

Mesa Council Chambers Lower Level – 57 E 1st St

Date: December 7, 2022 Time: 5:00 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Vice Chair Nicole Lynam
Boardmember Heath Reed
Boardmember Ethel Hoffman*
Boardmember Troy Glover

MEMBERS ABSENT:

Boardmember Adam Gunderson
Boardmember Chris Jones

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

STAFF PRESENT:

Evan Balmer
Sean Pesek
Jennifer Merrill
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: Future Training

3 Review and discuss items listed on the Public Hearing agenda for December 7, 2022.

***3-a Staff member Alexis Jacobs presented case BOA22-00240 to the Board.**

See attached presentation

***3-b Case BOA22-00919 continued to January 4, 2023.**

***3-c Staff member Sean Pesek presented case BOA22-01119 to the Board.**

See attached presentation

***3-d Staff member Jennifer Merrill presented case BOA22-01142 to the Board**

See attached presentation

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 5:18 p.m.

Respectfully submitted,

Evan Balmer

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

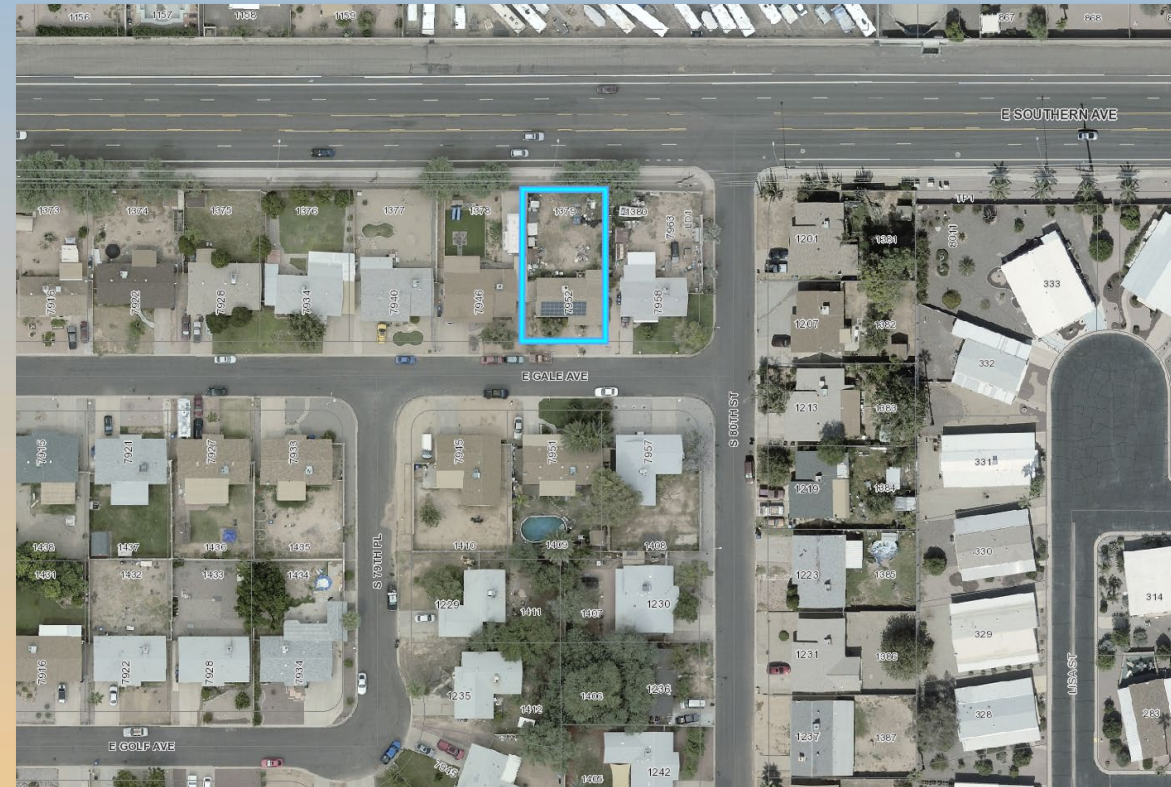


BOA22-00240



Request

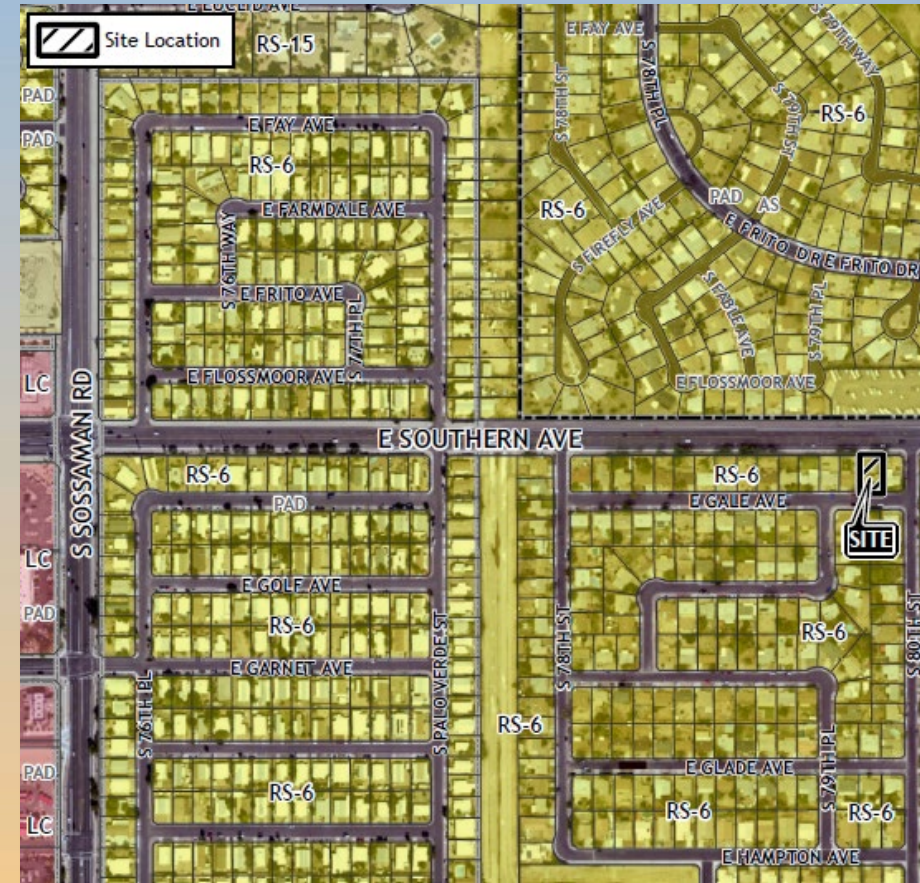
- Variance from the required minimum covered parking spaces





