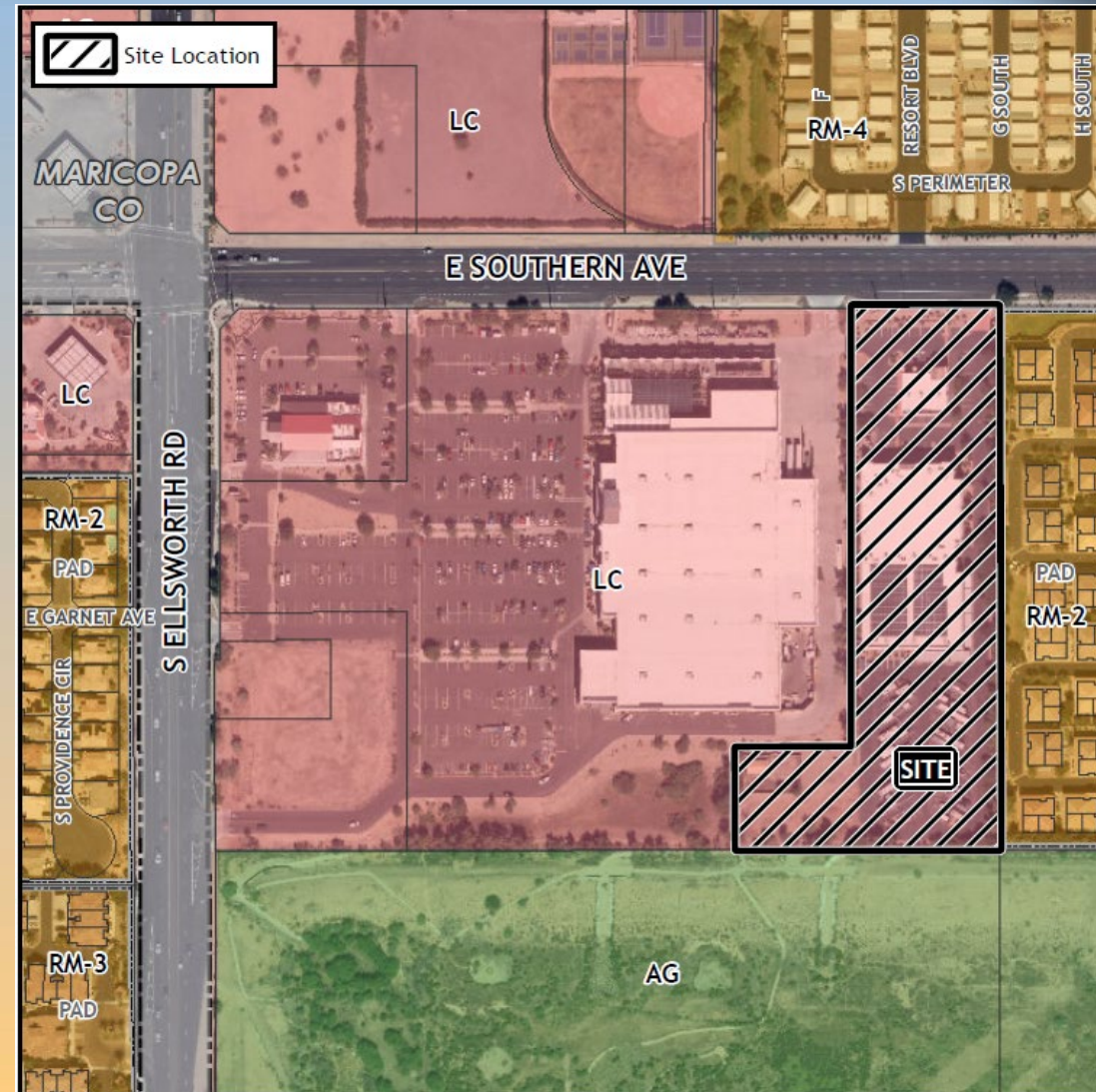
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards
- To allow for the expansion of a mini-storage facility





Location

- East of Ellsworth Road
- South of Southern Avenue





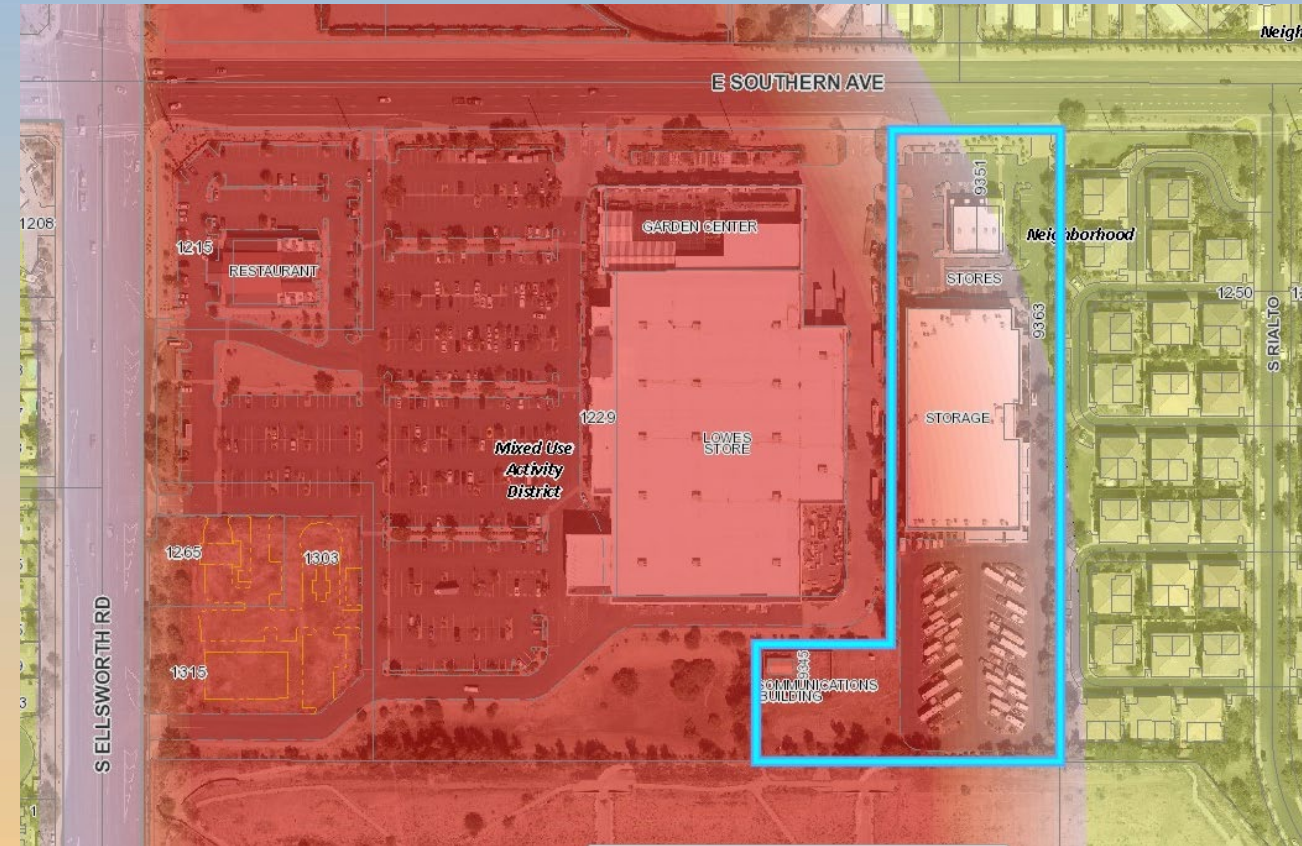
General Plan

Mixed Use Activity District

- Strong and viable centers of commercial activity
- Attract people to unique shopping and entertainment experiences

Neighborhood

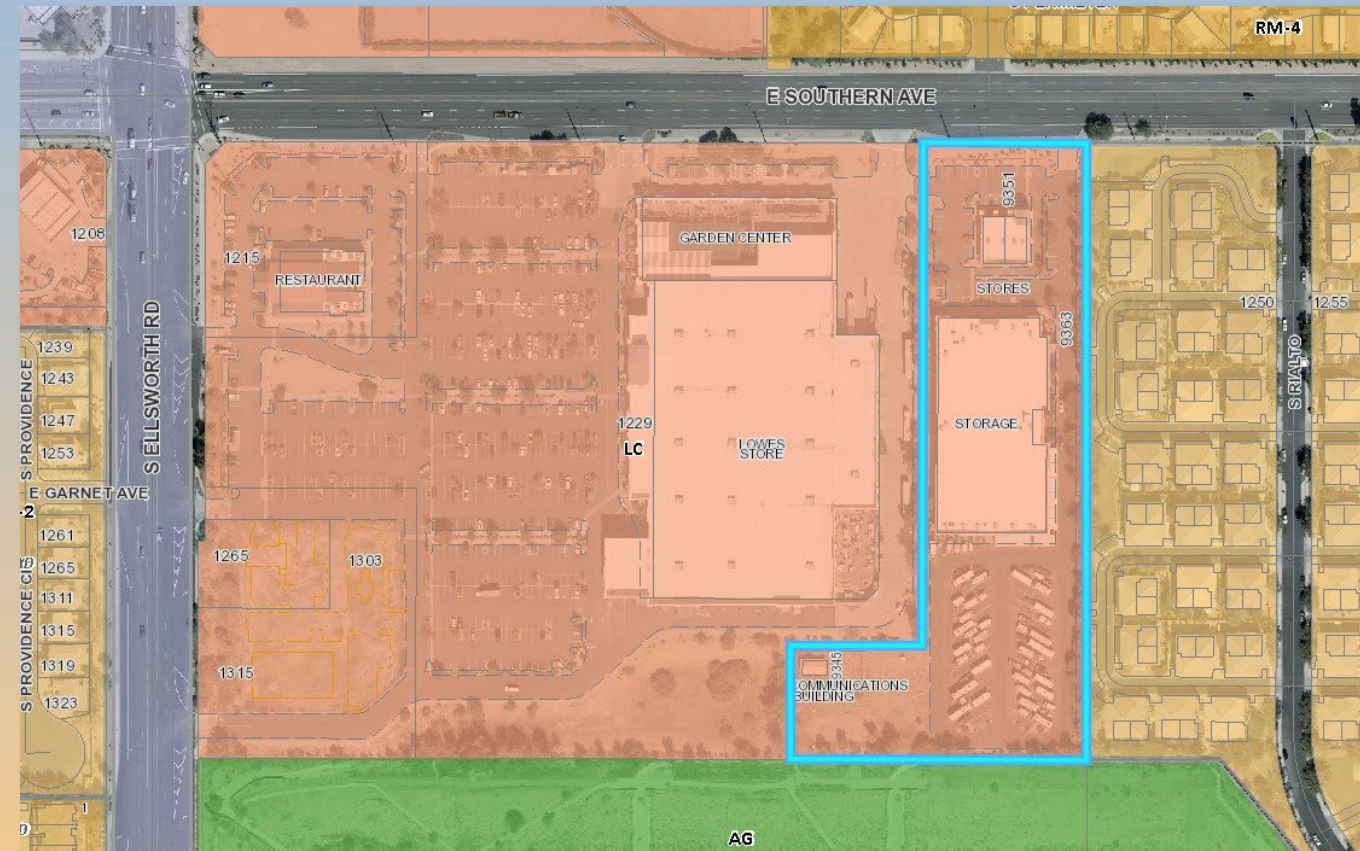
- Provide safe places for people to live and enjoy their surrounding community
- May contain commercial uses along arterial frontages and intersections





Zoning

- Limited Commercial (LC)
- Proposed expansion of the existing use requires a Council Use Permit in the LC district





Site Photo

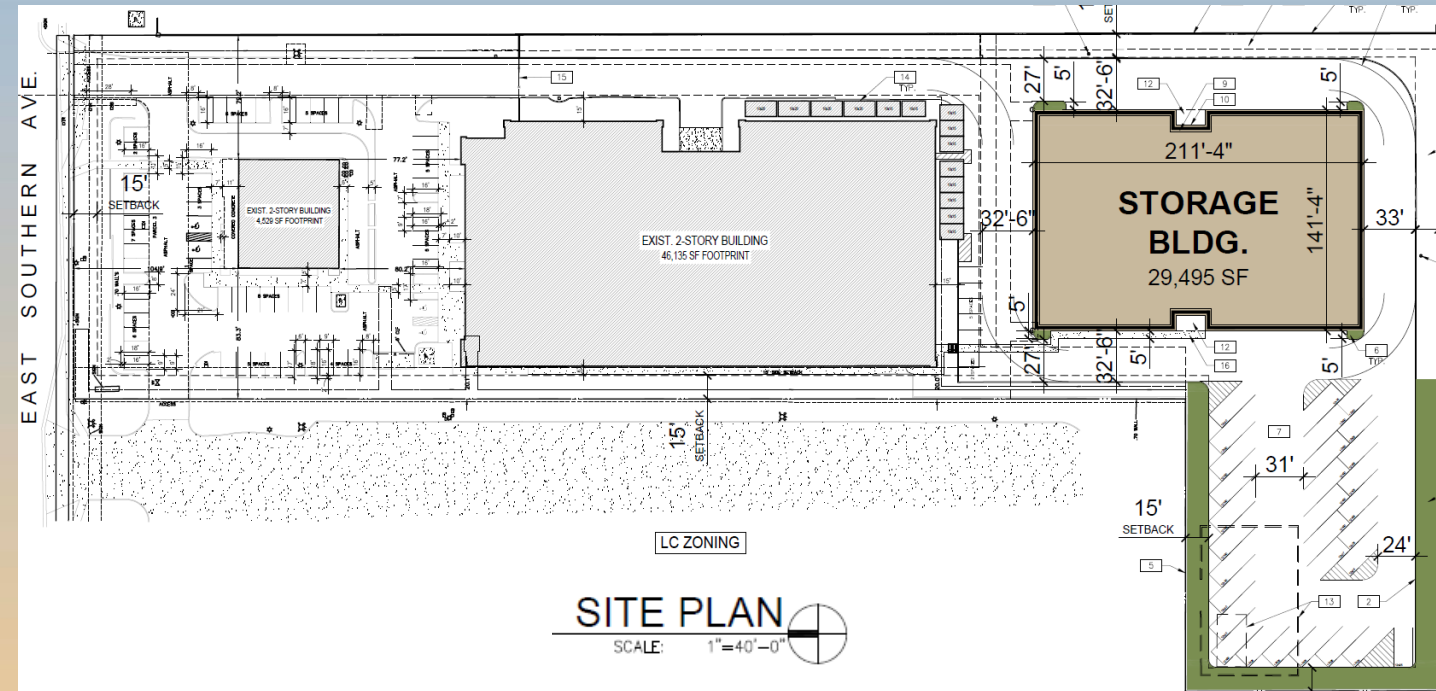


Looking south from Southern Avenue



Site Plan

- 29,495 sq ft mini-storage building
- 30 RV parking spaces
- Vehicular access is provided from an existing driveway from East Southern Avenue
- SCIP request for existing non-conforming conditions





SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Setback of cross drive aisles: [Section 11-32-4(A)]</i></p> <p><i>Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles</i></p>	<p>50'</p>	<p>28' (Existing)</p>
<p><i>Interior Parking Lot Landscaping: [Section 11-33-4(B)]</i></p> <p><i>Minimum dimensions for an interior parking lot standard island</i></p>	<p>8' wide by 15' long</p>	<p>One Island at 7' wide by 16' long (Existing)</p> <p>One Island at 6' wide by 16' long (Existing)</p>
<p><i>Foundation base width: [Table 11-33-5(A)(2)(A)]</i></p> <p><i>Foundation Base for exterior wall Without a public entrance adjacent to Parking stalls</i></p>	<p>15'</p>	<p>0' (Existing) at the east side of the existing south building</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Foundation base width: [Section 11-33-5(A)(2)(A)]</i></p> <p><i>Foundation Base for exterior wall without a public entrance adjacent to Parking stalls</i></p>	<p>10'</p>	<p>5' (Existing) at the south side of existing south building</p>
<p><i>Foundation base width: [Section 11-33-5(A)(2)(B)]</i></p> <p><i>Foundation Base for exterior wall without a public entrance adjacent to a drive aisle</i></p>	<p>5'</p>	<p>0' (Existing) at the east side of the existing north building</p>
<p><i>Perimeter landscaping: [Section 11-33-3(B)(2)]</i></p> <p><i>Landscaping for Non-Single Residence Uses adjacent to other Non-Single Residence</i></p>	<p>A minimum of three (3) trees per 100 linear feet of adjacent property line</p>	<p>A minimum of three (3) trees per 155 linear feet of adjacent property line at the existing west property line</p>



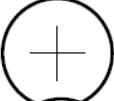
SCIP Development Standards


Development Standard	MZO Requirements	Applicant Proposal
<p><i>Foundation base landscaping: [Section 11-33-3(B)(2)]</i></p> <p><i>Number of trees</i></p>	<p>A minimum of one (1) tree per 50 linear feet or less of exterior wall length</p>	<p>None provided at the south side of the existing north building</p> <p>1 tree per 109 linear feet provided at the east side of the existing south building</p>





