



# Board of Adjustment



# BOA23-00543

Kwasi Abebrese, Planner I

November 1, 2023





# Request

- Development Incentive Permit for deviations from development standards to allow for a restaurant with a drive-thru

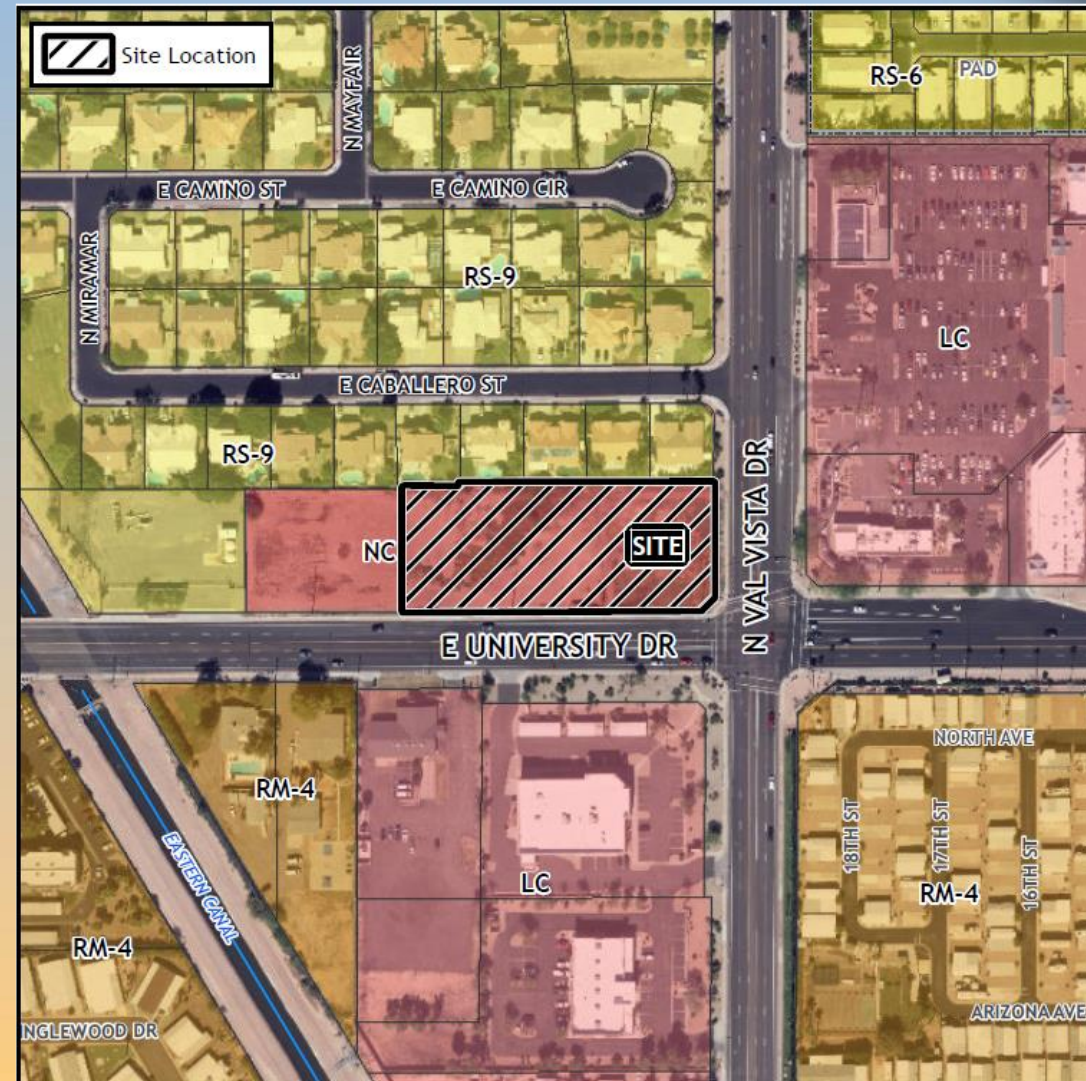






# Location

- North of University Drive
