

Mesa Council Chambers Lower Level – 57 E 1st St

Date: May 1, 2024 Time: 5:00 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Boardmember Chris Jones
Boardmember Heath Reed
Boardmember Ethel Hoffman*
Boardmember Troy Glover

MEMBERS ABSENT:

Vice Chair Shelly Allen
Boardmember Nicole Lynam

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

STAFF PRESENT:

Kelly Whittemore
Evan Balmer
Jennifer Merrill
Joshua Grandlienard
Sergio Solis
Tulili Tuiteleleapaga-Howard
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner excused Vice Chair Allen and Boardmember Lynam and declared a quorum present, and the Study Session was called to order at 5:00 p.m.

2 Staff Update: Board Appreciation Breakfast to come.

3 Review and discuss items listed on the Public Hearing agenda for May 1, 2024.

***3-a Staff member Sergio Solis presented case BOA23-01028 to the Board.**

See attached presentation.

Boardmember Hoffman asked the proximity of the residential areas to the subject property.

Staff member Solis answered the closest adjacent residential properties are north of the site. The site is comprised of three parcels. The first parcel is centered around the restaurant and the other two parcels are the existing parking lot. The closest residential is north of the parking lot. The restaurant addition is on the south side of the building.

Boardmember Hoffman stated her concern regarding the current lack of parking and question how the addition would contribute if any.

City of Mesa - Board of Adjustment – May 1, 2024
Study Session Minutes

Staff member Balmer added the site has an existing outside patio that is functioning. Per request the owner is looking at enclose the outdoor patio and utilize the space as a dining area. Functionally the site is operating currently as it would if the case were to be approved.

***3-b Staff member Sergio Solis presented case BOA24-00031 to the Board.**

See attached presentation.

Boardmember Reed asked if the fence will be wrought iron or a 6-foot CMU wall with wrought iron on top.

Staff member Solis answered the fence will be a mix of wrought iron and CMU block.

***3-c BOA24-00124 continued to June 5, 2024.**

***3-d Staff member Tulili Tuiteleleapaga-Howard presented case BOA24-00219 to the Board.**

See attached presentation.

***3-e Staff member Joshua Grandlienard presented case BOA24-00239 to the Board.**

See attached presentation.

Boardmember Glover questioned if the parking spots for the use of the hanger are being reduced.

Staff member Grandlienard answered the hanger was over parked for what was necessary. Due to what is now being permitted, it requires a change in use, which changes the parking requirements overall. Based on the parking analysis provided by the applicant, as well as through our parking analysis done by international traffic engineers as well as other parking references. The applicant's request is consistent with the need to reduce the parking spots to 169 on site.

***3-f BOA24-00280 continued to June 5, 2024.**

4 Adjournment.

Boardmember Jones moved to adjourn the Study Session and was seconded by Boardmember Hoffman. Without objection, the Study Session was adjourned at 5:34 p.m.

Respectfully submitted,

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



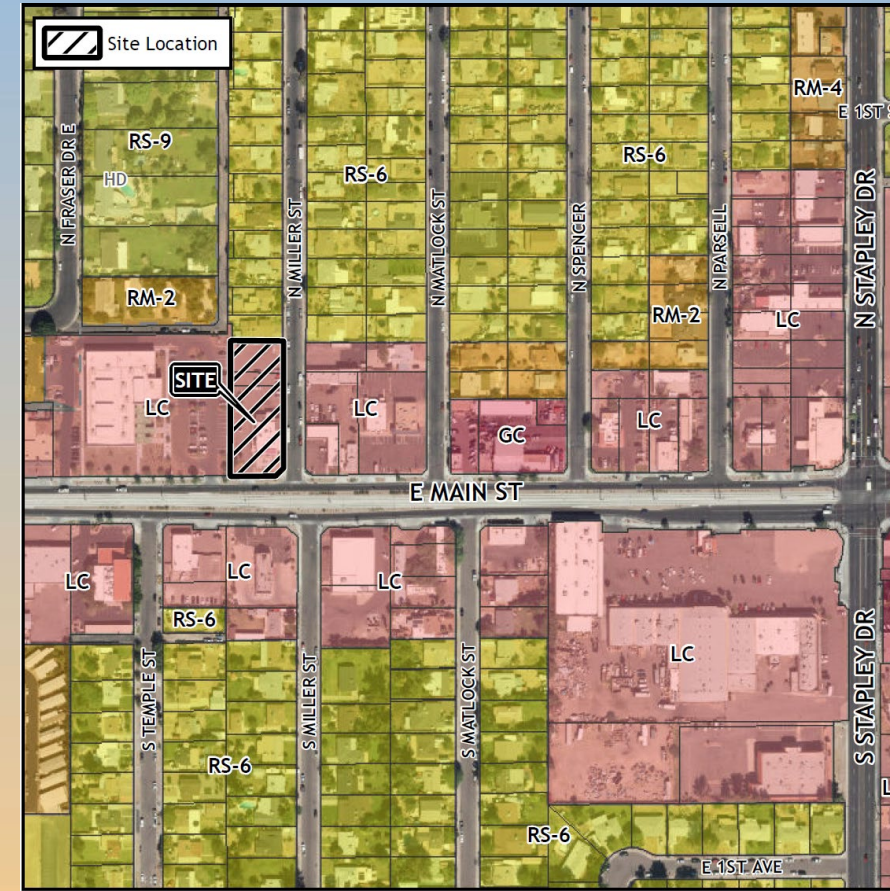
BOA23-01028

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Location

- 1002 East Main Street
- NWC of Main Street and Miller Street

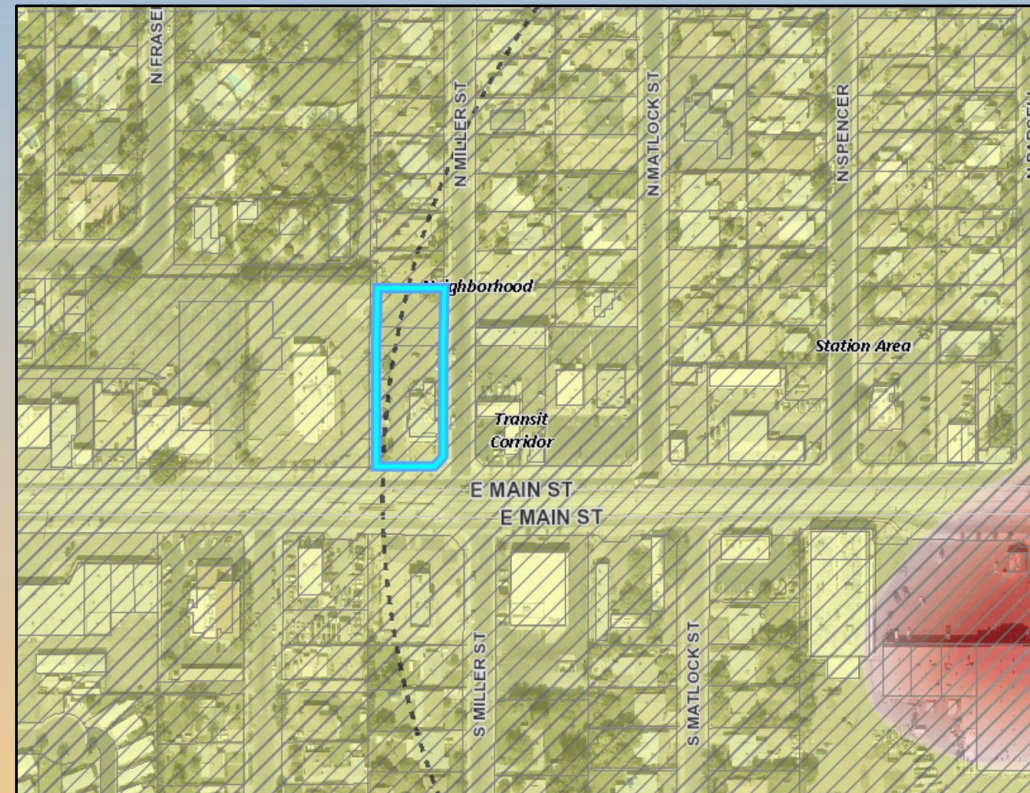




General Plan

Neighborhood, Transit Corridor,
Station Character Area and Central
Main Street Area Plan