Landscape Plan


LANDSCAPE LEGEND


- 


ACACIA SALICINA
WILLOW ACACIA
24" BOX (41)
- 

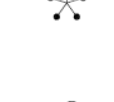
EXISTING TREE (36" BOX EQUIV.)
PROTECT FROM
CONSTRUCTION (34)
- 


ULMUS PARVIFOLIA
CHINESE ELM (MATCHING)
36" BOX (22)
- 

SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
36" BOX (4)
- 

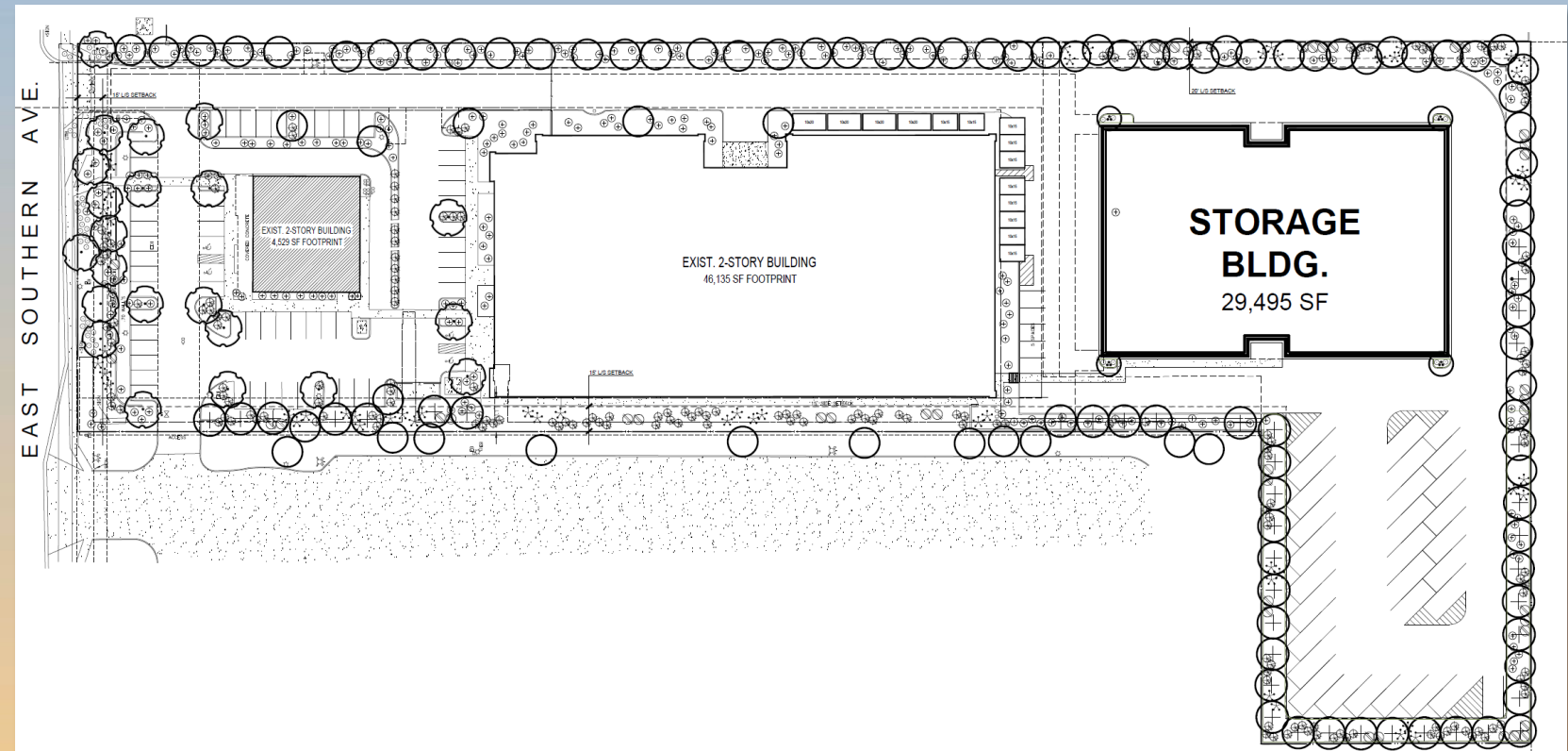
EXISTING SHRUB
PROTECT FROM
CONSTRUCTION (301)
- 

TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (40)
- 

LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (184)
- 

CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (54)
- 

LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON (45)





Renderings



Northeast Elevation



Renderings

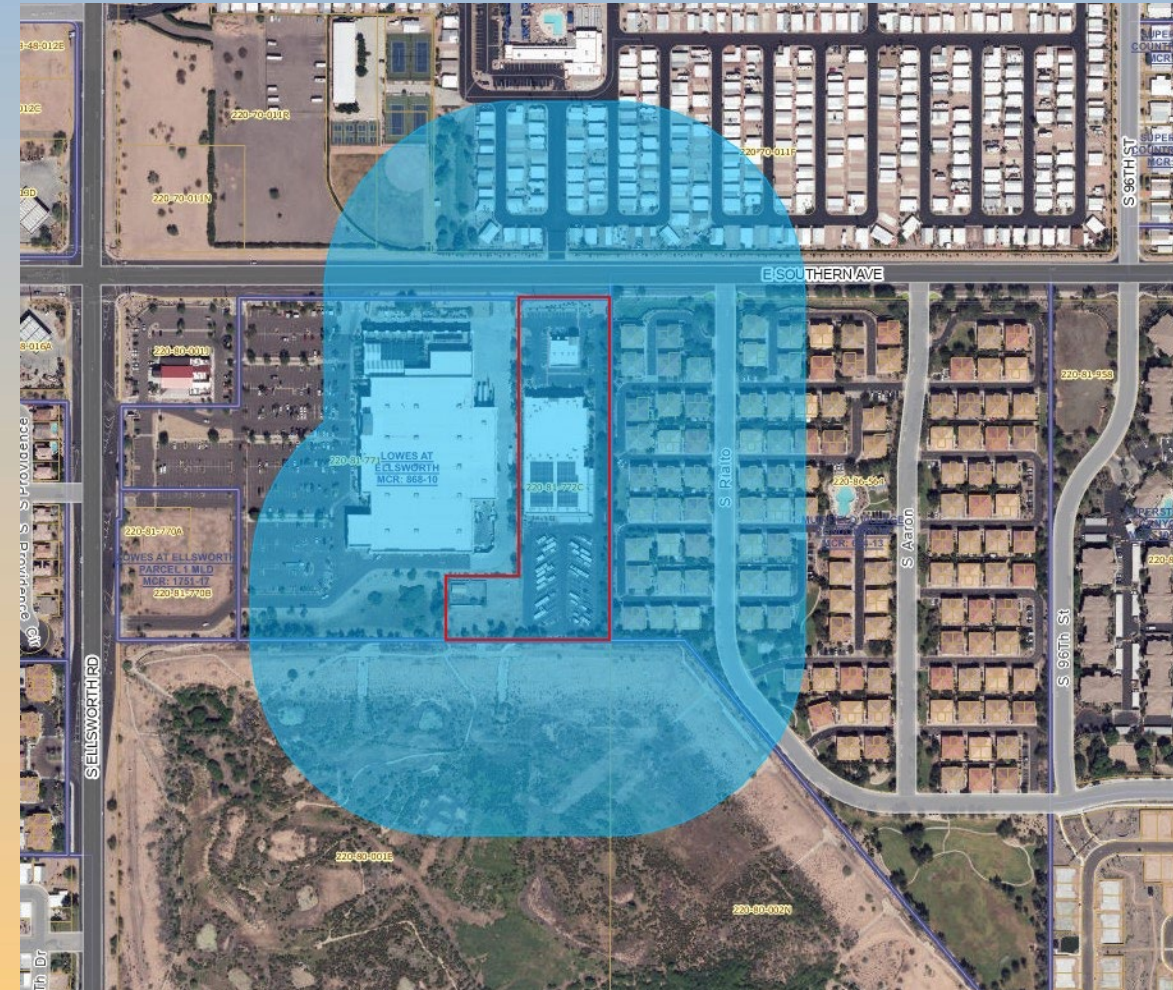


Southeast Elevation



Citizen Participation

- Notified property owners within 500 feet
- Neither staff nor the applicant received any comment.





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



BOA23-00723

Jennifer Merrill, Senior Planner

November 1, 2023



Request

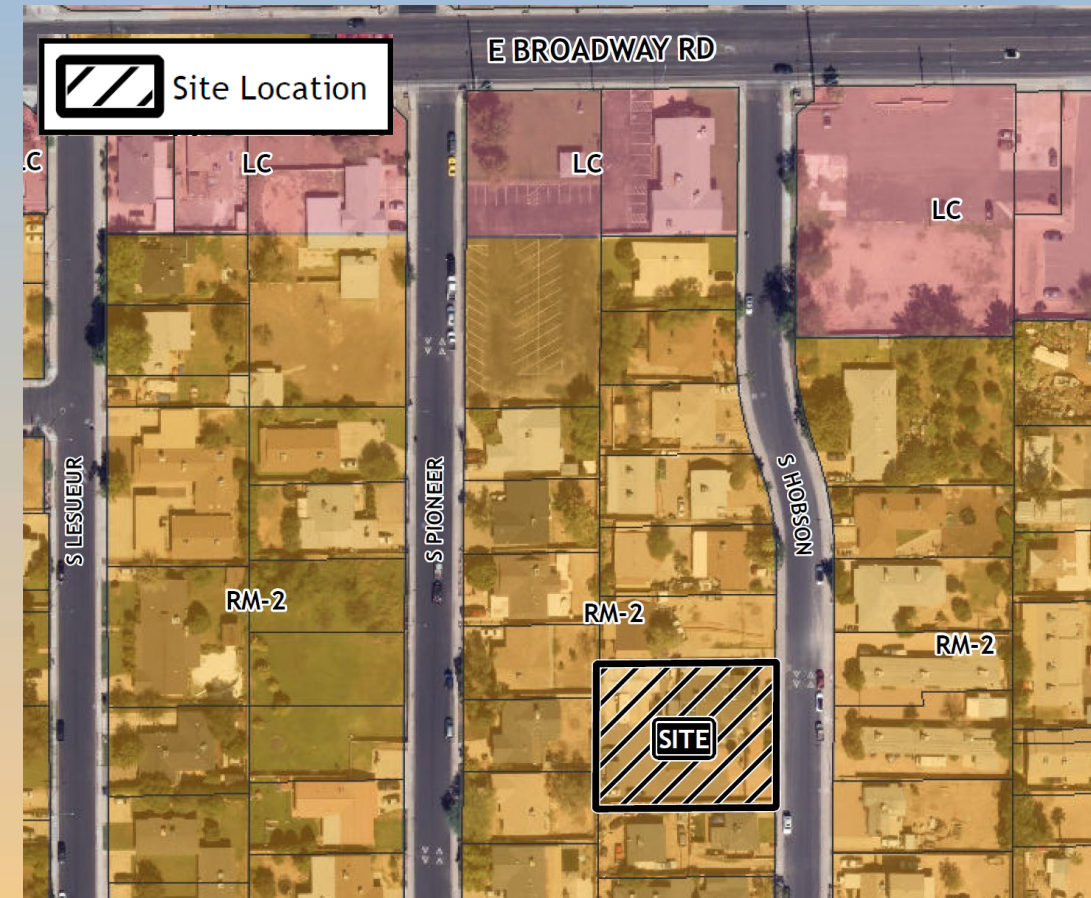
- For a Development Incentive permit for deviations from development standards to expand an existing multiple residence development





Location

- East of Mesa Drive
- South of Broadway Road
- West side of Hobson





General Plan

Neighborhood

- Safe places for people to live
- Existing and proposed multiple residence use complies with the goals of this character area





Zoning

- Multiple Residence 2 (RM-2)
- Multiple residence use permitted with ≤ 15 du/ac





Site Photo



North portion of property



Site Photo

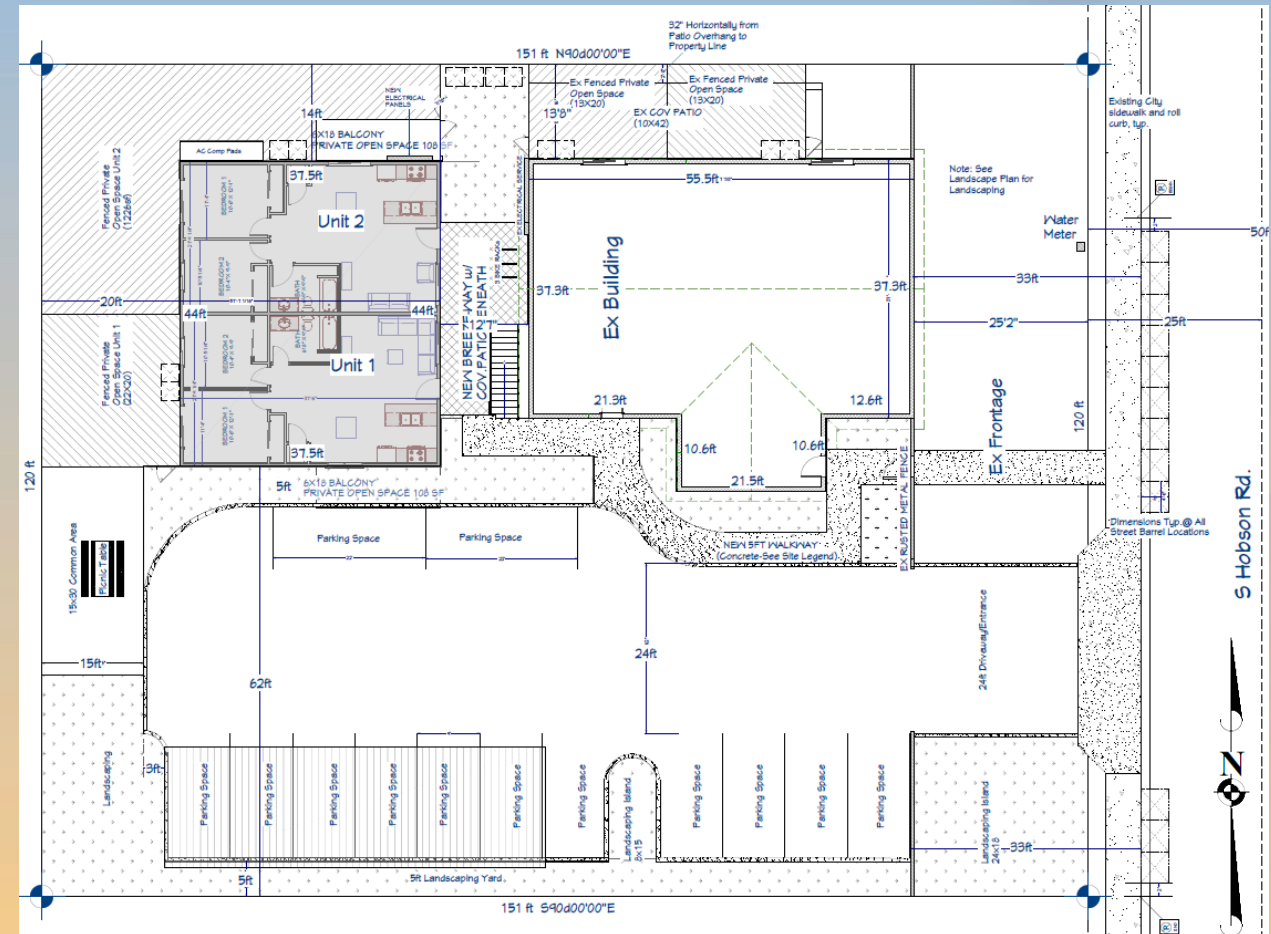


South portion of property



Site Plan

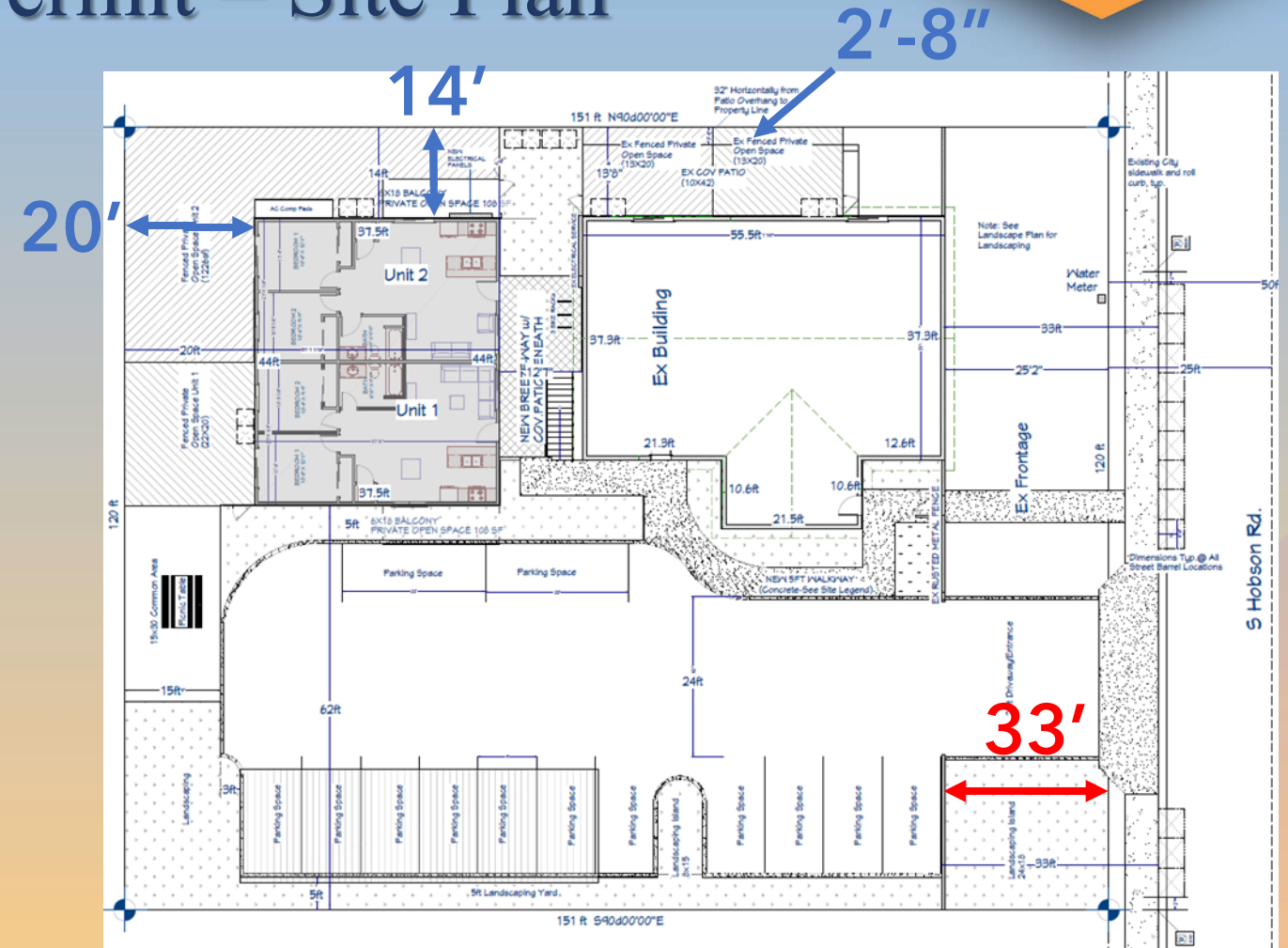
- Existing 2,307 SF duplex
- Proposed 3,300 SF 2-story 4-plex
- Breezeway connection
- Open space requirements
- 13 parking spaces required/provided (6 covered)





