

City of Mesa

# Board of Adjustment

BOA25-01000  
Power Village

Chloe Durfee Daniel



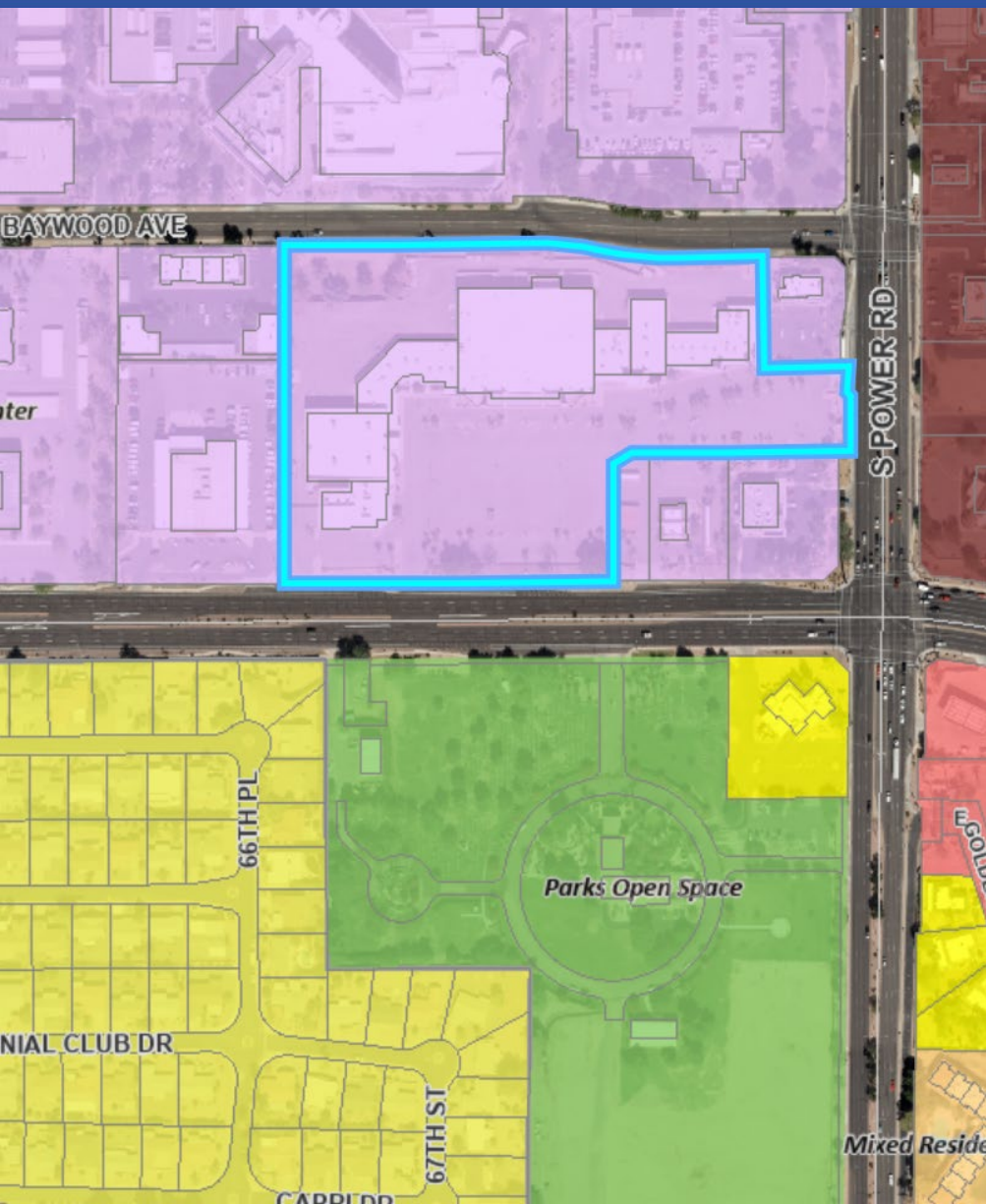
# Request

- Substantial Conformance Improvement Permit (SCIP)



