

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

**Date: March 1, 2023 Time: 4:30 p.m.**

**MEMBERS PRESENT:**

Chair Alexis Wagner  
Vice Chair Nicole Lynam  
Boardmember Chris Jones \*  
Boardmember Ethel Hoffman  
Boardmember Troy Glover

**MEMBERS ABSENT:**

Boardmember Adam Gunderson  
Boardmember Heath Reed

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

**STAFF PRESENT:**

Evan Balmer  
Josh Grandlienard  
Emily Johnson  
Samantha Brannagan  
Jennifer Merrill  
Alexis Jacobs  
Vanessa Felix

**OTHERS PRESENT:**

**1 Call meeting to order.**

Chair Wagner declared a quorum present, and the Study Session was called to order at 4:36 p.m.

**2 Staff Update:**

**\*2-a City of Mesa 2050 update presentation**

See attached presentation.

Further discussion ensued amongst the Boardmembers regarding the presentation.

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

**\*3-a Staff member Josh Grandlienard presented case BOA22-00718 to the Board.**

See attached presentation.

**\*3-b Staff member Samantha Brannagan presented case BOA22-01220 to the Board.**

See attached presentation.

**\*3-c Staff member Samantha Brannagan presented case BOA22-01321 to the Board.**

See attached presentation.

**\*3-d Staff member Emily Johnson presented case BOA22-01335 to the Board.**

See attached presentation.

**\*3-e Case BOA22-01350 was continued to April 5, 2023 Board of Adjustment meeting**

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

**\*3-f Staff member Emily Johnson presented case BOA23-00010 to the Board.**

See attached presentation.

**\*3-g Staff member Josh Grandlineard presented case BOA23-00011 to the Board.**

See attached presentation.

**\*3-h Staff member Jennifer Merrill presented case BOA23-00012 to the Board.**

See attached presentation.

**4 Adjournment.**

Boardmember Hoffman moved to adjourn the Study Session and was seconded by Boardmember Glover. Without objection, the Study Session was adjourned at 5:33 p.m.

Respectfully submitted,

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



The background of the slide is a photograph of a desert landscape. In the foreground, there are several houses with red-tiled roofs and some greenery. In the middle ground, there are more houses and some trees. In the background, there are large, rugged mountains under a clear blue sky. The text is overlaid on a semi-transparent blue rectangle.

# 2050 GENERAL PLAN UPDATE

## BOARD OF ADJUSTMENT

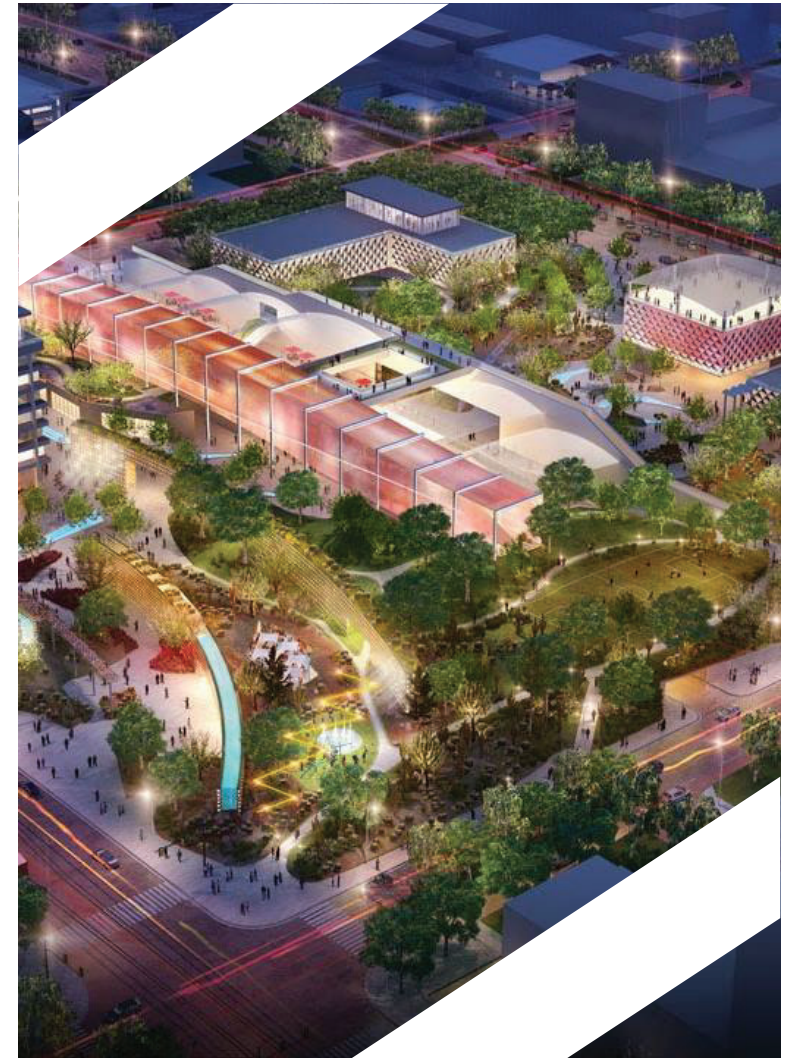
**JEFF ROBBINS**  
SENIOR ECONOMIC  
DEVELOPMENT PROJECT  
MANAGER

**MARY KOPASKIE-  
BROWN**  
PLANNING DIRECTOR

March 1, 2023

# WHAT IS A GENERAL PLAN?

- Official statement of a municipal government which sets forth its major policies concerning desirable future physical development
- Formalizes agreements among various players in land use (i.e., Government, Interests, Market, and Planners)





# ARIZONA REVISED STATUTE REQUIREMENTS

- Every municipality must prepare a comprehensive, long-range general plan
- Must adopt every 10 years
- Affirmative vote of 2/3 of Mesa City Council (5 members - June 2024)
- Approval by Mesa residents (November 2024)



# 2040 PLAN

## THREE GUIDING PRINCIPLES



**Creating and maintaining  
a variety of great  
neighborhoods**



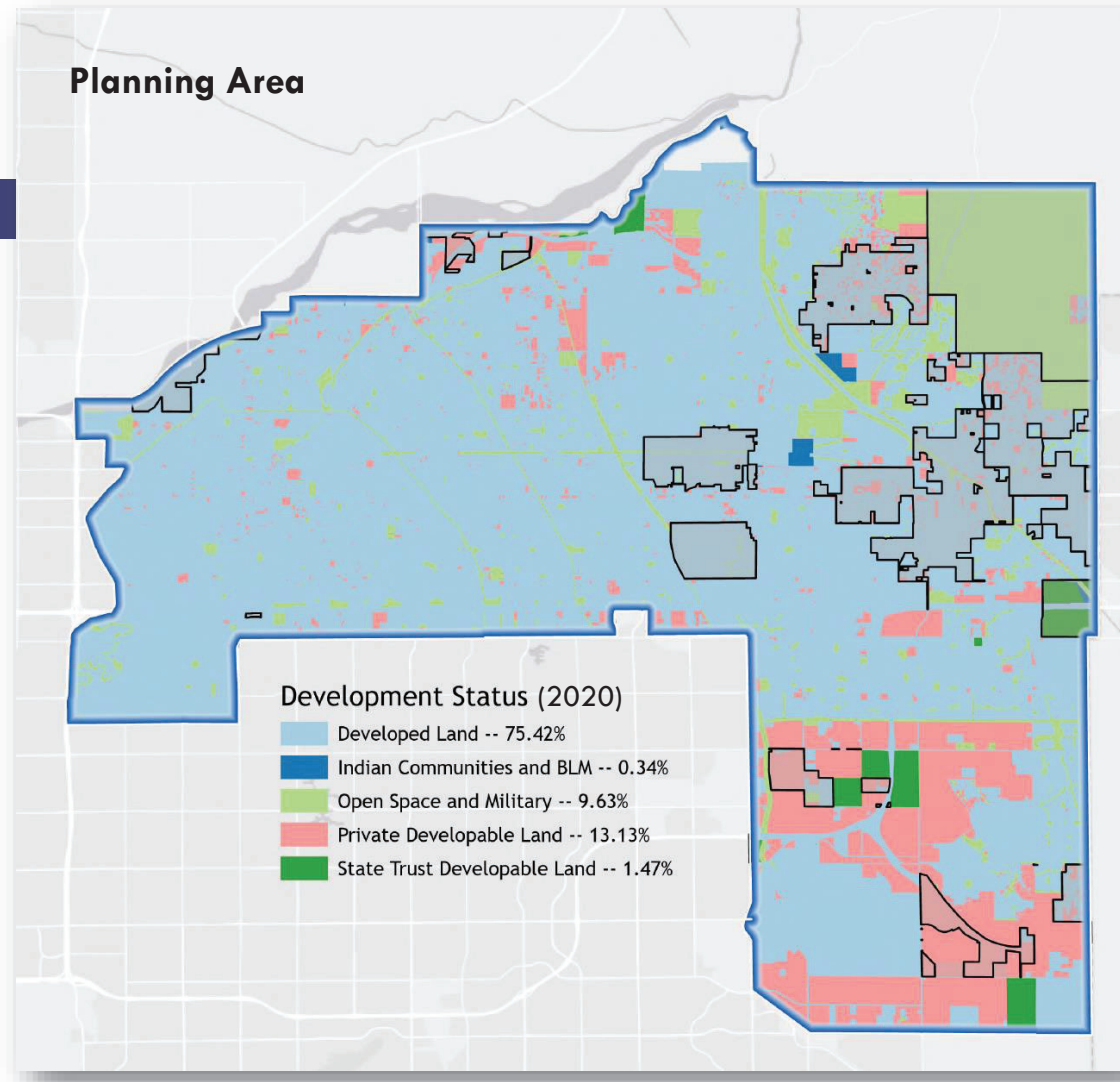
**Growing and maintaining  
diverse and stable jobs**



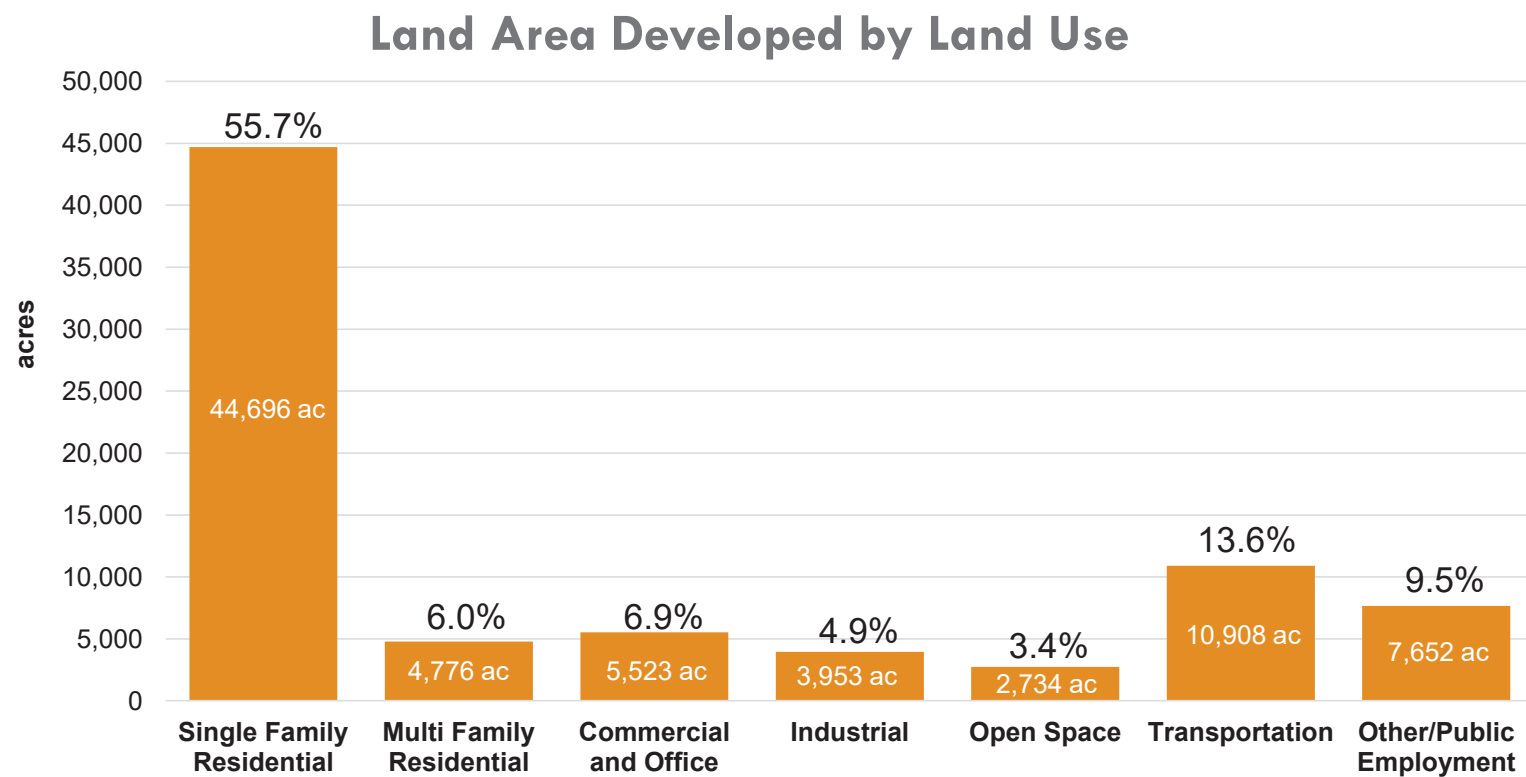
**Provide rich, high quality  
diverse public spaces and  
cultural amenities**