Location

- East of South Sossaman Road
- South of East Southern Avenue

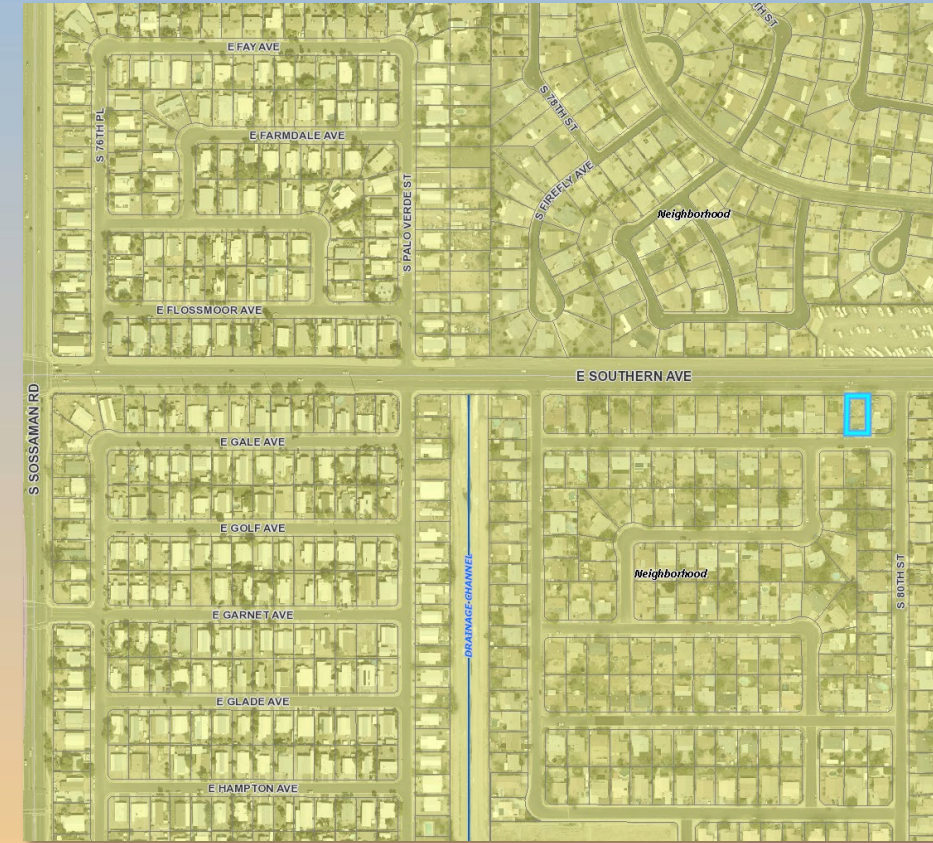




General Plan

Neighborhood

- Safe places for people to live, feel secure and enjoy their surroundings
- Existing use complies with the goals of this character area





Zoning

- Single Residence-6 (RS-6)





