



Board of Adjustment Public Hearing

Meeting Agenda - Final

*Chair Alexis Wagner*  
*Vice Chair Shelly Allen*  
*Boardmember Nicole Lynam*  
*Boardmember Chris Jones*  
*Boardmember Heath Reed*  
*Boardmember Ethel Hoffman*  
*Boardmember Troy Glover*

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Wednesday, November 1, 2023

5:30 PM

Lower Council Chambers

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**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 23123](#) Minutes from October 4, 2023 Study Session and Public Hearing.
- 4 Take action on the following cases:
  - 4-a [ADJ 23112](#) BOA23-00156 - "Mesa Azure Hotel Expansion" (District 4). 651 East Main Street. Located east of Mesa Drive and south of Main Street. (2.1± acres). Requesting a Development Incentive Permit (DIP) to allow for the expansion of an existing hotel In the Limited Commercial (LC) District.

**Staff Planner: Chloe Durfee Daniel**  
**Recommendation: Approval with Conditions**

- 4-b**     [ADJ 23115](#)     **BOA23-00487- "Chevron/Denmart" (District 5).** 2733 North Recker Road. Located east of Recker Road and south of McDowell Road. (1.4± acres). Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) for an existing convenience store, carwash and an automotive repair facility in the Limited Commercial with a Planned Area Development overlay (LC-PAD) zoning district.

**Staff Planner: Kwasi Abebrese**

**Recommendation: Approval with Conditions**

- 4-c**     [ADJ 23113](#)     **BOA23-00543 - "Starbucks at University and Val Vista" (District 1).** Within the 400 Block of North Val Vista Drive (west side) and 3500 block of east University Drive (north side). Located west of Val Vista Drive and north of University Drive. (1.5± acres). Requesting a Development Incentive Permit (DIP) and a Special Use Permit (SUP) for a limited-service restaurant with a drive-thru in the Neighborhood Commercial (NC) zoning district.

**Staff Planner: Kwasi Abebrese**

**Recommendation: Approval with Conditions**

- 4-d**     [ADJ 23114](#)     **BOA23-00617 - "Pasadena Duplex" (District 4).** Within the 500 block of South Pasadena. Located west of Mesa Drive and south of Broadway Road. (0.2± acres). Requesting a Development Incentive Permit (DIP) to allow deviations from certain development standards for a duplex development within the Multiple Residence-2 (RM-2) zoning district.

**Staff Planner: Charlotte Bridges**

**Recommendation: Approval with Conditions**

- 4-e [ADJ 23116](#) **BOA23-00660 - "Extra Space Storage" (District 5).** Within the 9300 block of East Southern Avenue (south side). Located east of Ellsworth Road on the south side of Southern Avenue (5.4± acres). Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for a storage facility in the Limited Commercial (LC) zoning district.

**Staff Planner: Kwasi Abebrese**

**Recommendation: Approval with Conditions**

- 4-f [ADJ 23117](#) **BOA23-00666 - "Prieto Residence" (District 5).** 2755 North Ramada Circle. Located west of Power Road and south of McDowell Road (0.2± acres). Requesting a Variance to allow a detached accessory structure to be located closer to the primary residence than six feet, exceed seven feet in height and 120 square feet of roof area within a required side yard in the Single Residence-9 with a Planned Area Development Overlay (RS-9-PAD) District.

**Staff Planner: Charlotte Bridges**

**Recommendation: Continue to December 6, 2023**

- 4-g [ADJ 23118](#) **BOA23-00723 - "Owens 6-Plex" (District 4).** Within the 400 block of South Hobson (west side). Located east of Mesa Drive and south of Broadway Road on the west side of Hobson. (0.4± acres). Requesting a Development Incentive Permit (DIP) to allow for the expansion of an existing multiple residence development in the Multiple Residence 2 (RM-2) zoning district.

**Staff Planner: Jennifer Merrill**

**Recommendation: Approval with Conditions**

- 4-h [ADJ 23119](#) **BOA23-00725 - "Variance Extension Request to BOA21-00586" (District 4).** 625 North Macdonald. Located north of University Drive and east of Country Club Drive (0.2± acres). Requesting an extension to an approved Variance in the Single Residence-6 with a Historic District overlay (RS-6-HD) District.

**Staff Planner: Jennifer Merrill**

**Recommendation: Continue to December 6, 2023**

- 4-i [ADJ 23120](#) **BOA23-00737 - "CCC Mesa Children's Building" (District 1).** Within the 900 Block of North Lindsay Road (east side) and within the 2800 to 3000 blocks of East Encanto Street (south side). Located south of Brown Road and east of Lindsay Road. (34± acres). Requesting a Substantial Conformance Improvement Permit (SCIP) for a new building for a place of worship in the Single Residence 9 (RS-9) zoning district.

**Staff Planner: Joshua Grandlienard**

**Recommendation: Approval with Conditions**

- 4-j [ADJ 23121](#) **BOA23-00738 - "Edge on Main Apartments" (District 4).** Within the 0 to 100 block of South Country Club Drive (east side), 200 to 400 Block of West Main Street (south side), 0 to 100 block of South Morris (both sides) and the 200 Block of West Mahoney Avenue (north side). Located east of Country Club Drive and south of Main Street (1.7± acres). Requesting a Variance from the Form-Based Code Building Form, Building Type and Private Frontage Standards, to allow for a mixed-use development in the in the Transect 5 Main Street (T5MS) district.

**Staff Planner: Charlotte Bridges**

**Recommendation: Approval with Conditions**

- 4-k [ADJ 23122](#) **BOA23-00750 - "Lot Size Variance for 1500 West Main" (District 3).** 1500 W Main street. Located on the north side of Main Street, West of Alma School Road (0.8± acres) Requesting a variance of lot size standards to allow for a lot line adjustment for a Retail use. John Marshall, Hess and Rountree, Applicant, Slisher Productions LLC

**Staff Planner: Joshua Grandlienard**

**Recommendation: Approval with Conditions**

## 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.**