

Mesa Council Chambers Lower Level – 57 E 1st St

Date: June 5, 2024 Time: 4:30 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Vice Chair Shelly Allen
Boardmember Nicole Lynam
Boardmember Ethel Hoffman
Boardmember Troy Glover

MEMBERS ABSENT:

Boardmember Chris Jones
Boardmember Heath Reed

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

STAFF PRESENT:

Kelly Whittemore
Evan Balmer
Jennifer Merrill
Chloe Durfee Daniel
Kwasi Abebrese
Emily Johnson
Tulili Tuiteleleapaga-Howard
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner excused Boardmember Jones and Boardmember Reed and declared a quorum present, and the Study Session was called to order at 4:30 p.m.

2 Staff Update: Boardmember Hoffman and Boardmember Glover have completed one term as Board of Adjustment Boardmembers.

3 Review and discuss items listed on the Public Hearing agenda for June 5, 2024.

***3-a Staff member Emily Johnson presented case BOA24-00051 to the Board.
See attached presentation.**

***3-b Staff member Emily Johnson presented case BOA24-00124 to the Board.
See attached presentation.**

Vice Chair Allen recused herself

***3-c Staff member Jennifer Merrill presented case BOA24-00221 to the Board.
See attached presentation.**

***3-d Staff member Chloe Durfee Daniel presented case BOA24-00280 to the Board.
See attached presentation.**

City of Mesa - Board of Adjustment – June 5, 2024
Study Session Minutes

- *3-e Staff member Kwasi Abebrese presented case BOA24-00282 to the Board.
See attached presentation.**
- *3-f Staff member Tulili Tuiteleleapaga-Howard presented case BOA24-00322 to the Board.
See attached presentation.**
- *3-g Staff member Tulili Tuiteleleapaga-Howard presented case BOA24-00327 to the Board.
See attached presentation.**

Vice Chair Allen asked if the garage would be utilized to store vehicles. She also asked if the garage will be used for business purposes.

Staff member Tuiteleleapaga-Howard answered the new detached garage will be used for storage.

Vice Chair Allen asked for the measurements and materials of the structure.

Staff member Tuiteleleapaga-Howard replied the structure is made of metal and the measurements are 50 by 80 and 24 feet high.

- *3-h Staff member Kwasi Abebrese presented case BOA24-00328 to the Board.
See attached presentation.**
- *3-i Staff member Jennifer Merrill presented case BOA24-00379 to the Board.
See attached presentation.**
- *3-j Staff member Chloe Durfee Daniel presented case BOA24-00402 to the Board.
See attached presentation.**

Chair Wagner asked if this request was permitted to use without rezoning.

Staff member Durfee Daniel answered the property is not a permitted use without rezoning. Each case cannot move forward without the other case.

4 Adjournment.

Vice Chair Allen moved to adjourn the Study Session and was seconded by Boardmember Hoffman. Without objection, the Study Session was adjourned at 5:36 p.m.

Respectfully submitted,

Evan Balmer

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



BOA24-00051

Emily Johnson, Planner I

June 5, 2024



Request

- Special Use Permit to allow for the aggregate area of all detached buildings to exceed the square footage of the primary residence
- Special Use Permit to allow two non-resident employees working at a home occupation site





Request

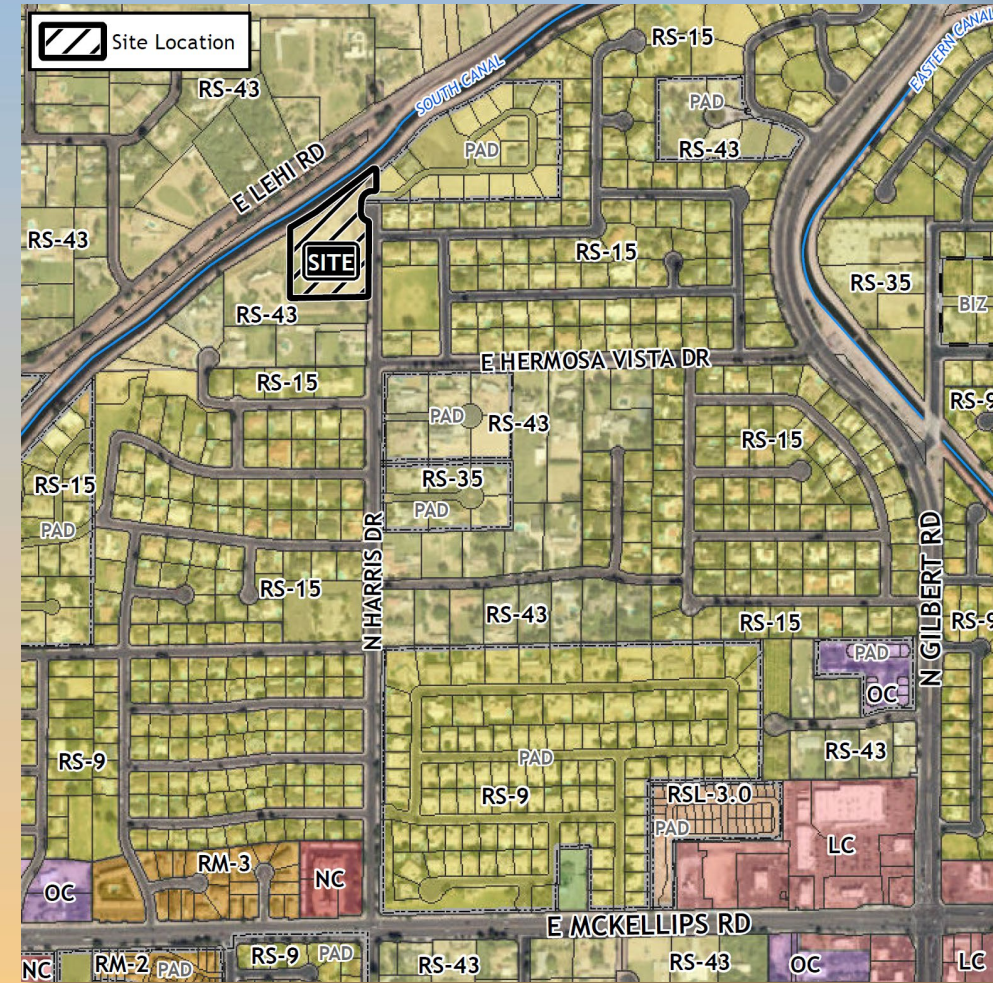
- Variance to exceed the maximum fence height in the required front yard setback
- Variance to allow a detached building to be located between the principal dwelling and the front property line





Location

- North of McKellips Road and west of Gilbert Road
- Along N Harris Drive

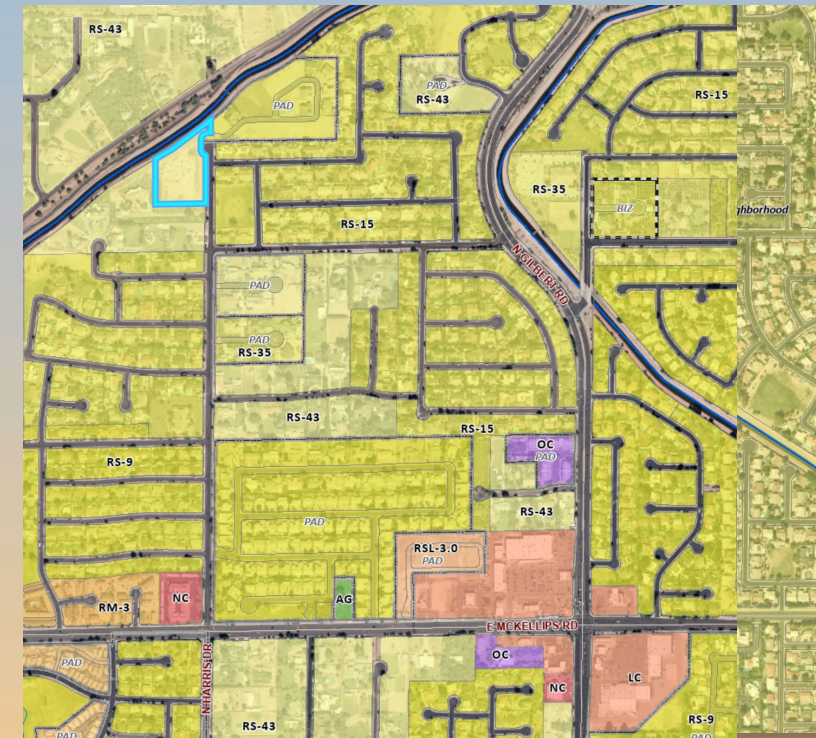




General Plan

Neighborhood Suburban Sub-Type

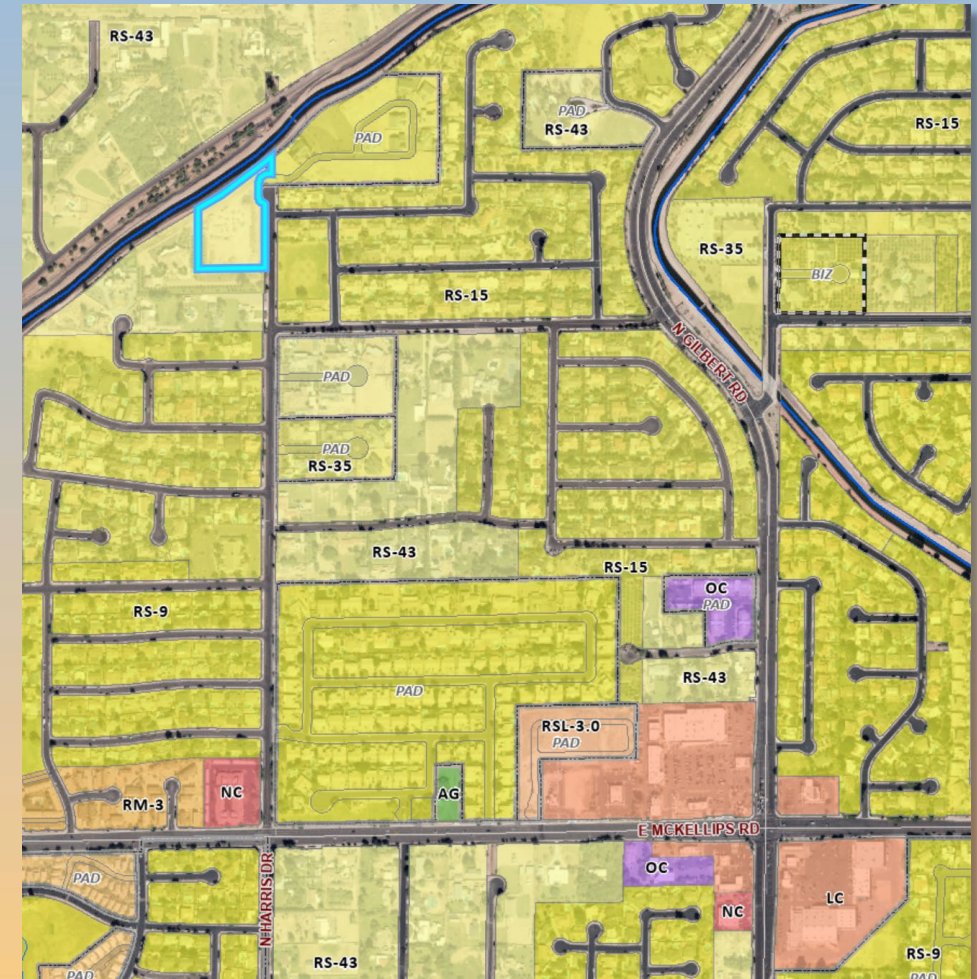
- Safe places for people to live with wide range of housing options allowed
- Primarily single residence in nature





Zoning

- Single Residence-43 (RS-43)





Site Photos



Looking northwest from N Harris Drive



Approval Criteria

Section 11-70-5.E 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



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.



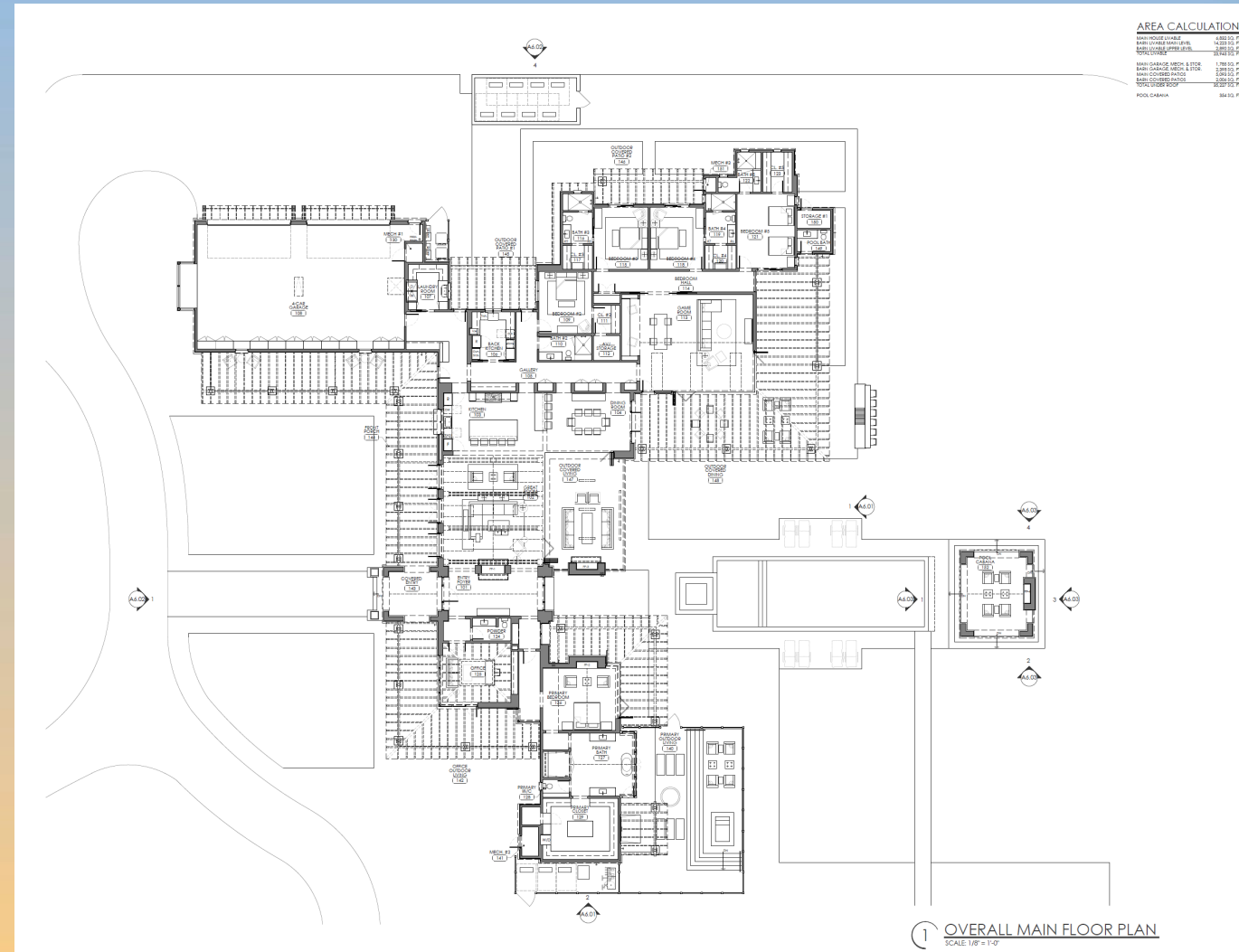
Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for a Special Use Permit in Section 11-70-5 of the MZO
- ✓ Meets required findings for a Variance in Section 11-80-3 of the MZO

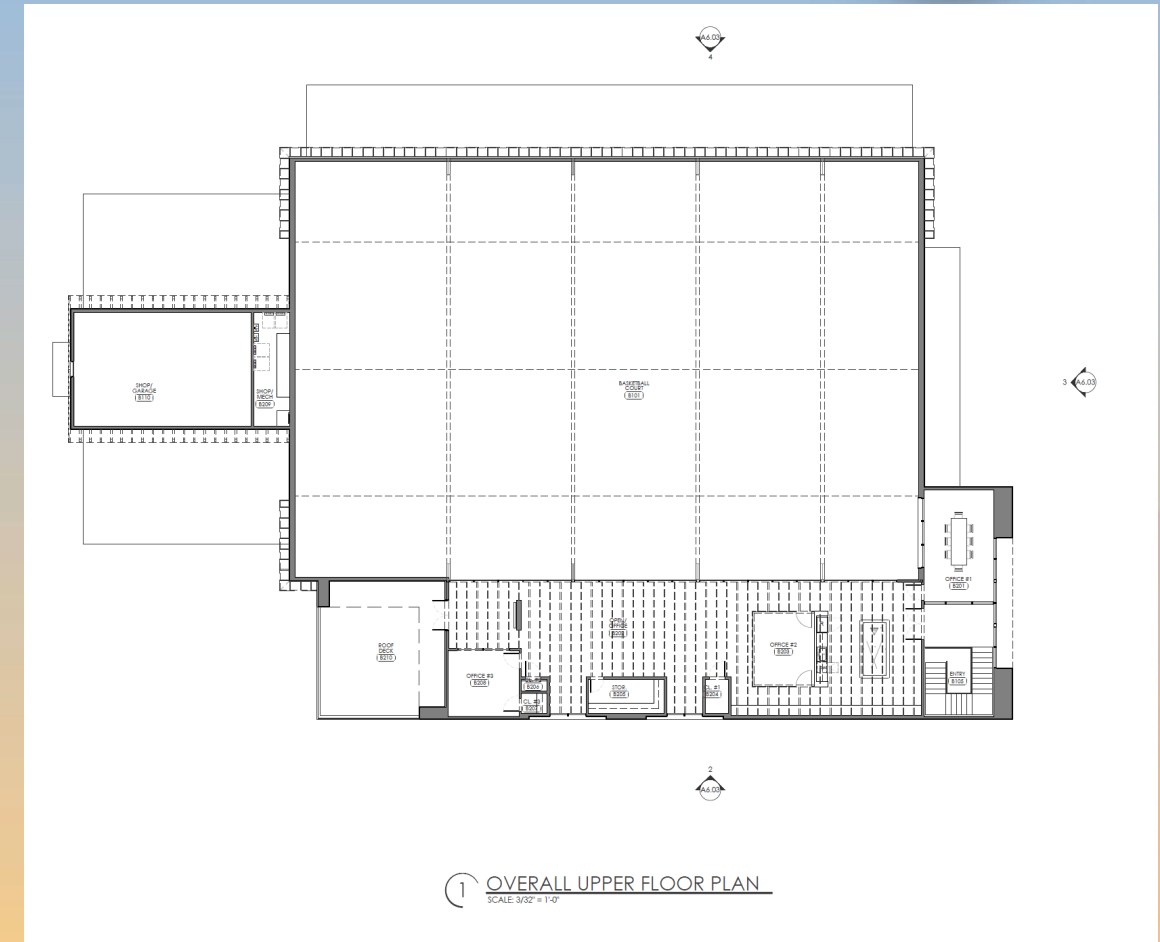
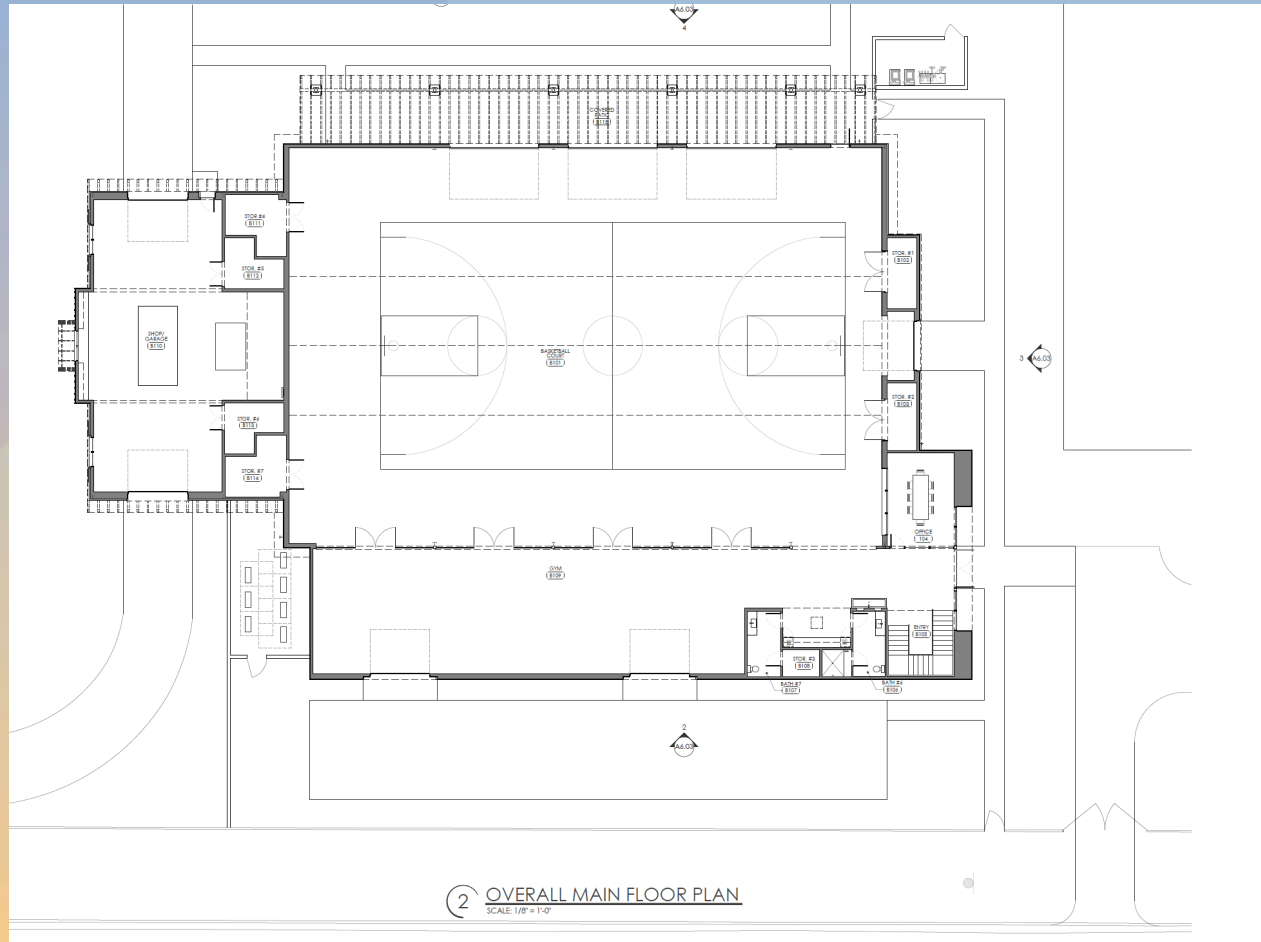
Staff recommends Approval with Conditions

