



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, August 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 24053](#) Minutes from July 3, 2024 Study Session and Public Hearing.

4 Take action on the following cases:

*4-a [ADJ 24054](#) BOA23-00736 - "Grand Duplex" (District 4). Within the 700 block of South Grand (east side). Located South of Broadway Road and west of Center Street. Requesting a Development Incentive Permit (DIP) for a duplex within the Multiple Residence 2 (RM-2) District.

Staff Planner: Joshua Grandlienard
Recommendation: Approval with Conditions

- *4-b [ADJ 24055](#) **BOA24-00092 - "Walmart Fuel 5349" (District 6).** Within the 8300 block of East Guadalupe Road. Located west of Hawes Road on the south side of Guadalupe Road. Requesting a Special Use Permit (SUP) for a Service Station in the Limited Commercial zoning district with a Planned Area Development overlay (LC-PAD) District.

Staff Planner: Chloe Durfee Daniel

Recommendation: Continued to September 4, 2024

- *4-c [ADJ 24056](#) **BOA24-00104 - "WM Fuel Mesa 3799" (District 4).** 330 West Baseline Road. Located east of Country Club Drive on the north side of Baseline Road. Requesting a Special Use Permit (SUP) for a Service Station in the Light Industrial (LI) District.

Staff Planner: Chloe Durfee Daniel

Recommendation: Continued to September 4, 2024

- *4-d [ADJ 24057](#) **BOA24-00411 - "Landwehr ADU and Garage" (District 2).** 3950 East McLellan Road, Lot 11. Located east of Val Vista Drive and south of McKellips Road. Requesting a Variance to allow detached accessory buildings to be located within the required front yard and in the area between the front of the principal dwelling and the front property line in the Single Residence 35 with a Planned Area Development overlay (RS-35-PAD) District, a Variance to allow the aggregate area of all detached structures to be greater than 50 percent of the primary residence in the RS-35-PAD District, a Variance to allow the maximum floor area of an Accessory Dwelling Unit to exceed 30 percent of the primary unit in the RS-35-PAD District, and a Variance to exceed the maximum fence height in the required front yard setback in the RS-35-PAD District.

Staff Planner: Tulili Tuiteleleapaga-Howard

Recommendation: Approval with Conditions

- *4-e [ADJ 24058](#) **BOA24-00437 - "Falcon View Industrial Building" (District 1).** Within the 3000 block of North Maple. Located west of Greenfield Road and north of McDowell Road. Requesting a Development Incentive Permit (DIP) for an industrial development within the Light Industrial with a Planned Area Development Overlay (LI-PAD) zoning district.

Staff Planner: Charlotte Bridges

Recommendation: Approval with Conditions

- *4-f [ADJ 24059](#) **BOA24-00452 - "The Nile Theater Marquee" (District 4).** 105 West Main Street. Located south of Main Street and west of Center Street. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the Downtown Core with a Downtown Events overlay and a Historic Landmark overlay (DC-DE-HL) District.

Staff Planner: Emily Johnson

Recommendation: Approval with Conditions

- *4-g [ADJ 24060](#) **BOA24-00518 - "Total Wine" (District 5).** 1834 South Signal Butte Road. Located north of Baseline Road and west of Signal Butte Road. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the Limited Commercial with a Planned Area Development overlay (LC-PAD) District.

Staff Planner: Tye Hodson

Recommendation: Approval with Conditions

- *4-h [ADJ 24061](#) **BOA24-00585 - "Together at the Landing" (District 5).** 2613 North Thunderbird Circle. Located south of McDowell Road and west of Higley Road. Requesting a Special Use Permit (SUP) for a Banquet and Conference Center in the Light Industrial with a Planned Area Development overlay (LI-PAD) District.

Staff Planner: Emily Johnson

Recommendation: Continued to Special Meeting August 14, 2024

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.