Development Incentive Permit – Site Plan

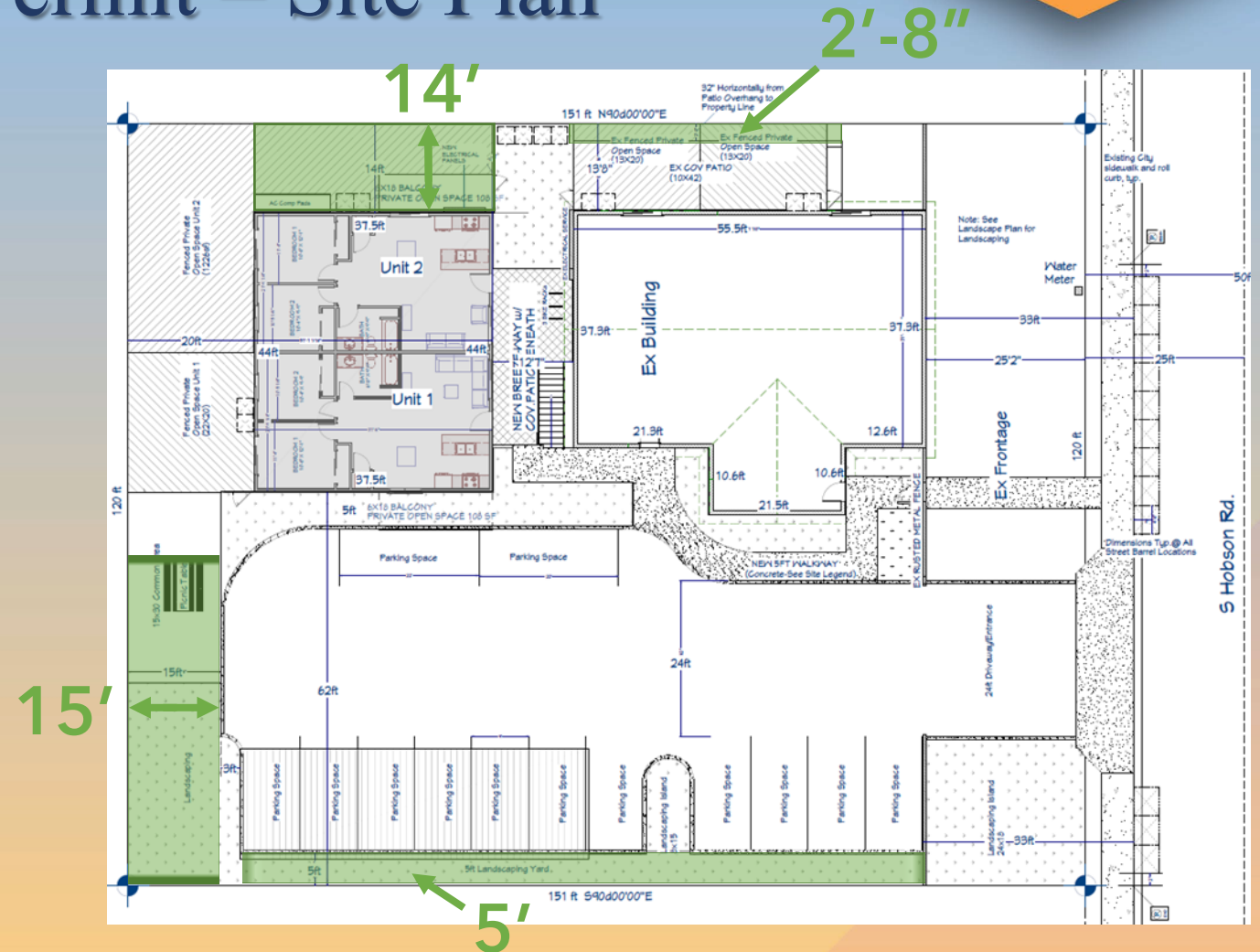
- Reductions to **building setbacks** along north and west property lines;
- Reduction to **parking setback** from Hobson;





Development Incentive Permit – Site Plan

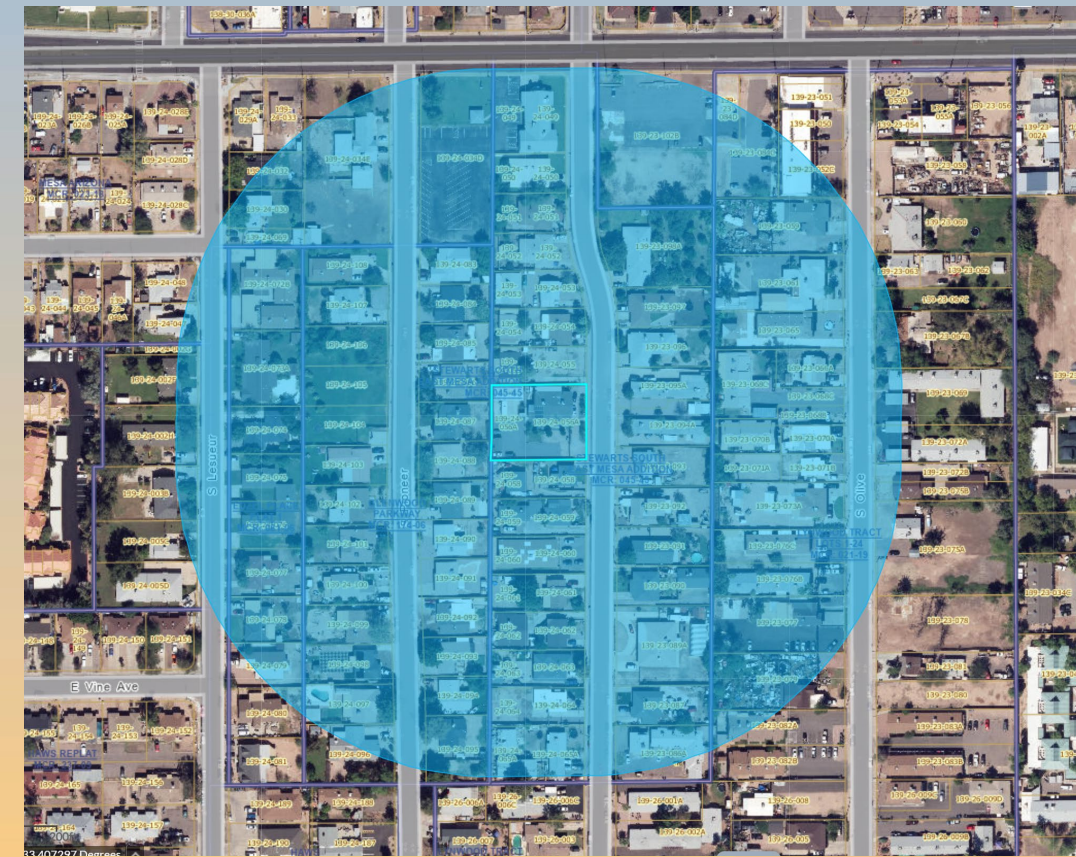
- Reduction to landscape yard widths along north, west and south property lines.





Citizen Participation

- Mailed notification letters to property owners within 500 feet





Approval Criteria

Section 11-72-1 DIP Purpose and Applicability

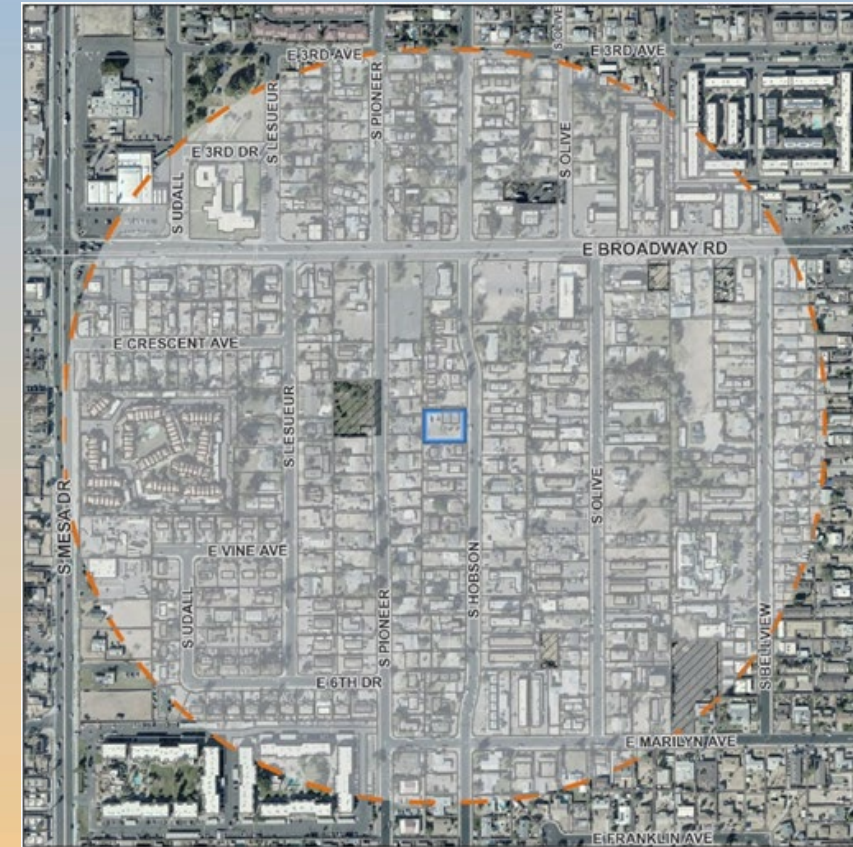
- ✓ Total area of the parcel does not exceed 2.5 net acres, and the parcel has been in its current configuration for more than 10 years;
- ✓ The parcel is served by, or has direct access to, existing utility distribution facilities.
- ✓ The parcel is surrounded by properties within a 1,200 foot radius in which:
 - ✓ 1.The total developable land area is not more than 25 percent vacant; and
 - ✓ 2.Greater than 50 percent of the total numbers of lots or parcels have been developed 15 or more years ago.



Approval Criteria



15-yr Historical Aerial Photo



2023 Aerial Photo



Approval Criteria

Section 11-72-3 DIP Criteria

- ✓ The proposed development is consistent with the General Plan, any other applicable Council adopted plans and/policies, and the permitted uses as specified in this Ordinance;
- ✓ The incentives do not allow development that is more intense than the surrounding neighborhood; commensurate with existing development within a 1200 foot radius of the by-passed property; and
- ✓ The architectural elements, construction and landscape materials, and other site improvements of the proposed development meet the intent of the Design Standards of this Ordinance.



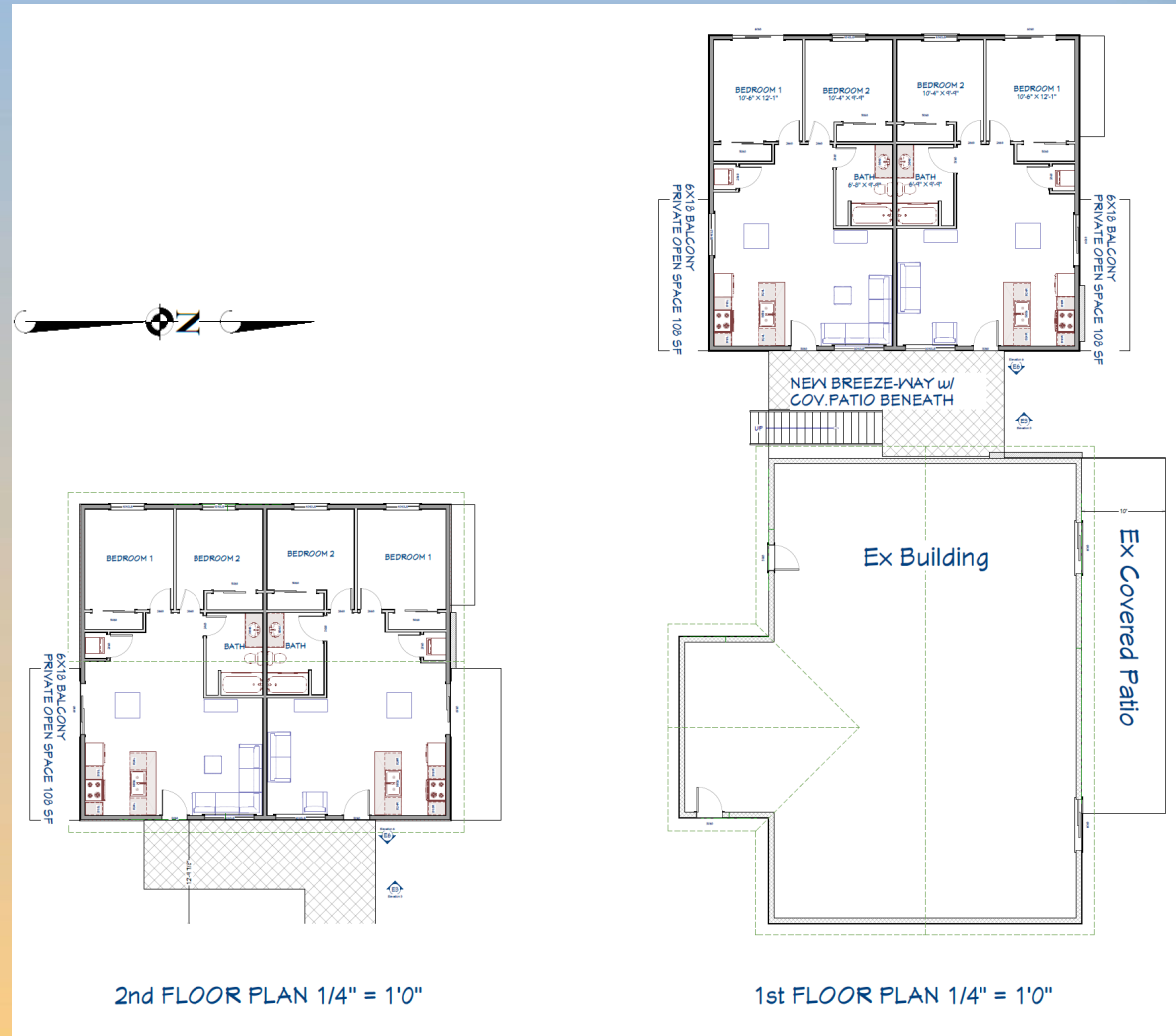
Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Meets required findings for a DIP in Section 11-72-3 of the MZO

