

Mesa Council Chambers Lower Level – 57 E 1st St
Date: August 14, 2024 Time: 5:00 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner*
Vice Chair Shelly Allen*
Boardmember Nicole Lynam
Boardmember Heath Reed
Boardmember Troy Glover*
Boardmember Todd Trendler*

MEMBERS ABSENT:

Boardmember Gerson Barrera

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

STAFF PRESENT:

Kelly Whittemore
Evan Balmer
Jennifer Merrill
Emily Johnson
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner declared a quorum present, and the Public Hearing was called to order at 5:00 pm.

2 Take action on the following cases:

- 2-a Case No.: BOA24-00585 (Approval with Conditions)**
- Location: 2613 North Thunderbird Circle. Located south of McDowell Road and west of Higley Road.
- Subject: Requesting a Special Use Permit (SUP) for a Banquet and Conference Center in the Light Industrial with a Planned Area Development overlay (LI-PAD) District.
- Decision: Approval with conditions
- Summary: This item was discussed on an individual basis

Boardmember Allen asked if the property used to be Rex Griswald’s business.

Staff member Merrill answered the property was Anzio’s Landing at one point.

A motion to approve case BOA24-00585 was made by Boardmember Allen and seconded by Boardmember Glover.

Conditions of Approval:

- 1. Compliance with the final site plan submitted.
- 2. Compliance with all City Development Codes and regulations.

Vote: 6-0

Upon tabulation of vote, it showed:

AYES –Wagner– Allen – Lynam – Reed – Glover – Trendler

NAYS – None

ABSENT– Barrera

ABSTAINED – None

3 Adjournment.

Boardmember Reed moved to adjourn the Public Hearing and was seconded by Boardmember Lynam. Without objection, the Public Hearing was adjourned at 5:27 p.m.

Respectfully submitted,

Evan Balmer,

On behalf of Zoning Administrator (Mary Kopaskie-Brown)



Board of Adjustment



BOA24-00535

Emily Johnson, Planner I

August 14, 2024



Request

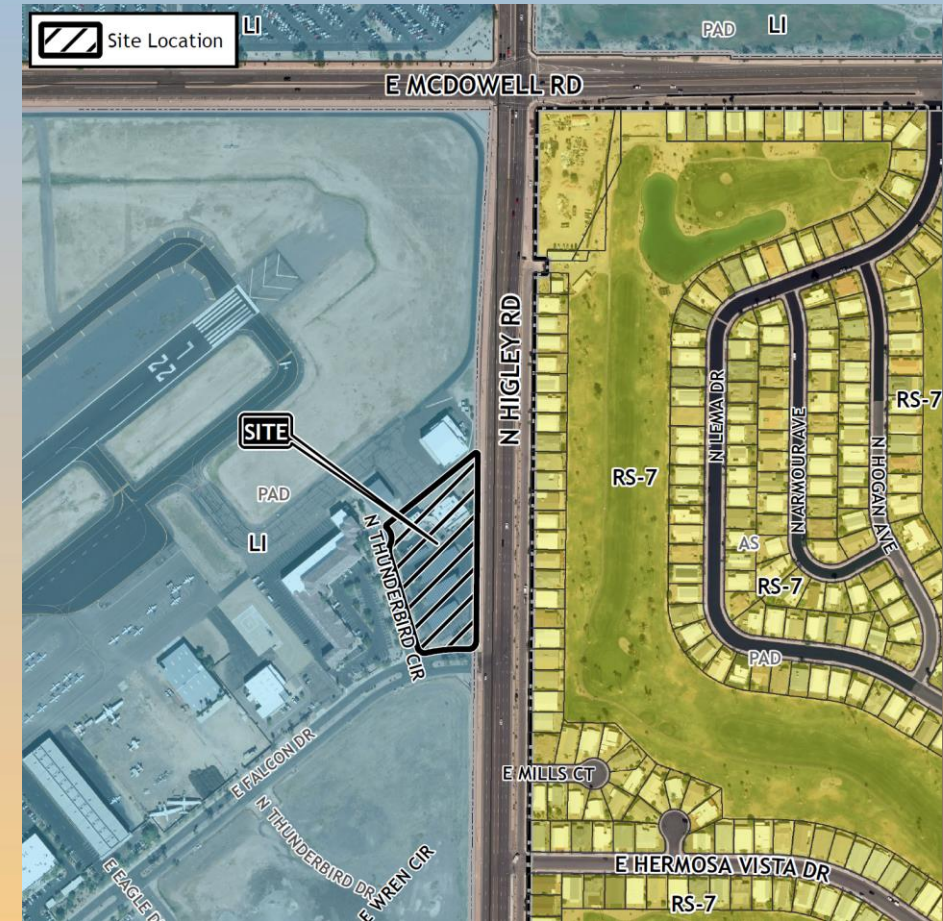
- Special Use Permit for a Banquet and Conference Center in the LI district