- West of Val Vista Drive







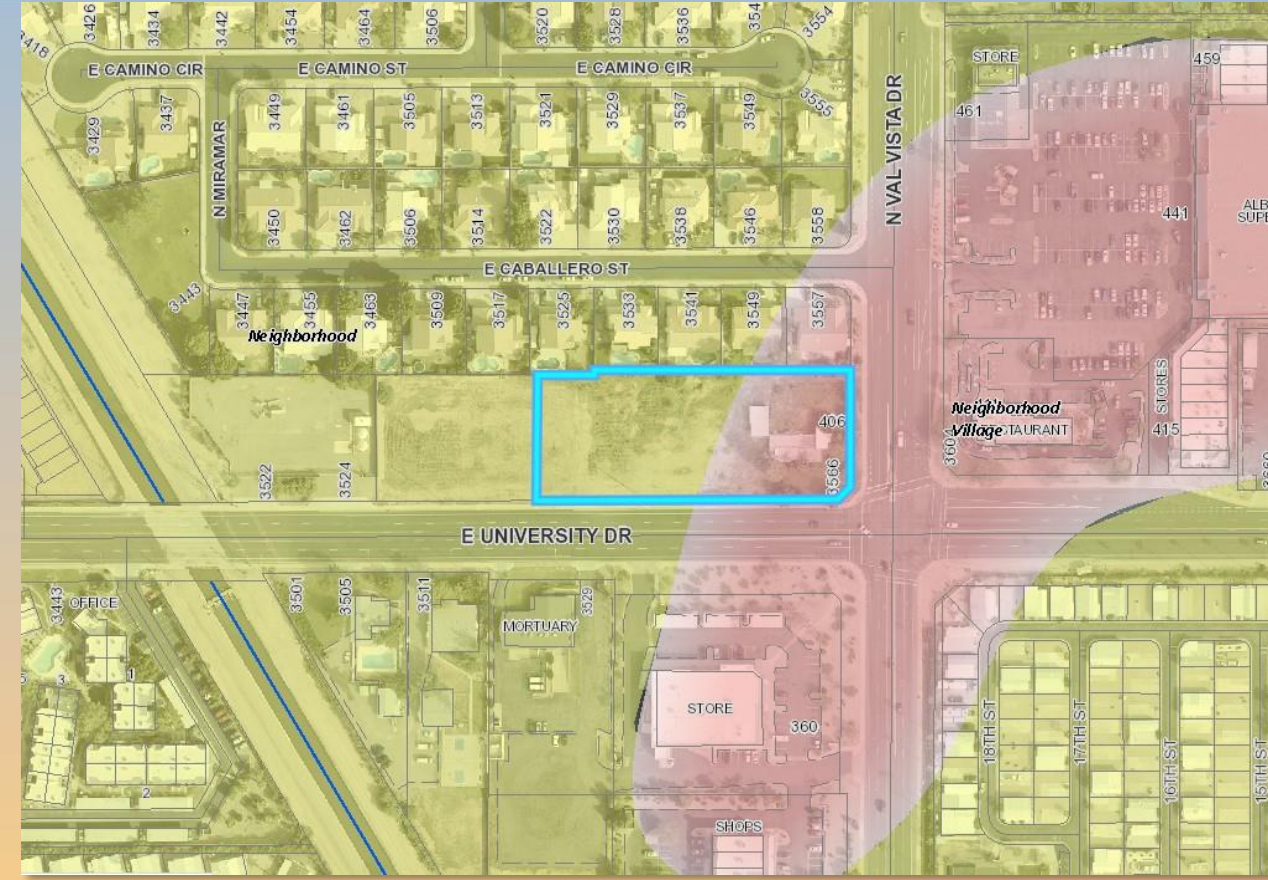
# General Plan

## Neighborhood

- Provide safe places for people to live and enjoy their surrounding community

## Neighborhood Village Center

- Shopping areas that serve the neighborhood population within less than a two-mile radius

