

Virtual Platform

Date: December 2, 2020 Time: 5:30 p.m.

**MEMBERS PRESENT:**

\*Chair Adam Gunderson  
\*Vice Chair Ken Rembold  
\*Boardmember Steve Curran  
\*Boardmember Kathy Tolman  
\*Boardmember Nicole Lynam  
\*Boardmember Alexis Wagner

**MEMBERS ABSENT:**

Boardmember Chris Jones

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

**STAFF PRESENT:**

Tom Ellsworth  
Rachel Prelog  
Wahid Alam  
Ryan McMann  
Chloe Durfee-Sherman

**OTHERS PRESENT:**

None

**1 Call meeting to order.**

Chair Gunderson declared a quorum present and the Public Hearing was called to order at 5:30 p.m. Boardmember Jones is absent.

**2 Take action on all Consent Agenda items.**

A motion to approve the Consent Agenda was made by Boardmember Wagner as read by Vice Chair Rembold and seconded by Boardmember Curran.

**Items on the Consent Agenda**

**3 Approval of the following minutes from previous meetings:**

**\*3-a Minutes from November 4th, 2020 Study Session and Public Hearing.**

Vote: 6-0

Upon tabulation of vote, it showed:

AYES – Tolman-Rembold-Curran-Gunderson-Lynam-Wagner

NAYS – None

ABSENT – Jones

ABSTAINED – None

**4 Take action on the following cases:**

**\*4-a Case No.: BOA20-00683 (Approved with Conditions)**

Location: District 3. Within 2000 to 2300 blocks of West Southern Avenue (south side) and within the 1200 to 1600 blocks of South Dobson Road (west side).  
Subject: Requesting a Special Use Permit to allow a reduction in the number of required parking spaces associated with a Medical Campus in the LC and NC-PAD 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 BOA20-00683 was made by Boardmember Wagner as read by Vice Chair Rembold with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Curran to approve the following conditions:

1. Compliance with the final site plan and narrative submitted.
2. Compliance with all applicable City of Mesa Development Codes and regulations

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

- A. The request is consistent with the goals of the General Plan, the PAD overlay, and is in conformance with the NC-PAD and LC zoning district designations on the property.
- B. Allowing a reduction in the number of required parking spaces will not be injurious or detrimental to adjacent properties.
- C. Adequate public services will be provided to the site.
- D. The request conforms with the criteria for granting a parking reduction as outlines in Section 11-32-6 of the Mesa Zoning Ordinance.
- E. This request conforms with the criteria for the granting of a SUP as outlined in Section 11-70-5(E) of the Mesa Zoning Ordinance.

**\*4-b Case No.: BOA20-00717 (Approved with Conditions)**

Location: District 2. 160 North Power Road.  
Subject: Requesting to extend the approval of a Development Incentive Permit (DIP) case no. BOA18-00553 for two more years to build a 39 unit Assisted Living Facility in the OC 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 BOA20-00717 was made by Boardmember Wagner as read by Vice Chair Rembold with the acceptance of Findings of Fact and Conditions of Approval, and seconded by Boardmember Curran to approve the following conditions:

1. Compliance with all City development codes and regulations, except as modified by the conditions below.

2. Compliance with all requirements of Planning and Zoning case, ZON18-00576 for Site Plan Review and SUP.
3. Compliance with all requirements of Design Review case, DRB18-00577 for landscaping and building design.
4. Compliance with all requirements of Board of Adjustment case, BOA18-00553 for DIP.

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

- A. The site is 1.25± acres and has been in its current configuration for more than 10 years.
- B. The site is served by, or has direct access to, existing utility systems.
- C. The total developable land area within 1,200 feet of the site is not more than 25% vacant.
- D. Greater than 50% of lots within 1,200 feet of the site have been developed for more than 15 years.
- E. This request for a DIP will allow for the development of a bypassed parcel.
- F. The proposed assisted living facility is consistent with the General Plan designation in this area, which is "Neighborhood Suburban".
- G. The requested deviations are necessary to accommodate the proposal and will result in a development that is commensurate with existing development in the vicinity.
- H. Compliance with ZON18-00576 and DRB18-00577 approvals will ensure the level of site improvements, architectural detailing and design elements on the building will meet the intent of the Design Standards of the MZO.

#### **Consent Agenda Approved**

Vote: 6-0

Upon tabulation of vote, it showed:

AYES – Tolman-Rembold-Curran-Gunderson-Lynam-Wagner

NAYS – None

ABSENT – Jones

ABSTAINED – None

#### **Items not on the Consent Agenda**

- 5 **Take action on the following cases: None.**
- 6 **Items from citizens present: None.**
- 7 **Adjournment.**

Vice Chair Rembold moved to adjourn the Public Hearing and was seconded by Boardmember Tolman. Without objection, the Public Hearing was adjourned at 5:37 p.m.

Respectfully submitted,

A handwritten signature in black ink, reading "Rachel Prelog". The signature is written in a cursive, flowing style.

Rachel Prelog,  
On behalf of Zoning Administrator (Dr. Nana Appiah)