# DEVELOPED LAND

**Total Developed Land: 85.4%**  
**Total Undeveloped Land 14.6%**



## DEVELOPED LAND - BY LAND USE





## CHALLENGES FACED TODAY

- Conversion/Pressure – Balance of Land Uses
  - Job creation vs Housing/Commercial development
  - Revitalization – Redevelopment
  - Infill Development
- Infrastructure Expansion and Timing
- Auto-centric development patterns
- Network/Connecting Green and Open Spaces
- Connectivity/Mobility
- Sustainability





## PUBLIC ENGAGEMENT



- The first online questionnaire is live!  
Second questionnaire in two weeks  
[www.tomorrowsmesa.com](http://www.tomorrowsmesa.com)
- TED Talk style event (summer)
- Urban Lab Workshops (summer)







# GENERAL PLAN TIMELINE



**FINAL  
REVIEW  
AND  
APPROVAL  
PROCESS**

**-2024-**

60 Day Comment Period  
(various bodies, Board of Adjustment)

Citizen Advisory Committee  
Recommendation

Planning and Zoning Board  
Recommendation

Mesa City Council Action

Mesa Residents Ratify

Public  
Hearings  
Required

WHAT ARE THE PRIORITIES OF THE  
BOARD OF ADJUSTMENT?

WHAT IS YOUR VISION FOR MESA?





**QUESTIONS?**

General Plan Update 2050





# BOA22-00718

Josh Grandlienard, AICP, Planner II

March 1, 2023



# Request

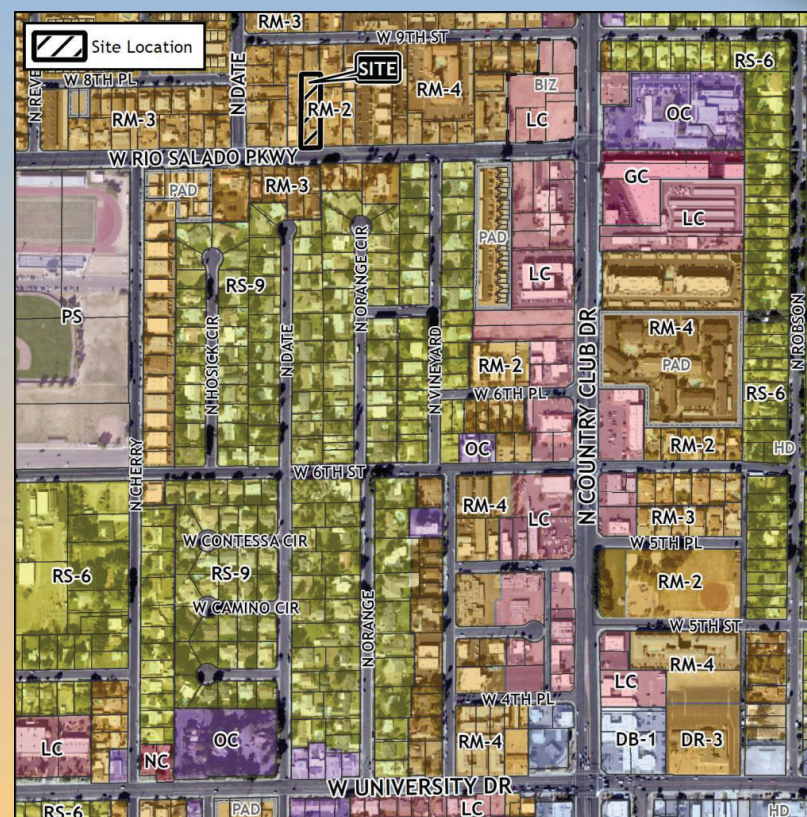
- For a Development Incentive permit to allow for deviations from certain development standards to construct multiple residence (4-dwelling units)





# Location

- 554 E Rio Salado Parkway
- West of Country Club Drive, north of University Drive



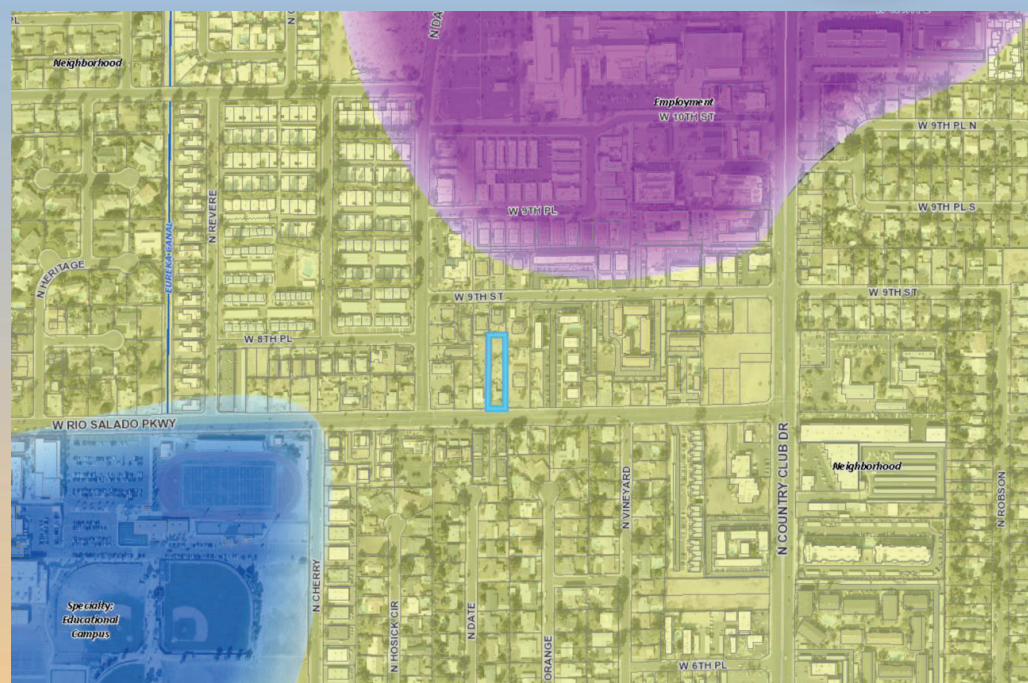




# General Plan

## Neighborhood

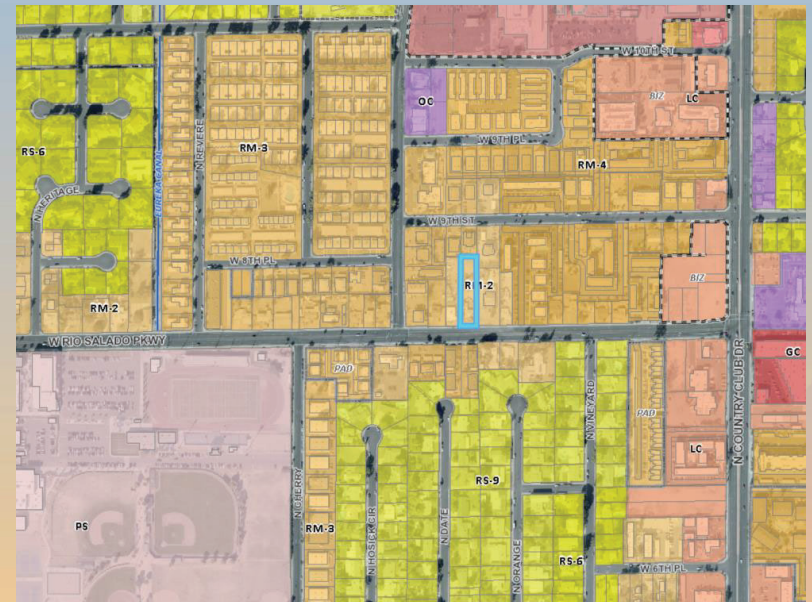
- Safe places for people to live
- Wide range of housing options allowed
- Existing use complies with the goals of this character area







# Zoning





# Site Photos

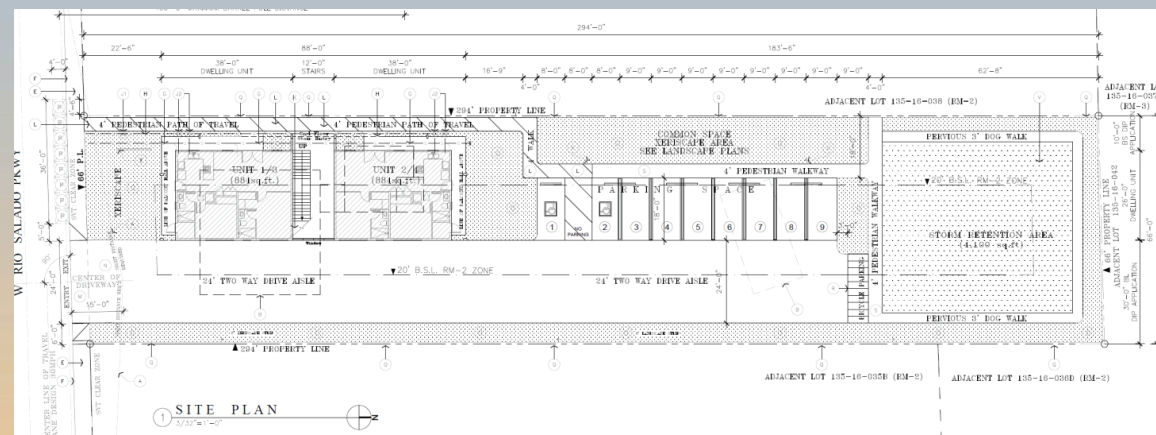


January 2023



# Site Plan

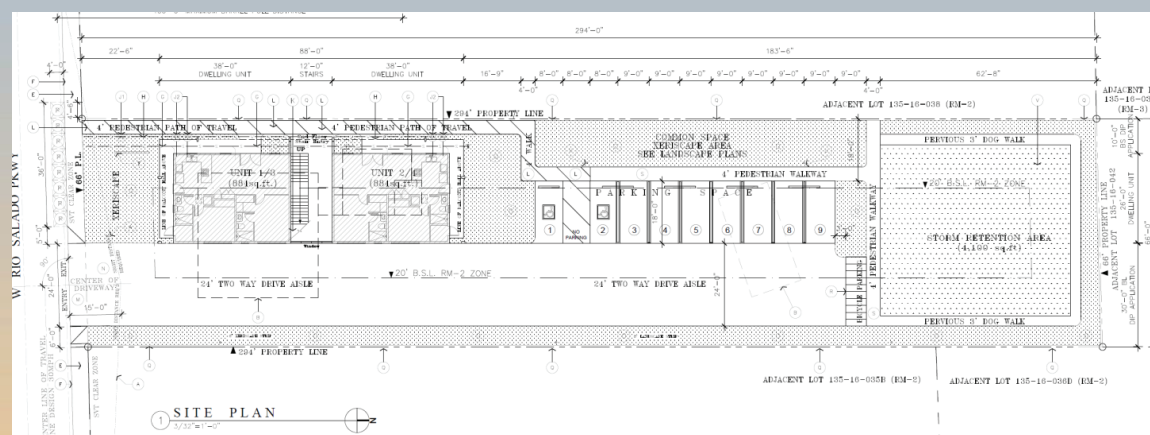
- Two Duplexes proposed
- Concurrent Site Plan Review per Planning and Zoning Board (ZON22-00717)







