

# Board of Adjustment

## *Staff Report*

**CASE NUMBER:** BOA18-00554  
**STAFF PLANNER:** Charlotte Bridges, Planner I  
**LOCATION/ADDRESS:** 1608 North Greenfield Road  
**COUNCIL DISTRICT:** District 5  
**OWNER:** Paytons Pets, LLC  
**APPLICANT:** Covey Groff, TriARC Design

**REQUEST:** *Requesting a substantial conformance improvement permit (SCIP) to allow modifications to development standards in the LI District.*

### **SUMMARY OF APPLICANT'S REQUEST**

The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) for modifications to development standards of the Mesa Zoning Ordinance (MZO) to accommodate the expansion of an existing office with pet grooming and kennel facilities located at 1608 North Greenfield Road and in the LI District. This SCIP request will bring the site into substantial conformance with the MZO and the site plan approved with case ZON18-00231.

### **STAFF RECOMMENDATION**

Staff recommends **approval** of case BOA18-00554, **with the following conditions:**

- 1. Compliance with the site plan and landscape plan submitted, except as modified by the conditions below.*
- 2. Compliance with all requirements of the Development Services Department in the issuance of building permits.*
- 3. Compliance with the conditions of case ZON18-00231 and DRB18-00230.*

### **SITE CONTEXT**

**CASE SITE:** Existing office, animal care and kennel – zoned LI  
**NORTH:** Existing construction materials sales yard – zoned LI  
**EAST:** (Across Greenfield Road) Existing office complex – zoned LI-PAD  
**SOUTH:** Vacant – zoned RS-35  
**WEST:** (Across RWCD canal) Existing single residences – zoned RS-15-PAD

### **STAFF SUMMARY AND ANALYSIS:**

#### **Substantial Conformance Improvement Permit (SCIP):**

The applicant is requesting a SCIP to allow for the expansion of an existing office with pet grooming and kennel facilities. The site is ±1.02 acres, located a half a mile north of Brown Road on the west side of Greenfield Road, and was originally developed in the late 1990s. The applicant proposes the addition of a 3,943 sq. ft. kennel and service building west of the existing building. Additional site improvements include new play yards adjacent to the south side of the new building and minor site modifications to accommodate increased parking and vehicle circulation. The proposed expansion of the site triggers full conformance with current MZO

development standards. The intent of the SCIP request is to allow the new kennel and services building while providing a proportional degree of improvements to bring the site into greater compliance with current development standards.

The table below is a summary of the minimum MZO requirements, the applicant's proposal and staff recommendation for the site:

**DEVELOPMENT STANDARDS:**

Development Standard	Code Requirement		Applicant Proposes:		Staff Recommends:
Greenfield – Right-of Way	65' (future width line)		65' Existing		Meets code
<i>Setback</i>	<i>Building</i>	<i>Landscape</i>	<i>Building</i>	<i>Landscape</i>	
Greenfield Road	15'	15'	±35'	10' - ±35'	As proposed
South Property Line	20'	20'	±42'	0' - ±36'	As proposed
West Property Line	20'	20'	20'	20'	Meets code
North Property Line	0'	0'	±12' - ±60'	0' - 25'	Meets code
<i>Foundation Base</i>					
North elevation	10' no entrance		±8' - ±24'		As proposed
East Elevation	15' at the entrance		±11' - ±35'		As proposed
South Elevation	10' no entrance		3' - ±43'		As proposed
West Elevation	5' no entrance		20' - 40'		Meets code
<i>Landscape material at Foundation Base</i>					
North elevation	5 trees		2 trees		As proposed
East Elevation	1 tree		1 tree		Meets code
South Elevation	5 trees		6 trees		Meets code
West Elevation	2 trees		2 trees		Meets code
<i>Landscape islands 1 per 8 parking spaces</i>	9 islands		6 islands		As proposed
<i>Screening of parking areas from adjacent street</i>					
Greenfield Road	32 to 40 inches wall/berm/landscape		48-inch tall wall		Meets code
<i>Screening wall abutting residential district or use</i>					
West property line	6' tall wall		6' tall wall		Meets code

The requested SCIP allows for the following existing non-conforming conditions to remain:

- The parking area and drive aisle to the south of the existing building, which encroach into the 20' wide required landscape area adjacent to the south property line and into the 15' landscape area adjacent to Greenfield Road
- A reduced number of required trees in the foundation base along the north elevation
- Reduced width for the foundation base as proposed
- A reduced number of required parking lot landscape islands

The following improvements bring the site into greater conformance with current development standards:

- The existing employee parking area located east of the new building is being paved and two additional landscape islands installed.
- Construction of a new solid waste enclosure.
- The landscape material along Greenfield Road will be replanted to meet current MZO requirements as reflected in the landscape plan.
- A new landscape island is installed at the west end of the existing parking spaces adjacent to the south side of the building.

As justification for the SCIP the applicant notes that the existing improvements were constructed under a prior zoning code and were acceptable at that time. Also, that it is both financially and physically infeasible to relocate the southern parking area and drive aisle and doing so would be detrimental to the project.

The intent of the SCIP is to recognize existing site constraints and work with the applicant to obtain incremental improvements that will facilitate redevelopment of the property. The proposed improvements constitute the greatest degree of compliance with current development standards without requiring demolition of existing buildings or other significant modification to the site. Existing deviations to current development requirements are necessary to accommodate the continued use of this site. The SCIP will result in a development compatible with and not detrimental to the surrounding neighborhood.

#### **FINDINGS:**

1. The site is located in the LI district, which allows office, animal services and kennel uses.
2. This request for a SCIP facilitates the expansion of the existing office with pet grooming and kennel facilities.
3. The construction of the new 3,943 SF kennel and animal services building, the new play yards and the minor modifications to the parking and circulation areas invoke conformance with current MZO development standards.
4. Full compliance with current development standards would require removal or relocation of existing improvements.
5. The modifications requested are proportional to the degree of change and will bring the site into substantial conformance.
6. The proposed improvements will result in a development that is not detrimental to the adjacent properties or neighborhood.

#### **ORDINANCE REQUIREMENTS:**

##### **Section 11-73-3 Required Findings**

A SCIP shall not be granted unless the Zoning Administrator, acting as a Hearing Officer, or Board of Adjustment shall find upon sufficient evidence that:

- A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:
  1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or
  2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
  3. The creation of new non-conforming conditions.
- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.