Site Photo

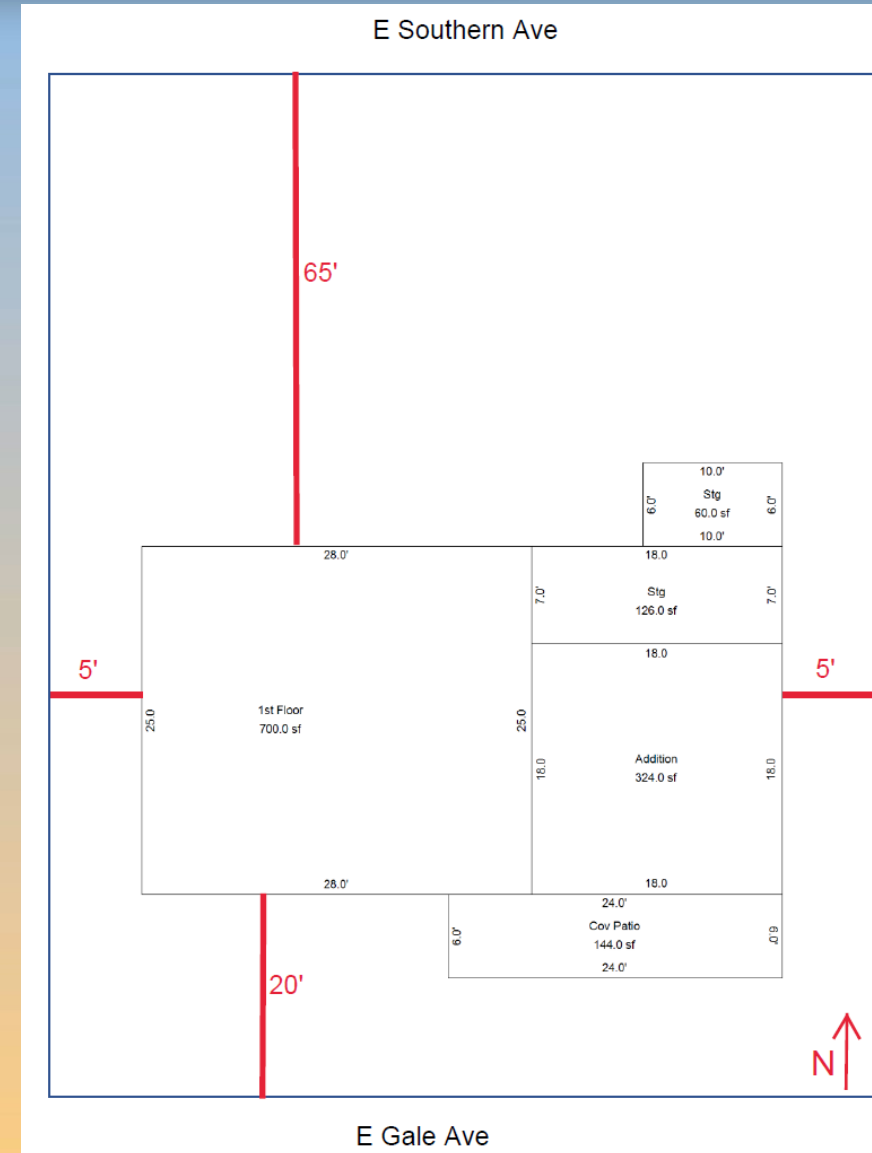


Looking north towards the site



Site Plan

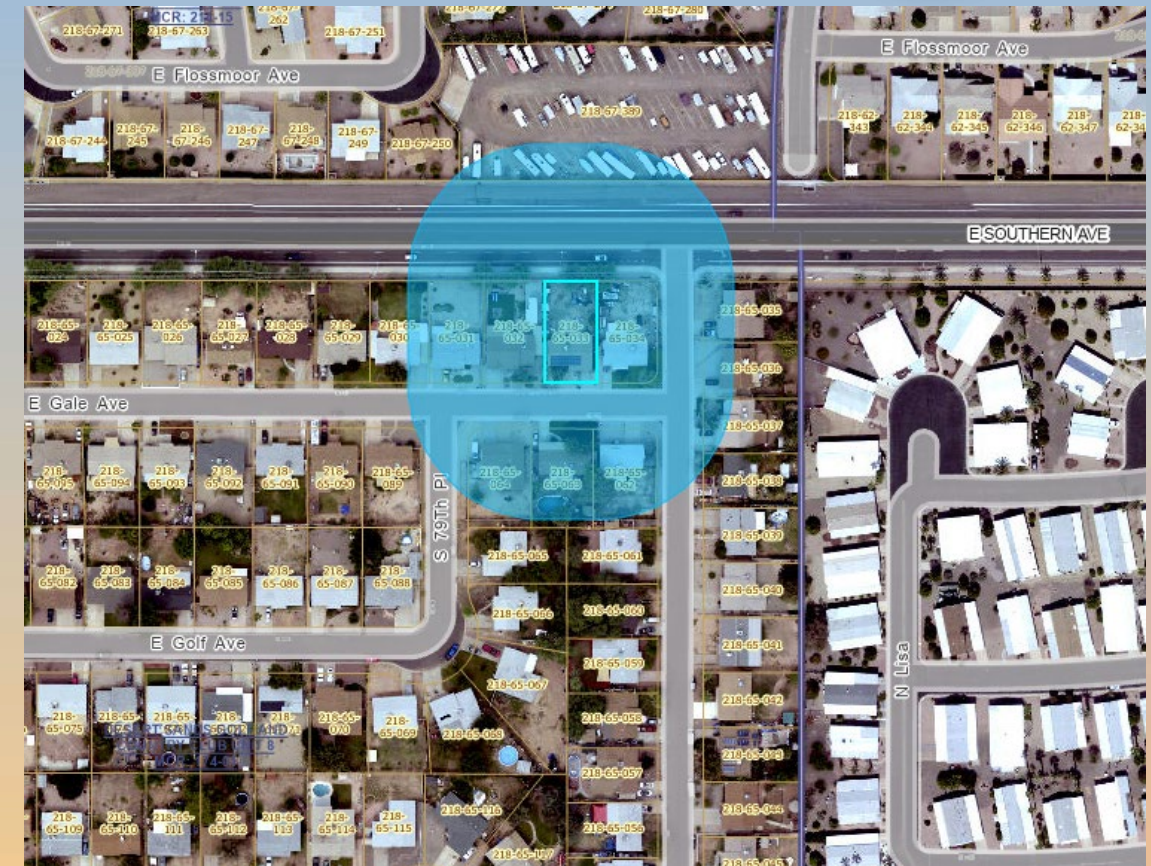
- Consistent with the setback requirements of Section 11-5-3 of the MZO
- Existing 324 square foot addition is the non-conforming carport conversion





Citizen Participation

- Notified property owners within 150 feet
- Staff has not been contacted by neighbors





Approval Criteria

Section 11-80-3

- ✓ There are special circumstances applicable to the property including its size, shape, topography, location, or surroundings, and
- ✓ Special circumstances are pre-existing and will not be created by the property owner; and
- ✓ The strict application of the Zoning Ordinance will deprive such property of privileges enjoyed by other property owners in the same zoning district; and
- ✓ Approval will not be a grant of special privileges that is inconsistent with the limitations upon other properties in the area and zoning district



Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Meets the Variance criteria of Section 11-80-3 of the MZO