# Development Incentive Permit – Site Plan





# Citizen Participation

- Notified property owners within 500 feet
- No comments received from neighboring property owners





# Approval Criteria

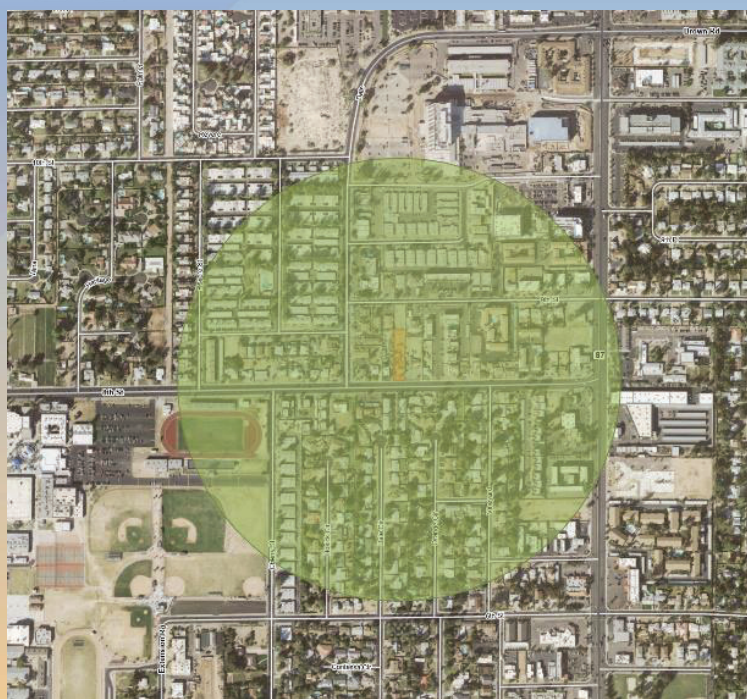
## Section 11-72-1 DIP Purpose and Applicability

- ✓ Total area of the parcel does not exceed 2.5 net acres, and the parcel has been in its current configuration for more than 10 years;
- ✓ The parcel is served by, or has direct access to, existing utility distribution facilities.
- ✓ The parcel is surrounded by properties within a 1,200 foot radius in which:
  - ✓ 1.The total developable land area is not more than 25 percent vacant; and
  - ✓ 2.Greater than 50 percent of the total numbers of lots or parcels have been developed 15 or more years ago.

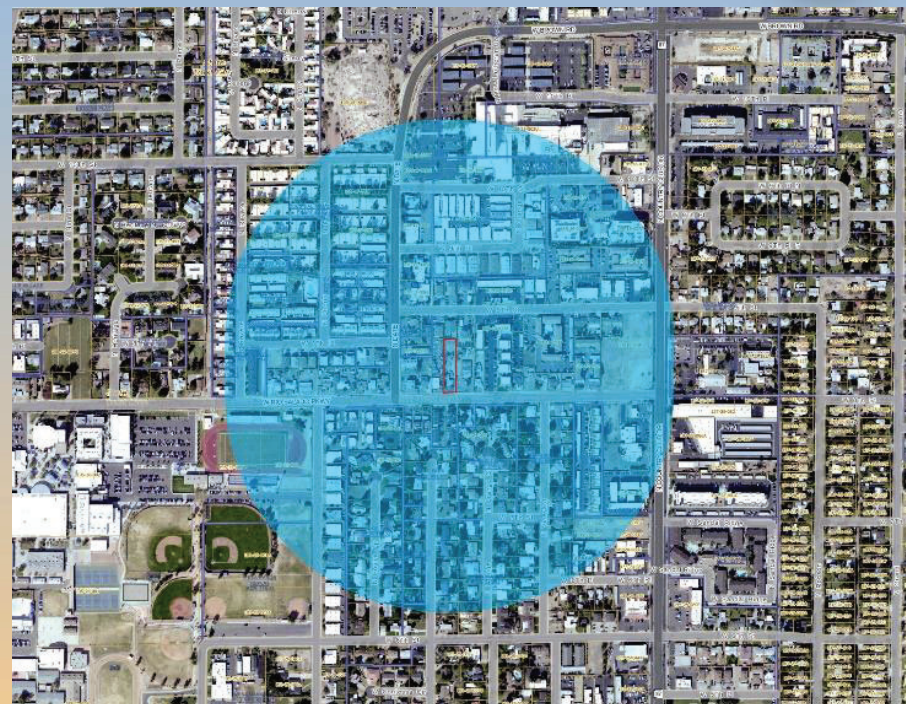




# Approval Criteria



2005 Aerial Photo



2022 Aerial Photo



# Approval Criteria

## Section 11-72-3 DIP Criteria

- ✓ The proposed development is consistent with the General Plan, any other applicable Council adopted plans and/policies, and the permitted uses as specified in this Ordinance;
- ✓ The incentives do not allow development that is more intense than the surrounding neighborhood; commensurate with existing development within a 1200 foot radius of the by-passed property; and
- ✓ The architectural elements, construction and landscape materials, and other site improvements of the proposed development meet the intent of the Design Standards of this Ordinance.





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for a DIP in Section 11-72-3 of the MZO

*Staff recommends Approval with Conditions*



# BOA22-01220

Samantha Brannagan, Planner II

March 1, 2023



# Request

- Special Use Permit
  - To allow for new freestanding communications facility

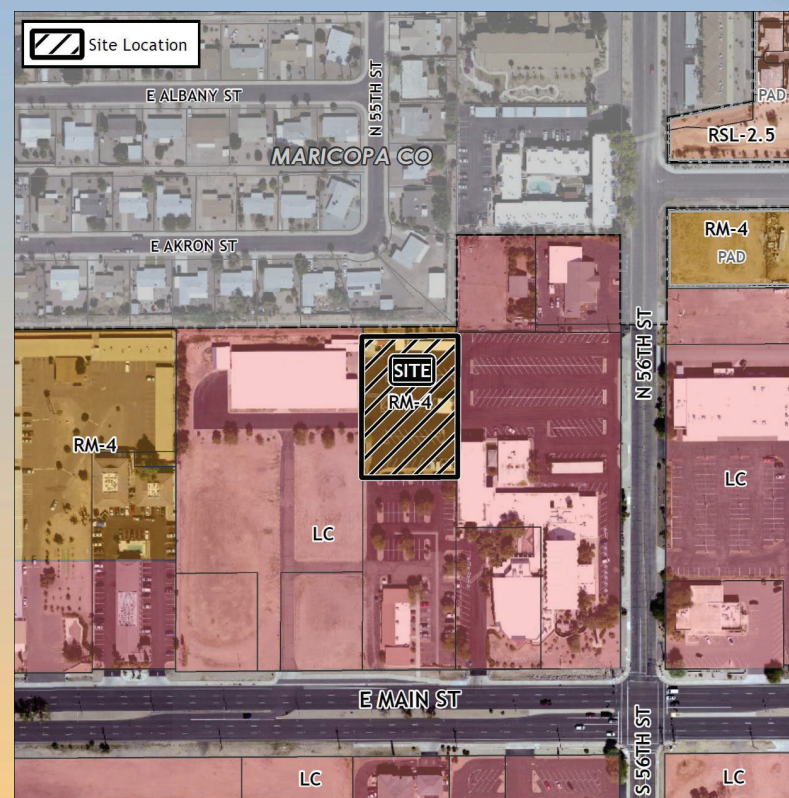






# Location

- North of Main Street
- West of North 56<sup>th</sup> Street





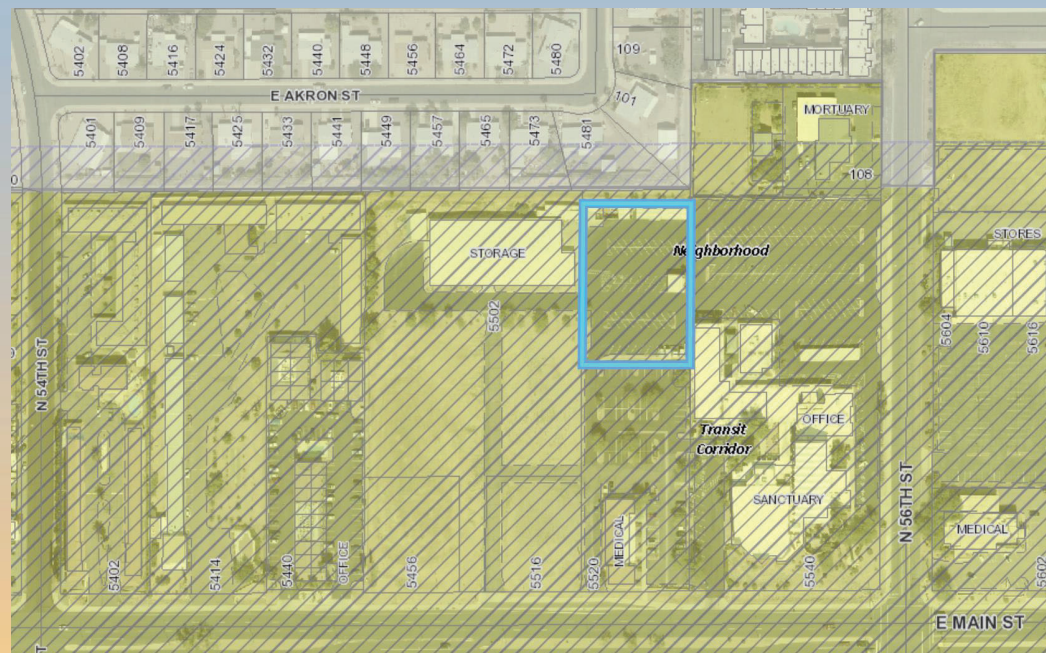
# General Plan

## Neighborhood

- Safe places for people to live with associated non-residential uses

## Transit Corridor

- Transition from suburban into more urban development with access near transit stations