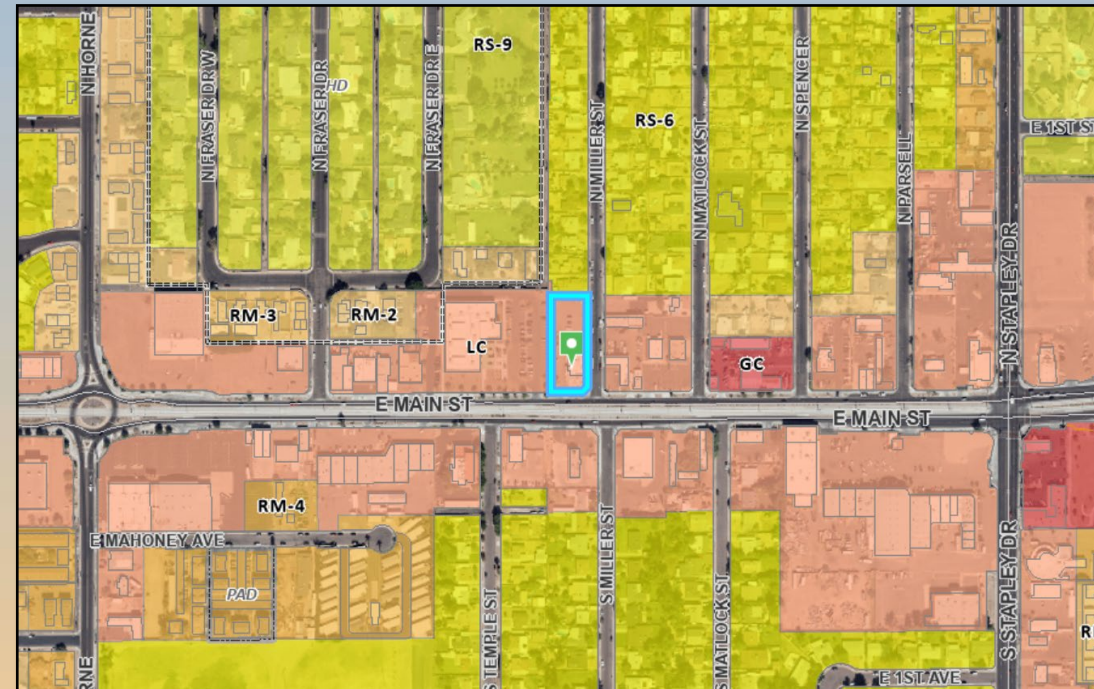
- Primarily residential uses
- May contain commercial uses
- Intent to develop a mixed-use, pedestrian friendly, urban environment within walking distance of light rail stations





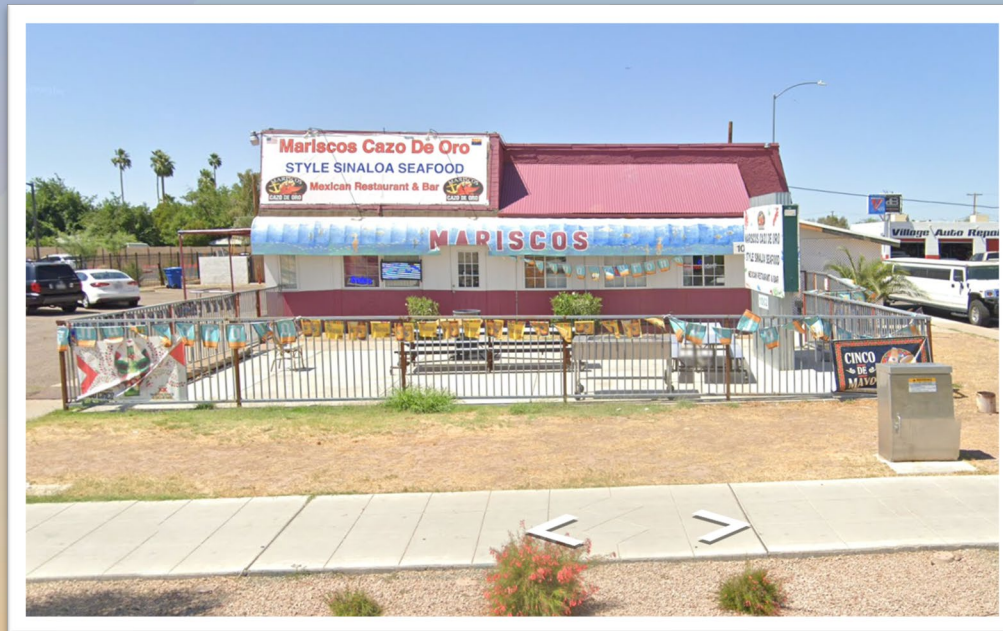
Zoning

- Limited Commercial (LC)
- Full-service restaurants are permitted in the LC district





Site Photos



Looking north from Main Street

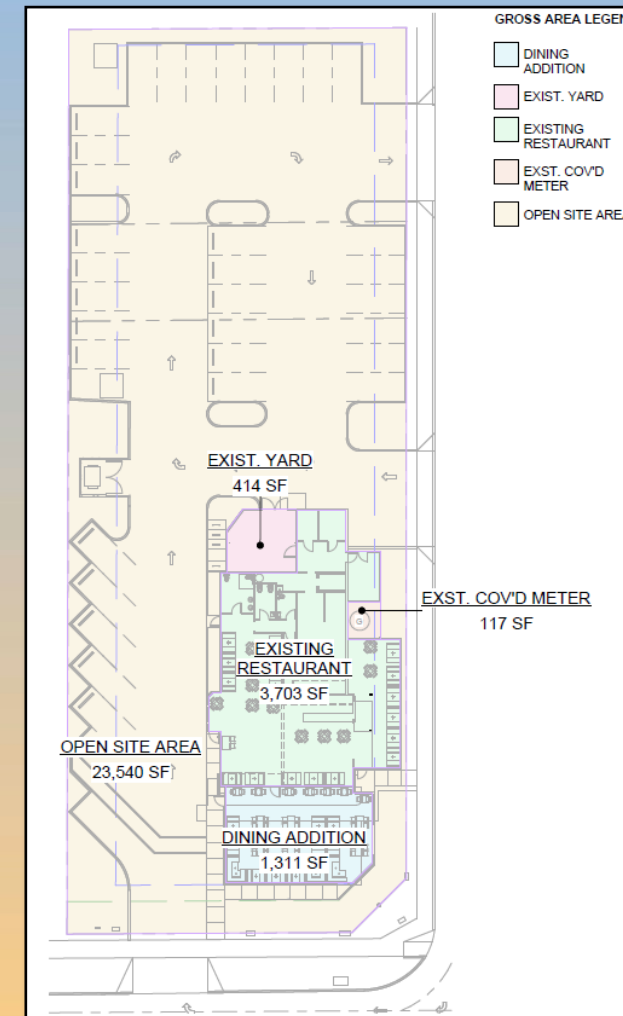


Looking northwest from Miller Street



Site Plan

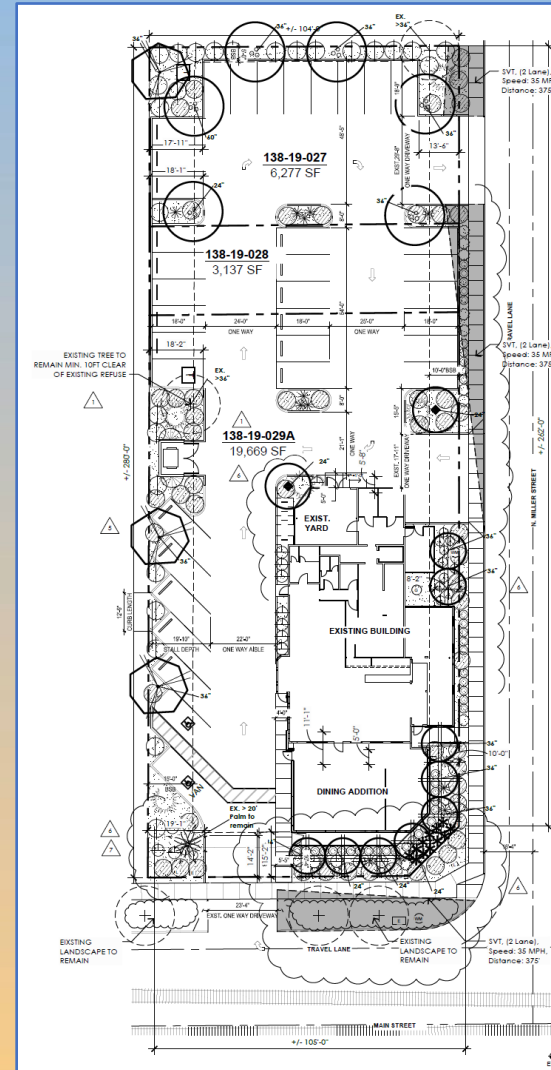
- Existing 3,708 square foot structure to remain
- Proposed 1,311 square foot addition on the south elevation (adjacent to Main St.)
- 15-foot setback from Main St
- 10-foot setback from Miller St





Landscape Plan

- 15-foot setback from Main St
- 10-foot setback from Miller St
- New perimeter landscaping
- New parking lot landscaping
- New foundation base landscaping