Location

- South of McDowell Road
- West of Higley Road
- Within the Falcon Field Planned Area Development





General Plan

Specialty, Airport

- Character maintains a campus feel and connection between buildings

Falcon Field Sub Area Plan

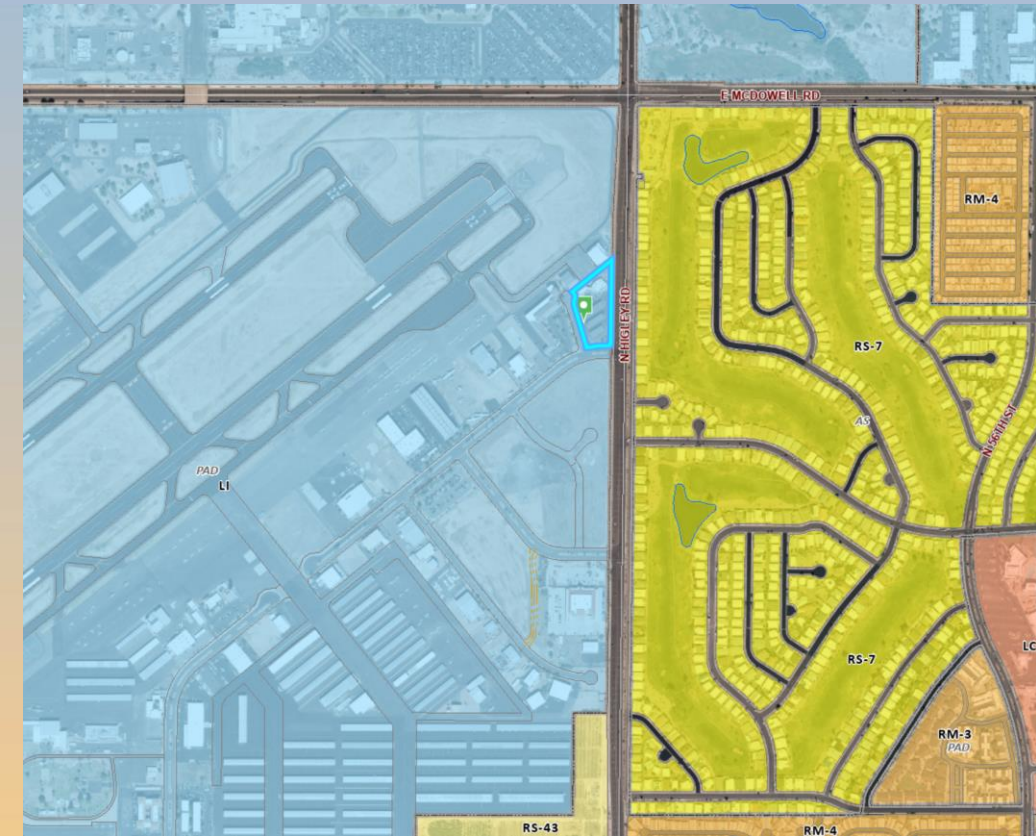
- Vibrant and progressive urban center that serves as an oasis of aviation related business and recreation





Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Banquet and Conference Center permitted in LI with an SUP