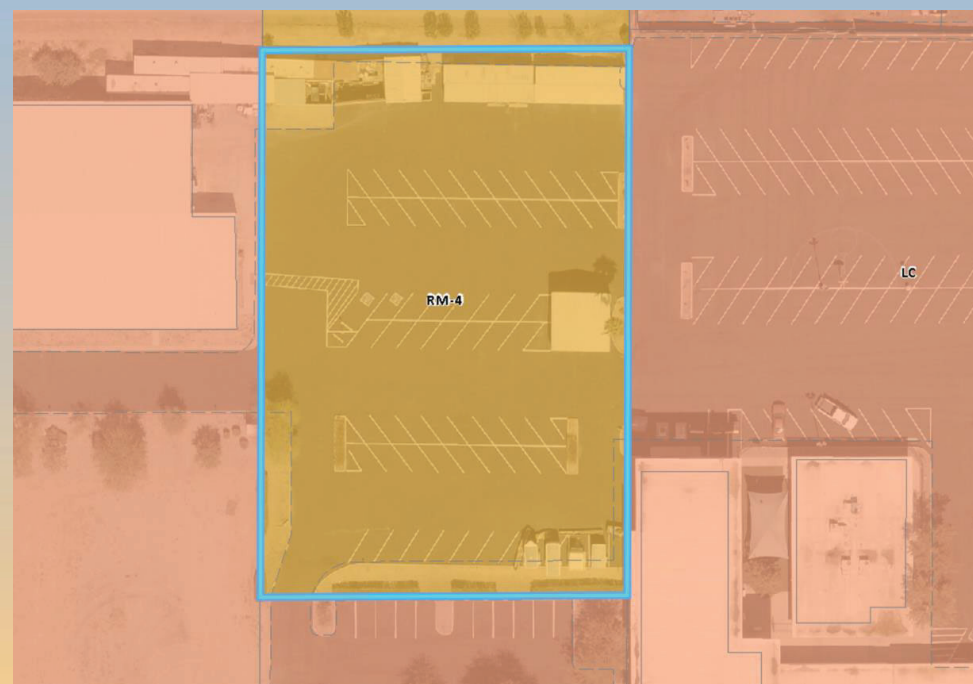






# Zoning

- Multiple-Residence-4 (RM-4)
- A freestanding communications facility is allowed with an SUP





# Site Photo

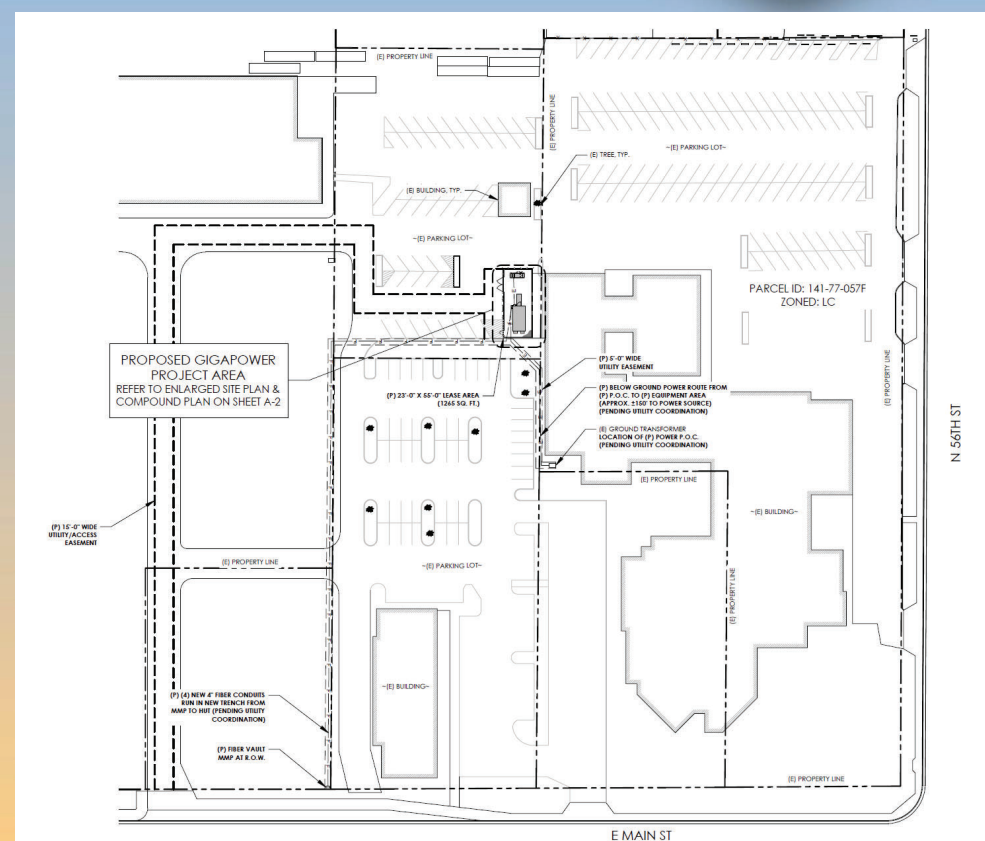


Looking northeast toward the site from Main Street



# Site Plan

- Located in southeast corner of parking lot serving existing church
- Entrance to property from Main Street
- 1,265 sq ft lease area to store fiber optic equipment

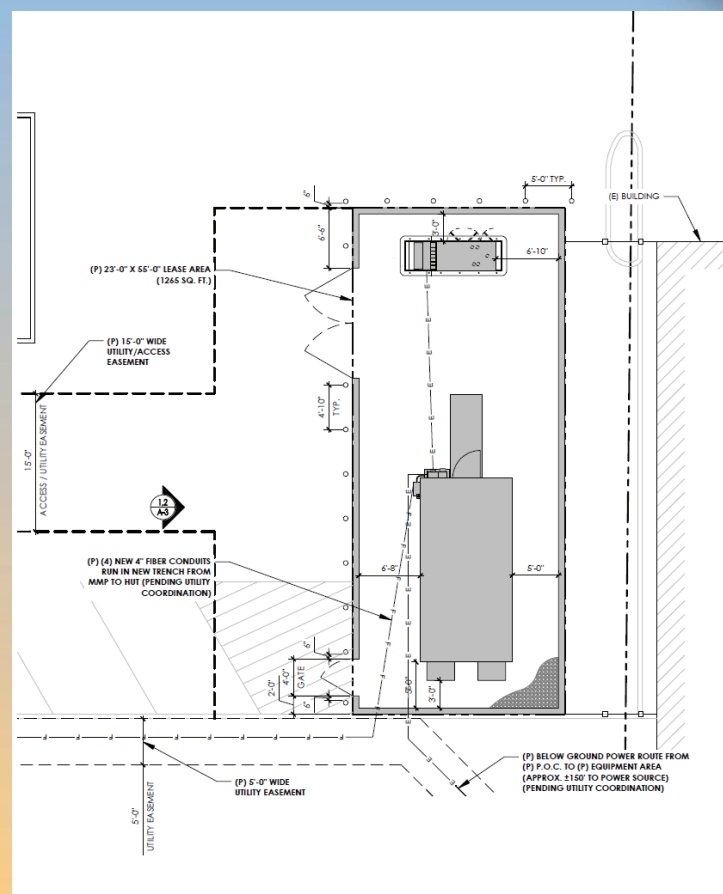






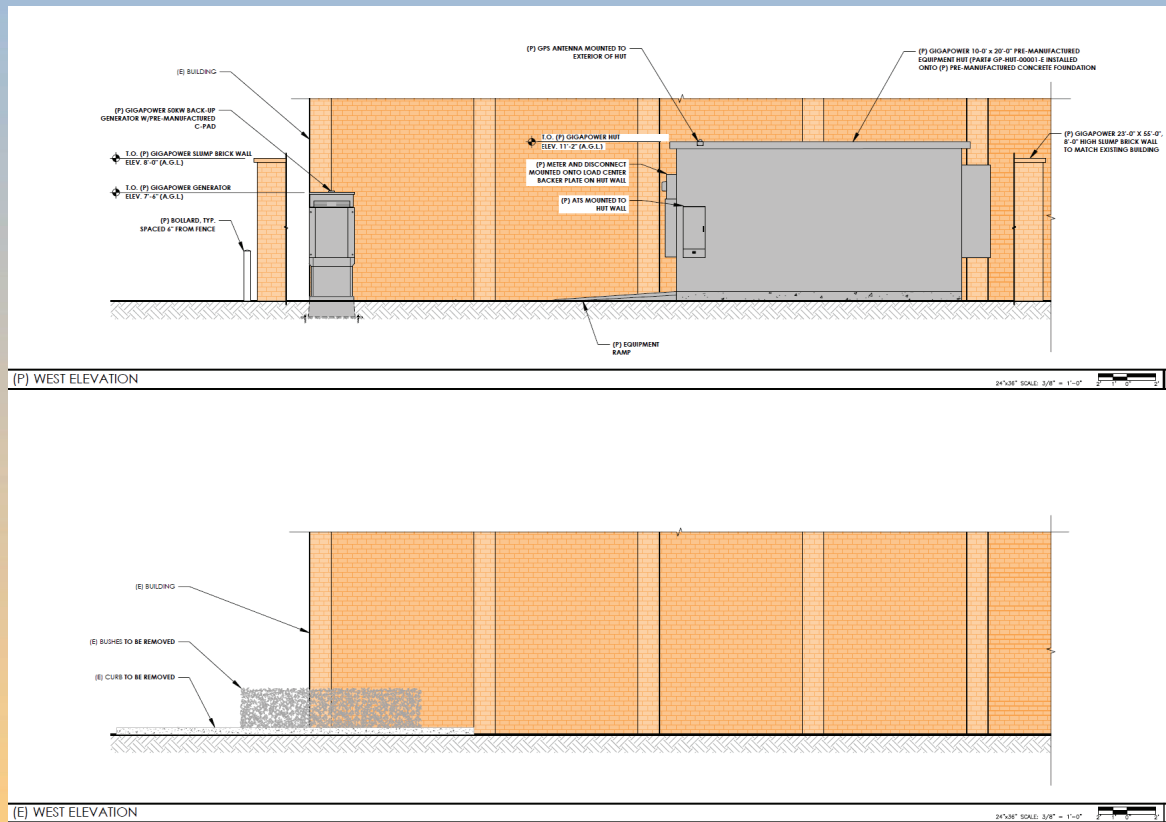
# Site Plan

- 1,265 sq ft lease area with a concrete foundation
- Screened by 8 ft slump block wall with 2 access gates
- No employees on site
- Requires removal of 8 parking spaces





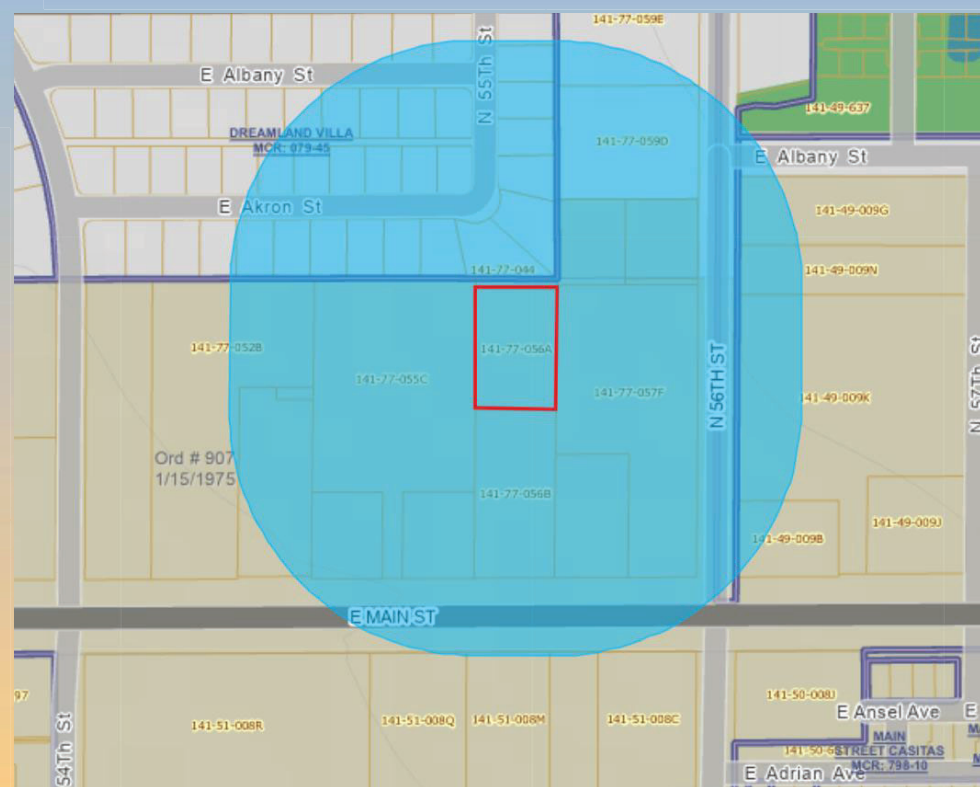
# Elevations





# Citizen Participation

- Notified property owners within 150', HOAs and registered neighborhoods
- Applicant and staff received no comments







