



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, October 2, 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 24072](#) Minutes from September 4, 2024 Study Session and Public Hearing.
- 4 Take action on the following cases:
 - *4-a [ADJ 24073](#) BOA23-00976 - "Mesa Hangars at Falcon Field Comprehensive Plan" (District 5). Within the 2400 to 2600 block of North Greenfield Road (east side) and the 4400 to 4600 blocks of East Mallory Circle (both sides). Located east of Greenfield Road and north of McKellips Road. Requesting a Special Use Permit (SUP) to allow for a Comprehensive Sign Plan in the Light Industrial with a Planned Area Development Overlay (LI-PAD) District.

Staff Planner: Charlotte Bridges
Recommendation: Approval with Conditions

- *4-b [ADJ 24074](#) **BOA24-00335 - "Mekong 138" (District 3).** 138 South Dobson Road. Located south of Main Street on the west side of Dobson Road. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan for a commercial development in the General Commercial District with a Bonus Intensity Zone Overlay (GC-BIZ).

Staff Planner: Tulili Tuiteleleapaga-Howard
Recommendation: Approval with Conditions

- *4-c [ADJ 24075](#) **BOA24-00435 - "Mesa Shopping Center - Final Phase" (District 4).** Within the 300 Block of East Southern Avenue (south side) and the 1200 block of South Mesa Drive (west side). Located west of Mesa Drive and south of Southern Avenue. Requesting a Development Incentive Permit (DIP) for a limited service restaurant with drive-thru facilities in the Limited Commercial (LC) District, and a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for site improvements associated with the development of a limited service restaurant with drive-thru facilities in the Limited Commercial (LC) District.

Staff Planner: Charlotte Bridges
Recommendation: Approval with Conditions

- *4-d [ADJ 24076](#) **BOA24-00523 - "718 W Pepper Place" (District 4).** 718 West Pepper Place. Located west of Country Club Drive and north of Main Street. Requesting a Development Incentive Permit (DIP) for a multiple residence development in the Multiple Residence 3 (RM-3) District.

Staff Planner: Tulili Tuiteleleapaga-Howard
Recommendation: Approval with Conditions

- *4-e [ADJ 24077](#) **BOA24-00635 - "Red Mountain Storage Expansion" (District 5).** 5612 East McDowell Road. Located west of Recker Road on the north side of McDowell Road. Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for the expansion of a mini-storage facility within the Light Industrial (LI) District.

Staff Planner: Chloe Durfee Daniel
Recommendation: Continue to November 6, 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.