

Mesa Council Chambers Lower Level – 57 E 1st St

Date: May 3, 2023 Time: 4:30 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Boardmember Adam Gunderson
Boardmember Heath Reed
Boardmember Troy Glover

MEMBERS ABSENT:

Vice Chair Nicole Lynam
Boardmember Chris Jones
Boardmember Ethel Hoffman

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

STAFF PRESENT:

Margaret Robertson
Evan Balmer
Jennifer Merrill
Chloe Durfee Daniel
Sergio Solis
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner declared a quorum present, and the Study Session was called to order at 4:32 p.m.

2 Staff Update:

***2-a no updates**

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

***3-a Staff member Sergio Solis presented case BOA22-01276 to the Board.**
See attached presentation.

***3-b Staff member Jennifer Merrill presented case BOA23-00087 to the Board.**
See attached presentation.

***3-c Staff member Chloe Durfee Daniel presented case BOA23-00121 to the Board.**
See attached presentation.

***3-d Case BOA23-00179 continued to June 7, 2023.**

***3-e Staff member Chloe Durfee Daniel presented case BOA23-00195 to the Board.**
See attached presentation.

***3-f Staff member Chloe Durfee Daniel presented case BOA23-00197 to the Board.**
See attached presentation.

***3-g Staff member Chloe Durfee Daniel presented case BOA23-00199 to the Board.**

City of Mesa - Board of Adjustment – May 3, 2023
Study Session Minutes

See attached presentation.

***3-h Staff member Chloe Durfee Daniel presented case BOA23-00200 to the Board.**

See attached presentation.

4 Adjournment.

Boardmember Gunderson moved to adjourn the Study Session and was seconded by Boardmember Glover. Without objection, the Study Session was adjourned at 5:38 p.m.

Respectfully submitted,

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



Board of Adjustment



BOA22-01276

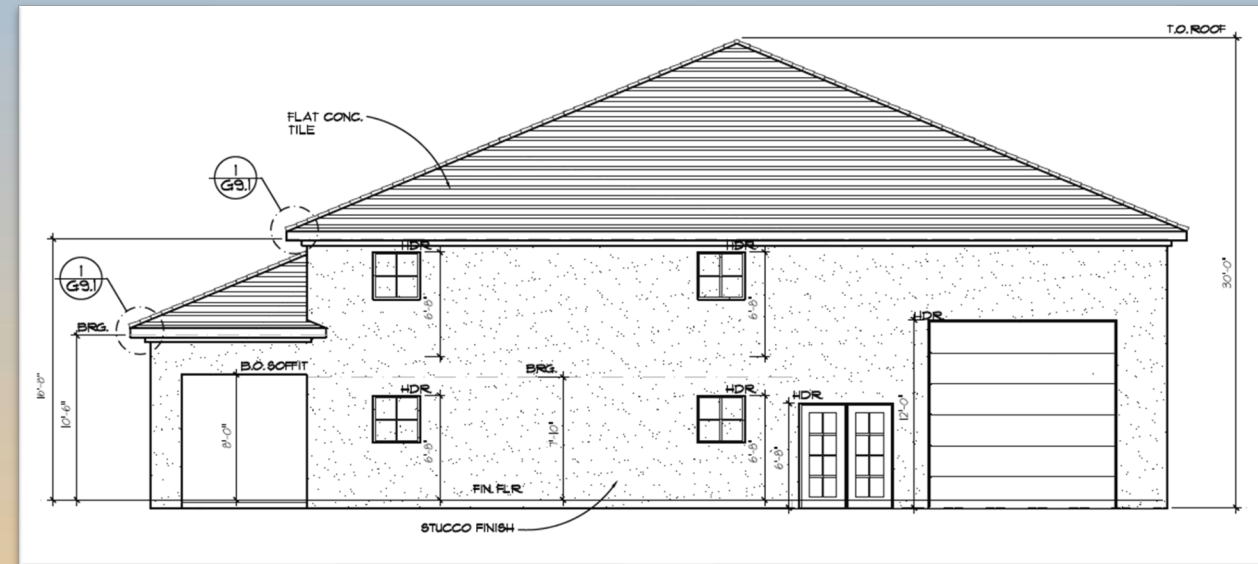
Sergio Solis, Planner I

May 3, 2023



Request

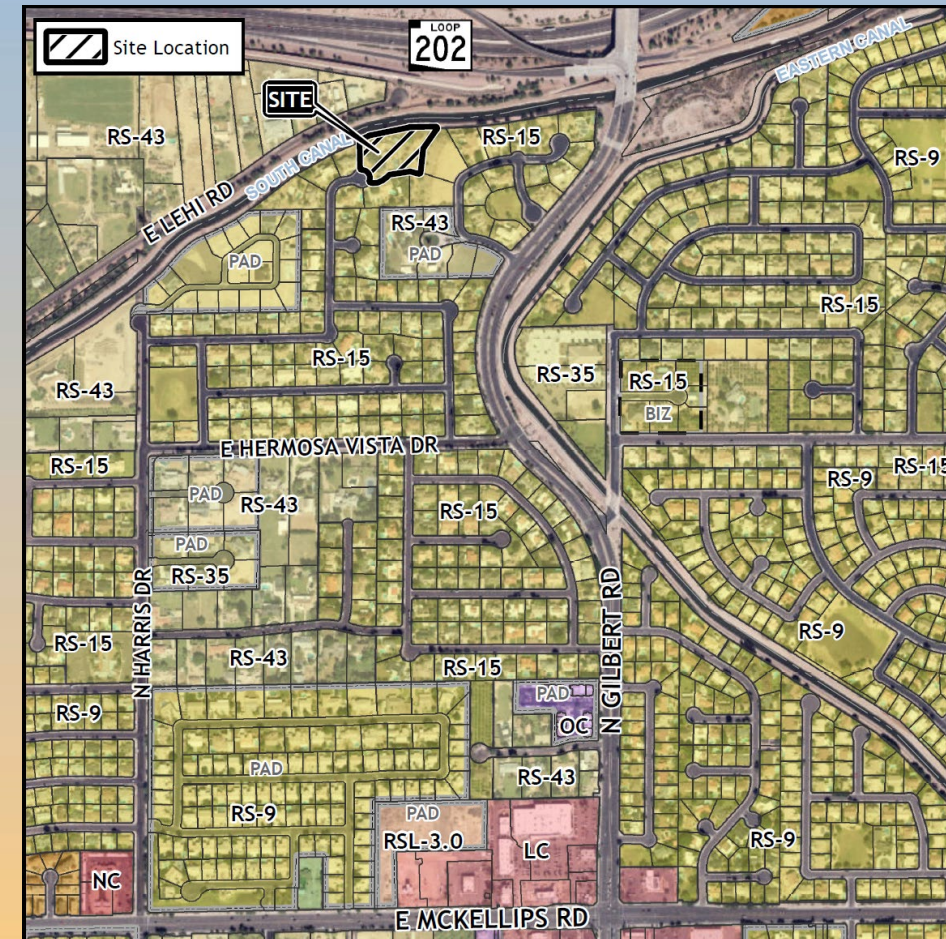
- Variance to allow the aggregate area of detached structures to exceed 50 percent of the roof area of the primary dwelling in the Single Residence-15 (RS-15) zoning district
- Total aggregate of detached structures to equal 100 percent of the roof area of primary dwelling





Location

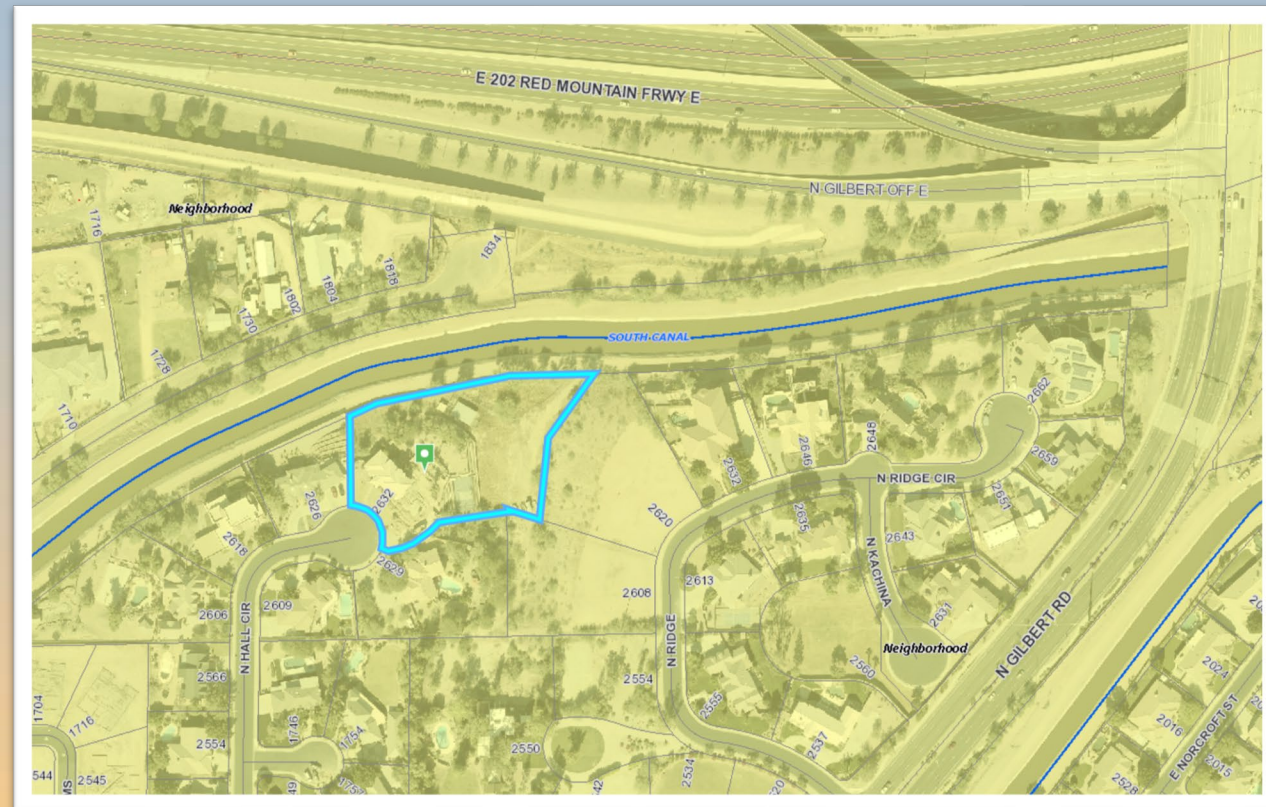
- 2632 North Hall Circle
- Located West of Gilbert Road
- North of McKellips Road





General Plan Neighborhood

- to provide safe places for people to live where they can feel secure and enjoy their surrounding community
- Wide range of housing options





Zoning

- Single Residence-15 (RS-15)





Site Photos



Looking northwest towards the site

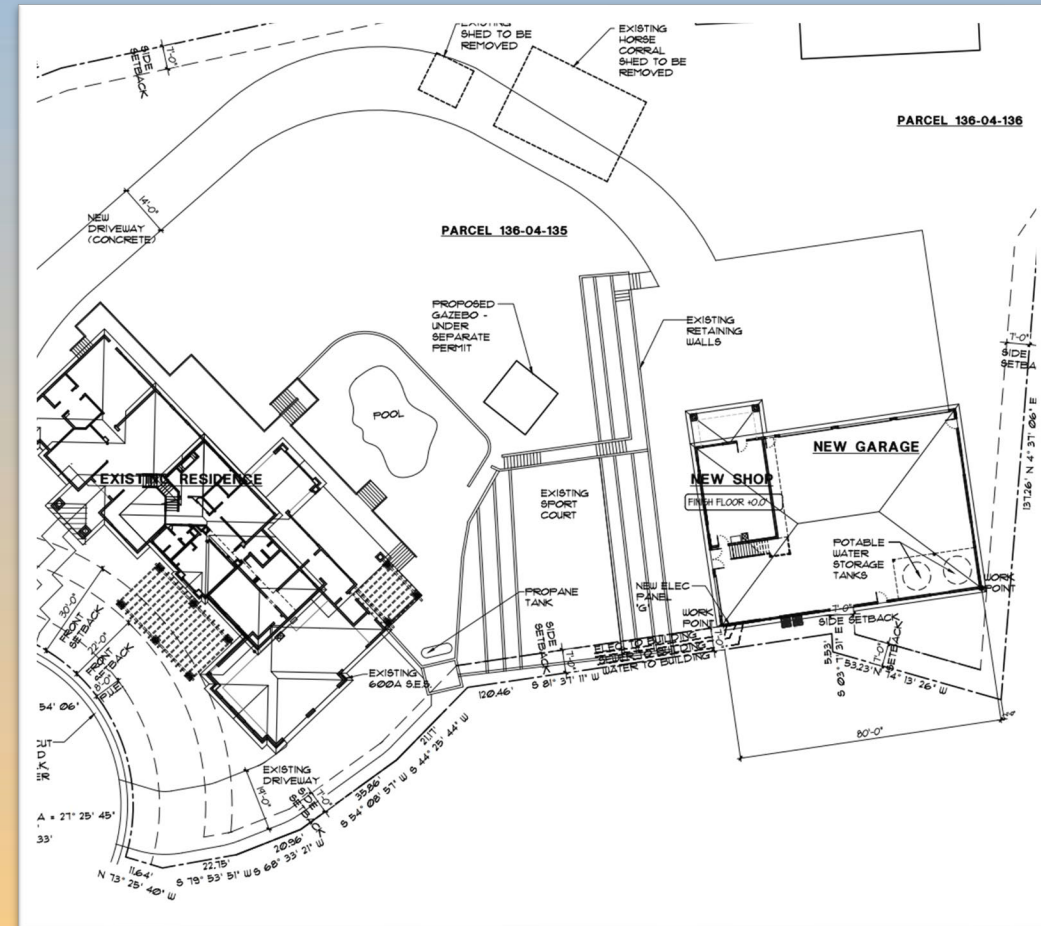


Looking northeast towards the site



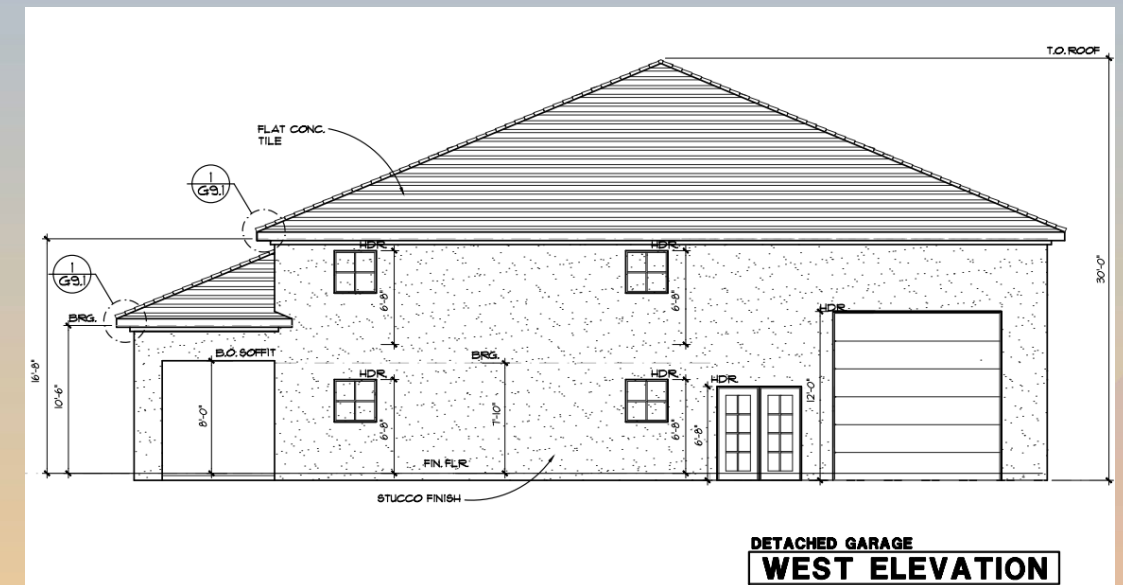
Site Plan

- New garage/shop accessory building: 4,610 sq. ft.
- Proposed horse corral: 2,068 sq. ft.
- Proposed shed: 310 sq. ft.
- Proposed gazebo: 400 sq. ft.
- Total: 7,388 sq. ft.
- Primary residence: 7,388 sq. ft.



