

Virtual Platform

Date: May 5, 2021 Time: 5:00 p.m.

MEMBERS PRESENT:

- *Chair Adam Gunderson
- *Vice Chair Ken Rembold
- *Boardmember Steve Curran
- *Boardmember Alexis Wagner
- *Boardmember Nicole Lynam
- *Boardmember Heath Reed

MEMBERS ABSENT:

- *Boardmember Chris Jones

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

STAFF PRESENT:

- Rachel Prelog
- Charlotte Bridges
- Evan Balmer
- Wahid Alam
- Jennifer Gniffke
- Chloe Durfee-Sherman
- Alexis Jacobs

OTHERS PRESENT:

None

1 Call meeting to order.

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

2 Staff Updates: None

3 Review and discuss items listed on the Public Hearing agenda for May 5, 2021.

3-a Case BOA20-00808 is continued to the June 2, 2021 Public Hearing

3-b Staff member Chloe Durfee-Sherman presented case BOA21-00117 to the Board.

This is case BOA21-00117. It is located at 6550 E. Broadway Road and 6553 E. Baywood Avenue. This is a request for a Special Use Permit to update their existing Comprehensive Sign Plan. The only change from their approved Comprehensive Sign Plan for attach signage is an increase to their maximum sign area for their center ID on both buildings from 55.5 square feet to 70 square feet. They are also requesting a change to their tenant signage by increasing those from 32 square feet per tenant to 55 square feet. Everything else is staying the same from the previously approved Comprehensive Sign Plan for attach signage. For detached signage, they are not changing anything from their previously approved Comprehensive Sign Plan; everything is as it was. These are some of the changes that they are proposing. They have added two colors, the bottom two colors that brilliant blue and that very light green are being added to their sign. Here is an example of the one

of their center ID signs that is being changed. The top rendering is the existing sign and that is 55.5 square feet and the bottom sign rendering is also close to that it is 54.83 square feet. But they're asking in their Comprehensive Sign Plan to be allowed up to 70 square feet for these center ID signs. They are also requesting a change to their tenant signage, to go from an area of 32 square feet to 55 square feet. They're also including an additional option for their tenant signage, which is the middle rendering that would allow for illuminated reverse pan-channel letters, halo-lit external power supply. They meet all criteria for the Comprehensive Sign Plan, and they meet all criteria for a Special Use Permit. Those are the findings and staff does recommend approval with conditions and we are happy to answer any questions.

3-c Staff member Jennifer Gniffke presented case BOA21-00245 to the Board.

This is case BOA21-00245. The location is at 732 East Second Street. It's South of University Drive West of Horn, and is Northeast of Pioneer Park. The General Plan land use designation for this site, is Neighborhood, and the intent for the Neighborhood character areas is to provide safe places to live with a variety of housing. And this particular neighborhood does provide quite a bit of housing in the missing middle type of density, which is four to 12 dwelling units per acre, which is geared more for workforce housing and young families. And it's seen as something that's not often proposed. The zoning designation is Residential Single Dwellings six or RS-6, and single residences are permitted uses in the RS-6 district. This request for a variance is to allow a 9,000 square foot lot to be split into two lots that are 4,500 square feet in area and 50 feet in width. Here are some site photos. This one is looking northwest at the front of the site from Second Street. and this one is the front view of the site. As you can see there's quite a bit of construction going on, that is the original home on the property, but it either was or is still undergoing remodeling. The Mesa Zoning Ordinance requirements for the RS-6 are for minimum lot width of 55 feet and a minimum lot area of 6,000 square feet. And the proposal is for two, 50-foot-wide lots with 4,500 square feet of area each. The neighborhood was originally platted in 1946 into 22 lots and it was Easton Place Subdivision. And as you can see from this slide, there's quite a few more than 22 lots existing there. Now, there are 70 lots in the neighborhood, and many of them are of similar size to what is being proposed here. There are two examples of previously approved variances for lots that are either narrower or smaller in area than what is required in the RS-6 zoning district. And the two cases are listed here. One of them was approved by the Zoning Administrator in 1998 for a 4,500 square foot lot and the other one was approved in 2001 for a 50-foot-wide lot. In summary, this request has special circumstances and the preexisting circumstances are that the lot is 9,000 square feet. It's an original lot of that subdivision and it doesn't quite fit, it's larger than the typical lots in the subdivision now, but it can't be split evenly into lots that would comply with RS-6 zoning district. Strict application of the Mesa Zoning Ordinance would deprive the owner of privileges enjoyed by others in the neighborhood in the RS-6 zoning districts. The variance won't grant special privileges to the subject property. Staff recommendation is for approval with conditions and I'm happy to answer any questions.