LOCATION	REQ. # TREES	REQ. % & SIZE OF TREES	REQ. # & SIZE OF TREES	TREES PROVIDED	% TREES PROVIDED	REQ. # SHRUBS	# SHRUBS PROVIDED	% SHRUBS PROVIDED	NOTES
MAIN STREET FRONTAGE	1 TREE PER 25 L.F.: 6 SHRUBS PER 25 L.F. 105 L.F.	(25%) 36" BOX (50%) 24" BOX (25%) 15 GAL.	(1) 36" BOX (2) 24" BOX (3) 15 GAL.	*(1) 36" BOX (2) 24" BOX (3) 15 GAL.	100%	26	26	100%	-
MILLER ST. FRONTAGE	1 TREE PER 25 L.F.: 6 SHRUBS PER 25 L.F. 242 L.F.	(25%) 36" BOX (50%) 24" BOX (25%) 15 GAL.	(3) 36" BOX (6) 24" BOX (2) 15 GAL.	*(7) 36" BOX (1) 24" BOX (2) 15 GAL.	100%	63	63	100%	-
NORTH PERIMETER	5 TREES PER 100 L.F.: 20 SHRUBS PER 100 L.F. 104 L.F.	(100%) 24" BOX MIN.	(5) 24" BOX	*(1) EX. >36" To Remain (2) 36" BOX	100%	21	21	100%	-
WEST PERIMETER	3 TREES PER 100 L.F.: 20 SHRUBS PER 100 L.F. 280 L.F.	(50%) 24" BOX (50%) 15 GAL.	(3) 24" BOX (4) 15 GAL.	*(3) 36" BOX (1) EX. >36" To Remain (1) EX. >20' Palm to Remain	100%	56	26	46%	LIMITED SHRUB PLANTING AREA ALONG WEST DUE TO EXISTING PARKING.
PARKING	1 TREE PER ISLAND (3 ISLANDS) SHRUBS PER ISLAND 8 ISLANDS (36 P.S.)	(100%) 36" BOX (90%) 24" BOX	(1) 36" BOX (4) 24" BOX	*(1) 36" BOX (1) 60" BOX	100%	16	16	100%	MIDDLE ISLANDS HAVE REQUIRED LIGHT POLES 1 TREE UPGRADES TO 60" FOR (4) 24" TREES
FOUNDATION	PER 50 L.F.: (Parking w/ 30' can count) +/- 240 L.F.	(100%) 36" BOX (90%) 24" BOX	(1) 36" BOX (4) 24" BOX	*(2) 36" BOX (1) EX. >36" To Remain (2) 24" BOX	100%	33% MIN. COVERAGE	35	100%	SOME PARKING LOT TREES ARE COUNTING TOWARDS THE FOUNDATION TREE REQUIREMENT.
					** TOTAL TREES PROVIDED: 23	TOTAL SHRUBS PROVIDED: 190			



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal	Staff Recommendation
Landscape Yard - Table 11-6-3.A Street facing side in the LC district adjacent to a local street (Miller Street)	20 feet	0 feet (Existing)	As proposed
Landscape Yard - Section 11-33-3(B) Non-single residence uses adjacent to single residence (north)	20 feet	5 feet (existing)	As proposed
Non-Single Residence Uses Adjacent to Other Non-Single Residence (west)	15 feet	0 feet (existing)	
Building Setback - Table 11-6-3(A) Local street (Miller Street)	20 feet	1 foot 6 inches (Existing)	As proposed
Perimeter Landscaping -Section 11- 33-3(B)(2)(c) West (LC District)	3 trees and 20 shrubs per 100 linear feet	5 trees/palms, 26 shrubs	As proposed



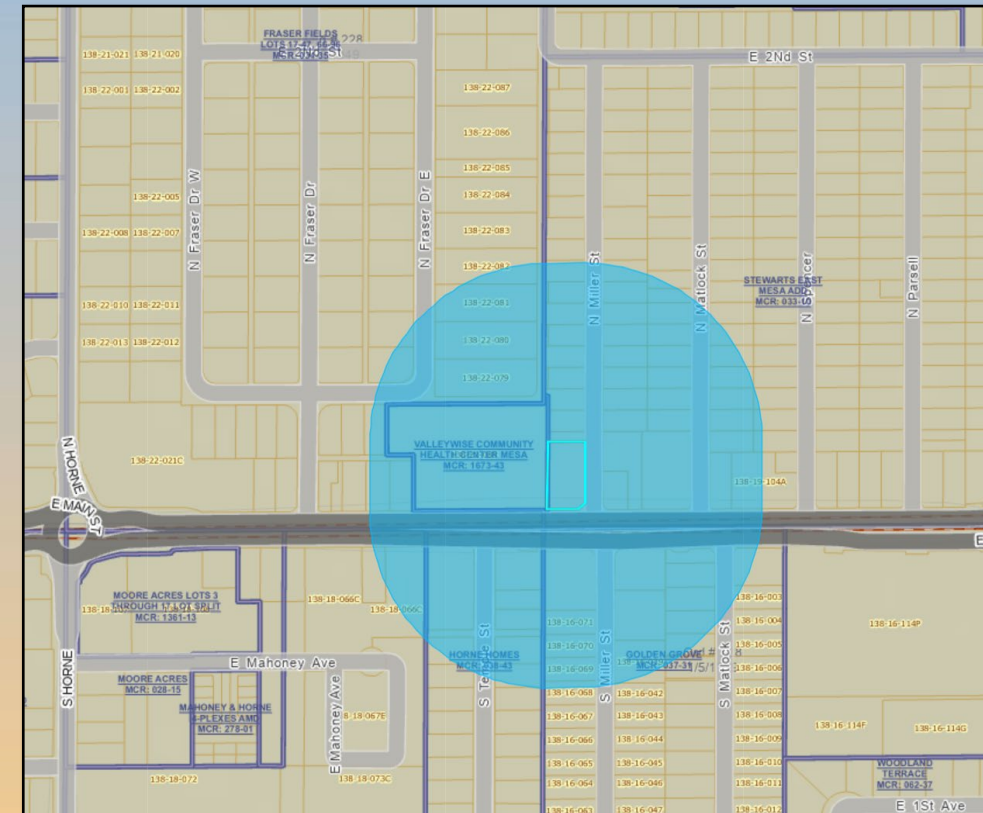
SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal	Staff Recommendation
Foundation Base - Section 11-33-5(A)(2)(b) Width along an exterior wall adjacent to a drive aisle (west elevation)	5 feet	4 feet (existing)	As proposed
Parking area screening -Section 11-30-9(H)	Screen parking areas and drive aisles from the street with a masonry wall or berm	No screen wall (existing)	As proposed
Setback of cross drive aisles - Section 11-32-4(A) Minimum distance to parking spaces and cross access aisles from the street (Main Street) (Miller Street)	50 feet 50 feet	14 feet 2 inches (existing) 13 feet 6 inches (existing)	As proposed
Number of Required Parking Spaces – Table 11-32-3.A Eating and Drinking Establishments (No Drive-Thru Window)	1 space per 75 square feet for indoor dining (67 total spaces)	35 total spaces (existing)	As proposed



Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- Neither staff nor the applicant have received any comments





Approval Criteria

Section 11-73-3 SCIP Criteria

- ✓ Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards
- ✓ Full compliance would discourage redevelopment of the site
- ✓ No new non-conforming conditions will be created
- ✓ Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood



Findings

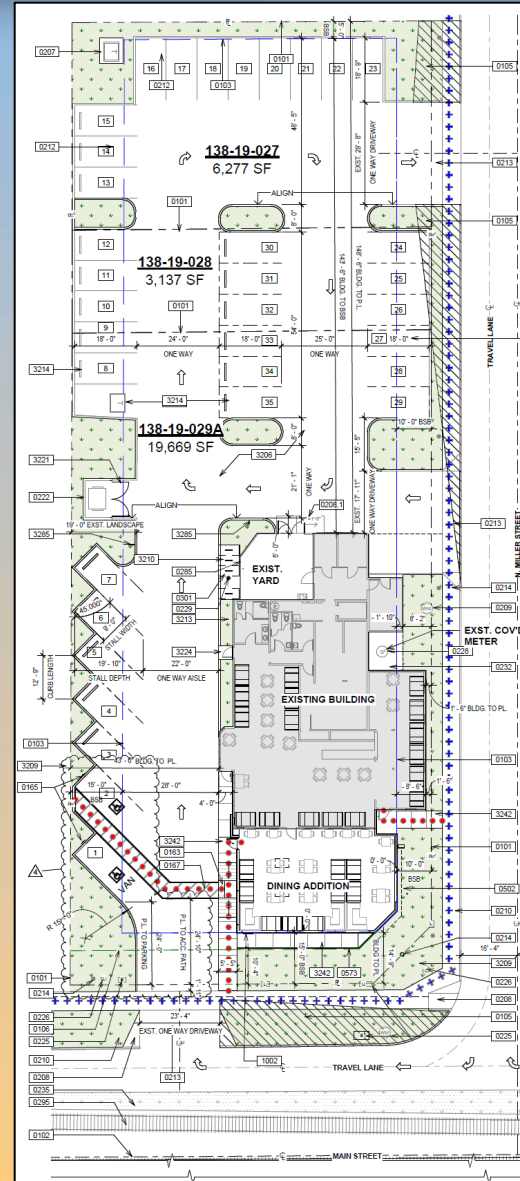
- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO

Staff recommends Approval with Conditions



Site Plan

- Existing 3,708 square foot structure to remain
- Proposed 1,311 square foot addition on the south elevation (adjacent to Main St.)
- 15-foot setback from Main St
- 10-foot setback from Miller St