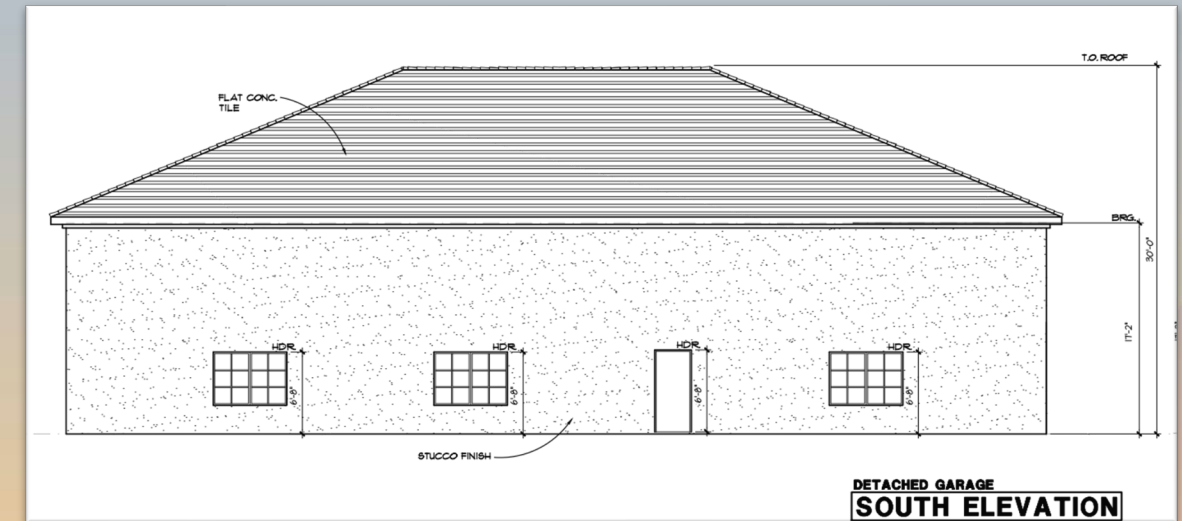


Elevations





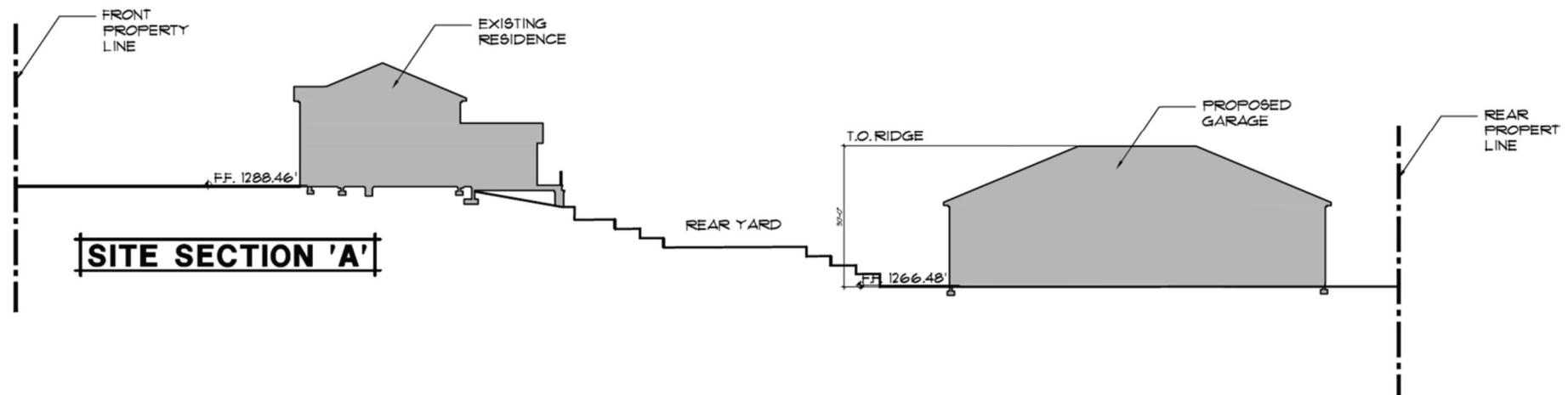
Elevations

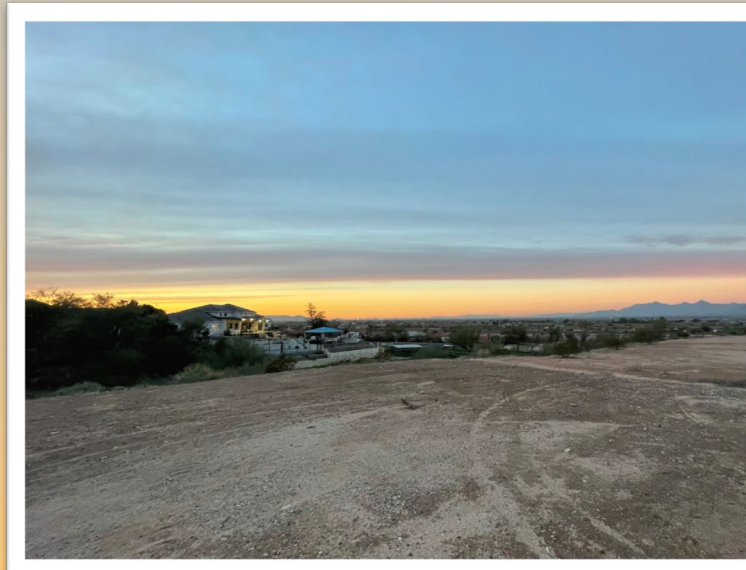




Cross Section

Preliminary Cross-Section Enlargement
SKINNER RESIDENCE GARAGE
2632 Hall Circle







Citizen Participation

- Notified property owners within 150 feet
- No comments received from neighboring property owners





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.



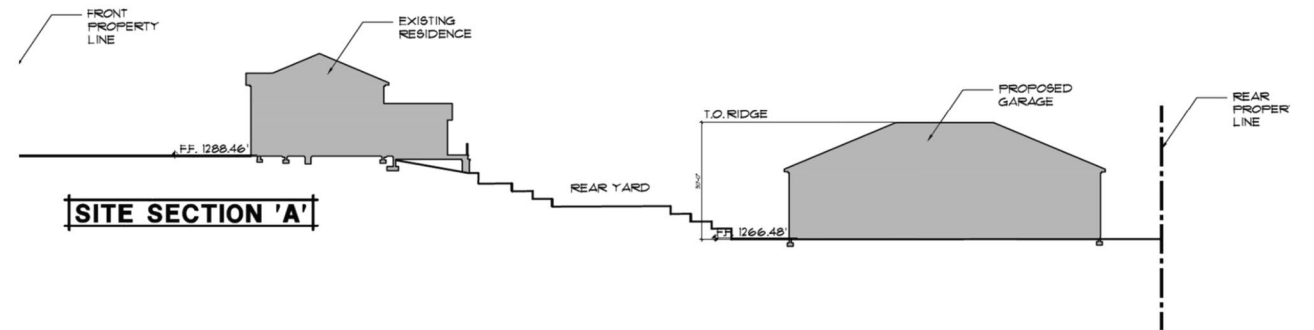
Findings

- ✓ 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



Preliminary Cross-Section Enlargement
SKINNER RESIDENCE GARAGE
2632 Hall Circle





BOA23-00087

Jennifer Merrill, Senior Planner

May 3, 2023



Request

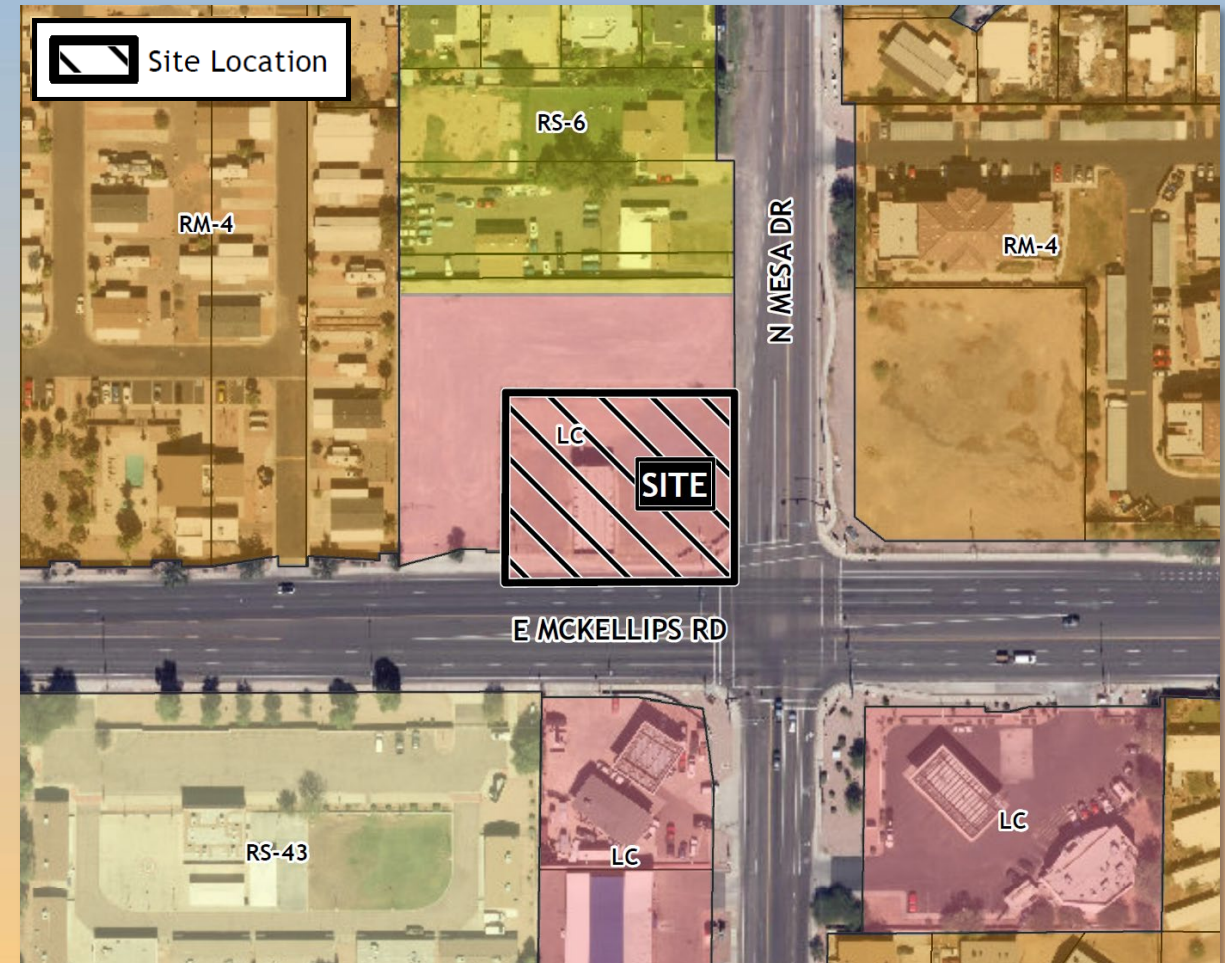
- For a Development Incentive permit for deviations from development standards to construct a restaurant with a drive-thru





Location

- Northwest corner of McKellips Road and Mesa Drive
- Adjacent to SRP well site





General Plan

Neighborhood

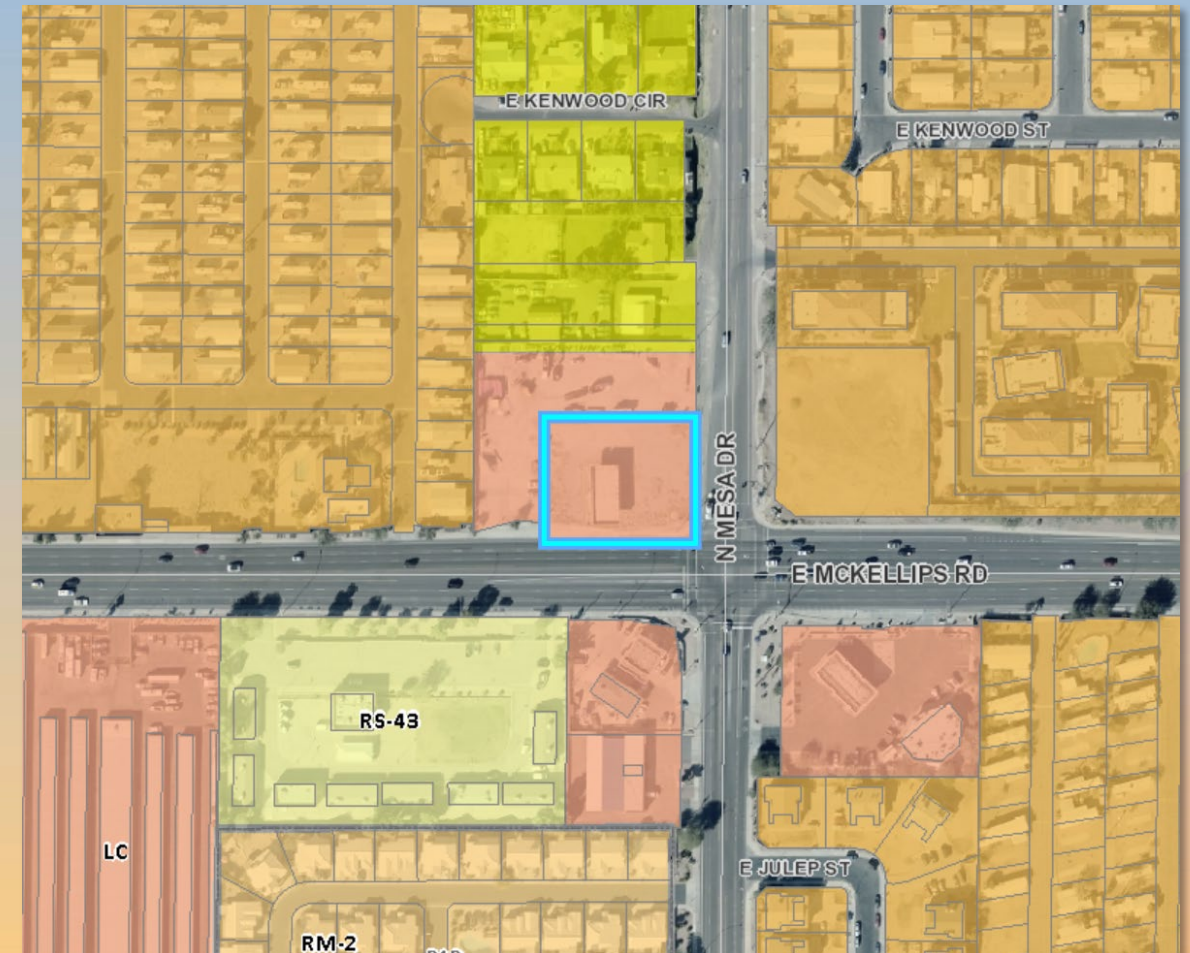
- Safe places for people to live
- Non-residential uses designed to bring people together and to not disrupt the functioning of the neighborhood
- Existing use complies with the goals of this character area





Zoning

- Limited Commercial (LC)
- Retail, entertainment, service-oriented businesses
- Serves one- to ten-mile radius
- Restaurant with drive-thru is permitted





