



Board of Adjustment Public Hearing

Meeting Agenda - Final

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

Wednesday, December 4, 2024

5:30 PM

Lower Council Chambers

Consent Agenda - All items listed with an asterisk (\*) will be considered as a group by the Board and will be enacted in one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from the Consent Agenda and considered as a separate item, following adoption of the Consent Agenda.

- 1 Call meeting to order.
- 2 Take action on all Consent Agenda items.

Items on the Consent Agenda

3 Approval of the following minutes from previous meetings:

\*3-a [ADJ 24084](#) Minutes from November 6, 2024 Study Session and Public Hearing.

4 Take action on the following cases:

\*4-a [ADJ 24085](#) BOA24-00371 - "Associated Retina Consultants," 1.5± acres located at the southwest corner of Main Street and South Horne. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for a medical office and retail development in the Limited Commercial (LC) District. 755 E Main Street Properties LLC, Owner; Kristen Thiem, Applicant. (District 4).

Staff Planner: Emily Johnson

Recommendation: Approval with Conditions

- \*4-b [ADJ 24086](#) **BOA24-00550 - "Avalon Ranch CSP,"** 12± acres located at the southeast corner of East Elliot Road and South Power Road. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the Limited Commercial (LC) District. Avalon Development, Owner; Ana Jones, Trademark Visual, Inc, Applicant. (District 6).

**Staff Planner: Sergio Solis**

**Recommendation: Approval with Conditions**

- \*4-c [ADJ 24087](#) **BOA24-00714 - "Morris Containers,"** 0.2± acres located at 143 S. Morris. Requesting a Variance from the Form Based Code Building Form Standards to allow for a Multiple Residence development in the Transect 3 Neighborhood (T3N) District. Phoenix Vintage LLC, Owner; Richard Norris, Norris Architects Inc., Applicant. (District 4).

**Staff Planner: Kwasi Abebrese**

**Recommendation: Approval with Conditions**

- \*4-d [ADJ 24088](#) **BOA24-00889 - "ONE @ Signal Butte,"** 11± acres located 650 feet west of the southwest corner of South Signal Butte Road and East Hampton Avenue. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the Multiple Residence-5 with two Planned Area Development Overlays (RM-5-PAD-PAD) District. The One At Mountain Vista, LLC, Owner; Cassandra Baumann on behalf of TS&G Signs, LLC, Applicant. (District 5).

**Staff Planner: Noah Bulson**

**Recommendation: Approval with Conditions**

- \*4-e [ADJ 24089](#) **BOA24-00893 - "Grad Garage Addition,"** 0.2+ acres located at 2221 East Dartmouth Street. Requesting a Special Use Permit (SUP) to allow an addition that extends into a nonconforming yard in the Single Residence-9 (RS-9) District. Glen Grad, Owner; Matt Bayles, Applicant (District 1).

**Staff Planner: Tulili Tuiteleleapaga-Howard**

**Recommendation: Approval with Conditions**

## **Items not on the Consent Agenda**

### **5 Adjournment.**

**The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.**

**Si necesita asistencia o servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.**