

**Mesa Council Chambers Lower Level – 57 E 1<sup>st</sup> St**

**Date: February 1, 2023 Time: 5:00 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:**

Evan Balmer  
Chloe Durfee Daniel  
Emily Johnson  
Alexis Jacobs

**OTHERS PRESENT:**

**1 Call meeting to order.**

Chair Wagner declared a quorum present and the Study Session was called to order at 5:00 p.m.

**2 Staff Update: None**

**3 Review and discuss items listed on the Public Hearing agenda for February 1, 2023.**

**\*3-a Staff member Chloe Durfee Daniel presented case BOA22-00950 to the Board.**

See attached presentation.

Boardmember Gunderson stated that the same gym is located nearby on McKellips that is referenced in the parking study and it seems it often doesn't have enough parking. So for clarification on the parking reduction request, if it isn't approved is there another way to provide the number of parking spots needed for this use.

Staff member Evan Balmer responded that the location on McKellips has a lot of other uses in the center that have high parking count requirements. Staff is working through some solutions for that location, but does not have the same concerns at this specific location given the size of the center and the existing uses.

**\*3-b Staff member Chloe Durfee Daniel presented case BOA22-00951 to the Board.**

See attached presentation.

**\*3-c Staff member Emily Johnson presented case BOA22-01222 to the Board.**

See attached presentation

City of Mesa - Board of Adjustment – February 1, 2023  
Study Session Minutes

**4 Adjournment.**

Vice Chair Lynam moved to adjourn the Study Session and was seconded by Boardmember Hoffman. Without objection, the Study Session was adjourned at 5:26 p.m.

Respectfully submitted,

Evan Balmer,  
On behalf of Zoning Administrator (Mary Kopaskie-Brown)



# BOA22-00950



# Request

- Substantial Conformance Improvement Permit (SCIP)
- Special Use Permit
  - Parking reduction
- Special Use Permit
  - To allow a large-scale commercial recreation facility in the LC district