Site Photo

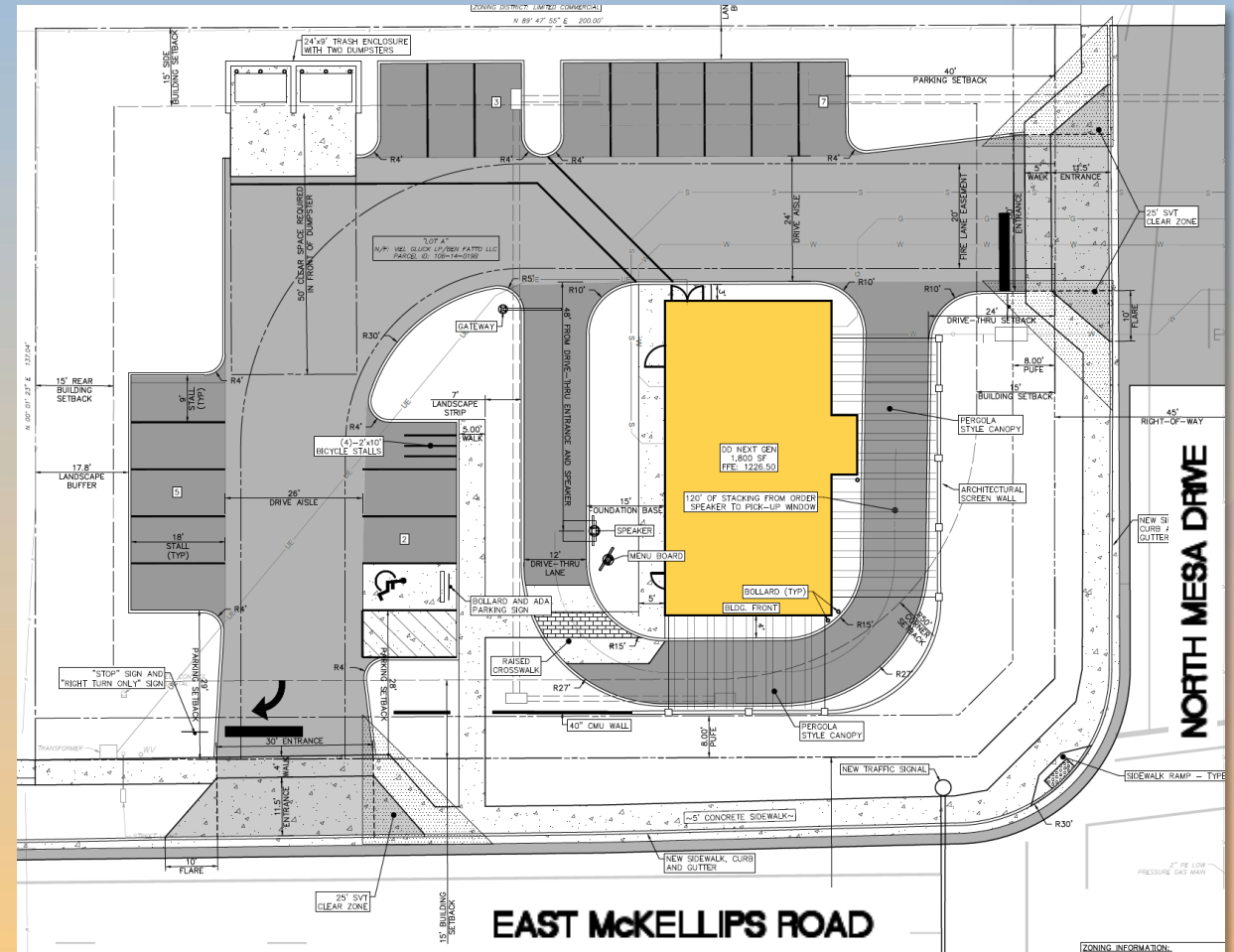


Looking northwest from Mesa/McKellips intersection



Site Plan

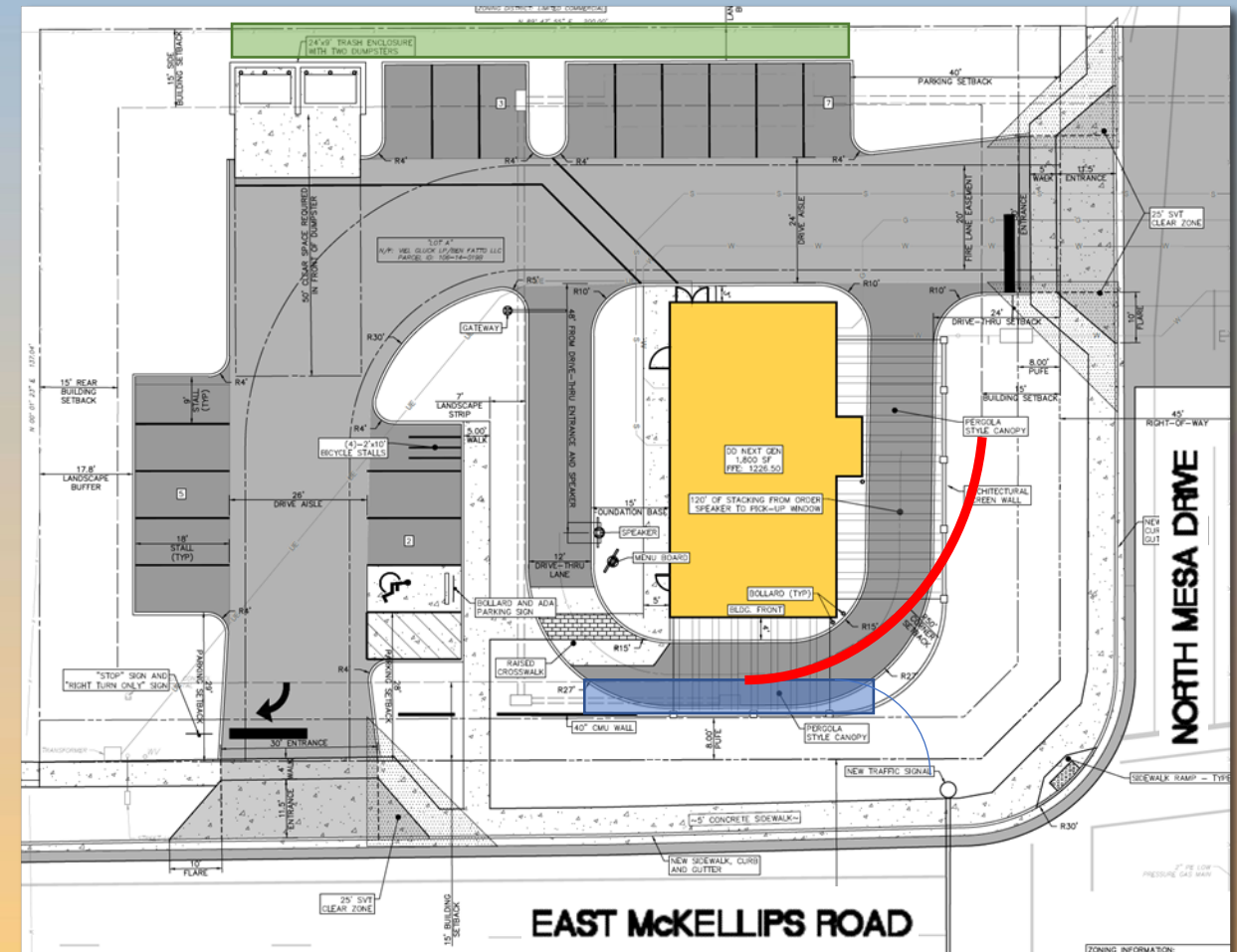
- 1,800 sq ft restaurant building with drive-thru
- Canopies extend south and east
- Pedestrian link with sidewalk
- Vehicular access off Mesa Dr and McKellips Rd





Development Incentive Permit – Site Plan

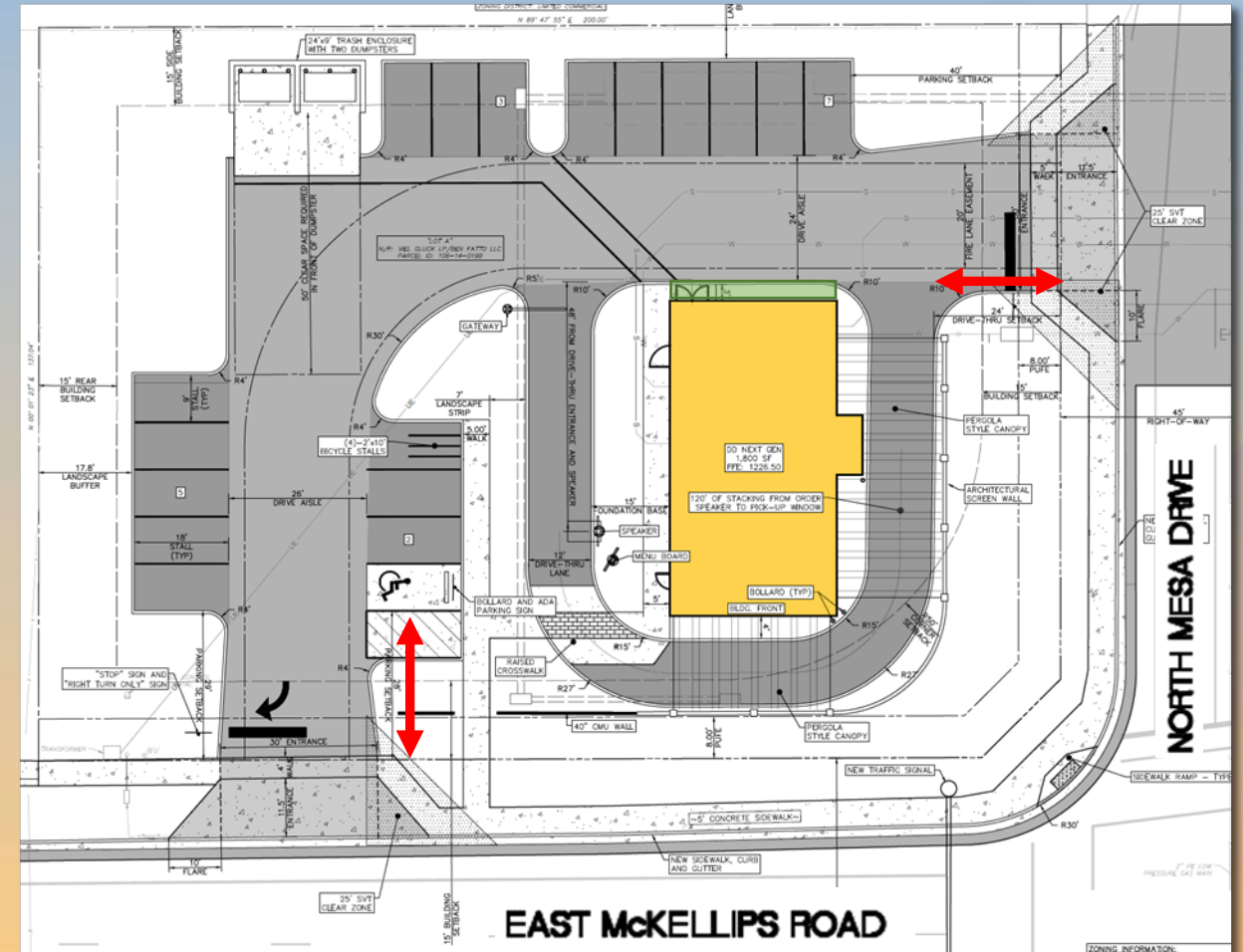
- Reduction to **landscape yard** along north property line;
- Reductions to **building setback and landscape yard** width along south property line;
- Encroachment into a **50-ft corner setback radius**;





Development Incentive Permit – Site Plan

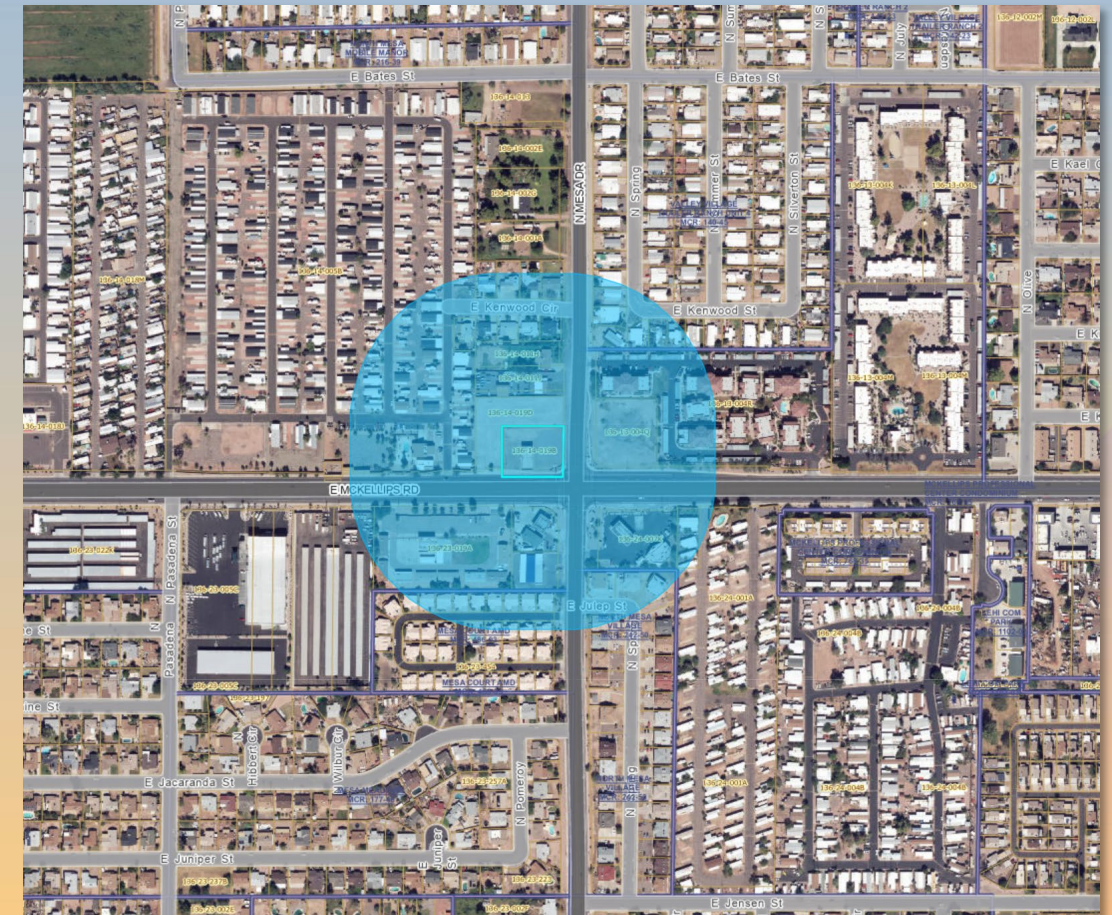
- Reductions to **distances from ROW to parking/drive aisles**;
- Reduction to **foundation base width**.





Citizen Participation

- Notified property owners within 500 feet
- Two people attended the Planning and Zoning Board hearing





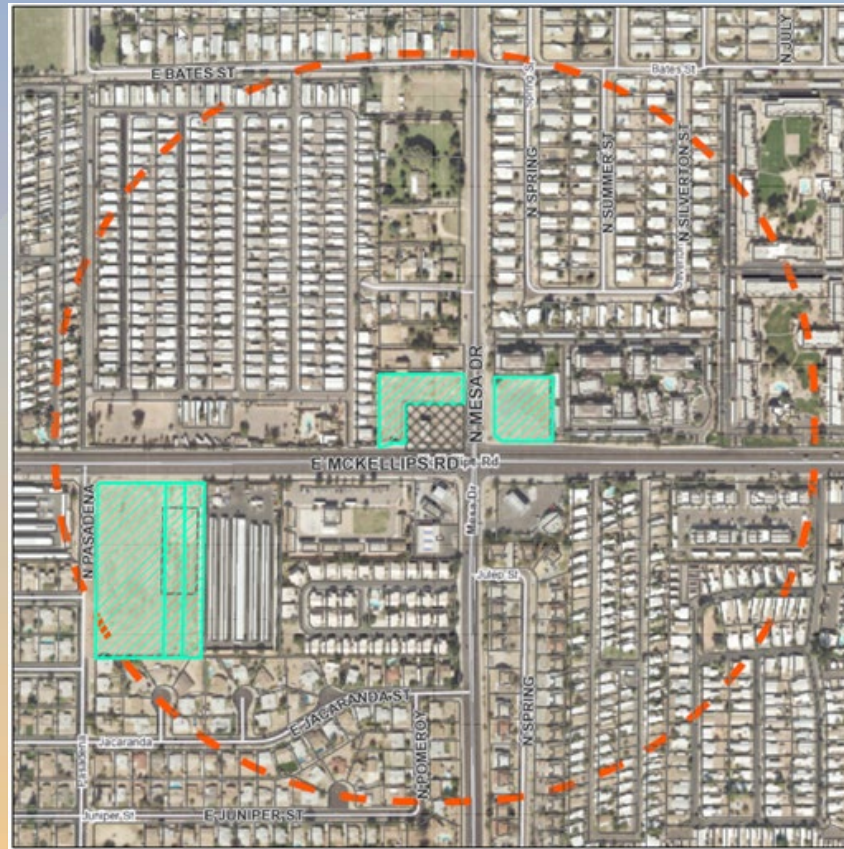
Approval Criteria

Section 11-72-1 DIP Purpose and Applicability

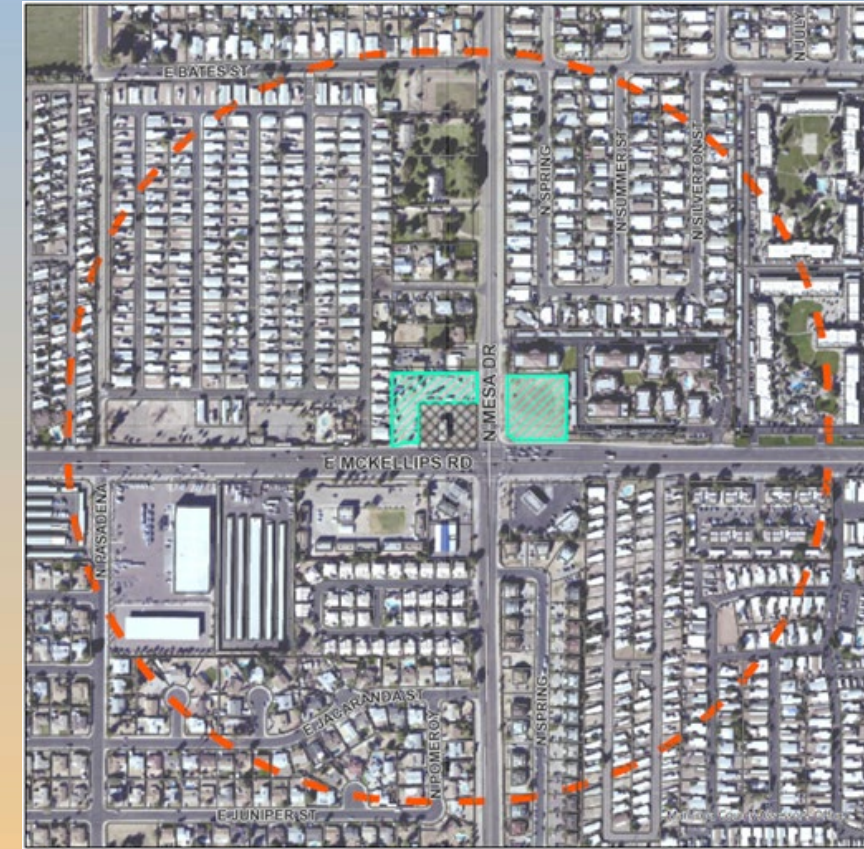
- ✓ Total area of the parcel does not exceed 2.5 net acres, and the parcel has been in its current configuration for more than 10 years;
- ✓ The parcel is served by, or has direct access to, existing utility distribution facilities.
- ✓ The parcel is surrounded by properties within a 1,200 foot radius 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



