



Board of Adjustment



BOA24-00505

Tulili Tuiteleleapaga-Howard, Planner I

September 4, 2024



Request

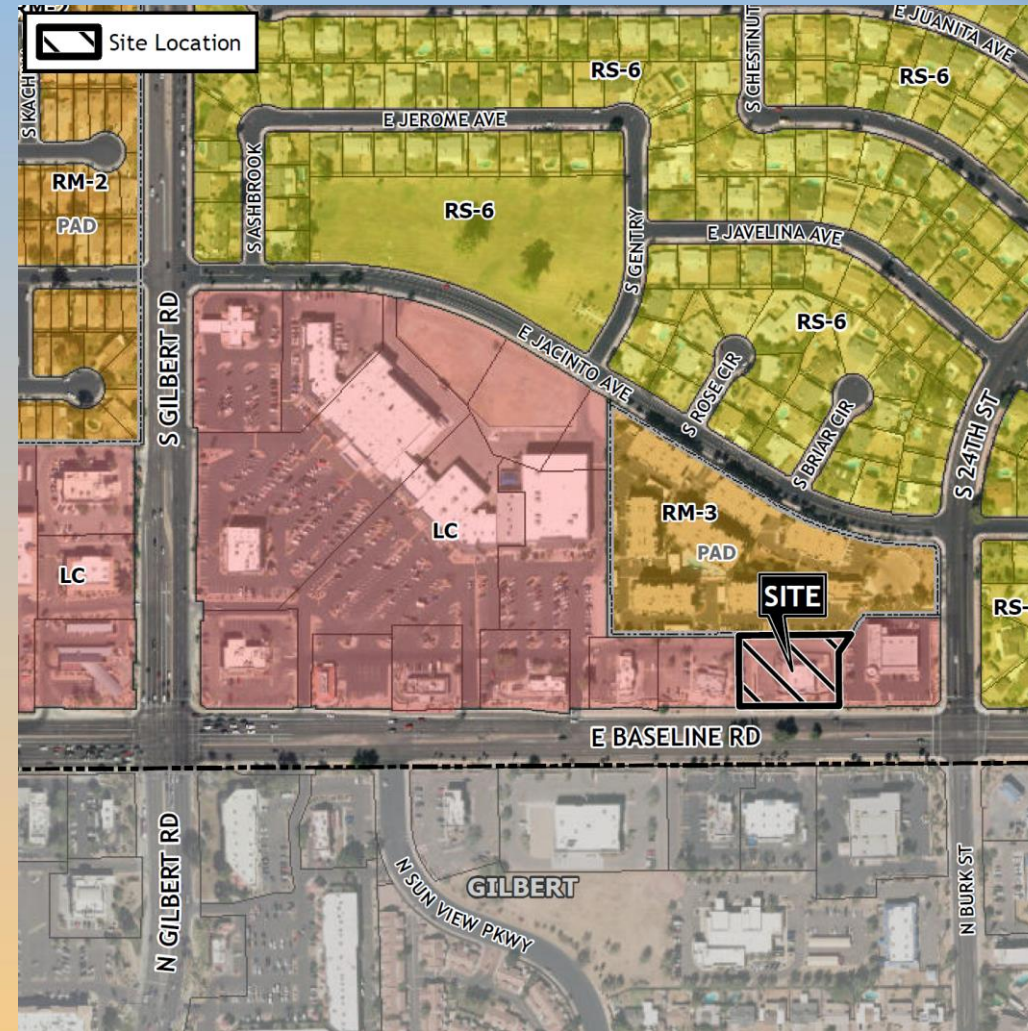
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards