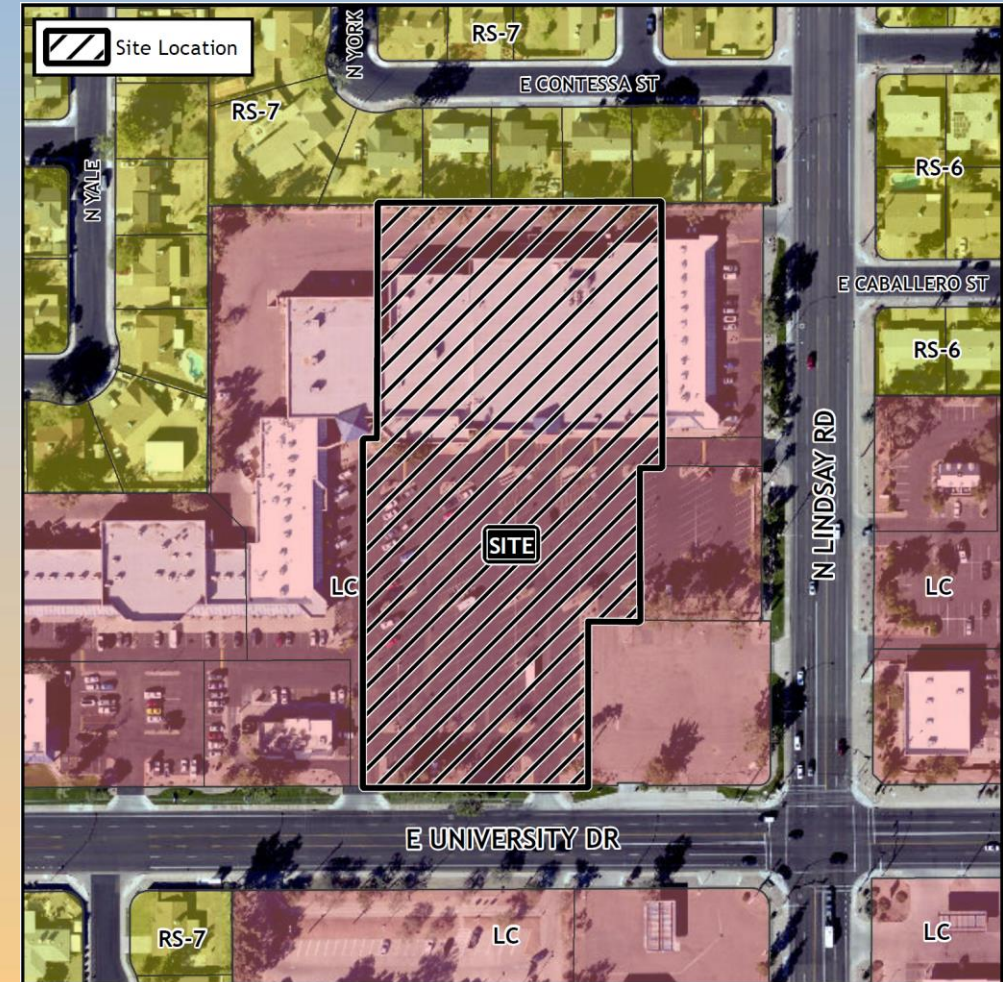






# Location

- North of East University Drive
- West of North Lindsay Road

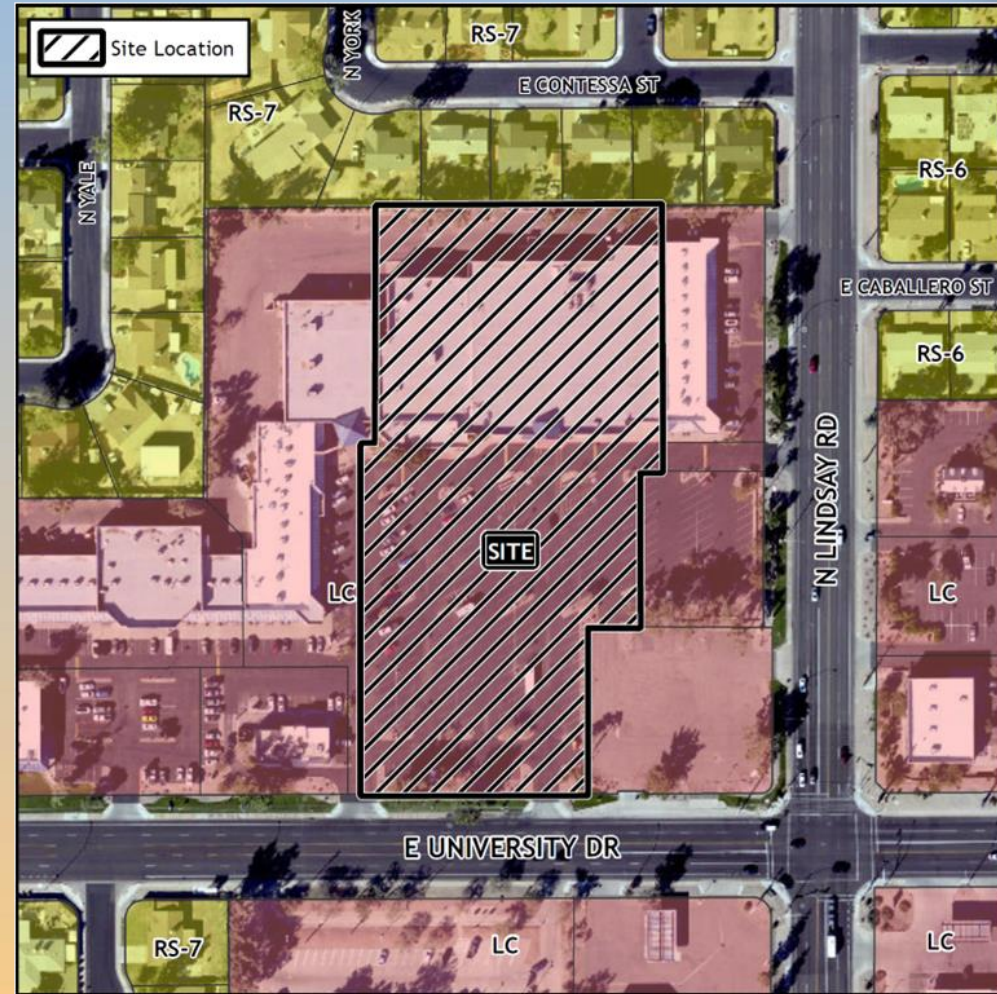






# Zoning

- Limited Commercial
  - Large Scale Commercial Recreation allowed with a SUP



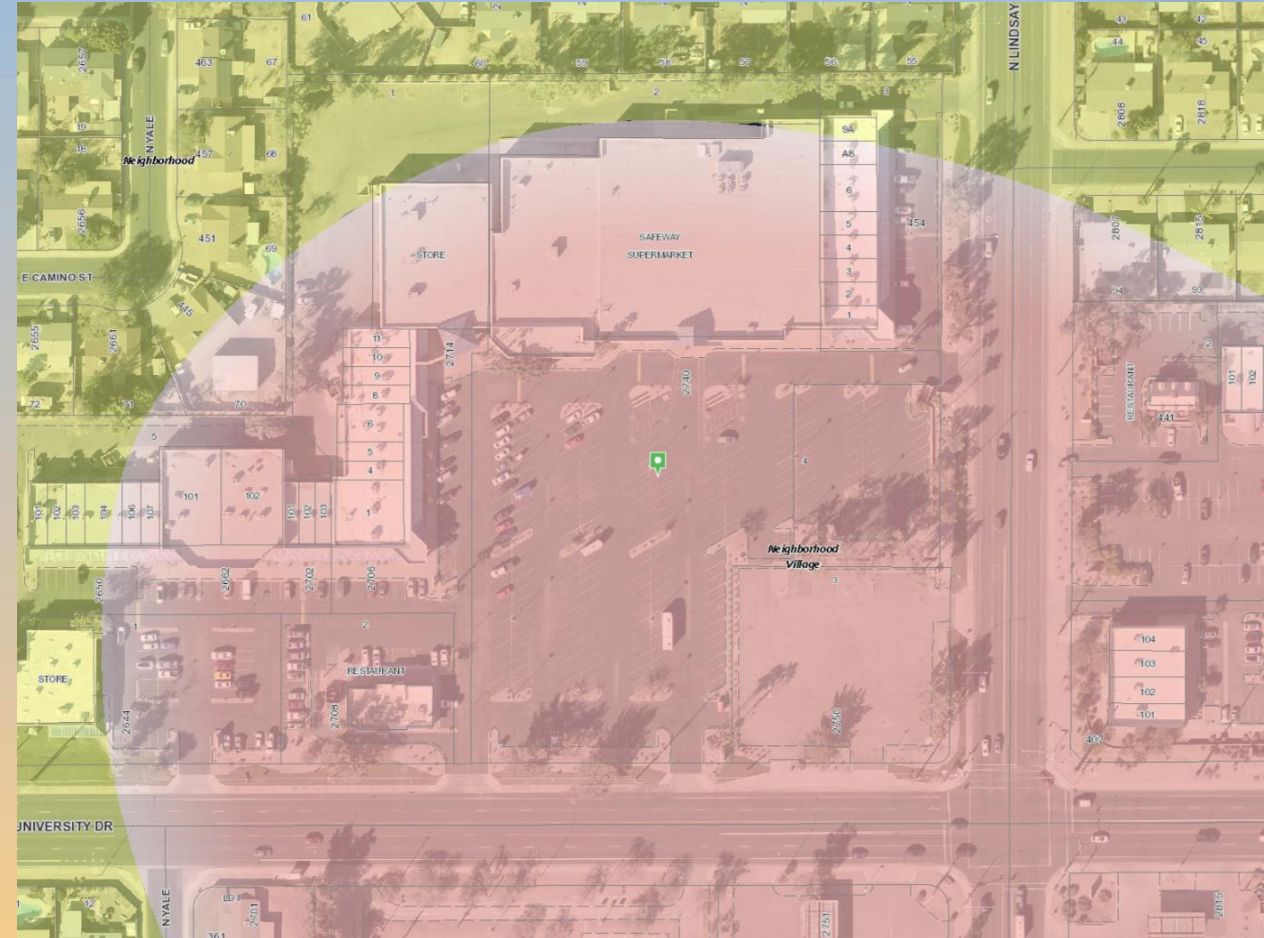




# General Plan

## Neighborhood / Neighborhood Village

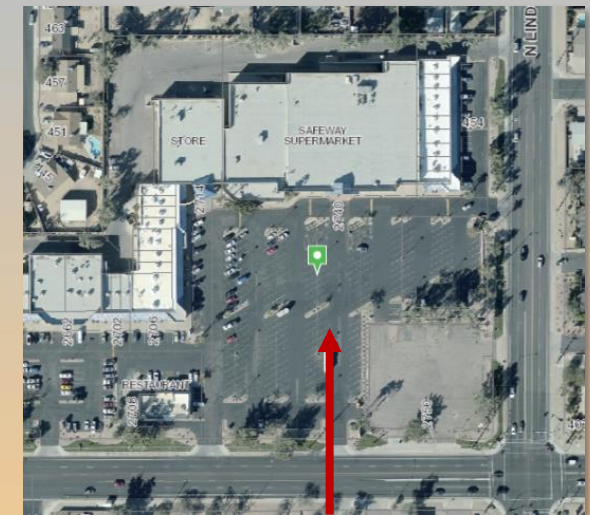
- Provide safe place for people to live and enjoy their surrounding community
- Provide shopping and service needs for surrounding community







# Site Photos

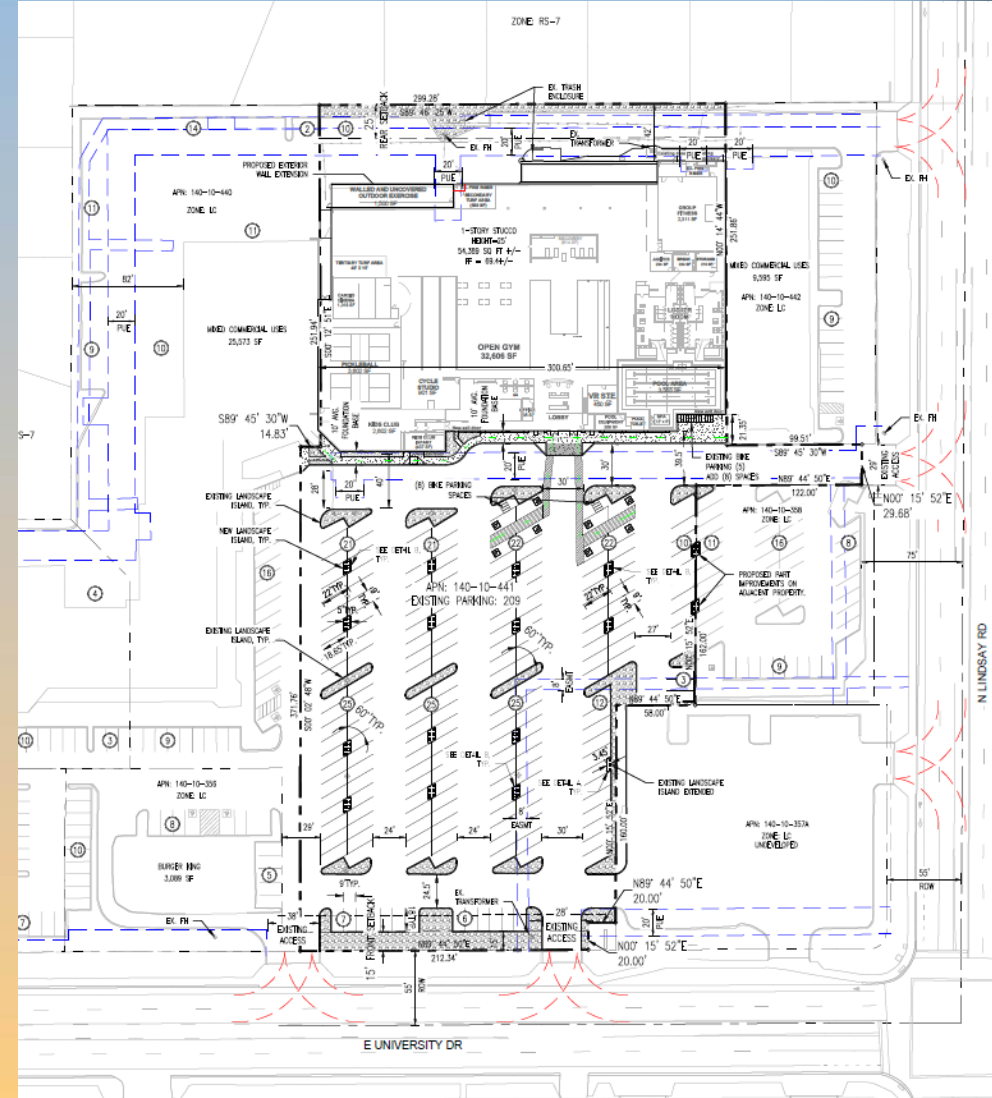


Looking north from University Drive



# Site Plan

- No changes to the site except:
  - Landscape islands
  - Additional landscaping







# Landscape Plan

LOT AREA: 177,080 SF (4.07 AC)  
BUILDING FOOTPRINT: 54,389 SF  
SITE LANDSCAPE AREA: 10,737 SF, apprx.  
6% of lot area  
PARKING LOT LANDSCAPE AREA: 8,552 SF, apprx.  
10% of parking lot area

## PLANT SCHEDULE

SYM.	SPECIES	MIN. SIZE	QTY.
<b>TREES</b>			
			<b>TOTAL</b>
	EXISTING TREES TO REMAIN	GREATER THAN 36" BOX SIZE	25

	CERCIDIUM MICROPHYLLUM FOOTHILL PALO VERDE	24" BOX MULTI-TRUNK 4" CALIPER	13
	ULMUS PARVIFOLIA CHINESE ELM	24" BOX MULTI-TRUNK 4" CALIPER	17

	EXISTING PALMS TO REMAIN	GREATER THAN 36" BOX SIZE	13
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SYM.	SPECIES	MIN. SIZE	QTY.
<b>SHRUBS</b>			
			<b>TOTAL</b>