# Location

- 9.8± parcel
- Northwest corner of E Broadway Road and South Power Road



# General Plan

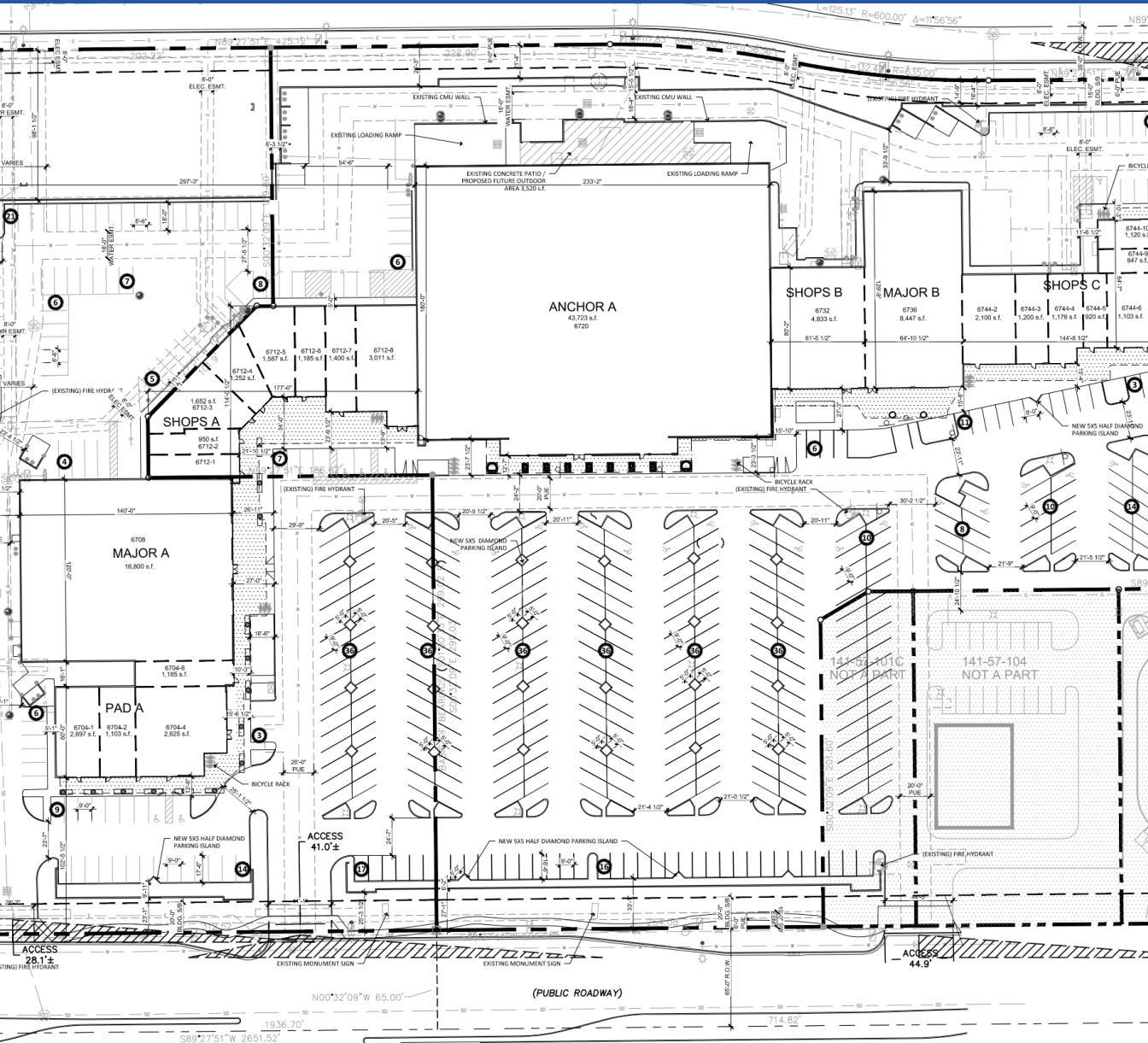
- Local Employment Center Placetype
- Evolve Growth Strategy
- Retail is a principal land use
- Entertainment and Recreation is not a listed land use



