



Board of Adjustment



BOA24-00239



Request

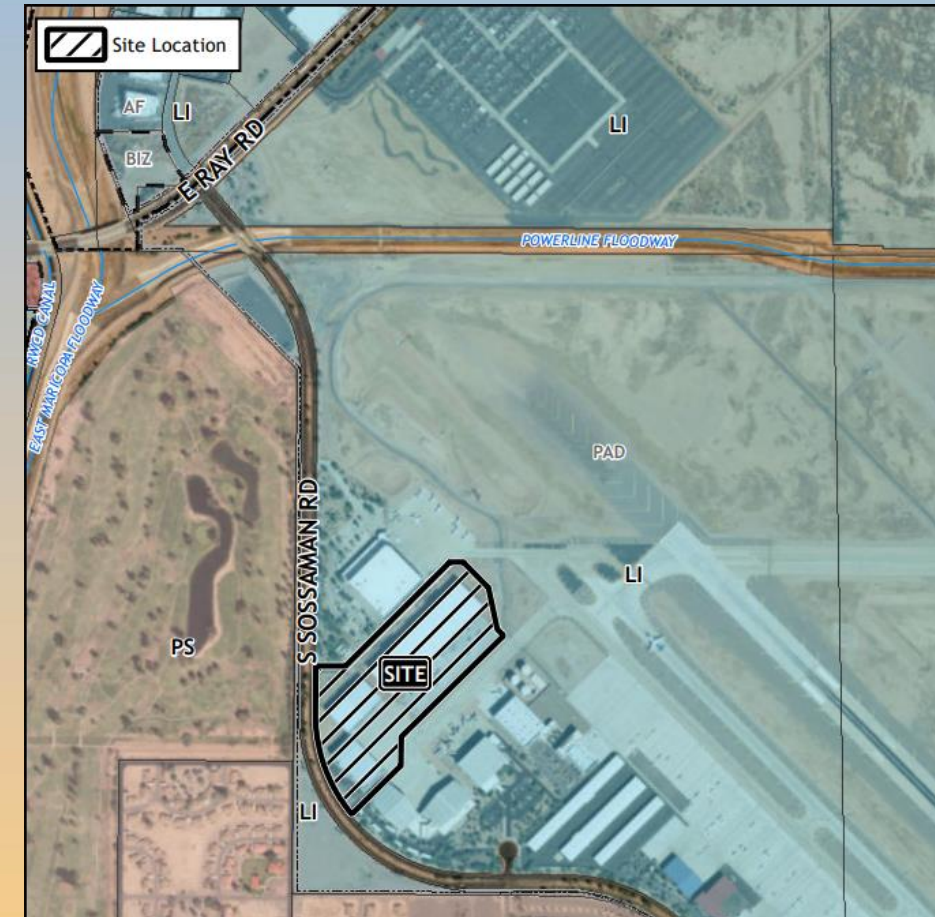
- Special Use Permit
- To allow for a parking reduction for a spaceflight manufacturing use





Location

- 5559 South Sossaman Road, Hangar 107
- South of Ray Road
- East of Sossaman Road