	EXISTING SHRUBS TO REMAIN	GREATER THAN 5 GAL	133
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	EREMOPHILA HYGROPHANA BLUEBELLS	5 GAL	59
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	TECOMA STANS 'BELLS OF FIRE' BELLS OF FIRE	5 GAL	3
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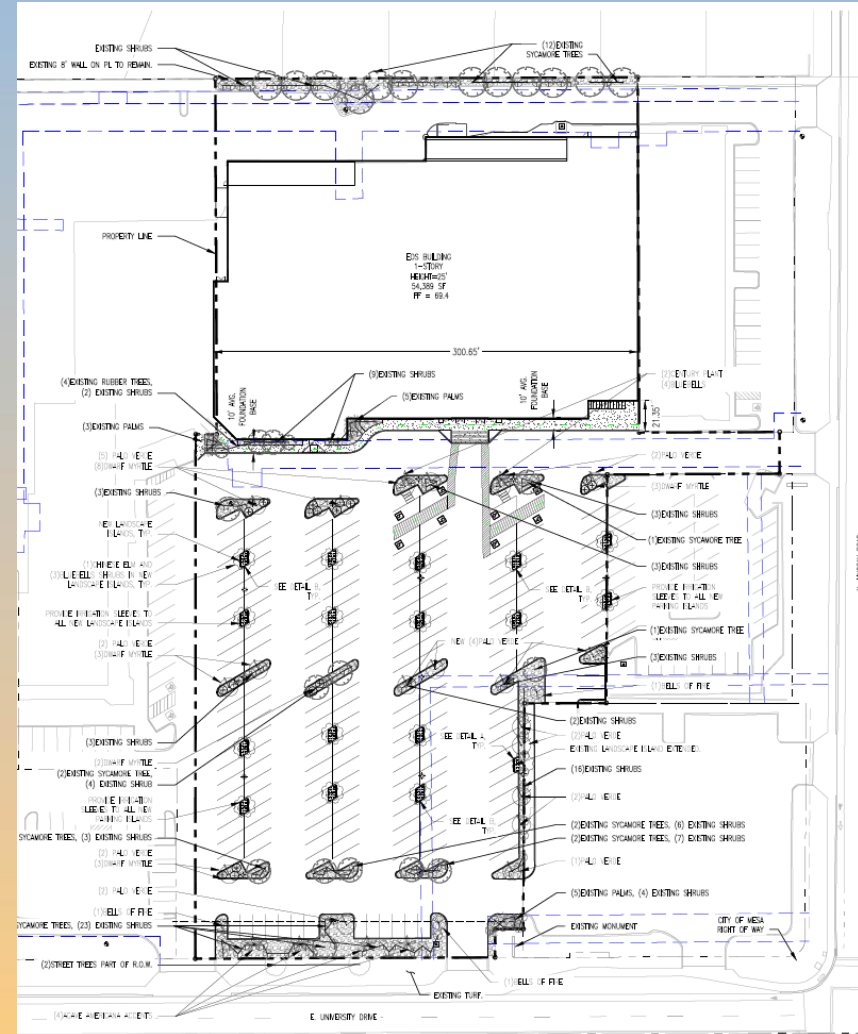
	MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE	5 GAL	19
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SYM.	SPECIES	MIN. SIZE	QTY.
<b>CACTI/ACCENTS/MULCH</b>			
			<b>TOTAL</b>

	AGAVE AMERICANA CENTURY PLANT	5 GAL	6
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	EXISTING DECOMPOSED GRANITE		
	PROPOSED DECOMPOSED GRANITE		

**NOTE:**  
1. PLANT QUANTITIES ARE PROVIDED FOR REVIEWER'S CONVENIENCE ONLY.  
2. CONTRACTOR TO VERIFY THE EXISTING PLANTING CONDITIONS AND PROPOSED PLANT LOCATIONS.  
3. PROVIDE/SALVAGE ALL NEW AND EXISTING PLANTING AREAS WITH DECOMPOSED GRANITE SPECIFICATIONS TO MATCH WITH THE EXISTING/SALVAGED DECOMPOSED GRANITE.





# Front Elevation







# Substantial Conformance Improvement Permit

## Section 11-73-3: SCIP Required Findings



The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:



The demolition or reconstruction of existing buildings or other significant structures (except signs); or



The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.



The creation of new non-conforming conditions.



The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.



# Special Use Permit: Parking Reduction

## Section 11-70-5(E): Special Use Permit Required Findings



#1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;



#2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;



#3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and



#4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



# Special Use Permit: Large-Scale Recreation

## Section 11-70-5(E): Special Use Permit Required Findings



#1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;



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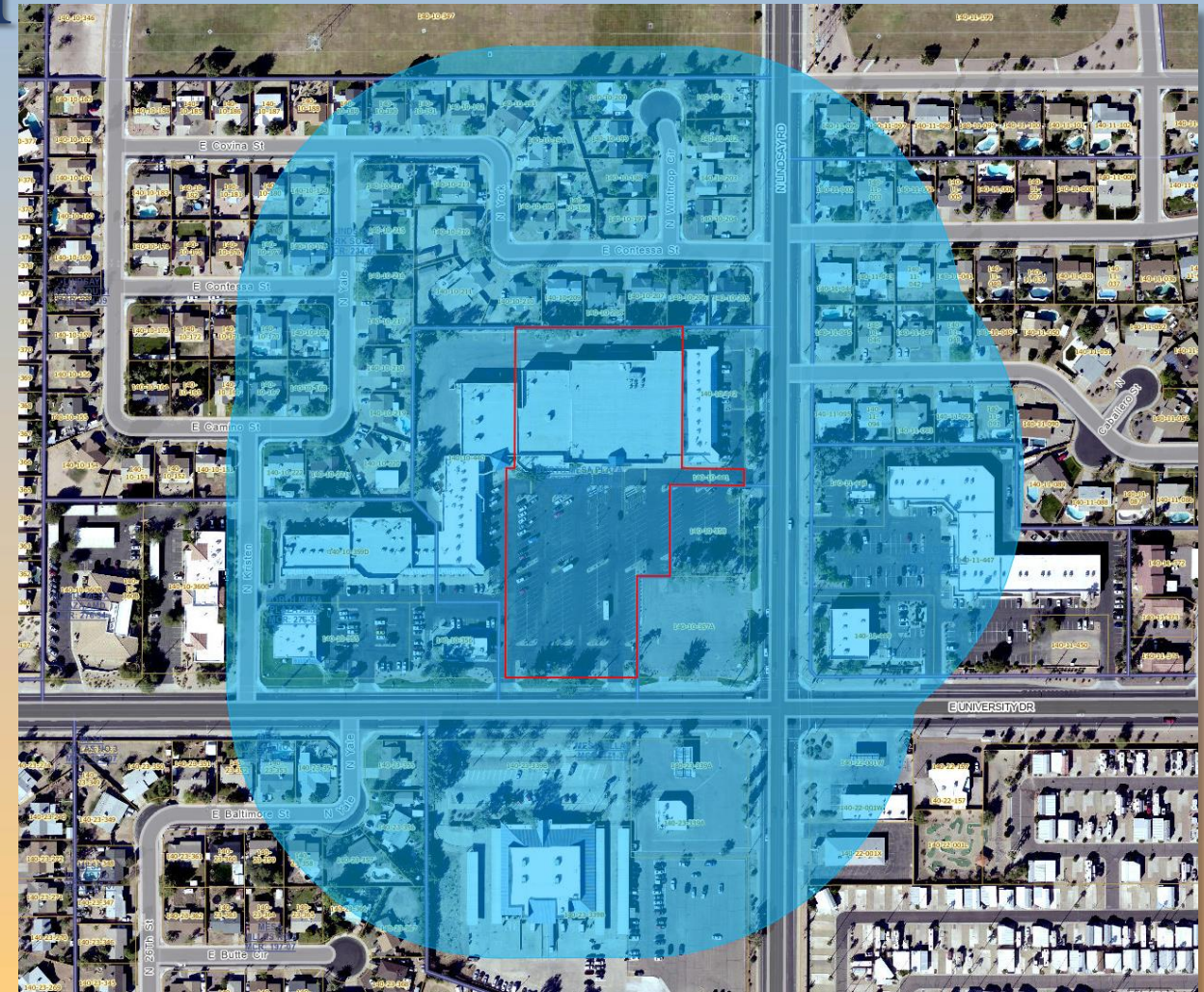
#4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project





# Citizen Participation

- Notified property owners within 500 feet
- Several neighbors have reached out and are very excited







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 73 of the MZO for a Substantial Conformance Improvement Permit
- ✓ Complies with review criteria in Chapter 70 of the MZO for two Special Use Permits

***Staff recommends Approval with Conditions***

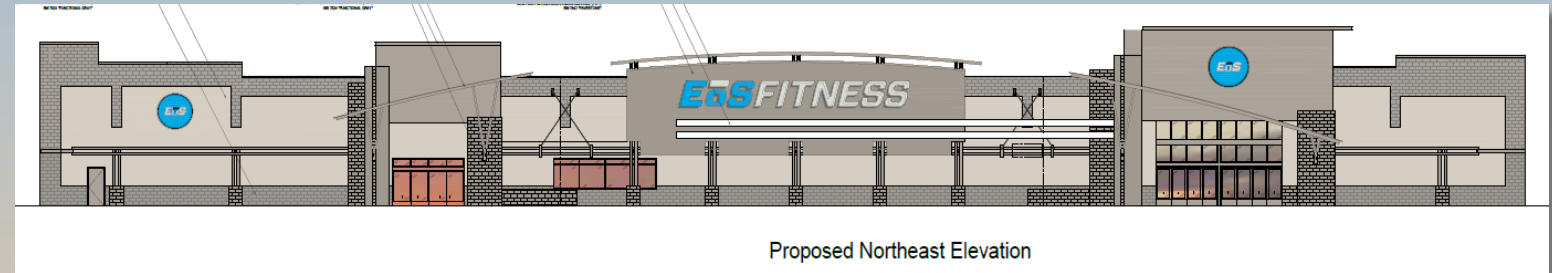


# BOA22-00951



# Request

- Substantial Conformance Improvement Permit (SCIP)
- Special Use Permit
  - Parking reduction
- Special Use Permit
  - To allow a large-scale commercial recreation facility in the LC district