Staff recommends Approval with Conditions

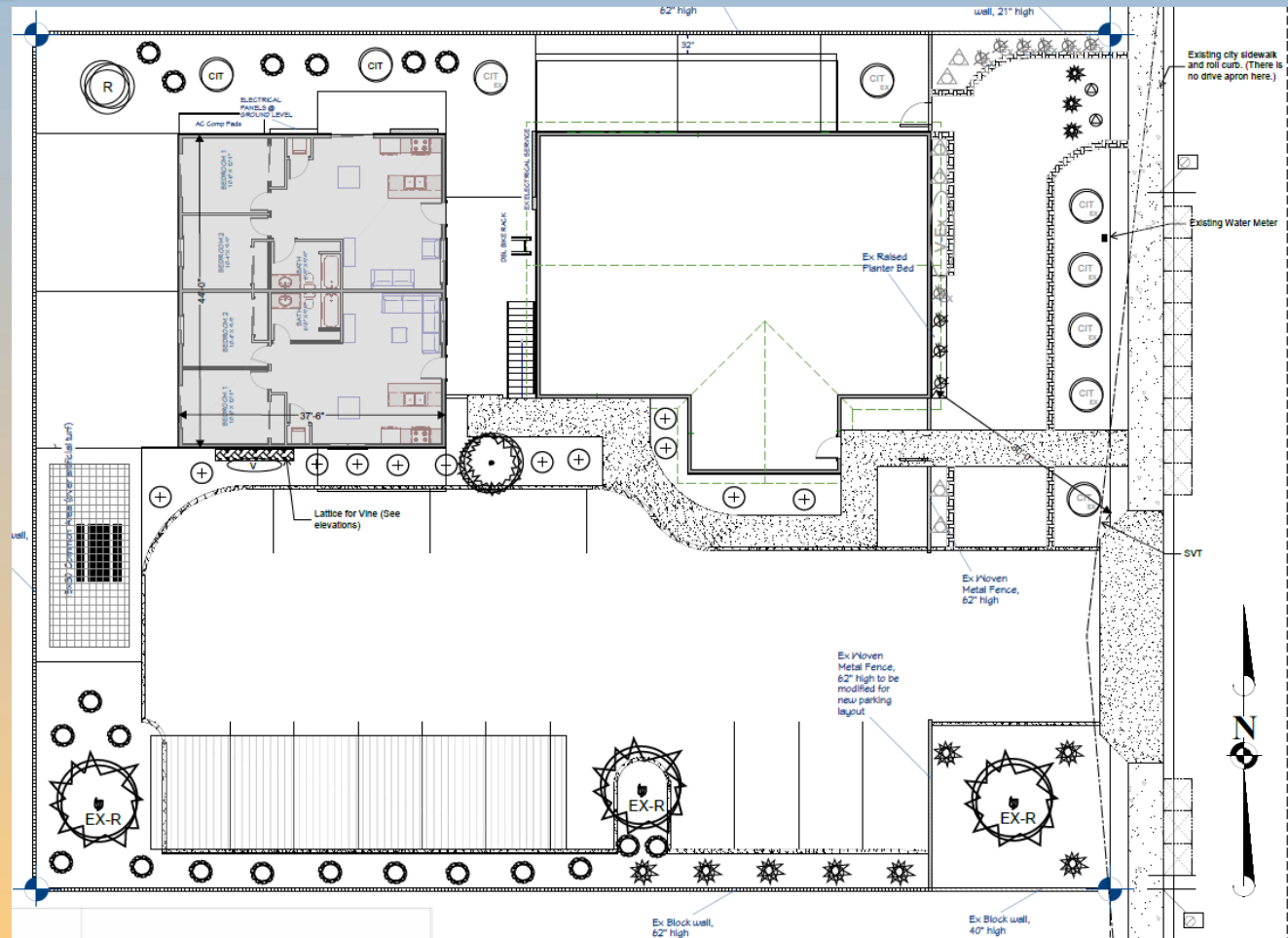


Floor Plan





Landscape Plan





BOA23-00737

Josh Grandlienard, AICP, Planner II

November 1, 2023



Request

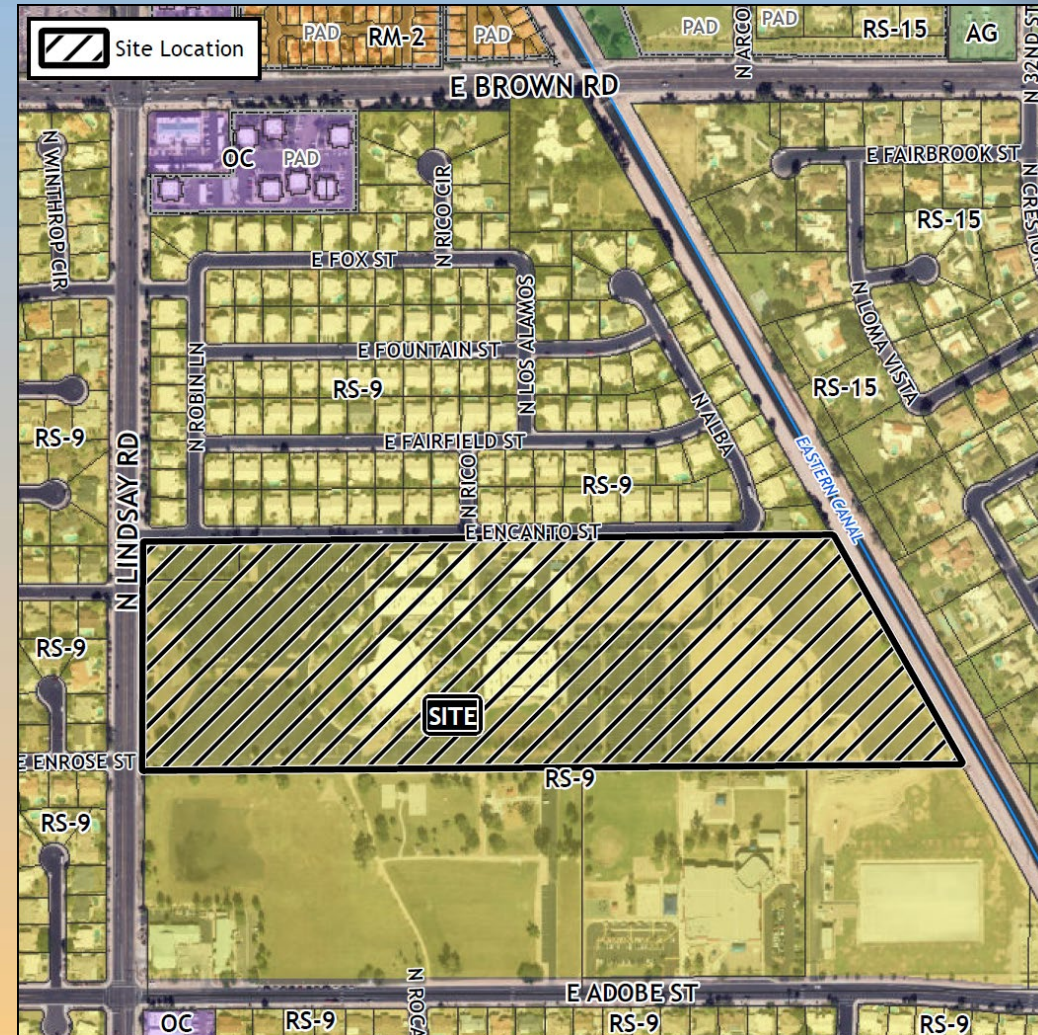
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards
- To allow for the expansion of a Place of Worship





Location

- East of Lindsay Road
- South of Brown Road

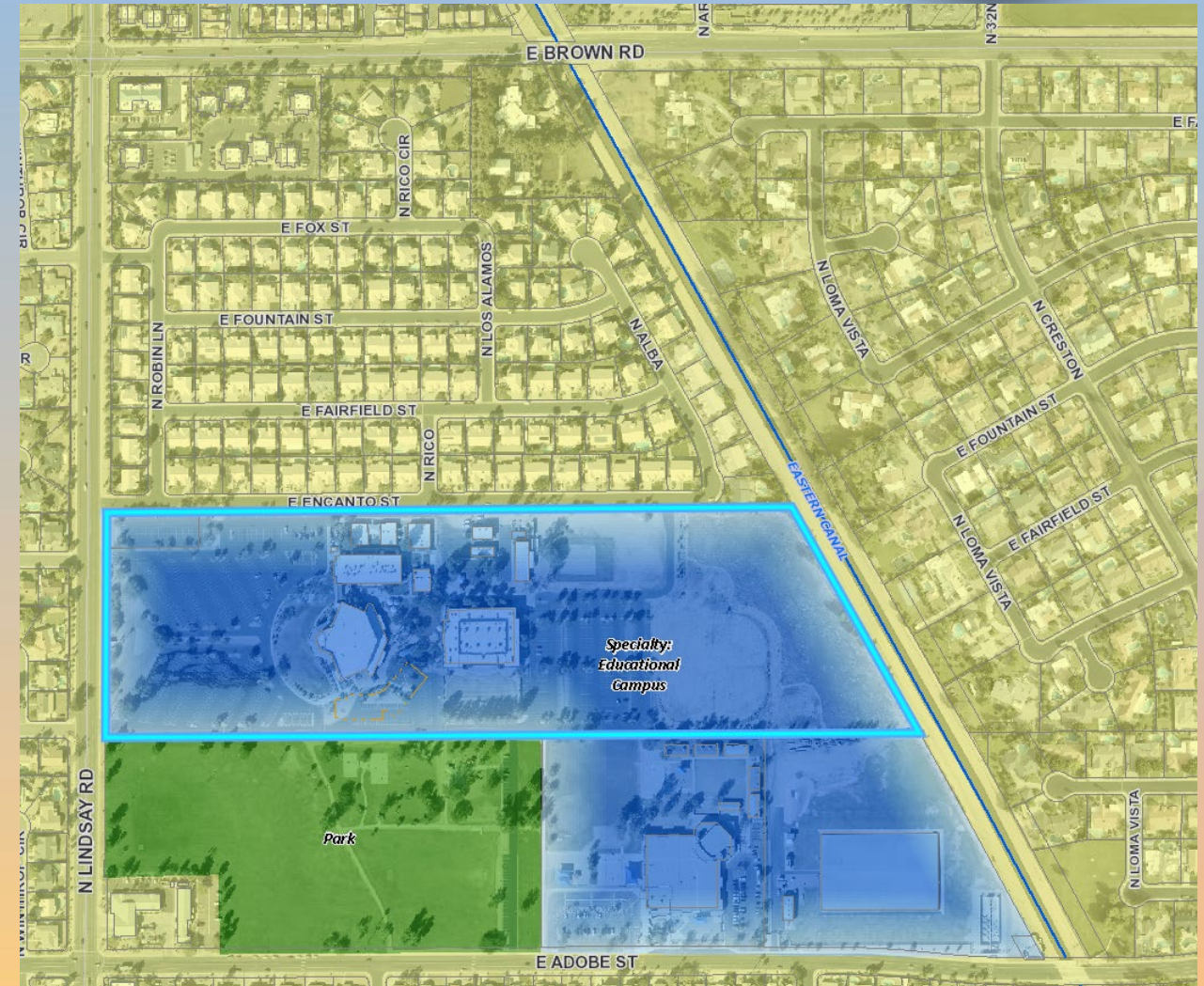




General Plan

Specialty: Educational Campus

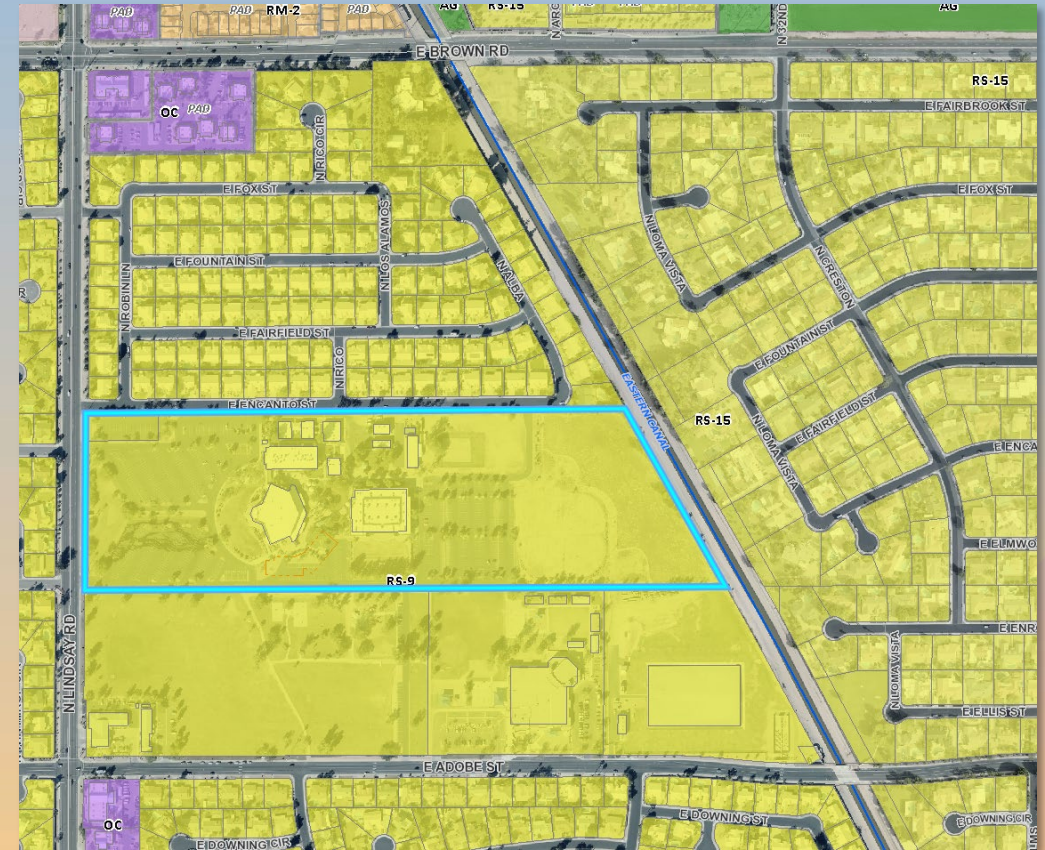
- Typically for schools and any adjacent uses consistent with the school itself
- Elementary school located southeast of the proposed structure and is consistent with existing use





Zoning

- Single Residence - 9 (RS-9)
- Proposed expansion of the existing allowed use





Site Photo

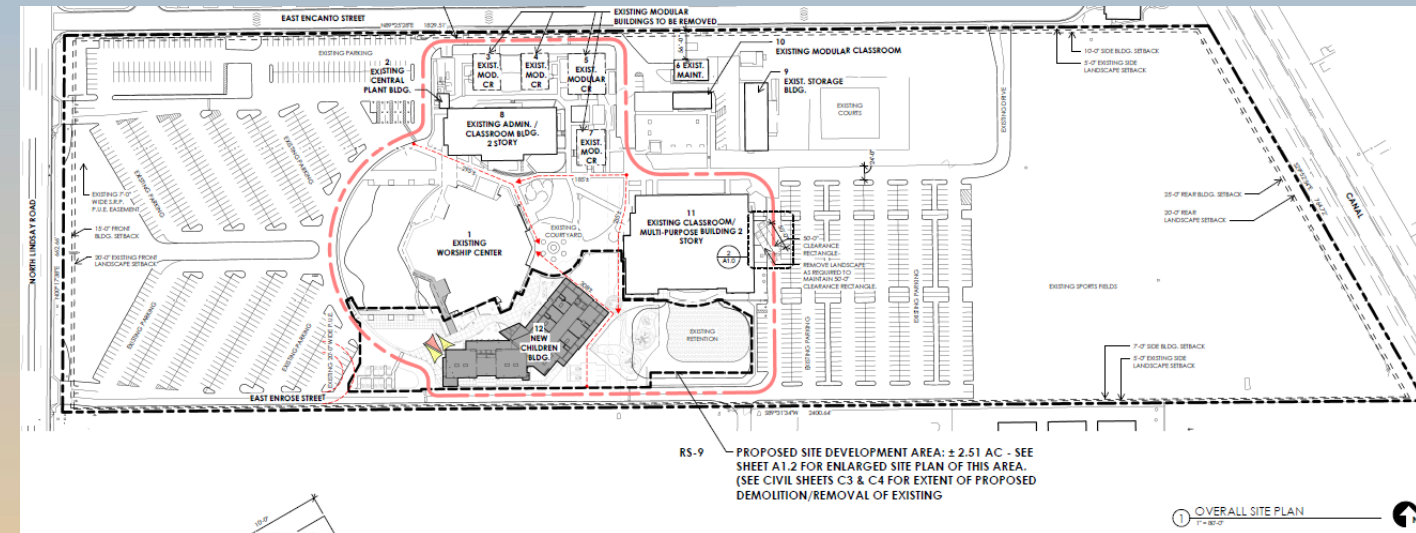


Looking east from Lindsay Road



Site Plan

- 24,470 square foot new Children's Building to replace existing modular classrooms
- 1,103 parking spots on site after construction, 763 spots required
- SCIP request for existing non-conforming conditions





SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
Lighting and Illumination <i>MZO Table 11-30-5</i>	Maximum Height Lighting Fixtures Residential Districts Maximum Height (ft) – Detached 15 feet	25 feet (existing)
<i>Interior Parking Lot Landscaping:</i> <i>[Section 11-33-4]</i>	Maximum of 8 contiguous spaces between landscape islands.	Maximum of 26 contiguous spaces between landscape islands
<i>Perimeter Landscaping MZO 11-33-3 (B)(1)(a)</i>	Provide 25 foot landscape yard adjacent to residential to the north. Provide 25' landscape yard adjacent to the park zoned residential to the south.	5 feet (north) 10 feet (south)



SCIP Development Standards

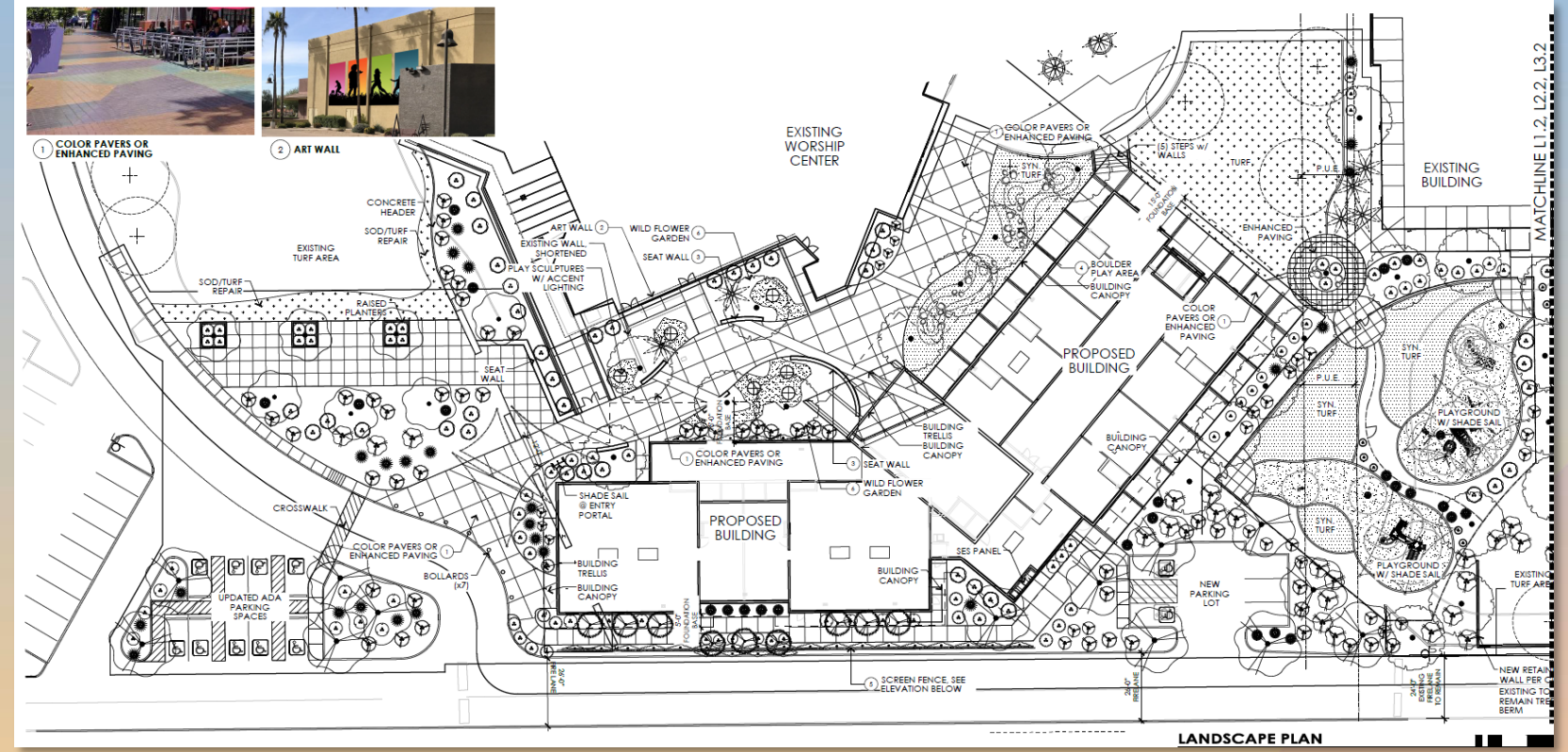
Development Standard	MZO Requirements	Applicant Proposal
<p><i>Perimeter Landscaping</i> <i>MZO Table 11-33-3 (A)(4)</i></p>	<p>1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 24 shrubs per 100') 1785' of landscape frontage along Encanto Street = 72 Trees & 286 Shrubs</p>	<p>No additional landscaping for Encanto</p>
<p><i>Pedestrian Connections MZO 11-30-8 (A)</i></p>	<p>Connection to Public Sidewalk. An on-site walkway shall connect the main entry of each building or each primary entry to a public sidewalk on each street frontage.</p>	<p>No connection to public sidewalks</p>
<p><i>Bicycle Parking MZO 11-32-8 (A)(1)(a)</i></p>	<p>Provide at least 3 bicycle parking spaces or at least 1 bicycle space per 10 on-site vehicle parking spaces actually provided, whichever is greater. After the first 50 bicycle parking spaces are provided, the required number of additional bicycle parking spaces is 1 space per 20 vehicle parking spaces for 64 total bicycle parking spaces</p>	<p>12 bicycle parking stalls (existing)</p>