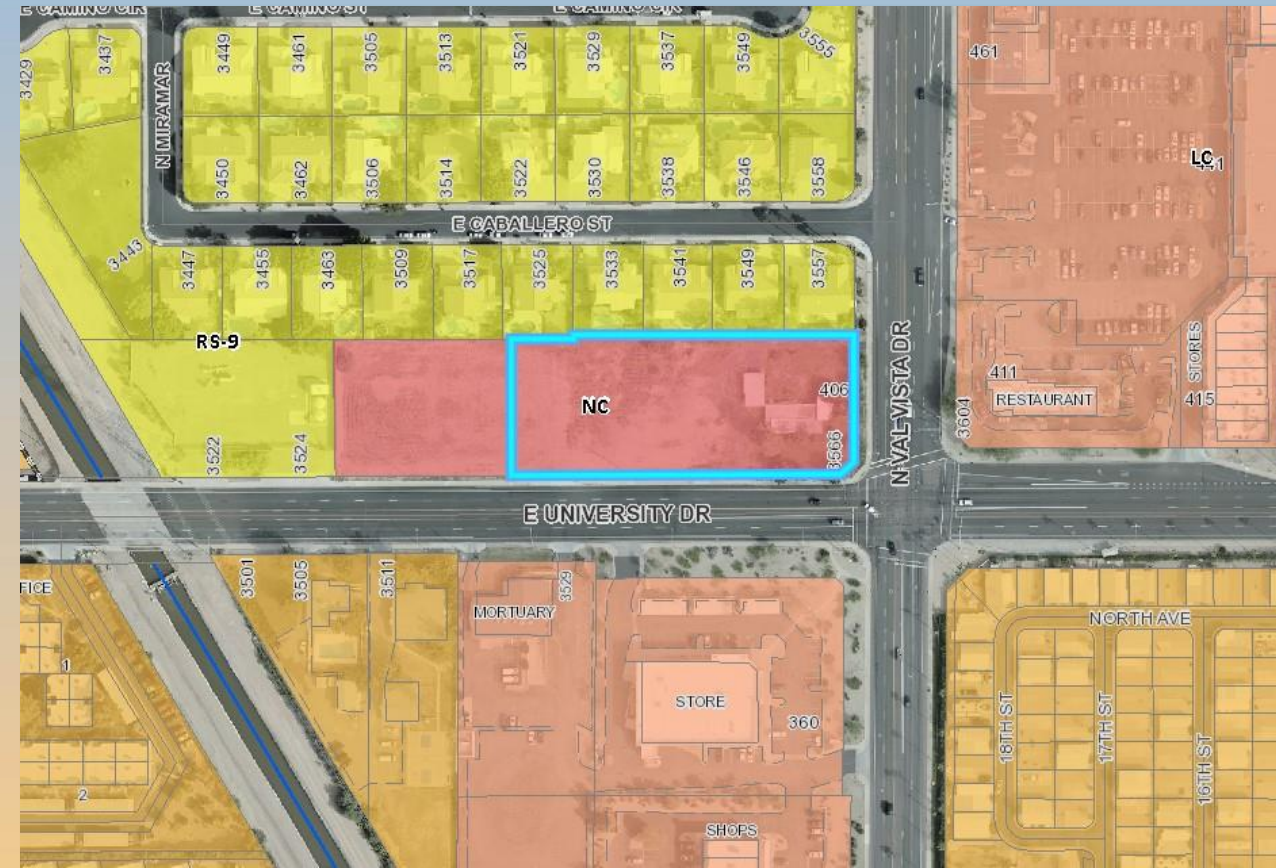






# Zoning

- Neighborhood Commercial (NC)
- Limited-service restaurant with drive-thru is permitted in the NC district