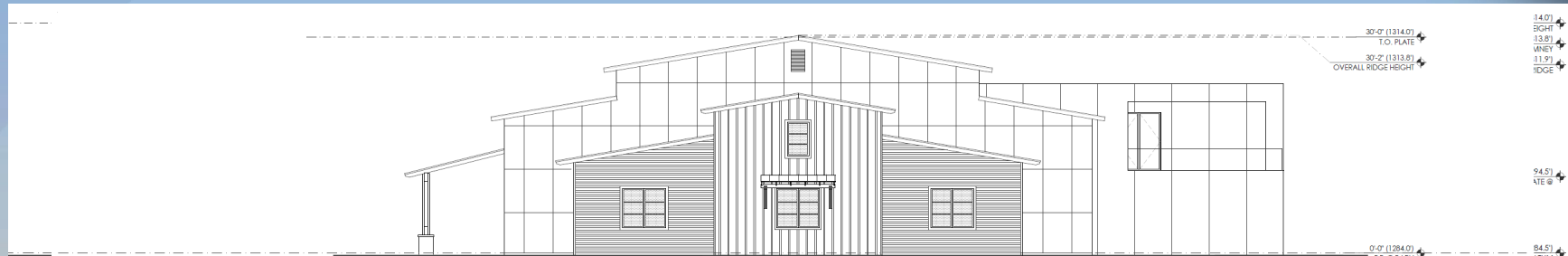


Board of Adjustment

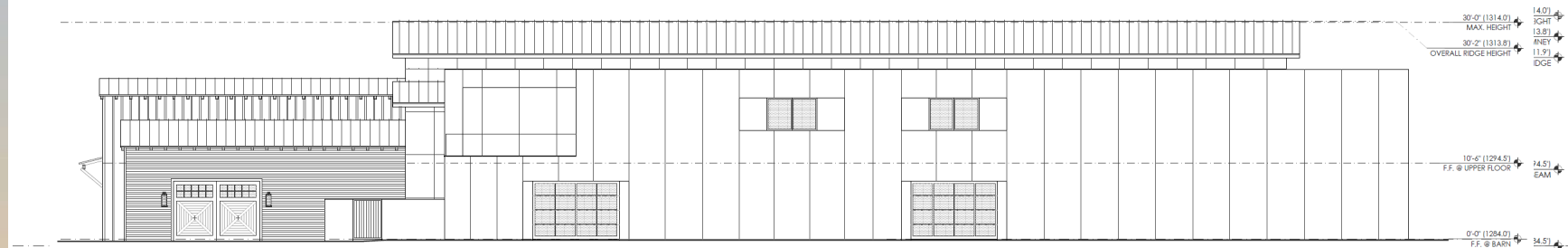


1 OVERALL MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

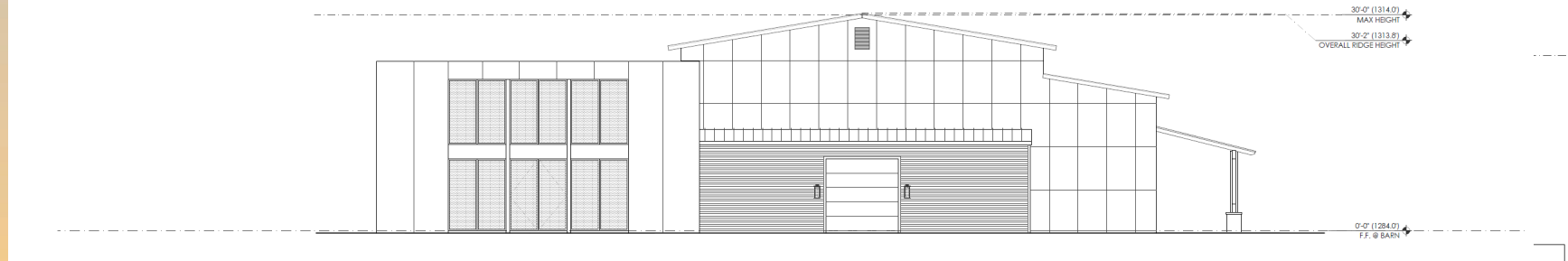




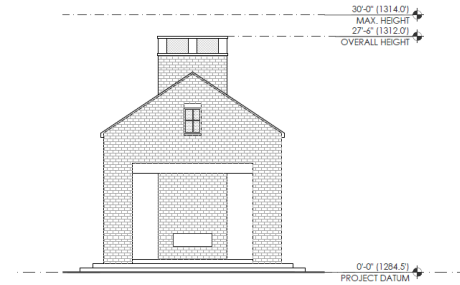
1 BARN SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



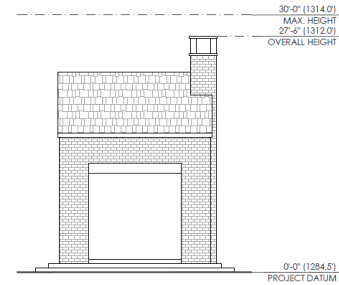
2 BARN EAST ELEVATION
SCALE: 3/16" = 1'-0"



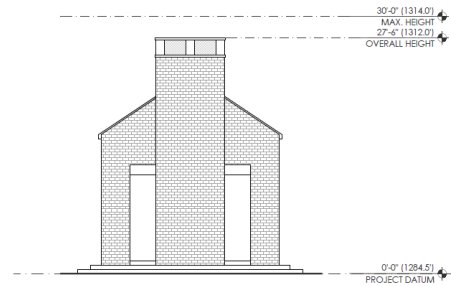
3 BARN NORTH ELEVATION
SCALE: 3/16" = 1'-0"



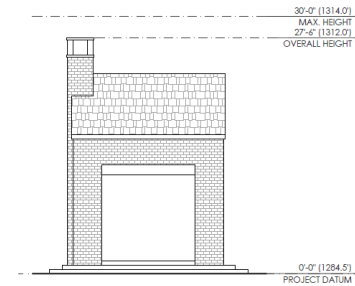
1 CABANA SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 CABANA NORTH ELEVATION
SCALE: 3/16" = 1'-0"



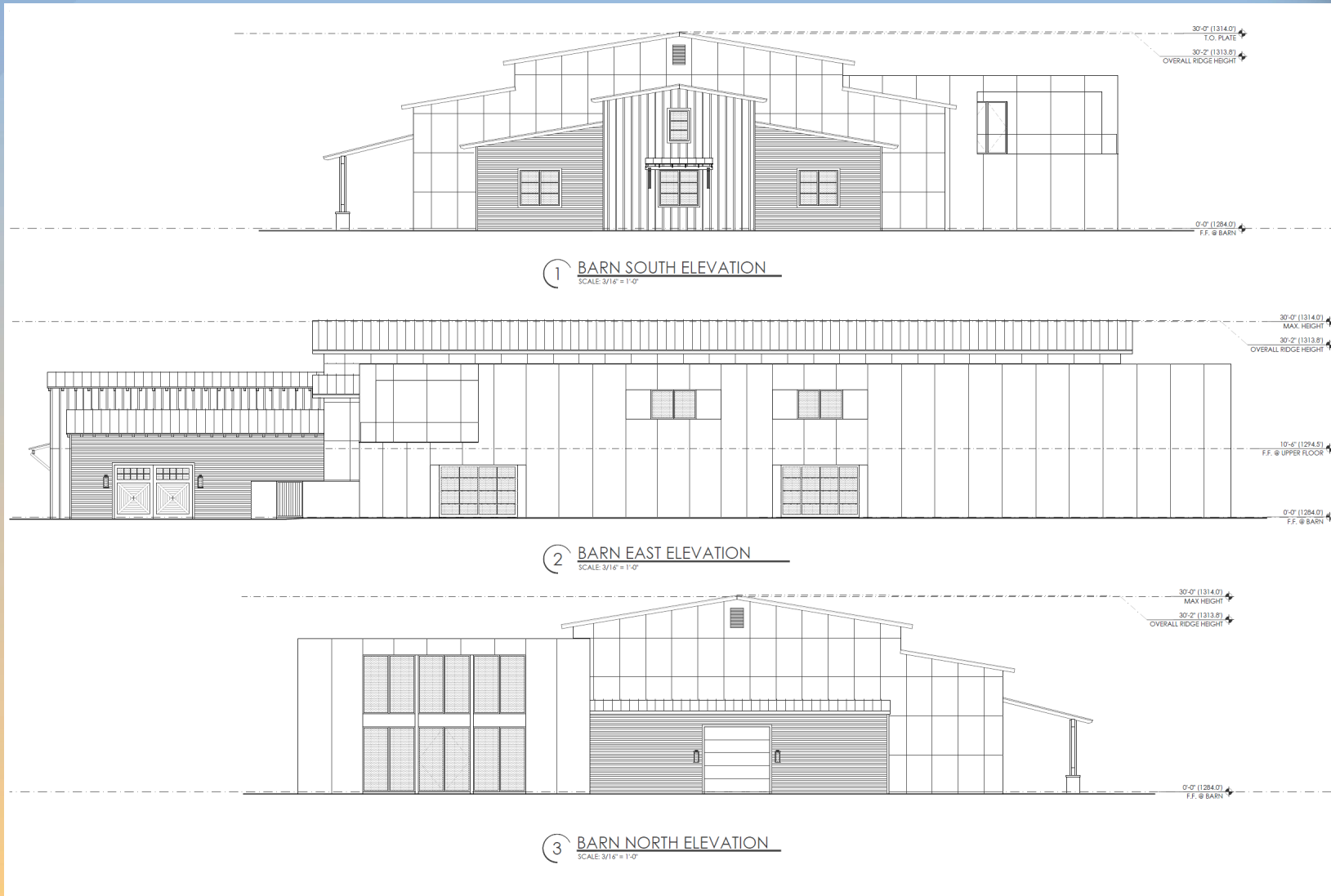
3 CABANA EAST ELEVATION
SCALE: 3/16" = 1'-0"



4 CABANA WEST ELEVATION
SCALE: 3/16" = 1'-0"



5 WEST ELEVATION
SCALE: 3/16" = 1'-0"





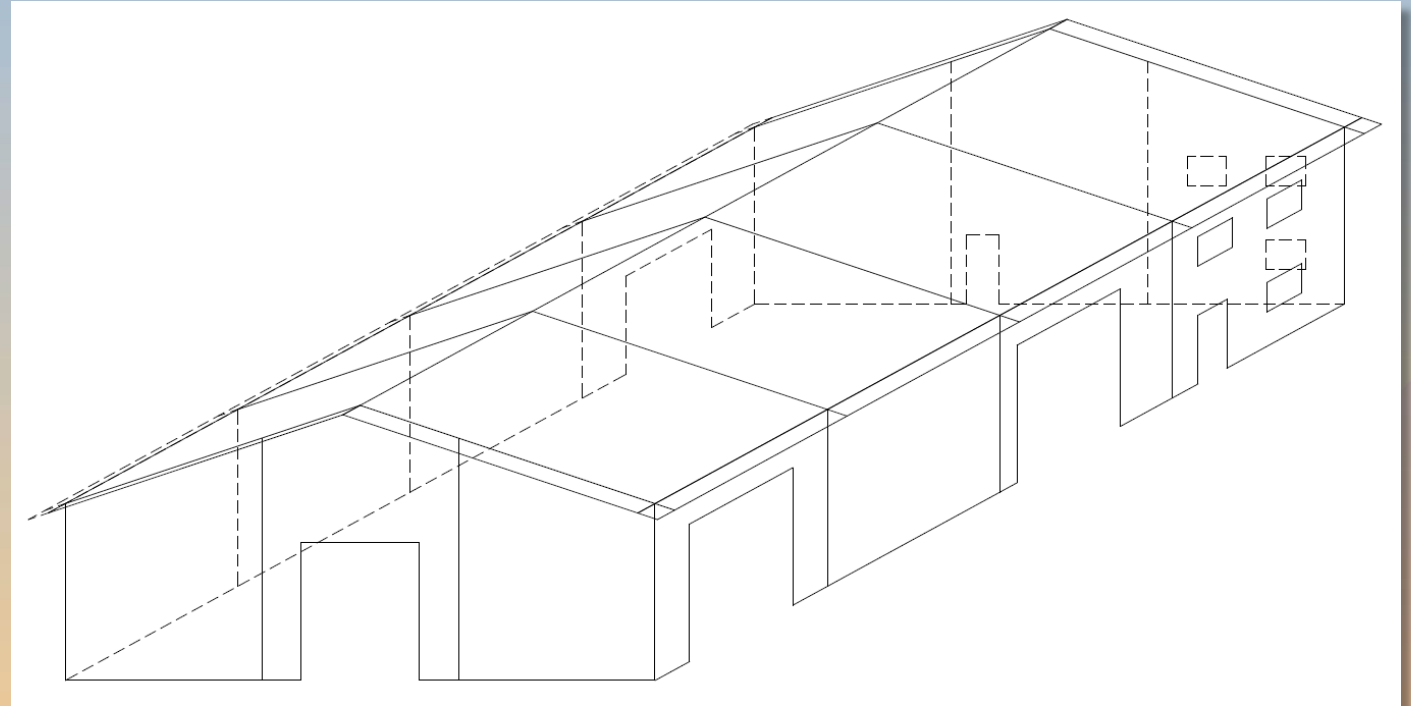


BOA24-00124



Request

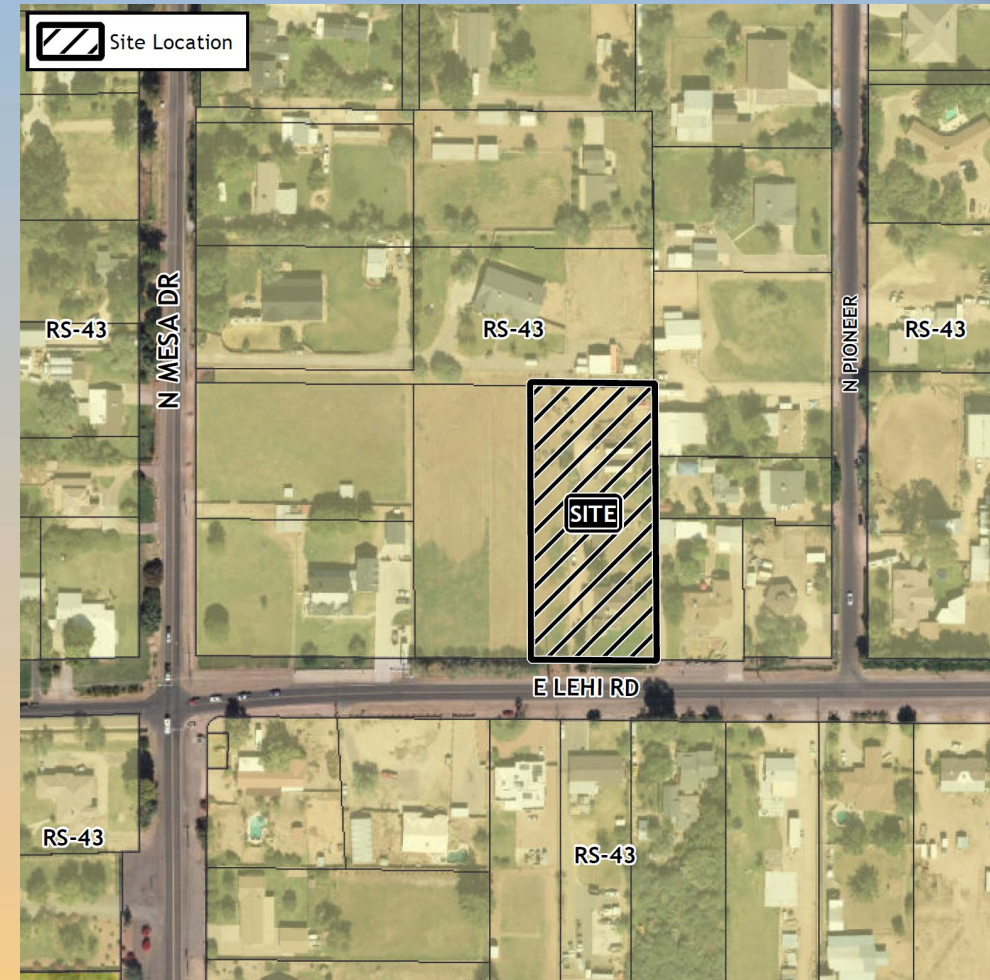
- Special Use Permit to allow for the aggregate area of all detached buildings to exceed the square footage of the primary residence.





Location

- 462 East Lehi Road
- North of Lehi Road and east of Mesa Drive





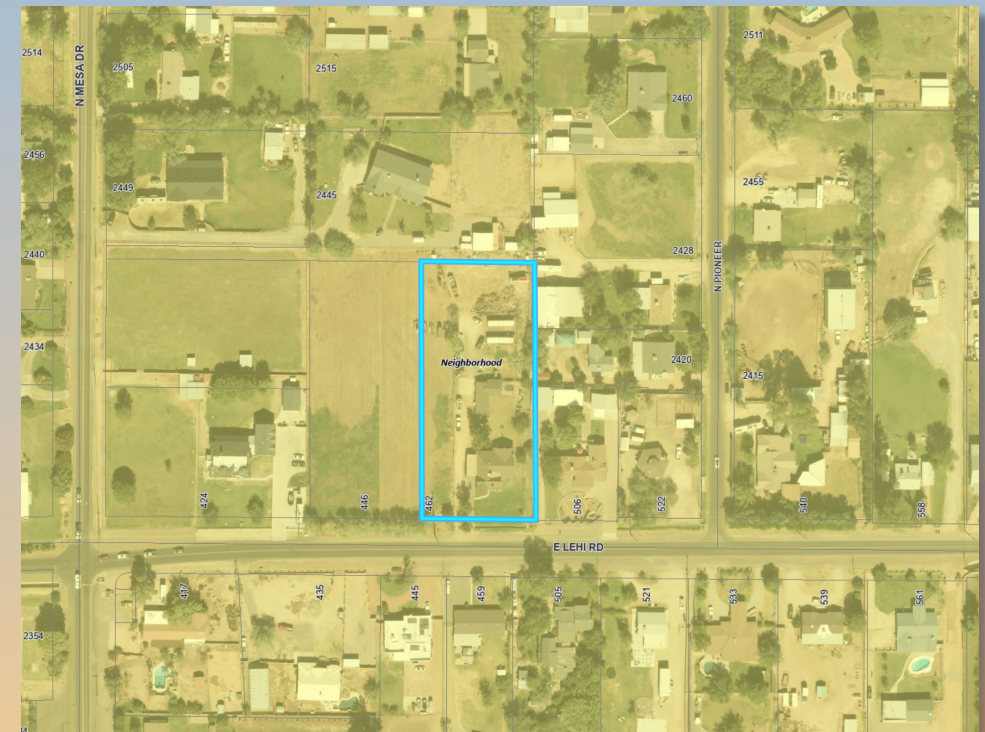
General Plan

Neighborhood Agricultural Sub-Type

- Safe places for people to live with wide range of housing options allowed
- Out buildings, arenas, stables, etc. are more common

Lehi Sub-Area

- Preserve historic and rural character of the area





Zoning

- Single Residence-43 (RS-43)





Site Photos

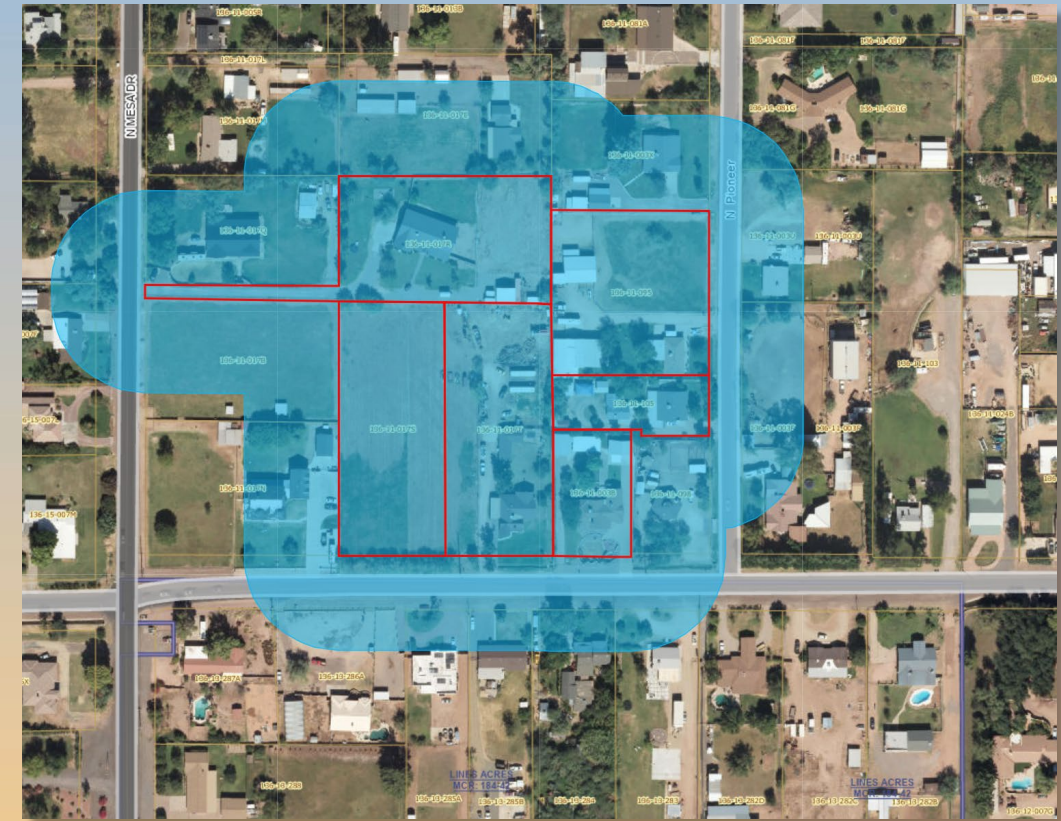


Looking north from E Lehi Road



Citizen Participation

- Notified property owners within 150 feet
- Staff has received opposition from neighbors about the size, height, material, and belief of home occupations





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





BOA24-00221

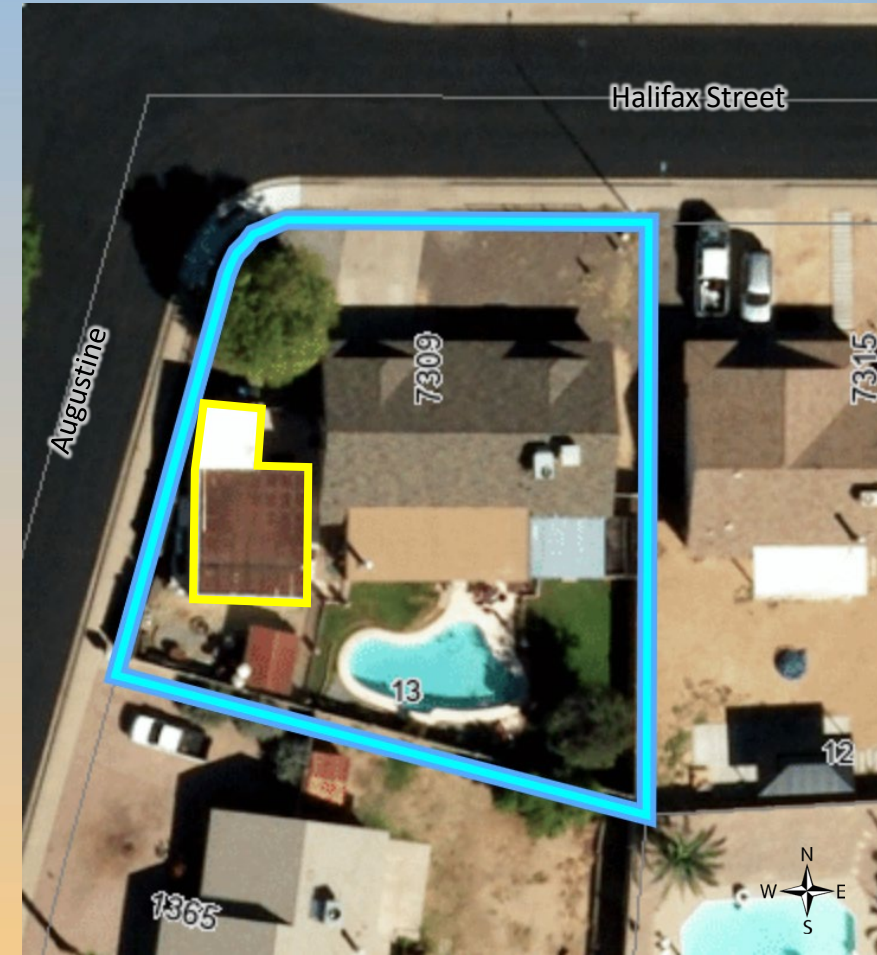
Charlotte Bridges, Planner II

June 5, 2024



Request

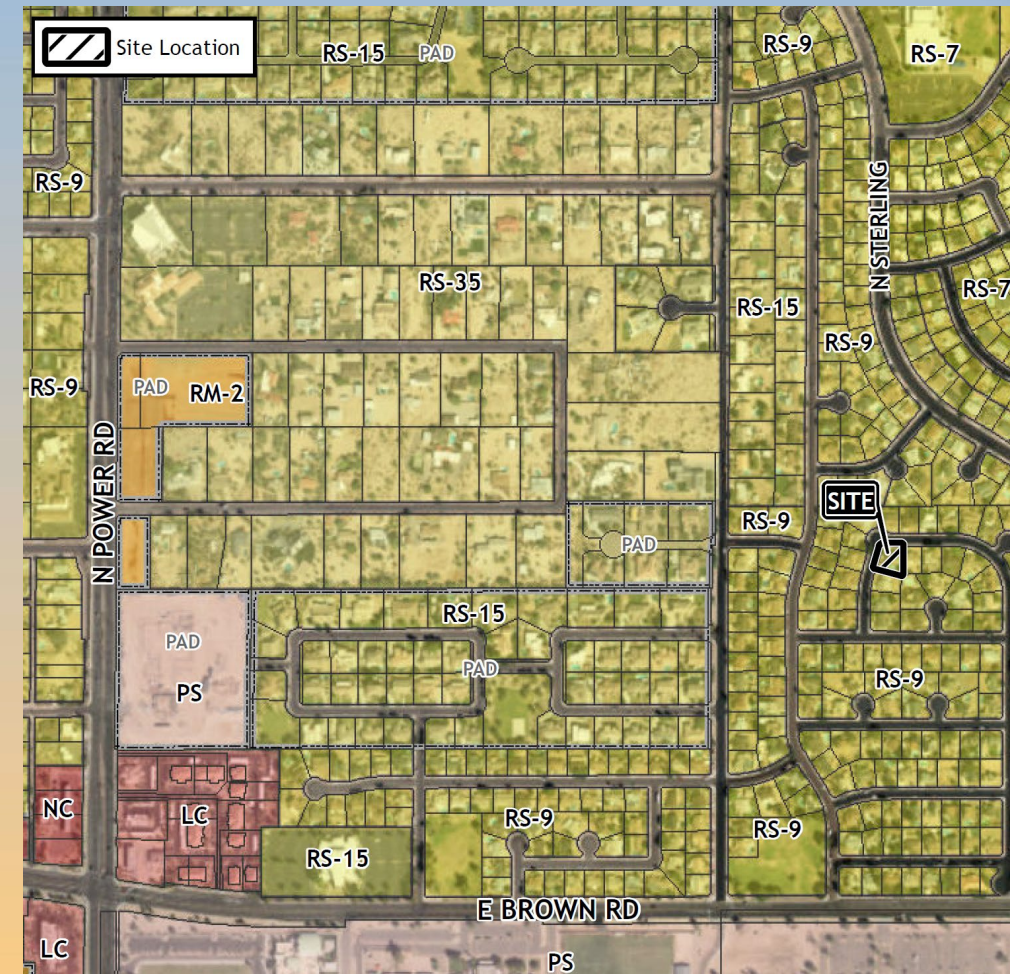
- Variance to allow an addition within the required street side and rear yards in the Single Residence 9 (RS-9) District.