Board of Adjustment



BOA24-00031

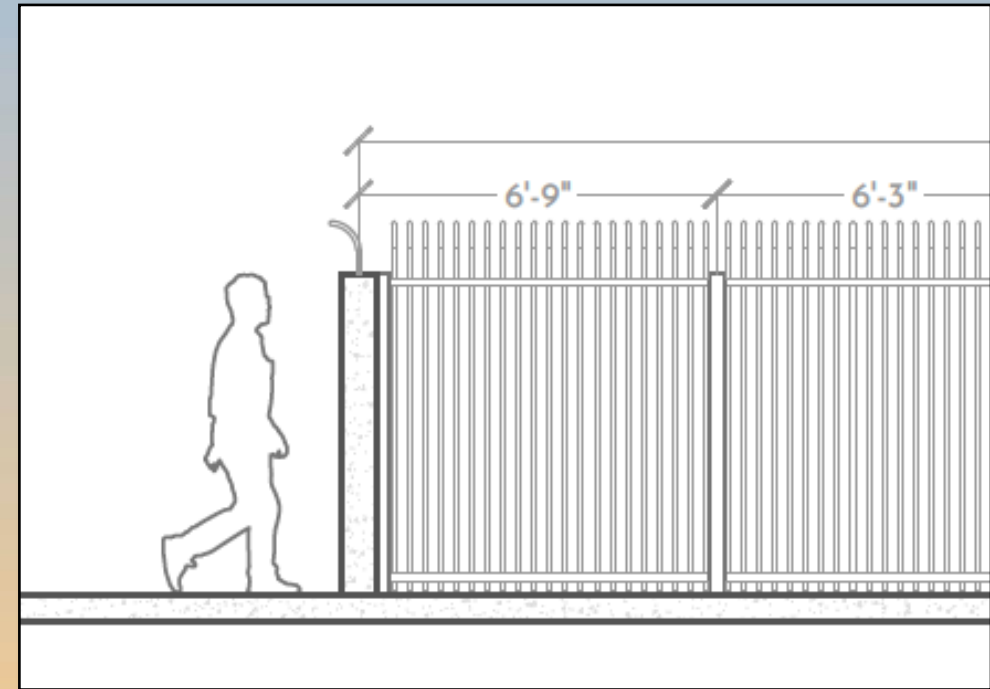
Sergio Solis, Planner I

May 1, 2024



Request

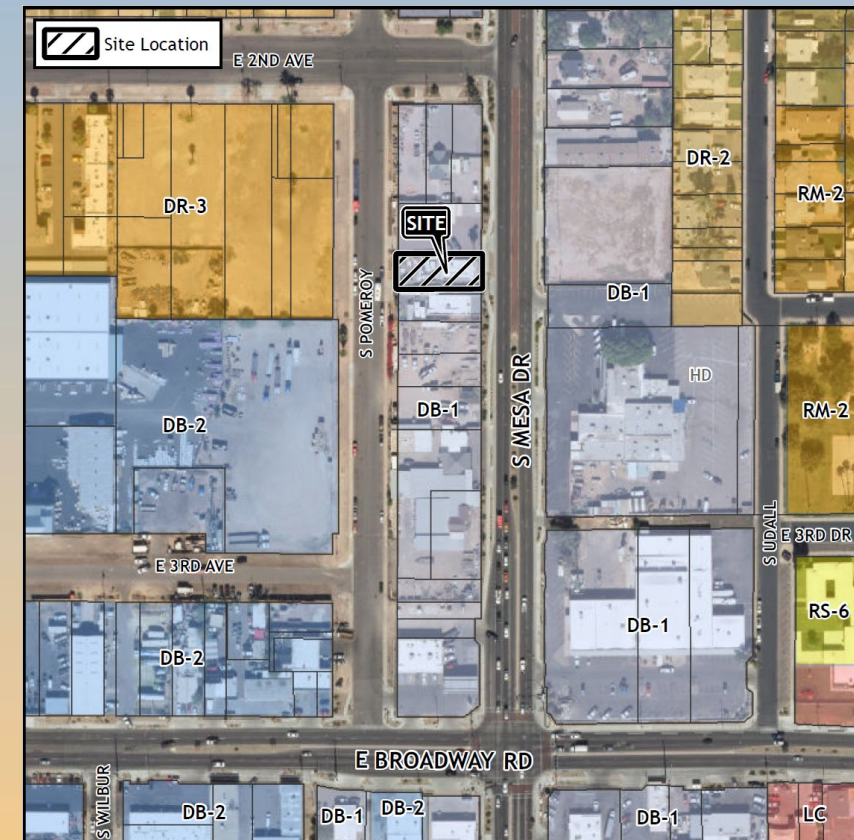
- Variance to exceed the maximum fence height in the required front yard setback in the Downtown Business 1 (DB-1) District.





Location

- 224 South Mesa Drive
- Located north of Broadway Rd.
- Located west of Mesa Dr.





General Plan

Downtown/Transit Corridor

- Pedestrian oriented development





Zoning

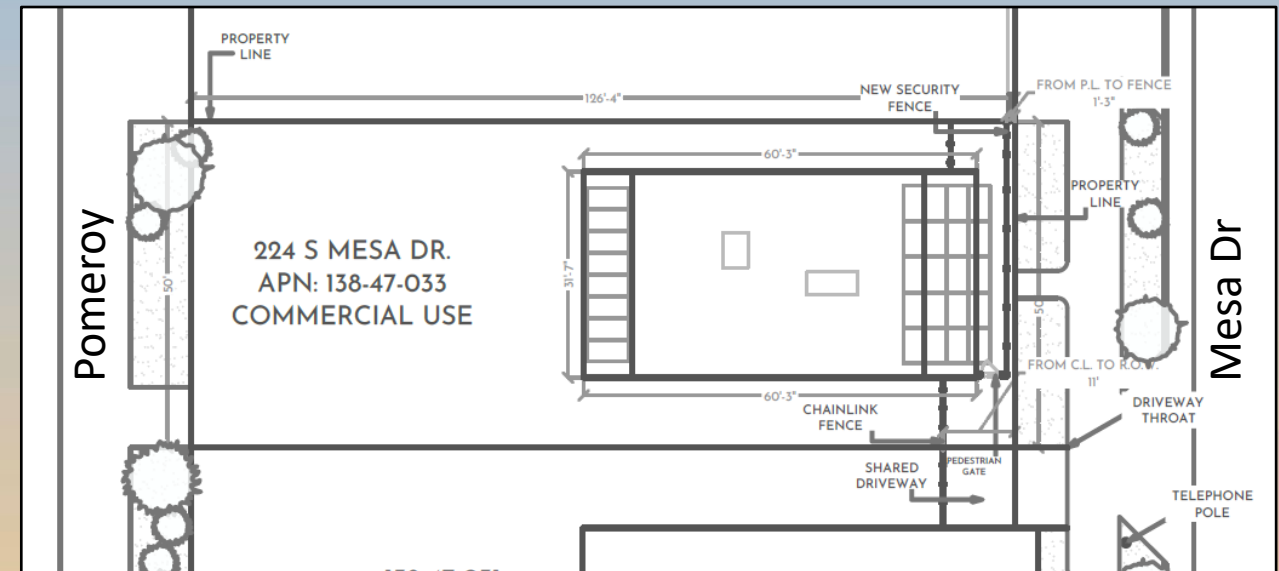
- Downtown Business 1 (DB-1) District





Site Plan

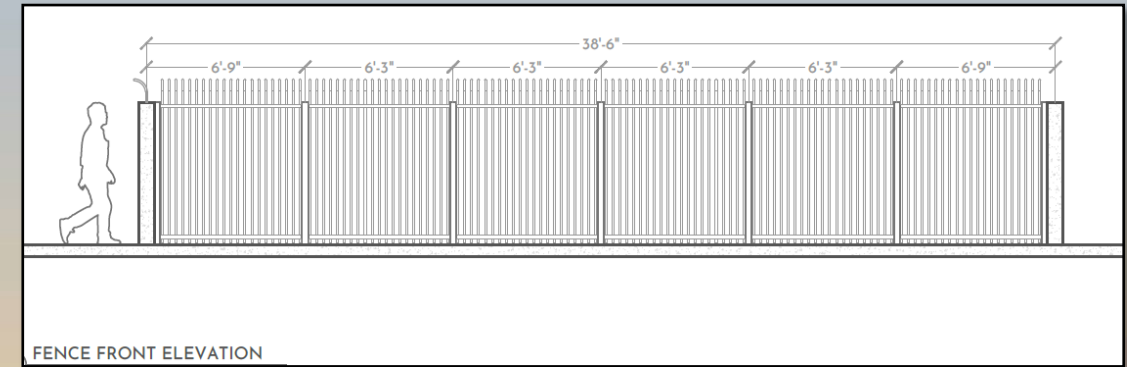
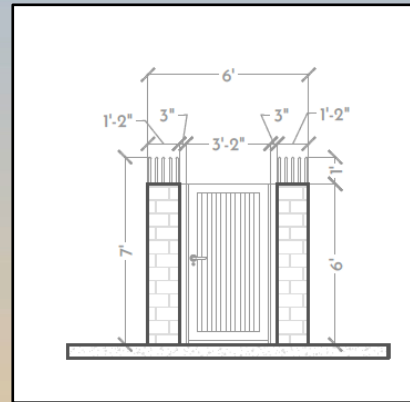
- Section 11-30-4 of MZO:
Maximum height of 3.5' within
front setback of DB-1 zone
- Existing 6' block wall along
Pomeroy
- Proposing new 7' high fence 1'-
3" from the east property line