Landscape Plan

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Fraxinus velutina</i> / Fan-Tex / Fan-Tex Velvet Ash	---	29
	<i>Parkinsonia x AZI</i> / AZI Thornless Palo Verde	---	24
	<i>Parkinsonia x Desert Museum</i> / Desert Museum Palo Verde	---	7
	<i>Sophora secundiflora</i> / Texas Mountain Laurel	---	9
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Calliandra californica</i> / Red Baja Fairy Duster	---	10
	<i>Callistemon viminalis</i> 'L1' / Better John™ Bottlebrush	---	93
	<i>Dodonaea viscosa</i> / Hopseed Bush	---	34
	<i>Bremophila hygrophana</i> 'Blue Bells' / Blue Bells Emu Bush	---	20
	<i>Tecoma stans</i> / Yellow Bells	---	57
ACCENTS	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Dasylirion texanum</i> / Texas Sotol	---	24
	<i>Hesperaloe parviflora</i> / Red Yucca	---	36
	<i>Pedilanthus bracteatus</i> / Slipper	---	7
GROUND COVER	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Lantana x 'New Gold'</i> / New Gold Lantana	---	77
	<i>Rosmarinus officinalis</i> 'Huntington Carpet' / Huntington Carpet Rosemary	---	17
	<i>Wedelia hibata</i> / Creeping Oxeye	---	65
VINES	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Podraena icasoliana</i> / Pink Trumpet Vine	---	28



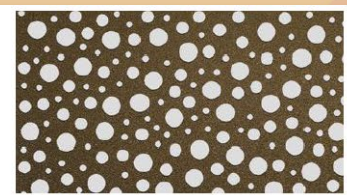
3 SEAT WALL



3 SEAT WALL



4 BOULDER PLAYAREA



5 SCREEN FENCE



6 WILDFLOWER GARDEN



Elevations



North Elevation



East Elevation



Elevations



South Elevation

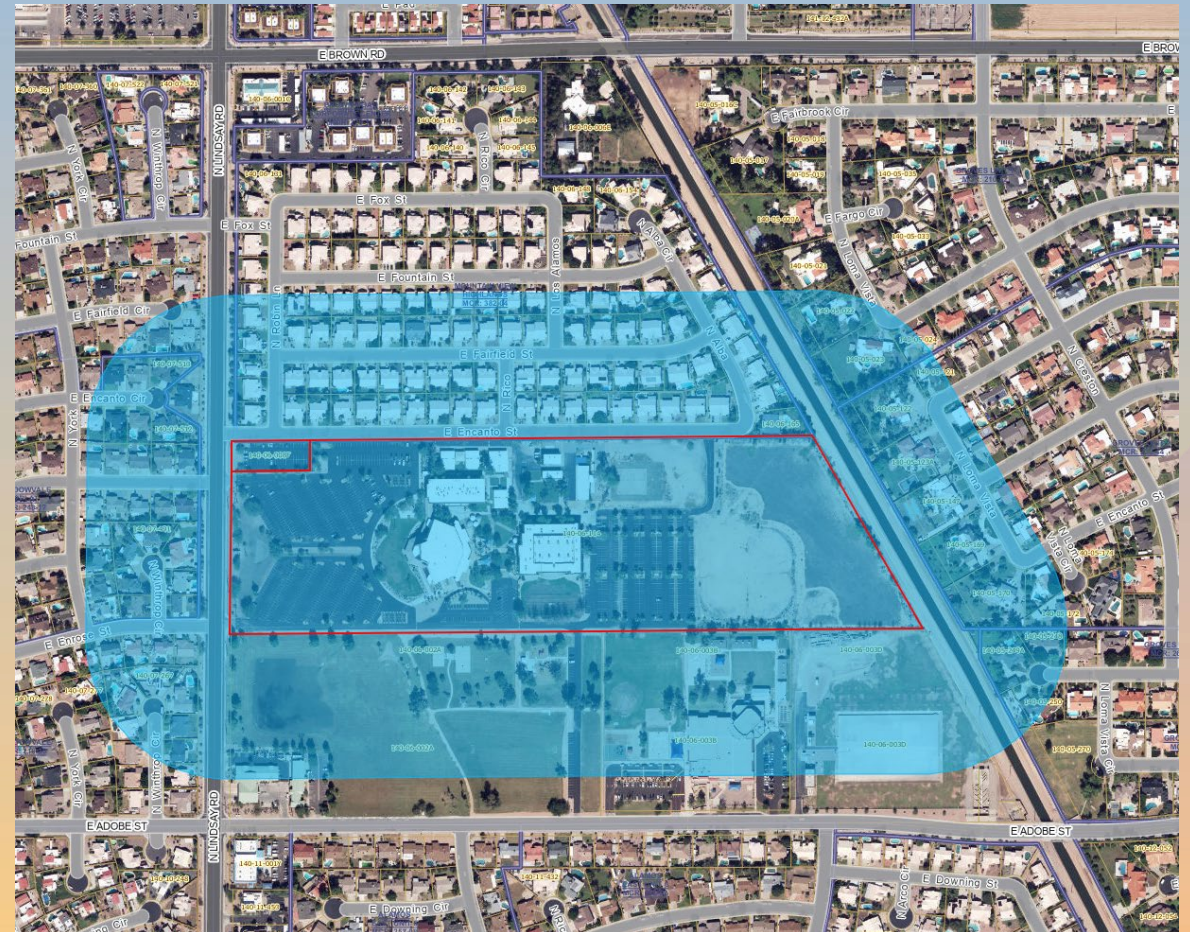


West Elevation



Citizen Participation

- Notified property owners within 500 feet
- Neither staff nor the applicant received any comment.





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



BOA23-00738

Charlotte Bridges, Planner II

November 1, 2023



Request

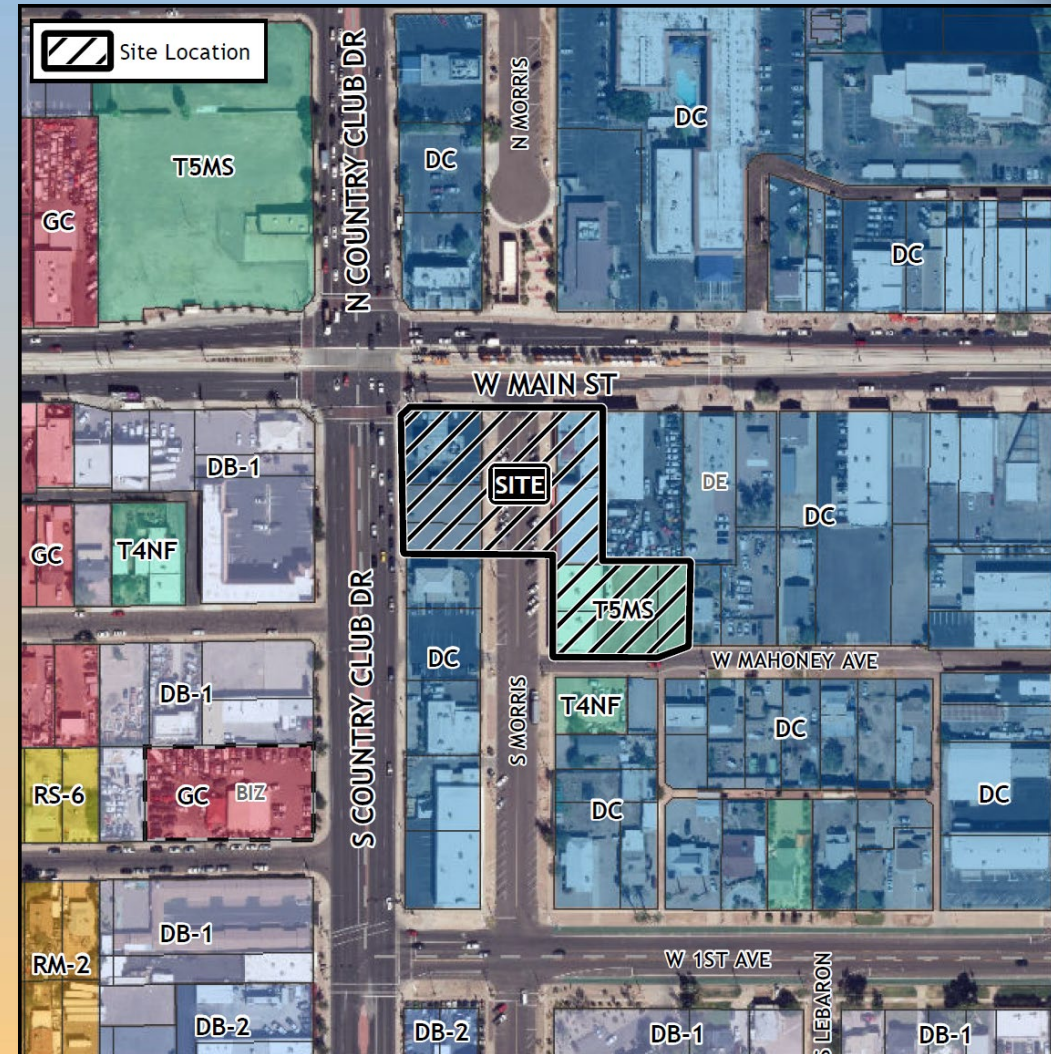
- Variance from the Form-Based Code Building Form, Building Type and Private Frontage Standards
- Allow a mid-rise, mixed-use development





Location

- East of Country Club
- South of Main Street
- Both side of Morris
- North of Mahoney





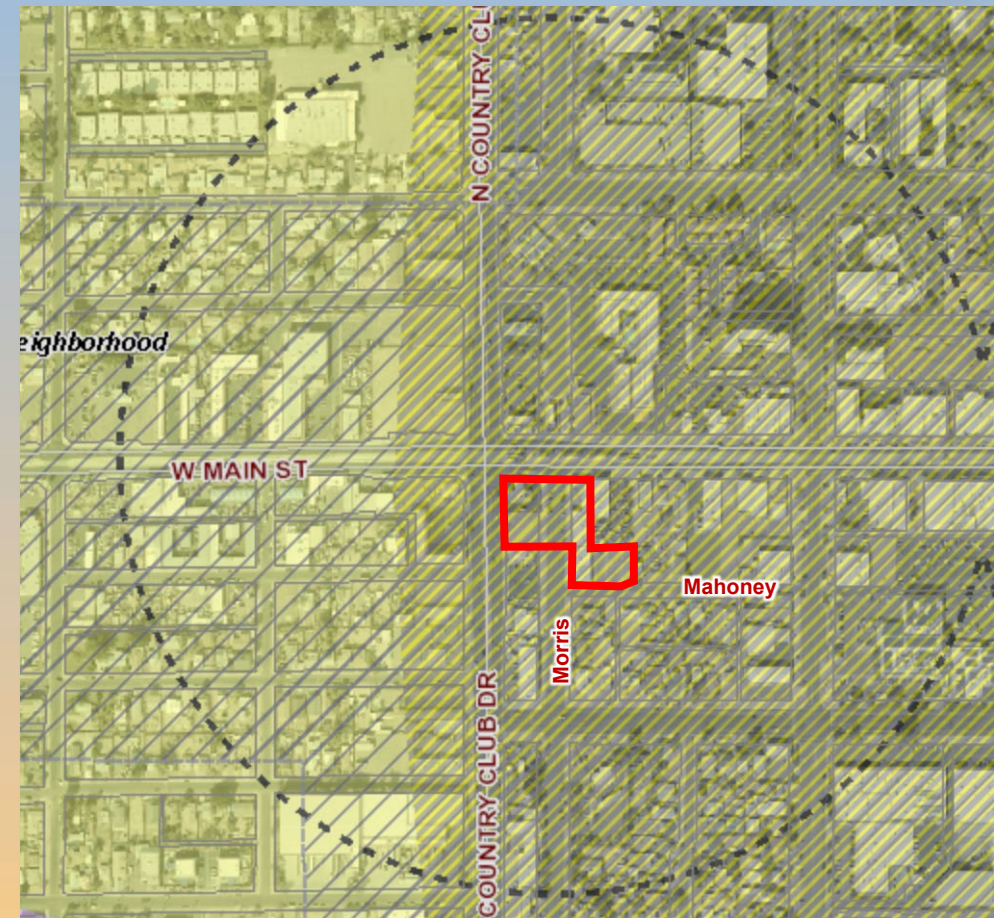
General Plan

Downtown with Transit District overlay of Corridor Station Area

- Pedestrian oriented, people friendly
- Lots of activity; housing, employment, shopping, entertainment and events

Central Main Street Area Plan – Urban Gateway Planning Area

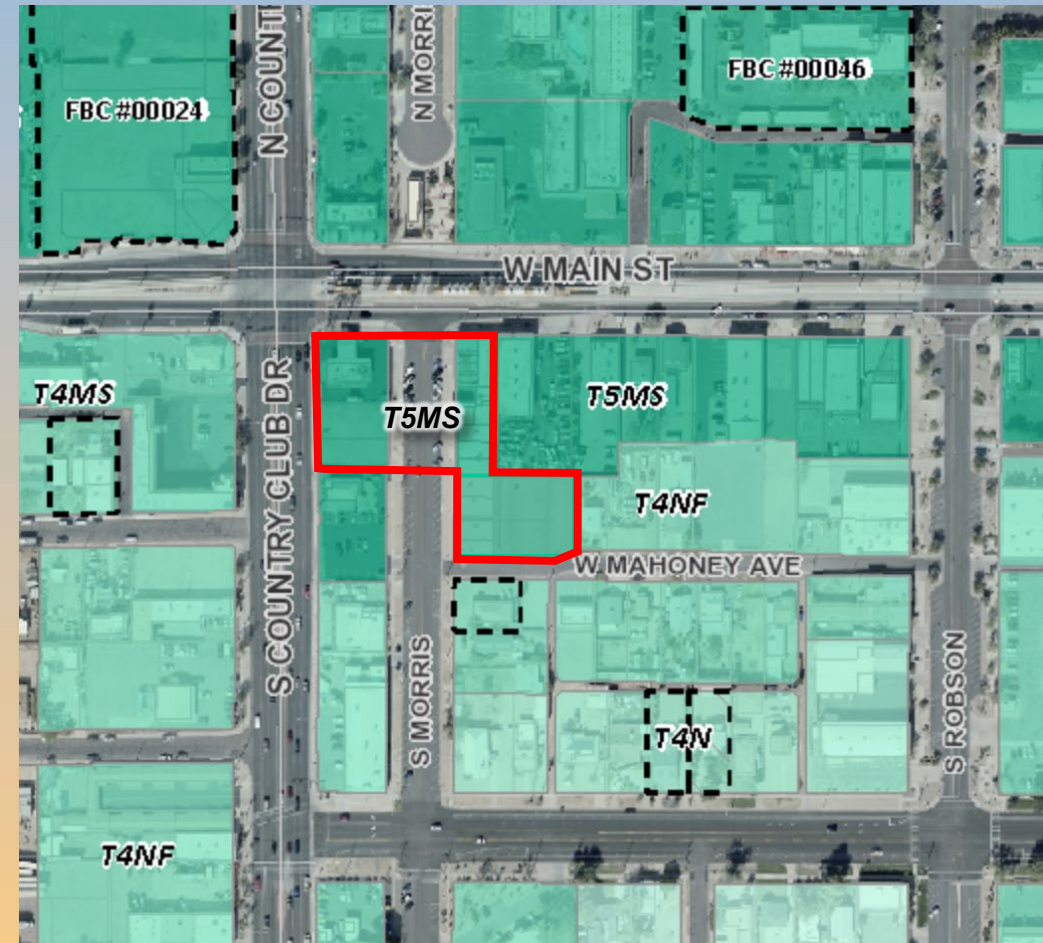
- Announce entrance into Downtown Mesa





Zoning

- Transect 5 Main Street (T5MS)
- T5MS Building Form
- Mid-Rise Building Form
- Shopfront, Gallery & Terrace
Private Frontage Types