Location

- 7309 East Halifax Street
- East of Power Road
- North of Brown Road

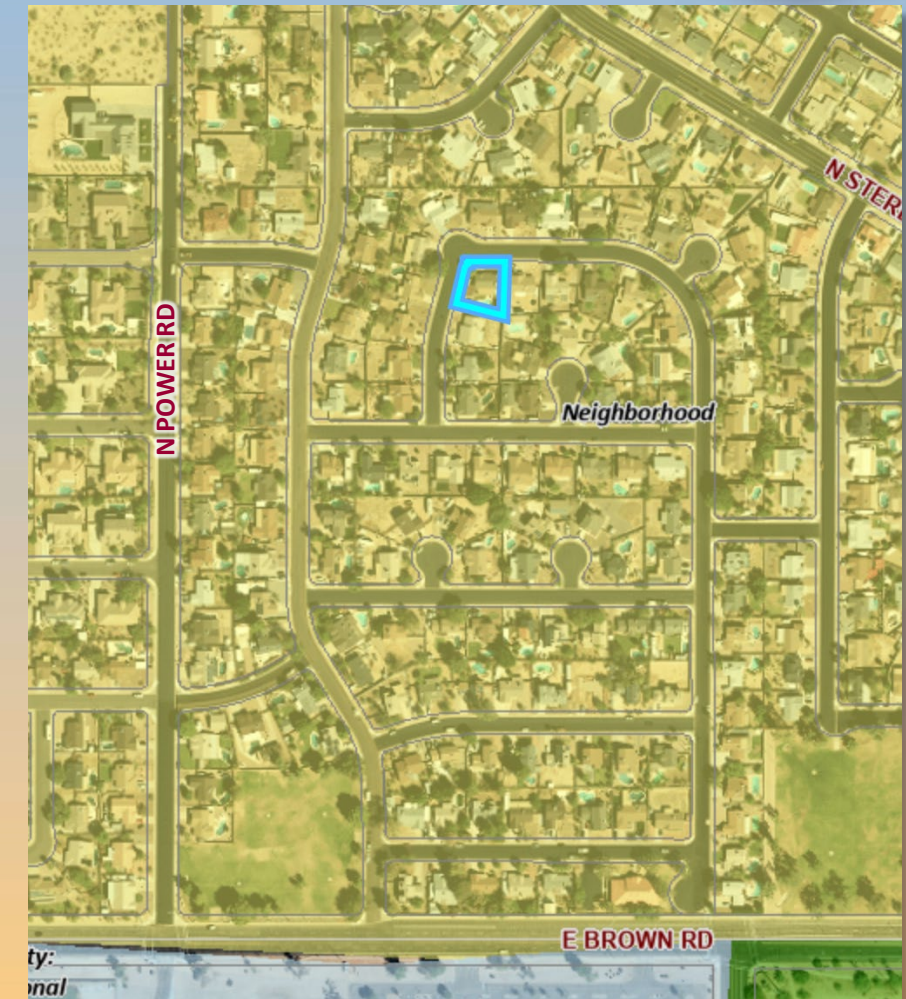




General Plan

Neighborhood

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



ty:
nal



Zoning

- Single Residence-9 (RS-9)
- Single residence use permitted
- Required yards:
 - Front (garage/carport) = 25 feet
 - Front (livable) = 15 feet
 - Interior side = minimum 7 feet
 - Augustine street side = 10 feet
 - Rear = 25 feet





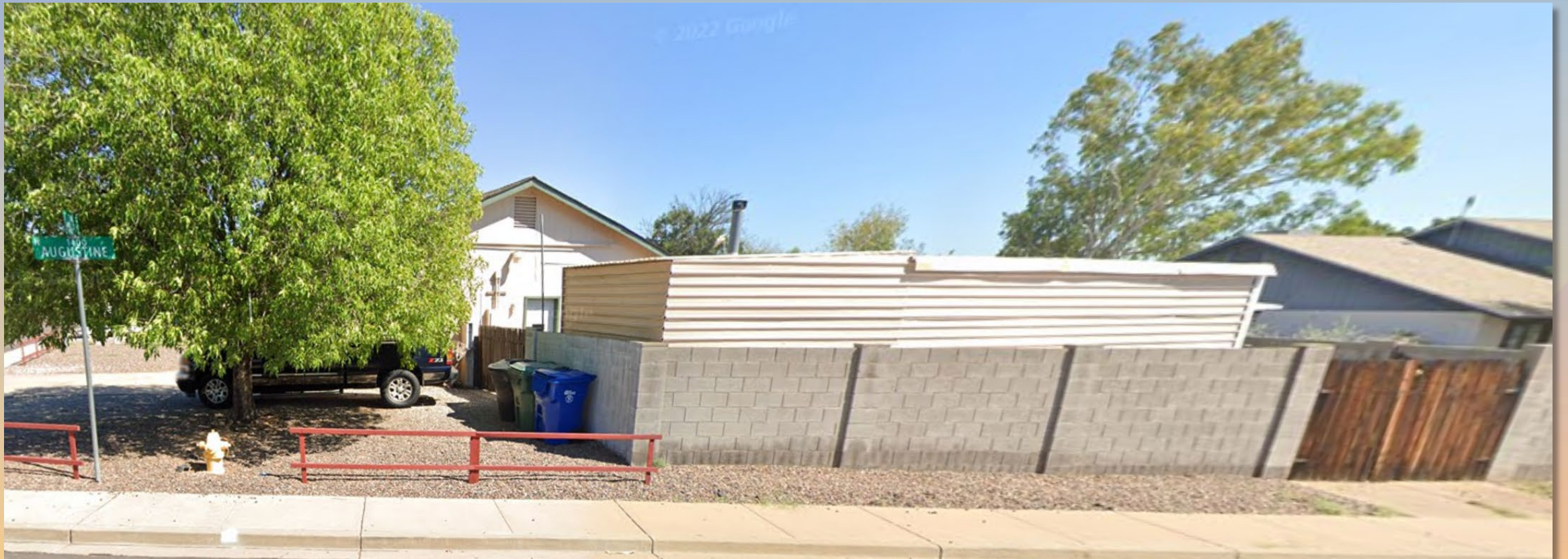
Site Photos



Looking south from Halifax Street



Site Photos



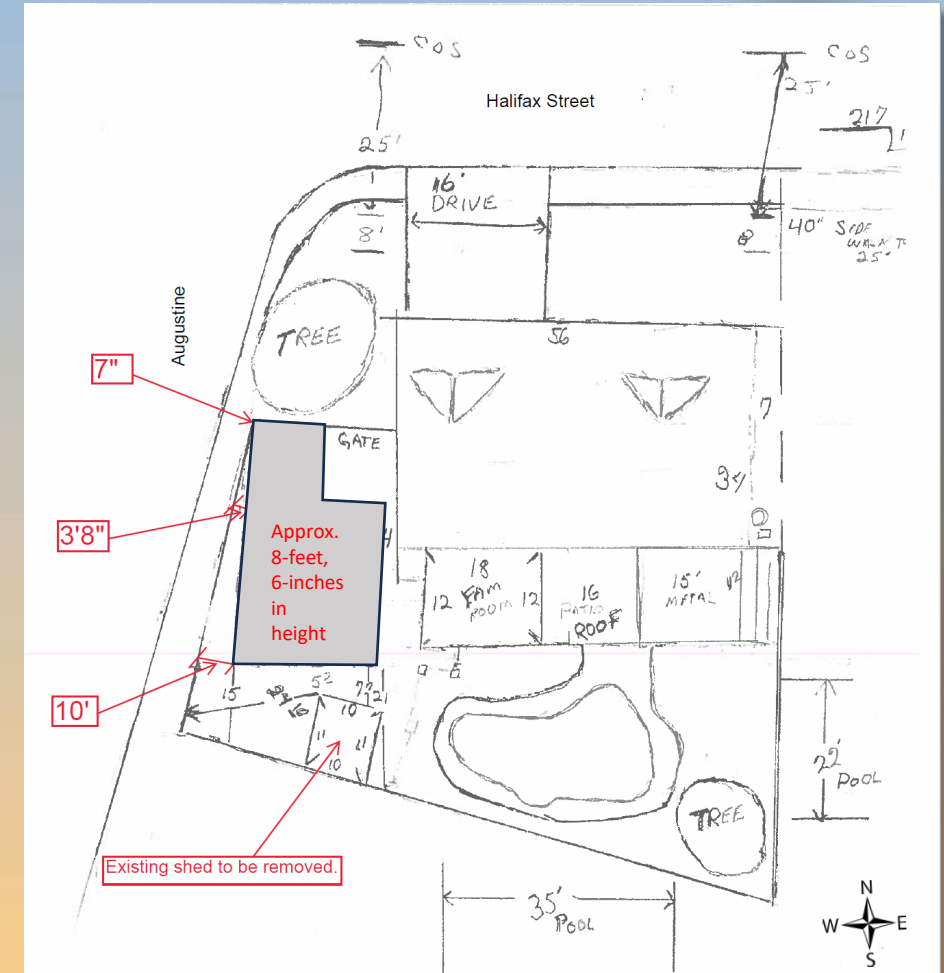
Looking east from Augustine



Site Plan

Addition

- Minimum 7 inches from Augustine (west) property line at the northwest corner
- Minimum 10 feet from Augustine (west) property line at the southwest corner
- Minimum 15 feet from the rear property line at the southwest corner





Elevation

Height

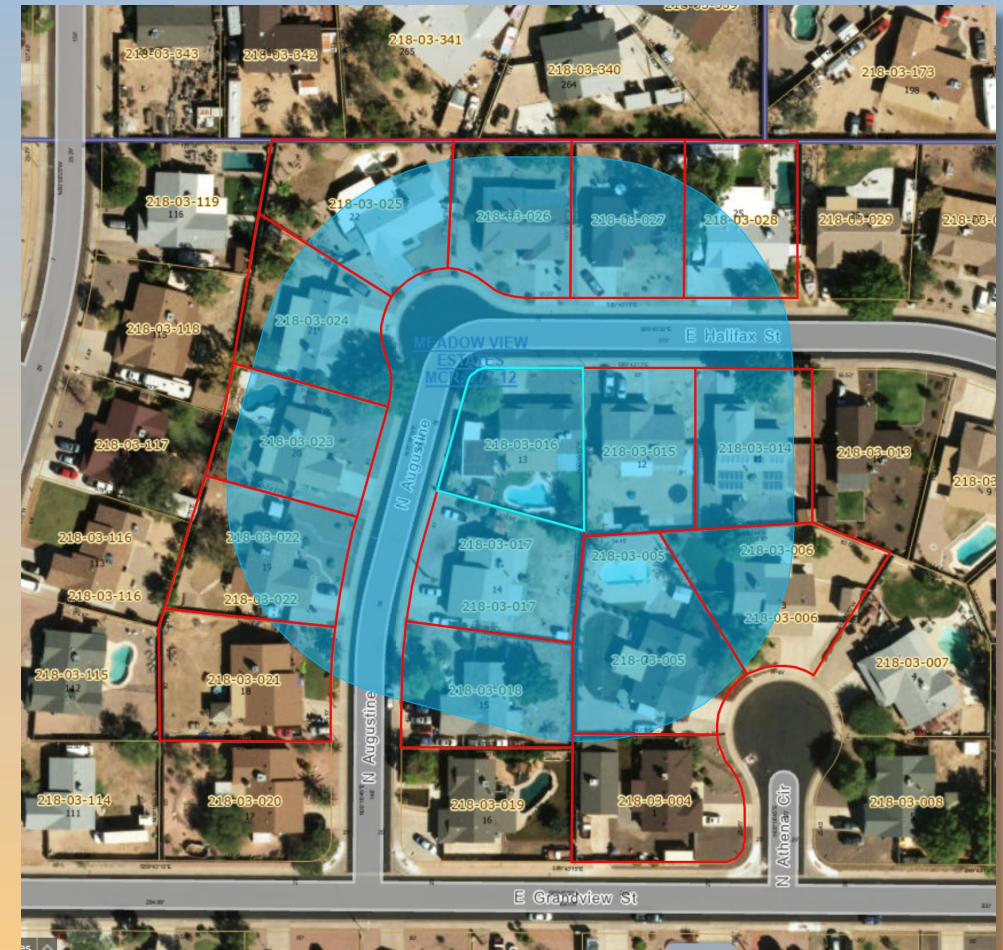
- Approximately 8 feet, 6-inches





Citizen Participation

- Notified property owners within 150 feet
- One comment card received in support





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



Board of Adjustment

BOA24-00221



Variations in Area

1. ZA96-037 – 1648 N Terripin St. Withdrawn. Variance to allow a room addition to encroach into the required rear setback in the RS-15 District.
2. BA01-041 – 1636 N Sterling. Denied 7/10/2001 Variance to allow a home addition to encroach into the required side yard in the R1-9 district.
3. ZA97-123 – 1519 N 72nd St. Approved 10/21/1997. Special Use Permit to allow Accessory Living Quarters in the R1-15 District.
4. ZA97-138 – 7265 N Hobart Circle. Approved 12/2/1997. Variance to allow a room addition to encroach into the required rear yard in the RS-9 District.
5. ZA87-172 – 1256 M Terripin St. Approved 12/01/1987. Variance to allow a swimming pool and unheated spa on the south side of house, under half way back on lot.
6. ZA89-103 – 1411 N Terripin St. Approved 8/8/1989. Variance to allow an above ground swimming pool to be closer than 4 feet to the north and west property lines.
7. ZA06-028 – 1328 N Rowen St. Approved 3/7/2006. Requesting a variance to allow an addition to the primary residence to encroach into the rear yard in the RS-9 District.
8. ZA91-077 – 1224 N 72 St. Approved 9/3/1991. Variance to the required right-of-way in the conjunction with a residential subdivision.

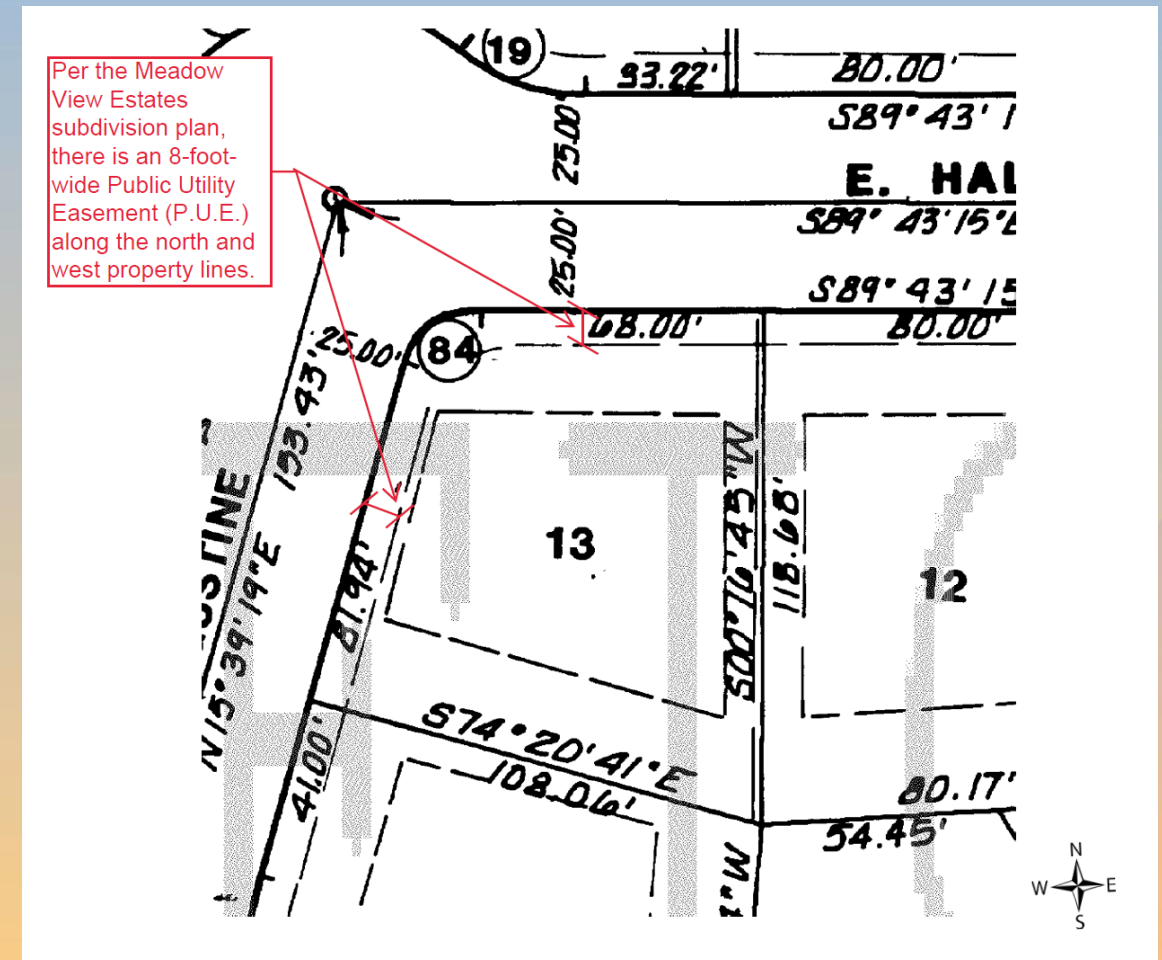




Lot

Addition

- Lot 13 of the Meadows View Estates Subdivision
- 8-foot-wide Public Utility Easement along the north and west property lines.





BOA24-00280

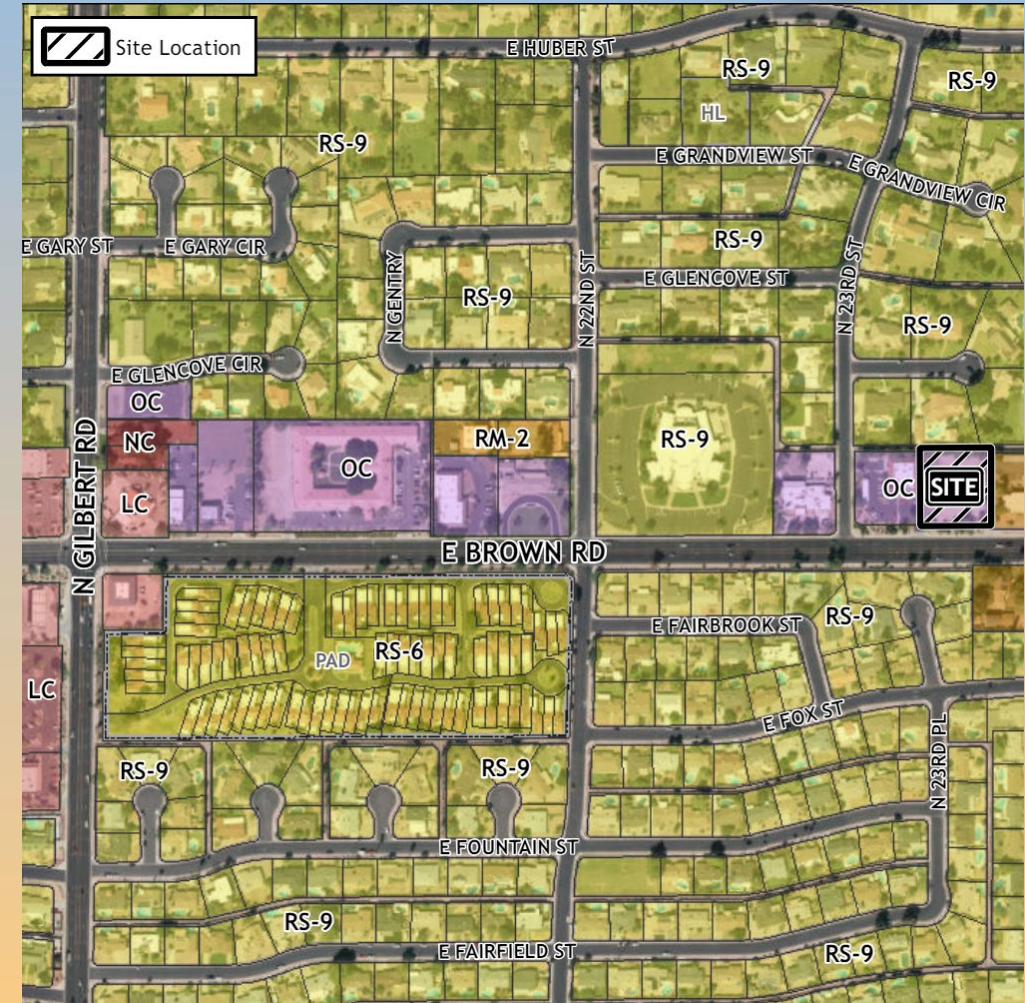
Chloe Durfee Daniel, Planner II

June 5, 2024



Location & Request

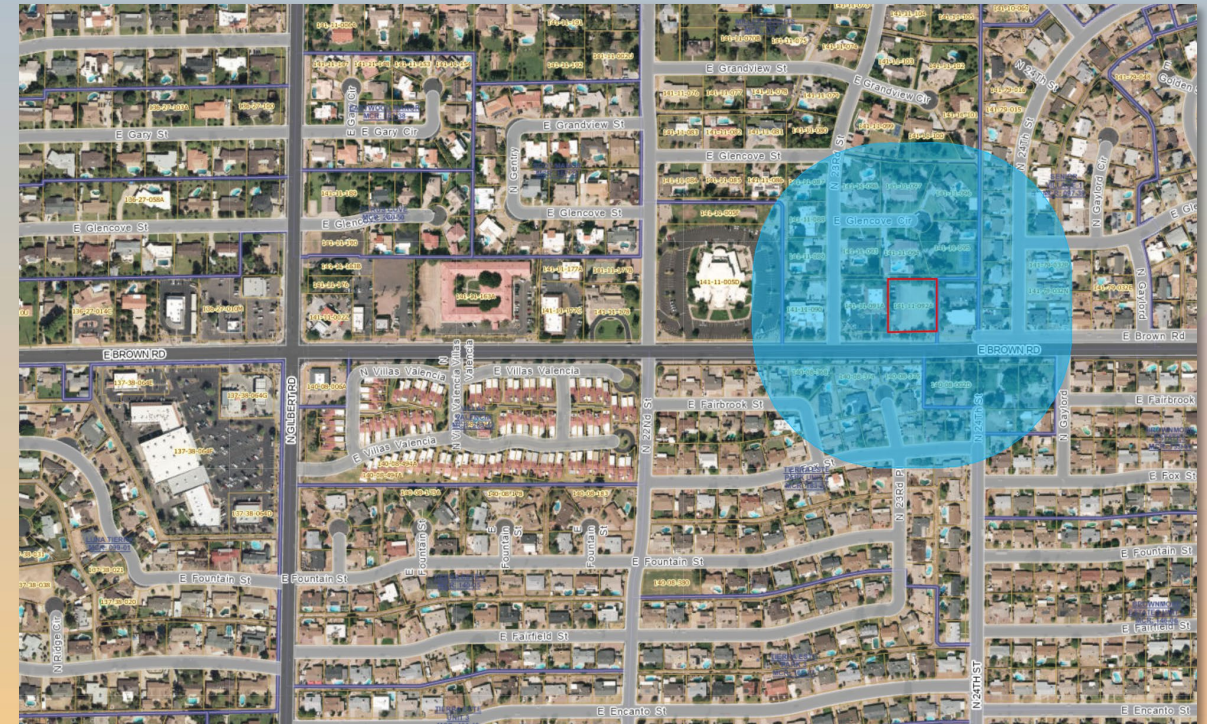
- 2332 East Brown Road
- Located on the north side of Brown Road east of Gilbert Road
- Requesting an extension to a Development Incentive Permit expiration date
 - BOA approval - March 2, 2021 (BOA21-01146)
 - Administrative extension - March 1, 2023