BOA23-00121

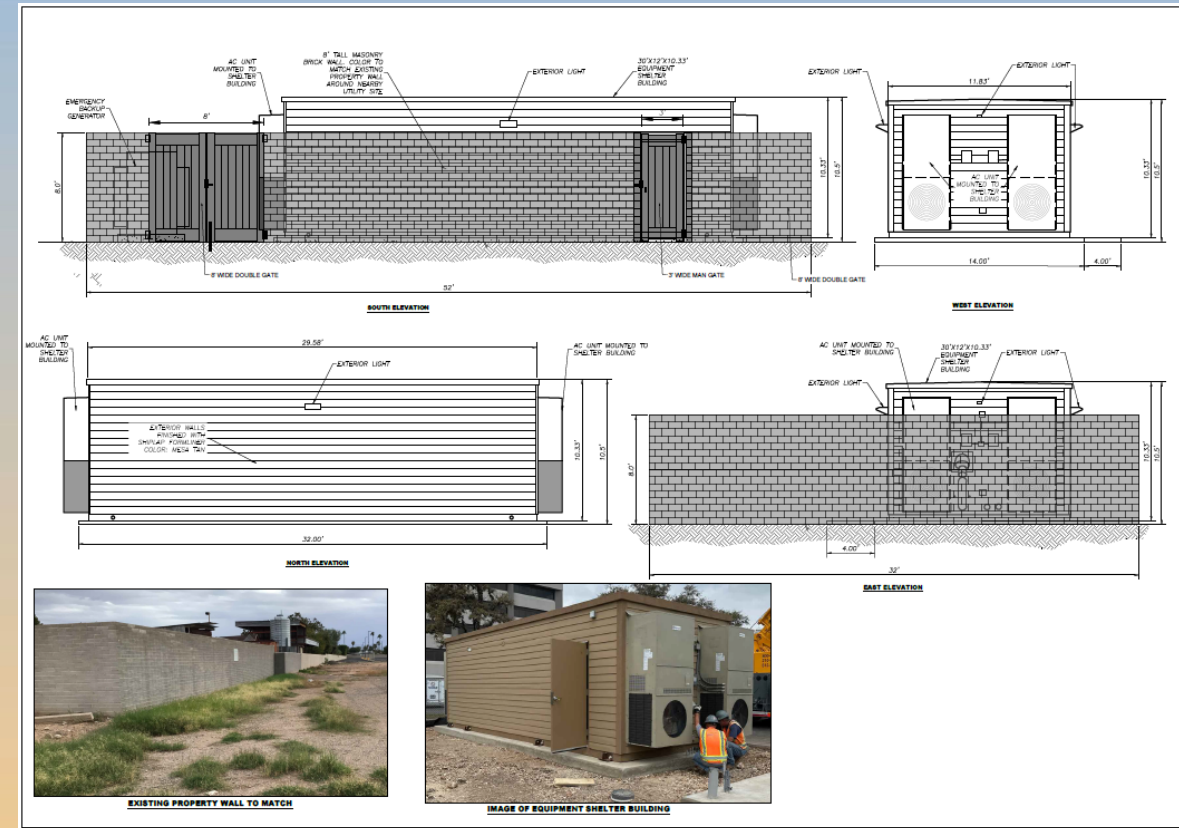
Chloe Durfee Daniel, Planner II

May 3, 2023



Request

- Special Use Permit:
 - For a new freestanding communication facility
 - Parking reduction
- Substantial Conformance Improvement Permit
 - To allow deviations from certain development





Location

- Within the 400 block of North Gilbert Road
- Located north of East University Drive
- Located east of North Gilbert Road

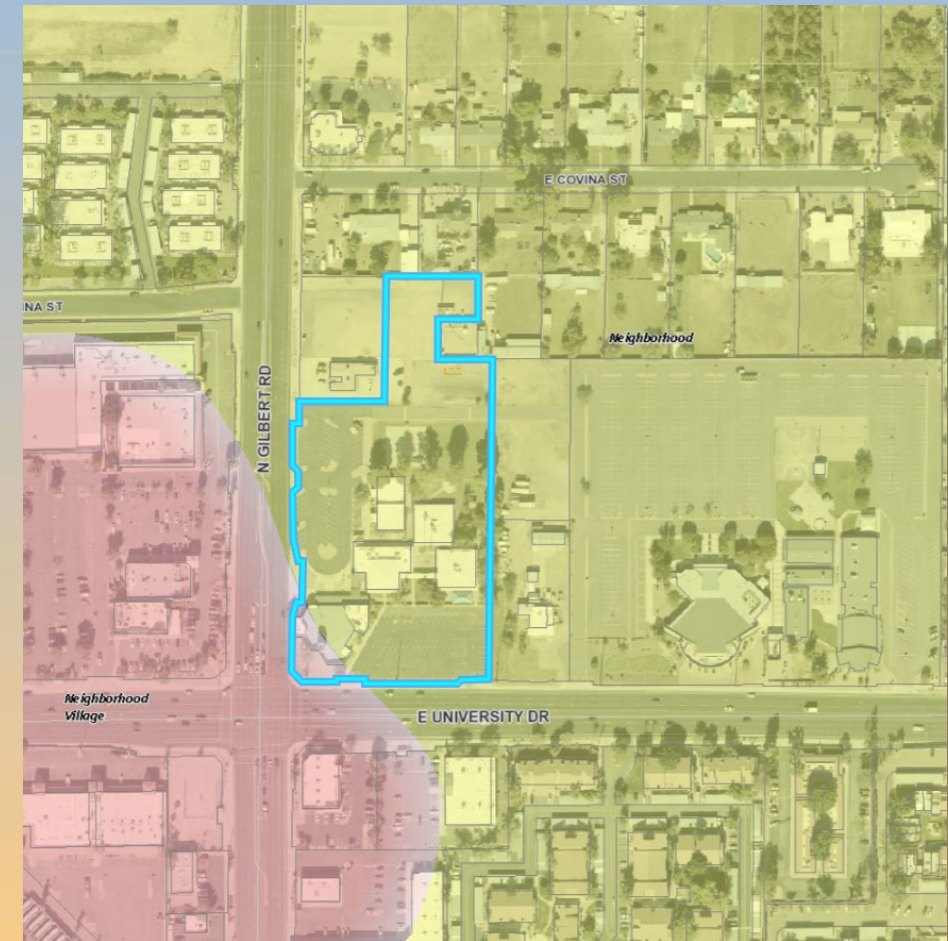




General Plan

Neighborhood

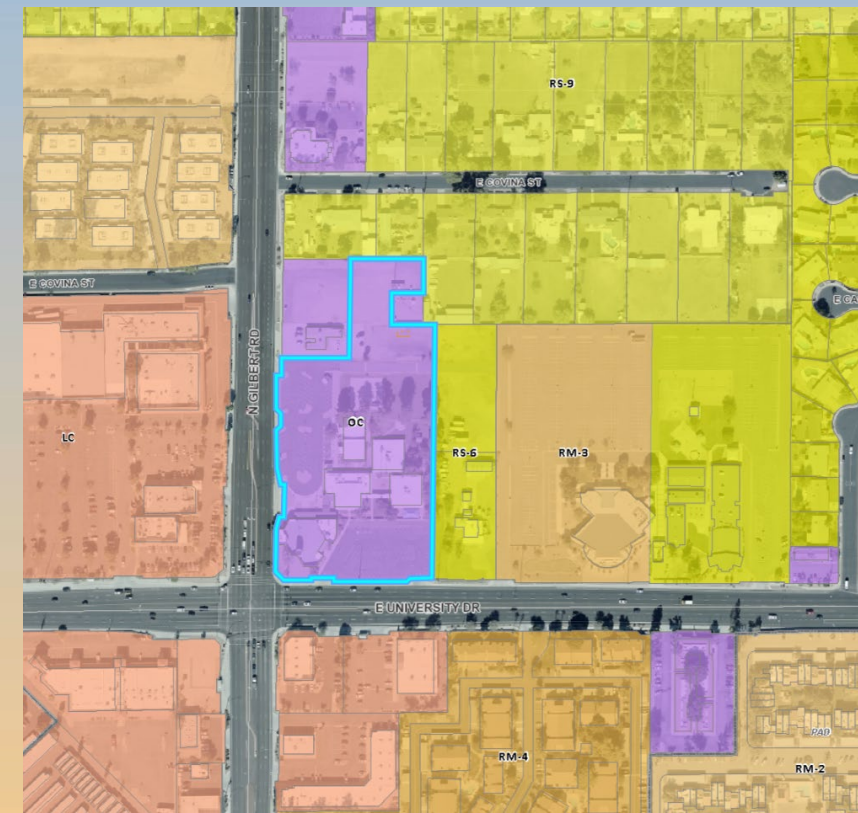
- Safe places for people to live
- Wide range of housing options allowed





Zoning

- Office Commercial (OC)
- Freestanding Communication Facility allowed with SUP





Site Photos

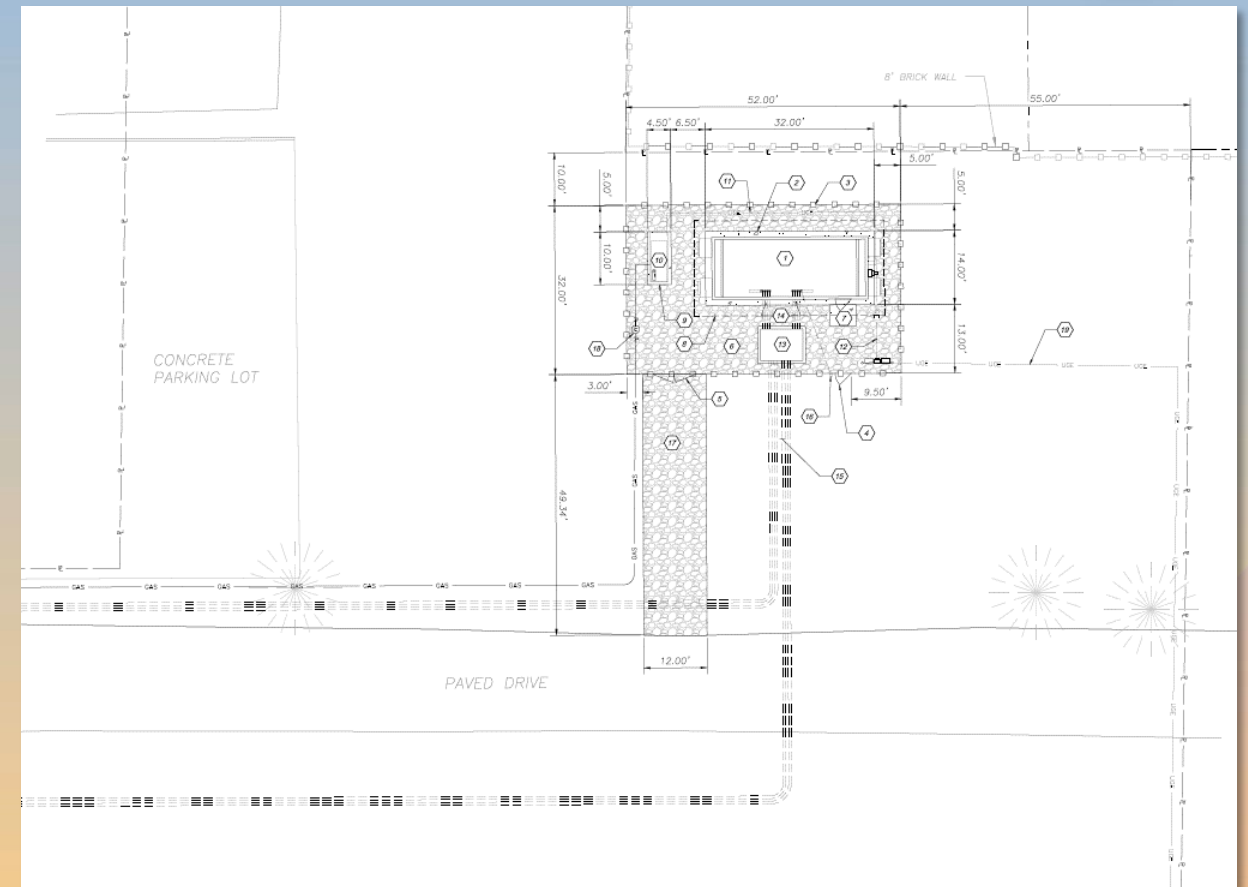


Looking northeast at the site



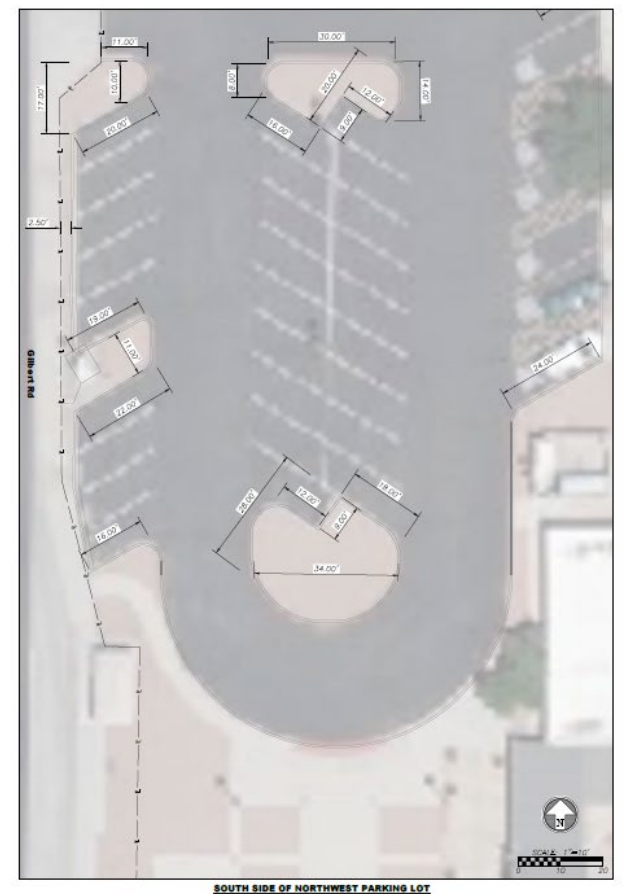
Site Plan

- 1,664 square foot lease area
- Two access gates





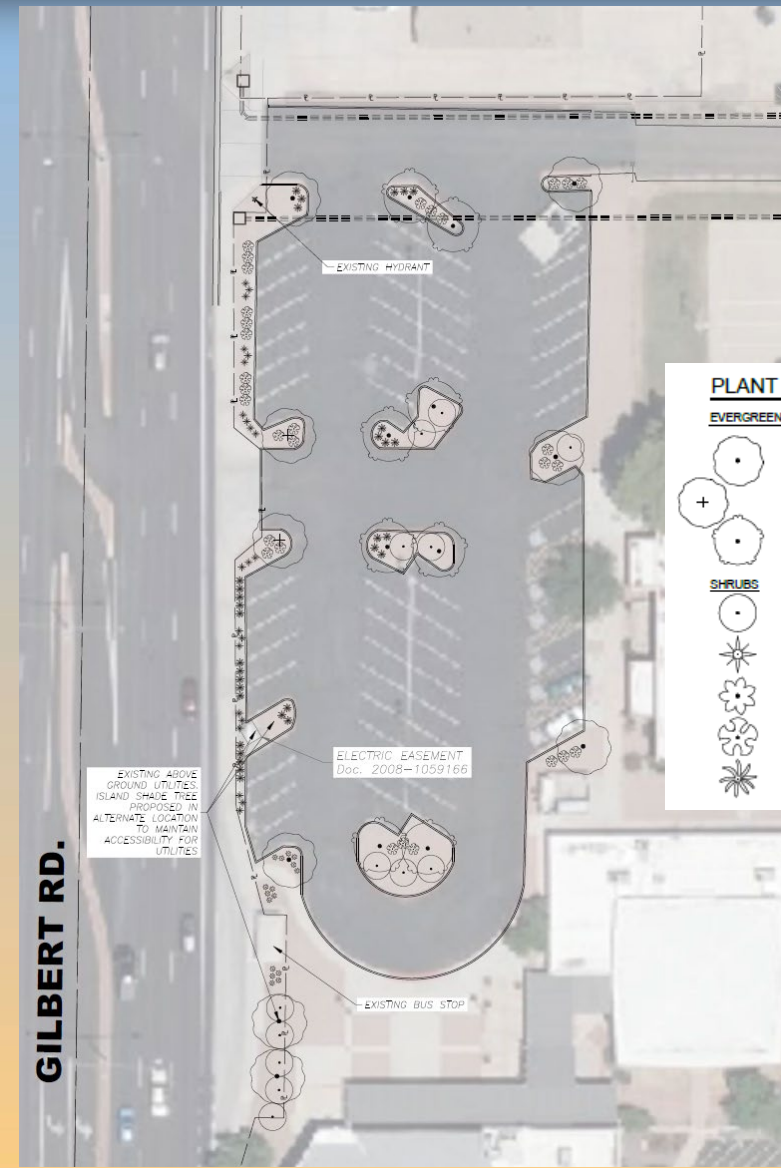
Site Plan





Landscape Plan

- Improvements to perimeter landscaping including revegetation of parking islands in the parking lot along Gilbert Road



PLANT SCHEDULE			
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT
	7	Acacia pendula / Weeping Myall	24"box
	2	Acacia pendula / Weeping Myall	36"box
	8	Acacia salicina / Willow Acacia	24"box
SHRUBS	QTY	BOTANICAL / COMMON NAME	SPEC
	13	Acacia redolens 'Low Boy' / Low Boy Bank Calceolaw	5 gal
	22	Agave angustifolia 'Marginata' / Variegated Caribbean Century Plant	1 gal
	16	Chrysactinia mexicana / Damianita	1 gal
	30	Dalea frutescens / Black Dalea	5 gal
	32	Hesperaloe parviflora 'Surprise Bouquet' / Surprise Bouquet Red Yucca	1 gal