Site Photos



Looking south down east side of Morris



Looking south down east side Country Club Drive



Site Photo



Looking north from Morris



Site Photo



Looking east from Morris



Site Photo

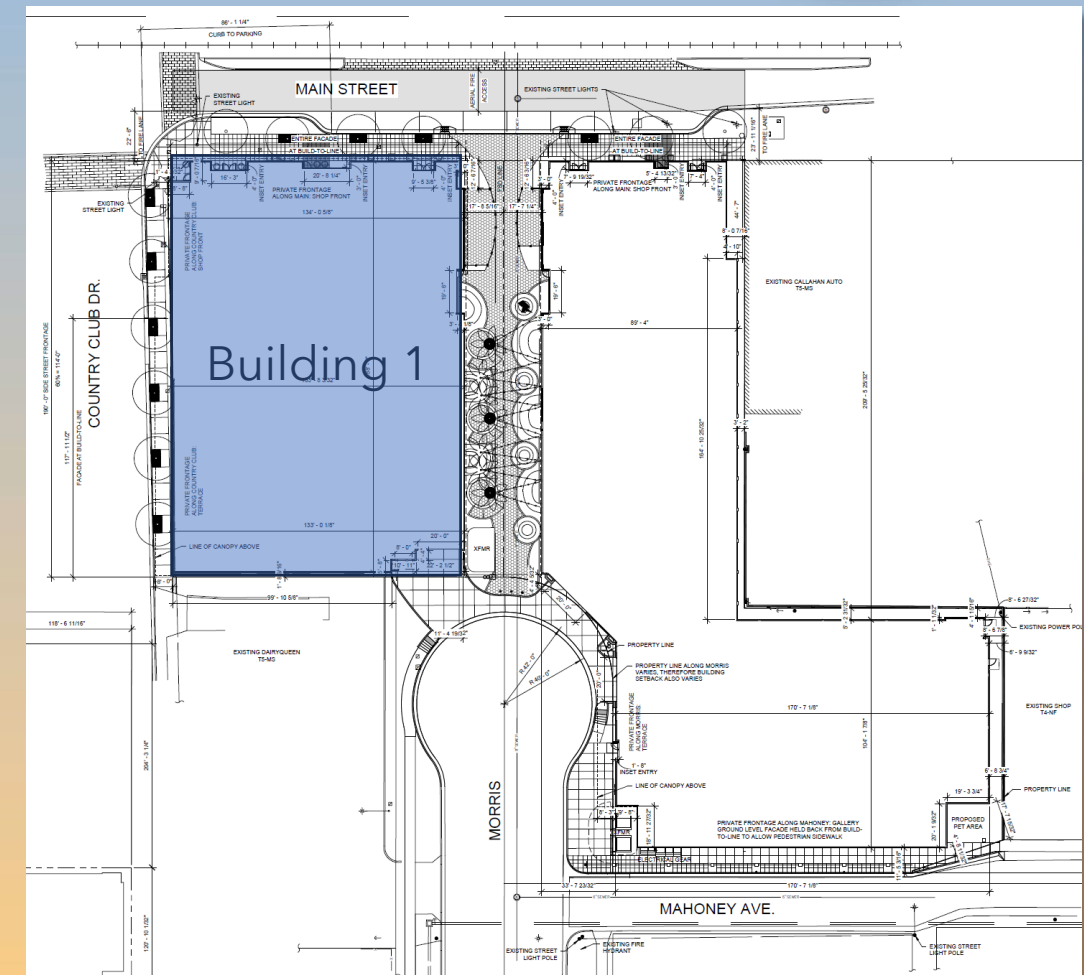


Looking north from Mahoney Avenue



Site Plan

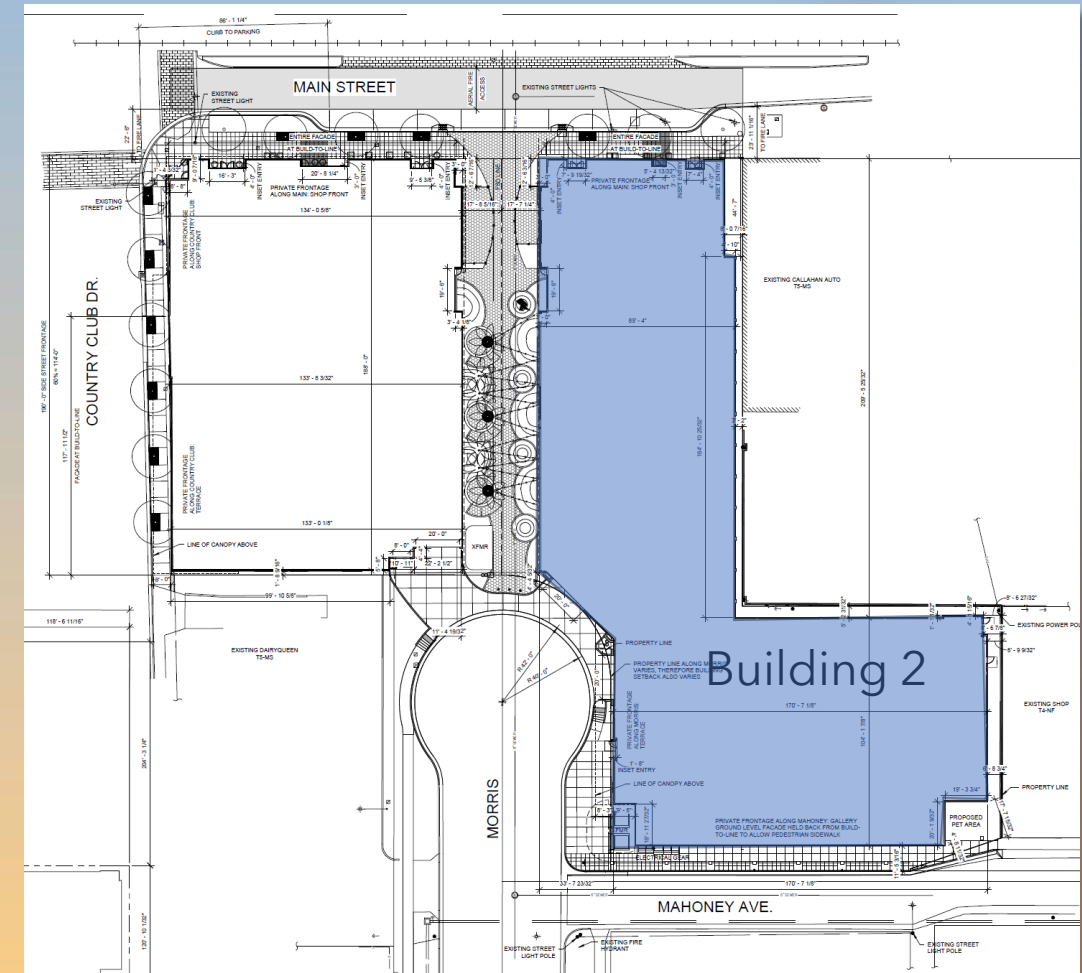
- Building 1: 6-story, with ground floor commercial and parking structure (41 spaces) and 5 floors residential units (157 units)





Site Plan

- Building 2: 8-story, with ground floor commercial and parking structure, 2 floors of residential units and structure parking and 5 floors of residential units
- Total of 211 structured parking spaces
- Total of 266 residential units

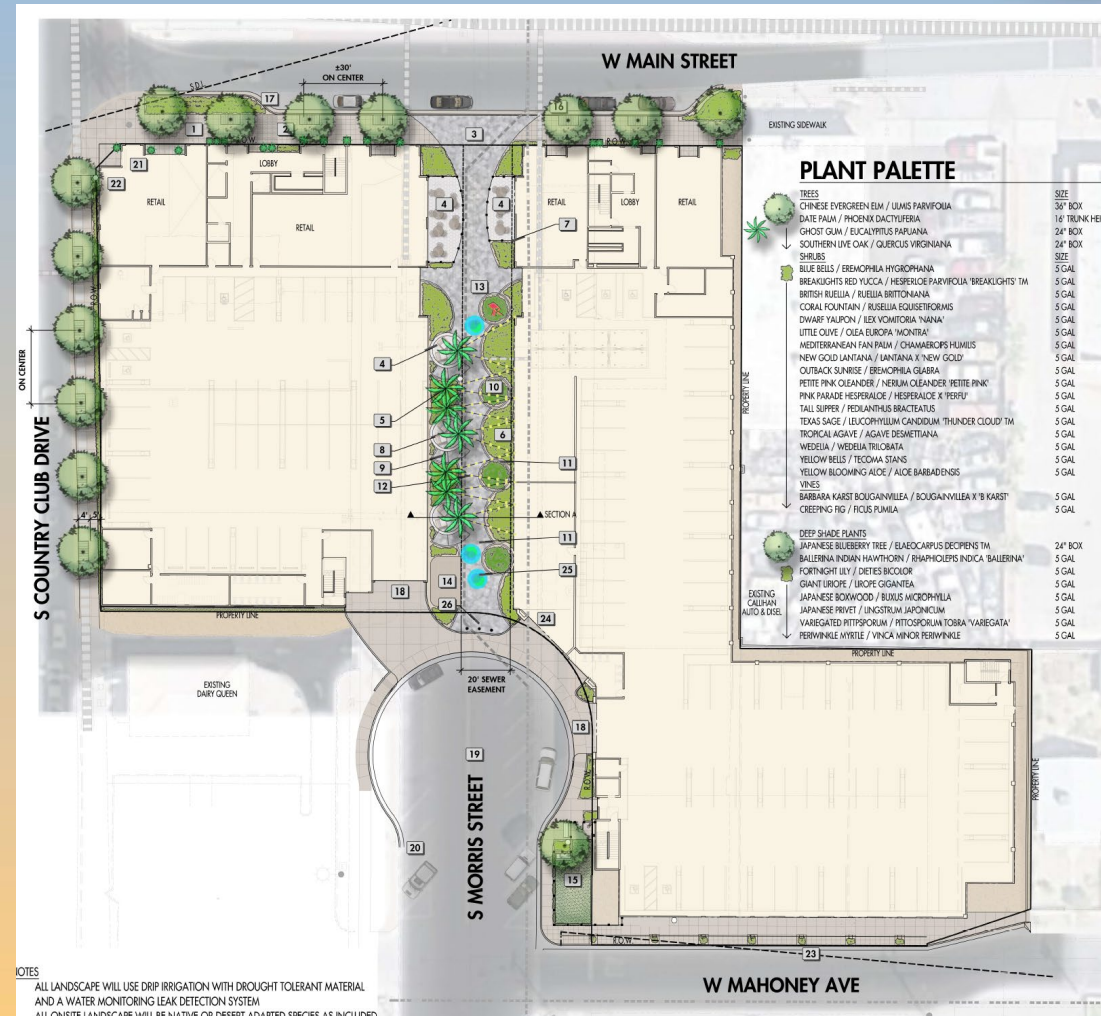




Landscape Plan

PLANT PALETTE

TREES	SIZE
CHINESE EVERGREEN ELM / ULMIS PARVIFOLIA	36" BOX
DATE PALM / PHOENIX DACTYLIFERIA	16' TRUNK HEIGHT
GHOST GUM / EUCALYPTUS PAPUANA	24" BOX
SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	24" BOX
SHRUBS	SIZE
BLUE BELLS / EREMOPHILA HYGROPHANA	5 GAL
BREAKLIGHTS RED YUCCA / HESPERLOE PARVIFOLIA 'BREAKLIGHTS' TM	5 GAL
BRITISH RUELLIA / RUELLIA BRITTONIANA	5 GAL
CORAL FOUNTAIN / RUSELLIA EQUITIFORMIS	5 GAL
DWARF YAUPON / ILEX VOMITORIA 'NANA'	5 GAL
LITTLE OLIVE / OLEA EUROPA 'MONTRA'	5 GAL
MEDITERRANEAN FAN PALM / CHAMAEROPS HUMILIS	5 GAL
NEW GOLD LANTANA / LANTANA X 'NEW GOLD'	5 GAL
OUTBACK SUNRISE / EREMOPHILA GLABRA	5 GAL
PETITE PINK OLEANDER / NERIUM OLEANDER 'PETITE PINK'	5 GAL
PINK PARADE HESPERALOE / HESPERALOE X 'PERFU'	5 GAL
TALL SUPPER / PEDILANTHUS BRACTEATUS	5 GAL
TEXAS SAGE / LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM	5 GAL
TROPICAL AGAVE / AGAVE DESMETTIANA	5 GAL
WEDELIA / WEDELIA TRILOBATA	5 GAL
YELLOW BELLS / TECOMA STANS	5 GAL
YELLOW BLOOMING ALOE / ALOE BARBADENSIS	5 GAL
VINES	SIZE
BARBARA KARST BOUGAINVILLEA / BOUGAINVILLEA X 'B KARST'	5 GAL
CREeping FIG / FICUS PUMILA	5 GAL
DEEP SHADE PLANTS	SIZE
JAPANESE BLUEBERRY TREE / ELAEOCARPUS DECIPENS TM	24" BOX
BALLERINA INDIAN HAWTHORN / RHAPHIOLEPIS INDICA 'BALLERINA'	5 GAL
FORTNIGHT LILY / DIETIES BICOLOR	5 GAL
GIANT LIRIOPE / LIRIOPE GIGANTEA	5 GAL
JAPANESE BOXWOOD / BUXUS MICROPHYLLA	5 GAL
JAPANESE PRIVET / LINGSTRUM JAPONICUM	5 GAL
VARIEGATED PITTPSPORUM / PITTPSPORUM TOBRA 'VARIEGATA'	5 GAL
PERIWINKLE MYRTLE / VINCA MINOR PERIWINKLE	5 GAL

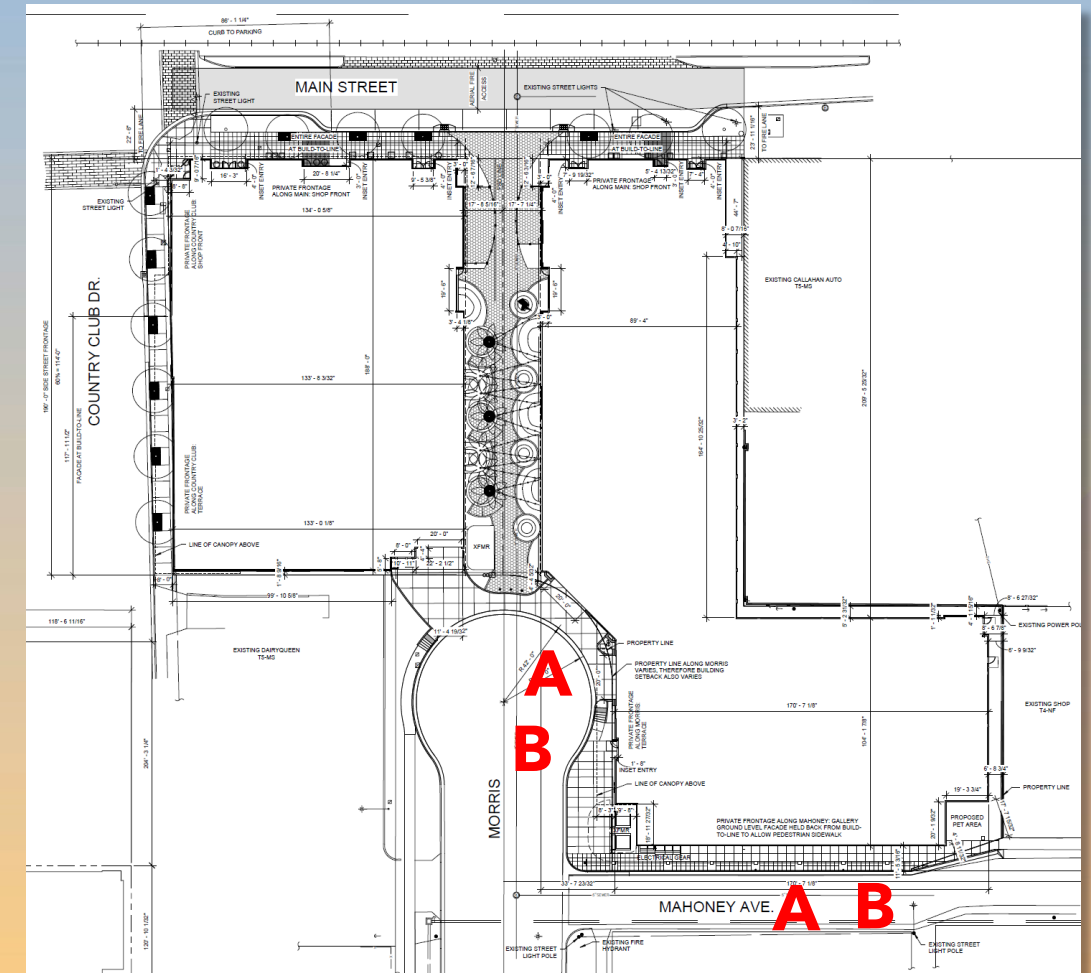


NOTES
 ALL LANDSCAPE WILL USE DRIP IRRIGATION WITH DROUGHT TOLERANT MATERIAL AND A WATER MONITORING LEAK DETECTION SYSTEM
 ALL ON-SITE LANDSCAPE WILL BE NATIVE OR DESERT ADAPTED SPECIES AS INCLUDED



Request Variances

- Build-To Lines Distance from Property Line/ROW, Side Street (**A**):
Morris and Mahoney (**A**)
- Build-To Lines Defined by a Building, Property Line/ROW, Side Street (**B**):
Mahoney, Building 2
Morris, Building 2





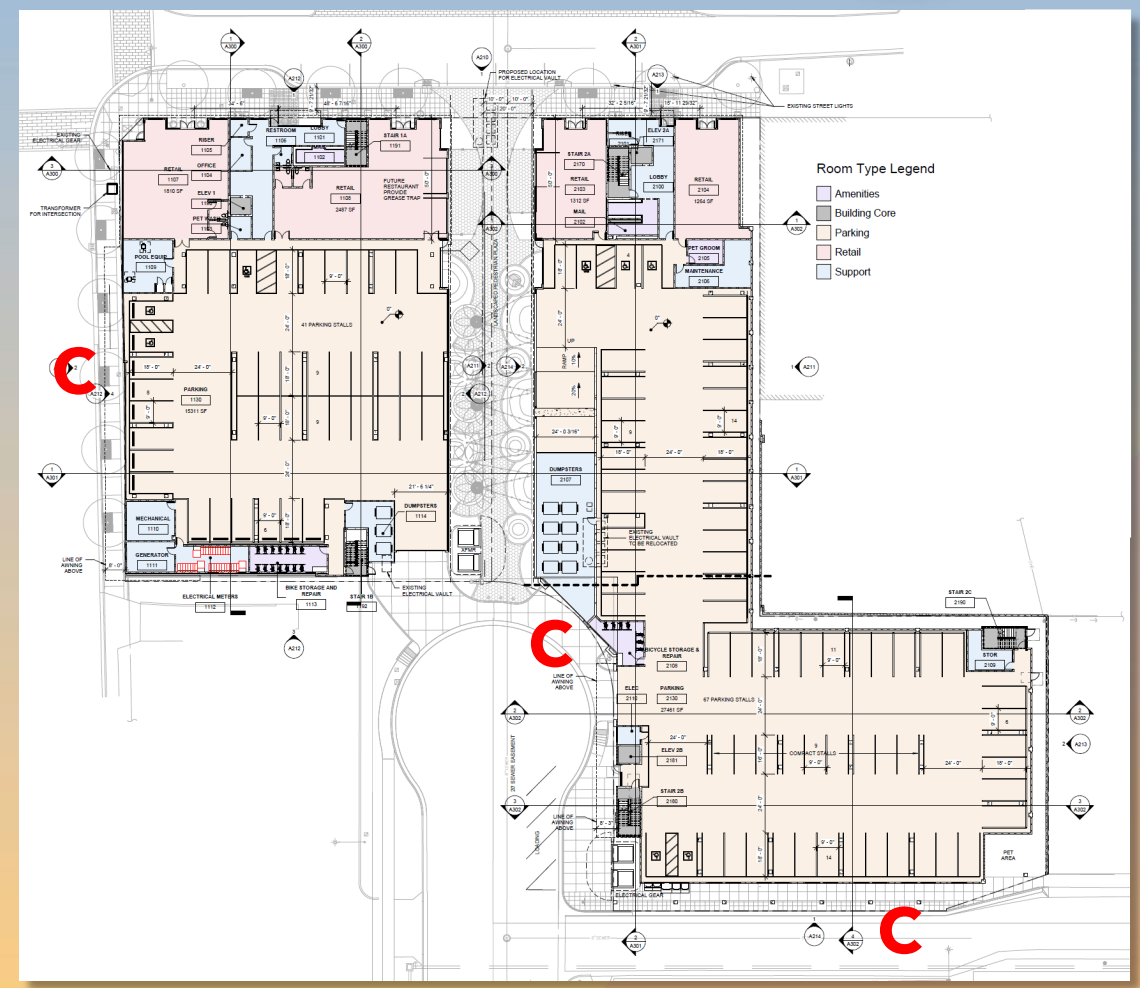
Request Variances

- Parking Location (Distance from Property Line/ROW), Side Street Setback, Ground Floor (C):

