



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

Wednesday, February 7, 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 24007](#) Minutes from the January 3, 2024 Study Session and Public Hearing.
- 4 Take action on the following cases:
 - 4-a [ADJ 24008](#) **BOA23-00452 - "Wifi Pizza" (District 4).** 335 East Broadway Road. Located west of Mesa Drive on the south side of Broadway Road. Requesting a Substantial Conformance Improvement Permit to allow deviations from certain development standards to allow for a new limited-service restaurant within the Downtown Business 1 (DB-1) District.

Staff Planner: Joshua Grandlienard
Recommendation: Approval with Conditions

- 4-b [ADJ 24009](#) **BOA23-00858 - "Robson Industrial Suites" (District 4).** Within the 400 to 500 blocks of South Robson (east side). Located south of Broadway Road and east of Country Club Drive. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for an industrial development in the General Industrial (GI) district.

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

- 4-c [ADJ 24010](#) **BOA23-00927 - "Briston Construction Carports" (District 4).** 309 East 10th Drive. Located west of Mesa Drive and north of Southern Avenue. Requesting a Special Use Permit for an enlargement that extends into a nonconforming yard for a Construction office within the Light Industrial (LI) District.

Staff Planner: Joshua Grandlienard

Recommendation: Approval with Conditions

- 4-d [ADJ 24011](#) **BOA23-00938 - "Driven Strength & Performance" (District 3).** Within the 1300 to 1400 blocks of West Southern Avenue (north side). Located north of Southern Avenue and west of Alma School Road. Requesting a Special Use Permit (SUP) for a parking reduction in the Limited Commercial (LC) district.

Staff Planner: Sergio Solis

Recommendation: Approval with Conditions

- 4-e [ADJ 24012](#) **BOA23-00955 - "Project New Hope" (District 1).** Within the 1700 block of North Spring Circle. Located south of McKellips Road and east of Mesa Drive. Requesting a Special Use Permit (SUP) for reasonable accommodation to the spacing requirements to allow a Community Residence within 1,200 feet of an existing Community Residence in the Single Residence-9 (RS-9) district.

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

- 4-f** **ADJ 24013** **BOA23-00973 - "Superstition Springs Power Center CSP" (District 6).**
Within the 6000 to 6200 blocks of East Southern Avenue (south side) and within the 1200 to 1400 blocks of South Superstition Springs Boulevard (west side). Located west of Power Road on the south side of Southern Avenue. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the Limited Commercial (LC) district.

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

- 4-g** **ADJ 24014** **BOA23-00986 - "436 N Macdonald Conversion" (District 4).** 436 North Macdonald. Located east of Country Club and north of University Drive. Requesting a Variance from the covered parking requirements for a single-residence in the Single Residence-6 with a Historic District overlay (RS-6-HD) and Downtown Residence-1 with a Historic District overlay (DR-1-HD) districts.

Staff Planner: Sergio Solis

Recommendation: Approval with Conditions

- 4-h** **ADJ 24015** **BOA24-00021 - "The Yard Off Main" (District 4).** Within the 0 block of North Macdonald (both sides). Requesting a Special Use Permit (SUP) for a Special Event to exceed a duration of four consecutive days in the Downtown Core (DC) district.

Staff Planner: Emily Johnson

Recommendation: Approval with Conditions

- 4-i** **ADJ 24016** **BOA24-00024 - "Gulfstream SUP/CSP" (District 6).** Within the 6100 to 6300 blocks of South Ellsworth Road (west side). Located south of Williams Field Road on the west side of Ellsworth Road. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the Light Industrial with a Planned Area Development overlay (LI-PAD) district.

Staff Planner: Sergio Solis

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.