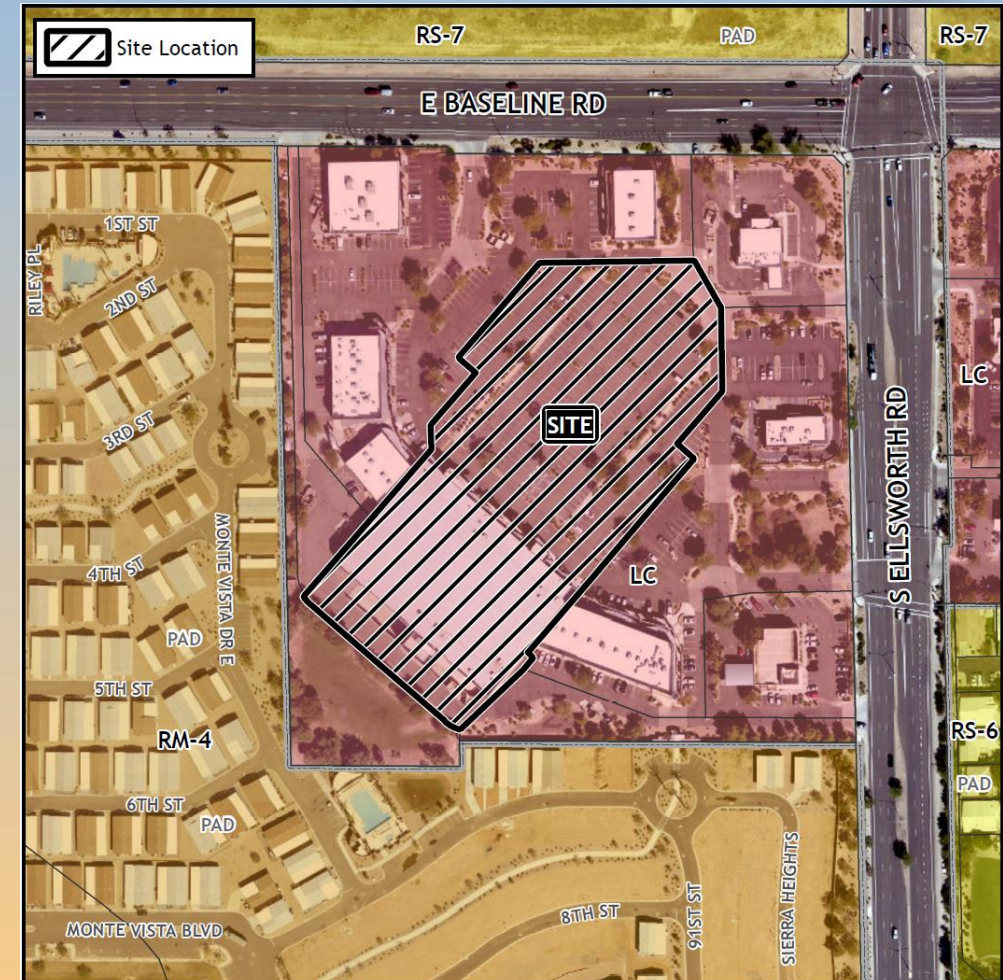






# Location

- South of East Baseline Road
- West of South Ellsworth Road

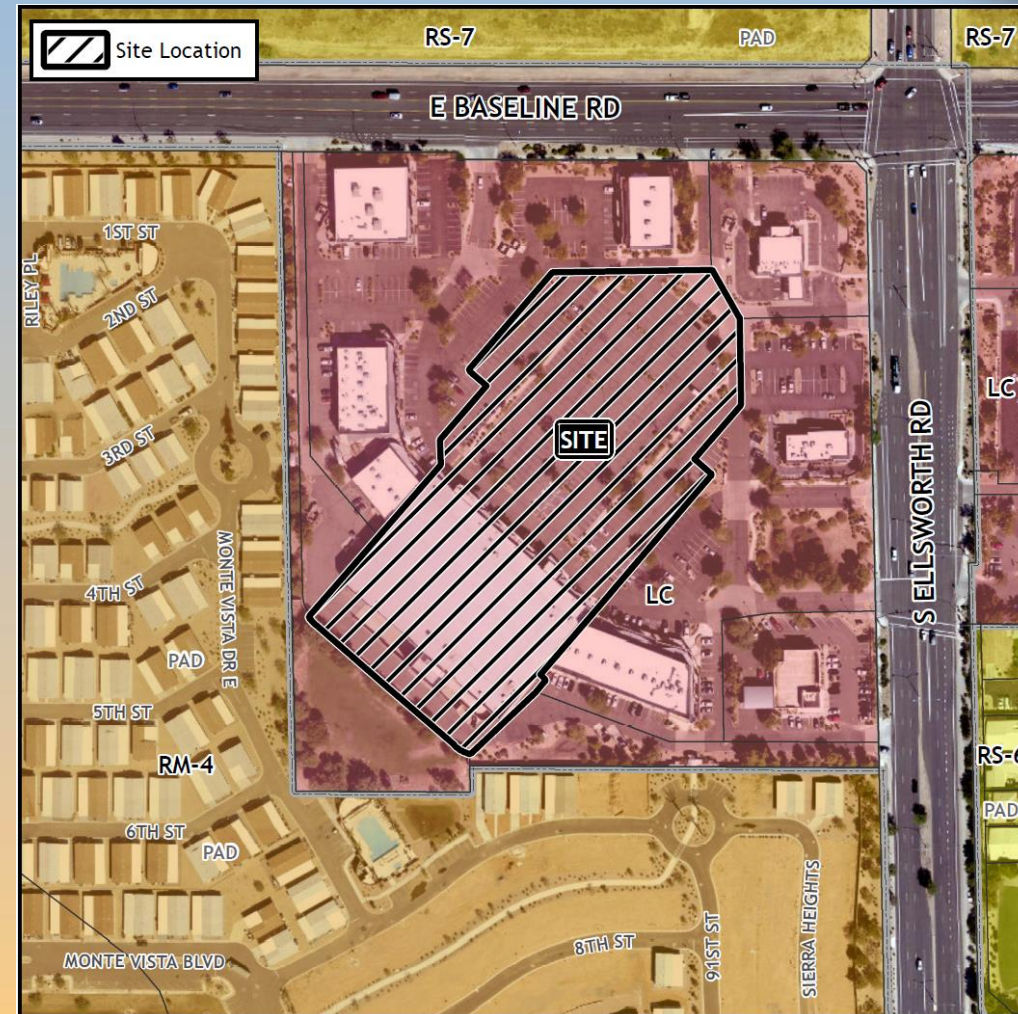






# Zoning

- Limited Commercial
  - Large Scale Commercial
- Recreation allowed with a SUP



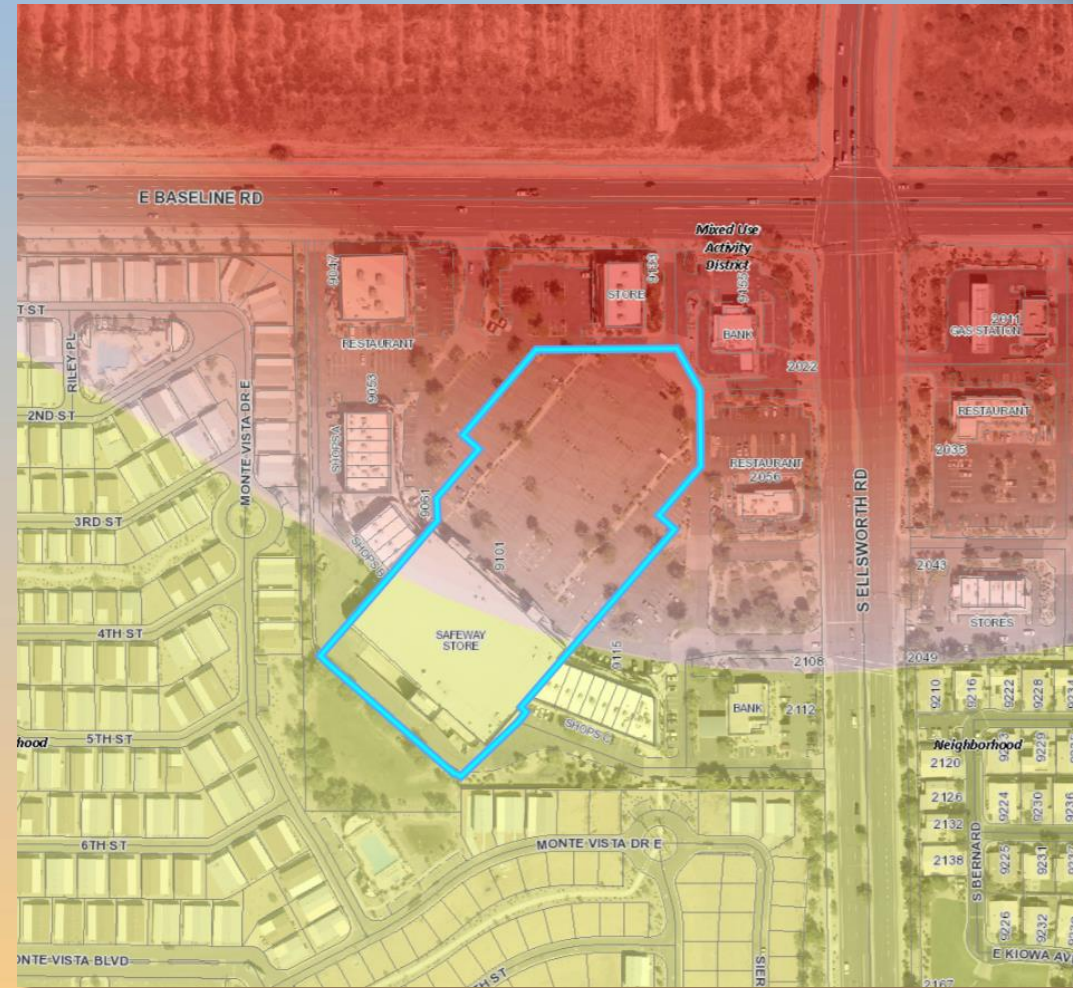




# General Plan

## Neighborhood / Mixed Use Activity District

- Provide safe place for people to live and enjoy their surrounding community
- Provide strong centers for commercial activity for shopping and entertainment