# Site Photos

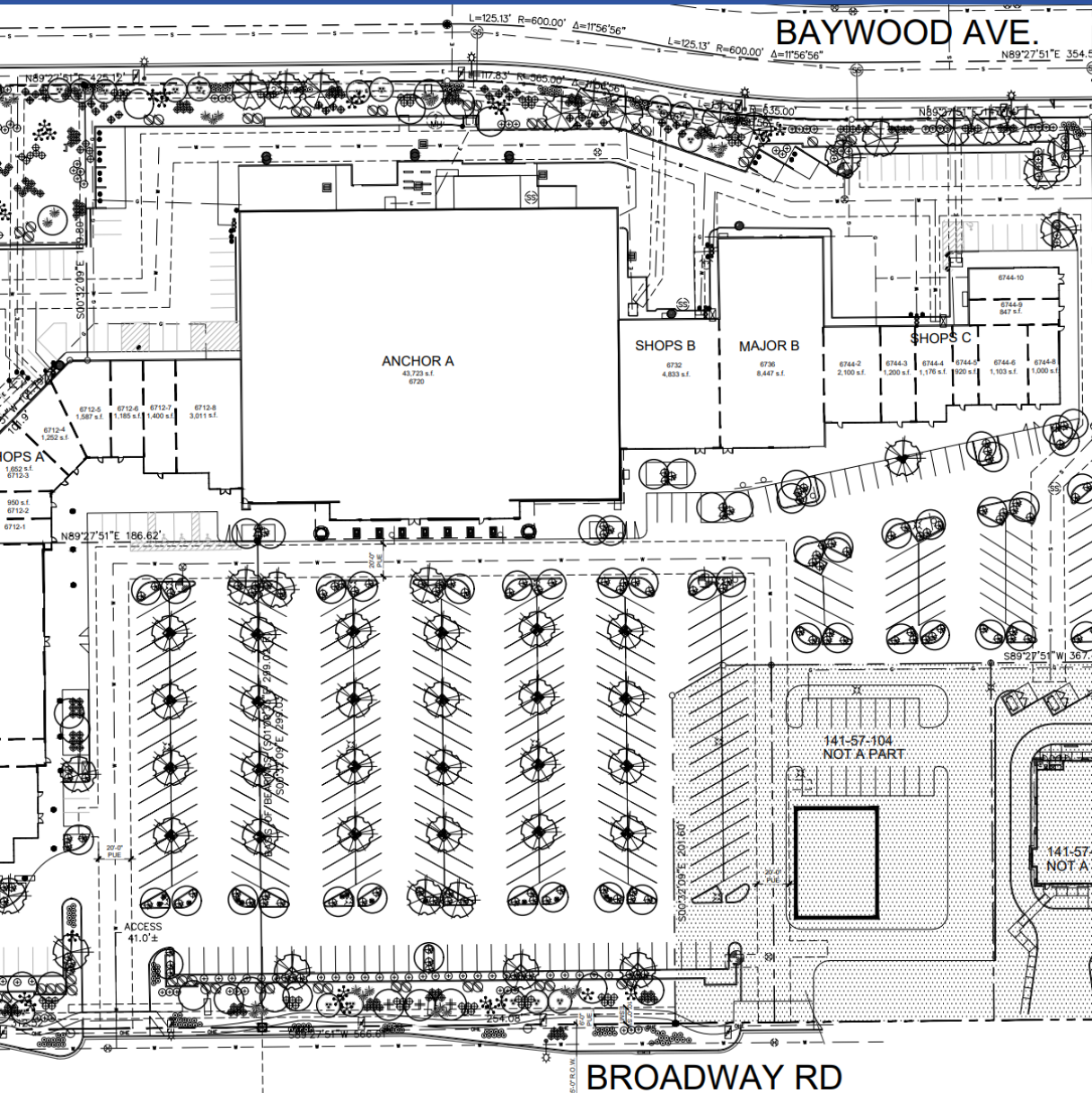


Looking northeast towards the site



# Site Plan

- 59,531 sq. ft. of retail/commercial space
- 47,243 sq. ft. of Small Scale Commercial Recreation
- 480 parking spaces existing
- 596 parking spaces required
- 5 access points onto Broadway Rd., Power Rd., and Baywood Ave.



# Landscape Plan

- Trees: Fruitless Olive, Smoothie Cascalote, Red Push etc.
- Shrubs: Green Cloud, Bird of Paradise, Valentine Emu Bush, Orange Jubilee, Red Yucca etc.