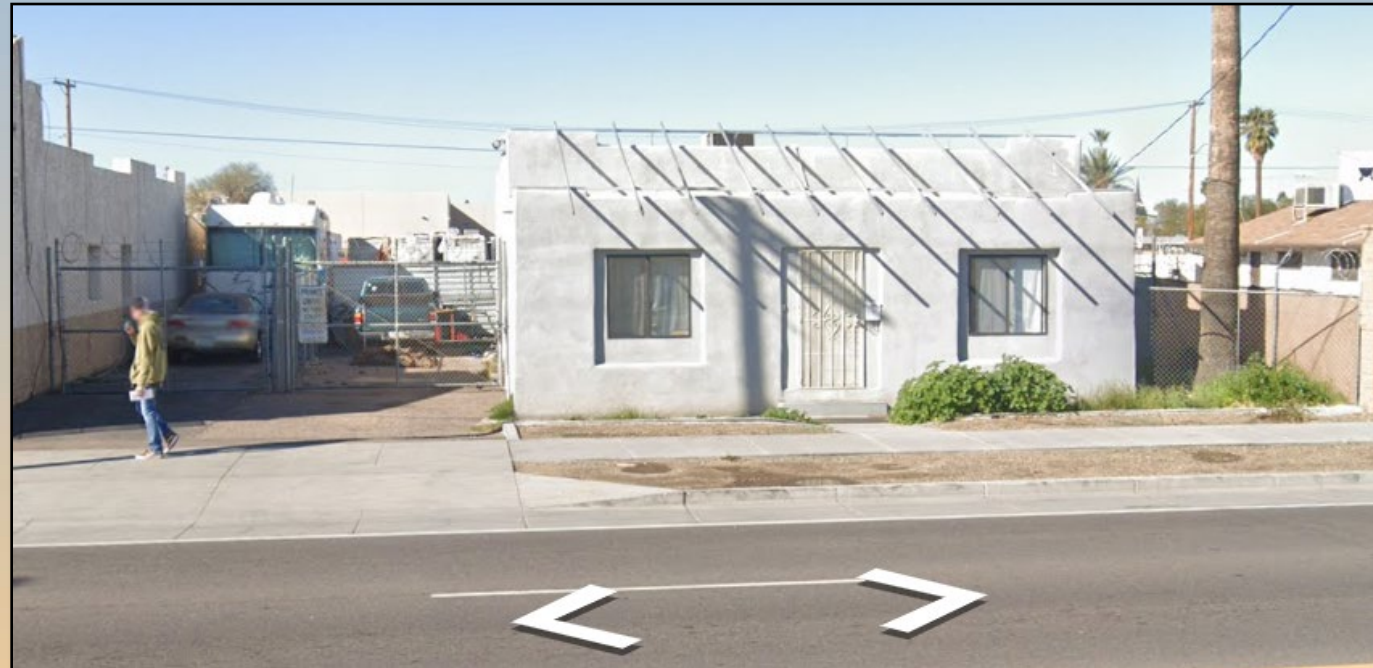
Fence Detail

- Proposing new 7' high fence
- 6' to top of CMU pilaster
- Internalized pedestrian gate





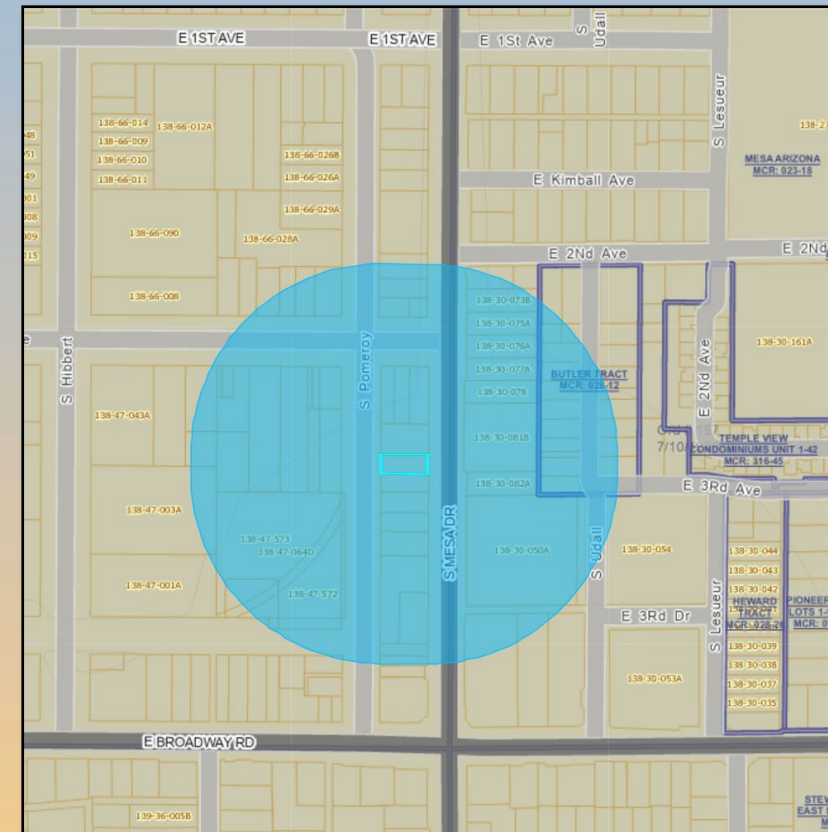
Site Photo



East elevation as seen from Mesa Drive



- Notified property owners within 500', HOAs and registered neighborhoods
- Staff and applicant have received no comments or concerns





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
- ✓ Criteria for a Variance in Section 11-80-3 of the MZO

Staff recommend Approval with Conditions



BOA24-00219

Tulili Tuiteleleapaga-Howard, Planner I

May 1, 2024



Request

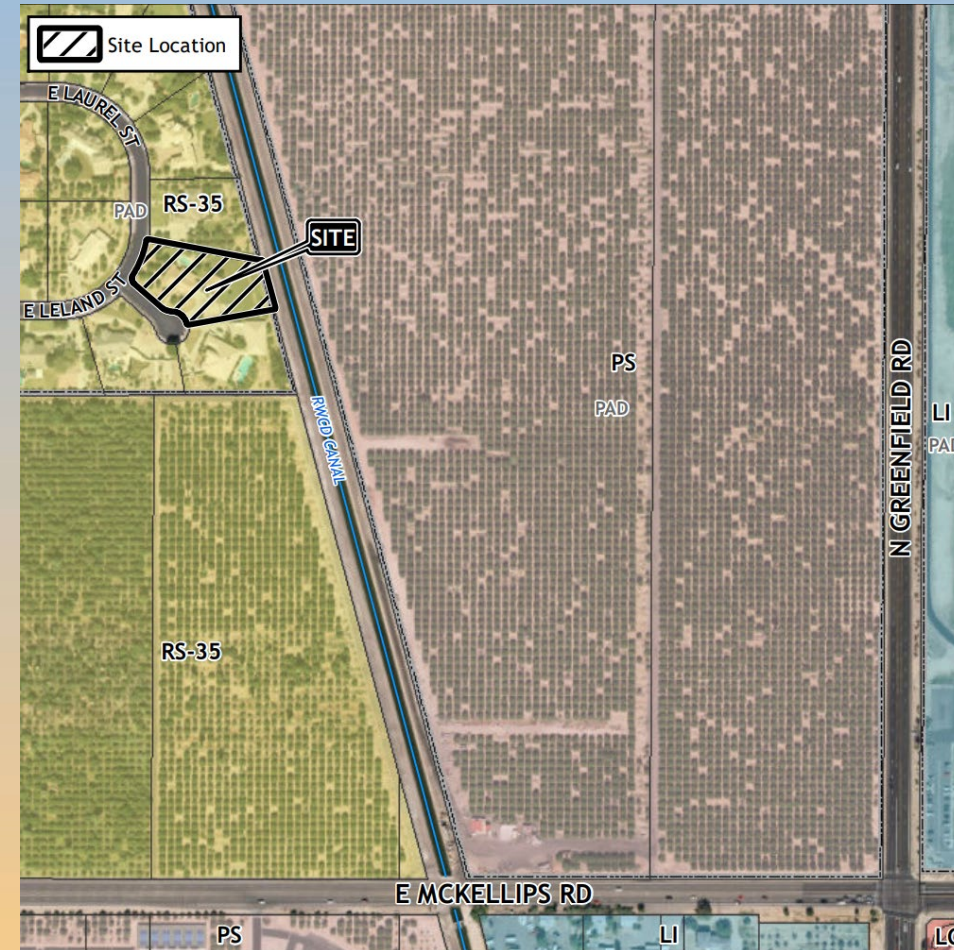
- Variance to allow the aggregate area of detached structures to exceed 50 percent of the roof area of the primary dwelling in the Single Residence-35 (RS-35) zoning district
- MZO Section 11-30-17.B(9)
- Total aggregate of detached structures to equal 112% of the roof area of primary dwelling