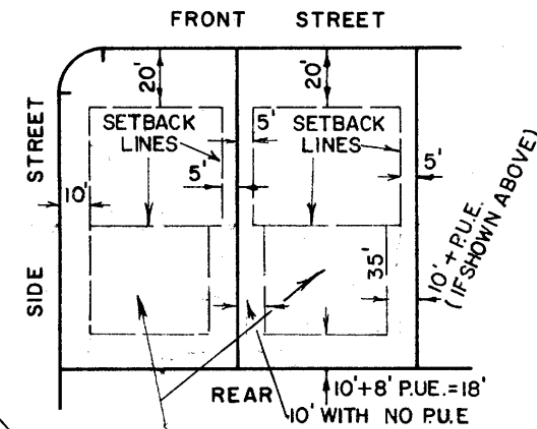
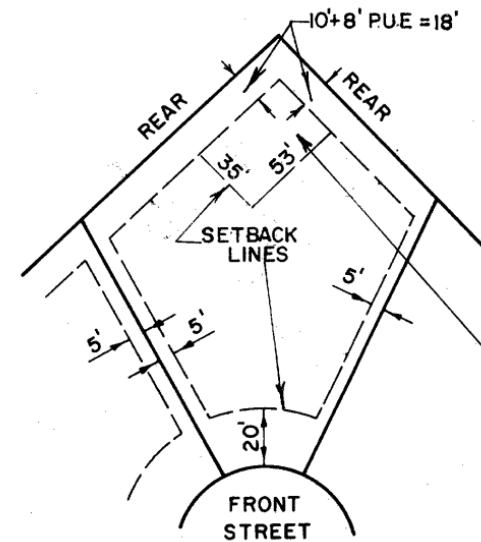
Staff recommends Approval with Conditions



Properties circled and in same zip code and have enclosed livable space. These residence do not have covered Parking:

- 7837 E Gale Ave
- 7909 E Gale Ave
- 7951 E Gale Ave
- 1207 S 80th St.