# Site Photo



Looking north from University Drive





# Site Photo



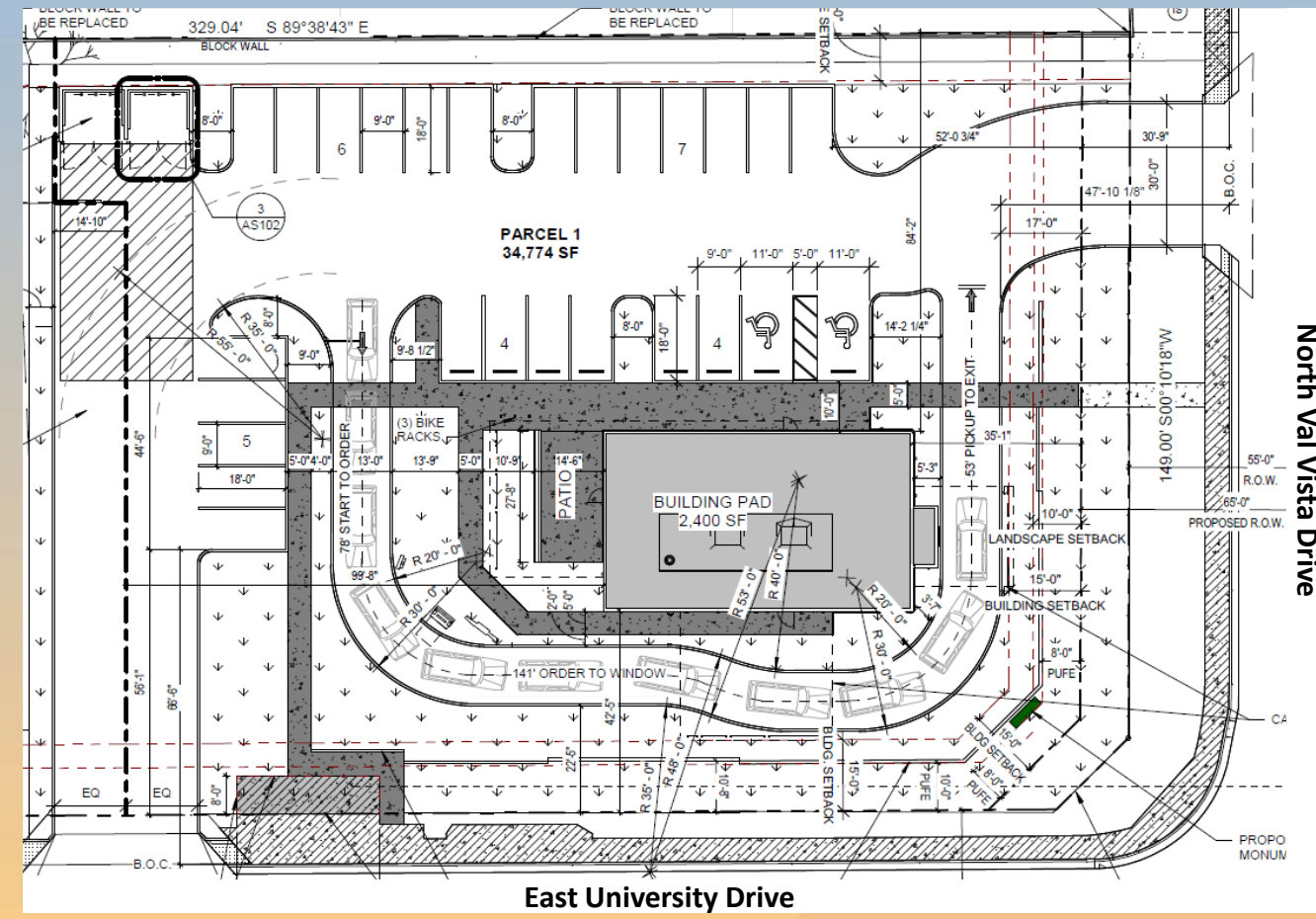
Looking north from Val Vista Drive





# Site Plan

- 2,400 sq. ft. restaurant with a drive-thru
- 400 sq. ft. outdoor dining area
- Vehicular access is provided from University Drive and Val Vista Drive