Citizen Participation

- Notified property owners within 500 feet





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for a Development Incentive Permit in Section 11-72-3 of the MZO
- ✓ Complies with Section 11-67-9(B) of the MZO for extensions

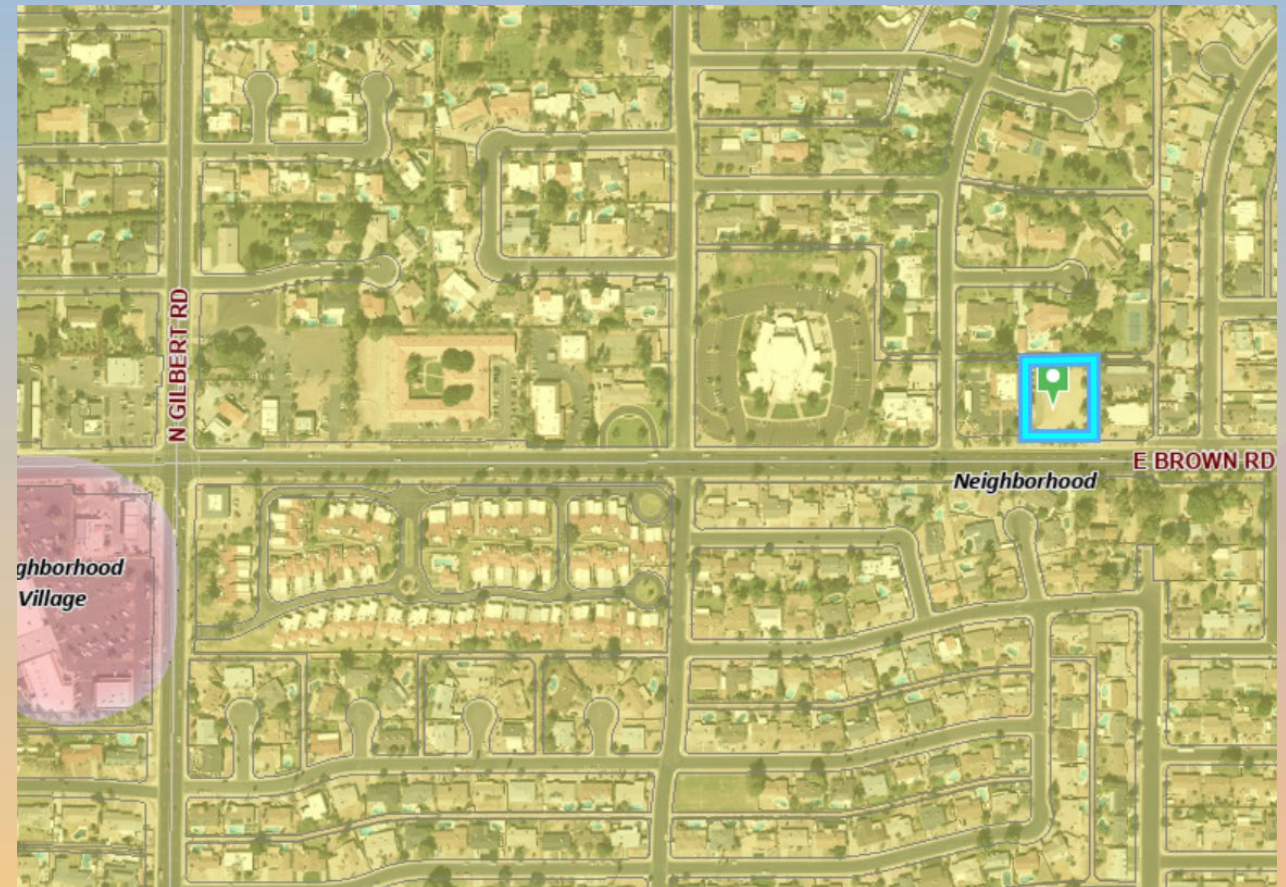
Staff recommends Approval with Conditions



General Plan

Neighborhood

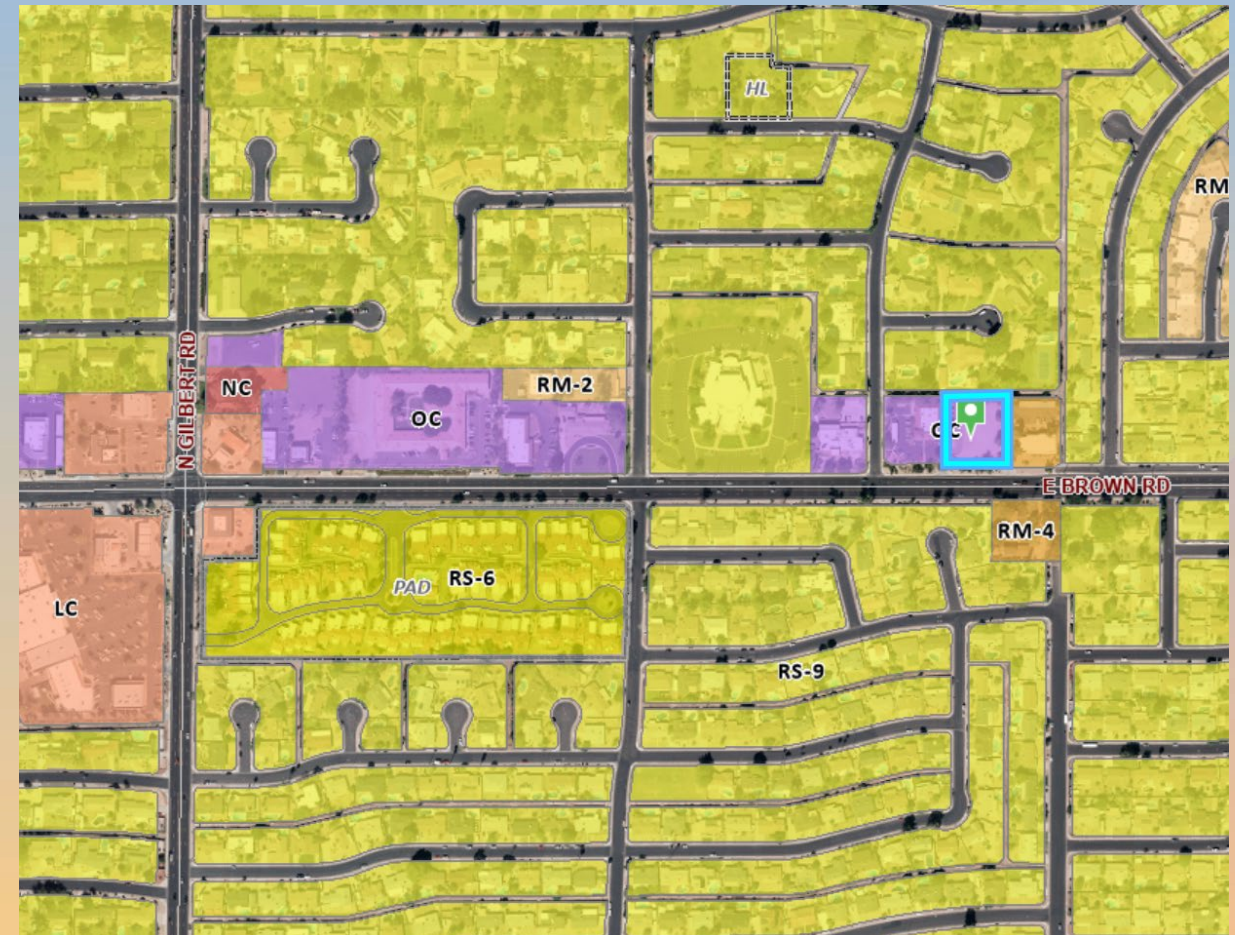
- Safe places for people to live
- Variety of housing and supporting uses
- Complies with the goals of this character area





Zoning

- Office Commercial (OC)
- Medical Office is an allowed use within OC





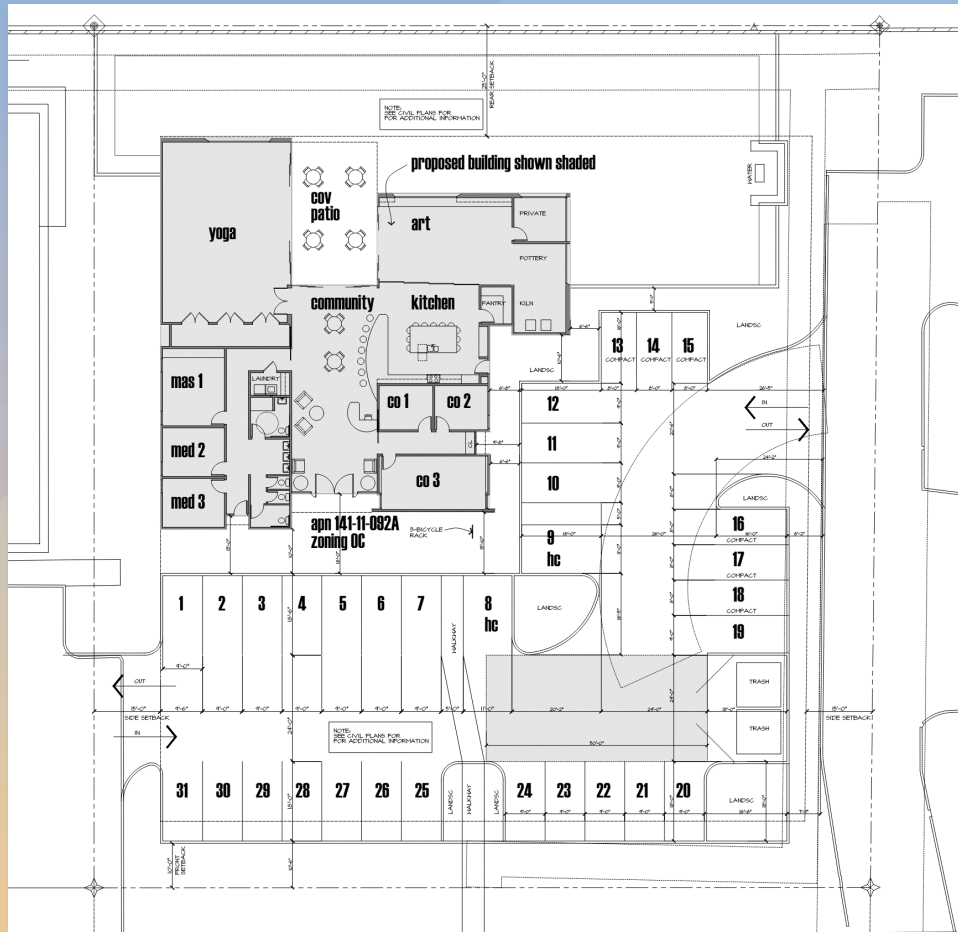
Site Photos



Front of property



Site Plan



- 6,000 sq. ft. medical office
- DIP covered:
 - Front landscape setback reduction
 - Parking reduction
 - Foundation base reduction



DIP 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

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.



BOA24-00282



Request

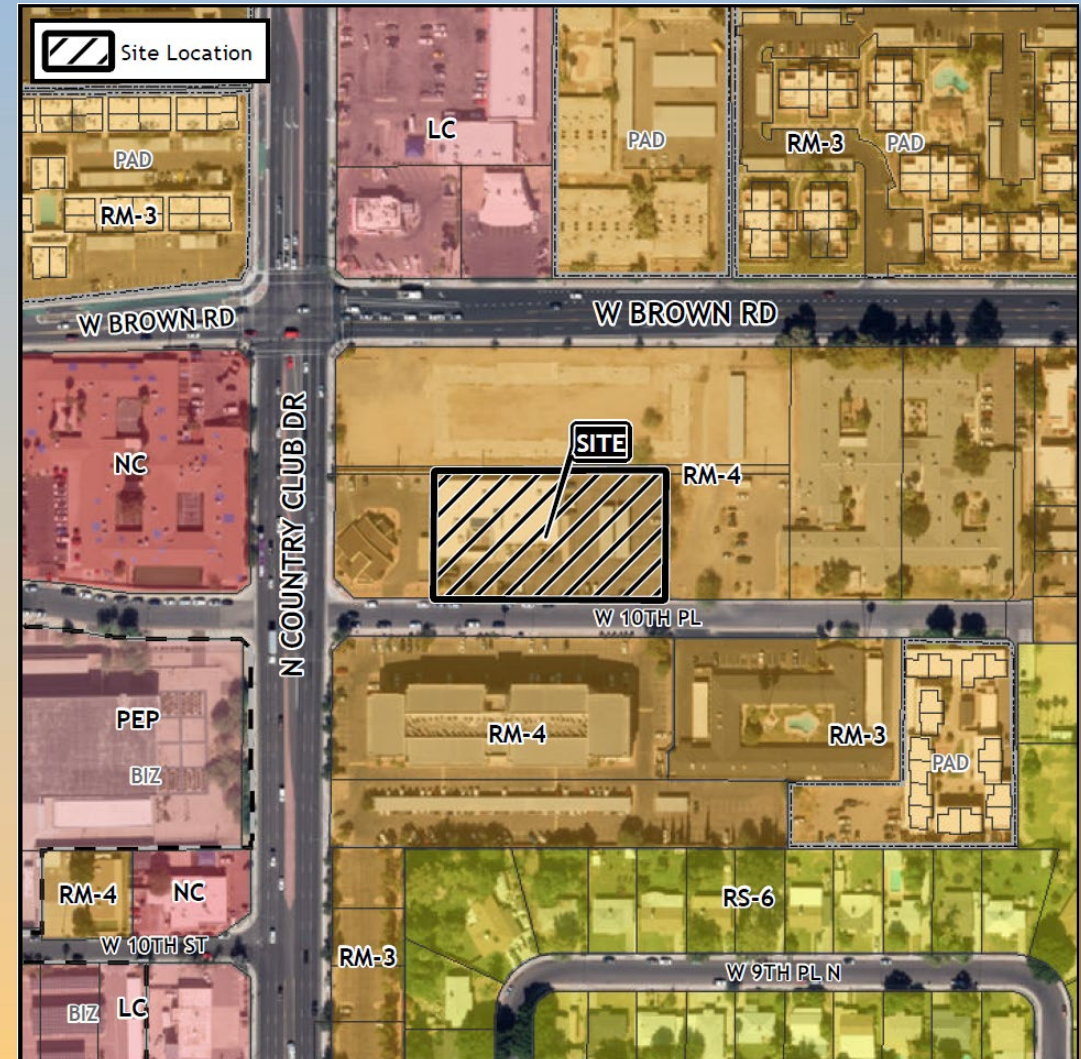
- Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP)





Location

- 334 West 10th Place
- South of Brown Road
- East of Country Club Drive





General Plan

Employment District

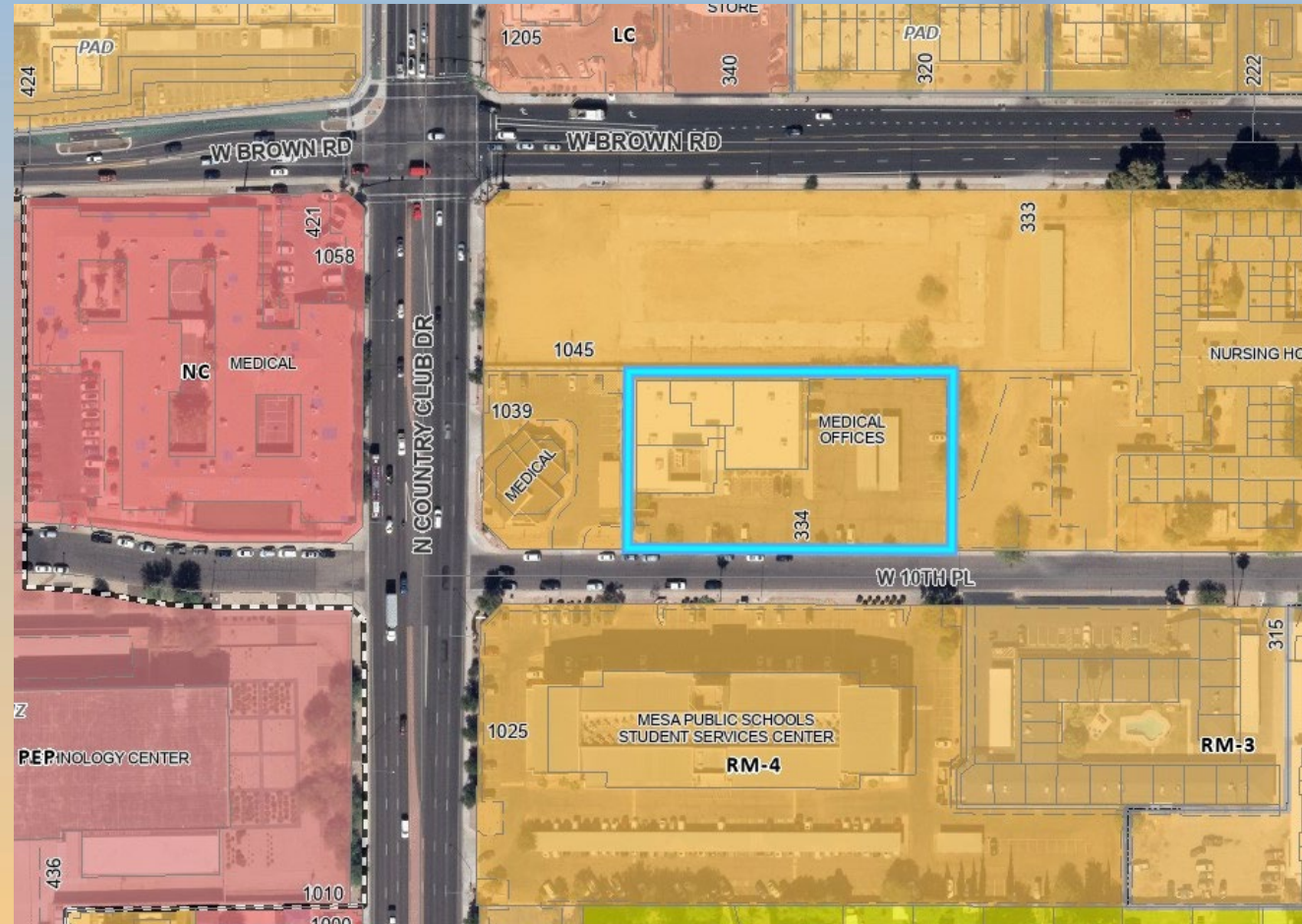
- Wide range of employment opportunities in high quality settings





Zoning

- Multiple Residence 4 (RM-4)
- Medical offices are permitted in the RM-4 district through the approval of a Special Use Permit (SUP)





Site Photos



Looking north towards the site from 10th Place



Proposed CSP

- Allows for an increase in the maximum sign area from 32 sq. ft. to 100 sq. ft.
- Allows for the installation of an illuminated sign adjacent to a local street





Sign Plan



West Elevation

108'-0" FRONTAGE



Sign Plan



158'-0" FRONTAGE



South Elevation



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



Board of Adjustment

BOA24-00282



BOA24-00332

Tulili Tuiteleleapaga-Howard, Planner I

June 5, 2024



Request

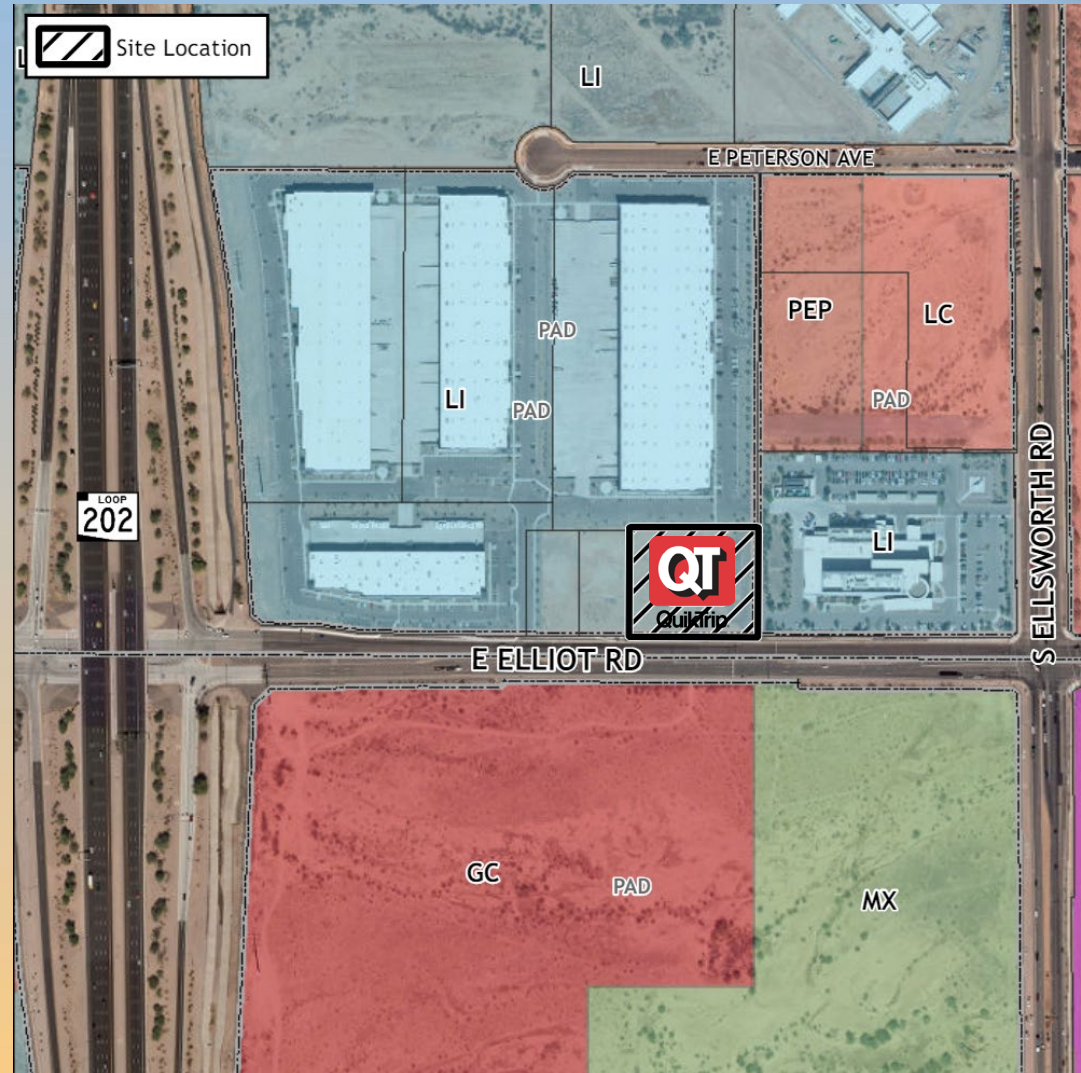
- Special Use Permit for a Comprehensive Sign Plan