Location

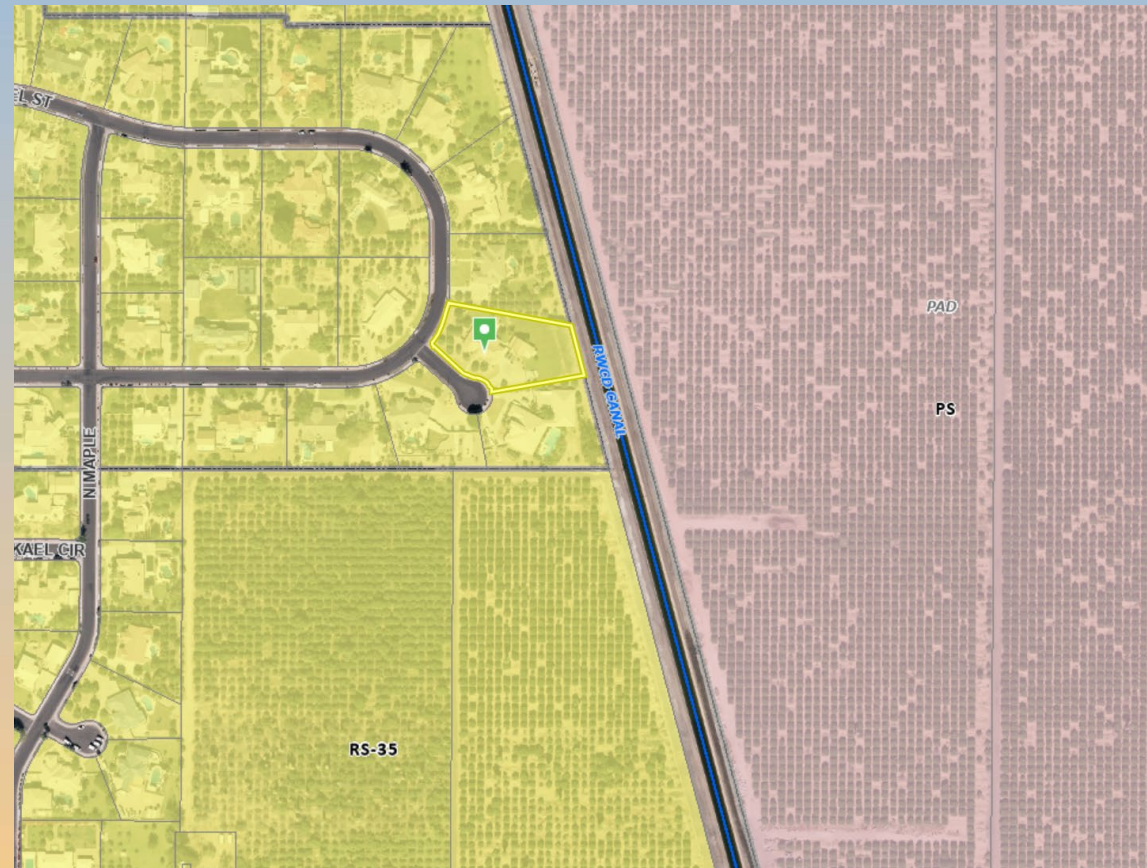
- 4055 E Leonora Circle
- Located West of Greenfield Road
- North of McKellips Road





General Plan Neighborhood

- To provide safe places for people to live where they can feel secure and enjoy their surrounding community
- Wide range of housing options





Zoning

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

Lot size: 54,163 sq.ft.

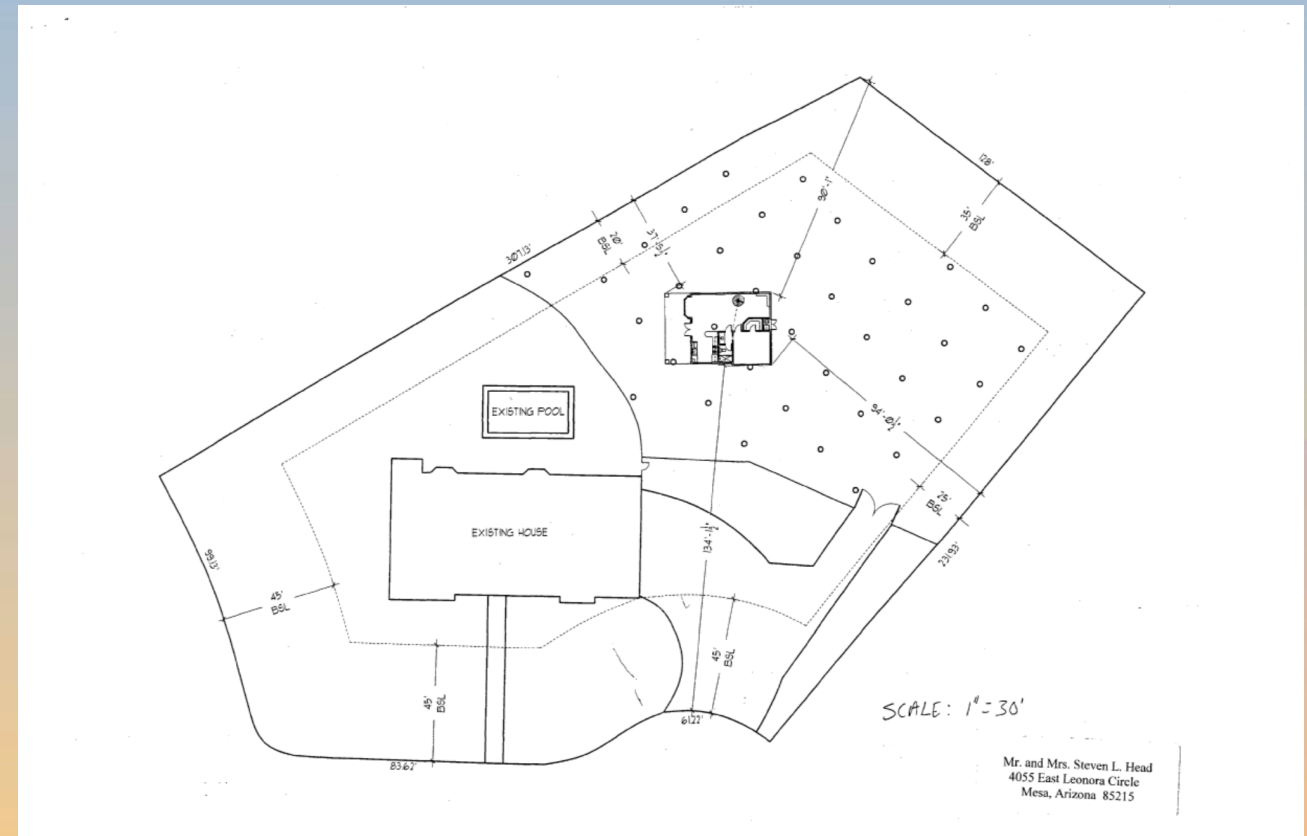
RS-43 minimum lot size: 43,000 sq.ft.





History

Special Use Permit approved September 26, 2000 to allow accessory living quarters in conjunction with a single-residence in the RS-35 PAD zoning district (Case No. ZA00-078).