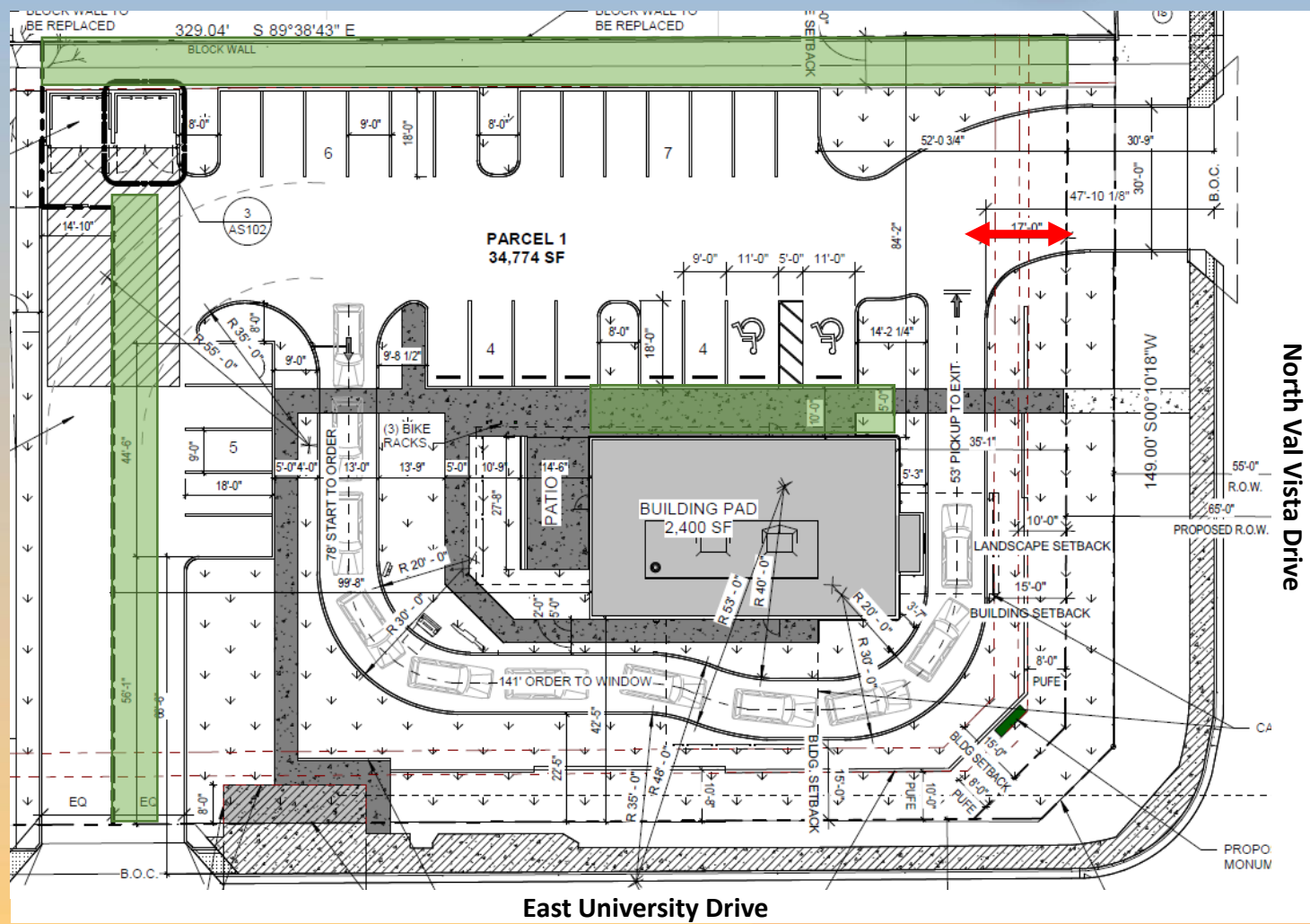






# Development Incentive Permit – Site Plan

- Reduction to **landscape yard** along north and west property lines;
- Reduction to **distance from ROW to cross drive aisle**;
- Reduction to **foundation base width**;

