

City of Mesa

City Council Chambers
57 E. First Street



Meeting Minutes

Wednesday, December 4, 2024

5:30 PM

Lower Council Chambers

Board of Adjustment Public Hearing

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

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.

Chair Wagner called the meeting to order at 5:35 pm.

2 Take action on all Consent Agenda items.

Items on the Consent Agenda

3 Approval of the following minutes from previous meetings:

*3-a Minutes from November 6, 2024 Study Session and Public Hearing.

Approved (6-0 Vice Chair Allen Absent)

4 Take action on the following cases:

*4-a **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

Approved (6-0 Vice Chair Allen Absent)

*4-b **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

Approved (6-0 Vice Chair Allen Absent)

- *4-c **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

Pulled off Consent Agenda

Approved (6-0 Vice Chair Allen Absent)

- *4-d **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

Approved (6-0 Vice Chair Allen Absent)

- *4-e **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

Approved (6-0 Vice Chair Allen Absent)

Items not on the Consent Agenda

5 Adjournment.

Approved (6-0 Vice Chair Allen Absent)

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.

DRAFT