# Site Photos



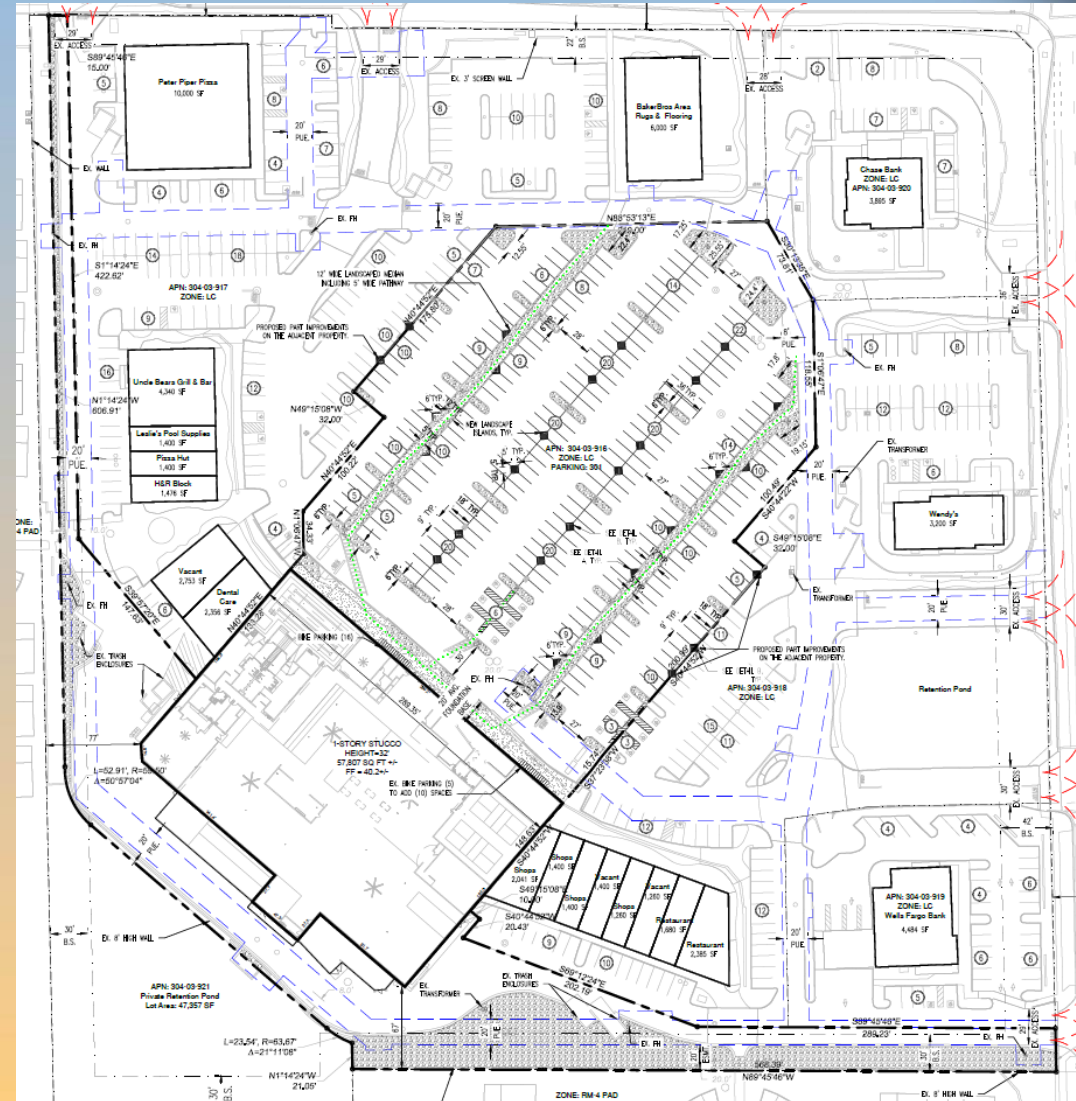
Looking southwest from Baseline Road





# Site Plan

- No changes to the site except:
  - Landscape islands
  - Additional landscaping











# Landscape Plan

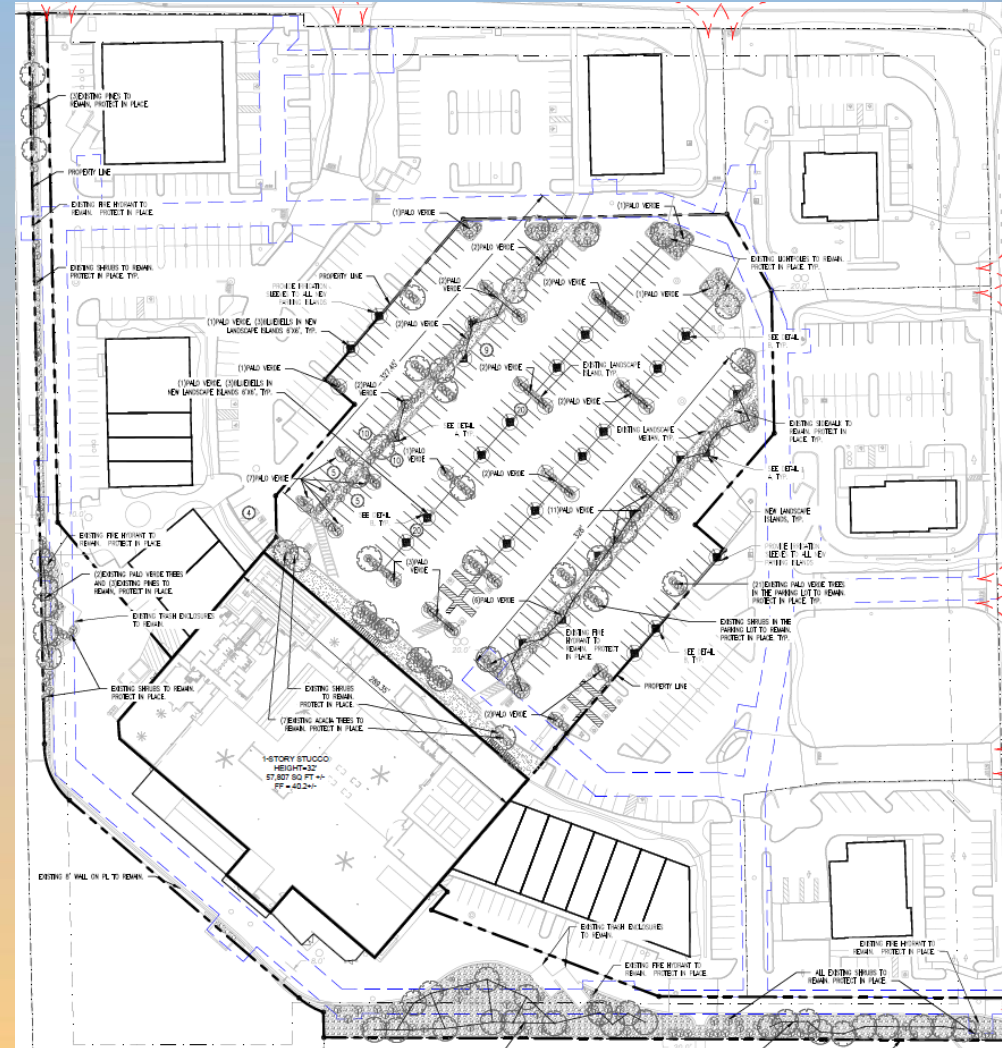
LOT AREA: 254,923 SF (4.07 AC)  
BUILDING FOOTPRINT: 57,807 SF  
SITE LANDSCAPE AREA: 30,092 SF, apprx.  
12% of lot area  
PARKING LOT LANDSCAPE AREA: 10,315 SF, apprx.  
9% of parking lot area

## PLANT SCHEDULE

SYM.	SPECIES	MIN. SIZE	QTY.
TREES			TOTAL
	EXISTING TREES (PALO VERDE, ACACIA, AND PINES) TO REMAIN	GREATER THAN 36" BOX SIZE	60
	CERCIIDIUM MICROPHYLLUM FOOTHILL PALO VERDE	24" BOX MULTI-TRUNK 4" CALIPER	67
SHRUBS			TOTAL
	EXISTING SHRUBS TO REMAIN	GREATER THAN 5 GAL	332
	EREMOPHILA HYDROPHANA BLUEBELLS	5 GAL	51
	EXISTING DECOMPOSED GRANITE		
	PROPOSED DECOMPOSED GRANITE		