RECEIVED
MAY 30
MARICOPA COUNTY
AND ZONING DEPT
BY 862
571-4

TYPICAL SETBACKS

UNENCUMBERED AREA FOR THE EXCLUSIVE
USE OF INDIVIDUAL DISPOSAL SYSTEMS



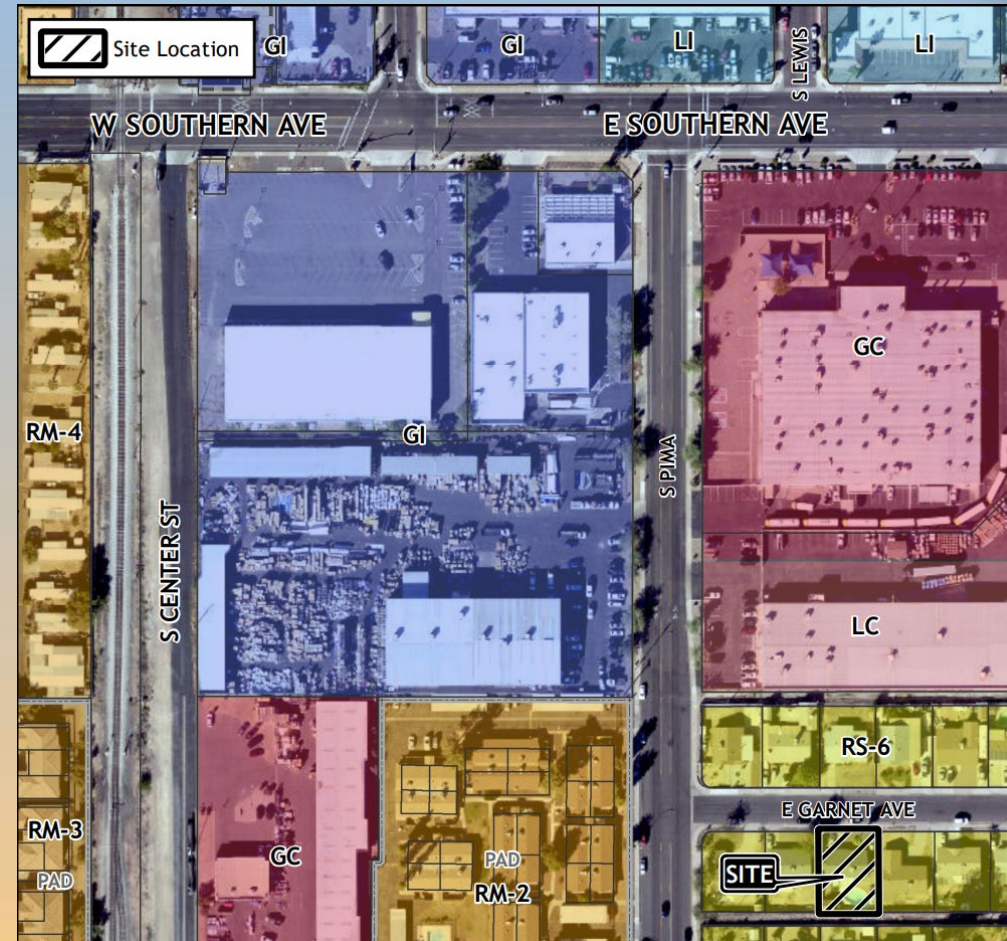
BOA22-01119

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Location

- 121 E Garnet Avenue
- East of Center Street
- South of Southern Avenue

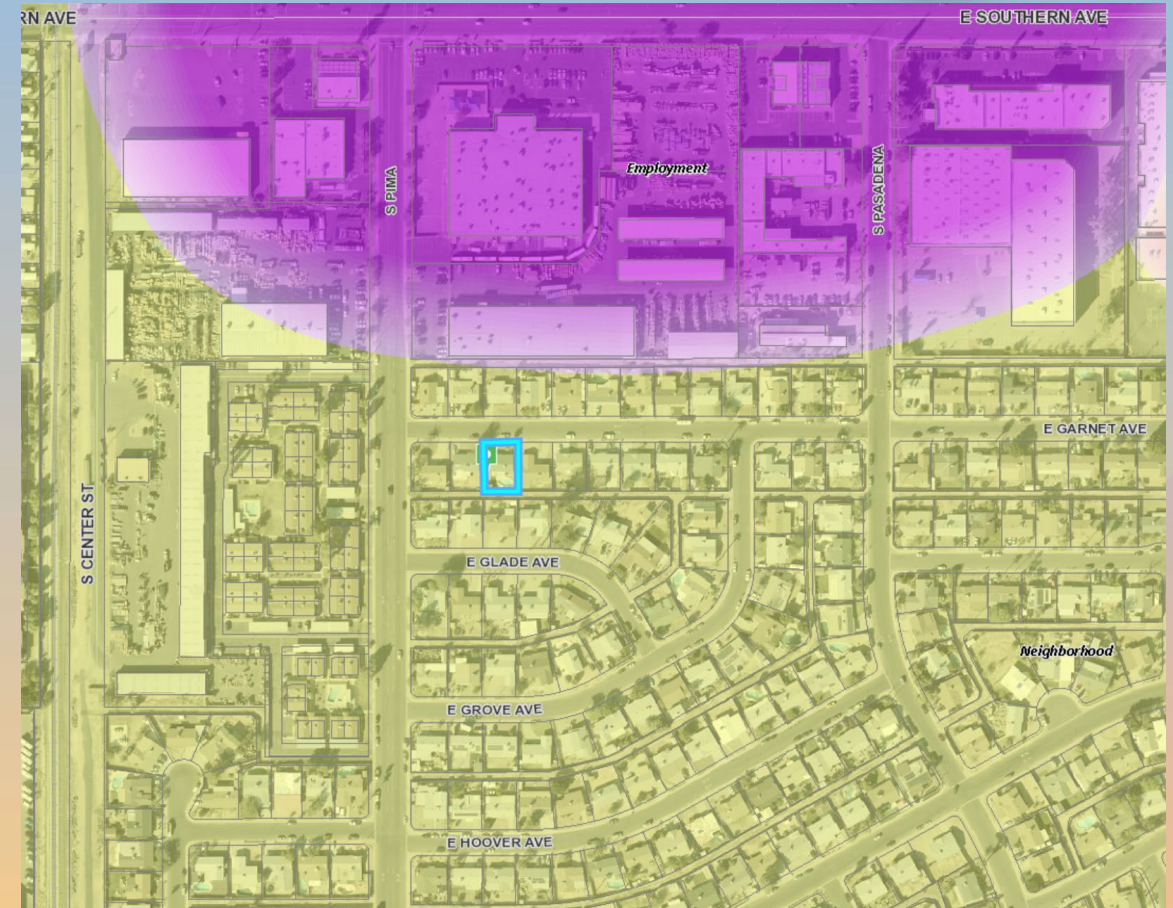




General Plan

Neighborhood

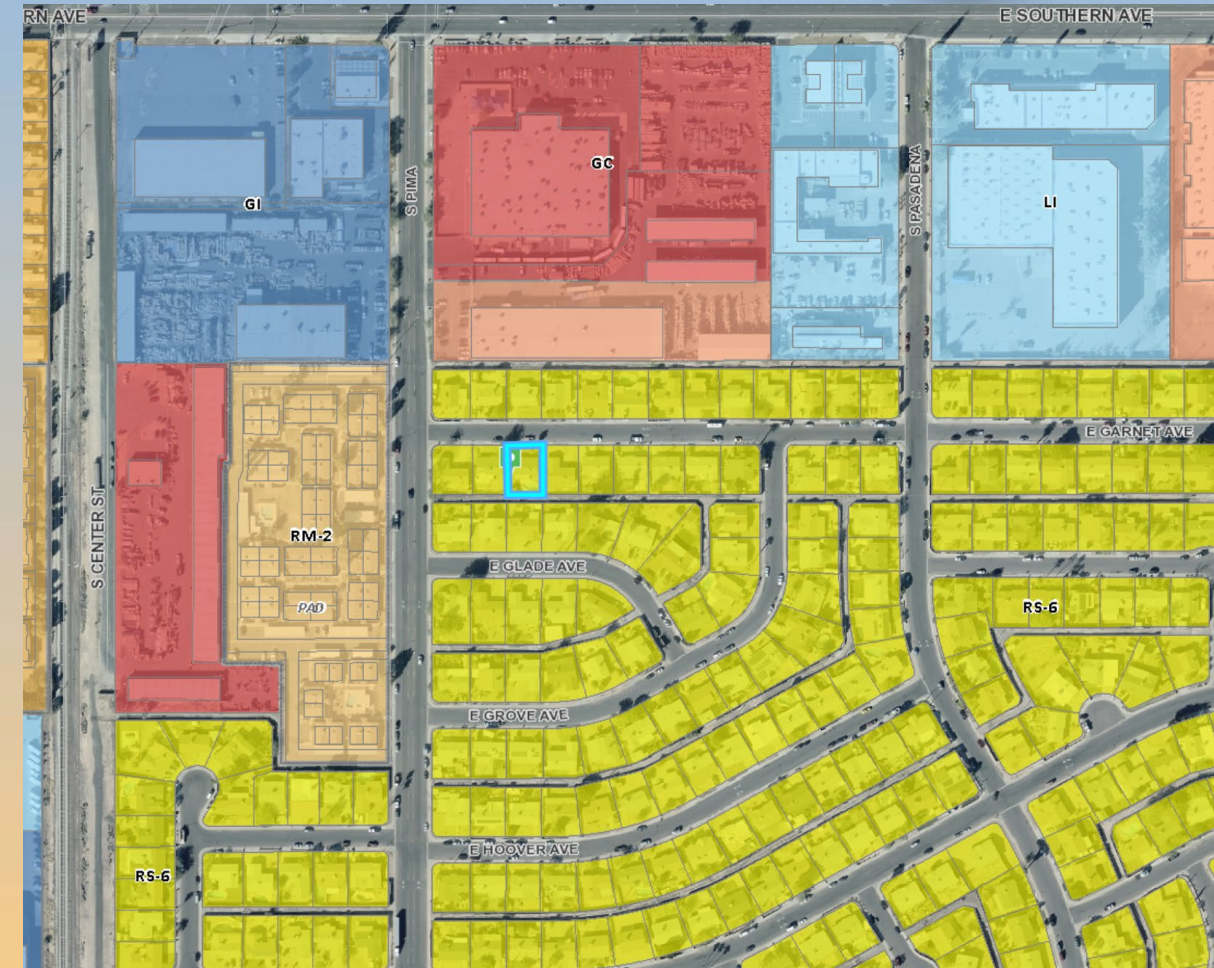
- Safe places for people to live
- Wide range of housing options allowed
- Existing use complies with the goals of this character area





