

Mesa Council Chambers Lower Level – 57 E 1st St

Date: September 1, 2021 Time: 5:00 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Boardmember Adam Gunderson
Boardmember Chris Jones
Boardmember Heath Reed
Boardmember Troy Glover

MEMBERS ABSENT:

Vice Chair Nicole Lynam
Boardmember Ethel Hoffman

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

STAFF PRESENT:

*Margaret Robertson
Rachel Prelog
Michelle Dahlke
Alexis Jacobs
Evan Balmer
Sean Pesek
Victoria Chavez

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:

Principal Planner, Rachel Prelog, reminded the Board that the regularly scheduled October 6th hearing was canceled, and, in its place, a special meeting will be held On October 13th, study session to begin at 10:00 a.m. in the Upper City Council Chambers.

3 Review and discuss items listed on the Public Hearing agenda for September 1, 2021.

***3-a Staff member Evan Balmer presented case BOA21-00477 to the Board.**

This is case BOA21-00477. This is a request just east of where we're sitting today. It's for the Cimarron Apartment. It's located at 151 East First Street and 48 North Hibbert. It's west of Mesa Drive, north of Main Street. This is also within the original downtown square mile of the City of Mesa. The General Plan designation for this area is Downtown with a Transit Corridor, Station Area Overlay. The goal of this Character Area of the General Plan is pedestrian-oriented development, urban building forms, density and multiple residents is a typical use within the Station Area. This is also identified as the Modern Downtown District to the Central Main Street Area Plan. In this Main Street Area Plan modern downtown buildings are expected to be at the property line to create that

City of Mesa - Board of Adjustment – September 1, 2021
Study Session Minutes

strong street presence. Lot coverages are often over 90% and structured parking is encouraged. The zoning of the property is transected, so it's Form Based Code, T5 Main Street Flex, and structured parking is permitted as are multiple residents within that transect. This is a request for two variances from the Form Based Code to allow the construction of a new multiple residence building with structured parking. It's an expansion of the existing Cimarron Apartments. Here you can see the in existing site photo there was an office building on this site that has been removed. This is a five-story structure with the first two stories being primarily structured parking. There are six residential units that front onto First Street on both the first and the second level. The third through the fifth levels are all residential units with frontage along both First Street and Hibbert. Here you can see the north elevation of the proposed building, the east elevation, and now I will kind of get into the requested variances. As I mentioned there are two variance requests. The first is for the depth of the building, they're proposing a depth of 315-feet 8-inches. The code requires a maximum depth of 150-feet for the first two floors and 65-feet for floors three and above. The second variance request has to do with the access drive that's indicated in green on the map here. For properties with greater than 40 spaces, the maximum width of that driveway should be 20-feet. The applicant is asking for 38-feet for that driveway, the reason being it's a gated entry, so they need to provide a turnaround for that. The turnaround that they're proposing complies with the Mesa standard detail for a turnaround. It's just wider than the allotted 20 feet within that transect. The second deviation that I mentioned has to do with the footprint of the building. They proposed a 315-feet 8-inches deep building and that's related to the size of the property. The property is kind of narrow and deep with a frontage on First Street. If they were to develop at that 150 feet that the code prescribes, they're going to leave a large portion of this lot undeveloped. There are special circumstances that apply to this site due to the size in the parking uses. The special circumstances are pre-existing, they didn't create this lot, it was an existing lot. Strict application would deprive the property of privileges enjoyed by other properties in the area. And the approval would not grant special privileges. It does comply with the Mesa 2040 General Plan and the Central Main Street Area Plan in Chapter 80, that pertains to variances in the Zoning Ordinance. Staff recommends approval and I'm happy to answer any questions.