### NOTE:

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# Front Elevation



Proposed Northeast Elevation





# Substantial Conformance Improvement Permit

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# Special Use Permit: Large-Scale Recreation

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#4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



# Special Use Permit: Parking Reduction

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# Citizen Participation

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# Findings

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- ✓ Criteria in Chapter 73 of the MZO for a Substantial Conformance Improvement Permit
- ✓ Complies with review criteria in Chapter 70 of the MZO for two Special Use Permits

***Staff recommends Approval with Conditions***





# BOA22-01222

Emily Johnson, Planner I

February 1, 2023



# Request

- Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP)

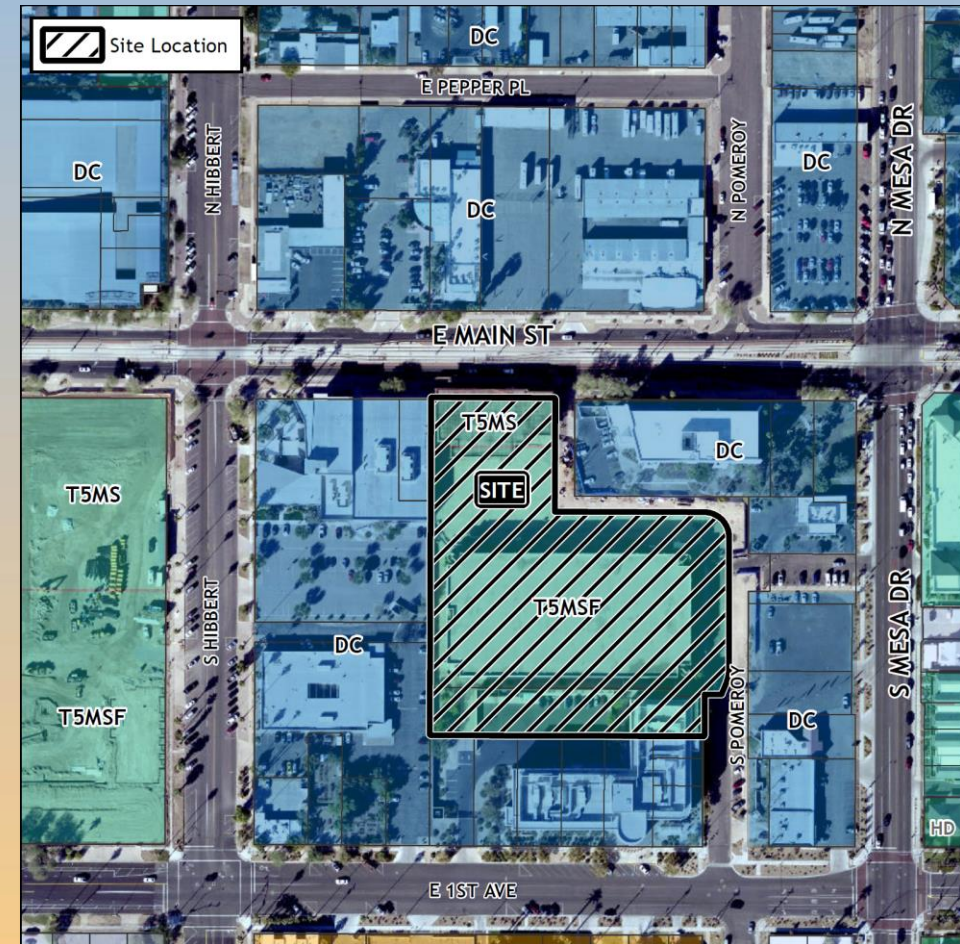






# Location

- West of South Mesa Drive
- South of East Main Street







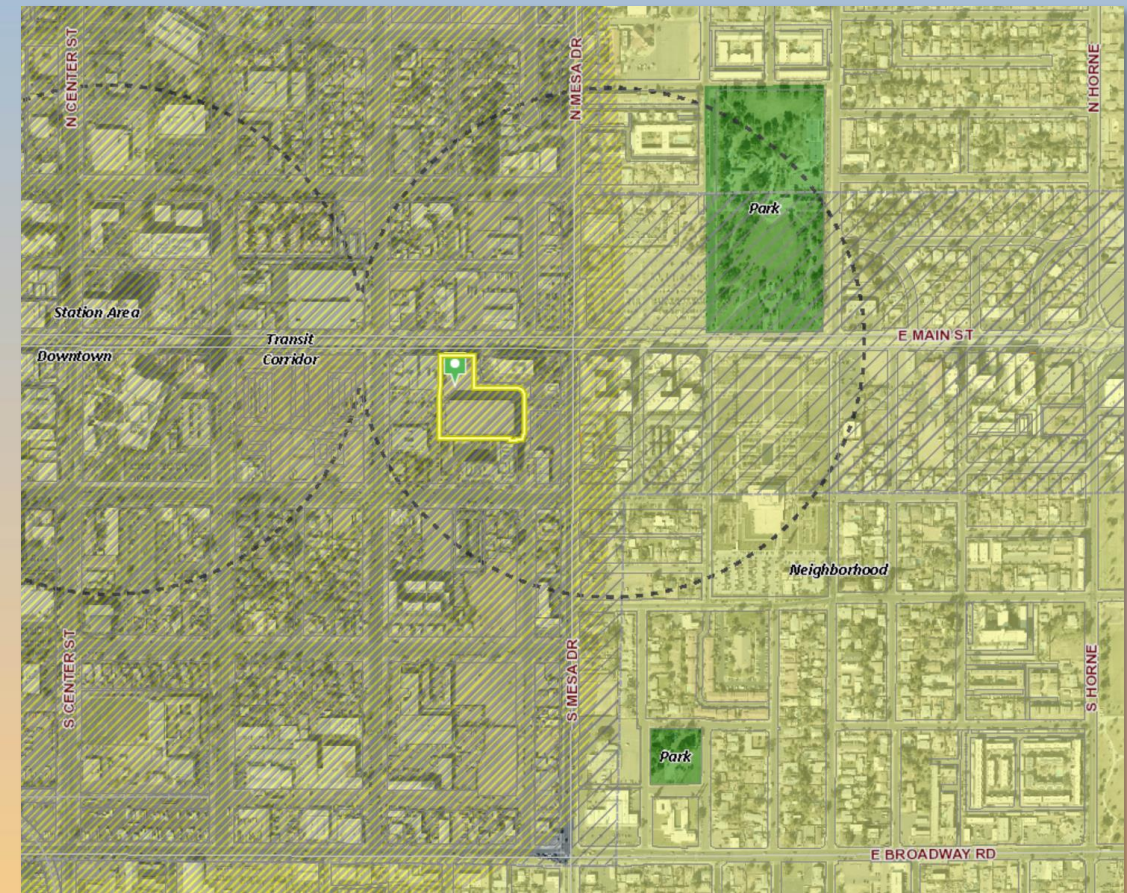
# General Plan

## Downtown Transit Corridor / Station Area

- Pedestrian oriented environments with a lot of activity

## Central Main Street Area Plan

- Create memorable places of today and the historic districts of tomorrow

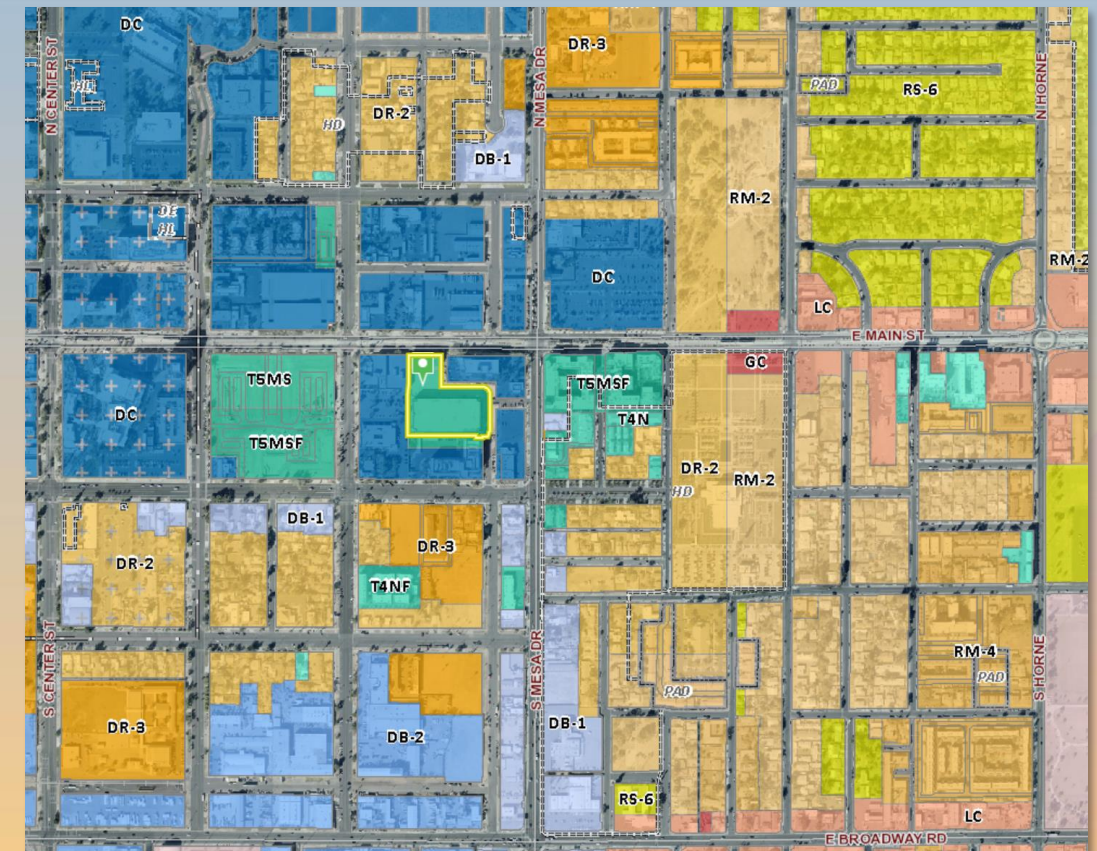






# Zoning

- T5 Main Street (T5MS) and T5 Main Street Flex (T5MSF)