## Section 11-70-5

- ✓ 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 2040 Mesa General Plan
- ✓ Meets the criteria in Section 11-70-5 for a Special Use Permit

*Staff recommend Approval with Conditions*



# BOA22-01321

Samantha Brannagan, Planner II

March 1, 2023





# Request

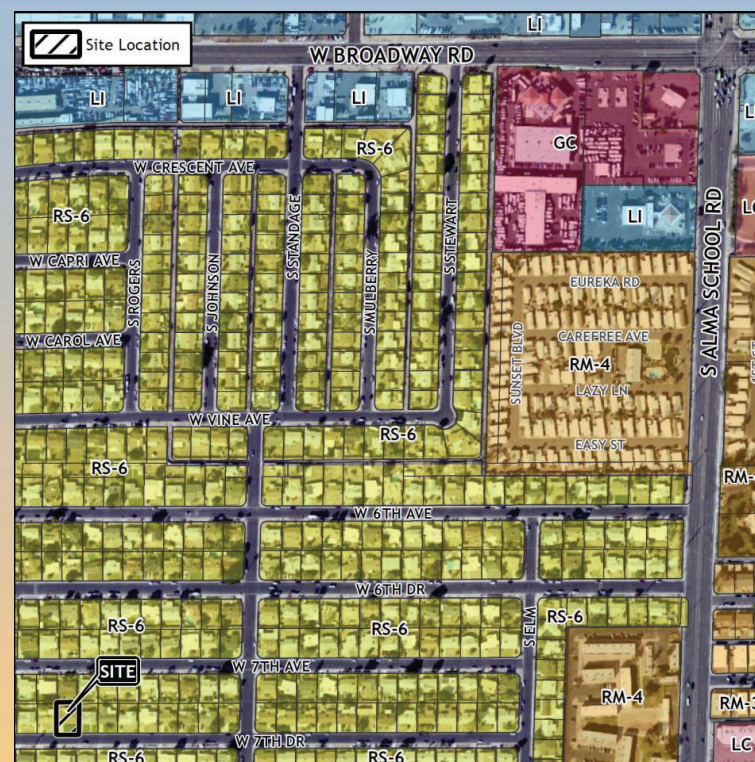
- Variance from the required minimum parking spaces





# Location

- South of West Broadway Road
- West of South Alma School Road







# General Plan

## Neighborhood

- Safe places for people to live and enjoy the surrounding community
- Wide range of housing options







# Zoning

- Single-Residence-6 (RS-6)
- A single-family residence is consistent with the existing zoning





# Site Photo

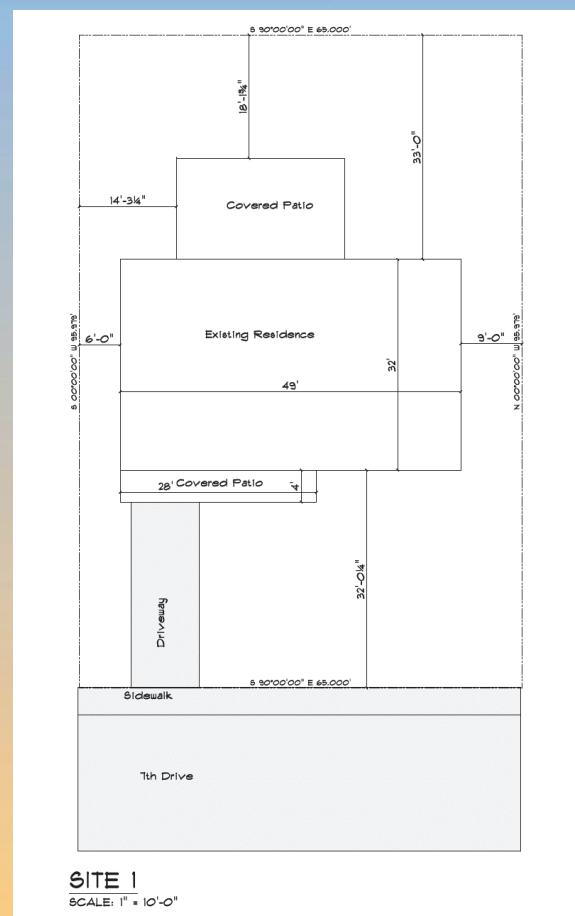


Looking north towards the site



# Site Plan

- Initial construction of residence in 1970 included one (1) covered and one (1) uncovered parking space
- Covered parking space was enclosed sometime prior to 2007 and current ownership
- Requiring additional covered parking is not feasible in this situation







# Citizen Participation

- Notified property owners within 150', HOAs and registered neighborhoods
- Staff received one (1) phone call from neighboring property owner





**SAMPLE PHOTOS**  
SCALE: 1/8" = 1'-0"



# Section 11-80-3

- ✓ 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 the required criteria for a Variance under Section 11-80-3 of the MZO

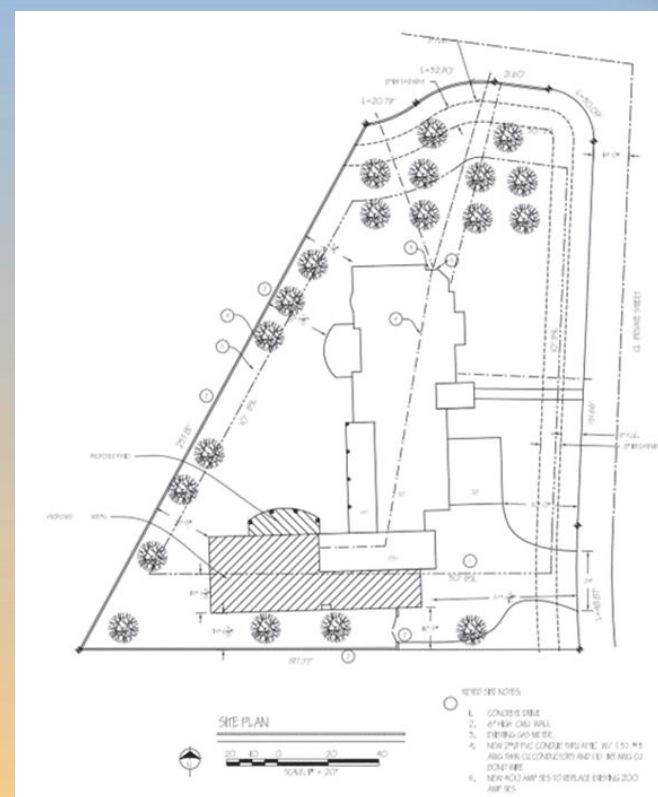
*Staff recommend Approval with Conditions*



# BOA22-01335

Emily Johnson, Planner I

March 1, 2023

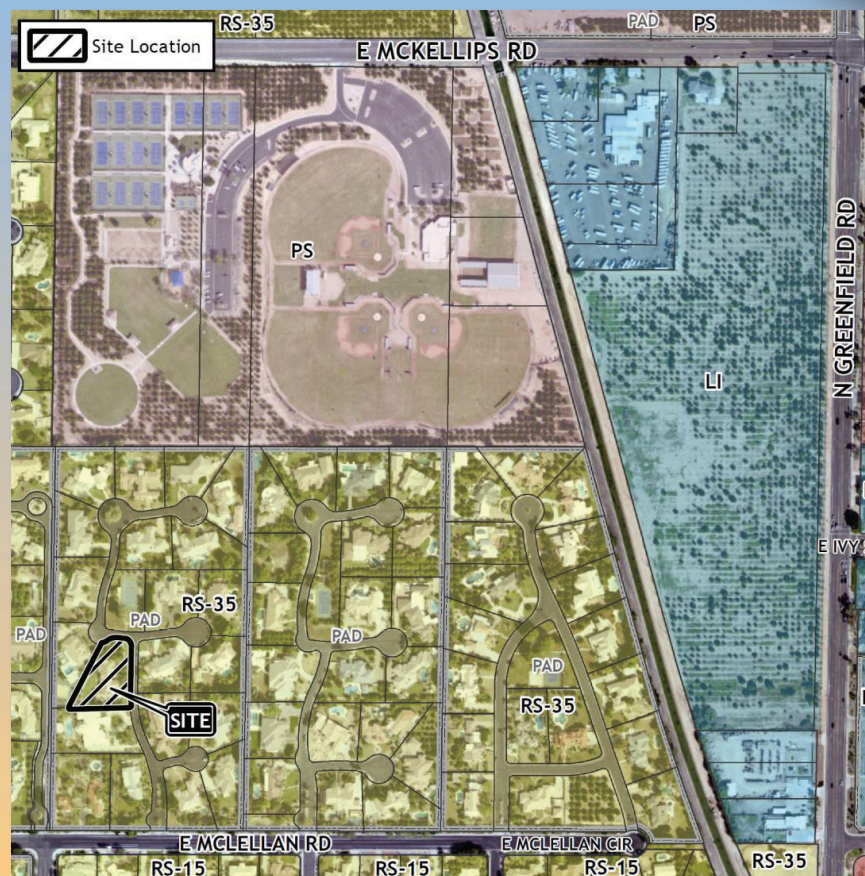






# Location

- 4040 East McLellan Road Lot 18
- South of McKellips Road, west of Greenfield Road