Location

- 9038 E Elliot Road
- Located West of Elliot Road
- South of Ellsworth Road





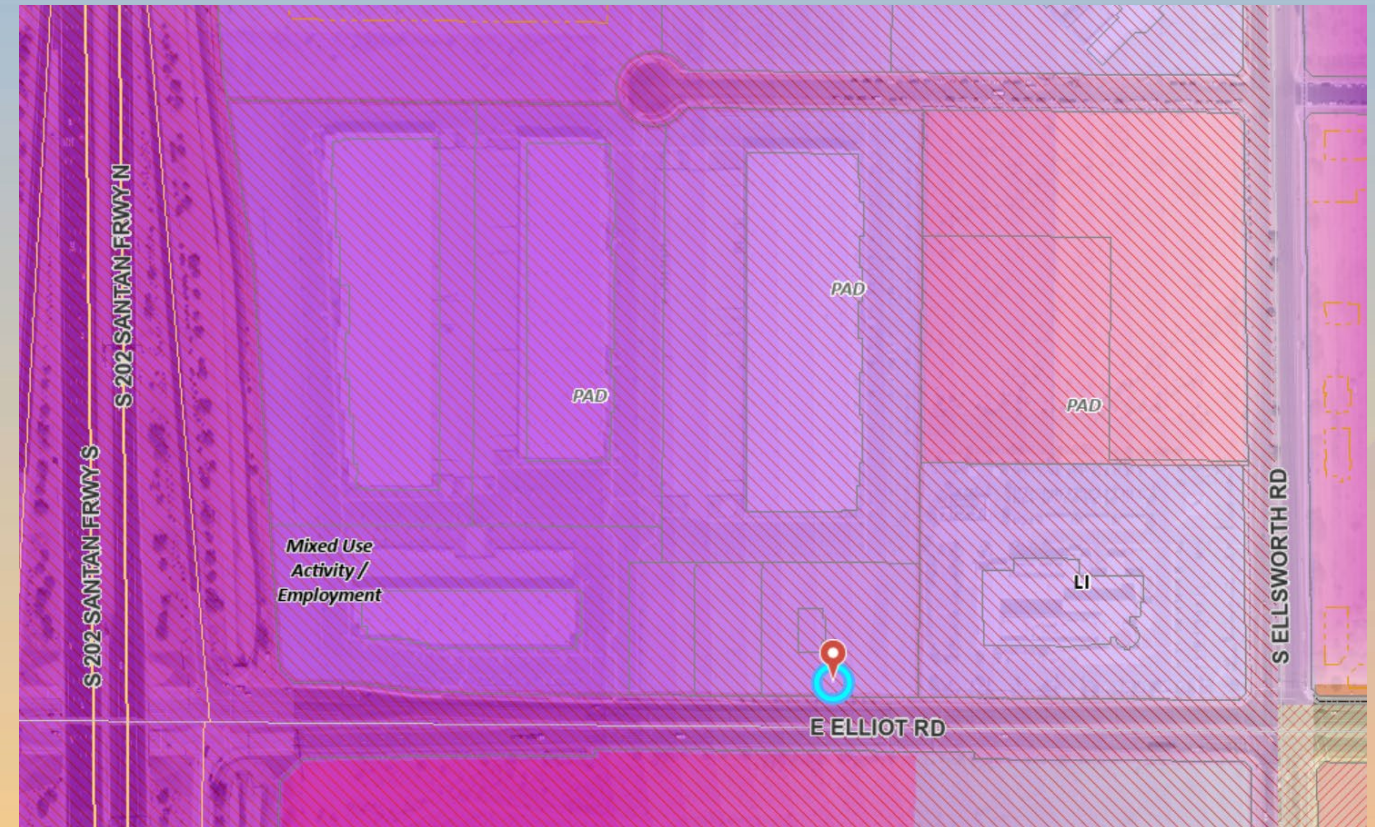
General Plan

Mixed Use Activity / Employment Districts

- Strong and viable centers of commercial activity

Mesa Gateway Strategic Development Plan

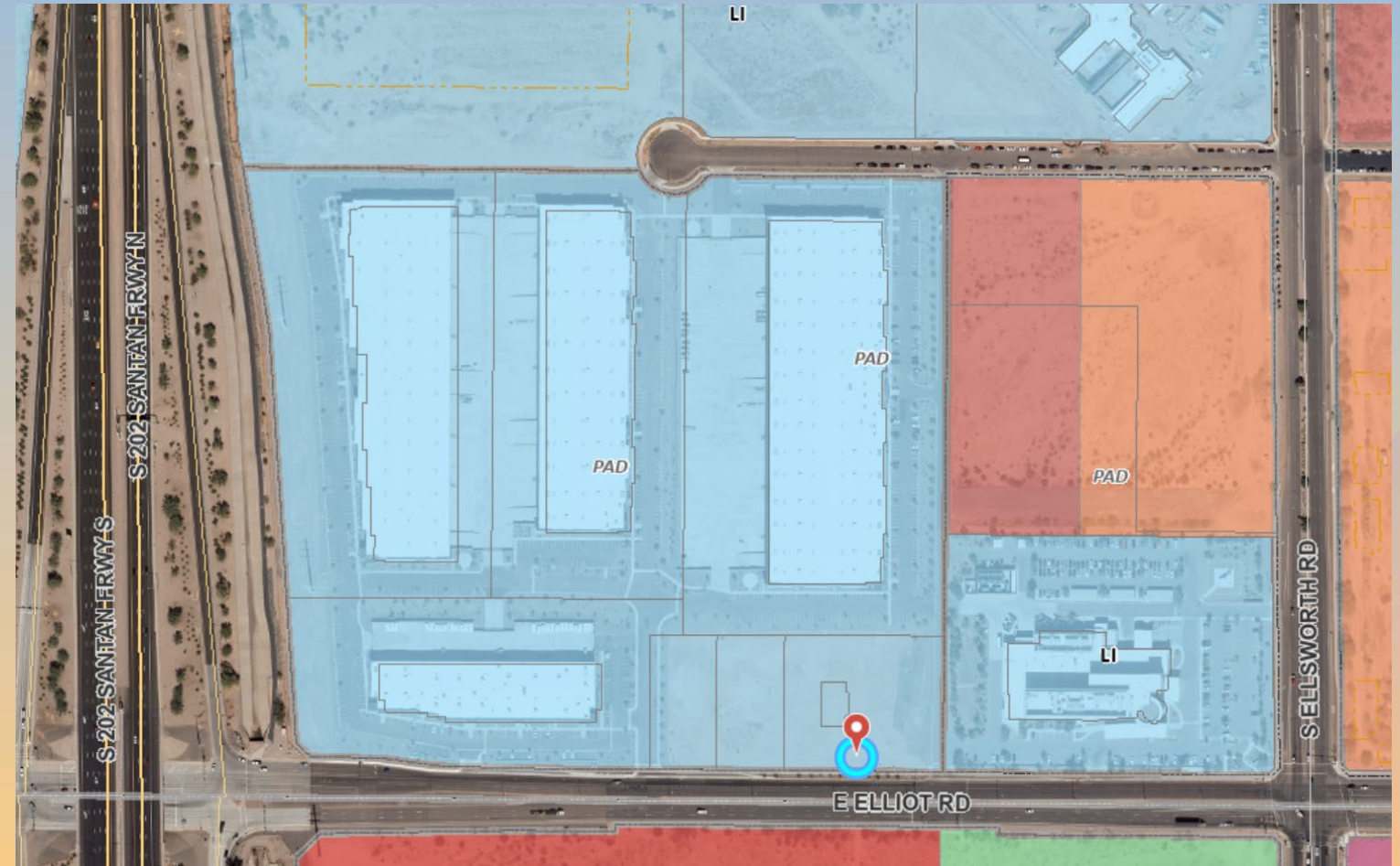
Elliot Road Corridor





Zoning

Light Industrial with
Planned Area
Development overlays
(LI-PAD-PAD)

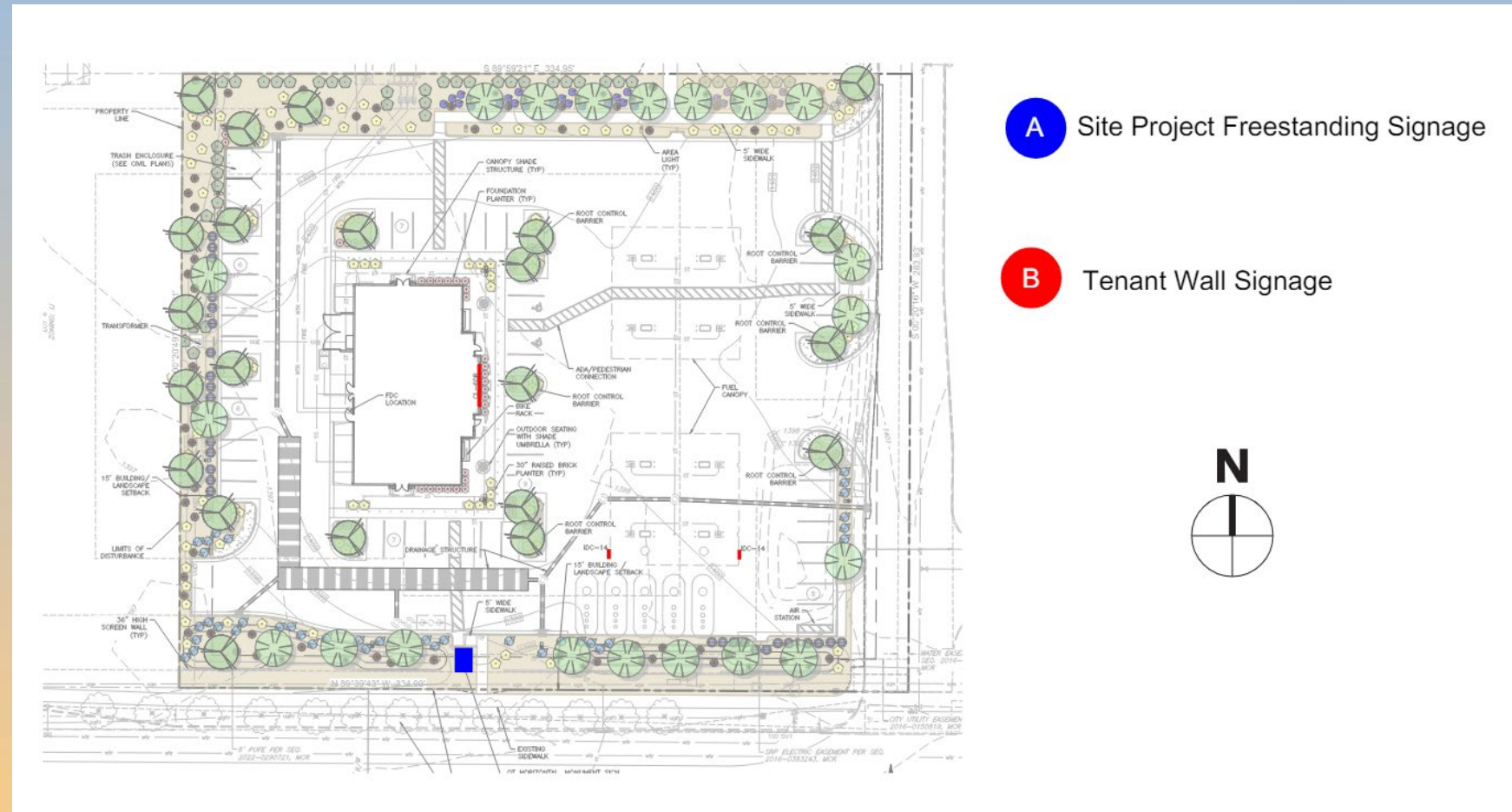




Site Plan

Proposed Signage

- 1 Freestanding Monument Sign
- 3 Attached Building Signs





Sign Plan – Freestanding Monument Sign

Proposed Dimensions:

+38 sq. ft. of sign area

+7 ft. in height

No deviations requested

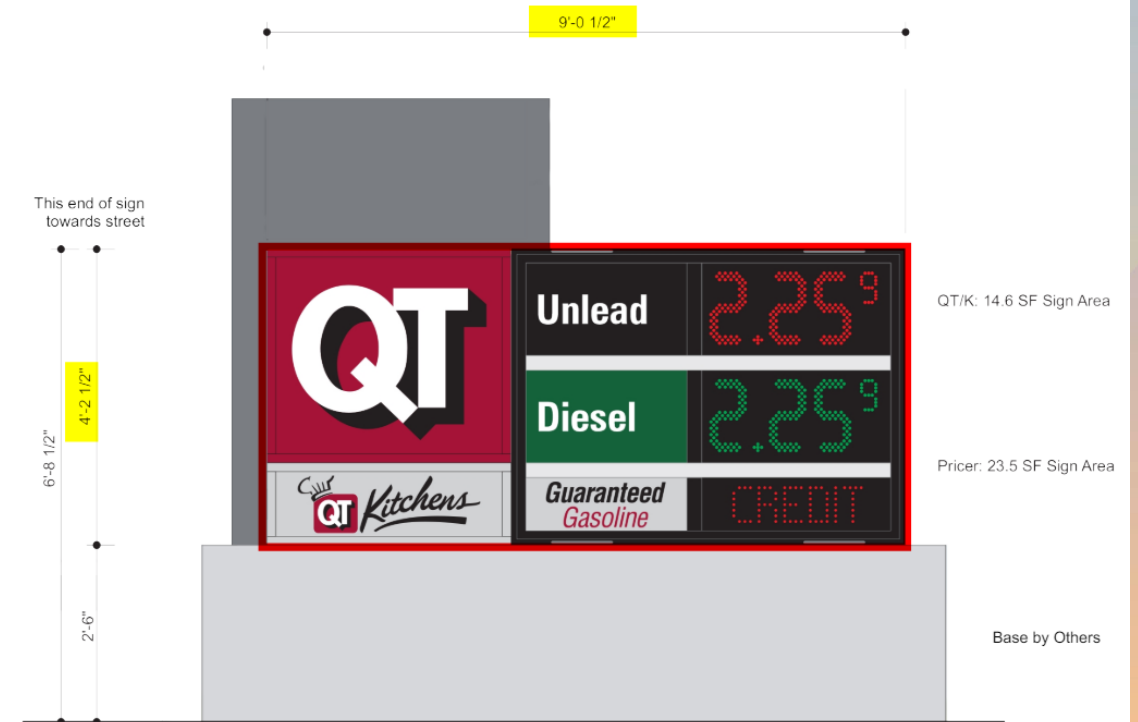
FREESTANDING SIGNAGE

$$A = a * b$$

$$A = 4'5" * 9'0.5"$$

$$A = 4.2083' * 9.0416'$$

$$A = 38.05 \text{ square feet}$$

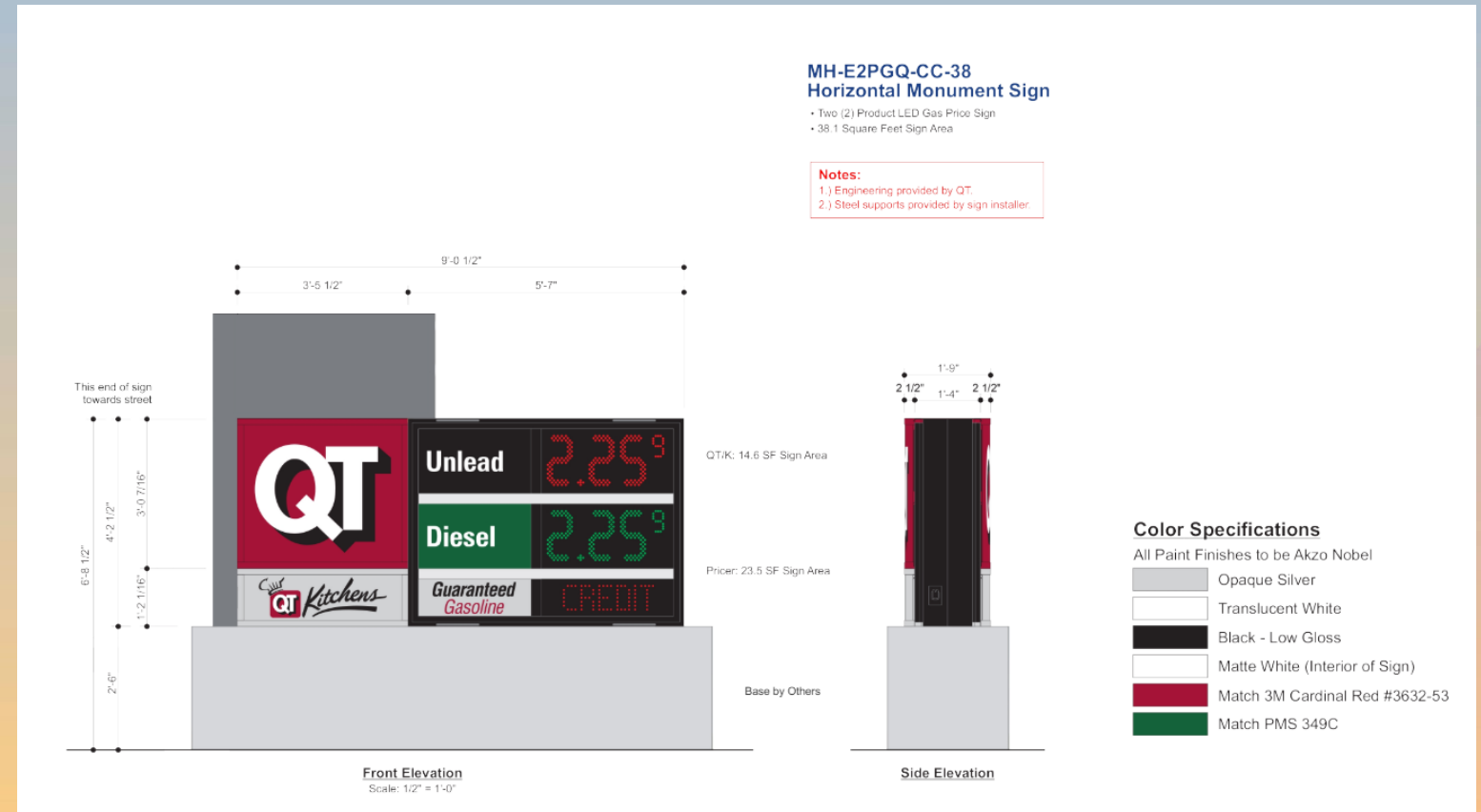




Sign Plan – Freestanding Monument Sign

Proposed Materials:

Aluminum, Plex, Vinyl, CMU, Concrete, Acrylic





Sign Plan – Attached Building Signs

Proposed dimensions:

Building Wall Sign: 122 sq. ft.

Two (2) Canopy Signs: 28 sq. ft.

Aggregate sign area: ±150 sq. ft. total

BUILDING WALL SIGNAGE

$$A = a * b$$

$$A = 19'4.5 * 6'4$$

$$A = 19.375' * 6.33'$$

$$A = 122.64 \text{ square feet}$$

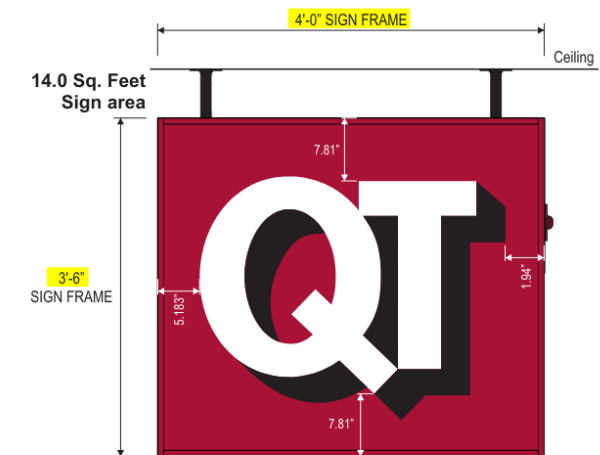
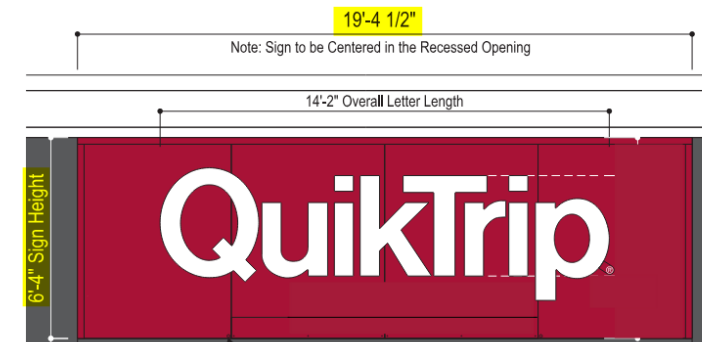
CANOPY WALL SIGNAGE

$$A = a * b$$

$$A = 4' * 3'6"$$

$$A = 4' * 3.5'$$

$$A = 14 \text{ square feet}$$





Sign Plan – Attached Building Signs

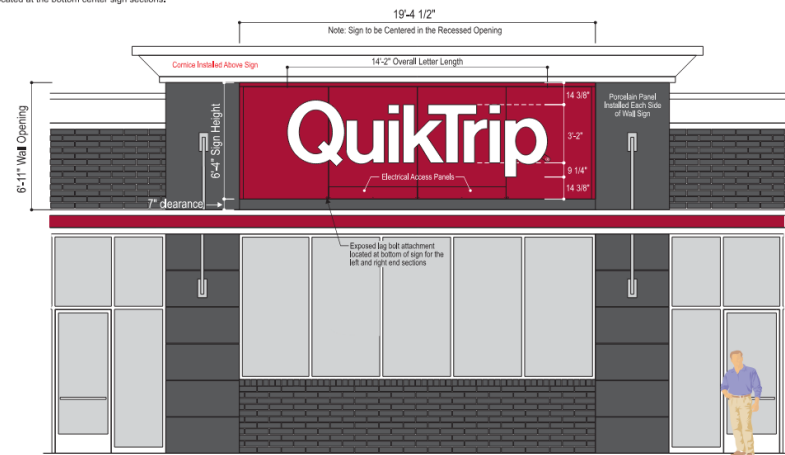
Gen III Sign Design

Raised Panel Design:
Two (2) Section Sign Frame with Removable Break Formed Aluminum Face Panels

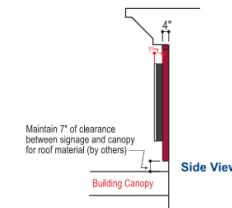
Each of the Two (2) Sign Sections to be installed to the Wall with final electrical connection thru the provided access panels located at the bottom center sign sections.