Boardmember Reed asked about Historic Preservation for this site and if the Historic Commission or Preservation Officer had looked into future designations for the location.

Staff member Jennifer Gniffike responded that it has not been looked at because there is no Historic Designation for this site.

3-d Staff member Evan Balmer presented case BOA21-00248 to the Board.

This is case BOA21-00248. This request is located at 840 North 90th Place. North of University Drive and West of Ellsworth Road. The subject site is cross hatched on the map here. The General

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Plan designation is Neighborhood, that allows for a variety of housing types, this specific request is also in the Desert Upland Subtype. The Desert Uplands has low density large lots and the use is consistent with the General Plan designation. A portion of this property was recently annexed into the City of Mesa and is zoned RS-43. This request is a variance to reduce the minimum required lot width in the RS-43 district. There are two parcels associated with this request. This is a street view looking into the subject property with the frontage on 90th Place. And here's a site plan. There are a few things going on with this site plan. So as I mentioned, there are two properties - one, the larger 5.6 acre parcel does not have frontage, and it's highlighted here in the yellow. The second is the existing lot at 840 North 90th Place it's one acre and has frontage on 90th Place. This site plan is also showing their proposed reconfiguration of the lot. So they're asking for a reduction to a 20-foot lot width to create a flag lot to allow access to the rear parcel. So what you see highlighted in purple was is going to be one lot. Once it's reconfigured, the portion in yellow would be the second lot with the 20-foot flagpole access to 90th Place. And here's another site plan and it shows a little bit better. There is another constraint on this site and it's a 270-foot-wide transmission easement on the north side of the property. So currently there's a small portion of that parcel that would be buildable. As I mentioned the Zoning Ordinance requires 130-foot lot width, they're requesting a reduction to 20 feet. So we would have a 20-foot, flagpole and 125-foot lot there's a total of 145 feet of frontage currently at the site. Here you can see a little bit better the existing configuration, so the blue highlighted parcel is the one that currently has access on 90th Place and the red parcel is landlocked as a result of it being a remnant ADOT parcels when the 202 came through, it carved up a lot of parcels in this area, which left this one with no street access. I also mentioned, there is also a transmission line easement which is another issue with this site. So as far as the compatibility section, they're looking to create two parcels, both would exceed the one-acre minimum lot size, which is also consistent with the surrounding zoning in the area. The rest of the properties are still in the county, they're zoned RU-43, which is a one-acre minimum lot size. So from that perspective, it is compatible with the surrounding development. And that being said there are special circumstances on this property, namely the larger properties is currently landlocked. It's a pre-existing condition. As I mentioned, it's a result of ADOT constructing the 202 Freeway. If the Zoning Ordinance were to be strictly applied, it would leave that larger 5.6-acre parcel unbuildable because it doesn't have street frontage and this variance request is not a special privilege. The lot size is consistent with the neighborhood where it's located and other RS-43 districts. With that we're recommending approval with conditions and I'm happy to answer any questions the board might have.

3-e Staff member Wahid Alam presented case BOA21-00249 to the Board.