Location

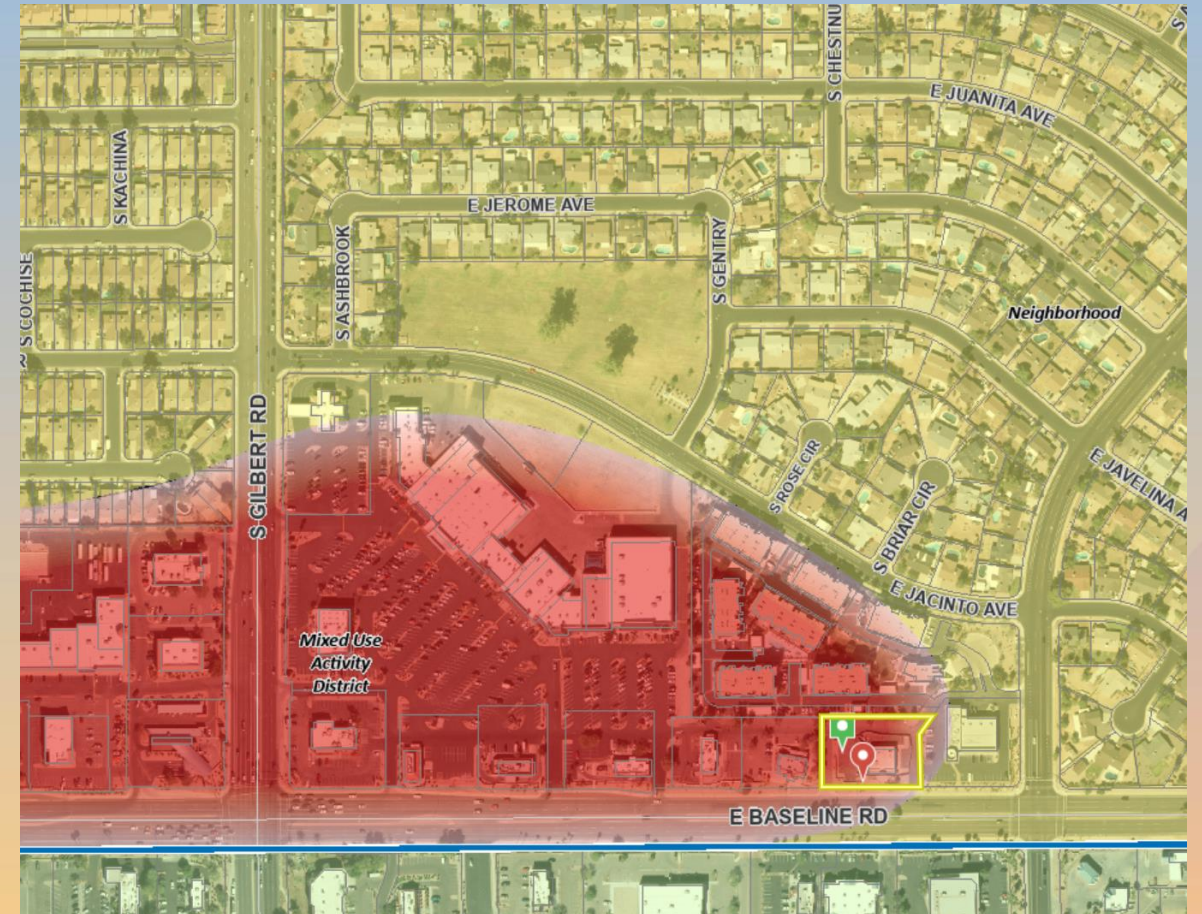
- North of Baseline Road
- East of Gilbert Road