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
Perimeter Landscape Setbacks: West property line East property line South property line	15' 15' 15'	0-6' along western parking lot 0' along the southern parking lot 7' along the southern parking lot
Perimeter Landscaping: East property line South property line West property line	4 trees and 20 shrubs per 100 linear feet of property line: 21 trees and 103 shrubs 4 trees and 20 shrubs per 100 linear feet of property line: 14 trees and 70 shrubs 4 trees and 20 shrubs per 100 linear feet of property line: 24 trees and 119 shrubs	8 trees and 61 shrubs 1 tree and 0 shrubs 6 trees and 0 shrubs



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
Parking Lot Landscape Islands: West parking lot	<p>Landscape islands shall be a minimum of eight feet wide and 15 feet in length for single-row and 30 feet in length for double-row parking</p>	<p>Two landscape islands with a minimum width of 4 feet along the north of the parking lot</p> <p>One landscape island with a minimum length 15 feet next to the south entrance of the parking lot</p>



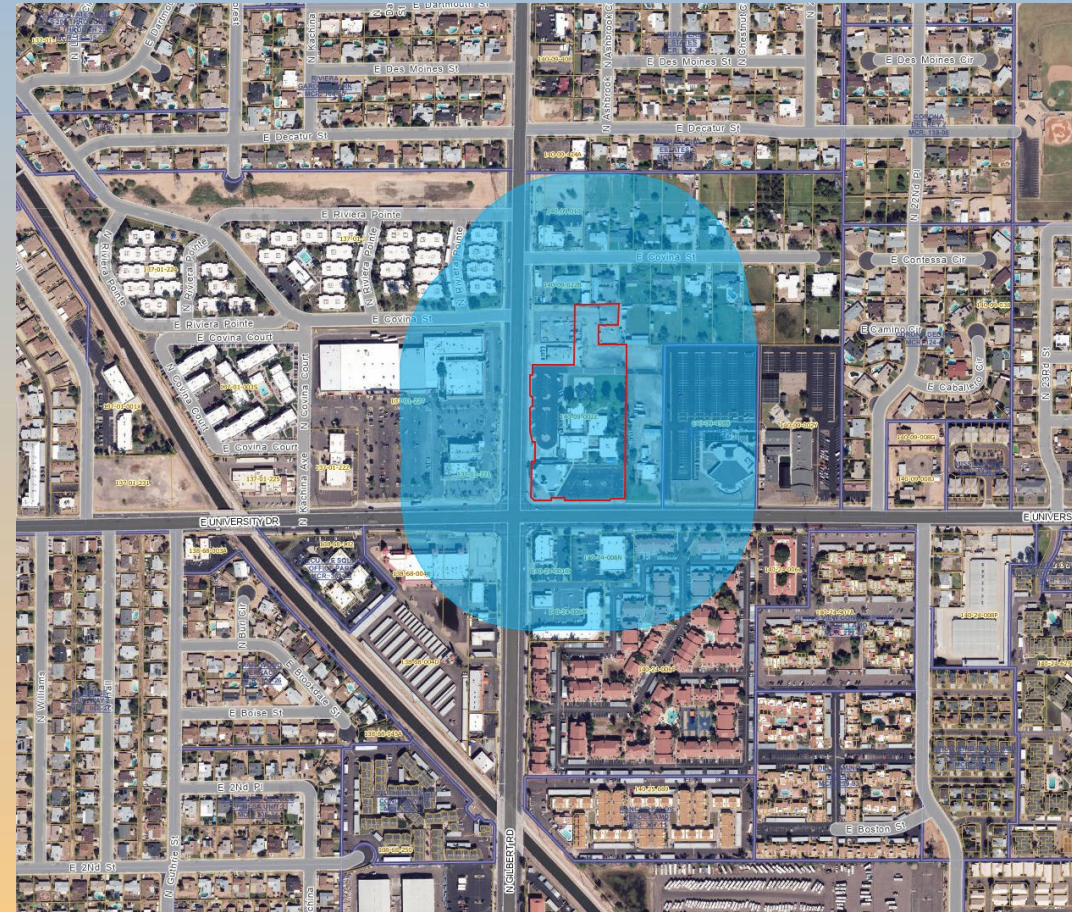
SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p>Parking Lot Landscaping:</p> <p>West parking lot</p> <p>South parking lot</p>	<p>Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces.</p>	<p>Maximum 9 contiguous parking spaces.</p> <p>Maximum 15 contiguous parking spaces.</p>
<p>Throat Depth:</p> <p>West parking lot</p> <p>South parking lot</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>11' minimum</p> <p>10' minimum</p>



Citizen Participation

- Notified property owners within 500 feet
- Staff did receive a call to clarify what the project was. Neighbor had no concerns with the project.





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



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 required findings for a Special Use Permit in Section 11-70-5 of the MZO
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO
- ✓ Meets required findings for a freestanding communication facility in Section 11-35-6(E)
- ✓ Meets required findings for a Parking Reduction per Section 11-32-6(A)

Staff recommends Approval with Conditions



BOA23-00195

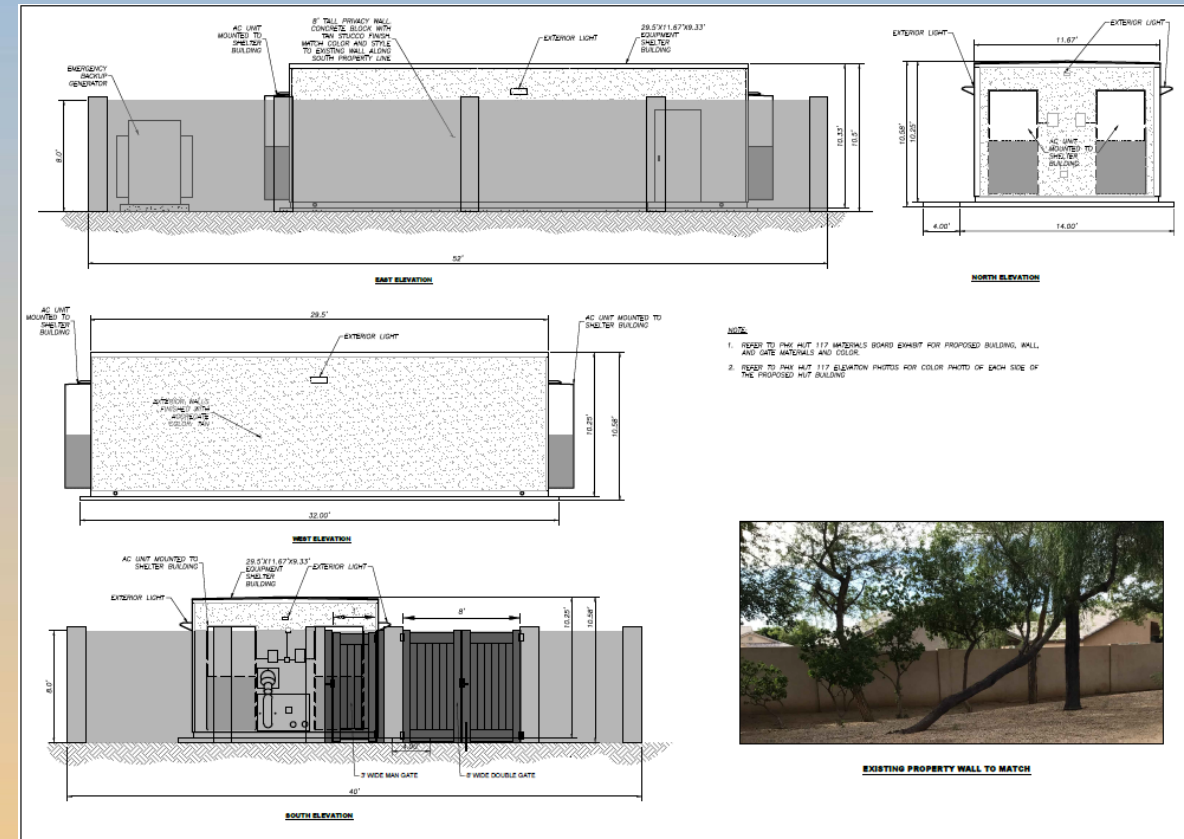
Chloe Durfee Daniel, Planner II

May 3, 2023



Request

- Requesting a Special Use Permit (SUP) to allow the development of a new freestanding communication facility in the Limited Commercial (LC) zoning district.





Location

- Within the 7600 block of East Guadalupe Road
- Within the 2800 block of South Sossaman Road
- Located south of East Guadalupe Road
- Located east of South Sossaman Road

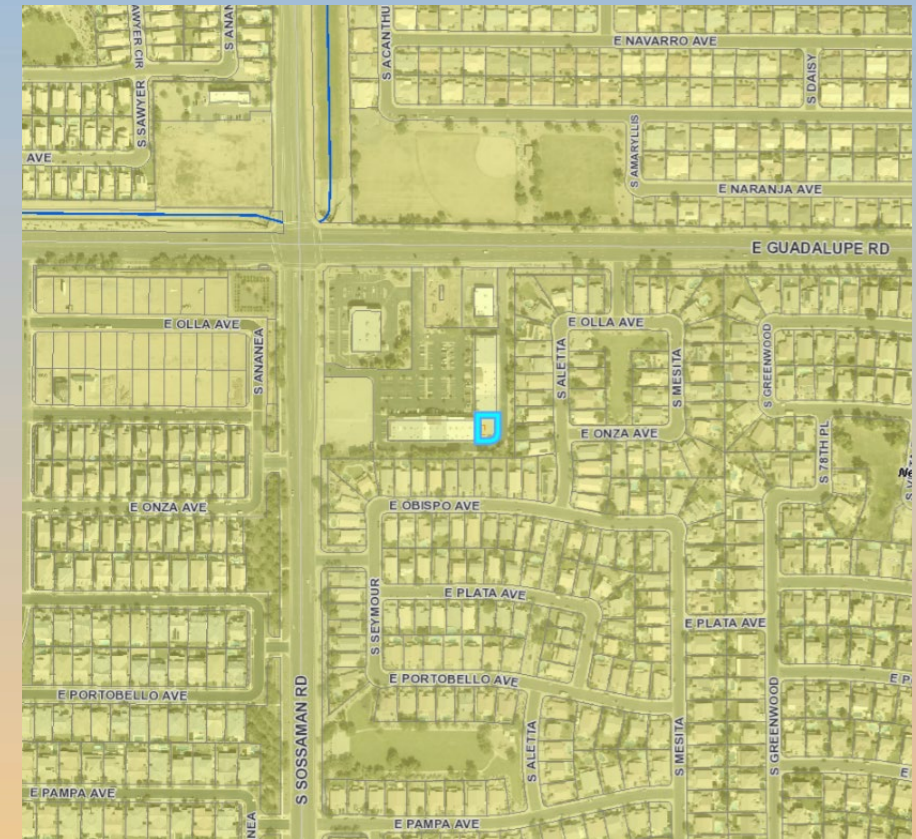




General Plan

Neighborhood

- Safe places for people to live
- Wide range of housing options allowed





Zoning

- Limited Commercial (LC)
- Freestanding Communication Facility allowed with SUP





Site Photos



Looking north

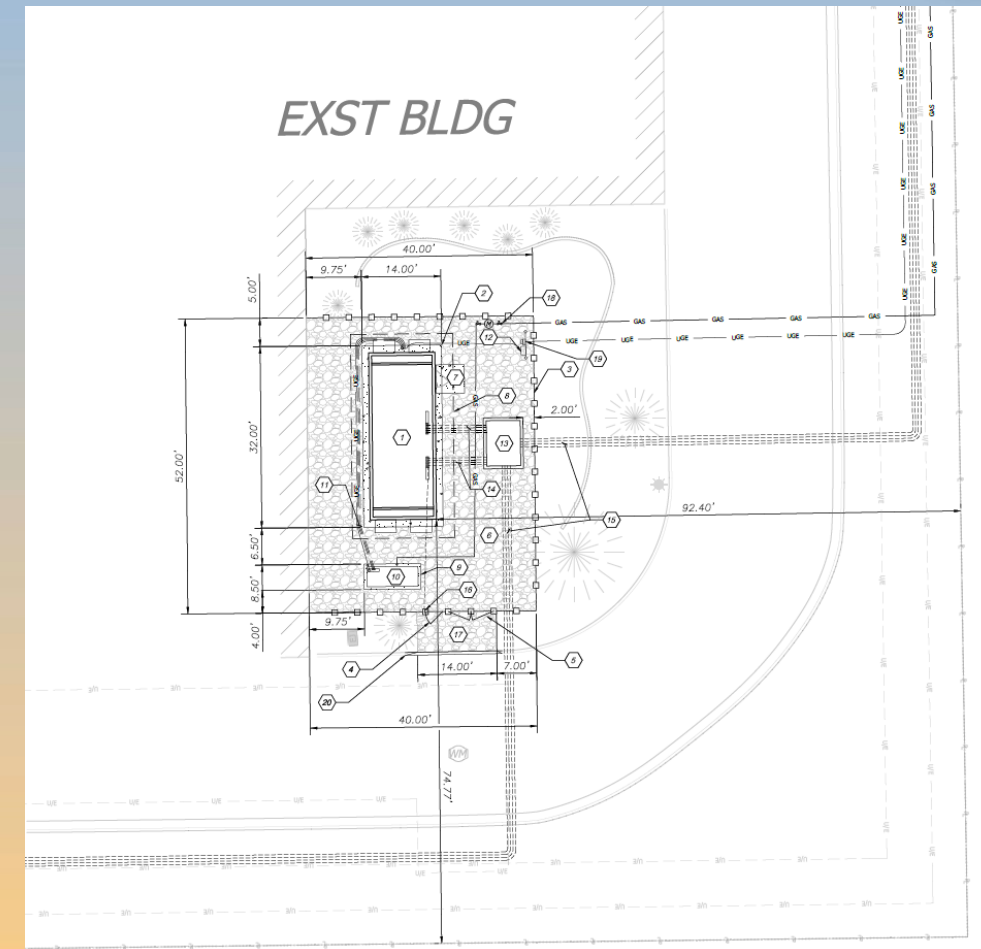


Looking west



Site Plan

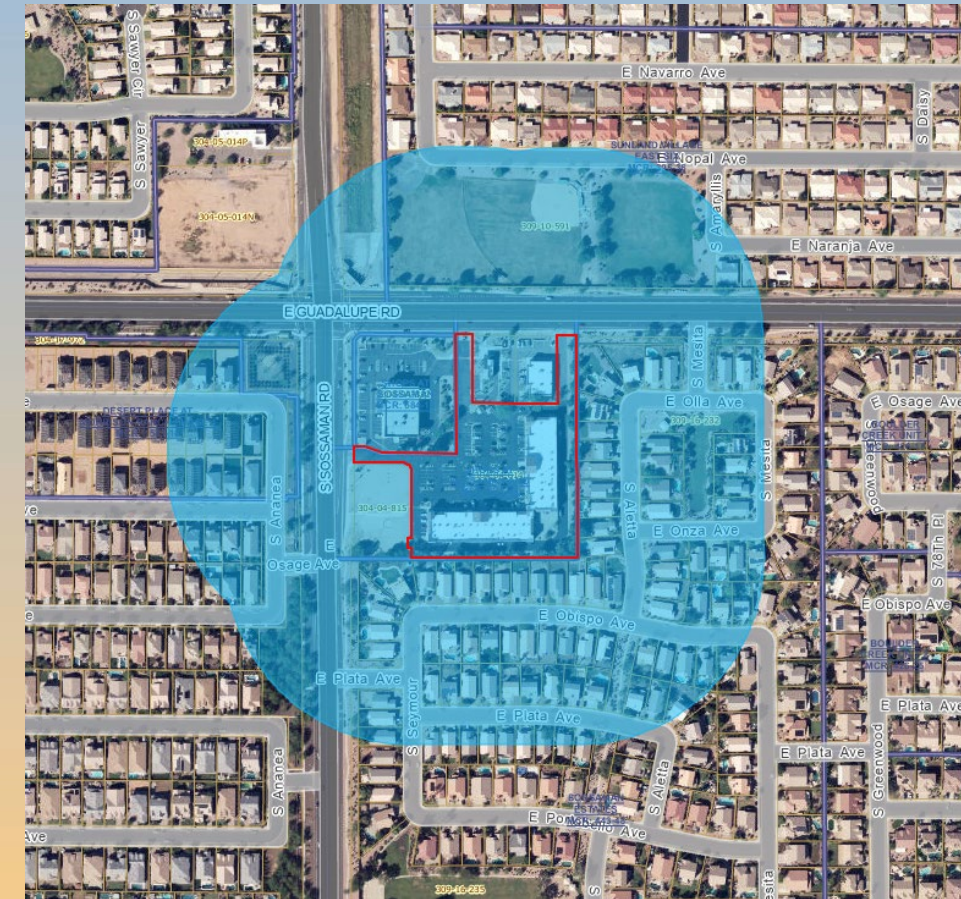
- 2,080 square foot lease area
- Building and lease area will be entirely enclosed with a block wall painted to match neighboring block wall
- Two access gates





Citizen Participation

- Notified property owners within 500 feet
- Staff did receive a call to clarify what the project was. Citizen had no concerns with the project.