This is case BOA21-00249. The request is located at 615 S. Williams, on the southeast corner of 6th Avenue and Williams. This is a Special Use Permit request for the installation of carports within an existing nonconforming yard in the Multiple Residence four (RM-4) District. This is an existing apartment complex and they are trying to improve their service, because right now they do not have any covered parking. The General Plan is Neighborhood designation and is the Traditional Subtype. The General Plan Neighborhood and Traditional Subtype allows for this kind of housing, including these multifamily. It is a compatible use that is already existing there. The zoning is Multiple Residence four (RM-4), apartments are permitted. Alterations and enlargement that

extend into these non-conforming yards, because these were built years ago when we did not have these kinds of zoning standards, is allowed with an approval of a Special Use Permit. And that's why they're in front of you. That's the site plan, a Special Use Permit is required, as I just mentioned, it allows the installation of the carport in that district. There are seven carport structures they are proposing to install. Two of them on the south property line and three of them on the east property line. These are the ones that actually need Special Use Permit because they are in that side yard, which are not part of the city standard code. Now, they are within an eight-foot side yard. So one good thing is these structures are not increasing any imperviousness, these are covering an already existing parking lot. They're just putting the covered on top of it. And there are two more internal structures. In total, there are seven structures. The internal canopies do not require a Special Use Permit and do not encroach into any of these non-conforming side yards. This is the existing two-story apartment complex the applicant is improving. They will be doing a lot of other improvements, as I was told, the carport is one of them. This is the carport elevations. Basically, it's a standard carport that you see everywhere. They're just putting on top of the existing parking lot. This proposal actually meets all the criteria identified in 11-70-5 of the Mesa Zoning Ordinance. The findings also are in compliance with the General Plan and the alterations are allowed with a SUP approval and meet the criteria as I just mentioned. With that staffs' recommendation is approval with conditions and I'll be happy to answer any questions if you have.

3-f Staff member Jennifer Gniffke presented case BOA21-00251 to the Board.

This is case BOA21-00251. The location is at 6663 East McDowell Road. It's at the southwest corner of McDowell and Power Roads. The General plan land use designation for this site is mixed use activity district. The goal of this district is to provide strong and viable centers of commercial activity with unique shopping and entertainment experiences. The zoning designation is limited commercial or LC. this request involves special events, and special events are actually allowed in all zoning districts with the approval of a special event license through the Licensing Department. But they're allowed for a maximum of four consecutive days per event and for events on the same premises per calendar year. So this request for a Special U Permit is to allow a Mesa Cars and Coffee event to occur up to one time per month for a maximum of 12 times per year. This site photos shows a view of the event space that's in the parking lot. And this is the view looking north east across the event area. So again, the request is for a special event to exceed the maximum of four times per year. That's allowed in Section 11-31-27 of the Mesa Zoning Ordinance; it allows more than four events per year with approval of a Special Use Permit. The Mesa Cars and Coffee event has actually been held at this site since 2019, on occasional Saturday mornings from seven in the morning until 10 in the morning, and they would like to have it more than four times per year., so that's why they're requesting this special use permit. There are four approval criteria for Special Use Permit and this request meets all four of those criteria. In summary, this request complies with the Mesa 2040 General Plan. It meets the criteria outlined in Section 11-70-5(E) for a Special Use Permit and staff recommendation is approval with conditions. I've neglected to also mention that I did receive a phone call from one neighbor. He only gave me his first name and he didn't tell me his address, but he had concerns about this Special Use Permit allowing for evening events to take place on the property. He had concerns about any noise from loud bands in the evening. I answered his questions and he said he may send a letter, but I have not heard anything from him. In summary staff recommends approval with conditions.

Vice Chair Rembold had a question regarding the times in which these events will take place.

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Staff member Jennifer answered that the Special Use Permit for the event will be from 7 am – 10 am.

4 Adjournment.

Vice Chair Rembold moved to adjourn the Study Session and was seconded by Boardmember Curran. Without objection, the Study Session was adjourned at 5:30 p.m.

Respectfully submitted,

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

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