General Plan

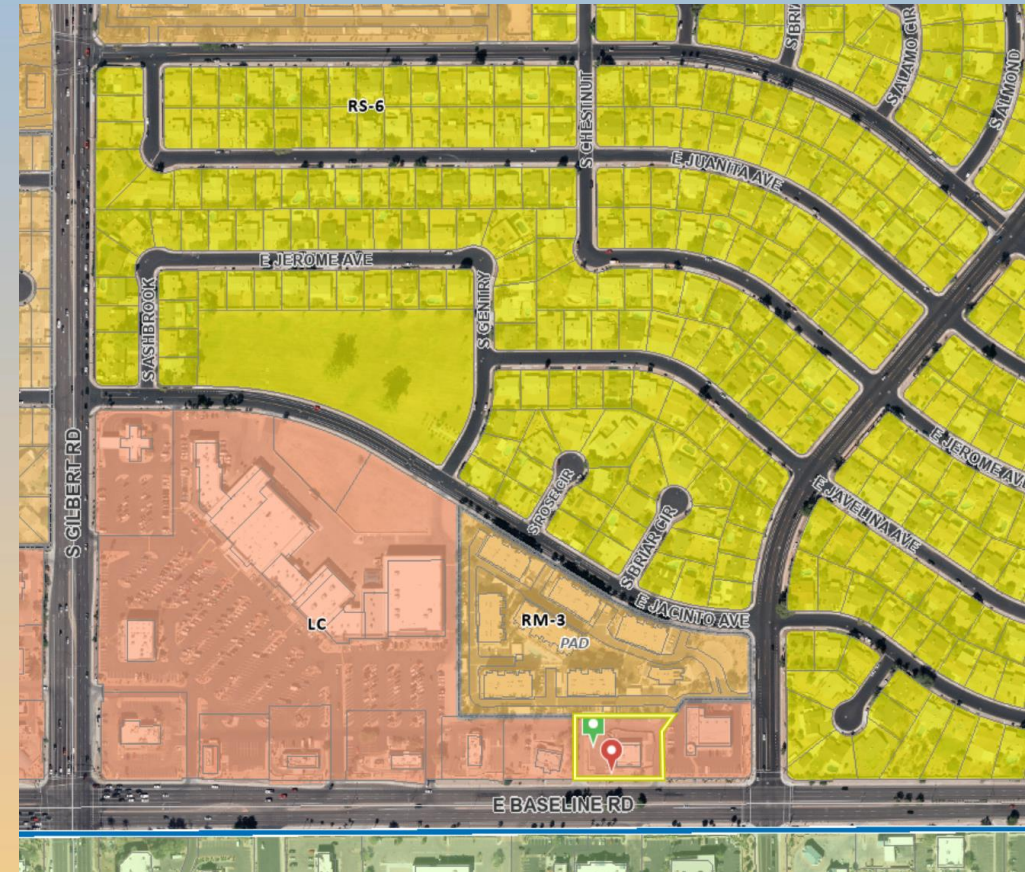
Mixed Use Activity District





Zoning

- Limited Commercial (LC)