# Elevations





# Elevations



1 EAST ELEVATIONS - MAJOR A + SHOPS  
SCALE: 1/8" = 1'-0"



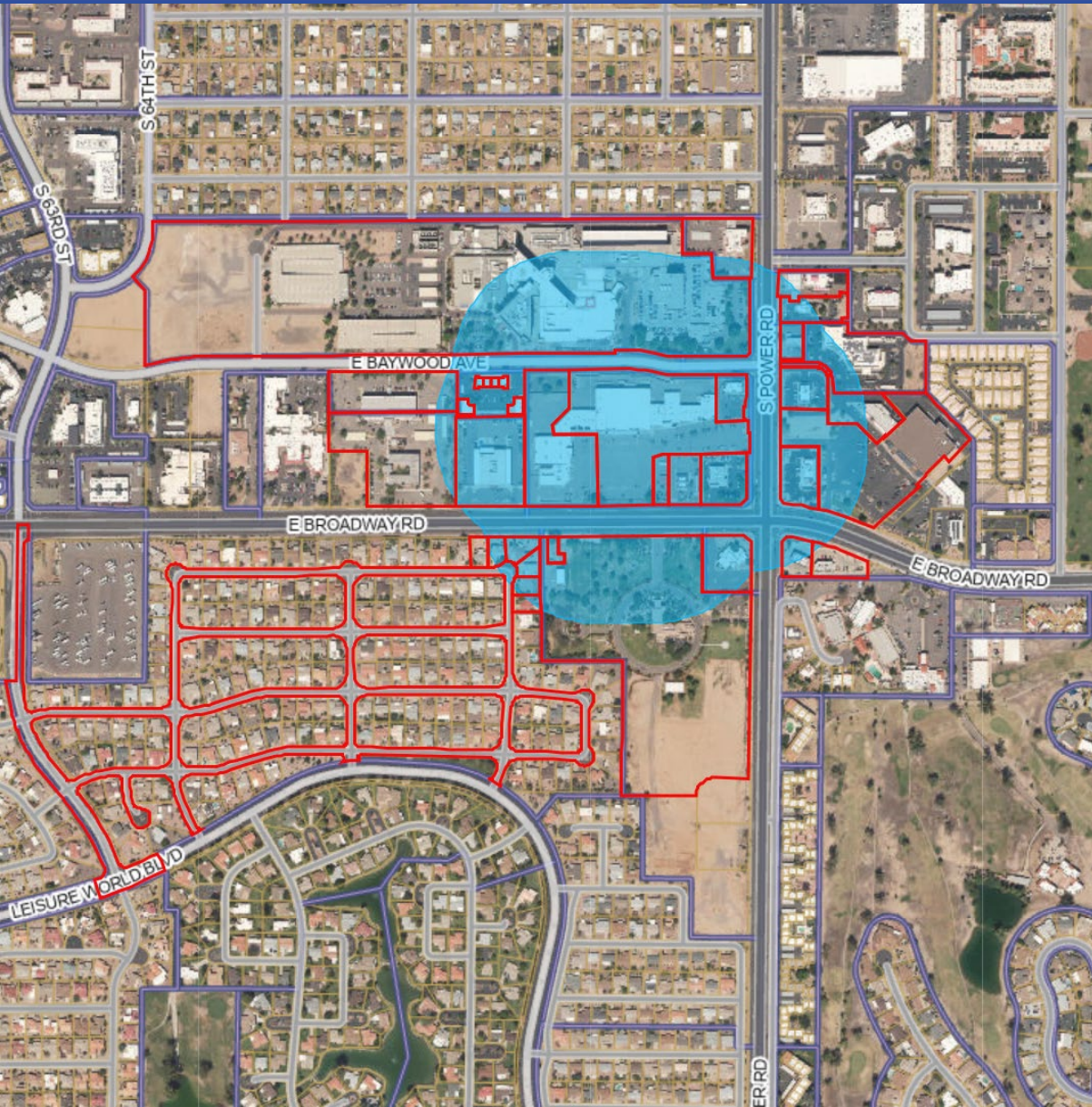
2 EAST ELEVATIONS - SHOPS C  
SCALE: 1/8" = 1'-0"



# Renderings



Looking northwest



# Citizen Participation

- Notified property owners within 500', HOAs, and registered neighborhood
- Staff has not received any calls or emails regarding the Proposed Project.

# Substantial Conformance Improvement Permit (SCIP)

Per Section 11-73-3, 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. That approval was obtained by means of fraud or misrepresentation of a material fact;



# Substantial Conformance Improvement Permit (SCIP)

## Existing Deviations:

- Landscape Setbacks
- Interior Parking Lot Landscaping
- Foundation Base
- Parking



# Findings

- Complies with the 2050 Mesa General Plan
  - Meet the SCIP findings of 11-73-3



# Recommendation

Approval with conditions

City of Mesa

# Board of Adjustment