

Board of Adjustment

Agenda

MIKE CLEMENT, VICE CHAIR DIANNE von BORSTEL ROXANNE PIERSON	DINA HIGGINS, CHAIR	CRAIG BOSWELL GARRET MCCRAY
---	---------------------	--------------------------------

April 10, 2007

City Council Chambers, Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Discussion of cases listed on Public Hearing Agenda.

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE March 13, 2007 MEETING.
- B. CONSENT AGENDA: All items listed with an asterisk (*) 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 Board member 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.
- C. Discussion on moving the March hearing date to March 6, 2007.
- D. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):

1. BA07-002 933 North Lindsay Road (Council District 2) – Requesting a Special Use Permit to allow development of athletic fields in conjunction with a place of worship in the R1-9 zoning district.
- *2. BA07-008 1759 East Broadway Road (Council District 4) - Requesting a Development Incentive Permit (DIP) to allow the development of a condominium complex in the R-4 zoning district.
- *3. BA07-011 1230 South Mesa Drive (Council district 4) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the development of a retail use in the C-2 zoning district.
- *4. BA07-012 2751 East University Drive (Council District 2) - Requesting 1) a Development Incentive Permit (DIP); 2) a Special Use Permit for an automobile service station; and 3) a Special Use Permit for a carwash, to allow the redevelopment of an auto service station and carwash in the C-2 zoning district. **The applicant has requested a continuance until May 8, 2007.**

- *5. BA07-013 3215 South Sossaman Road (Council District 6) - Requesting 1) variances to allow reductions in the landscape setbacks and landscape plantings along the north and east property lines; and 2) a Special Use Permit, both to allow the development of athletic facilities in conjunction with a place of worship in the AG zoning district.

- *6. BA07-014 855 East Broadway Road (Council District 4) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of an automobile repair use in the M-1 zoning district.

- 7. BA07-015 1144 West Main Street (Council District 3) - Requesting a Development Incentive Permit to allow the development of an automobile sales lot in the C-3 zoning district.

- 8. BA07-016 2296, 2303, 2309, 2319 North Horne Street and 910 East Lockwood Street (Council District 1) - Requesting a Special Use Permit to allow a riding and boarding stable in the R1-43 zoning district.

- 9. BA07-017 1441 East Broadway Road (Council District 4) - Requesting an interpretation of Mesa Zoning Ordinance Section 11-13-2 (T) with regard to the use of Portable Storage Containers in the O-S zoning district.

E. ITEMS FROM CITIZENS PRESENT.