Zoning

- Single Residence-6 (RS-6)
- Single residential allowed by right
- Existing home is a nonconforming structure





Site Photos



February 2019



Site Photos

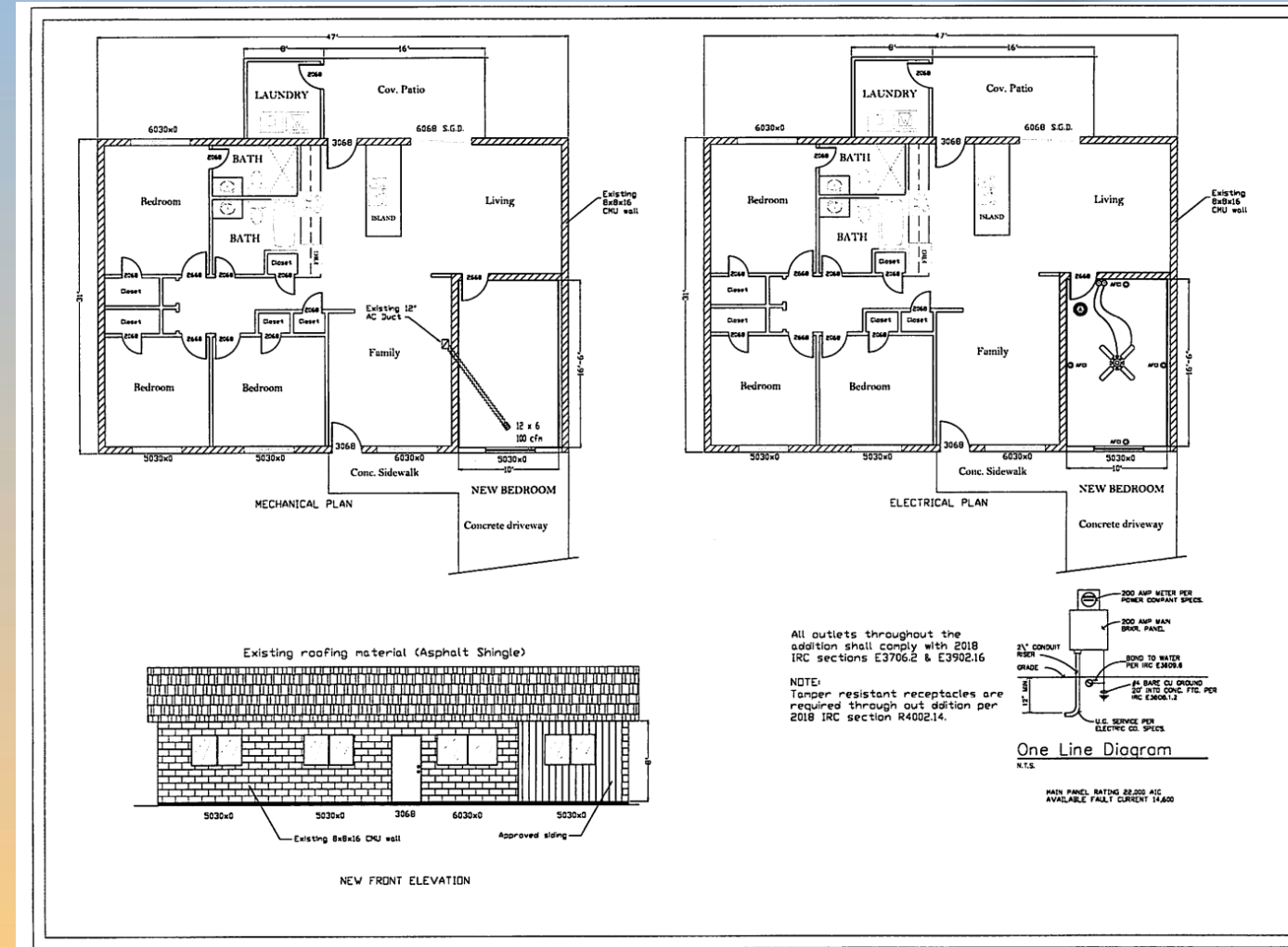


June 2022



Site Plan

- Restore damaged home to pre-loss condition
- 1,270 square feet of livable area
- 1,789 square feet under roof





Citizen Participation

- Notified property owners within 150 feet
- Staff has not been contacted by neighbors





