



**CITY OF  
MESA**

*Great People, Quality Service!*

**BOARD OF  
ADJUSTMENT  
MINUTES**

**July 08, 2003**

**Board members Present:**

Jared Langkilde, Chair  
Roxanne Pierson, Vice Chair  
Webb Crockett  
Jennifer Gniffke  
Greg Lambright  
Mike Clement  
David Shuff

**Staff Present:**

John Gendron  
Gordon Sheffield  
David Nicolella

**Board members absent:**

N/A

**Others Present:**

Kelly Hilgart  
Kevin Garey  
Quentin Vaterlaus  
Richard Vaterlaus  
Others

Before adjournment at 5:45 p.m., the following items were considered and recorded on Board of Adjustment Tape # 293.

**Study Session 4:30 p.m.**

- A. The study session began at 5:00 p.m. The items scheduled for the Board's Public Hearing were discussed.

**Public Hearing 5:30 p.m.**

- A. Election of Officers:

Motion: It was moved by Mr. Crockett, seconded by Ms. Pierson, that Mr. Langkilde become chair.

Vote: Passed 7-0

Motion: It was moved by Mr. Crockett, seconded by Mr. Langkilde that Ms. Pierson become vice chair.

Vote: Passed 7-0

- B. Consider Minutes from the June 10, 2003 Meeting:

It was moved by Boardmember Crockett, and seconded by Boardmember Shuff, that the minutes of the June 10, 2003 Board of Adjustment meeting be approved.

Vote: Passed 7-0

Before the Board considered the Consent Agenda, Boardmember Gniffke declared a conflict of interest with regard to Case BA03-030. This case was removed from the Consent Agenda and considered separately by the Board.

**Board of Adjustment Meeting  
July 8, 2003**

Case No.: BA03-024

Location: 9233 East Guadalupe Road.

Subject: Requesting a Special Use Permit for a Comprehensive Sign Plan in a group commercial development in the C-2 district.

Decision: Approved with conditions.

Summary: This case was on the consent agenda and was not discussed individually.

Motion: It was moved by Mr. Crockett, seconded by Mr. Shuff, that this case be approved with the following conditions:

1. The Light Emitting Diodes (LED) used to convey prices for the Walgreens sign shall be monitored for brightness, with maximum brightness levels for daytime and nighttime use subject to review and approval of Planning Division staff;
2. Design of all monument signs shall be reviewed and approved by Design Review staff before the applicant submits for a sign permit;
3. The base of all monument signs shall be finished in Dufferin stone, as specified in the materials list for Design Review Board case DR03-08;
4. Compliance with February 18, 2003, DR03-08 condition of approval #12 "Revise the monument sign design cornice profile and materials to match the building; cabinet surround materials and finish to match the building"; and
5. A 50' separation between detached signs.

Vote: Passed 7-0

Finding of Fact:

- 1.1 This case site, Mesquite Canyon Plaza, is located on the southeast corner of Guadalupe Road and Ellsworth Road and consists of a two-phase development. Phase one (1) will be a Walgreens drug store and Phase two (2) is the remainder of the center. This Comprehensive sign plan addresses both phases.
- 1.2 As submitted, the plan complies with all standard requirements of Section 11-19-6 of the Zoning Ordinance regarding size, number and height of signs in the C-2 zoning district.
- 1.3 The use of Light Emitting Diodes (LED) as part of a variable message board is based on the interpretation the Board of Adjustment made for Organ Stop Pizza (case BA02-45). In that interpretation, the Board found the need to control the brightness of the sign because of concerns that an unusually bright contrast may distract drivers on the adjacent street. In addition, the brightness level should vary based on day or night ambient light. The Board's decision carries forward that condition to this case because of similar concerns.

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- 1.4 The Design Review Board has already seen the design of the proposed detached sign, and required modifications to tie the design of the signs closer to the design of the associated buildings and overall center.
- 1.5 The attached signage for the Walgreens has already been approved through the Zoning Administrator and is not part of this request.
- 1.6 The attached signage for the remainder of the development has been designed to comply with Sign Ordinance requirements.

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**Board of Adjustment Meeting  
July 8, 2003**

Case No.: BA03-029

Location: 1210 South Country Club Drive

Subject: Requesting a Development Incentive Permit (DIP) to allow the development of a banking service building in the C-2 district.

Decision: Approved with conditions.

Summary: This case was on the consent agenda and was not discussed individually.

Motion: It was moved by Mr. Crockett, seconded by Mr. Shuff, that this case be approved with the following conditions:

1. Compliance with the site plan and elevations submitted.
2. Compliance with all requirements of the Design Review Board.
3. Compliance with all requirements of the Building Safety Division of the Development Services Department.

Vote: Passed 7-0

Finding of Fact:

- 1.1 The case site meets the definitional requirements of an "Infill" parcel, as described by Section 11-1-6.
- 1.2 This project is consistent with the General Plan designation for the site, and is consistent with the existing zoning for the property.
- 1.3 The Development Incentive Permit (DIP) is necessary to accommodate the proposed development. The incentives include modifications to building setbacks and landscape materials. The proposal meets the intent of the development provisions contained in Chapter 14 and 15 of the Zoning Ordinance.
- 1.4 The approval of the DIP will result in a development that is well matched with adjacent properties. The site is adjacent to an existing bank, a McDonalds restaurant, and an existing shopping center.

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**Board of Adjustment Meeting  
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Case No.: BA03-030

Location: 3450 North Higley Road.

Subject: Requesting a Special Use Permit to allow a communication tower to exceed the maximum height allowed in the M-2 district.

Decision: Continued for 30 days.

Summary: This case was originally on the consent agenda for a continuance of 30 days. Boardmember Gniffke declared a conflict of interest and the case was taken off consent.

Motion: It was moved by Mr. Crockett, seconded by Mr. Lambright, that this case be continued for 30 days.

Vote: Passed 6-0-1  
(Boardmember Gniffke abstaining and declaring a conflict of interest.)

Finding of Fact: N/A

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Respectfully submitted,

Gordon Sheffield, AICP  
Senior Planner

Minutes written by David J. Nicolella, Planner I