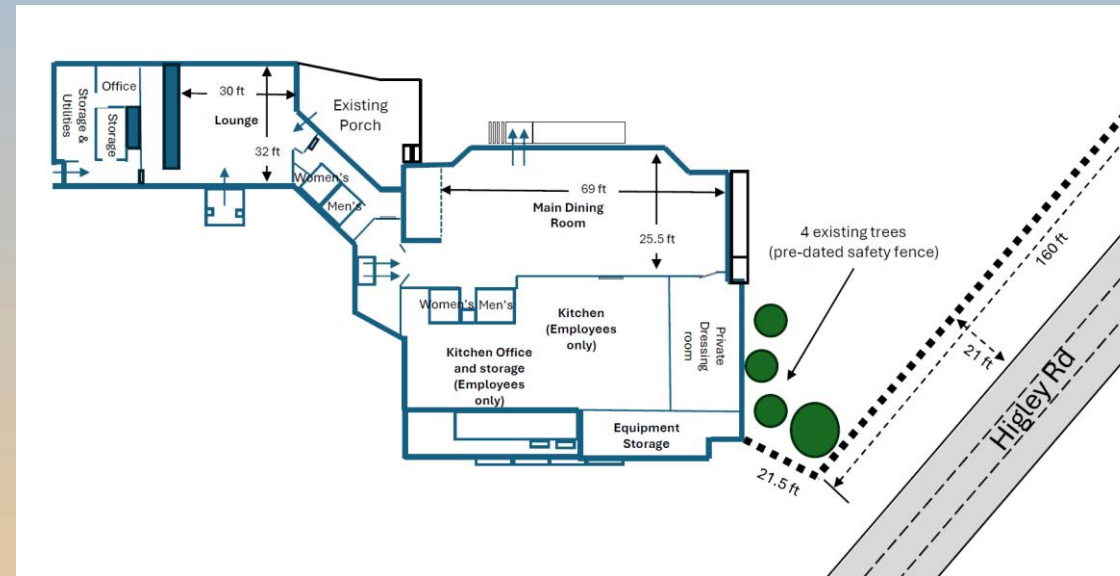
Site Photo



Looking east from N Thunderbird Circle



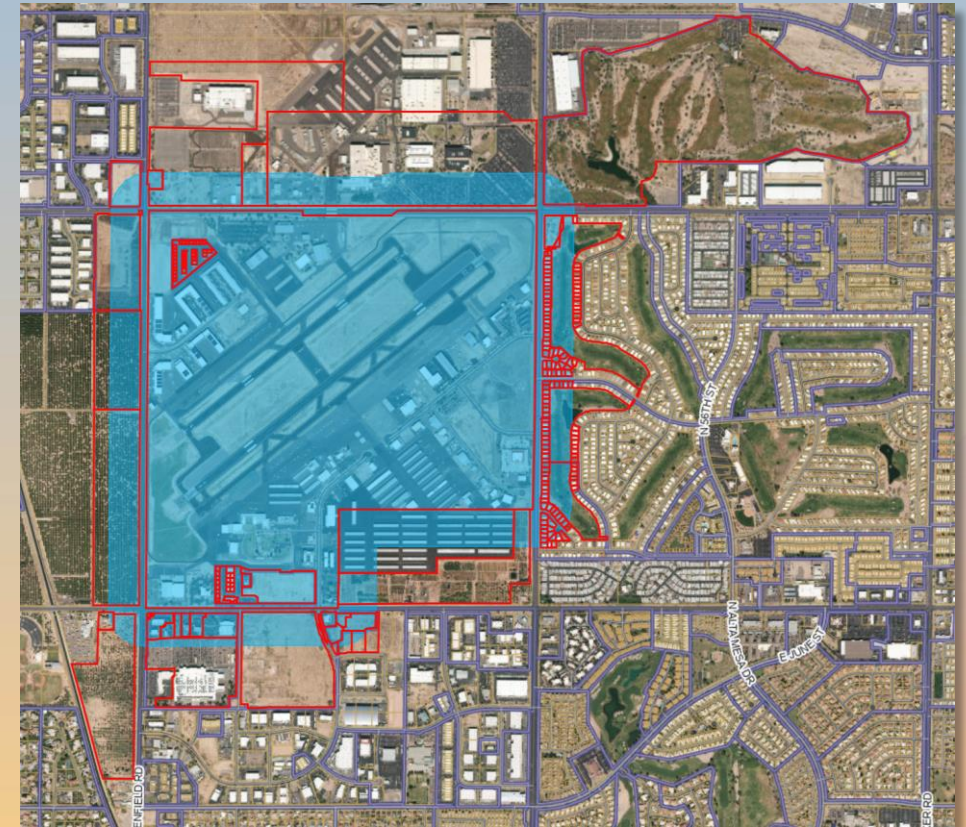
Floor Plan





Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- Neither staff nor the applicant have received any comments





Approval Criteria

Section 11-70-5.E SUP Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Findings

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

Staff recommend Approval with Conditions



Board of Adjustment