Approval Criteria

Section 11-80-3 Variance Criteria

- ✓ There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, and
- ✓ That such special circumstances are pre-existing, and not created by the property owner or appellant; and
- ✓ The strict application of the zoning Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district; and
- ✓ Any variance granted will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for a Variance in Section 11-80-3 of the MZO

Staff recommends Approval with Conditions



BOA22-01142



Request

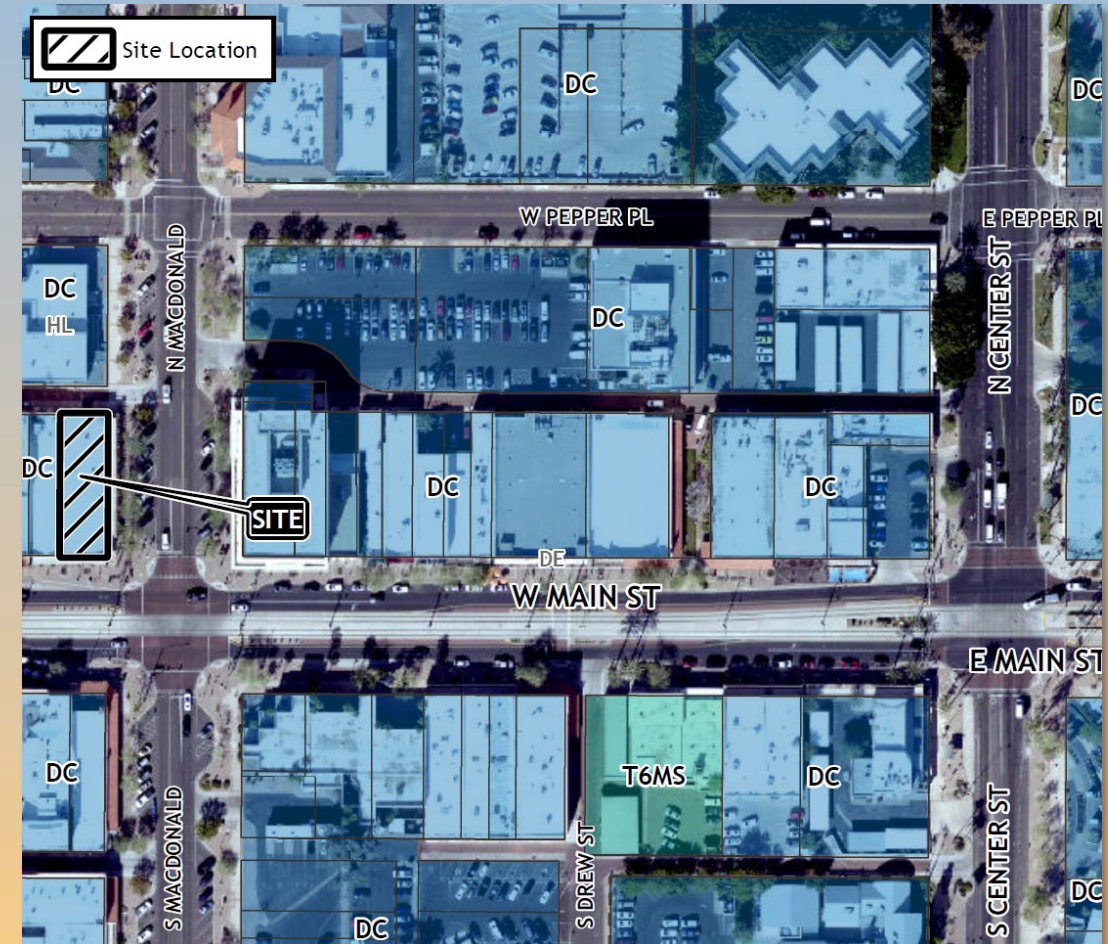
- SUP for a Comprehensive Sign Plan (CSP)