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



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for a Special Use Permit in Section 11-70-5 of the MZO
- ✓ Meets required findings for a freestanding communication facility in Section 11-35-6(E)

Staff recommends Approval with Conditions



BOA23-00197

Chloe Durfee Daniel, Planner II

May 3, 2023



Request

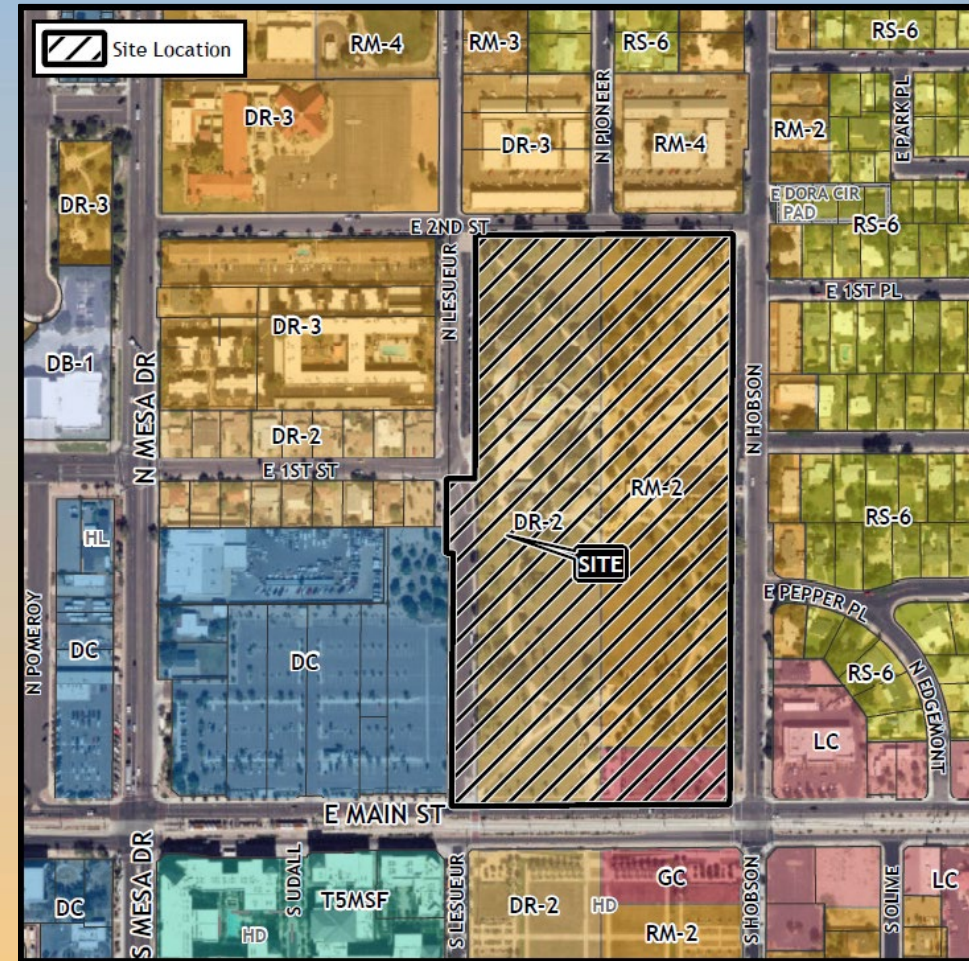
- Special Use Permit to allow a wireless communication facility to exceed the maximum height in the DR-2 zoning district.





Location

- Within the 500 block of east Main Street
- Within the 0 to 200 blocks on North Lesueur
- Within the 500 block of East 2nd Street
- Within the 0 to 200 blocks of North Hobson
- Located east of North Mesa Drive
- Located North of East Main Street.



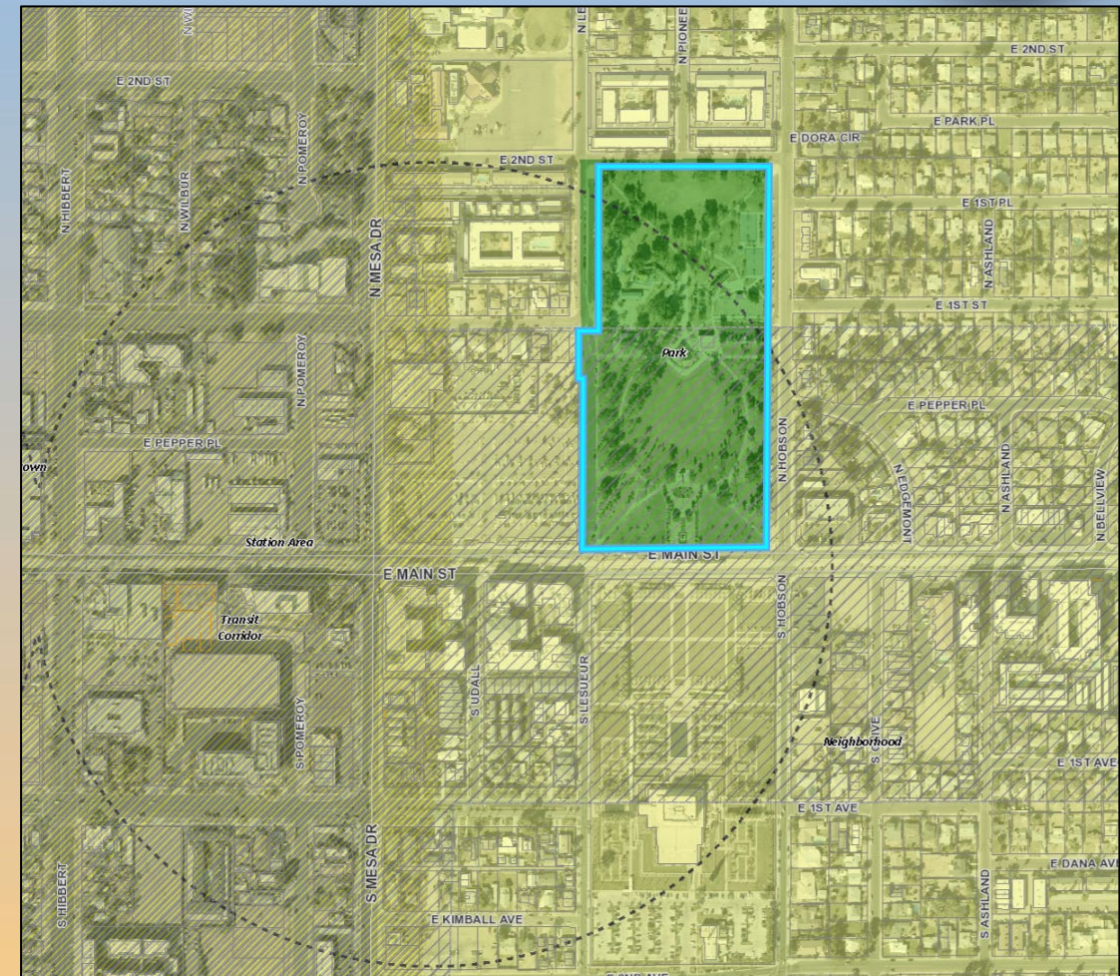


General Plan

Neighborhood/Transit Corridor/Station Area/Park

- Safe places for people to live and enjoy the surrounding community.
- Wide range of housing options and associated non-residential uses.
- mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops

Transit Adjacent - Village area
within the Central Main Street Area
Plan

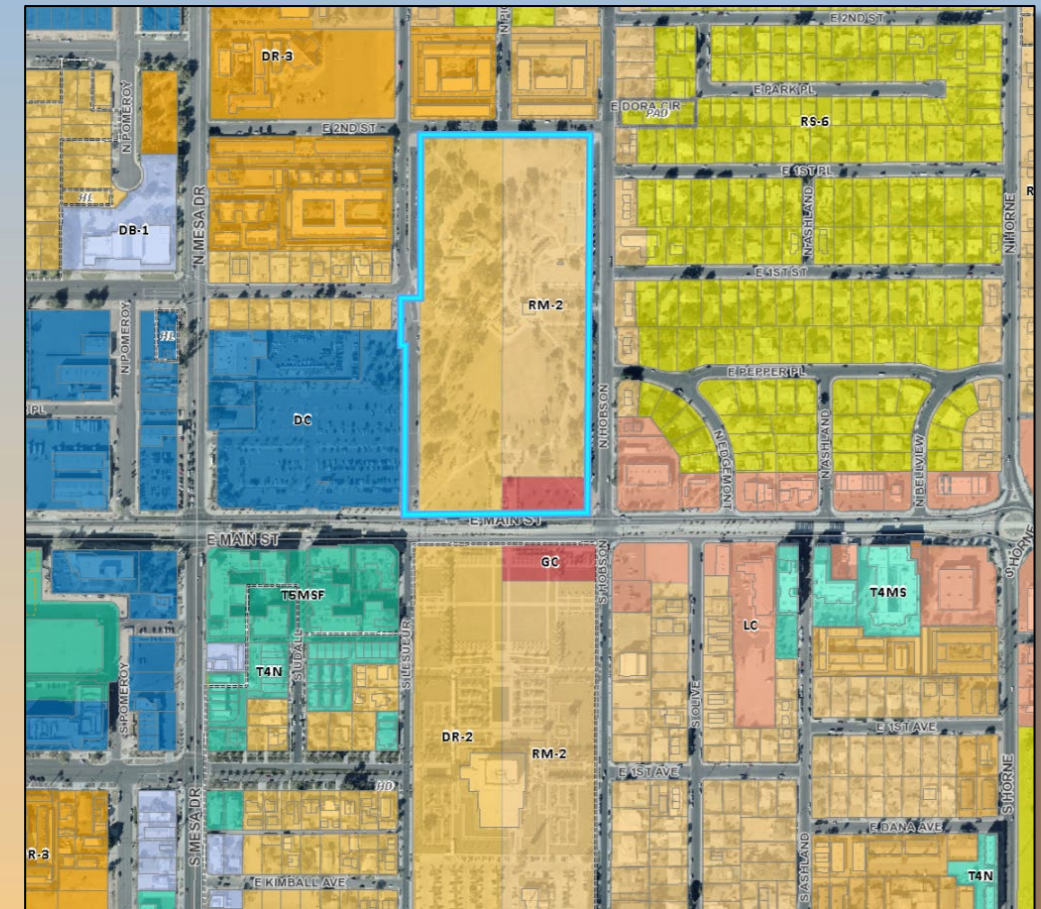




Zoning

Downtown Residence 2 (DR-2)

- Wireless Communication Facilities are permitted in DR-2.
- Proposed height above the maximum height limit requires SUP





Site Photo

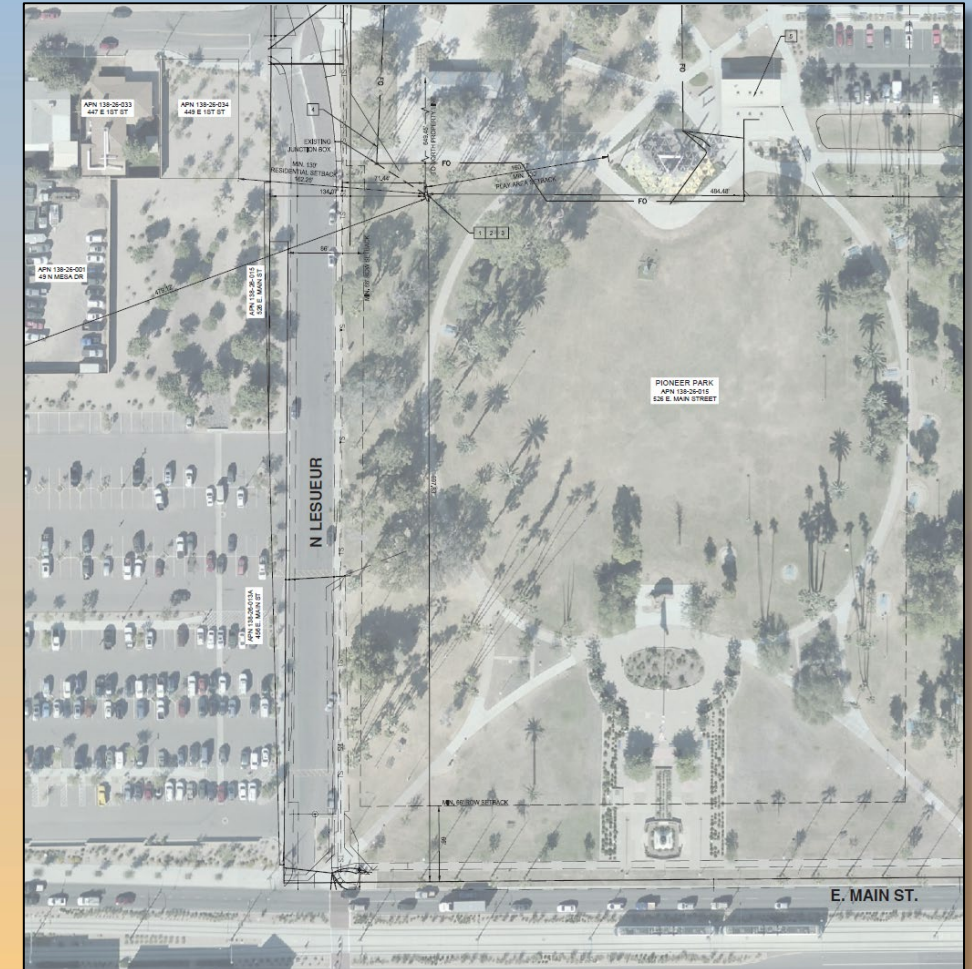


Looking east towards the site



Site Plan

- Tower will have support equipment located in a nearby enclosed building and will not require screening