Sign Manufactured in Two (2) Equal Half Sections.
Fabricated Aluminum Wall Sign with Projected Aluminum Channel Letters Internally Illuminated White LED Formed Evonik Cyro SG-7328 Face Panels

122 Square Feet Sign Area

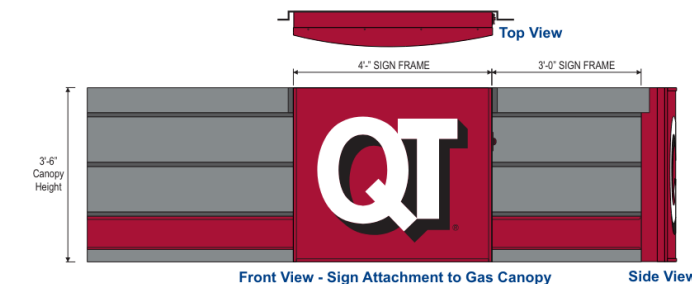


Front View - Sign Type G3S CL-60-F
Projected Channel Letters with White LED Illuminated Evonik Cyro SG-7328 Faces
Scale 1/4" = 1'-0"

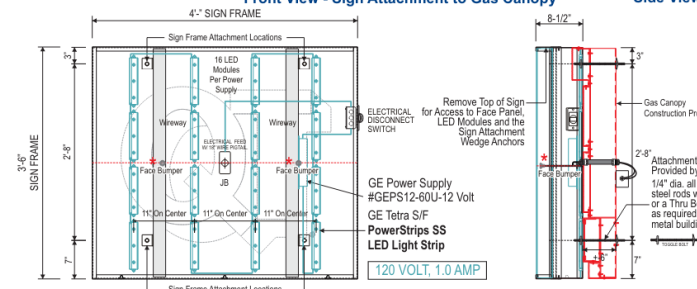


COLOR REFERENCE:
NOTE: AKZO NOBLE PAINT SPECIFIED FOR ALL PAINTED SURFACES

- EMBOSSSED FACE PANELS: TRANSLUCENT WHITE (EVONIK CYRO SG-7328 NON-GLARE FINISH)
- QT RED: AKZO NOBLE PAINT MATCH 3M CARDINAL RED #932-53, SATIN FINISH
- LETTER RETURNS TO BE AKZO NOBLE PAINT MATCH TO BENJAMIN MOORE #2134-30 IRON MOUNTAIN



Front View - Sign Attachment to Gas Canopy Side View



Front View - IDC-14 - 14 SF Gas Canopy Identification Sign Side View
Scale 1" = 1'-0"

14 Square Feet Sign Area

COLOR REFERENCE:
NOTE: ALL PAINTED FINISH TO BE AKZO NOBLE SIGN FINISHES TO MEET QT PAINT SPECIFICATIONS

POLYCARBONATE PAINT COLOR REF:

- FACE COLOR: AKZO NOBLE PAINT MATCH 3M CARDINAL RED #932-53 TRANSLUCENT VINYL
- AKZO NOBLE OPAQUE BLACK
- AKZO NOBLE TRANSLUCENT WHITE

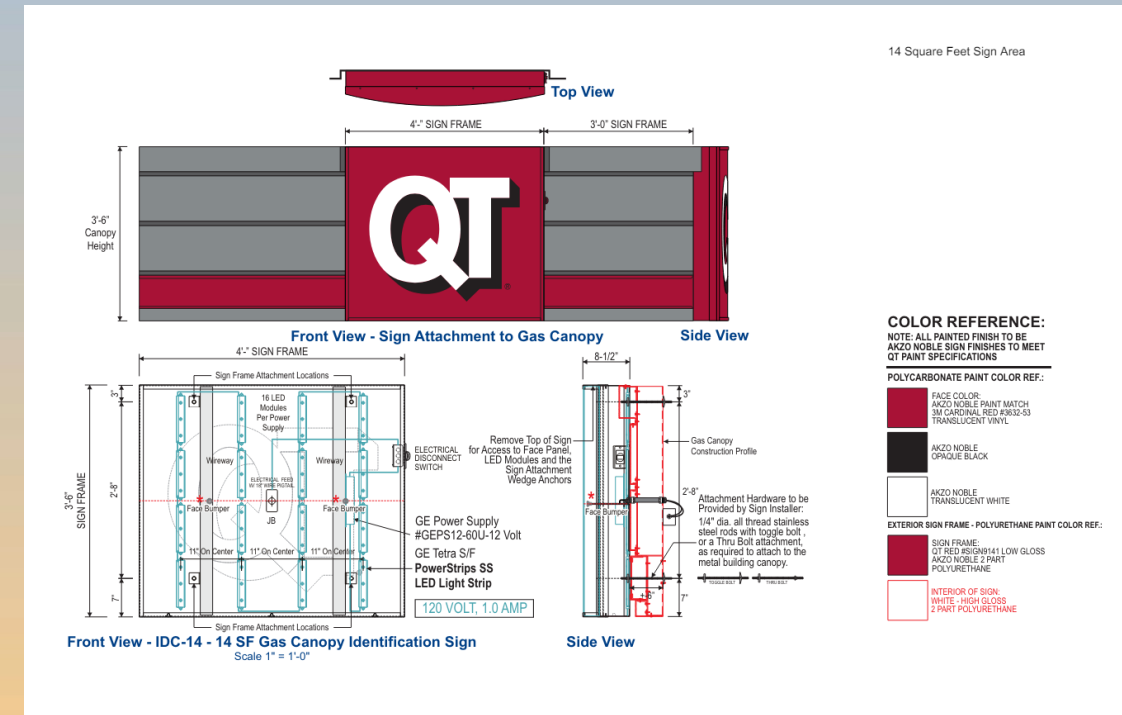
EXTERIOR SIGN FRAME - POLYURETHANE PAINT COLOR REF:

- SIGN FRAME: QT RED #932-53/EM9141 LOW GLOSS AKZO NOBLE 2 PART POLYURETHANE
- INTERIOR OF SIGN: WHITE - HIGH GLOSS 2 PART POLYURETHANE



Deviation Request— Attached Canopy Signage

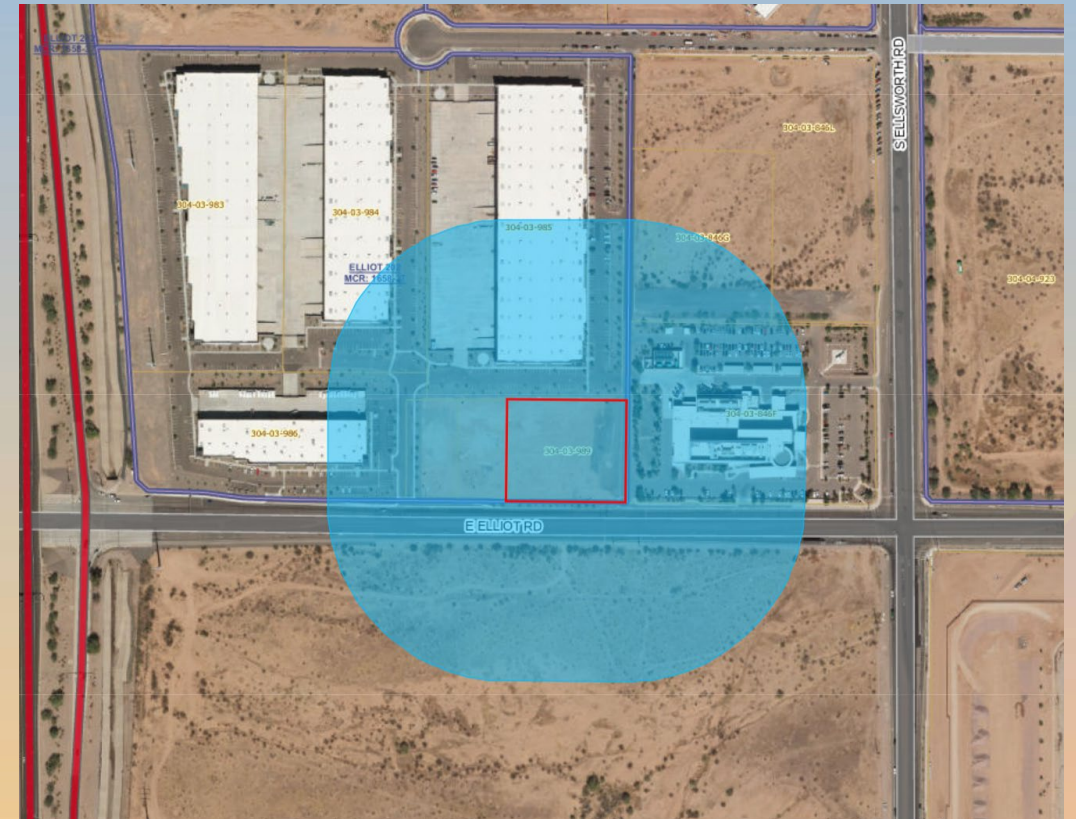
Section 11-43-2-B-1 of the MZO prescribes that:
Building mounted signage must consist of individual pan channel letters or an architecturally designed cabinet that is freeform or irregular in shape.





Citizen Participation

- Property owners and businesses located within 500 feet of the subject site were notified
- No feedback received





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 Special Use Permit 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 required findings for Sections 11-70-5.E and 11-46-3.D of the MZO

Staff recommends Approval with Conditions



BOA24-00327

Tulili Tuiteleleapaga-Howard, Planner I

June 5, 2024



Request

- Special Use Permit to allow detached structures to exceed the square footage of the primary residence
- MZO Section 11-30-17(B)(8)
- Total aggregate area of all detached structures to equal 473% of the roof area of primary dwelling





Location

- 919 E Lehi Road
- Located East of North Horne Road
- South of East Lehi Road





General Plan Neighborhood

- To provide safe places for people to live where they can feel secure and enjoy their surrounding community

Lehi Sub Area Plan





Zoning

Single Residence-43 (RS-43)

Lot size: 97,820 sq. ft.

Existing livable: 1,010 sq. ft.





Site Photos



Looking south towards the site from East Lehi Road



Site Photos

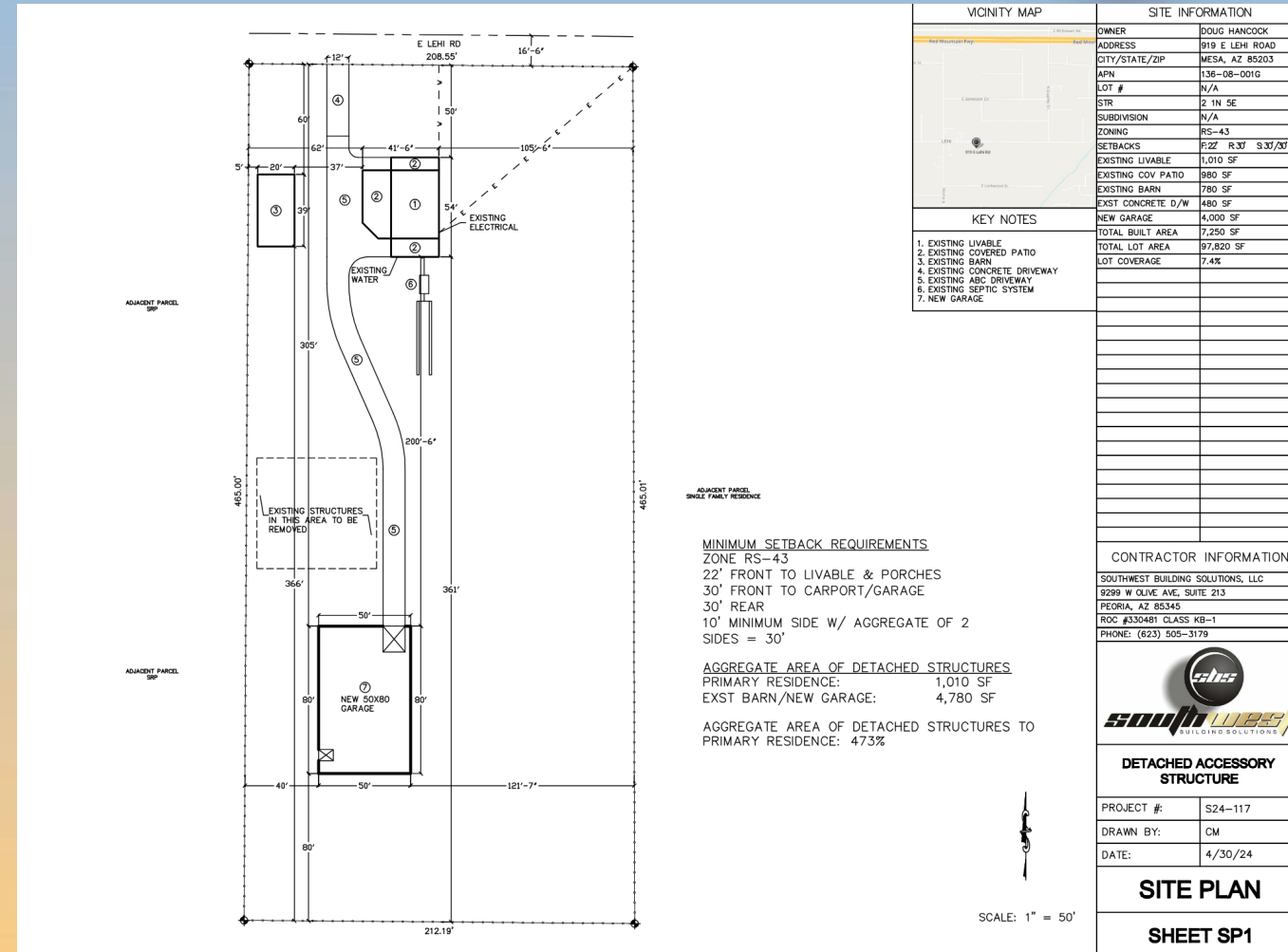


Looking north east towards the site



Site Plan

- Existing primary residence: 1,010 sq. ft.
- Existing detached barn: 780 sq. ft.
- Proposed detached garage: 4,000 sq. ft.
- 473% of the primary dwelling
- Proposed lot coverage: $\pm 7\%$
- Maximum lot coverage for RS-43: 40%



VICINITY MAP	SITE INFORMATION	
	OWNER	DOUG HANCOCK
	ADDRESS	919 E LEHI ROAD
	CITY/STATE/ZIP	MESA, AZ 85203
	APN	136-08-001G
	LOT #	N/A
	STR	2 IN SE
	SUBDIVISION	N/A
	ZONING	RS-43
	SETBACKS	F:22' R:30' S:30'/0'
	EXISTING LIVABLE	1,010 SF
EXISTING COV PATIO	980 SF	
EXISTING BARN	780 SF	
EXST CONCRETE D/W	480 SF	
NEW GARAGE	4,000 SF	
TOTAL BUILT AREA	7,250 SF	
TOTAL LOT AREA	97,820 SF	
LOT COVERAGE	7.4%	
KEY NOTES		
1. EXISTING LIVABLE 2. EXISTING COVERED PATIO 3. EXISTING BARN 4. EXISTING CONCRETE DRIVEWAY 5. EXISTING ABC DRIVEWAY 6. EXISTING SEPTIC SYSTEM 7. NEW GARAGE		

CONTRACTOR INFORMATION	
SOUTHWEST BUILDING SOLUTIONS, LLC	
9299 W OLIVE AVE, SUITE 213	
PEORIA, AZ 85345	
ROC #330481 CLASS KB-1	
PHONE: (623) 505-3179	



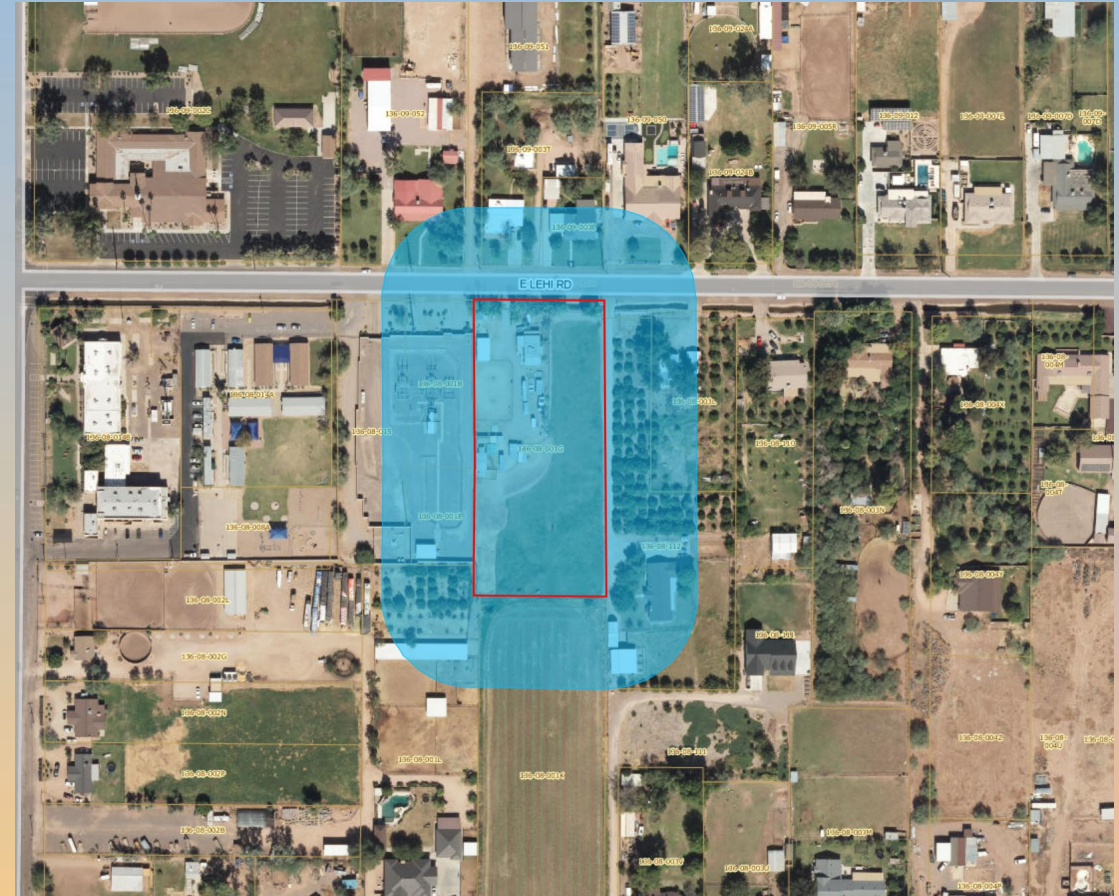
DETACHED ACCESSORY STRUCTURE	
PROJECT #:	S24-117
DRAWN BY:	CM
DATE:	4/30/24

SITE PLAN
SHEET SP1



Citizen Participation

- Property owners located within 150 feet of the subject site were notified
- Staff has received correspondence from the Lehi Neighborhood expressing concerns about the proposed garage size.





Approval Criteria

Section 11-70-5.E Special Use Permit 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 required findings for Section 11-70-5.E of the MZO

Staff recommends Approval with Conditions



BOA24-00328

Kwasi Abebrese, Planner II

June 5, 2024



Request

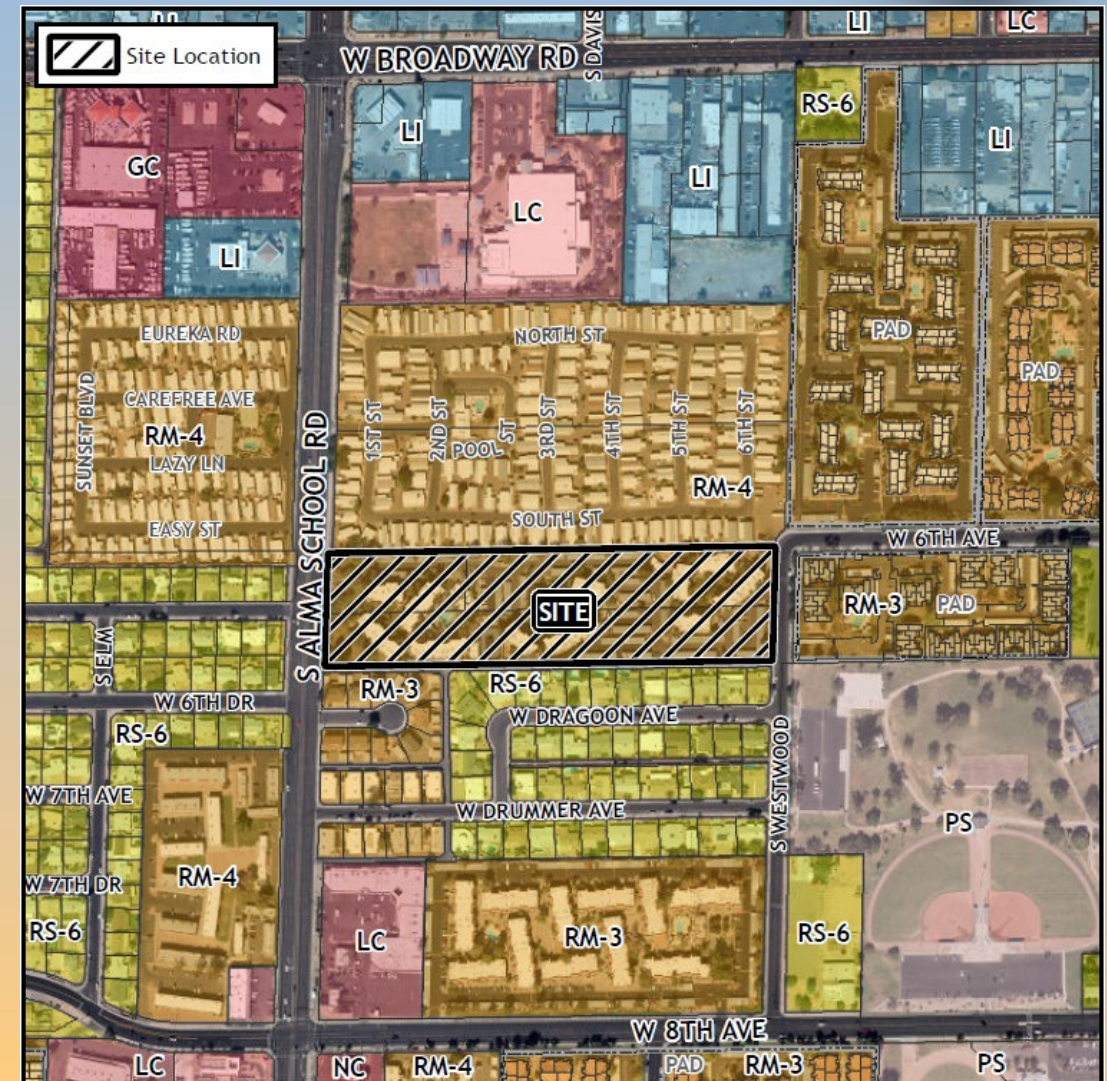
- Variance to exceed the maximum height of freestanding walls in the required street side setback in the RM-4 district





Location

- 601 South Alma School Road
- South of Broadway Road
- East of Alma School Road

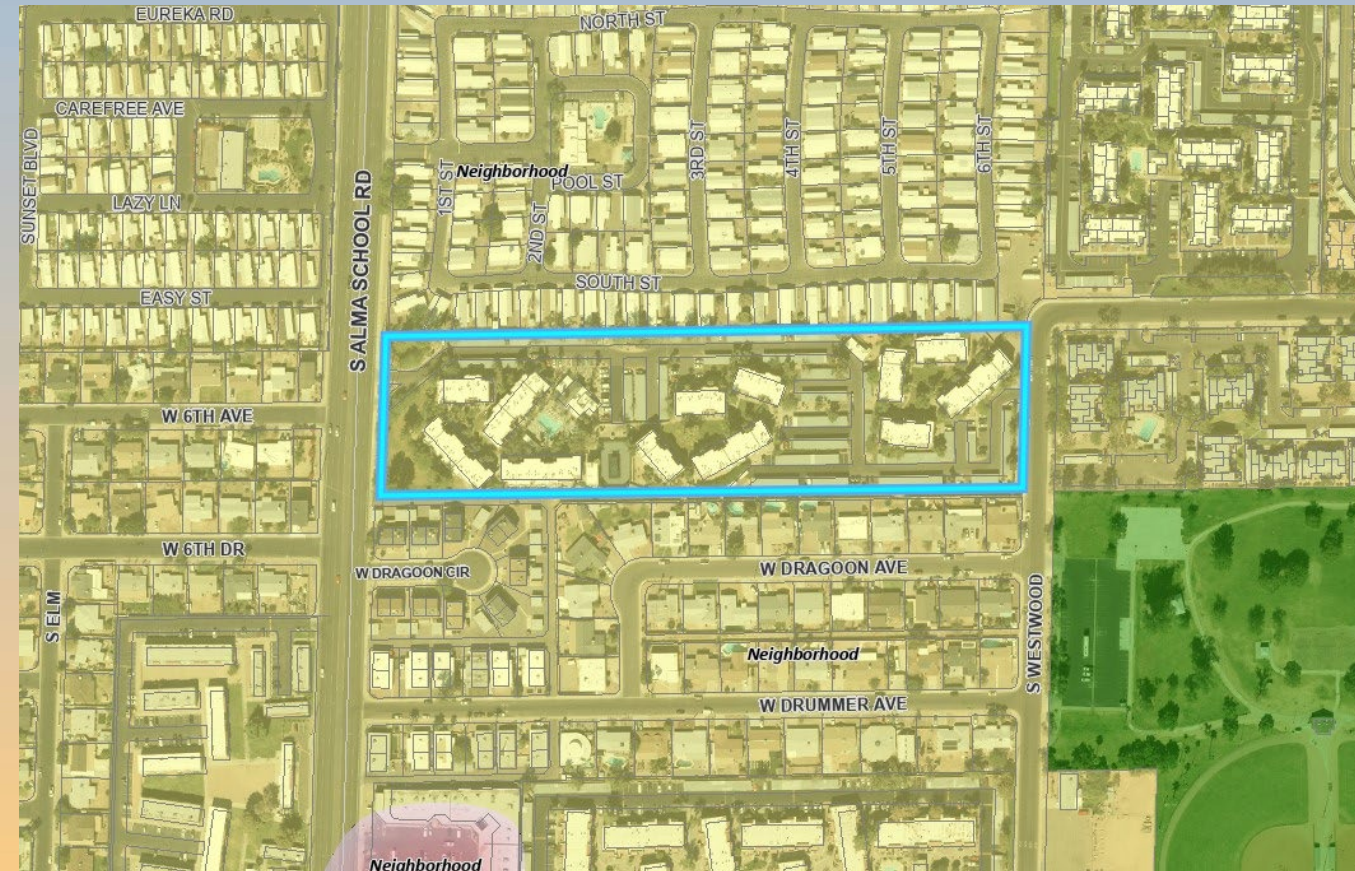




General Plan

Neighborhood

- Safe places for people to live and enjoy their surroundings
- Wide range of housing options
- Existing use conforms to the goal of the General Plan Character area