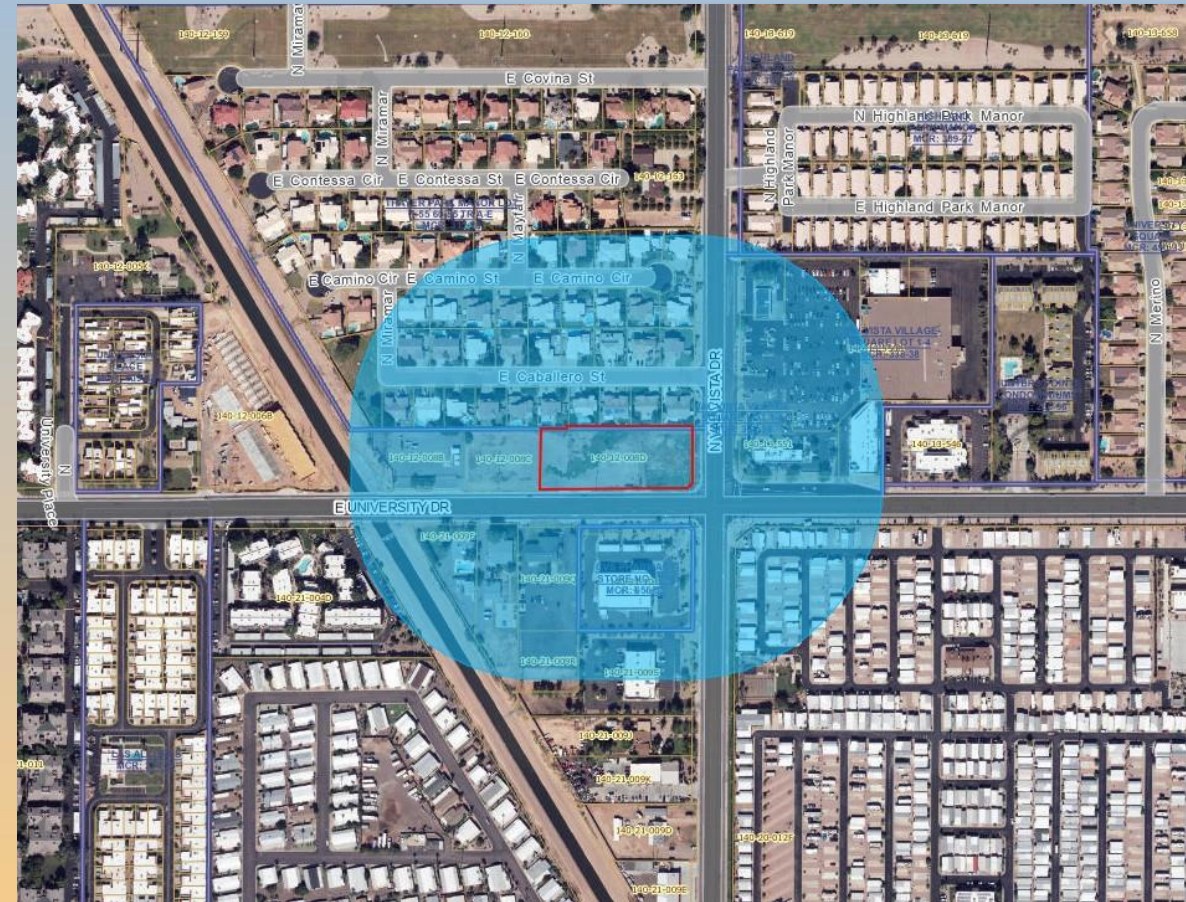






# Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- Neighborhood meeting held on May 23, 2023 with seven attendees
- Questions related to:
  - Hours of operation
  - Condition of existing wall along the north property line
  - Solid waste enclosure