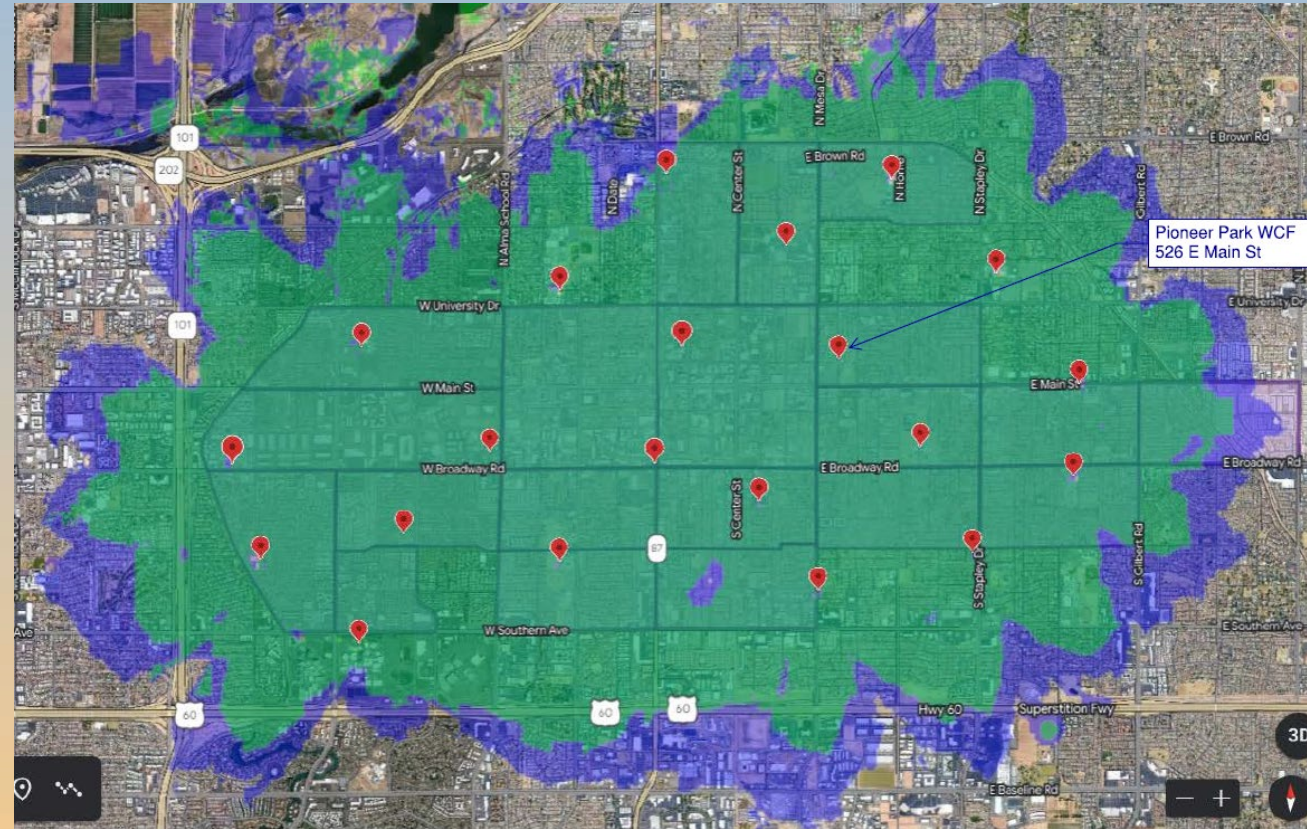
Elevation



West



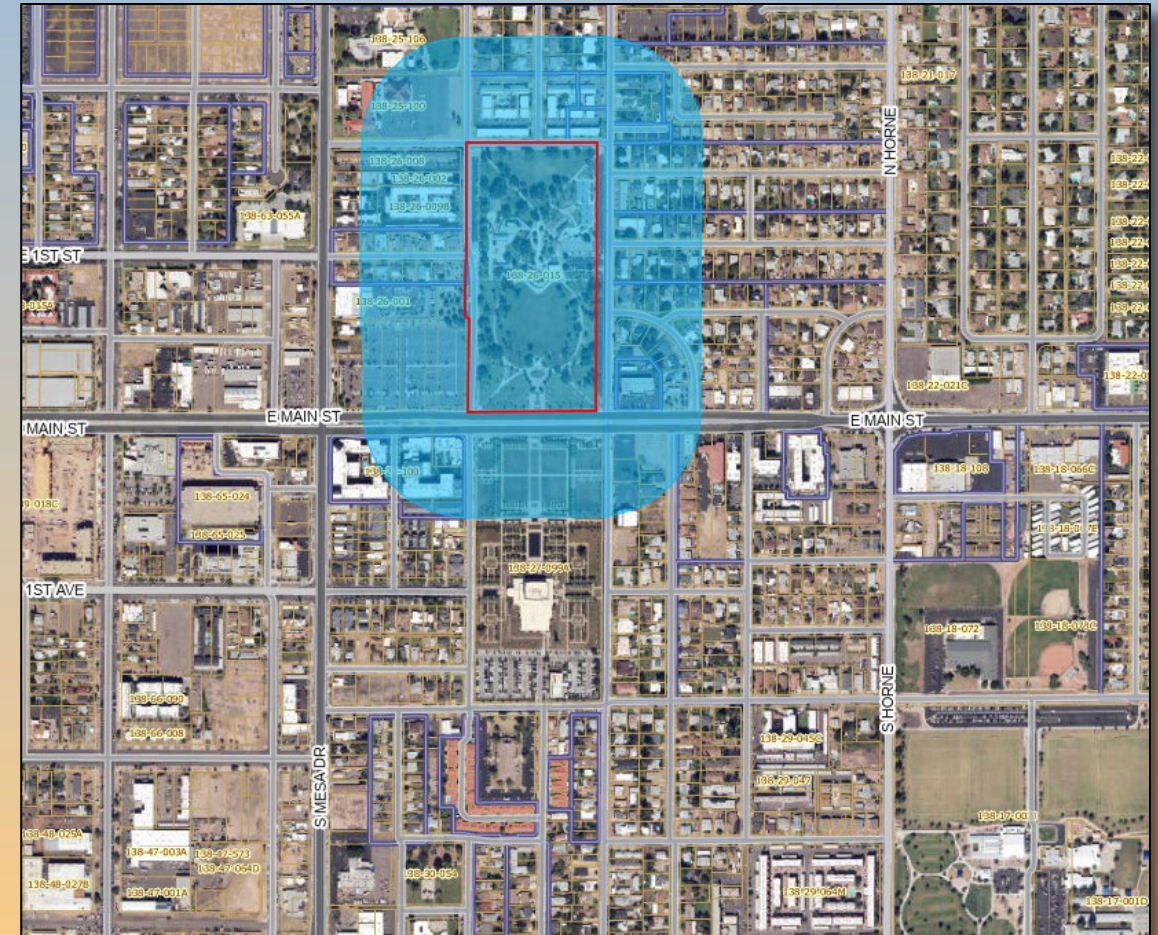
Coverage Map





Citizen Participation

- Notified property owners within 500 ft.
- Staff did receive one call in opposition for this site.





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.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the criteria in Section 11-70-5 for a Special Use Permit
- ✓ Complies with Section 11-35-6E for Approval of a WCF

Staff recommend Approval with Conditions



BOA23-00199

Chloe Durfee Daniel, Planner II

May 3, 2023



Request

- Special Use Permit to allow a wireless communication facility to exceed the maximum height in the RS-6 zoning district.

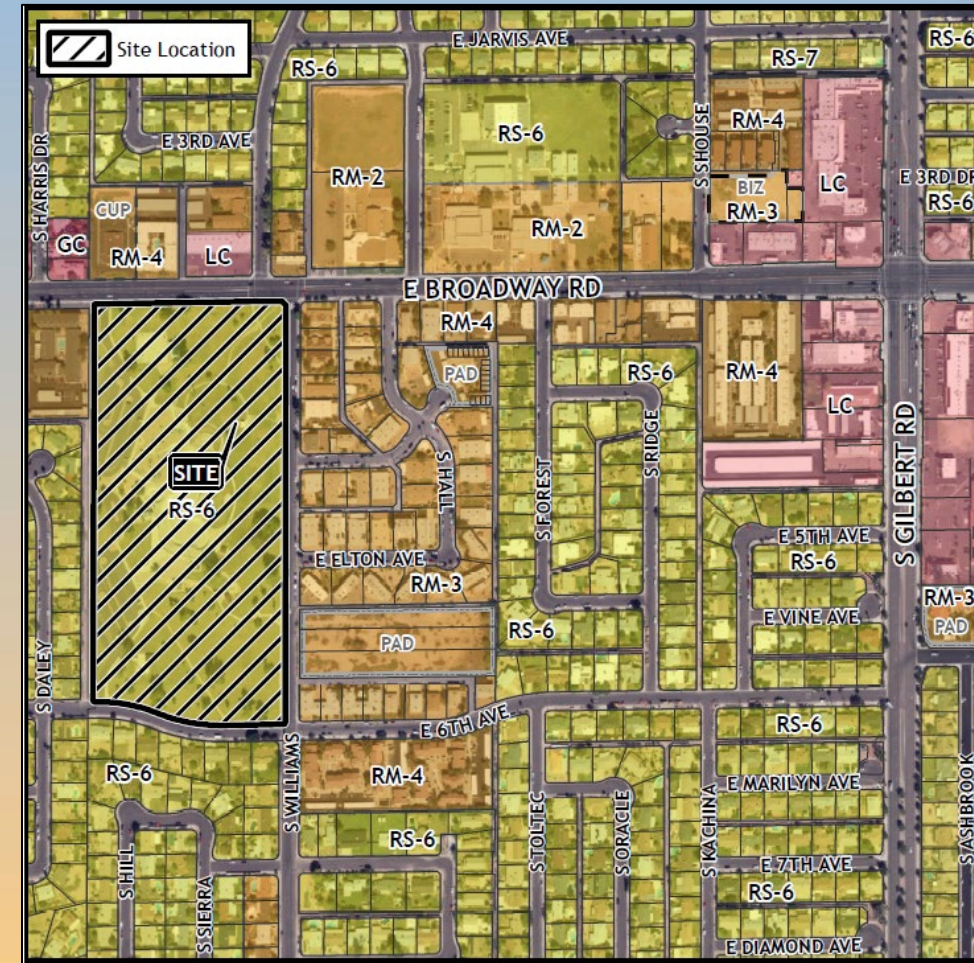




Location

- Within the 1600 to 1800 blocks of East Broadway Road
- Within the 400 to 600 blocks of South Williams
- Within the 1600 to 1800 blocks of East 6th Avenue

- Located west of South Gilbert Road
- Located south of East Broadway Road

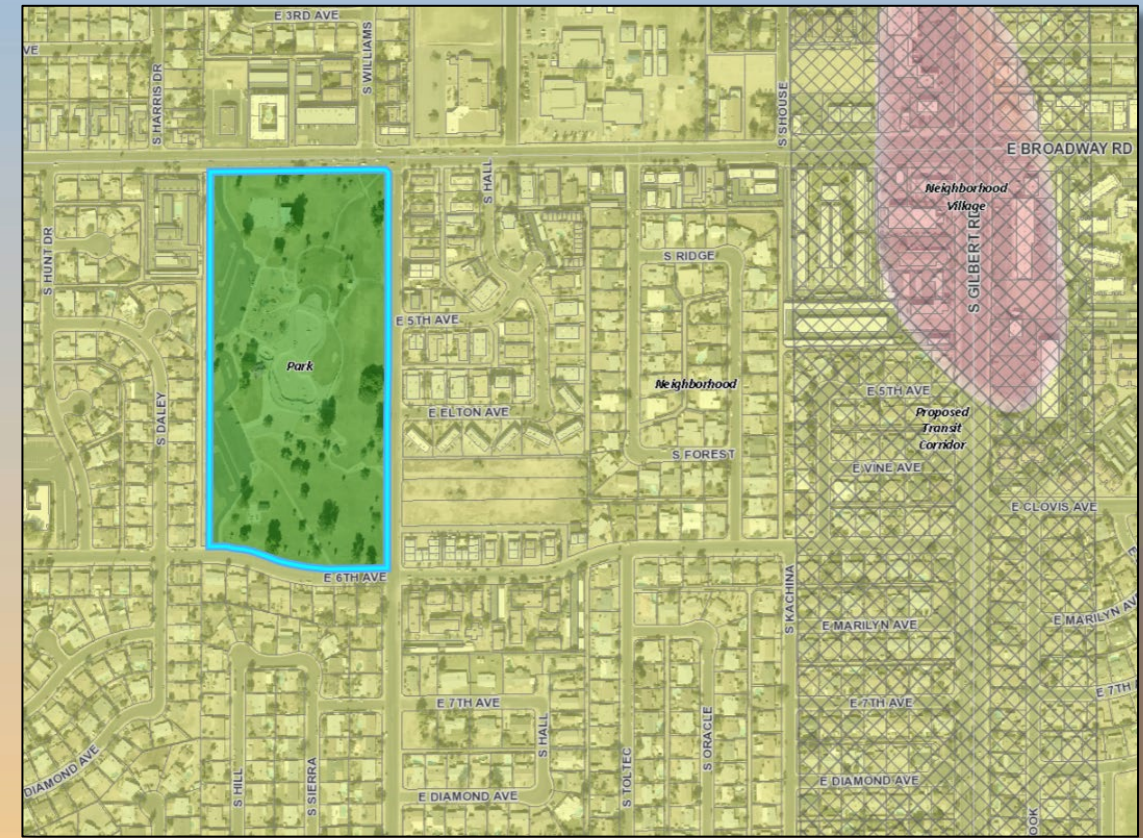




General Plan

Park

- For large parks and open space areas, typically over 20 acres, which are used for passive or active recreation

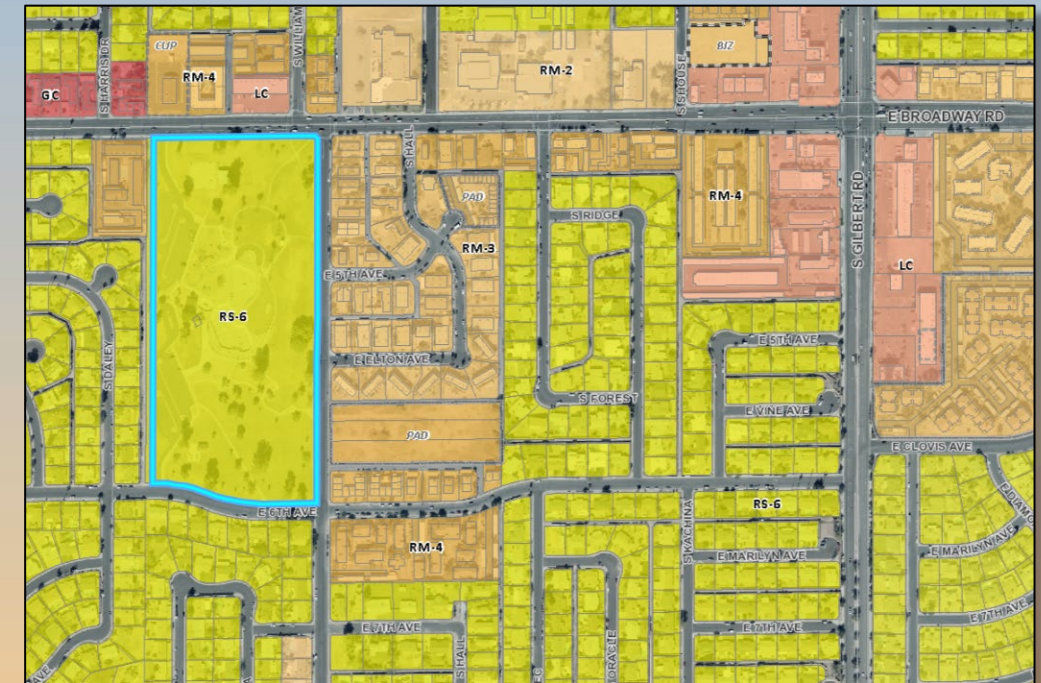




Zoning

Single Residence 6 (RS-6)

- Wireless Communication Facilities are permitted in RS-6.
- Proposed height above the maximum height limit requires SUP





Site Photo



Looking west towards the site



Site Plan

- Tower will have support equipment located in a nearby enclosed building and will not require screening





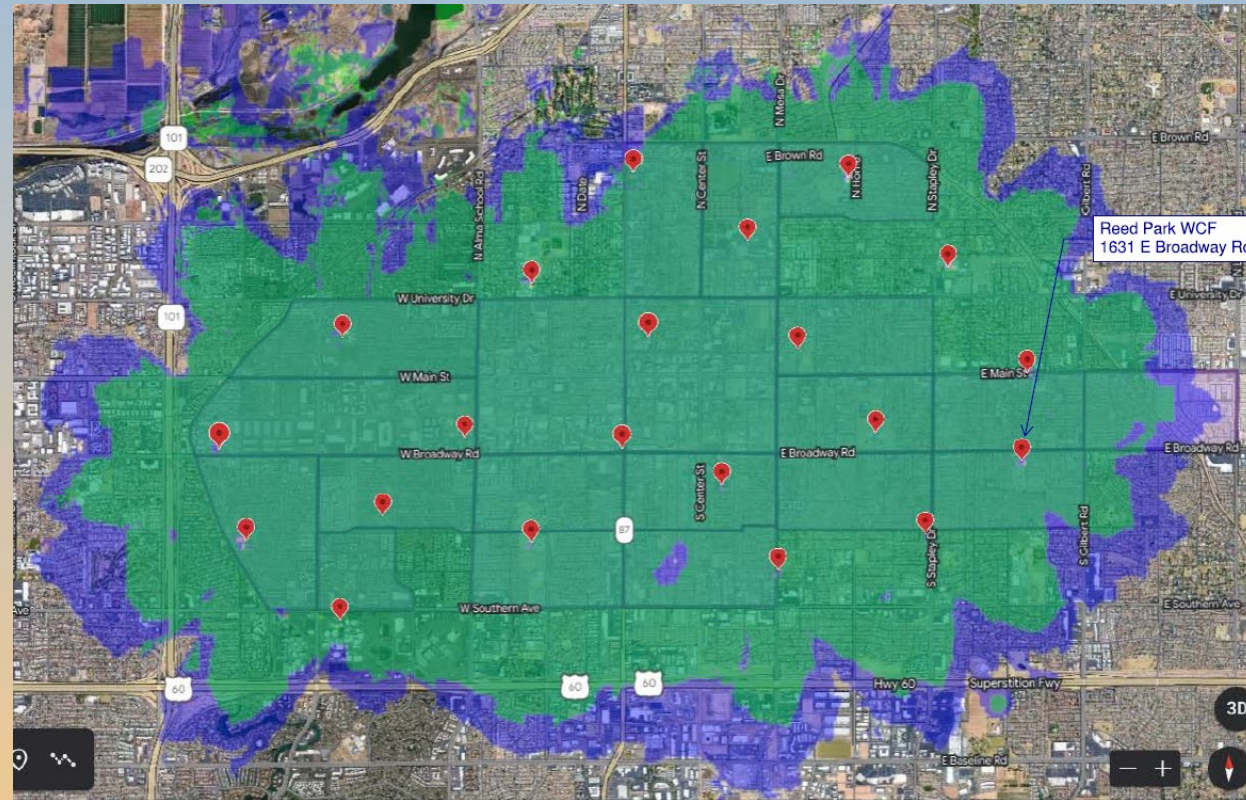
Elevation



East



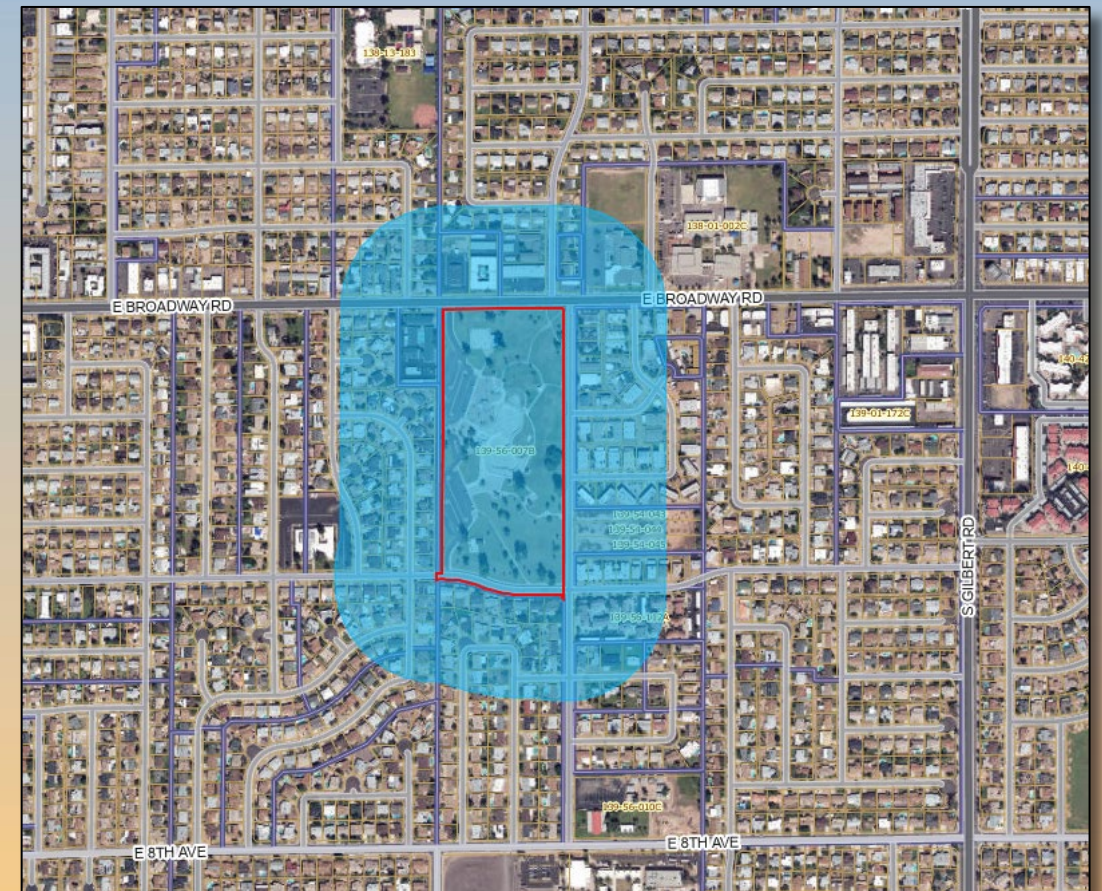
Coverage Map





Citizen Participation

- Notified property owners within 500 ft.
- Staff did not receive any calls for this site.