Location

- West of Center Street
- Northwest corner of Main Street and Macdonald



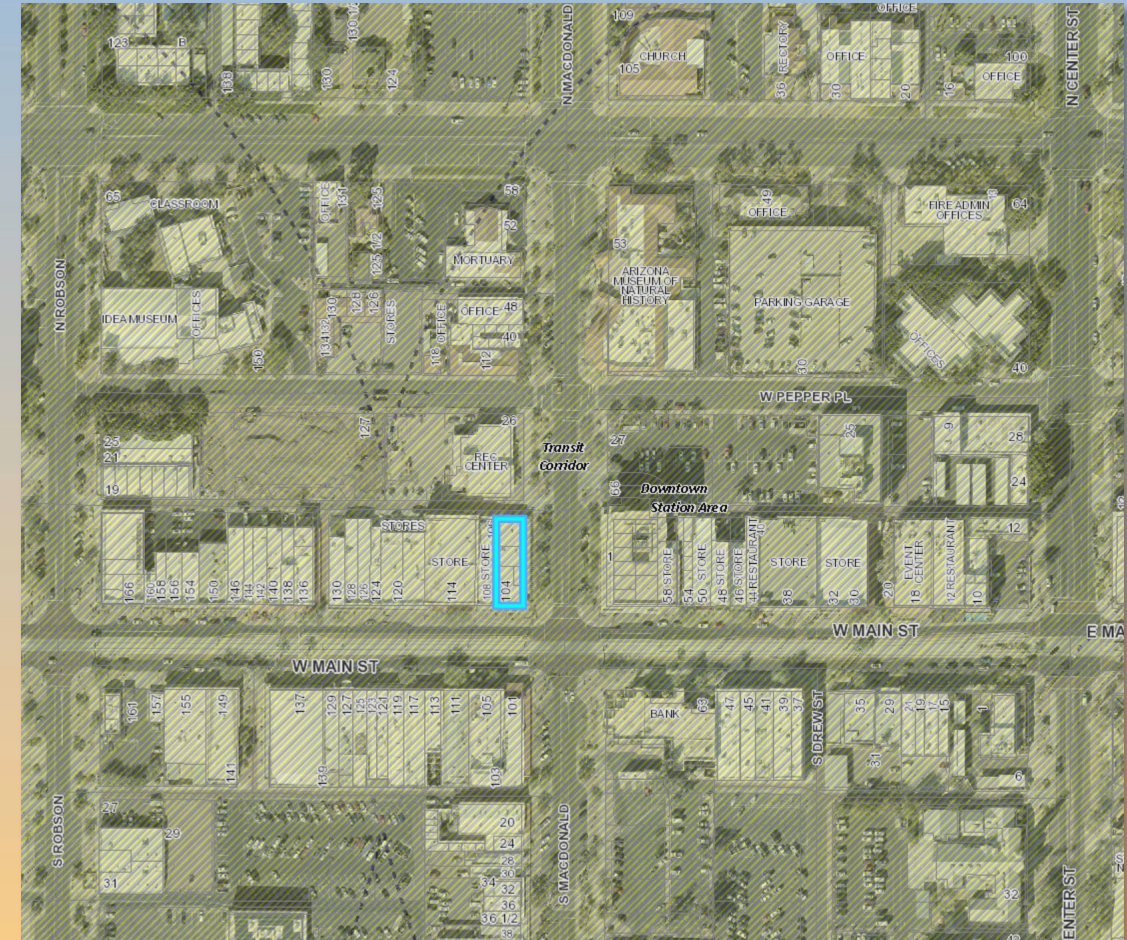


Downtown Transit Corridor / Station Area

- Pedestrian oriented development

Historic Downtown area of Central Main Street Area Plan

- Maintain historic character





Zoning

- Downtown Core with Downtown Events overlay (DC-DE)





Site Photos



Looking north towards the site

Looking northwest towards the site



Proposed CSP

- Increase sign area for wall signs
- Increase placement height for wall signs
 - No parapet changes



East building elevation



Sign Plan



South building elevation

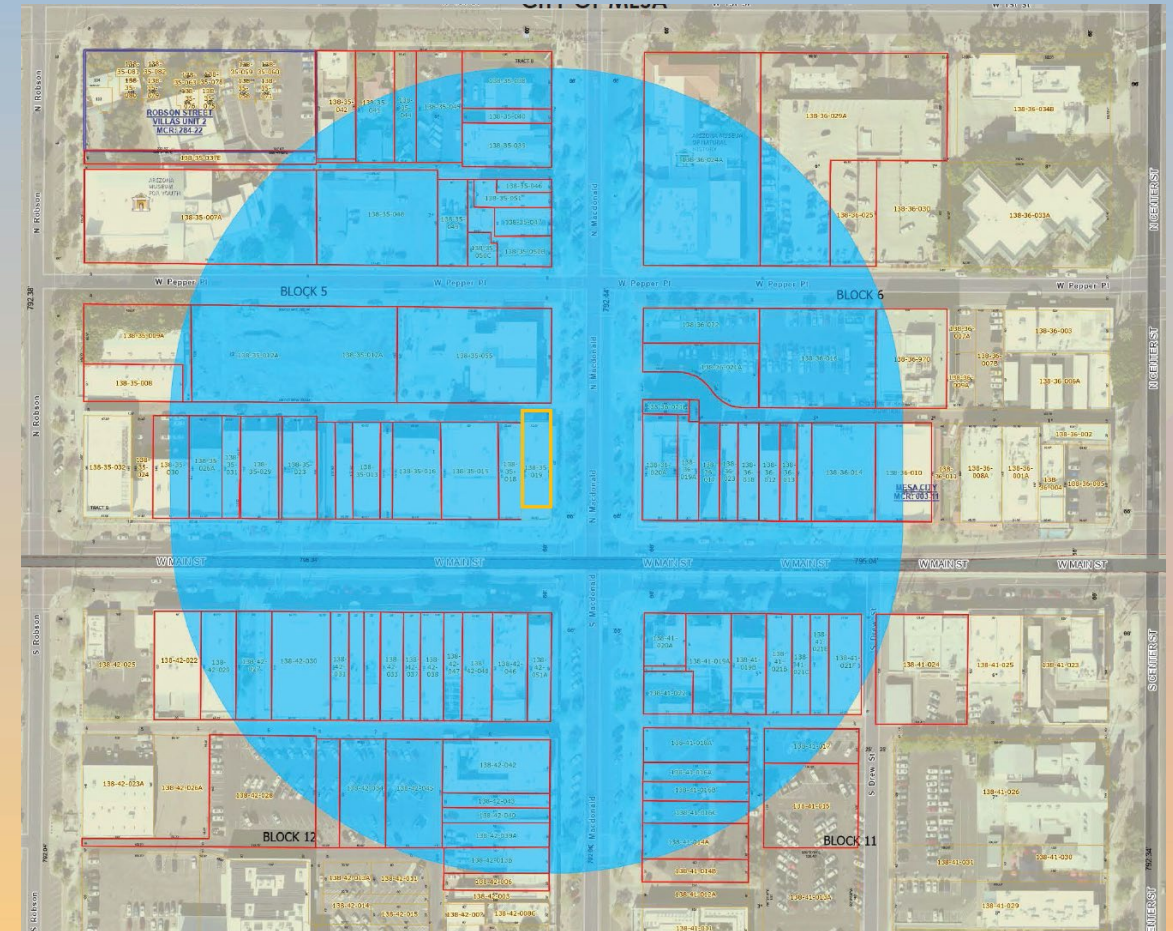


East building elevation



Citizen Participation

- Notified property owners within 500 feet





Approval Criteria

Section 11-43-6.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