# Site Photos



Looking south towards the site



Looking southwest towards the site





# Proposed CSP

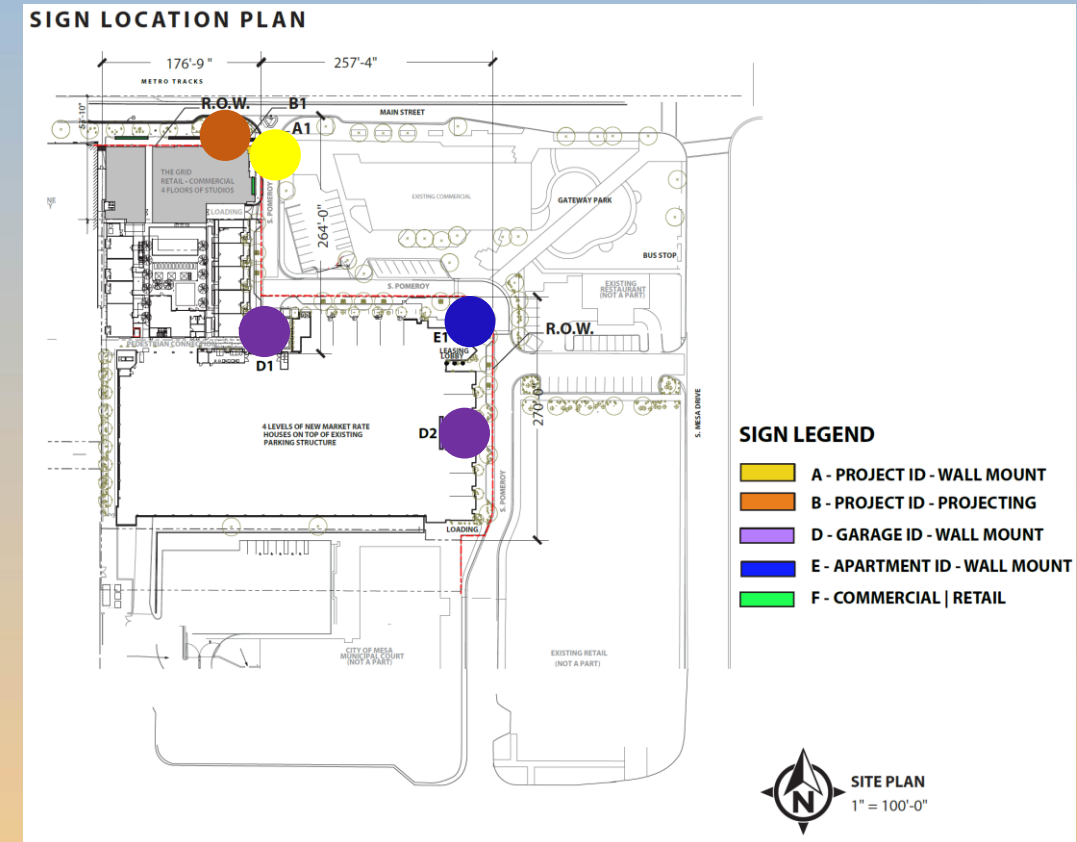




# Proposed CSP

## Project Identity Signage:

- Allow increase in number of wall signs
- Allow increase in projecting sign area and distance projected from the face of the building



Sign Location Plan





# Project Identity Signage

## THE GRID PROJECT IDENTITY SIGNAGE MATRIX

Table 11-43-3-F / Attached Permanent Sign allowance per development

CURRENT MESA CODE - Table 11-43-3(F)				THE GRID REQUEST					
Sign Type	Maximum # Of Signs	Max. Sign Area	Height / Length	Sign Type\ Name		Signage Purpose	Max. # of Signs	Max. Sign Area	Max. Sign Height
WALL SIGNS (MULTI-OCCUPANCY)	1 per street frontage - 4	1 sf of sign area per linear foot of street frontage up to a max of 30 sf - 120 sf	50% of building length  No higher than 4 ft below top of building or 25' from grade whichever is less	A	CORNER PROJECT ID (Wall Sign)	Project logo integrated into metal panel fascia wrapping the Cornerstone of the building	2	24 sf each on North and East Elevations	14'to top
				D1	GARAGE ENTRY SIGNAGE (Wall Sign)	Project Identification of garage entry	2	14.75 on each North and East entries	14'to top
				D2	GARAGE ENTRY GRAPHICS	Covers the open areas of the 3 story garage with color and graphics.		NA	NA
				E	APARTMENT IDENTIFICATION (Wall Sign)	Project logo integrated with store front type signage and graphics for the leasing office and lobby	1	24 sf for	14'to top
PROJECTING SIGN	1 per street frontage and one per alley frontage	1 sf of sign area per linear foot of street frontage, up to a max of 36 sf	Minimum of 8 ft above pedestrian sidewalk, or 14' from vehicular drive	B	PROJECT IDENTIFICATION PROJECTING SIGN	Double faced projecting sign for vehicular identification for east and west bound Main Street approach	1	120 sf	Max 7ft off wall T.O. Sign - 64' from grade set behind the 2nd floor overhang
WINDOW SIGN	NA	30% of window area	NA	E	WINDOW SIGNS	Apartment window graphics: address; leasing contact information (phone number or website); leasing hours of operation; fun graphics	NA	30% of window area	NA
PROJECT IDENTITY TOTAL SF	5						6	251	

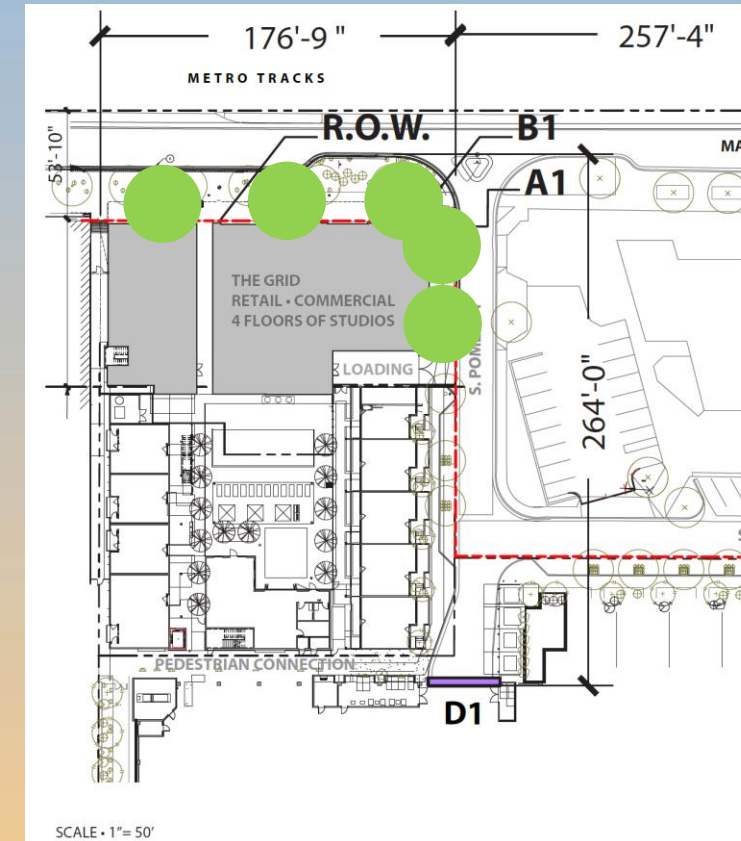
The projects' street frontage calculations for overall aggregate square footage allowances is 710.