Site Photos

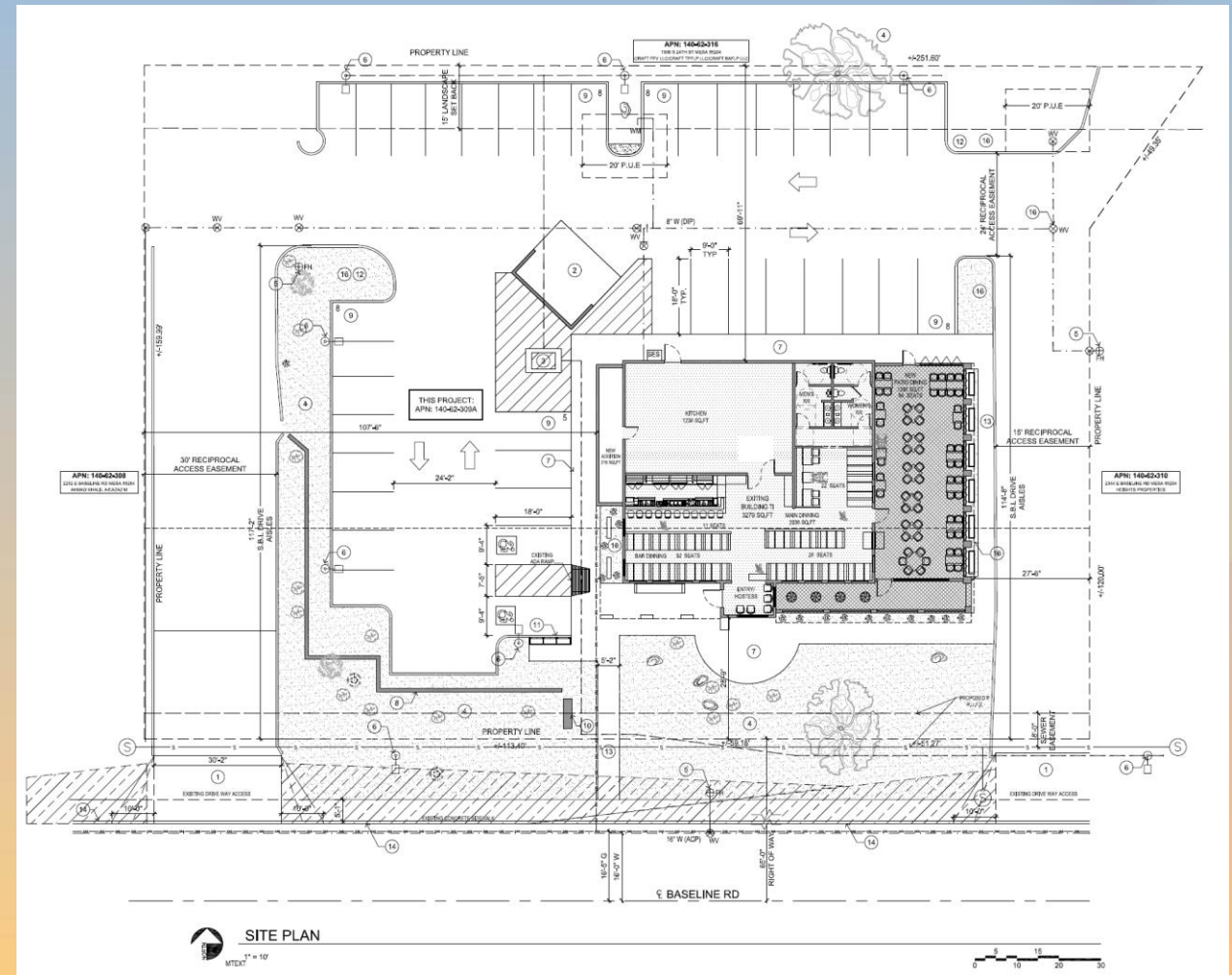


Looking north at the site from Baseline Road



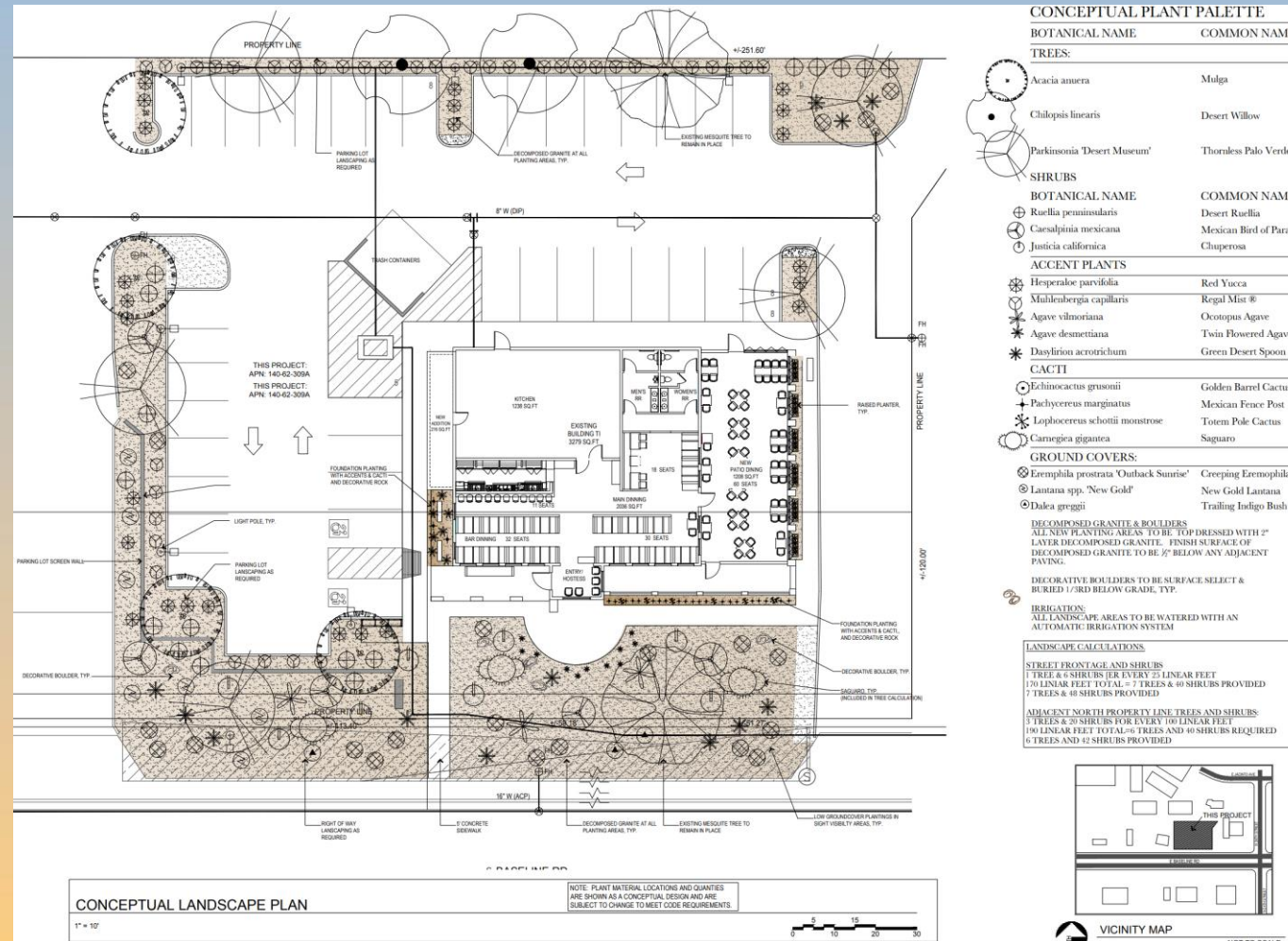
Site Plan

- 3,279 sq. ft. building with
- 1,208 sq. ft. outdoor patio
- 37 proposed parking spaces





Landscape Plan



CONCEPTUAL PLANT PALETTE

BOTANICAL NAME COMMON NAME

TREES:

Acacia amara	Mulga
Chilopsis linearis	Desert Willow
Parkinsonia 'Desert Museum'	Thornless Palo Verde

SHRUBS

BOTANICAL NAME	COMMON NAME
Ruellia penninsularis	Desert Rueellia
Casahuate mexicana	Mexican Bird of Paradise
Justicia californica	Chuparosa

ACCENT PLANTS

Hesperaloe parviflora	Red Yucca
Muhlenbergia capillaris	Regal Mist ®
Agave vilmoriana	Ocotopus Agave
Agave desmettiana	Twin Flowered Agave
Dasylirion acrotrichum	Green Desert Spoon

CACTI

Echinocactus grusonii	Golden Barrel Cactus
Pachycereus marginatus	Mexican Fence Post
Lophocereus schottii monstrore	Totem Pole Cactus
Carnegiea gigantea	Saguaro

GROUND COVERS:

Eremophila prostrata 'Outback Sunrise'	Creeping Eremophila
Lantana spp. 'New Gold'	New Gold Lantana
Dalea greggii	Trailing Indigo Bush

DECOMPOSED GRANITE & BOULDERS
 ALL NEW PLANTING AREAS TO BE TOP DRESSED WITH 2" LAYER DECOMPOSED GRANITE. FINISH SURFACE OF DECOMPOSED GRANITE TO BE 1/2" BELOW ANY ADJACENT PAVING.

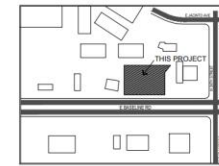
DECORATIVE BOULDERS TO BE SURFACE SELECT & BURIED 1/3RD BELOW GRADE, TYP.

IRRIGATION:
