

City of Mesa

City Council Chambers
57 E. First Street



Meeting Minutes

Wednesday, May 3, 2023

5:30 PM

Lower Council Chambers

Board of Adjustment Public Hearing

Chair Alexis Wagner

Vice Chair Nicole Lynam

Boardmember Adam Gunderson

Boardmember Chris Jones

Boardmember Heath Reed

Boardmember Ethel Hoffman

Boardmember Troy Glover

Consent Agenda - All items listed with an asterisk (*) will be considered as a group by the Board and will be enacted in one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from the Consent Agenda and considered as a separate item, following adoption of the Consent Agenda.

Chair Wagner called the meeting to order at 4:32 pm.

- 1 Call meeting to order.
- 2 Take action on all Consent Agenda items.

Items on the Consent Agenda

- 3 Approval of the following minutes from previous meetings:
 - 3-a Approval of minutes from the April 5, 2023 Study Session and Public Hearing.

Approved (4-0) Vice Chair Lynam absent, Boardmember Jones and Boardmember Hoffman absent.

- 4 Take action on the following cases:
 - 4-a **BOA22-01276 - "Skinner Residence" (District 1).** 2632 North Hall Circle. Located west of North Gilbert Road and north of East McKellips Road. Requesting a Variance to allow the aggregate area of detached structures to exceed 50 percent of the roof area of the primary dwelling in the Single Residence-15 (RS-15) zoning district.

Staff Planner: Sergio Solis
Recommendation: Approval with Conditions

Approved (4-0) Vice Chair Lynam absent, Boardmember Jones and Boardmember Hoffman absent.

- 4-b **BOA23-00087 - "QBD Dunkin" (District 1).** Within the 300 block of East McKellips Road (north side) and within the 2000 block of North Mesa Drive (west side). Located north of East McKellips Road and west of North Mesa Drive. Requesting a Development Incentive Permit for a restaurant with drive-thru in the Limited Commercial (LC) zoning district.

Staff Planner: Jennifer Merrill
Recommendation: Approval with Conditions

Approved (4-0) Vice Chair Lynam absent, Boardmember Jones and Boardmember Hoffman absent.

- 4-c **BOA23-00121 - "GF HUT PHX 114" (District 1).** Within the 400 block of North Gilbert Road. Located north of East University Drive and east of North Gilbert Road. Requesting a Special Use Permit (SUP) to allow the development of a new freestanding communication facility, a Special Use Permit to allow a reduction in the number of required parking spaces, and a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for the development of a freestanding communication facility in the Office Commercial (OC) zoning district.

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

Approved (4-0) Vice Chair Lynam absent, Boardmember Jones and Boardmember Hoffman absent.

- 4-d **BOA23-00179 - "Apache Wells Country Club" (District 5).** Within the 2700 block of North Higley Road and the 5200 block of East McDowell Road. Located south of East McDowell Road and east of North Higley Road. Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) in the Single Residence-7 with a Planned Area Development overlay (RS-7-PAD) zoning district.

Staff Planner: Chloe Durfee Daniel

Recommendation: Continued to June 7, 2023

Approved (4-0) Vice Chair Lynam absent, Boardmember Jones and Boardmember Hoffman absent.

- 4-e **BOA23-00195 - "GF HUT PHX 117" (District 6).** Within the 7600 block of East Guadalupe Road and the 2800 block of South Sossaman Road. Located south of East Guadalupe Road and east of South Sossaman Road. Requesting a Special Use Permit (SUP) to allow the development of a new freestanding communication facility in the Limited Commercial (LC) zoning district.

Staff Planner: Chloe Durfee Daniel

Recommendation: Approval with Conditions

Approved (4-0) Vice Chair Lynam absent, Boardmember Jones and Boardmember Hoffman absent.

- 4-f **BOA23-00197 - "CBRS Cell Tower Pioneer Park" (District 4).** Within the 500 block of east Main Street, the 0 to 200 blocks on North Lesueur, the 500 block of East 2nd Street and the 0 to 200 blocks of North Hobson. Located east of North Mesa Drive and North of East Main Street. Requesting a Special Use Permit (SUP) to allow a wireless communication facility to exceed the maximum height in the Downtown Residence-2 (DR-2) zoning district.

Staff Planner: Chloe Durfee Daniel
Recommendation: Approval with Conditions

Approved (4-0) Vice Chair Lynam absent, Boardmember Jones and Boardmember Hoffman absent.

- 4-g **BOA23-00199 - "CBRS Cell Tower Reed Park" (District 4).** Within the 1600 to 1800 blocks of East Broadway Road, the 400 to 600 blocks of South Williams and the 1600 to 1800 blocks of East 6th Avenue. Located west of South Gilbert Road and south of East Broadway Road. Requesting a Special Use Permit (SUP) to allow a wireless communication facility to exceed the maximum height in the Single Residence-6 (RS-6) zoning district.

Staff Planner: Chloe Durfee Daniel
Recommendation: Approval with Conditions

Approved (4-0) Vice Chair Lynam absent, Boardmember Jones and Boardmember Hoffman absent.

- 4-h **BOA23-00200 - "CBRS Cell Tower Acacia Park" (District 4).** Within the 1600 block of East Main Street and the 0 block of South Williams. Located west of South Gilbert Road and south of East Main Street. Requesting a Special Use Permit (SUP) to allow a wireless communication facility to exceed the maximum height in the General Commercial (GC) zoning district and a SUP to encroach into the required interior side setback in a GC zoning district.

Staff Planner: Chloe Durfee Daniel
Recommendation: Approval with Conditions

Approved (4-0) Vice Chair Lynam absent, Boardmember Jones and Boardmember Hoffman absent.

Items not on the Consent Agenda

- 5 Take action on the following case:
- 6 Items from citizens present.
- 7 Adjournment.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.

Si necesita asistencia o servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunion al 480-644-2767.