Zoning

- Multiple Residence 4 (RM-4)
- Existing multi-family residence is permitted in the RM-4 zoning district





Site Photos



Looking west towards the site from Westwood Street



Site Photos



Looking east towards the site from Alma School Road



Site Plan

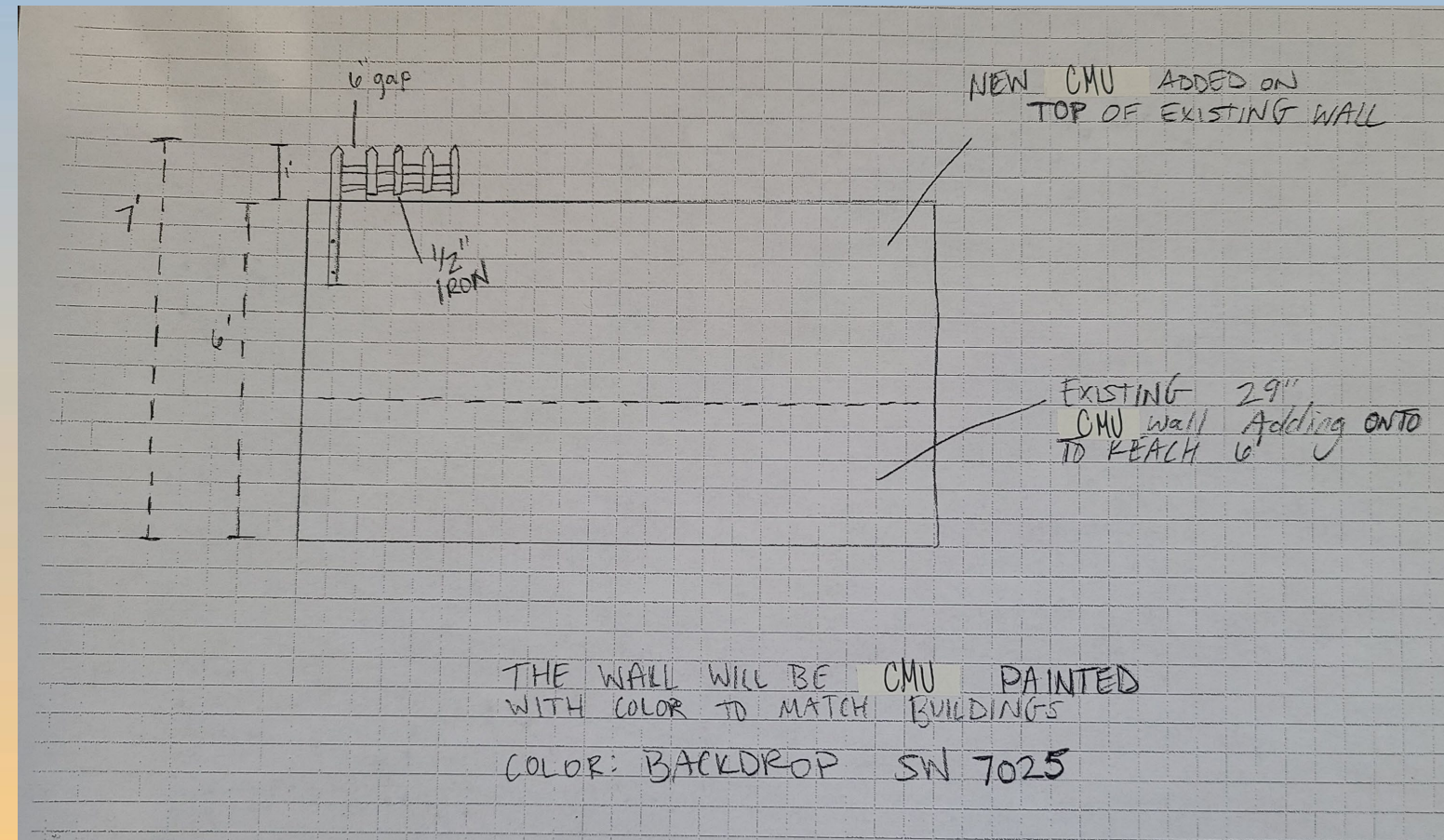
- Section 11-30-4 of MZO:
 - Maximum height of 6 ft required within the street side and rear setbacks in the RM-4 district
- Existing wall is approximately 3 ft tall
- An increase in the height of the wall from 3 ft to 7 ft and installation of a gate at the east property line





Wall Detail

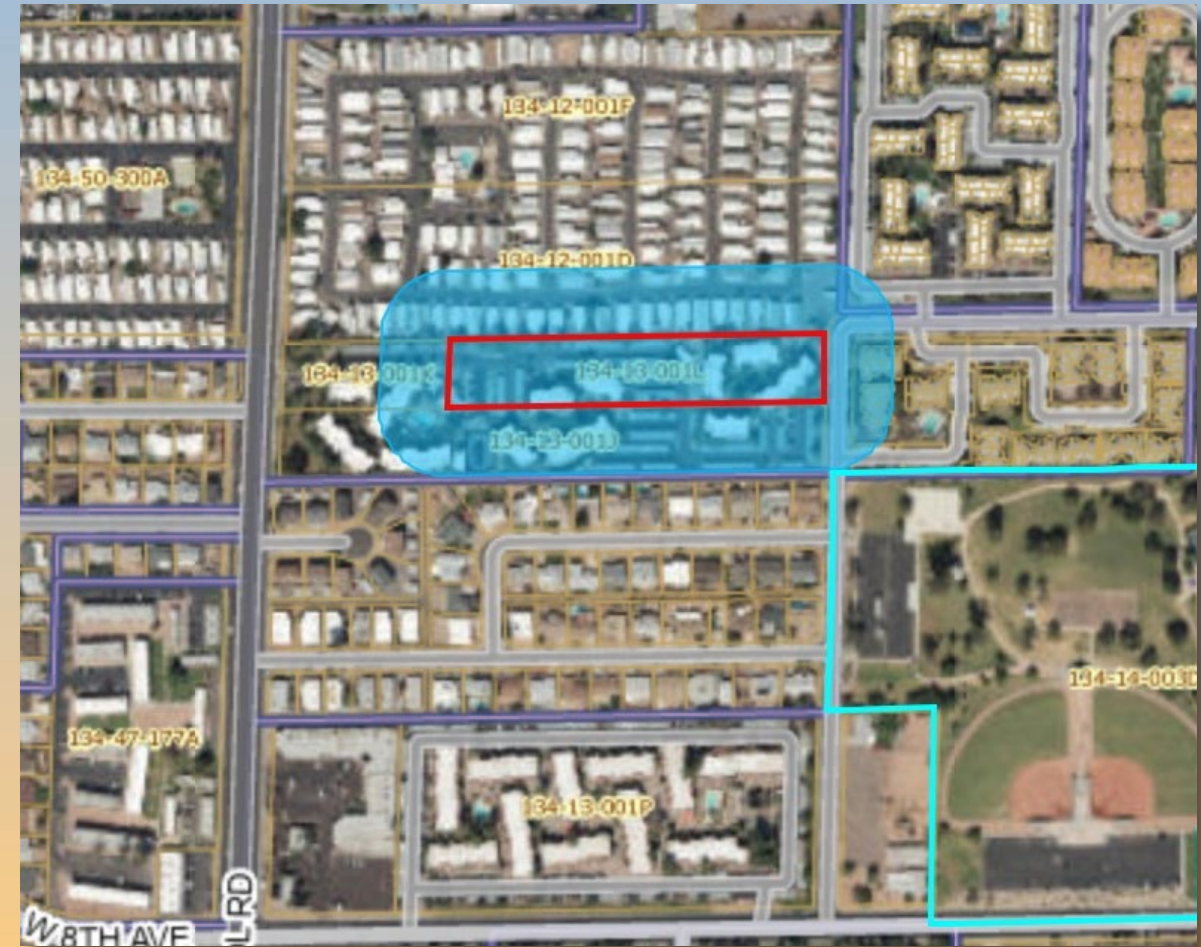
- Proposed 7 ft tall wall comprised of:
 - 6 ft tall CMU
 - Topmost 1 ft portion made of wrought iron





Citizen Participation

- Notified property owners within 150', HOAs and registered neighborhoods
- No feedback 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



BOA24-00379

Jennifer Merrill, Senior Planner

June 5, 2024



Request

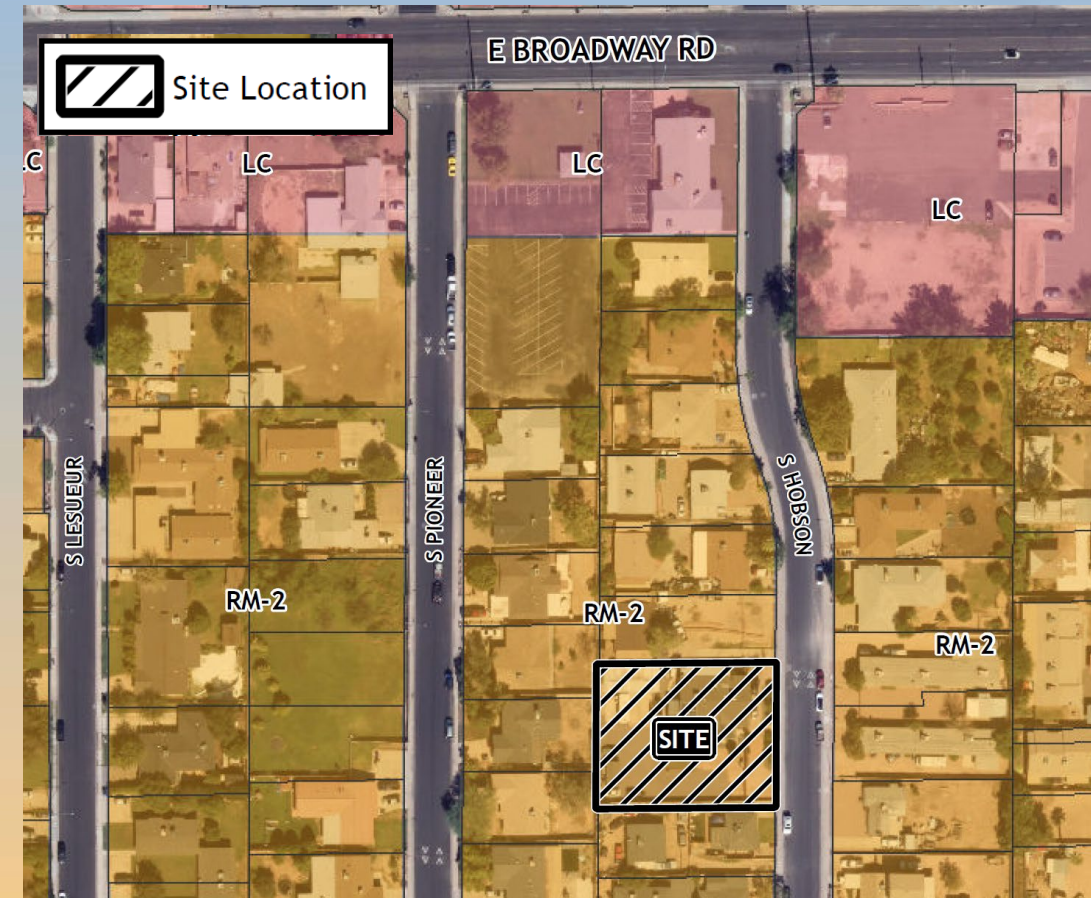
- For a Development Incentive Permit for deviations from development standards to expand an existing multiple residence development





Location

- East of Mesa Drive
- South of Broadway Road
- West side of Hobson





General Plan

Neighborhood

- Safe places for people to live
- Existing and proposed multiple residence use complies with the goals of this character area





Zoning

- Multiple Residence 2 (RM-2)
- Multiple residence use permitted with ≤ 15 du/ac





Site Photo



North portion of property



Site Photo

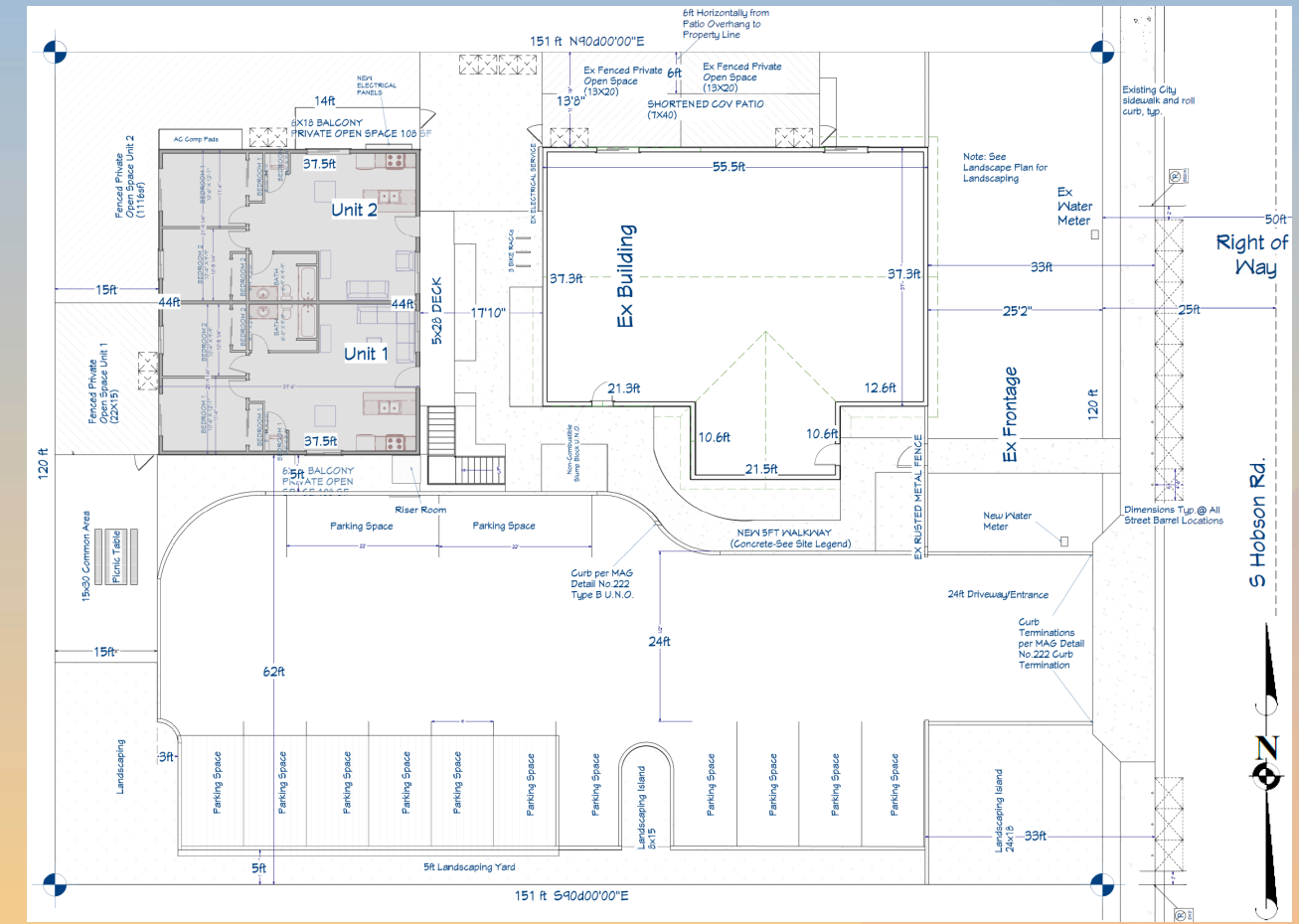


South portion of property



Site Plan

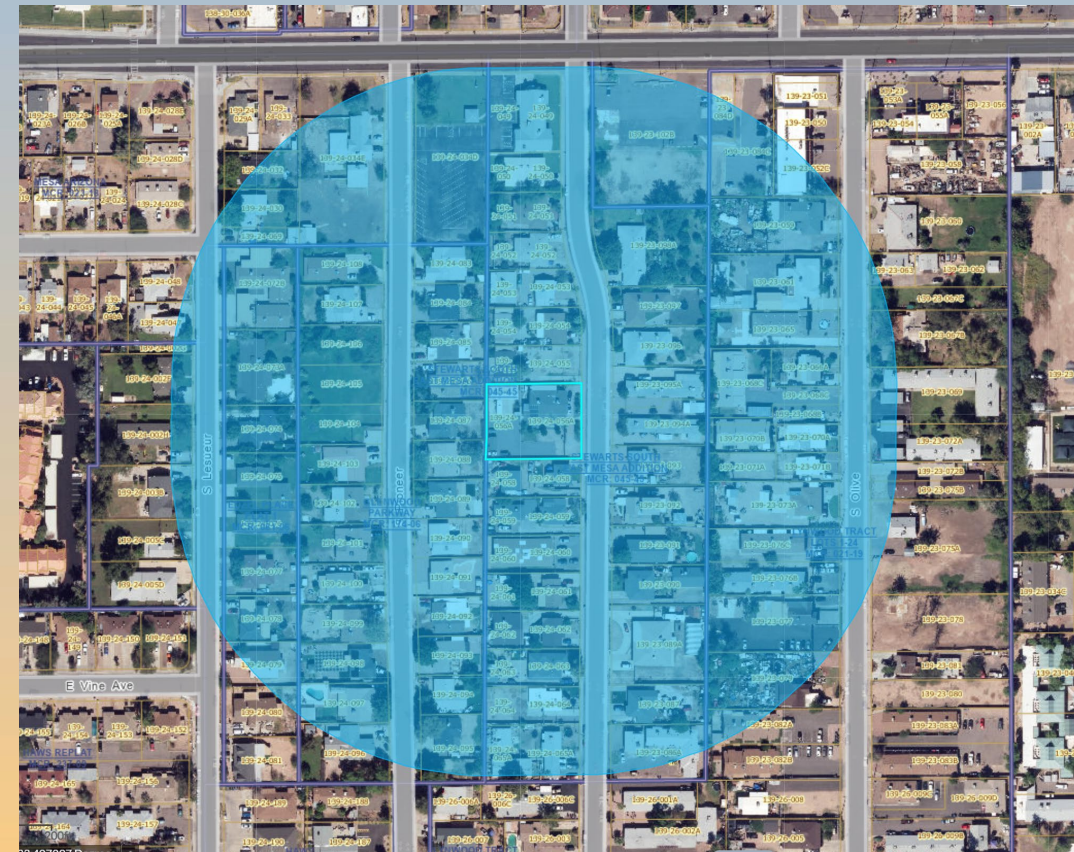
- Existing 2,307 SF duplex
- Proposed 3,300 SF 2-story 4-plex
- Open space requirements
- 13 parking spaces required/provided (6 covered)





Citizen Participation

- Mailed notification letters to property owners within 500 feet





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 1,200 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.