Site Photos

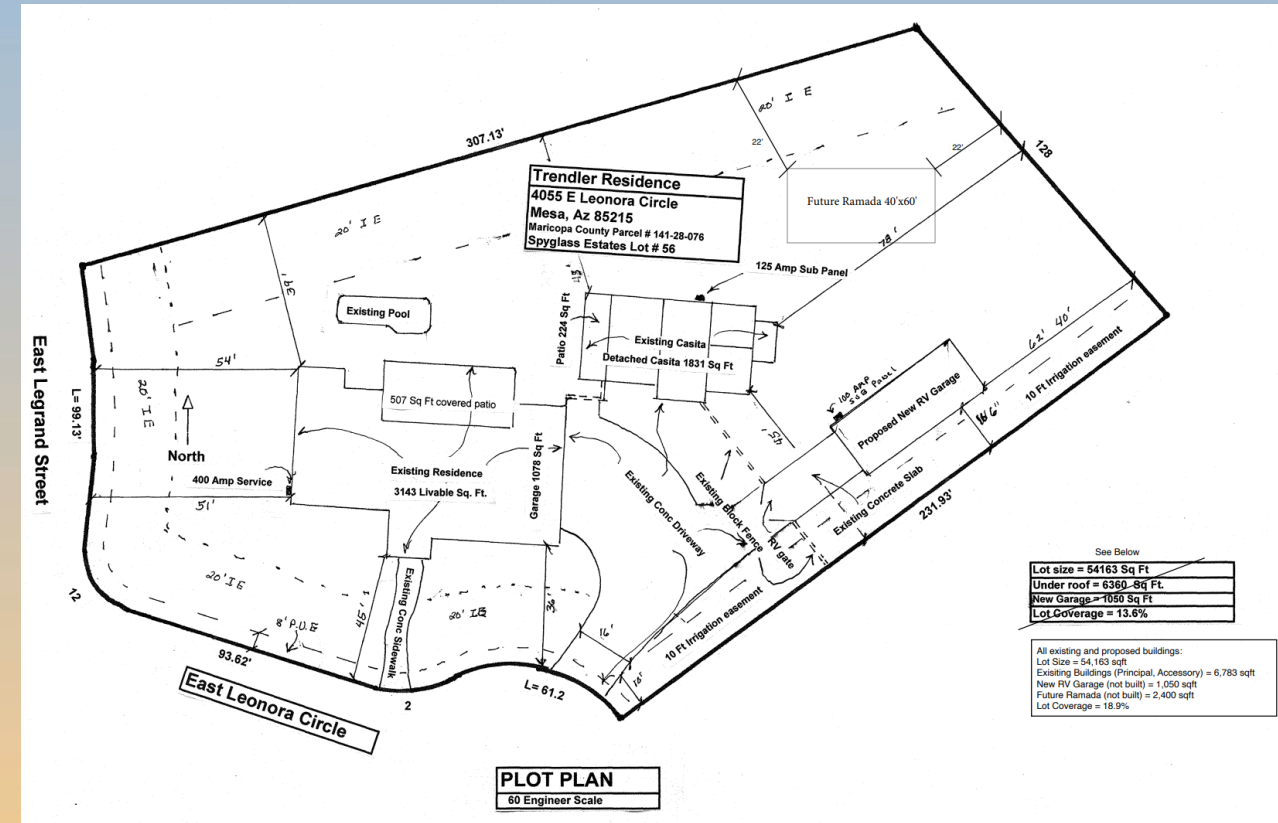


Looking northeast towards the site



Site Plan

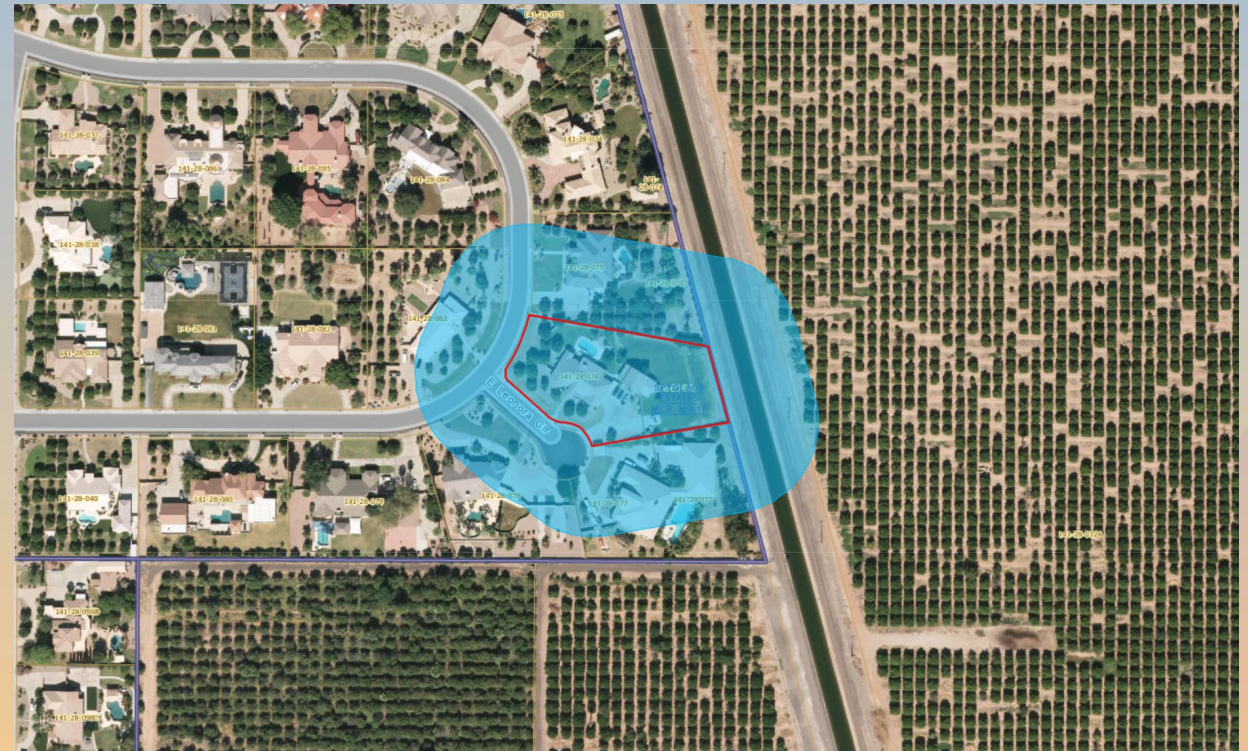
- Existing primary residence, patio, and garage: 4,728 sq. ft.
- Existing detached casita: 1,831 sq. ft.
- Proposed RV garage: 1,050 sq. ft.
- Proposed future ramada: 2,400 sq. ft.
- 112% of the primary dwelling
- Proposed lot coverage: $\pm 19\%$
- Maximum lot coverage for RS-35: 40%





Citizen Participation

- Property owners located within 150 feet of the subject site were notified
- No comments received





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



BOA24-00239

Josh Grandlienard, AICP, Senior Planner

May 1, 2024



Request

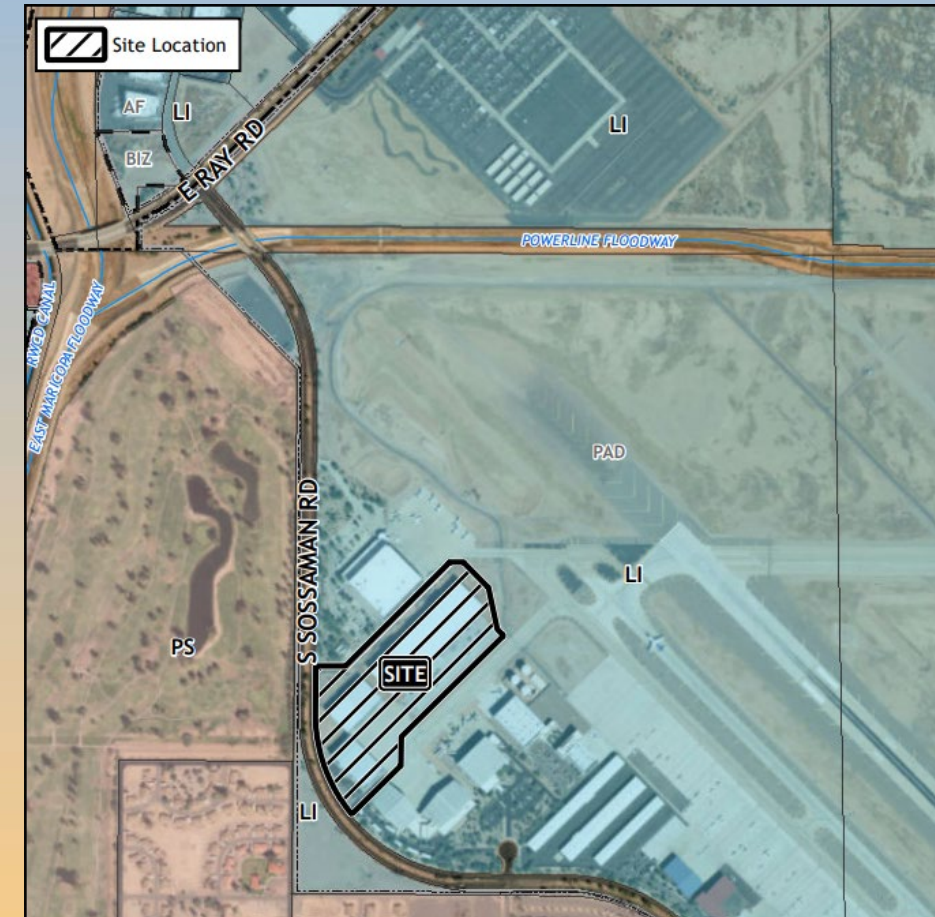
- Special Use Permit
- To allow for a parking reduction for a spaceflight manufacturing use





Location

- 5559 South Sossaman Road, Hangar 107
- South of Ray Road
- East of Sossaman Road