 ALL LANDSCAPE AREAS TO BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM

LANDSCAPE CALCULATIONS

STREET FRONTAGE AND SHRUBS
 1 TREE & 4 SHRUBS PER EVERY 25' LINEAR FEET
 170' LINEAR FEET TOTAL = 7 TREES & 40 SHRUBS PROVIDED
 7 TREES & 40 SHRUBS PROVIDED

ADJACENT NORTH PROPERTY LINE TREES AND SHRUBS
 1 TREE & 20 SHRUBS FOR EVERY 100' LINEAR FEET
 150' LINEAR FEET TOTAL = 1 TREES AND 40 SHRUBS REQUIRED
 6 TREES AND 42 SHRUBS PROVIDED





SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
11-33-5(A) Foundation Base	North Side: 10 feet	North Side: 6 feet
Landscape Yard - Section 11-33-3(B) Non-Single Residential Uses Adjacent to other Non-Single Residential	North Side 15 feet	North Side: 4.9± feet



Elevations

SOUTH ELEVATION

EAST ELEVATION

Kakvia stone biscuit-craft-chiseled-rectangle

Ferrara Dark Grey Manufactured Stone Handmade Brick Veneer

Light Grey -Stucco

Dark Grey -Stucco

Terra Cotta - Breeze Block

Corten Rusted Steel

NORTH ELEVATION

WEST ELEVATION



Approval Criteria

Section 11-73-3 SCIP Criteria

- ✓ Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards
- ✓ Full compliance would discourage redevelopment of the site
- ✓ No new non-conforming conditions will be created
- ✓ Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO

Staff recommends Approval with Conditions



Board of Adjustment



Rendering



View looking northwest from Baseline Road