

Board of Adjustment

Agenda

April 8, 2014
City Council Chambers – Lower Level
57 East First Street

TRENT MONTAGUE – Chair	
MARK FREEMAN – Vice Chair	SHELLY ALLEN
TYLER STRADLING	CHAD CLUFF
WADE SWANSON	GREG HITCHENS

4:30 p.m. STUDY SESSION

- A. Zoning Administrator's Report
 - 1. Board of Adjustment by-laws.
 - 2. Recent zoning ordinance amendments.
 - 3. Wireless Communications update.
 - 4. Consider schedule change for the Board of Adjustment
- B. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. MINUTES FROM THE MARCH 11, 2014 MEETING.
- B. CONSIDER PROPOSED REVISIONS TO THE BY-LAWS OF THE BOARD OF ADJUSTMENTS.
 - 1. By-law modifications.
- C. CONSENT AGENDA: Items listed with an asterisk (*), below, will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with 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 Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- D. THE FOLLOWING CASES (PUBLIC HEARING):

- *1. [BA14-008](#) The 1300 to the 1400 blocks of South Hawes Road (east side) (District 6) – Requesting a Special Use Permit to allow a Wireless Communication Facility to exceed the maximum height allowed in the AG zoning district. (PLN2014-00022)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

- *2 BA14-011 1429 East Flossmoor Avenue (District 4) – Requesting a Variance to allow an encroachment into the required side yard in the RS-6 zoning district. (PLN2014-00043)

Staff Planner: Wahid Alam

Staff Recommendation: Continuance to the May 13, 2014 meeting

- *3. [BA14-013](#) 1614 North Mesa Drive (District 1) – Requesting a Special Use Permit and a Development Incentive Permit to allow the development of an Assisted Living Facility in the OC zoning district. (PLN2014-00056)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

- *4. [BA14-015](#) 1550 West Southern Avenue (District 3) – Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of a vacant group commercial center within the LC zoning district. (PLN2014-00069)

Staff Planner: Angelica Guevara

Staff Recommendation: Approval with Conditions

- *5. BA14-016 909 West Main Street (District 4) – Requesting Development Incentive Permit (DIP) to allow reductions to perimeter building setback and landscaping requirements; in conjunction with development of a mini-storage warehouse facility in the GC zoning district. (PLN2014-00066)

Staff Planner: Angelica Guevara

Staff Recommendation: Continuance to the May 13, 2014 meeting

- *6. [BA14-017](#) 1948 East McKellips Road (District 1) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow modification to street side landscape and parking setback requirements; in conjunction with the development of a drive-through restaurant in the LC zoning district. (PLN2013-00617)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

- *7. [BA14-018](#) 260 South Hibbert (District 4) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow: 1) reductions to landscaping requirements; 2) building and parking space encroachments into required perimeter setbacks; and 3) development based on the submitted site plan; all in conjunction with the redevelopment of automotive parts manufacturing facility within the DB-2 zoning district. (PLN2014-00051)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- *8. [BA14-019](#) 1440 South Longmore (District 3) – Requesting 1) a revision of an existing Special Use Permit; and 2) a Substantial Incentive Conformance Permit (SCIP); both in conjunction with modifications to an existing a car wash facility in the GC district. Requested modifications include changes to access drives, and installation of vacuum equipment. (PLN2014-00103).

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- *9. BA14-020 1130 West Southern Avenue (District 3) – Requesting to modify an existing Special Use Permit for a Comprehensive Sign Plan to allow revisions to the maximum aggregate attached signage authorized for each tenant space, and authorize additional detached signage for a group commercial center in the LC zoning district. (PLN2014-000131).

Staff Planner: Lesley Davis

Staff Recommendation: Continuance to the May 13, 2014 meeting

- *10. [BA14-021](#) 1855 South Signal Butte Road (District 6) – Requesting: a modification of a Special Use Permit for a car wash facility to allow modifications of the approved site plan; including revisions to access drives, installation of two vacuum canopies; and installation of vending and equipment structures; all within the LC zoning district (PLN2014-00119)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

- *11. [BA14-022](#) 541 North MacDonald (District 1) - Requesting a variance to allow a residential building addition to encroach into a required side yard in the RS-6-HP zoning district. (PLN2014-0113)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

- *12. [BA14-023](#) 1821 South Country Drive (District 3) - Requesting a Development Incentive Permit (DIP) to allow reductions to perimeter setback requirements for development of a drive-through restaurant facility in the GC zoning district. (2014-00114)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

- *13. [BA14-024](#) 1335 South Alma School Road (District 3) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow: 1) buildings to encroach into the required side yard; and 2) modification of the landscape parking island requirements; both in conjunction with the redevelopment of a pad site for a group commercial center in the LC zoning district. (PLN2014-00121)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

- *14. [BA14-025](#) 715 North Center Street (District 4) – Requesting a Special Use Permit for a Comprehensive Sign Plan related to Fitch Park Spring Training Facilities, in the PS zoning district. (PLN2014-00144)

Staff Planner: Angelica Guevara

Staff Recommendation: Approval with Conditions

- *15. [BA14-026](#) 1235 North Center Street (District 1) – Requesting a Special Use Permit for a Comprehensive Sign Plan related to Hohokam Park Spring Training Facilities, in the PS zoning district. (PLN2014-00145)

Staff Planner: Angelica Guevara

Staff Recommendation: Approval with Conditions

OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.