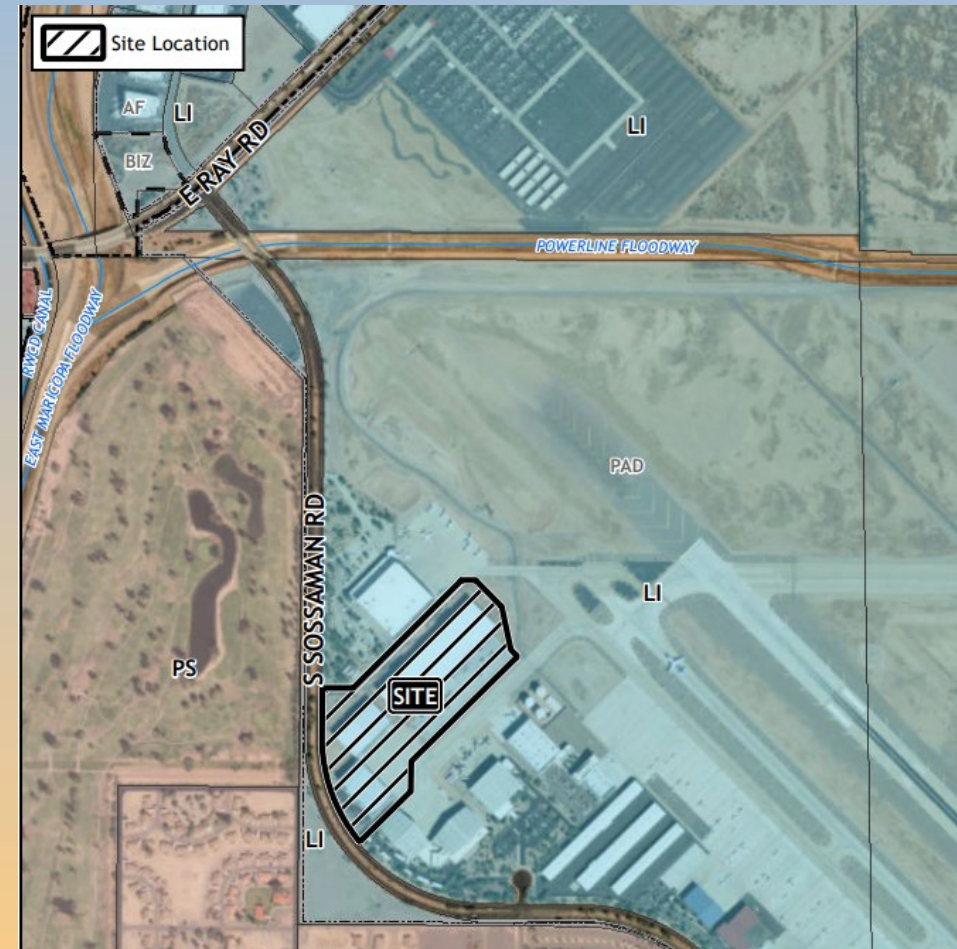
General Plan

- Intended for uses to provide services and support uses for the Phoenix-Mesa Gateway Airport
- Spacecraft Manufacturing is allowed by right



Zoning

- LI-PAD
 - Proposed Use is allowed by right





Site Photo

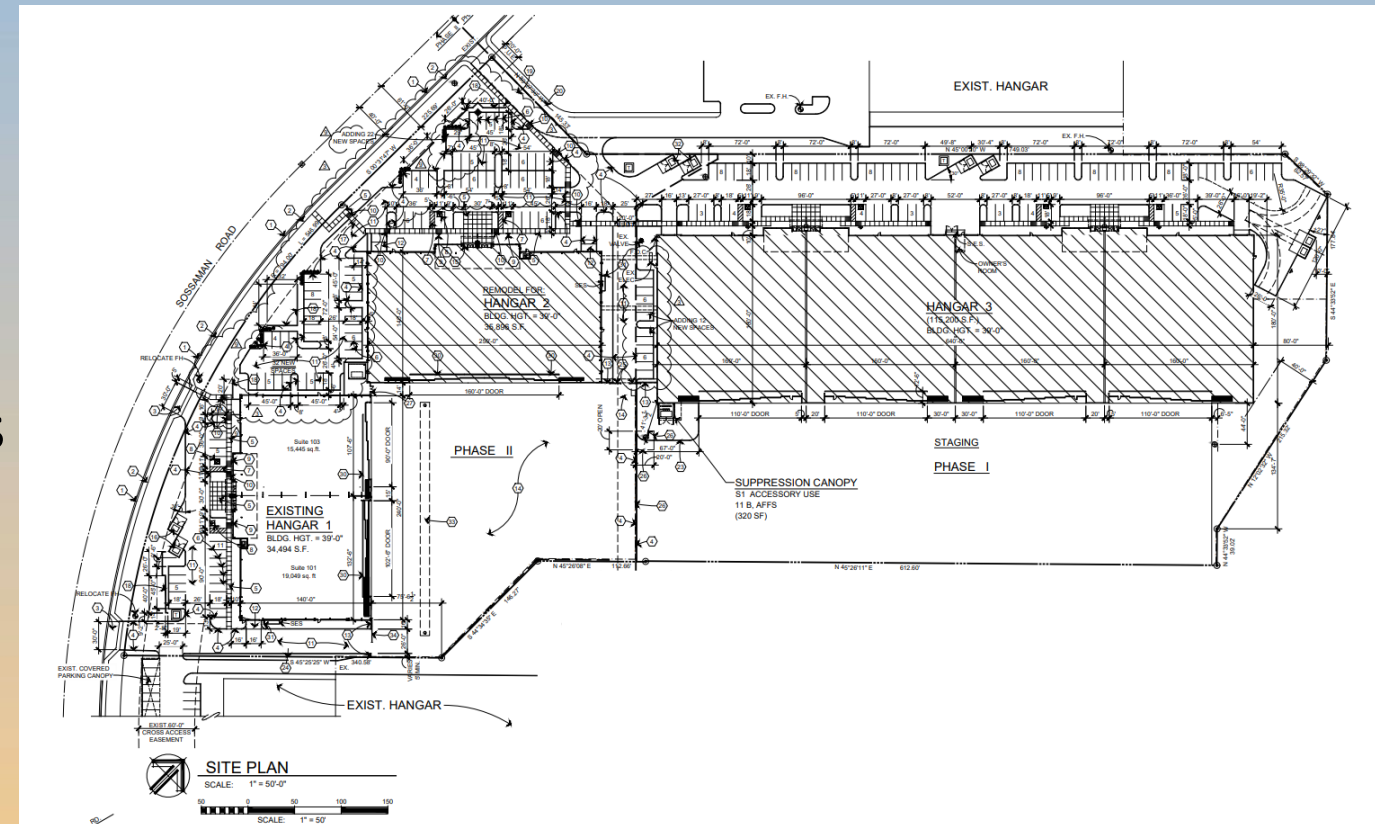


Looking North from Sossaman



Site Plan

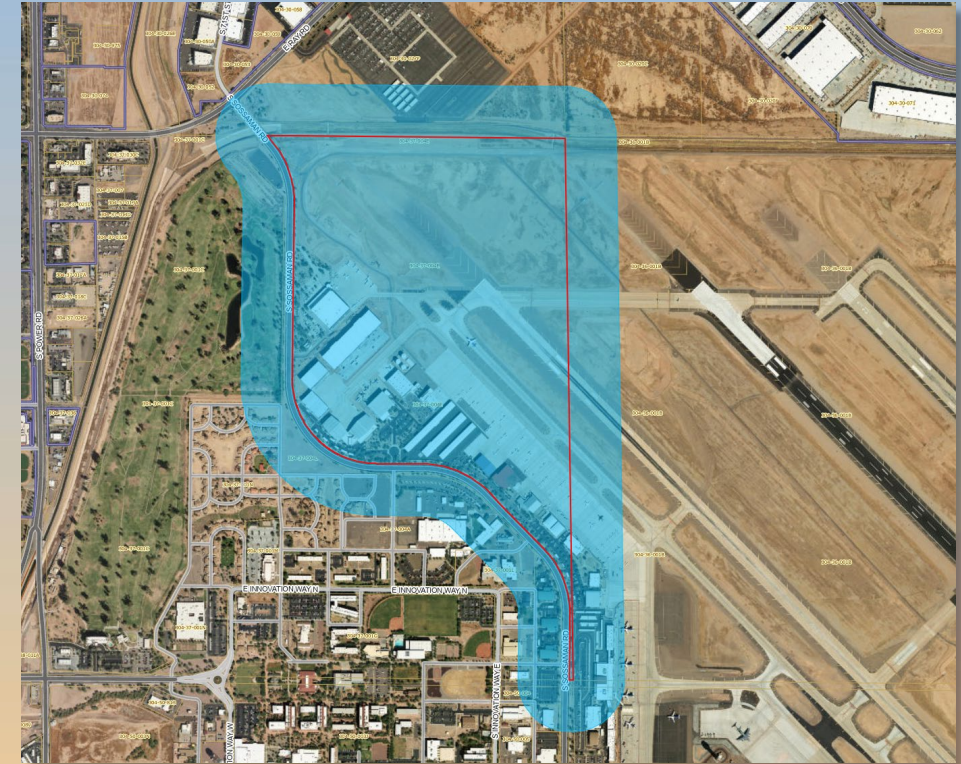
- Proposed use intended for Hangars 2 and 3 (also known as B and C)
- Site Plan shows 169 parking spots on site, change of use from Hangar use to Manufacturing requires a parking reduction for proposed use





Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- Neither staff nor the applicant have received any comments





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 2040 Mesa General Plan
- ✓ Meets the SUP findings of Section 11-70-5.E of the MZO

Staff recommend Approval with Conditions