***3-b Staff member Sean Pesek presented case BOA21-00487 to the Board.**

This is case BOA21-00487. The site is addressed as 3020 East Main Street. As you can see on the map in front of you it has frontage on East Main, North Lindsey Road and East University Drive. It's a fairly large site, the Mesa Spirit RV Resort, is over 95 acres. The character area designation for the site is Neighborhood. Per the General Plan neighborhoods provide safe places for people to live and contain a variety of housing options. It's important to note that the design and maintenance of structures within this character type focuses on ensuring clean, safe and healthy areas. The zoning is Multiple Residents RM-4 which is consistent with the existing use. Here's some site photos. The image on the left is taken from East Main. This is looking north, this is the primary entrance into the resort, and then the image on the right is the secondary entrance. This is taken from East University looking south, and then we have two ancillary entrances on Lindsey Road. The one on the left is the southernmost and the one on the right is the northernmost entrance. The request is a Special Use Permit for Comprehensive Sign Plan and this is for new monument signage. Per the Mesa Zoning Ordinance, detached signs, and that includes monument signs, in the RM-4 district are limited to 8-feet in height. The sign area is based on the street frontage, you are allowed one square foot of sign area for every five feet of street frontage. There is only 60 feet on East Main, which means that the sign area for a detached sign is limited to 12 square feet. The applicant has proposed a comprehensive sign plan to increase the maximum allowable height to 18-feet and then the sign areas of 24-feet for a new monument sign shown on the screen. They're using the existing base for the monument sign currently on site and removing the sign face and then they're adding to it. You

City of Mesa - Board of Adjustment – September 1, 2021
Study Session Minutes

can see the Mesa Spirit new business logo. They also want to replace sign faces for two existing freestanding signs into existing wall signs. You can see on the right, there's no change in sign area and there's no change in the sign placement. Section 11-43-6 of the Mesa Zoning Ordinance goes over approval criteria for Comprehensive Sign Plans. The first is that the site contains unique or unusual physical conditions that would limit or restrict normal sign visibility. Staff found that the subject property is over 95 acres with frontage on East Main, Lindsay, and University. There's only 60 feet of frontage along East Main Street, which again limits sign area to only 12 square feet, which restricts normal sign visibility so that criterion is met. The second is that the development exhibits unique characteristics of land use. This is a 95-acre RV Resort and as such, there are large vehicles entering the site and they need clear visibility of signage and there's only 60 feet of frontage along East Main so there's not a lot of room to work with. Staff found that criterion to be met. The third is the proposed signage incorporates special design features that reinforce or are integrated with the building architecture. The project narrative states the detached sign will consist of a stone veneer base, existing base, and a fabricated aluminum structure that is textured and painted to match the desert color schemes found throughout the resort. Staff found that the request meets this criterion as well. And then the criteria for a Special Use Permit is outlined in Section 11-70-5 of the Mesa Zoning Ordinance. Staff found that the project will advance the goals and objectives of the General Plan. The operating characteristics and design at the sign are all consistent with the purpose of the underlying zoning. The project will not be detrimental to surrounding properties. The sign is outside of any site triangles, it meets the sign code for separation from the face of curb, it's in the exact same place as the existing monument sign that was approved. Lastly, there are adequate public services and facilities that are available. With that staff recommends approval with conditions. I'd be happy to answer any questions.

***3-c Staff member Sean Pesek presented case BOA21-00581 to the Board.**

This is case BOA21-00581 the location of the site 3759 North Hawes and it's located north of Thomas Road on the east side of Hawes Road. The General Plan character area designation is Neighborhood which is intended to provide safe places to live and offers a variety of housing. The zoning on the property is Single Residence RS-90 with a Planned Area Development Overlay and single residences with accessory dwelling are permitted for the zoning and the PAD. The request is for a variance to allow a detached accessory building in the area between the front property line and the front of the principal dwelling. Here's a site photo looking east from Hawes and you can see a pretty significant change in topography across the lot. All structures meet RS-90 setbacks. You can see on the site plans, the proposed house, then we have the casita. Obviously, it can't be between the front property line, which is adjacent to Hawes and the house, but the casita still maintains all of the prescribed setbacks. That's the only requirement that is not being met with this request. So here are some other cases that were approved by the Board of Adjustment. One is further up the street on Hawes Road, you can see they were allowed to place a garage in between the front property line and the house. And then you can see this was a pretty recent Board of Adjustment case, the property owner was allowed to construct a garage and a pool house between the front property line and the principal dwelling. Staff found that there are special circumstances that apply to the site, I should actually go back and mention that there are some encumbrances on the property, there's a pretty significant drainage easement here shown in blue. So that's why the casita wasn't placed on that side of the property. They also wanted to maintain some viewsheds. You can see the yellow, here's the city view shed and there's the mountain preserve view shed. So they didn't want to place it further up towards Hawes. That's why it's located where it is proposed. There are special circumstances that apply to the site such as a drainage easement and topography. Those circumstances are pre-existing, they relate to the lot, and strict application of the Mesa Zoning

City of Mesa - Board of Adjustment – September 1, 2021
Study Session Minutes

Ordinance would deprive this property of their privileges and this approval will not grant special privileges. Staff recommends approval with conditions.