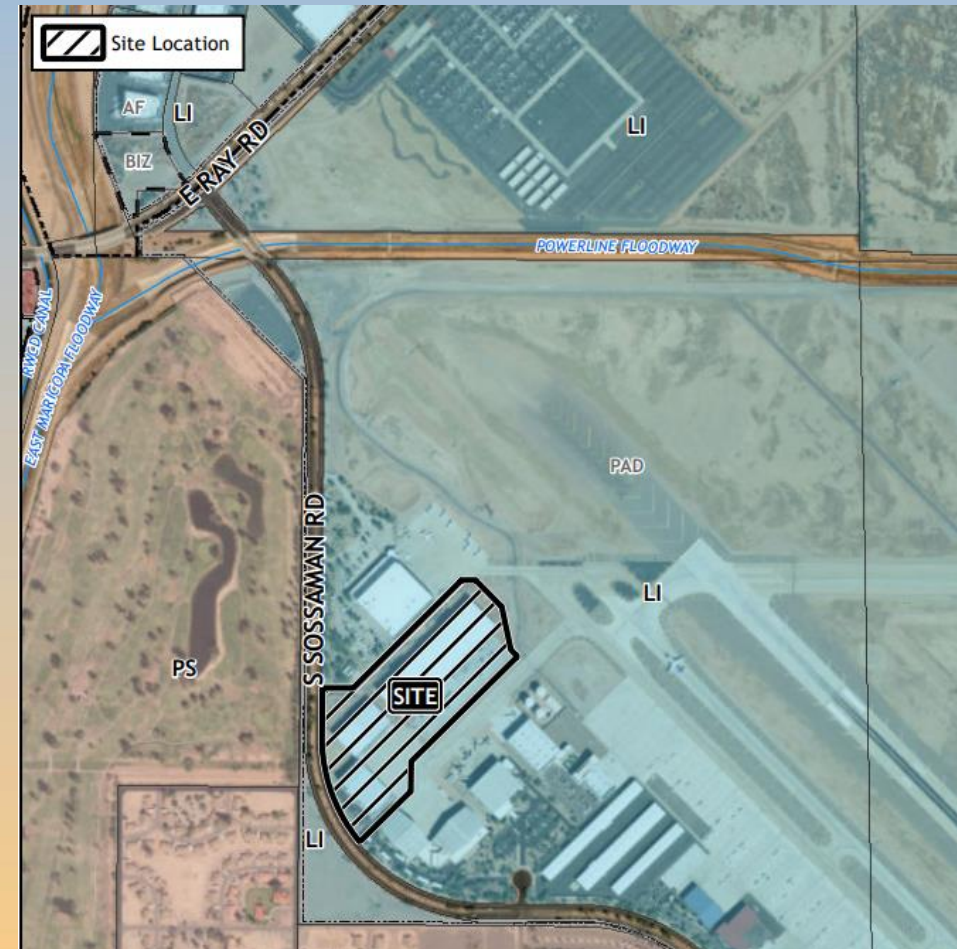
General Plan

- Intended for uses to provide services and support uses for the Phoenix-Mesa Gateway Airport
- Spacecraft Manufacturing is allowed by right