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.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the criteria in Section 11-70-5 for a Special Use Permit
- ✓ Complies with Section 11-35-6E for Approval of a WCF

Staff recommend Approval with Conditions



BOA23-00200

Chloe Durfee Daniel, Planner II

May 3, 2023



Request

- Special Use Permit

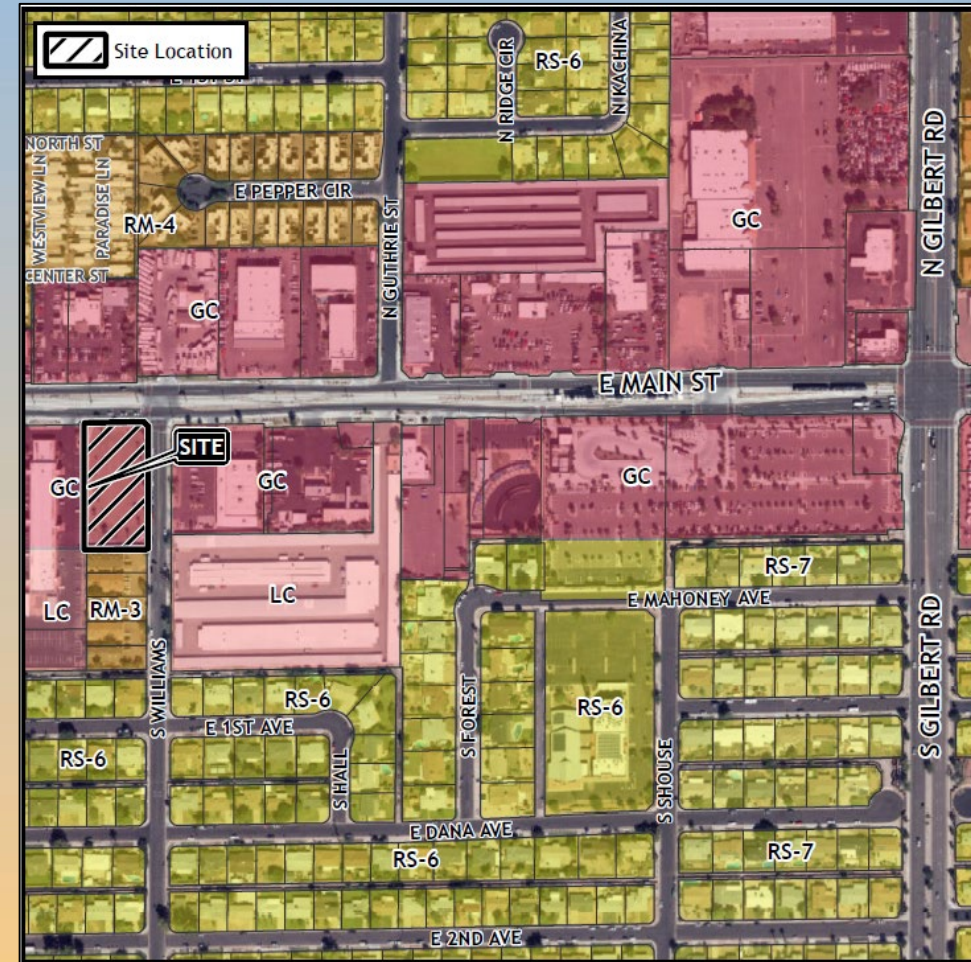
To allow a wireless communication facility to exceed the maximum height and encroach into the required setback in a GC zoning district.





Location

- Within the 1600 block of East Main Street
- Within the 0 block of South Williams.
- West of South Gilbert Road
- South of East Main Street.



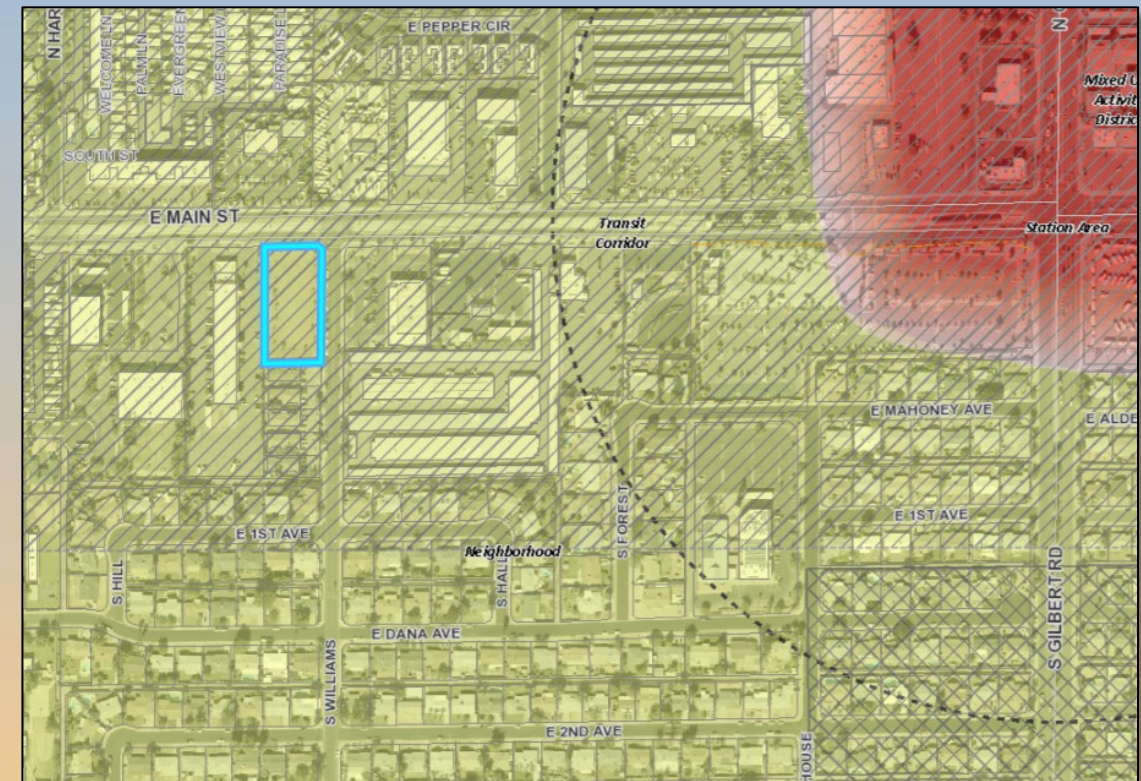


General Plan

Neighborhood/Transit Corridor

- Safe places for people to live and enjoy the surrounding community.
- Wide range of housing options and associated non-residential uses.
- mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops

Transit Adjacent – Residential area within the Central Main Street Area Plan

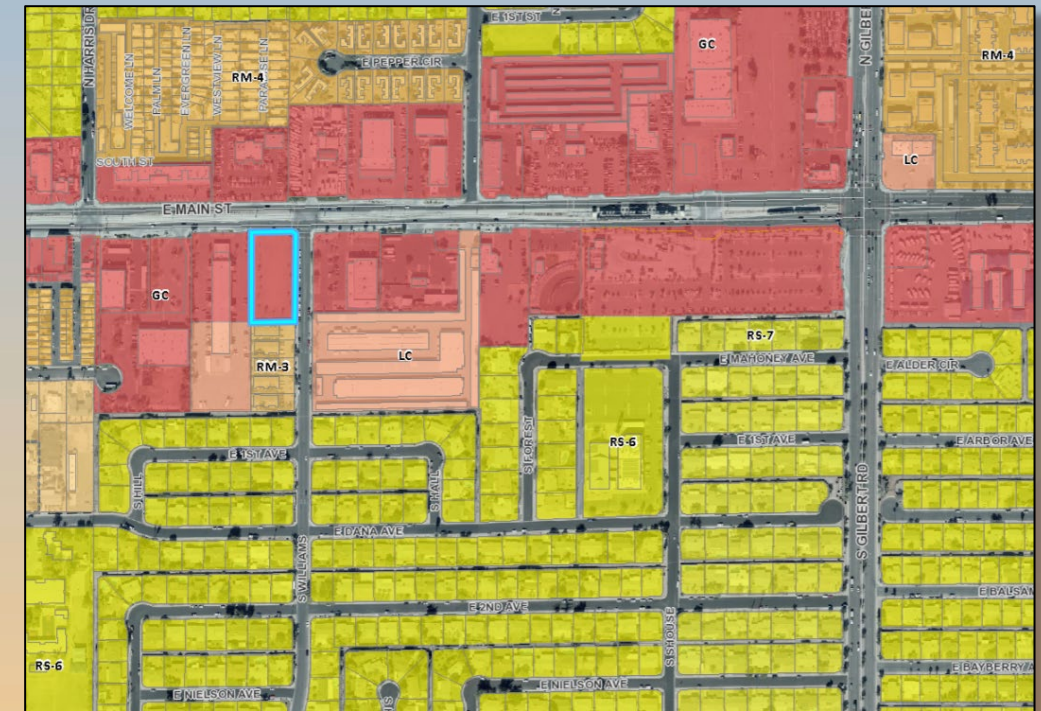




Zoning

General Commercial (GC)

- Wireless Communication Facilities are permitted in GC.
- Proposed height and setback encroachment require SUPs





Site Photo



Looking west towards the site from Williams



Site Plan

- Required Minimum Setbacks:
 - Internal side: 15 ft.
- Max Encroachment into Setback:
 - Minimum Internal Side: 5 ft
- Tower will have no support equipment other than a mounted cabinet and will not require screening





Elevation



East

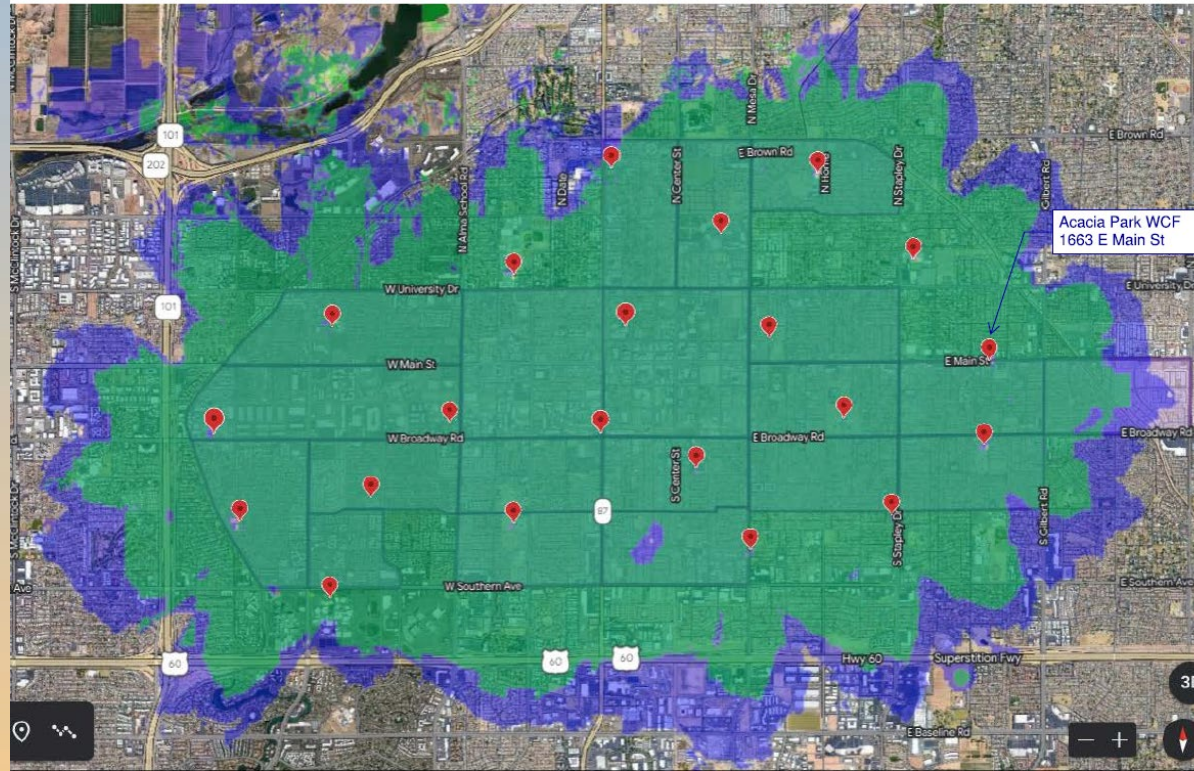


Mounted cabinet example



Coverage Map

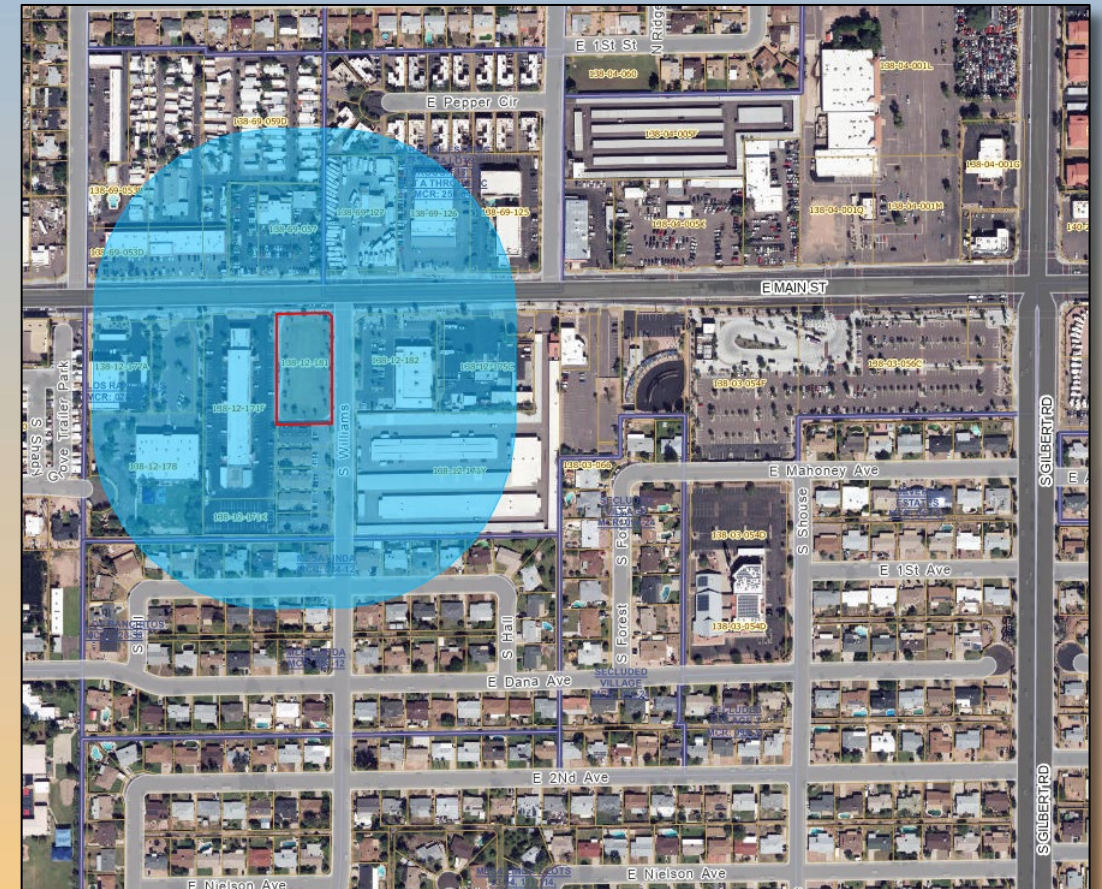
CBRS Mesa System Coverage Map





Citizen Participation

- Notified property owners within 500 ft.
- Staff did not receive any calls for this site.





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.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the criteria in Section 11-70-5 for a Special Use Permit
- ✓ Meets the criteria in Section 11-70-5 for a Special Use Permit
- ✓ Complies with Section 11-35-6E for Approval of a WCF

Staff recommend Approval with Conditions



Board of Adjustment