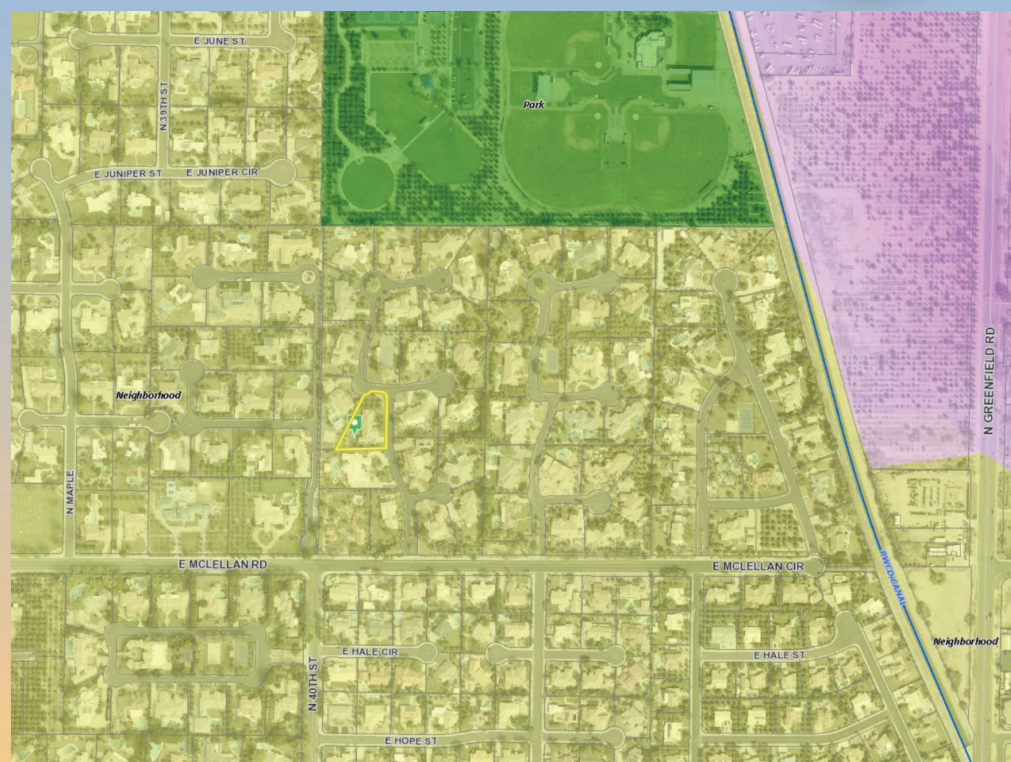
# General Plan

## Neighborhood

- Safe places for people to live
- Wide range of housing options allowed

## Citrus Sub-Area

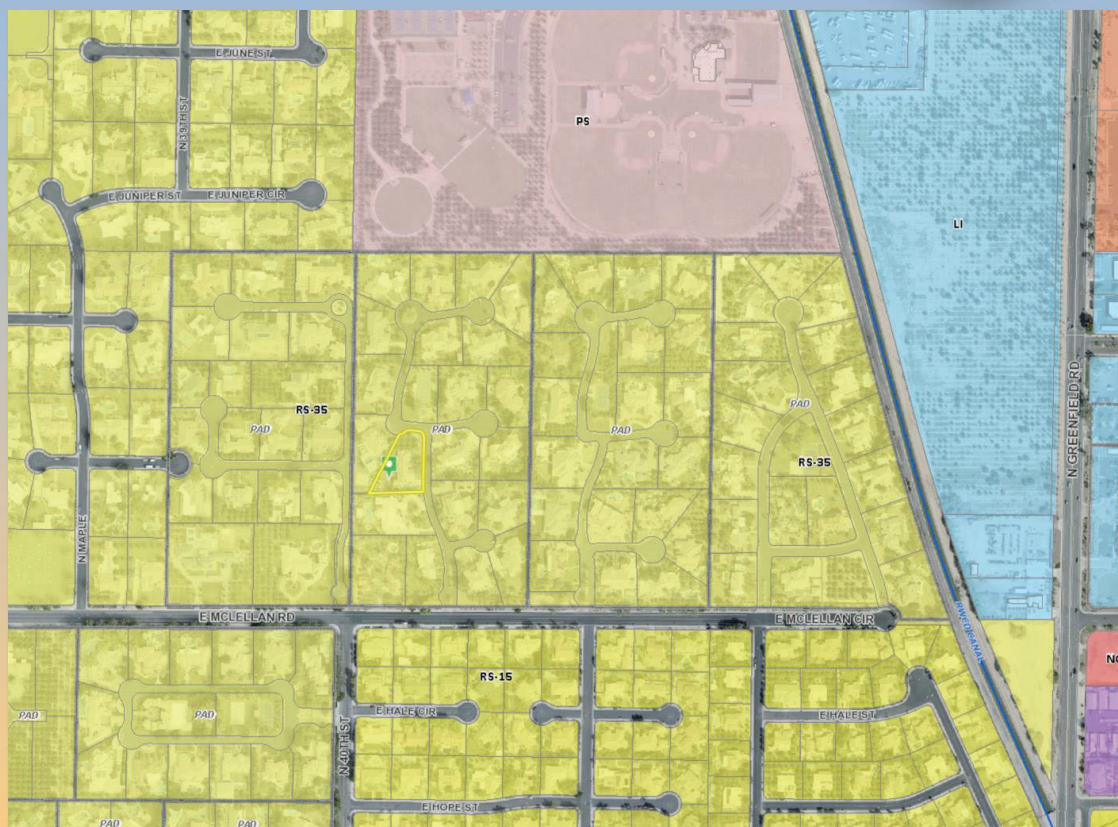
- Low-density, suburban-estate type residential uses





# Zoning

- Single Residence -35 with a Planned Area Development overlay (RS-35-PAD)

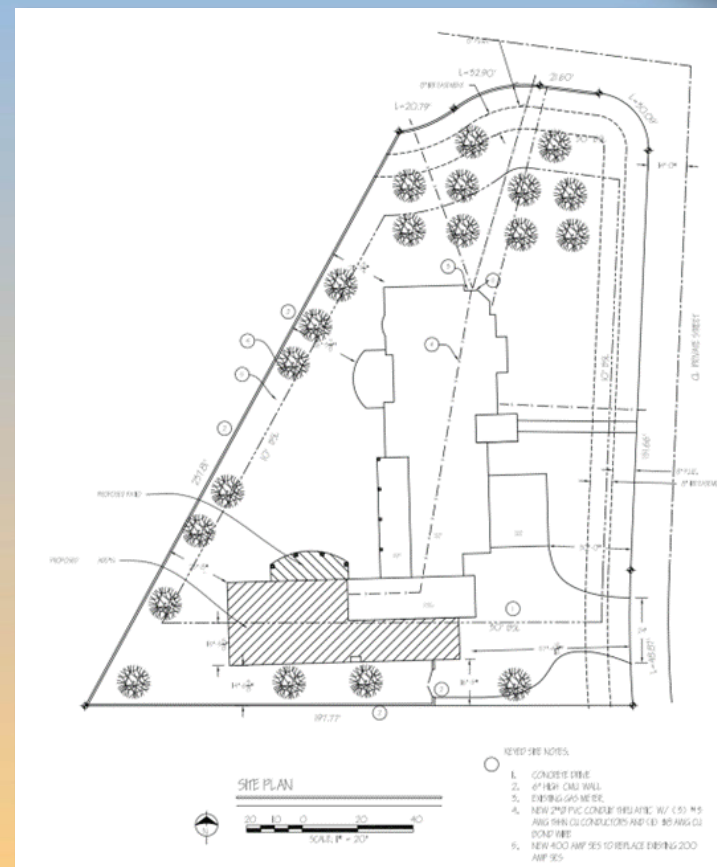






# Site Photo



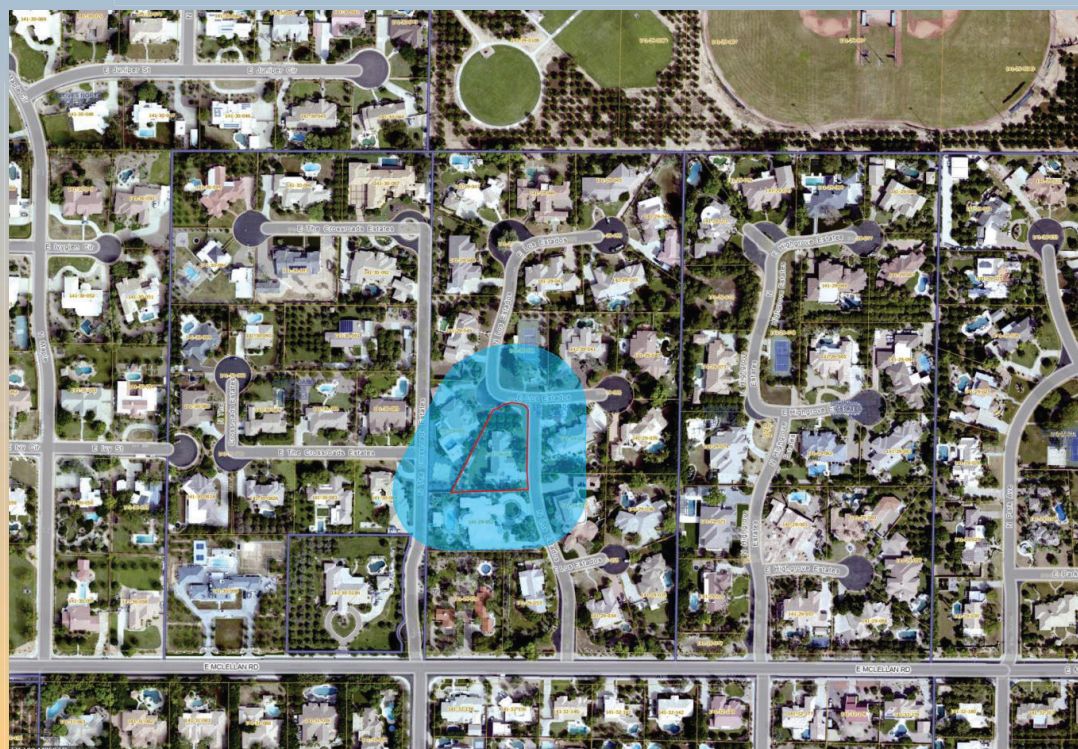






# Citizen Participation

- 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*





# BOA23-00010

Emily Johnson, Planner I

March 1, 2023



# Request

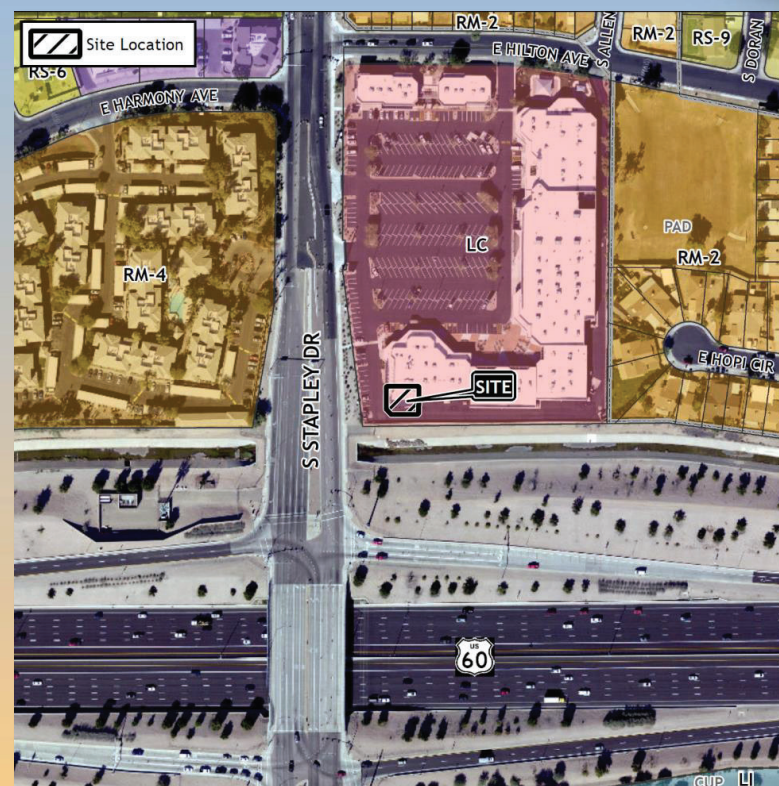
- Special Use Permit (SUP) to allow a small animal day care in the Limited Commercial (LC) zoning district





# Location

- 1455 South Stapley Drive
- East of S Stapley Drive and north of the Superstition Freeway









# Zoning

- Limited Commercial (LC)
- Small animal day care use requires Special Use Permit