Zoning

- LI-PAD
 - Proposed Use is allowed by right





Site Photo

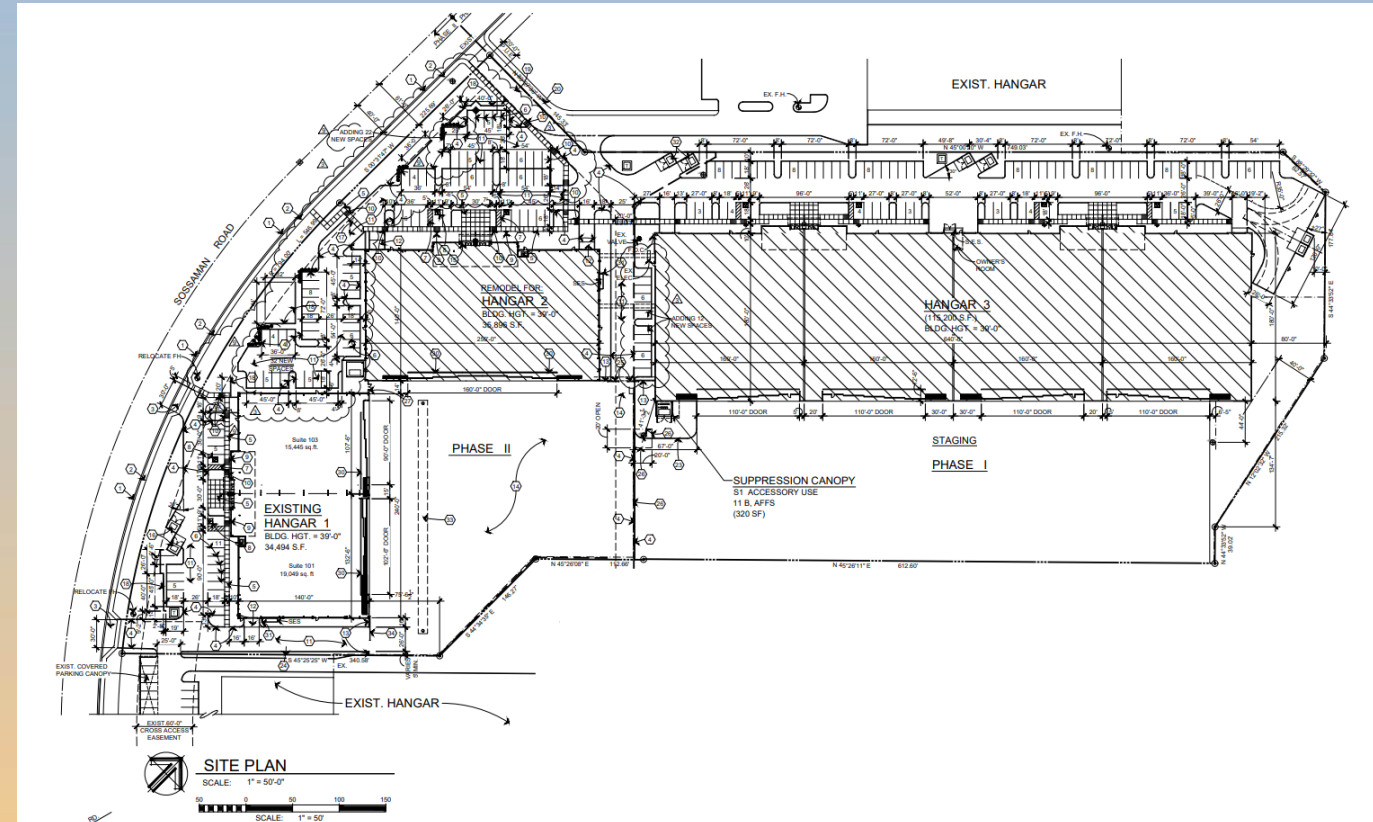


Looking North from Sossaman



Site Plan

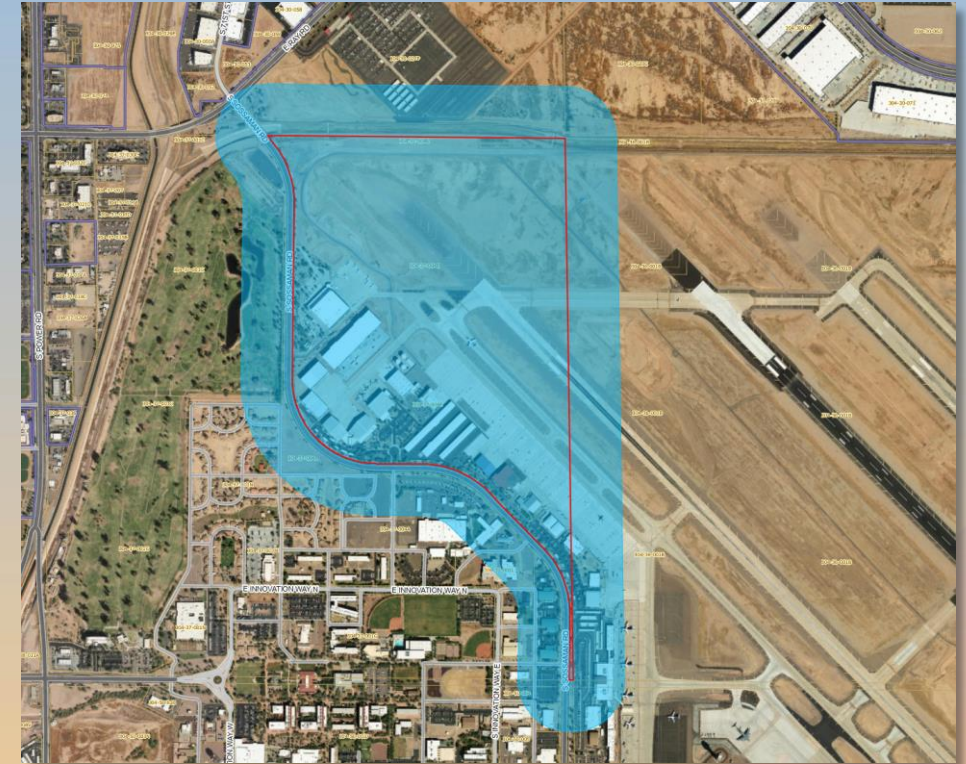
- Proposed use intended for Hangars 2 and 3 (also known as B and C)
- Site Plan shows 169 parking spots on site, change of use from Hangar use to Manufacturing requires a parking reduction for proposed use





Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- Neither staff nor the applicant have received any comments





Approval Criteria

Section 11-70-5.E SUP Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the SUP findings of Section 11-70-5.E of the MZO

Staff recommend Approval with Conditions



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