Country Club Drive = 0 feet

Morris = 0 feet

Mahoney = 0 feet



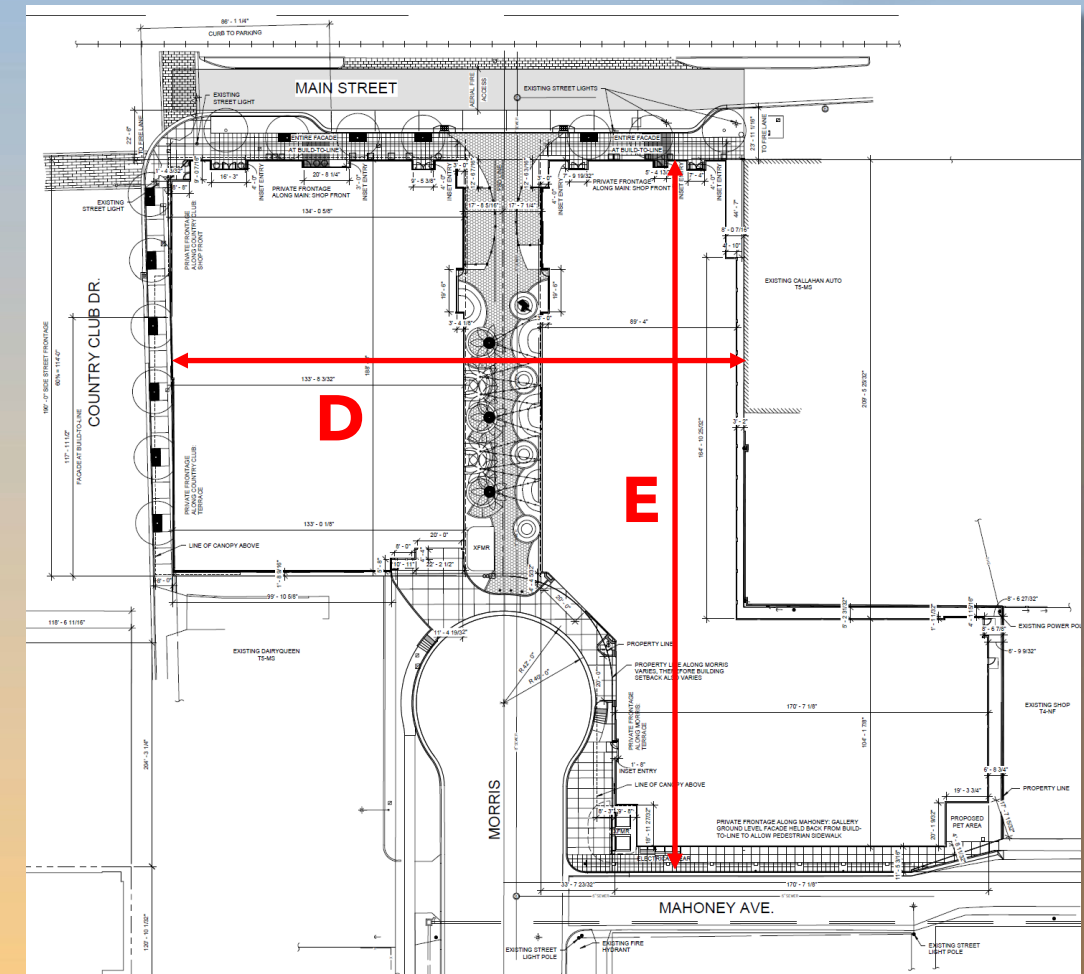


Request Variances

- Lot Size:

Width (**D**): 100 feet minimum: 200 feet maximum, proposing 381 feet, 2 inches maximum

Depth (**E**): 100 feet minimum: 150 feet maximum, proposing 325 feet 1-5/8 inches, maximum





Request Variances

- Footprint, Depth,

Floor 1-2:

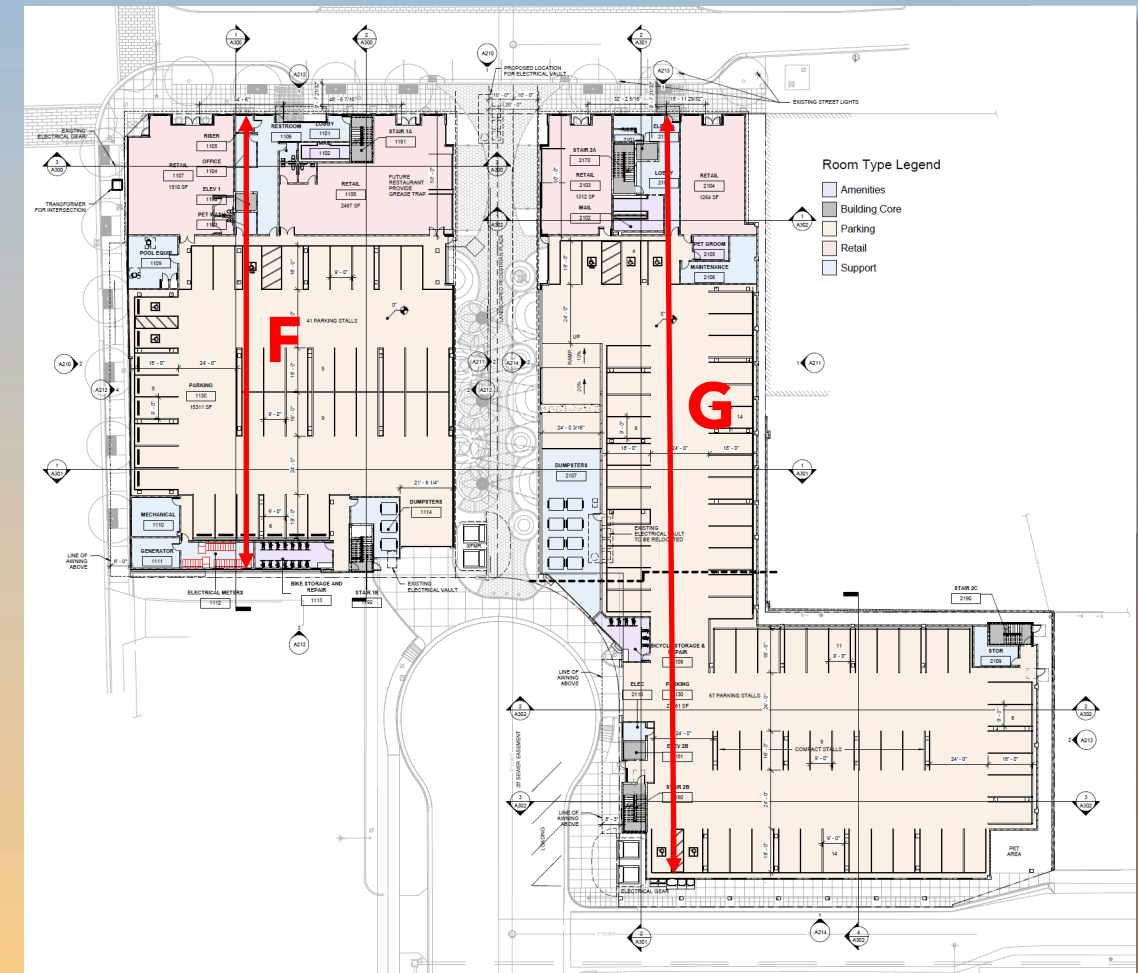
Building 1: 188 feet (**F**)

Building 2: 313 Feet, 7-21/32 inches (**G**)

Floors 3+:

Building 1: 188 feet (**F**):

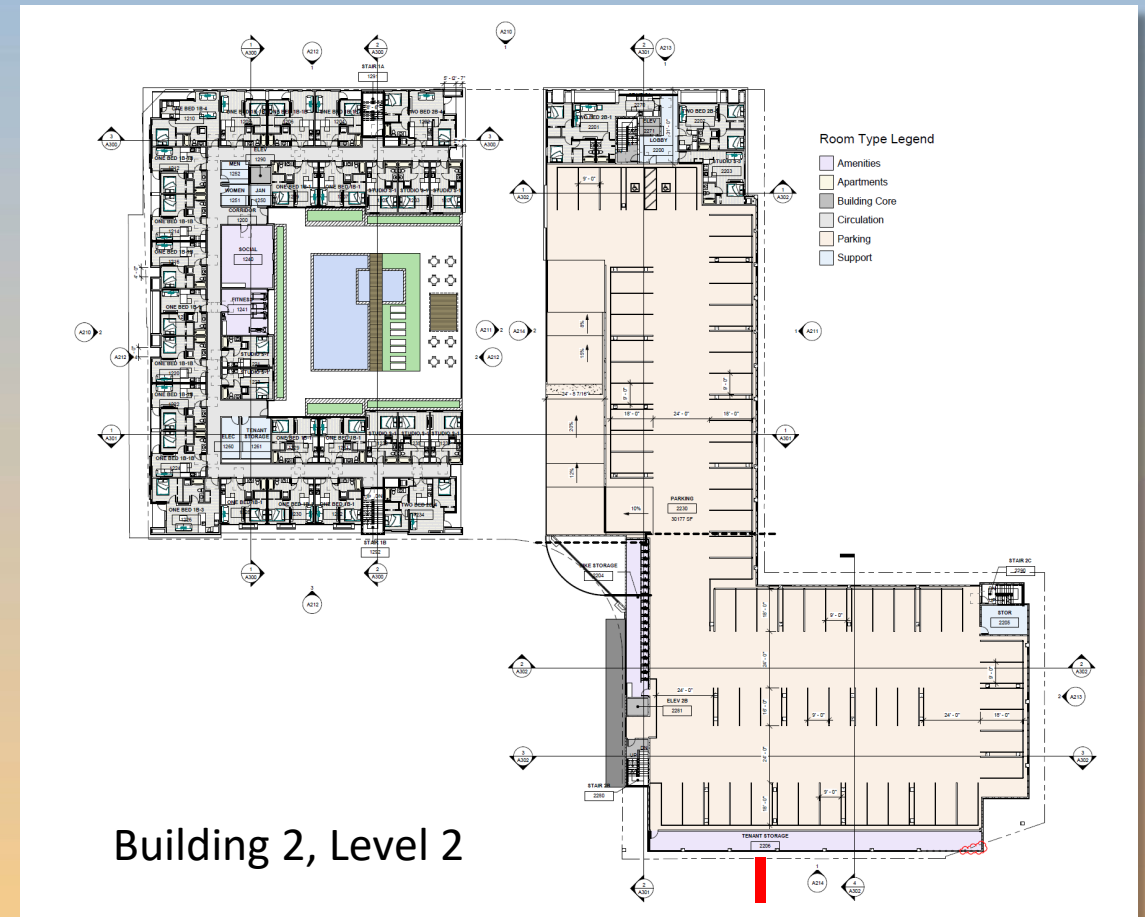
Building 2: 313 feet, 7-21/32 inches (**G**):





Request Variances

- Footprint: The floor plate of any floor may not be larger than the floor below.
- Building 2: The floor plate of Levels 2, 3, and 4 is larger than the ground floor level. (I)





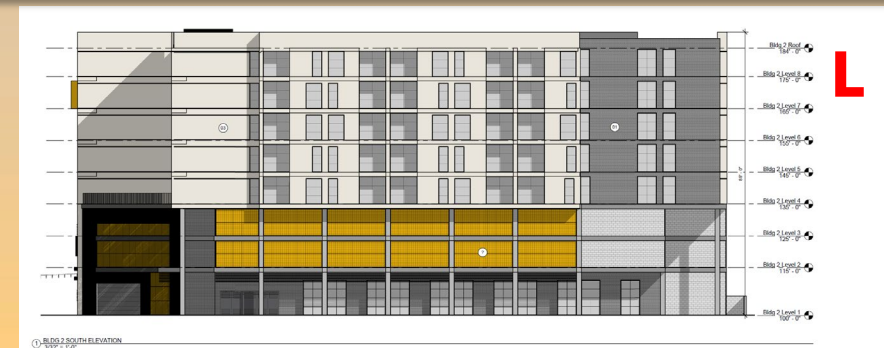
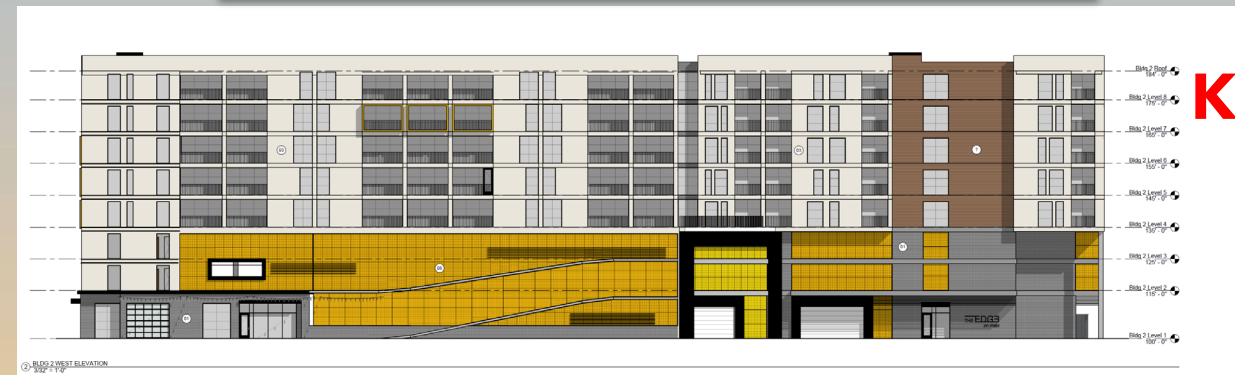
Request Variances

- Mid-rise Building in T5MS,
Front/Side Street Setback:

Floor 6+
Country Club Drive (**J**)

Morris, Building 2 (**K**)

Mahoney, Building 2 (**L**)





Request Variances

- Mid-rise Building in T5MS,
Side/Rear Setback:

Abutting T6/T5:

Floors 6-8, Building 2 (**M**)

Abutting T4:

Floors 1-5, Building 2(**N**)

Floors 6-8, Building 2(**O**)

Abutting T4

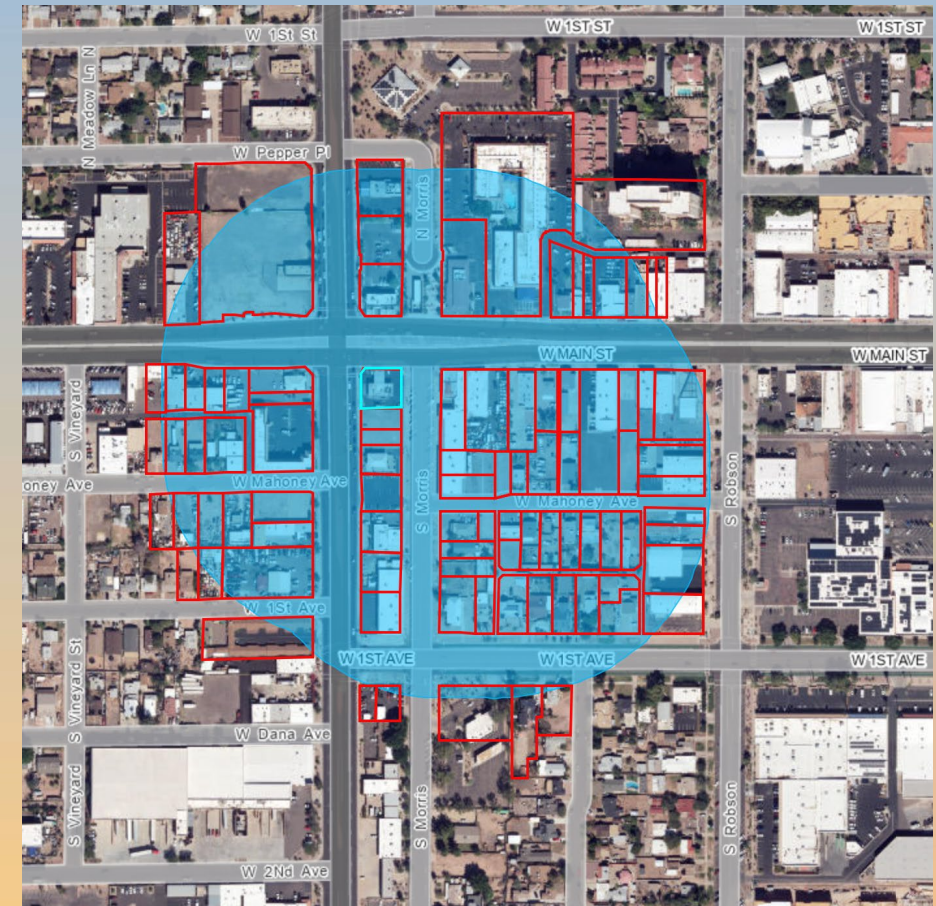
Abutting T5





Citizen Participation

- Notified property owners within 500 feet
- No emails or phone calls





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.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for a Variance in Section 11-80-3 of the MZO