# Site Photo



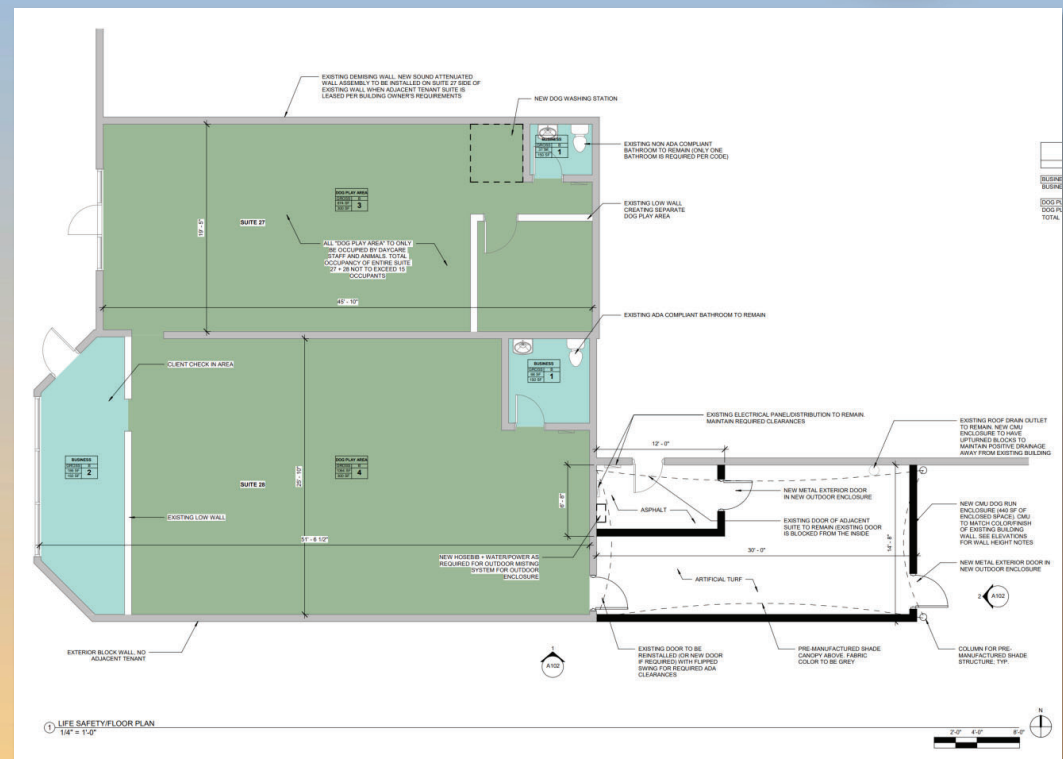
Looking east towards the entrance, June 2022





# SUP Request

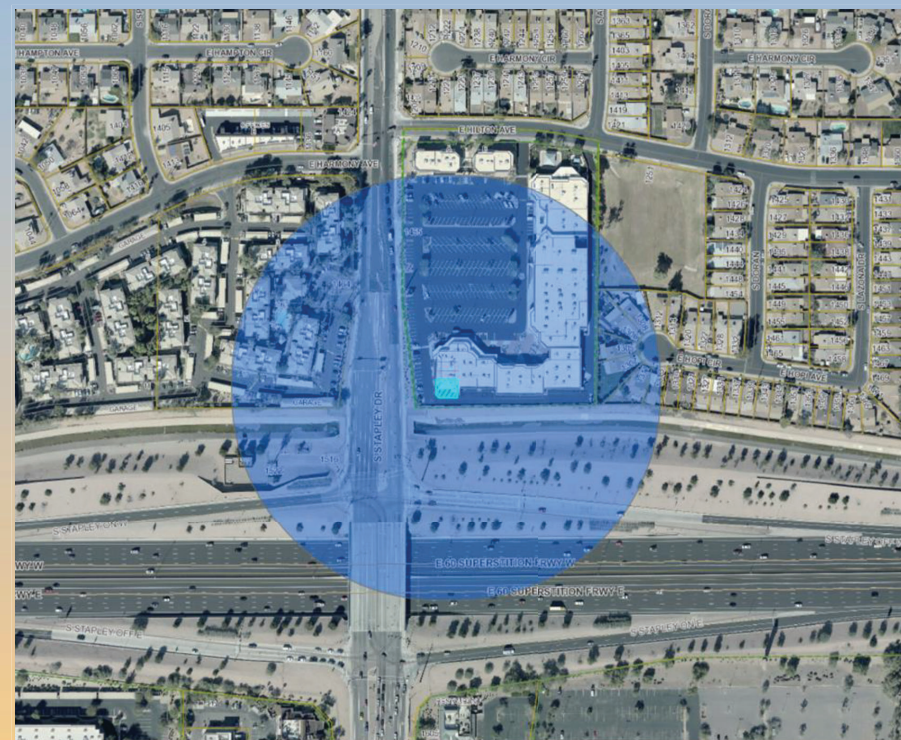
- 2,223 SF indoor dog day care
- Sound attenuation measures will be taken
- Future plan for outdoor dog area (Administrative Review required)





# Citizen Participation

- Notified property owners within 500 feet
- Held a citizen participation meeting on February 8, 2023
  - One neighbor came and expressed support





# 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 SUP findings of Section 11-70-5.E of the MZO

*Staff recommends Approval with Conditions*



# BOA23-00011

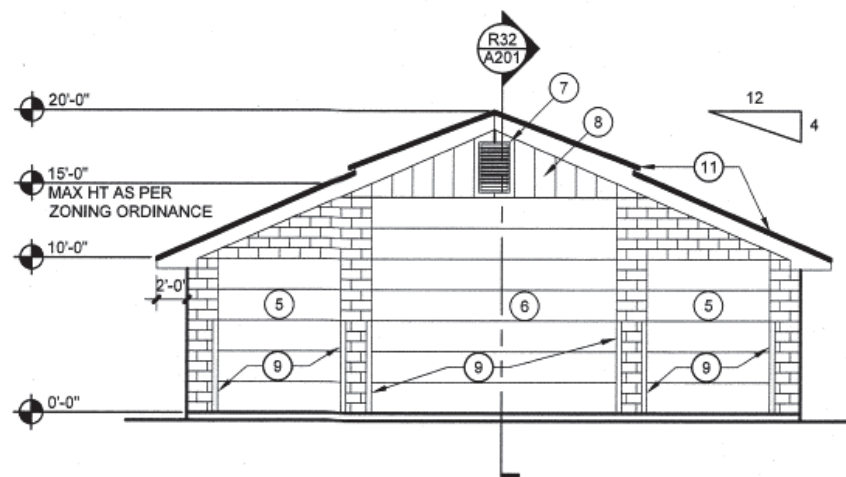
Josh Grandlienard, AICP, Planner II

March 1, 2023



# Request

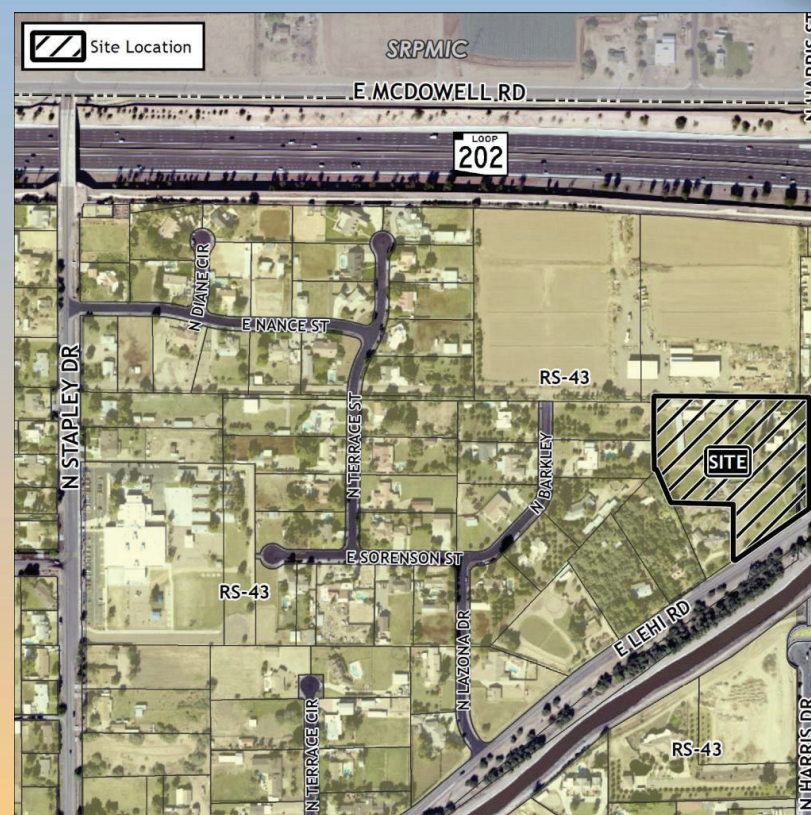
- Special Use Permit to allow for the aggregate area of all accessory structures on site to exceed 100 percent of the roof area of a dwelling







- 1564 East Lehi Road
- North of East Lehi Road,  
East of North Stapley  
Drive





# 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-43 (RS-43)
- Single residential allowed by right





# Site Photos

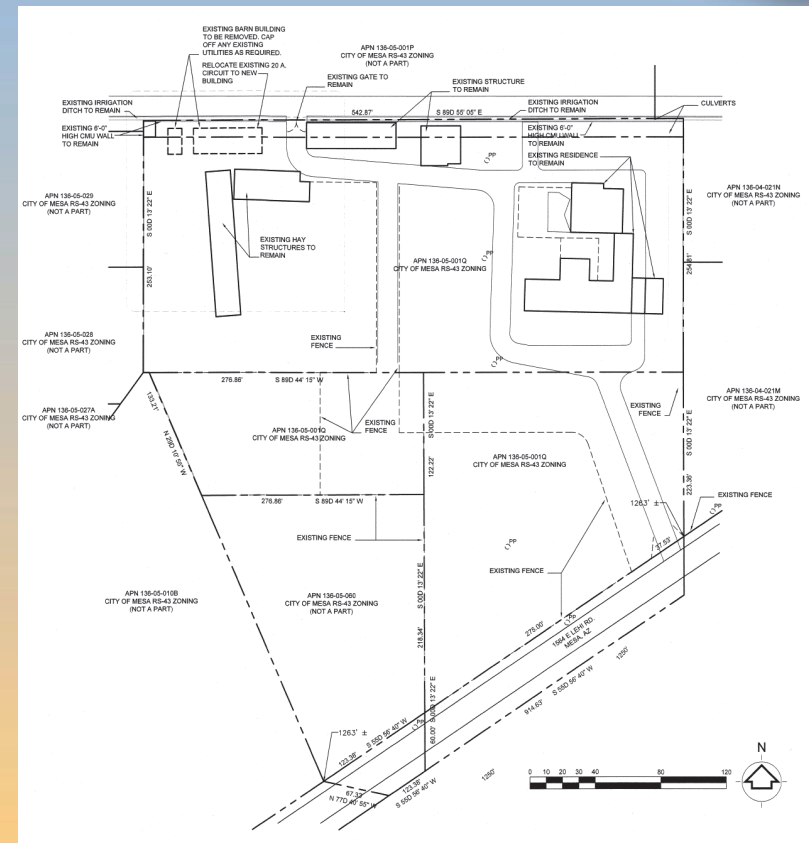


September 2022



# Site Plan

- Existing Variance and Special Use Permit issued by the Zoning Administrator on September 1, 2009, which allowed a height increase and encroachment into the rear setback
- Proposed garage is replacing an existing garage, and reducing overall footprint by 58 square feet







# Citizen Participation







# Approval Criteria

## Section 11-70-5 Special Use Permit Criteria

- ✓ #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



# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for a Special Use Permit in Section 11-70-5 of the MZO

