



Board of Adjustment Public Hearing

Meeting Agenda - Final

Chair Alexis Wagner
Vice Chair Nicole Lynam
Boardmember Adam Gunderson
Boardmember Chris Jones
Boardmember Heath Reed
Boardmember Ethel Hoffman
Boardmember Troy Glover

Wednesday, May 3, 2023

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 23053](#) Approval of minutes from the April 5, 2023 Study Session and Public Hearing.
- 4 Take action on the following cases:
 - *4-a [ADJ 23054](#) BOA22-01276 - "Skinner Residence" (District 1). 2632 North Hall Circle. Located west of North Gilbert Road and north of East McKellips Road. Requesting a 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.

Staff Planner: Sergio Solis
Recommendation: Approval with Conditions

- *4-b [ADJ 23055](#) **BOA23-00087 - "QBD Dunkin" (District 1).** Within the 300 block of East McKellips Road (north side) and within the 2000 block of North Mesa Drive (west side). Located north of East McKellips Road and west of North Mesa Drive. Requesting a Development Incentive Permit for a restaurant with drive-thru in the Limited Commercial (LC) zoning district.

Staff Planner: Jennifer Merrill

Recommendation: Approval with Conditions

- *4-c [ADJ 23056](#) **BOA23-00121 - "GF HUT PHX 114" (District 1).** Within the 400 block of North Gilbert Road. Located north of East University Drive and east of North Gilbert Road. Requesting a Special Use Permit (SUP) to allow the development of a new freestanding communication facility, a Special Use Permit to allow a reduction in the number of required parking spaces, and a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for the development of a freestanding communication facility in the Office Commercial (OC) zoning district.

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

- *4-d [ADJ 23057](#) **BOA23-00179 - "Apache Wells Country Club" (District 5).** Within the 2700 block of North Higley Road and the 5200 block of East McDowell Road. Located south of East McDowell Road and east of North Higley Road. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the Single Residence-7 with a Planned Area Development overlay (RS-7-PAD) zoning district.

Staff Planner: Chloe Durfee Daniel

Recommendation: Continued to June 7, 2023

- *4-e [ADJ 23058](#) **BOA23-00195 - "GF HUT PHX 117" (District 6).** Within the 7600 block of East Guadalupe Road and the 2800 block of South Sossaman Road. Located south of East Guadalupe Road and east of South Sossaman Road. Requesting a Special Use Permit (SUP) to allow the development of a new freestanding communication facility in the Limited Commercial (LC) zoning district.

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

- *4-f [ADJ 23061](#) **BOA23-00197 - "CBRS Cell Tower Pioneer Park" (District 4).** Within the 500 block of east Main Street, the 0 to 200 blocks on North Lesueur, the 500 block of East 2nd Street and the 0 to 200 blocks of North Hobson. Located east of North Mesa Drive and North of East Main Street. Requesting a Special Use Permit (SUP) to allow a wireless communication facility to exceed the maximum height in the Downtown Residence-2 (DR-2) zoning district.

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

- *4-g [ADJ 23059](#) **BOA23-00199 - "CBRS Cell Tower Reed Park" (District 4).** Within the 1600 to 1800 blocks of East Broadway Road, the 400 to 600 blocks of South Williams and the 1600 to 1800 blocks of East 6th Avenue. Located west of South Gilbert Road and south of East Broadway Road. Requesting a Special Use Permit (SUP) to allow a wireless communication facility to exceed the maximum height in the Single Residence-6 (RS-6) zoning district.

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

- *4-h **ADJ 23060** **BOA23-00200 - "CBRS Cell Tower Acacia Park" (District 4).** Within the 1600 block of East Main Street and the 0 block of South Williams. Located west of South Gilbert Road and south of East Main Street. Requesting a Special Use Permit (SUP) to allow a wireless communication facility to exceed the maximum height in the General Commercial (GC) zoning district and a SUP to encroach into the required interior side setback in a GC zoning district.

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

Items not on the Consent Agenda

- 5 Take action on the following case:
- 6 Items from citizens present.
- 7 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.