Staff recommends Approval with Conditions



Board of Adjustment

BOA23-00738



BOA23-00750

Josh Grandlienard, AICP, Planner II

November 1, 2023



Request

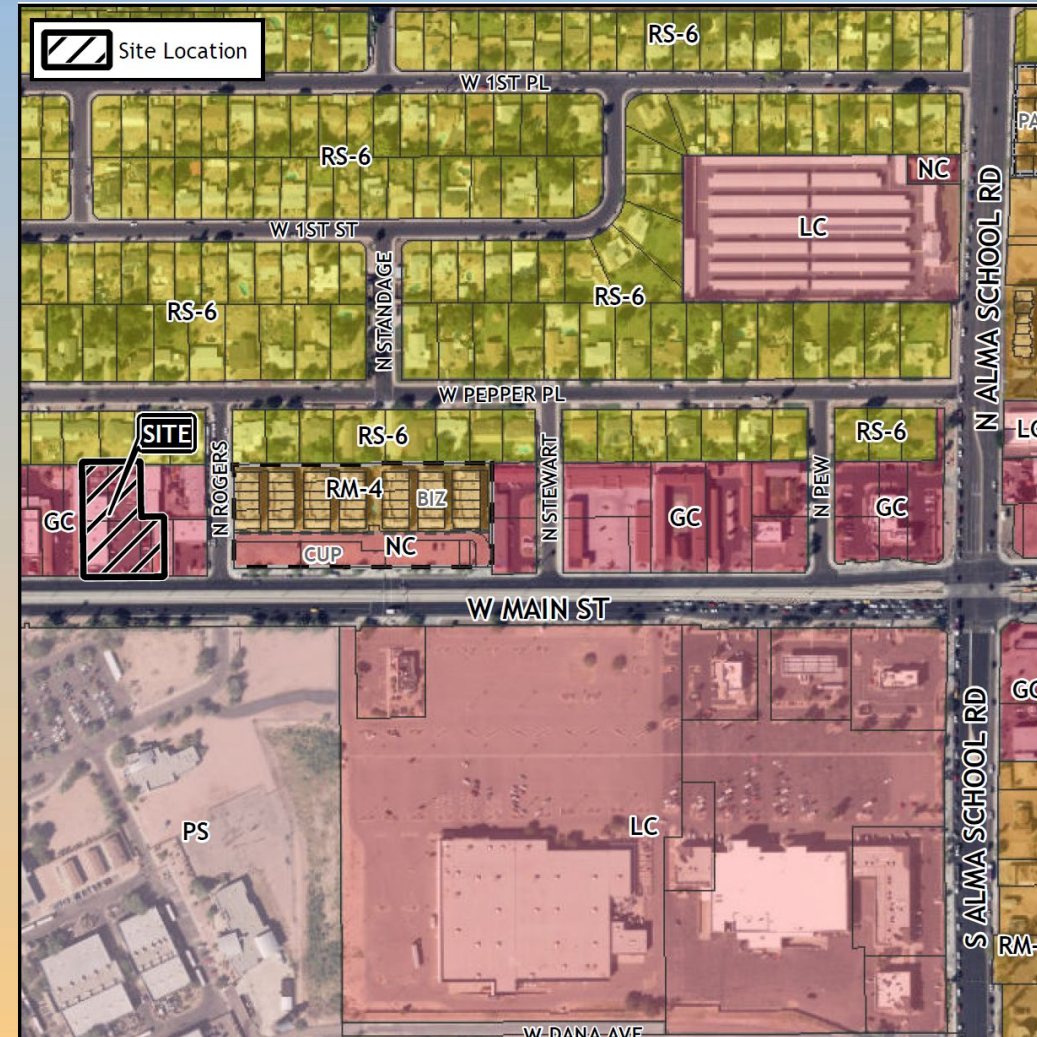
- Variance from lot size and dimensional Standards
- Allow for a lot line adjustment to allow for individual ownership for the existing businesses





Location

- West of Alma School
- North Side of Main Street





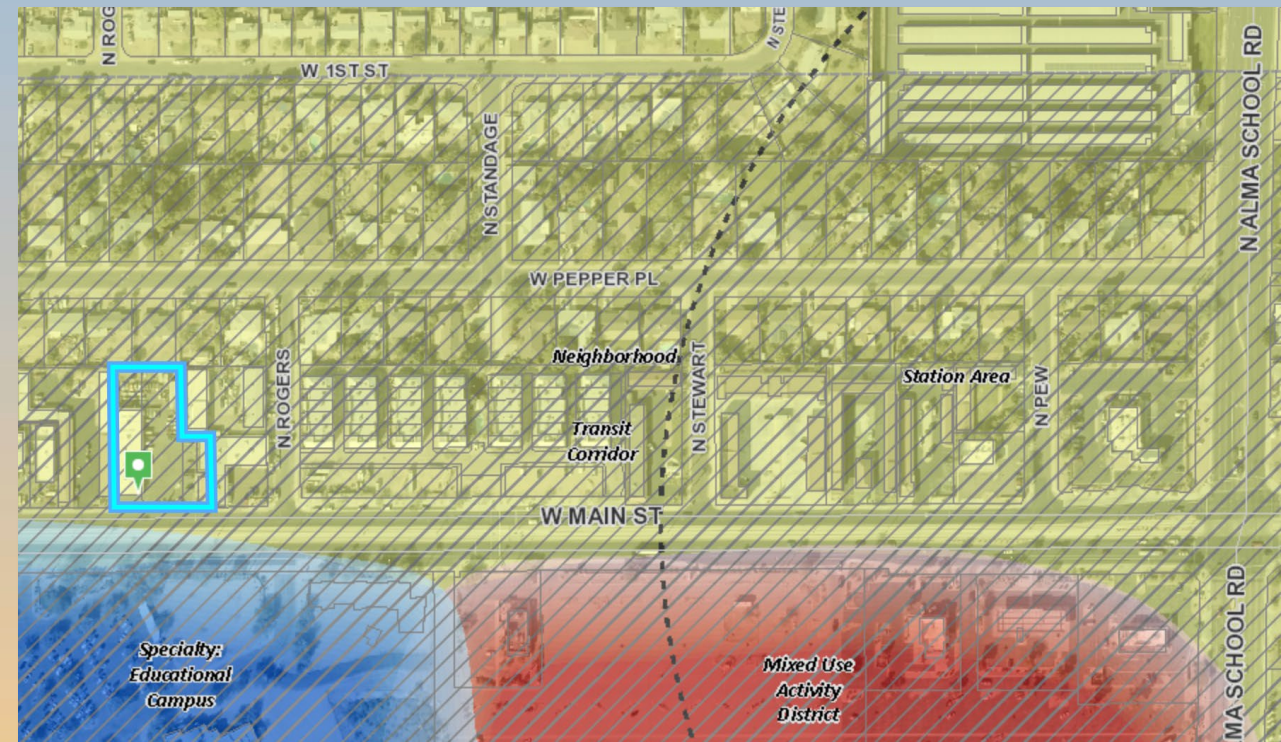
General Plan

Neighborhood with Transit District overlay of Corridor Station Area

- Pedestrian oriented, people friendly
- Lots of activity; housing, employment, shopping, entertainment and events

West Main Street Area Plan

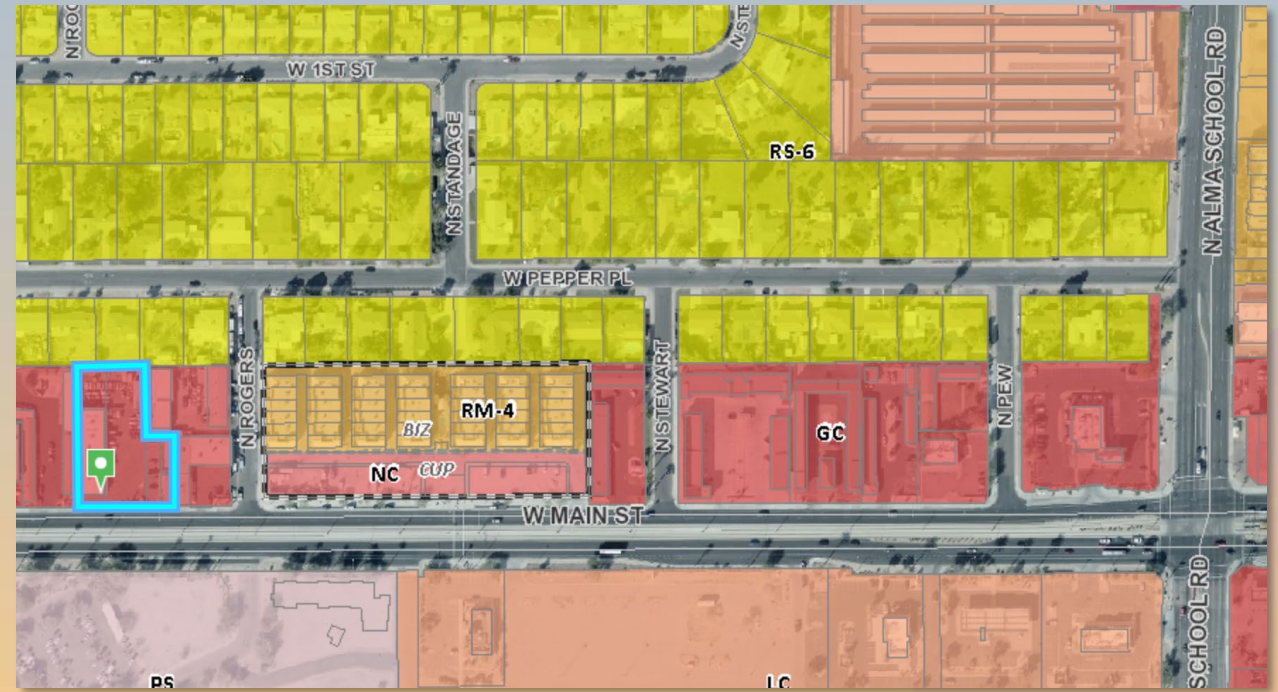
- Support Redevelopment near the light rail





Zoning

- General Commercial
- Existing Major Auto Repair and Tattoo and Body Piercing are allowed uses in the GC zone
- Lot Line adjustment is allowed in all zones





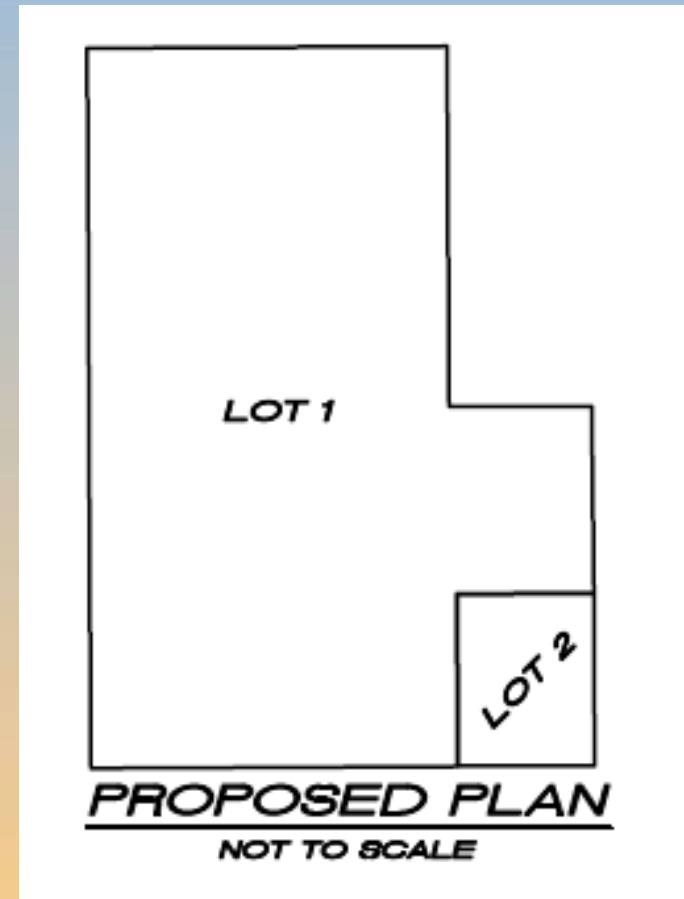
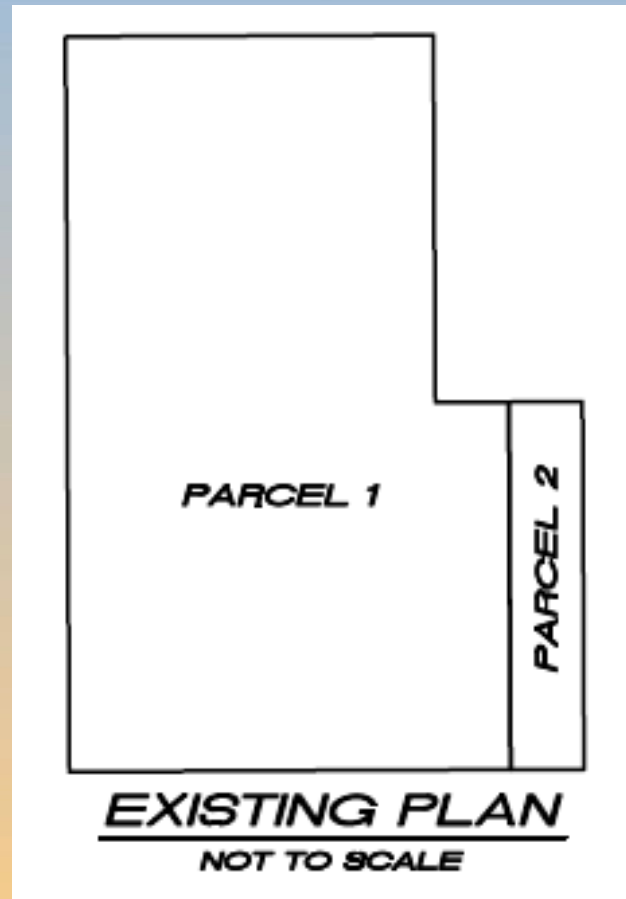
Site Photos



Looking north from Main Street



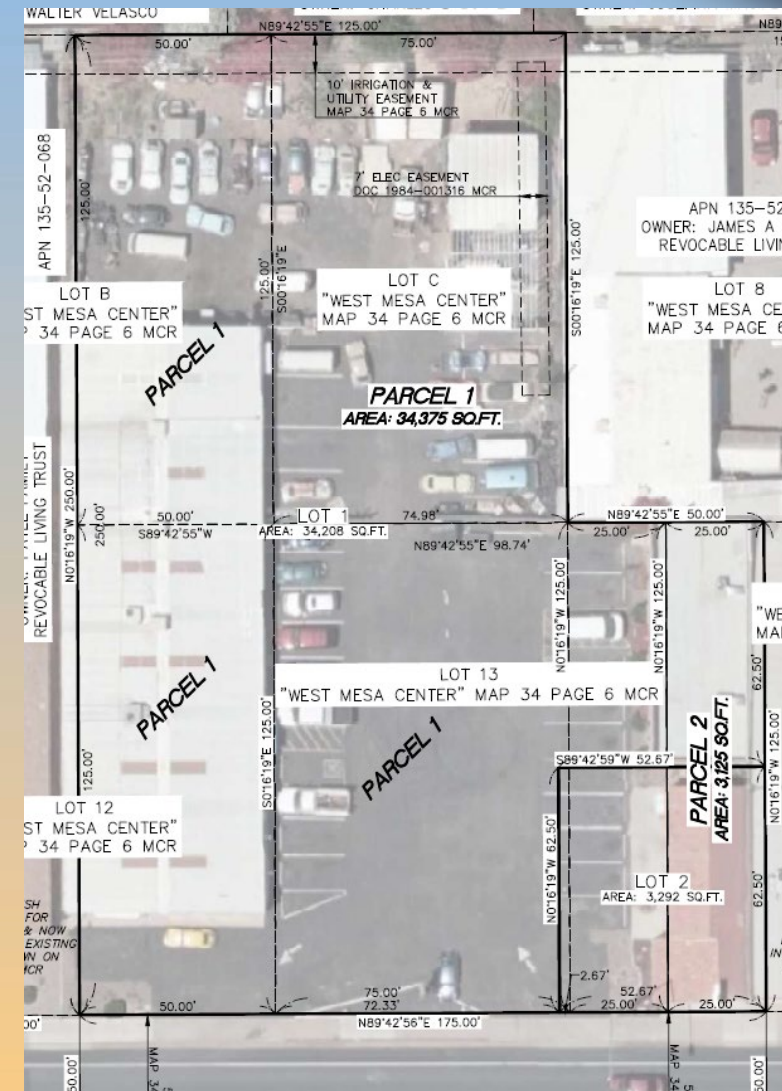
Lot Line Adjustment





Lot Line Adjustment

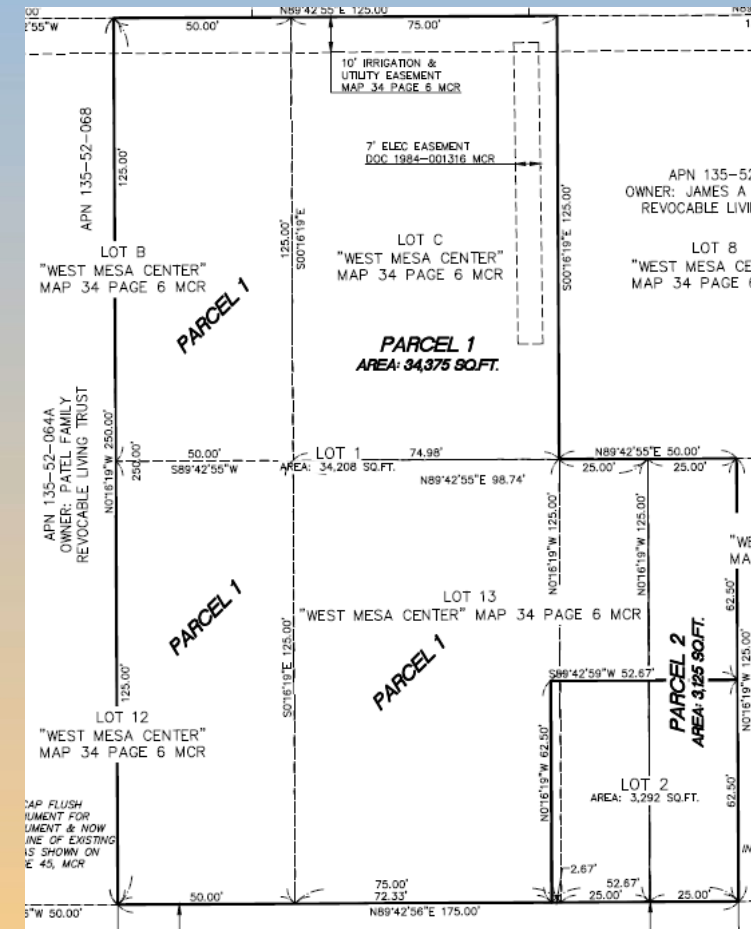
- Parcel 1 is for Doug's Buggs
- Parcel 2 would allow for the business owner of the Tattoo and Body Piercing Parlor to own the lot on which their business is located





Request Variances

- Reduction of the minimum lot size from 5,000 square feet to 3,125 square feet
- Reduction in the minimum lot depth from 100 ft to 60 ft





Citizen Participation

- Notified property owners within 500 feet
- Staff has not received any comments in support or opposition





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.



Lots in the area

- There are seven parcels within 500 feet that have a parcel size of 5,000 square feet (APN 135-52-060B) or less (APN's 135-52-066, 135-52-068, 135-52-069, 135-52-076B, 135-52-076C and 135-52-076D)





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for a Variance in Section 11-80-3 of the MZO

Staff recommends Approval with Conditions



Board of Adjustment

BOA23-00750