# Proposed CSP

## Tenant Identification Signage:

- Allow increase in maximum sign area for hanging, projecting, and outdoor display case signs
- Allow increase in maximum height placement for wall and hanging signs



Sign Location Plan –  
North Building





# Tenant Identification Signage

SIGN TYPE	CURRENT MESA CODE - Table 11-43-3(F)		THE GRID SIGNAGE REQUEST		SIGNAGE SOLUTIONS WITHIN SPECIFIED TYPE
	Max Qty	Max. Sign Area   Placement	Max Qty	Max. Sign Area   Placement	
<b>WALL SIGNS</b>	1 per street	1 sq. ft. of sign area per linear foot of street frontage up to a max of 30 sq. ft.  No higher than 4-ft below top of building or 25-ft from grade, whichever is less	1 per street per entity	1 sq. ft. of sign area per each linear foot of street frontage per business  Maximum letter height of 60"  Within the tenants leased space on the first or second floors. Second floor office space maximum height on building at 32'-0".	Individual Letters Splash Signs / Custom raceways Marquee Sign Canopy Sign ( <i>Standing (ledge application), Fascia, Suspended</i> )
<b>AWNING</b>	1 per street	1 sq. ft. of sign area per linear foot of awning - maximum of 50% of awning Non-Illuminated	1 per street per entity	1 sq. ft. of sign area per linear foot of awning - maximum of 50% of awning  No higher than ceiling of the canopy and no lower than 8'-0" from grade  Can be illuminated	Letters on a Canopy Printing on Fabric
<b>HANGING SIGN</b>	1 per street	10 sf at a max height of 10 ft from finished floor/sidewalk	1 per entry point	12 sf at a max height of 16 ft from finished floor/sidewalk  Walkway area is much wider higher than standard downtown "colonnade/arcades" and will look out of proportion with architecture.	Shingle /Arcade that is suspended under a covered walkway or awning along Main Street or S. Pomeroy
<b>PROJECTING SIGN</b>	1 per street	1 sq. ft. of sign area per linear foot of street frontage up to a max of 36 sq. ft. Minimum clearance from sidewalk of 8'-0" Based	1 per street per entity	1 sq. ft. of sign area per linear foot of street frontage up to a max of 45 sq. ft. Minimum clearance from sidewalk of 8'-0"	<i>(Shingle / Arcade / Blade that is Flag mounted from building facade along Main Street or S Pomeroy</i>
<b>WINDOW SIGN 1ST FLOOR</b>	1 per street	30% of window area	1 per street per entity	30% of window area Maximum letter height of 30" Must be proportional to space where it is located	Signs visible to the outside. Located in the storefront panels of glass.
<b>WINDOW SIGN 2ND FLOOR (OFFICE)</b>	1 per street	30% of window area	1 per street per entity	30% of window area Maximum letter height of 60" Must be proportional to space where it is located	Signs visible to the outside. Located in curtain wall of glass.

SIGN TYPE	CURRENT CODE		THE GRID SIGNAGE		DESIGN CRITERIA
	QTY	MAX SIGN AREA	QTY	MAX SIGN AREA	
<b>WINDOW SIGN - Clerestory</b>	NA	30%	NA	100% of 2" high windows above steel header	Clearstory applications may be visually interesting, lifestyle graphics that do not contain any logos, brand names or sales items.  "Modifier", inspirational type lettering/graphics can be used if does not compete with a wall sign which is installed on the 24" steel header panel.  Not counted against tenants aggregate square footage allowance Not an issue with security creates color and interest
<b>WINDOW SIGN - Storefront</b>	NA	30%	NA	30% of entire window area	Not counted against tenants aggregate square footage allowance  Suite information such as: number or address; tenant contact information (phone number or website); hours of operation; goods or services provided
<b>OUTDOOR DISPLAY CASE</b>	1	4 sf	1	8 sf	A sign consisting of a lockable metal or wood framed cabinet with a transparent window or windows, mounted onto a building wall or freestanding support.
<b>PORTABLE SIGN</b>					Allowed for first floor tenants only. Refer to MZO for portable signage allowed.

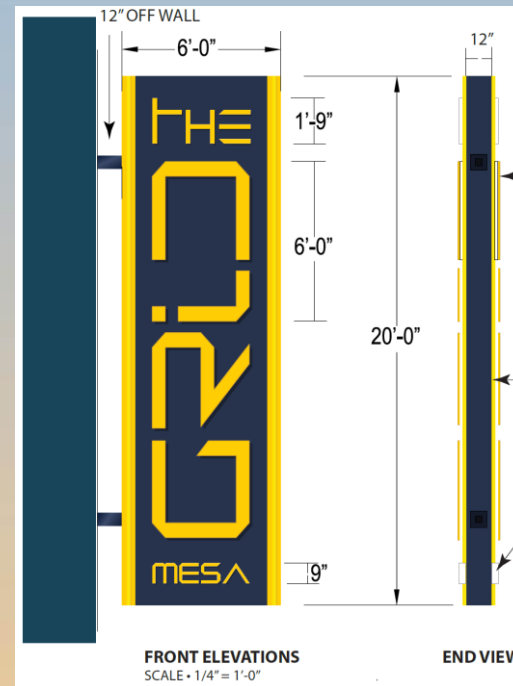
Tenant signage area limited to 1 sq. ft. per linear frontage



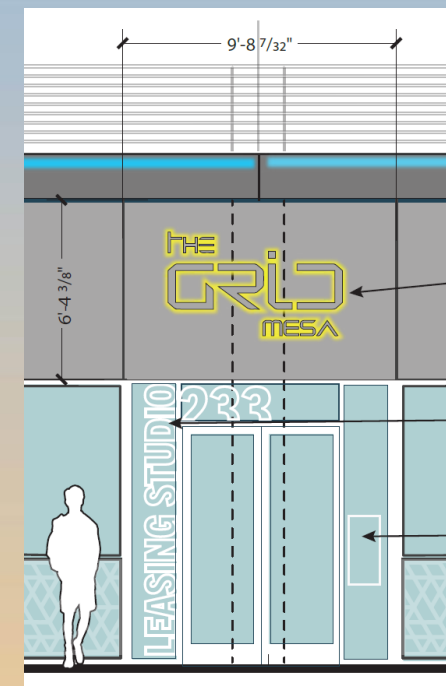
# Project Identity Signage Examples



A1 – Building  
Corner Project ID



B – Project ID  
Projecting Sign



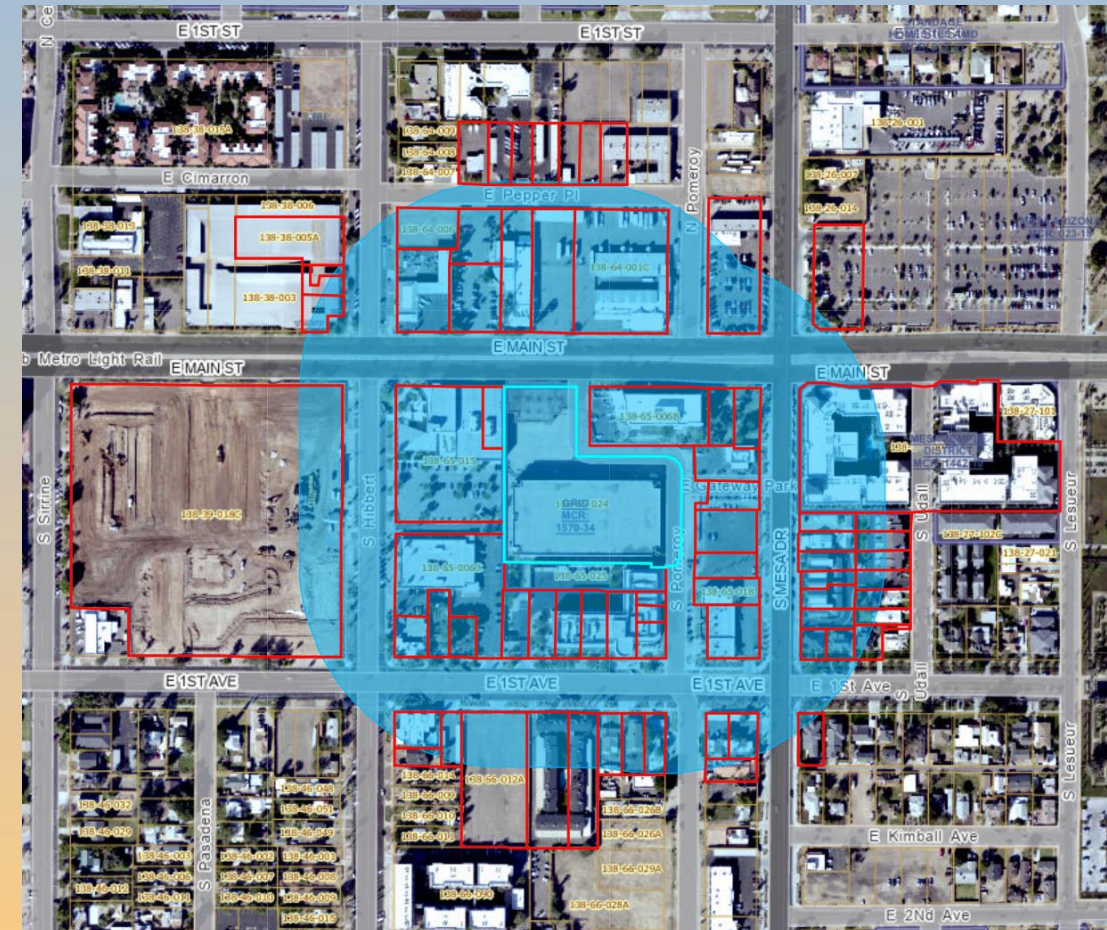
E – Apartment  
Branding/Identification





# Citizen Participation

- Notified property owners within 500 feet





# Approval Criteria

## Section 11-46-3.D CSP Criteria

- ✓ The site contains unique or unusual physical conditions that would limit or restrict normal sign visibility.
- ✓ The development exhibits unique characteristics of land use, that represent a clear variation from conventional development.
- ✓ The proposed signage incorporates special design features that reinforce or are integrated with the building architecture.





# Approval Criteria

## Section 11-70-5.E SUP Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



# Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Meets the CSP criteria of Section 11-46-3.D of the MZO
- ✓ Meets the SUP findings of Section 11-7-5.E of the MZO

***Staff recommends Approval with Conditions***