

Mesa Council Chambers Lower Level – 57 E 1st St

Date: April 6, 2022 Time: 5:30 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

(*Boardmembers and staff participated in the meeting through the use of audio conference equipment)

STAFF PRESENT:

Michelle Dahlke
Josh Grandlienard
Jennifer Merrill
Alexis Jacobs

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner declared a quorum present, and the Public Hearing was called to order at 5:30 p.m.

2 Take action on all Consent Agenda items.

A motion to approve the Consent Agenda was made by Boardmember Gunderson as read by Vice Chair Lynam and seconded by Boardmember Reed.

Items on the Consent Agenda

3 Approval of the following minutes from previous meeting:

***3-a Minutes from March 2, 2022 Study Session and Public Hearing.**

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner-Lynam-Gunderson-Jones-Reed-Glover-Hoffman

NAYS – None

ABSENT – None

ABSTAINED – None

4 Take action on the following cases:

***4-a Case No.: BOA21-01213 (Continued to April 6, 2022)**

Location: District 4. 1155 E. Emerald Ave

Subject: Requesting a Development Incentive Permit (DIP) to allow from certain development standards for an office building in the Office Commercial (OC) District.

Decision: Continued to April 6, 2022

Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to continue case BOA21-01213 was made by Boardmember Jones as read by Boardmember Gunderson and seconded by Boardmember Reed.

Consent Agenda Approved

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner-Lynam-Gunderson-Jones-Reed-Glover-Hoffman

NAYS – None

ABSENT – None

ABSTAINED – None

- *4-b Case No.: BOA22-00006 (Approved with Conditions)**
- Location: District 4. 1500 East Dana Avenue (north side) Located east of South Barkley on the south side of East Main Street.
- Subject: Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for the expansion of an existing Multiple Residence in the Multiple Residence 2 (RM-2) District.
- Decision: Approved with Conditions
- Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-00006 was made by Boardmember Gunderson as read by Vice Chair Lynam, with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Reed to approve the following conditions:

1. Compliance with the final site plan and landscape plan as submitted.
2. Compliance with all City Development Codes and regulations, except as identified in Table 1 of this report.
3. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.

The Board's decision is based upon the following Findings of Fact:

- A. The site is zoned RM-2, and the existing multiple residence was developed in the mid 1960's.
- B. The subject site does not meet current MZO development standards and is therefore legal non-conforming.
- C. Full compliance with current MZO would require significant alterations to the site including demolition of the existing structure and alterations to the on-site circulation and parking.
- D. Improvements to the existing site include landscape improvements around the perimeter or the site and within the parking field, providing for solid waste disposal, and providing for usable open space for all residences of the property.
- E. The modifications requested along with the proposed improvements are consistent with the degree of change requested to improve the site and to bring the site into a closer degree of conformance with current MZO standards.
- F. The proposed improvements will not create any new non-conformities.
- G. The proposed improvements will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.

Consent Agenda Approved

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner-Lynam-Gunderson-Jones-Reed-Glover-Hoffman

NAYS – None

ABSENT – None

ABSTAINED – None

- *4-c Case No.: BOA21- BOA22-00195 (Approved with Conditions)**
Location: District 4. 149 South Macdonald.
Subject: Requesting variances to the Form Based Code Building Form Standards, Building Type Standards and Private Frontage Standards, to allow a Multiple Residence Development in the T5 Main Street Flex (T5MSF) Transect Zone.
Decision: Approved with Conditions
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-00195 was made by Boardmember Gunderson as read by Vice Chair Lynam, with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Reed to approve the following conditions:

1. Compliance with the site plan and Building 6 elevations submitted.
2. Compliance with all City development codes and regulations, except as modified by the variance requests listed in Table 1 of this report.
3. Compliance with all conditions of the zoning clearance ADM22-00195.
4. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
5. Prior to the submittal of a building permit, submit and obtain approval from the City of Mesa for a Zoning Clearance for compliance with the Form Based Code.
6. Prior to issuance of building permits, record a subdivision plat in compliance with all requirements of the Subdivision Regulations.

The Board's decision is based upon the following Findings of Fact:

- A. There are special circumstances, including a Development Agreement (and amendments), and the existing shape and size of the site, which pose challenges to the developer to fully conform to all requirements of the Form-Based Code.
- B. The strict application of the MZO will deprive the property of privileges enjoyed by other properties of the same classification in the same zoning district.
- C. The approval of the variances will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the form-based code zoned district.

Consent Agenda Approved

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner-Lynam-Gunderson-Jones-Reed-Glover-Hoffman

NAYS – None

ABSENT – None

ABSTAINED – None

- *4-d Case No.: BOA22-00200 (Approved with Conditions)**
Location: District 6. 7215 South Ellsworth Road
Subject: Requesting a Special Use Permit (SUP) to allow a Comprehensive Sign Plan (CSP) for a convenience store with associated fuel station and car wash.
Decision: Approved with Conditions
Summary: This item was on the consent agenda and not discussed on an individual basis

A motion to approve case BOA22-00200 was made by Boardmember Gunderson as read by Vice Chair Lynam, with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Reed to approve the following conditions:

1. Compliance with the sign plan documents submitted.
2. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
3. All signage to be reviewed and approved through a separate permit application.

The Board's decision is based upon the following Findings of Fact:

- A. The Cobblestone development has reduced visibility from Ellsworth Road due to the 70-foot setback and the 50 MPH speed limit of the vehicles traveling on the roadway.
- B. The Cobblestone development offers multiple services: a car wash, a convenience store, and a gas station.
- C. The proposed CSP provides increases to attached sign quantities and sign area to adequately advertise the multiple services offered.
- D. The CSP specifies design guidelines for the lighting, materials and craftsmanship for the proposed signs, which integrate with the building architecture.
- E. The Cobblestone development is located in the LI District, within the 2040 General Plan character area designations of Employment. It is also within the Logistics and Commerce District of the Gateway Strategic Development Plan.
- F. The proposed CSP advances the goals and objectives of the of the General Plan and character areas by authorizing an increase to attached signage that will increase visibility to the services offered by this business along a busy roadway.
- G. The car wash, convenience store and gas station uses, and the associated CSP, are consistent with purpose of the LI District, and the Employment character area of the General Plan and the Logistics and Commerce District of the Gateway Strategic Development Plan.
- H. The proposed CSP will not be injurious or detrimental to the surrounding properties.

Consent Agenda Approved

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Wagner-Lynam-Gunderson-Jones-Reed-Glover-Hoffman

NAYS – None

ABSENT – None

ABSTAINED – None

Items not on the Consent Agenda

5 Take action on the following case: None

6 Items from citizens present: None

7 Adjournment.

Boardmember Glover moved to adjourn the Public Hearing and was seconded by Boardmember Hoffman. Without objection, the Public Hearing was adjourned at 5:37 p.m.

Respectfully submitted,

Michelle Dahlke

Michelle Dahlke,
On behalf of Zoning Administrator (Dr. Nana Appiah)