*Staff recommends Approval with Conditions*



# BOA23-00012

Jennifer Merrill, Senior Planner

March 1, 2023





# Request

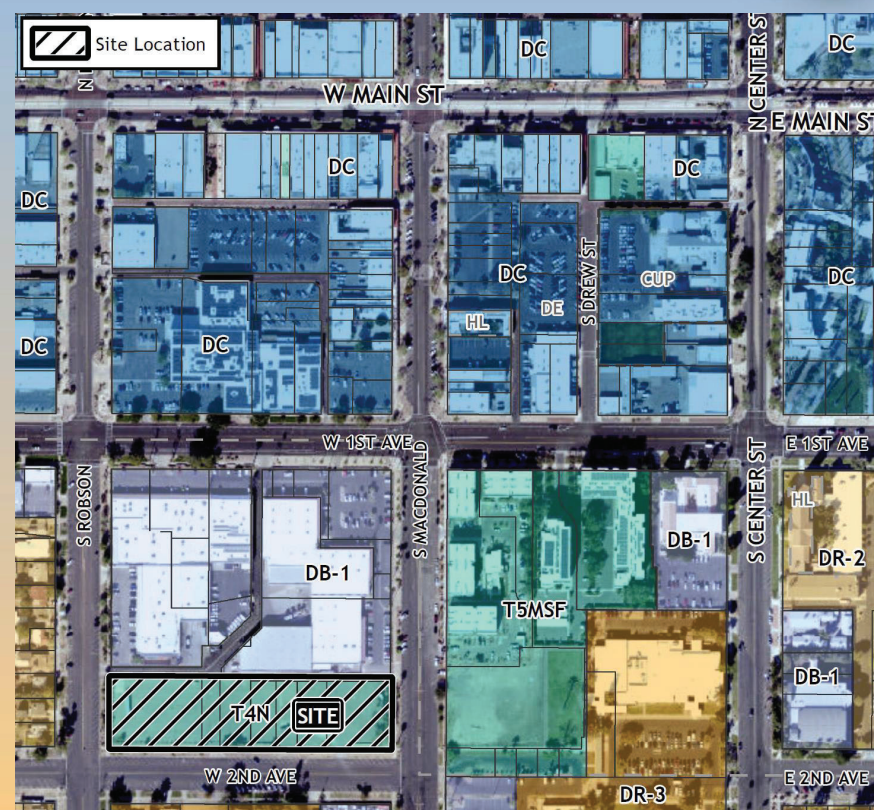
- SUP for a Comprehensive Sign Plan (CSP)





# Location

- West of Center Street
- South of Main Street
- Along the north side of 2<sup>nd</sup> Avenue between Robson and Macdonald







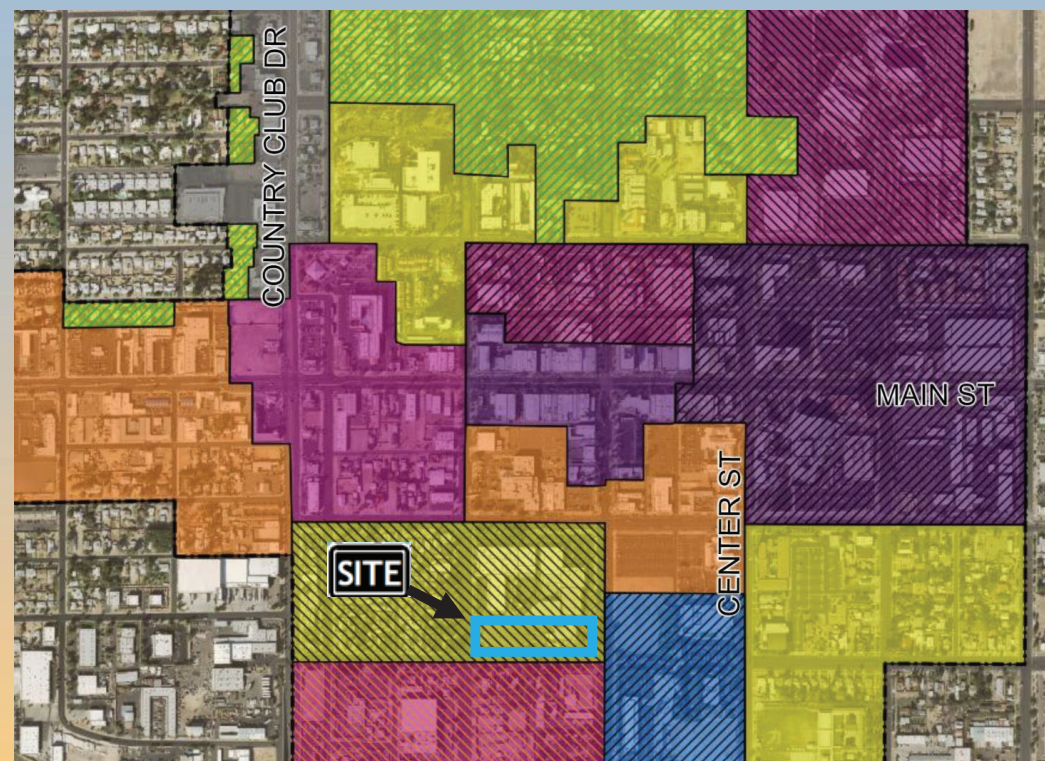
# General Plan

## Downtown Transit Corridor

- Pedestrian oriented development

## Downtown Neighborhood Evolution area of Central Main Street Area Plan

- Sense of Place
- Improved streetscape along 2<sup>nd</sup> Avenue

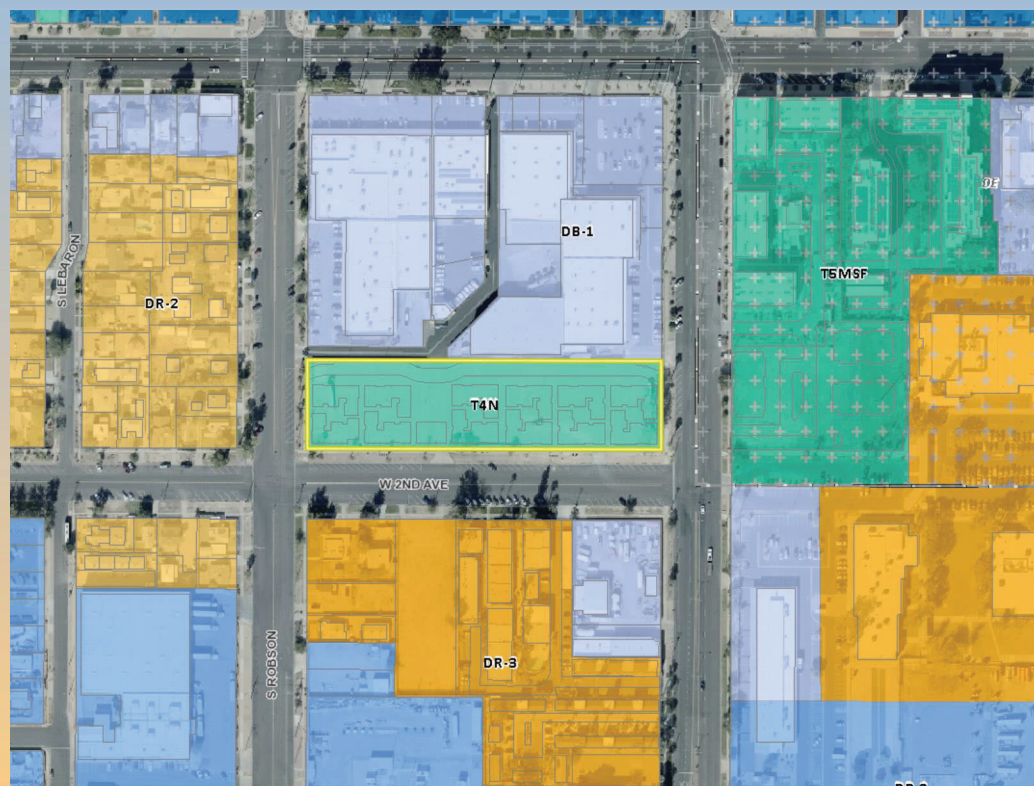






# Zoning

- Transect 4  
Neighborhood (T4N)





# Site Photo



Looking northwest from 2<sup>nd</sup> Avenue





# Proposed CSP

## Requested Modifications:

- Increase number of signs
- Increase sign area
- Sign illumination



Attached  
sign

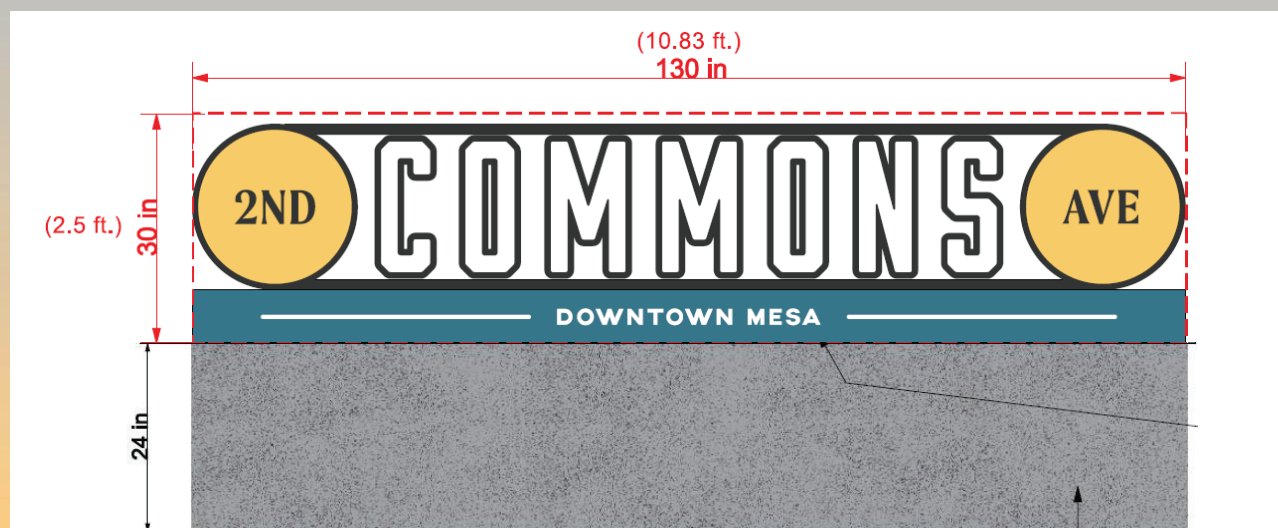




# Proposed CSP

Monument signs:

- Exceed horizontal-to-vertical ratio

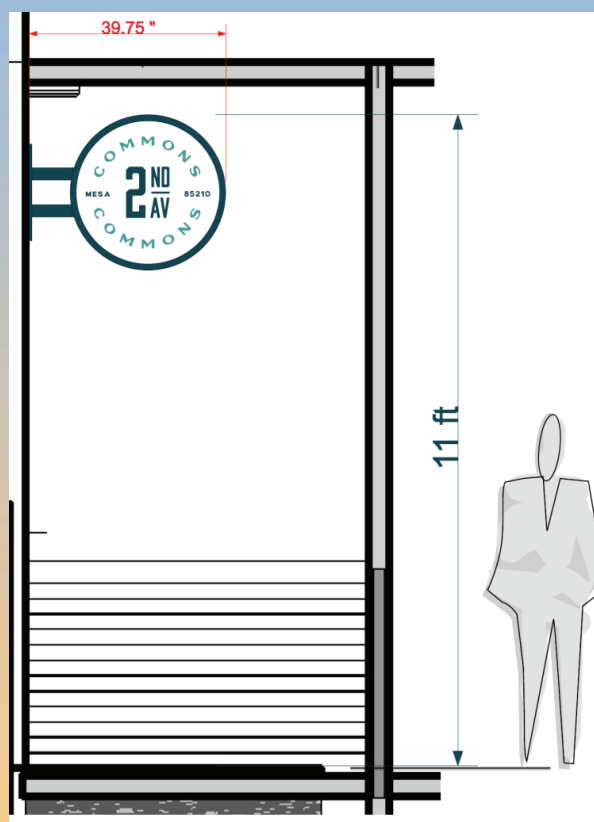




# Proposed CSP

Attached sign:

- Increase sign height



**11 ft.**  
**HEIGHT TO**  
**TOP OF SIGN**







# 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*