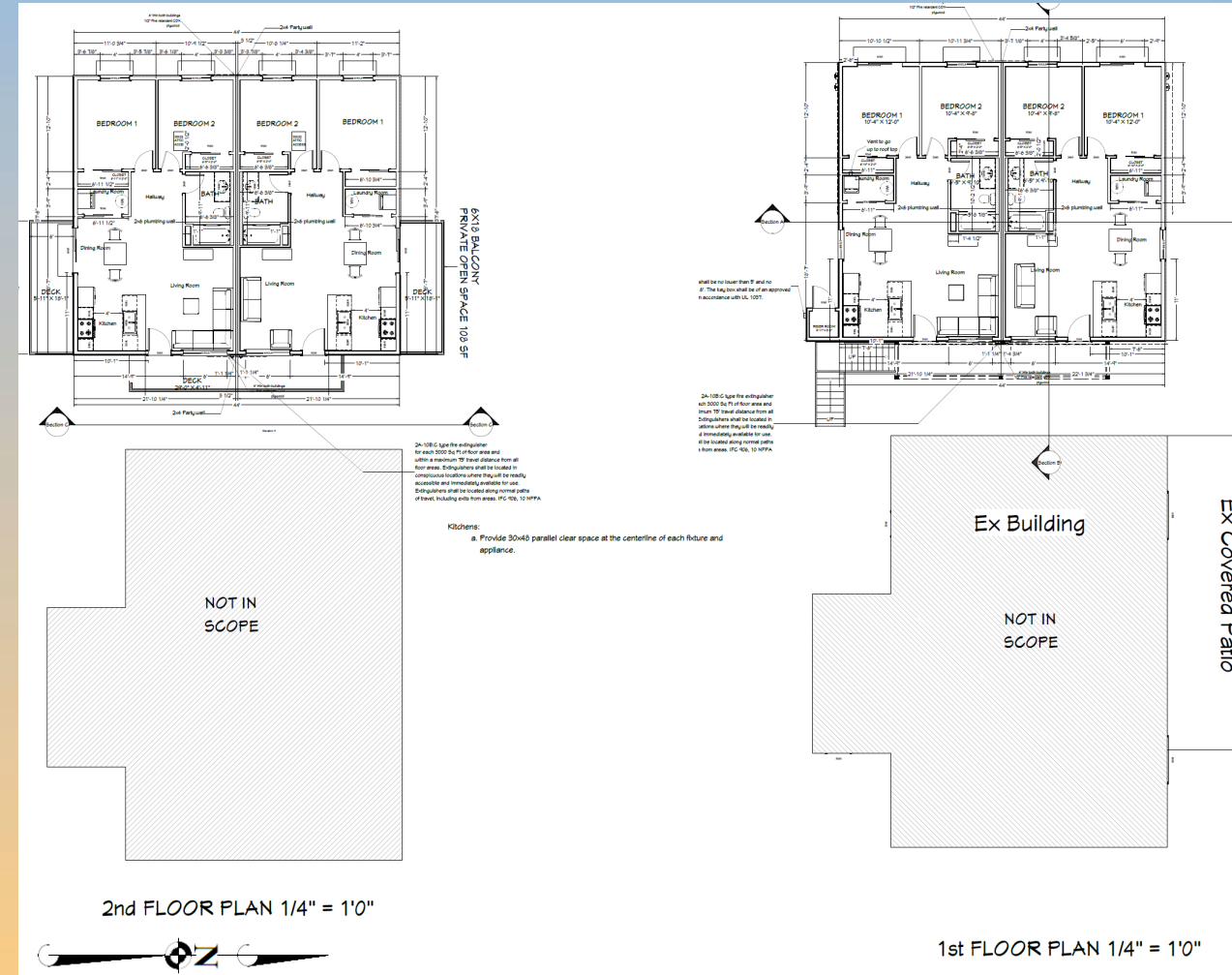
Findings

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

Staff recommends Approval with Conditions

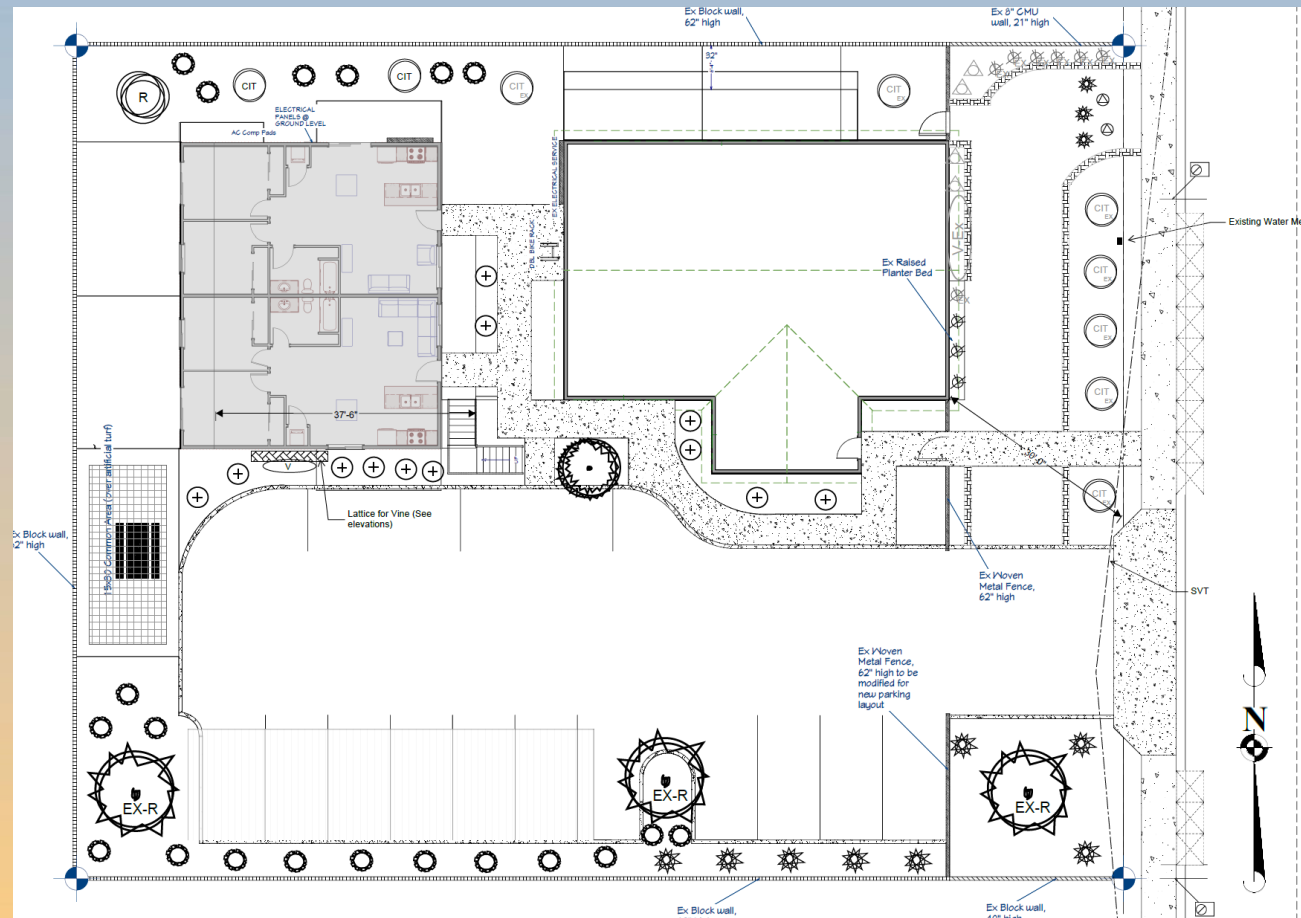


Floor Plan





Landscape Plan





BOA24-00402

Chloe Durfee Daniel, Planner II

June 5, 2024



Request

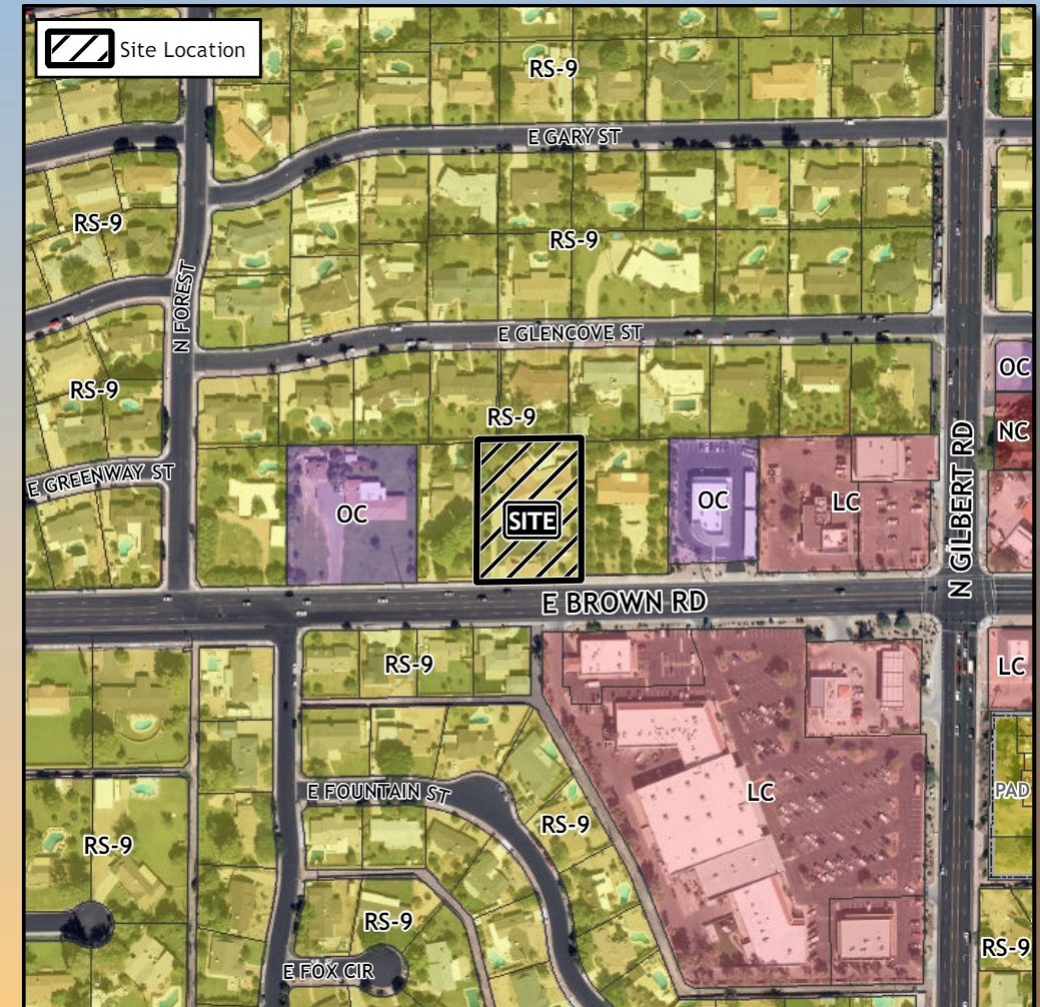
- Substantial Conformance Improvement Permit to allow deviations from certain development standards





Location

- 1858 East Brown Road
- West of Gilbert Road on the north side of Brown Road

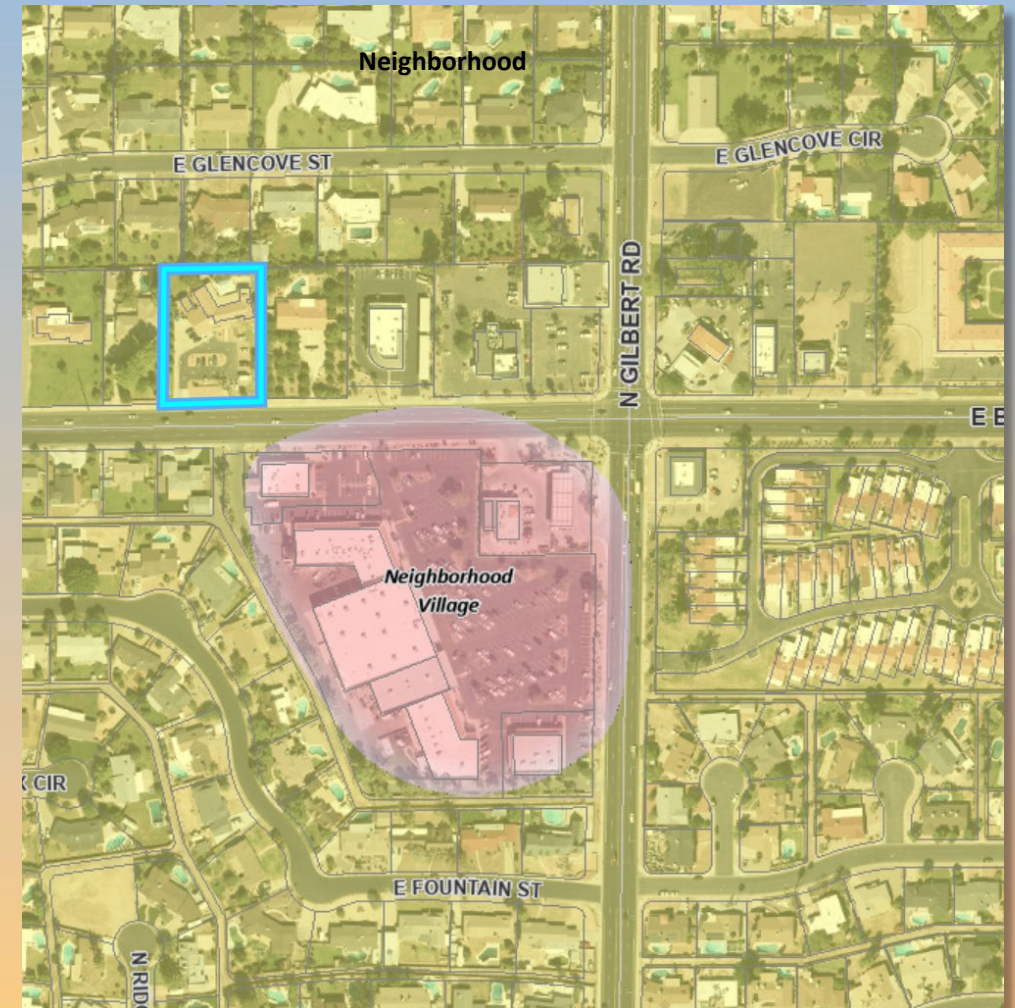




General Plan

Neighborhood

- Safe places for people to live where they can feel secure and enjoy their surrounding community
- Wide range of housing options and supporting uses

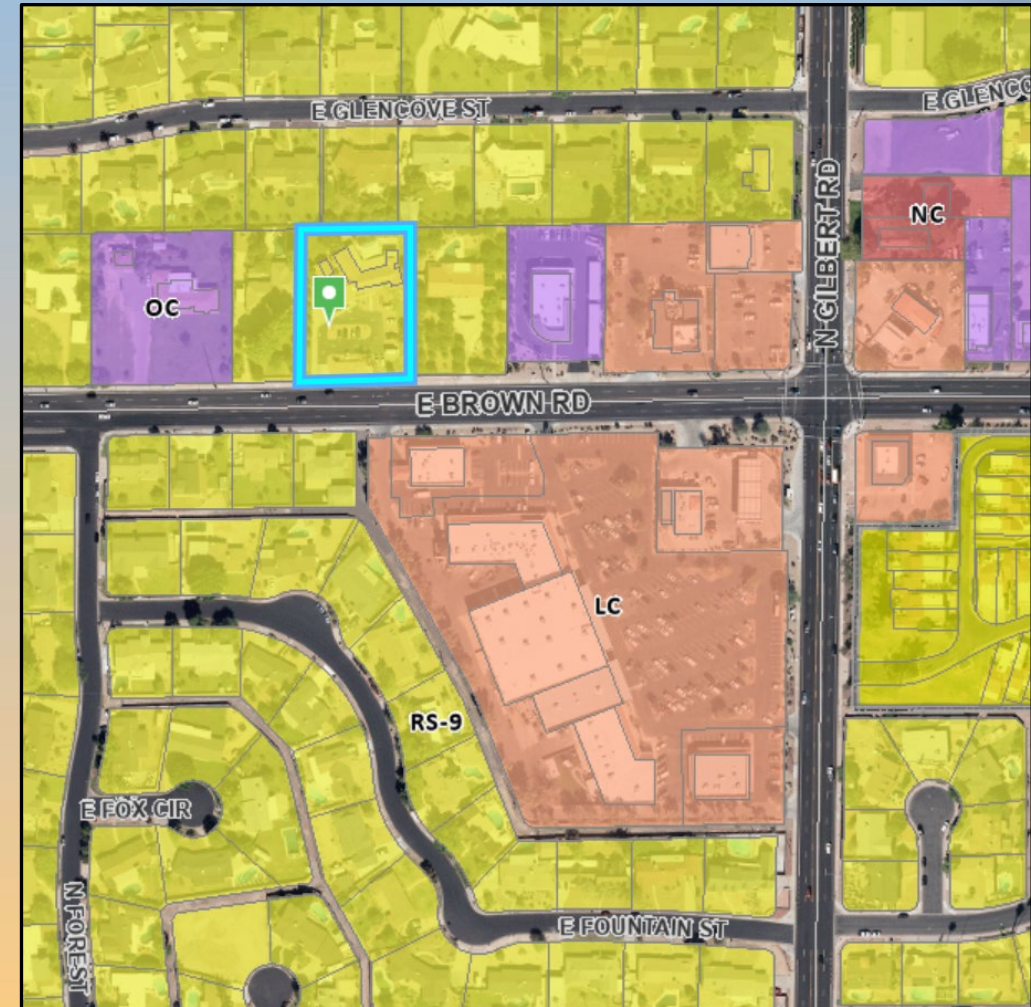




Zoning

Currently Single Residence-9 (RS-9) with rezone to Office Commercial (OC)

- Proposed use is permitted in OC





Site Photos

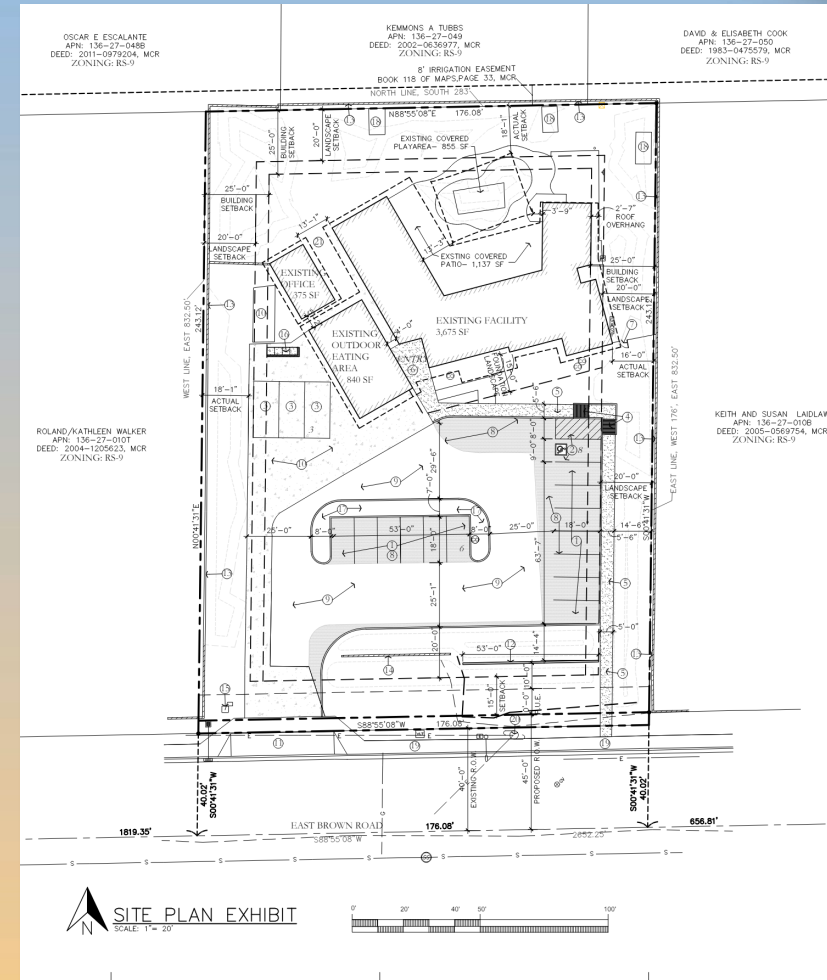


Looking north from Brown Rd



Site Plan

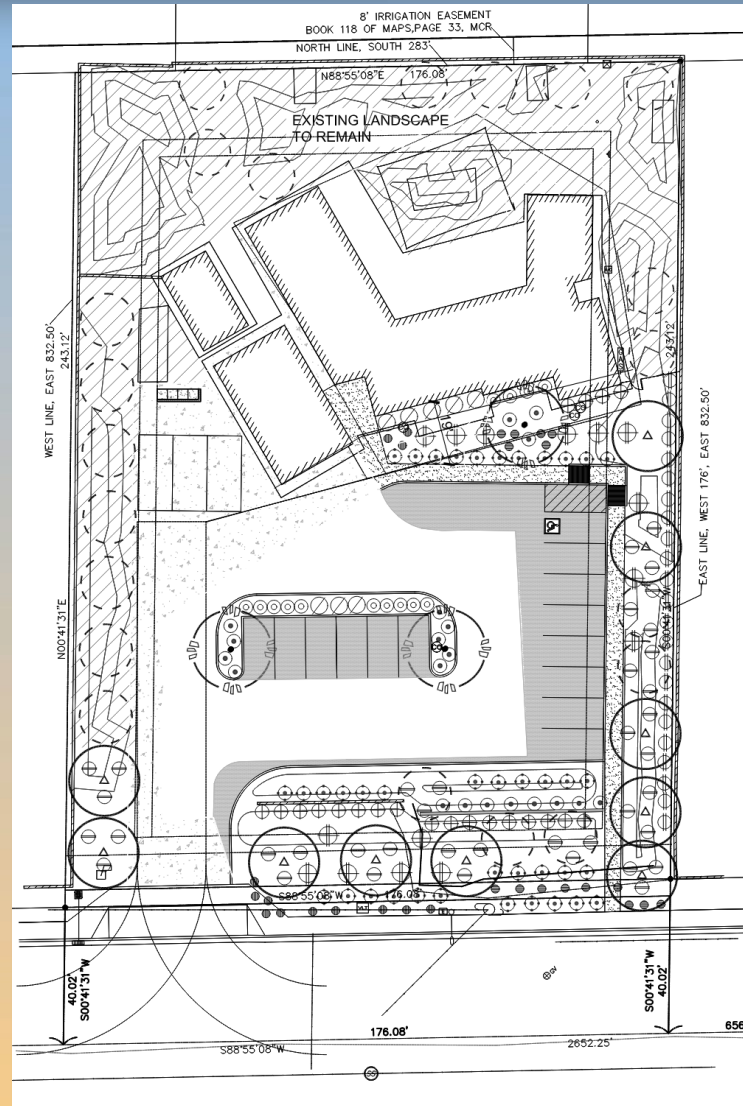
- Access from Brown Road
- 14 parking spaces required and provided and three bus spaces
- New striping and new landscaping and landscape islands through out the parking lot





Landscape Plan

- Updates to perimeter and front landscaping
- Updates to parking lot landscape islands



PLANT LEGEND		
TREES		
Symbol	SIZE	QTY
	Existing Tree	To Remain 21
	Citrus	9
	Washington Navel Orange	18" B&B 9
	Ulmus parvifolia	36" Box Standard 4
	Evergreen Elm	
SHRUBS		
Symbol	SIZE	QTY
	Tecoma hybrid	5 Gallon 8
	Orange Jubilee	
	Leucophyllum candida	5 Gallon 36
	"Thundercloud" Sage	
	Dodonea viscosa	5 Gallon 23
	Hopseed Bush	
	Caesalpinia pulcherrima	5 Gallon 16
	Red Bird of Paradise	
	Nerium oleander	5 Gallon 21
	Petite Pink Dwarf Oleander	
	Tecomaria capensis	5 Gallon 14
	Cape Honeysuckle	
	Senna phyllodenia	5 Gallon 23
	Silver-Leaf Senna	
	Muhlenbergia capillaris	5 Gallon 41
	"Regal Mist" Deer Grass	
GROUNDCOVERS		
Symbol	SIZE	QTY
	Lantana montevidensis	1 Gallon 13
	Gold Mound Lantana	
	Convolvulus cneorum	1 Gallon 15
	Bush Morning Glory	
LANDSCAPE MATERIALS		
(Contractor to submit sample for approval)		
	Decomposed granite	1/2" Screened
	Express Arizona Gold	2" Depth
	Existing Landscape to remain	



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p>Setback of Cross Drive Aisles and Parking Spaces – [Section 11-32-4.A]:</p> <p>Cross drive aisle parallel to Brown Road</p>	<p>Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the street.</p>	<p>34 feet</p>
<p>Building Separation– [Section 11-6-3]</p>	<p>25 feet</p>	<p>13 feet</p>
<p>Perimeter Landscaping– [Section 11-33-3.B.1.c.ii]</p> <p>West Side</p>	<p>20 shrubs per 100 linear feet</p>	<p>6 shrubs - existing</p>



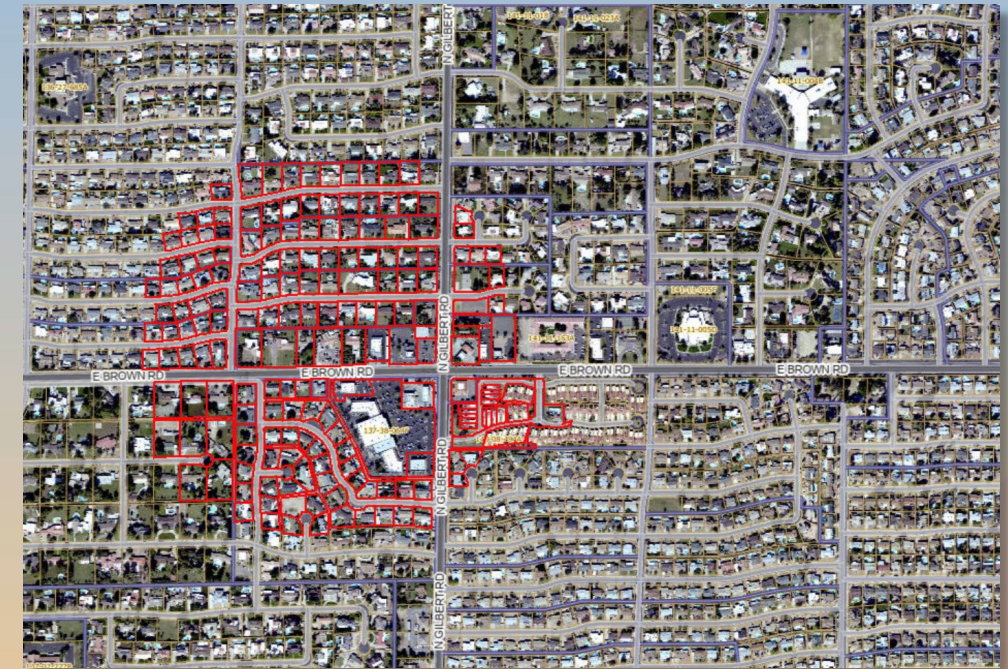
SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
Building Setbacks – [Section 11-6-3.A]		
North	25 feet	18 feet
East	25 feet	16 feet
Landscape Setbacks – [Section 11-6-3.A]		
North	20 feet	18 feet
East	20 feet	16 feet
West	20 feet	18 feet



Citizen Participation

- Notified property owners within 1,000 feet
- Had a neighborhood meeting June 28, 2022 with 5 neighbors as well as additional outreach letters
- Concerns at meeting and heard afterwards were about use, timeframe, parking, traffic, noise, privacy, waste, etc.





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