***3-d Staff member Evan Balmer presented case BOA21-00600 to the Board.**

This is case BOA21-00600. This is within the 10700 block of East Hampton Avenue and the 1400 to 1600 block of South Signal Butte, basically it's the Northwest corner of Signal Butte and the US-60. The subject property is cross hatched on this map. The General Plan character area designation is Mixed Use Activity. This is for large scale areas over 25 acres it's really kind of commercial in nature, with unique shopping, entertainment experiences and a mixture of uses. This specific property is zoned Limited Commercial with a PAD overlay, and its parcel A of Mountain Vista Marketplace which was approved by Council last year. It's an 81-acre Mixed Use Development with residential uses, commercial and a variety of uses. This case is specific for this one highlighted parcel here on Signal Butte which is commercial and currently vacant. This photo is from Signal Butte looking into the site. It's a request for a Special Use Permit for a Comprehensive Sign Plan. The request is for two detached monument signs that you can see on the exhibit here, both along Signal Butte Road. There are two requests as part of this application. The first request is for height. Per the Zoning Ordinance, the maximum height for a detached sign in the LC district is 12 feet, the applicant is asking for 14-feet 3-inches. The second deviation is for area per that section of the Zoning Ordinance. The maximum area of a sign is 80 square feet, the applicant is asking for 86.1 square feet. Here you can see the signs, they would both be identical. One kind of unique thing about Mountain Vista is as part of their zoning case, the PAD approved design guidelines, which are pretty extensive, and they cover materials, colors, site design, everything along those lines. So the materials that they selected for this site are in conformance with those design guidelines. This stone and the colors are right out of those design guidelines. The site is unique in that it's part of a larger mixed -use development and exhibits a unique characteristic of land. And it incorporates special design features that are unique to this specific development. It does advance the goals of the General Plan and is consistent with the General Plan and all City policies. Adequate public services are present, and it would not be injurious or detrimental. We are recommending approval with conditions. It does comply with Section 11-43-6 of the Zoning Ordinance and 11-70-5 of the Zoning Ordinance for a Special Use Permit and I'm happy to answer questions.

***3-e Staff member Evan Balmer presented case BOA21-00766 to the Board.**

This case is BOA21-00766. This is for the Mesa Temple, I'm sure everybody is familiar with the location but it's east of Mesa Drive between Main Street and Second Avenue and Lesueur and Hobson. The site is cross hatched here on the map. The General Plan is Neighborhood and this one is also on a Transit Corridor with a Station Area. And really those areas are designed to bring people together and provide a sense of place and connection to a larger community. There are actually three zoning designations on this site, DR-2, RM-2, and GC. The Zoning Ordinance allows for special events in all zoning districts but they're limited to four special events a year with a maximum duration of four days per event. This is a request for a Special Use Permit to exceed the duration of an event. The Temple recently remodeled and is opening for an open house. The request is for a seven-week special event from October 4 to November 20 to allow tours of the remodeled building. Here you can see a site plan. The tours actually start on the south side of the site, then they kind of follow that red line through the building. And then there's a hosting tent on the north side of the building and it would funnel traffic back out to Main Street. Here you can see images of the site one from Main Street one from Second Avenue. As I mentioned, the Zoning Ordinance does allow for special events and includes a provision for a Special Use Permit for events that exceed the maximum duration, which is what this request is for. The applicant did complete their citizen

City of Mesa - Board of Adjustment – September 1, 2021
Study Session Minutes

participation plan and notifying property owners within 500 feet of the site. They also held a neighborhood meeting on August 26. Jennifer did receive one email about this case with just some kind of general questions about the case, nothing in particular. It does meet all the criteria for a Special Use Permit, it is consistent there, and it does comply with the Mesa 2040 General Plan, as well as the criteria for a Special Use Permit. We are recommending approval with conditions. And I believe we have an exhibit. I wanted to talk about parking just a little bit. So this site is right off of Main Street by a light rail station. The applicant has identified a number of parking areas. The preference, because they're so close to light rail, would be for attendees to take light rail to the site, but there are options at the park and ride as well as church-owned properties for parking. Like I said, with that we are recommending approval, and I'm happy to answer any questions that the Board might have.

4 Adjournment.

Boardmember Jones moved to adjourn the Study Session and was seconded by Boardmember Gunderson. Without objection, the Study Session was adjourned at 5:23 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rachel Prelog". The signature is fluid and cursive, with a long horizontal stroke at the end.

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