# Approval Criteria

## Section 11-72-1 DIP Purpose and Applicability

- ✓ Total area of the parcel does not exceed 2.5 net acres and the parcel has been in its current configuration for more than 10 years;
- ✓ The parcel is served by, or has direct access to, existing utility distribution facilities.
- ✓ The parcel is surrounded by properties within a 1,200-foot radius in which:
  - ✓ 1. The total developable land area is not more than 25 percent vacant; and
  - ✓ 2. Greater than 50 percent of the total numbers of lots or parcels

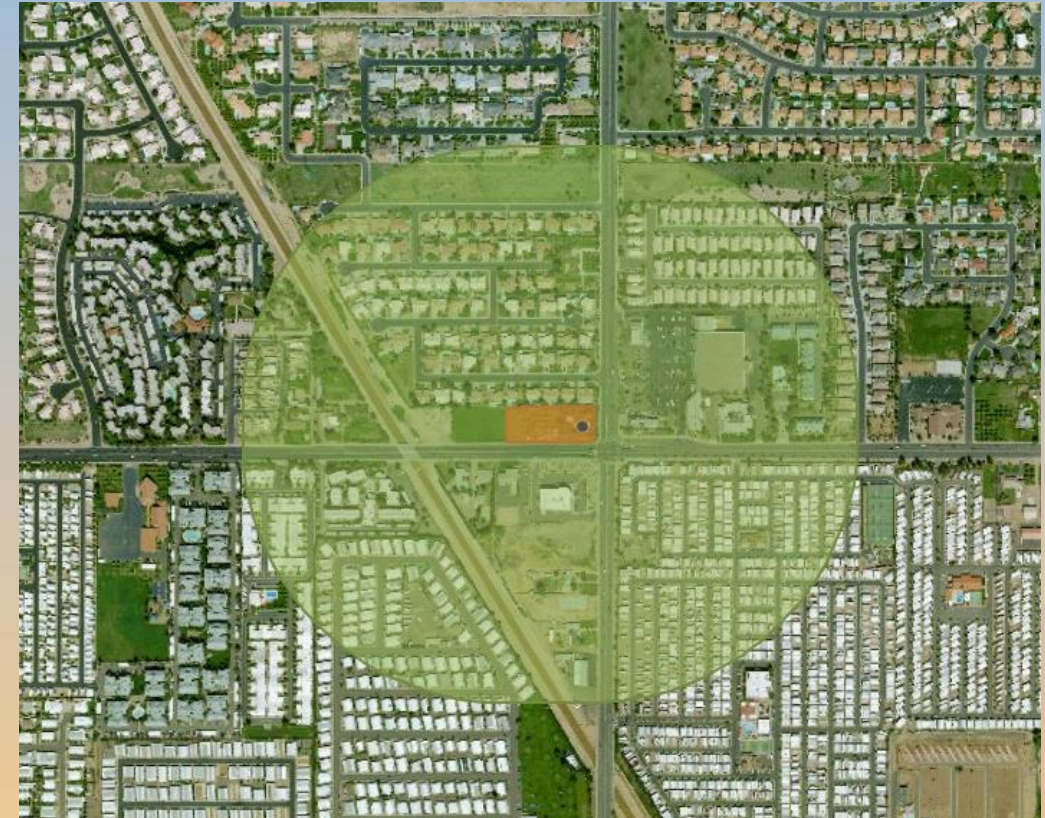




# Approval Criteria



15-yr Historical Aerial Photo



2022 Aerial Photo





# Approval Criteria

## Section 11-72-3 DIP Criteria

- ✓ The proposed development is consistent with the General Plan, any other applicable Council adopted plans and/policies, and the permitted uses as specified in this Ordinance;
- ✓ The incentives do not allow development that is more intense than the surrounding neighborhood; commensurate with existing development within a 1200 foot radius of the by-passed property; and
- ✓ The architectural elements, construction and landscape materials, and other site improvements of the proposed development meet the intent of the Design Standards of this Ordinance.





# Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Meets required findings for a DIP in Section 11-72-3 of the MZO

*Staff recommends Approval with Conditions*



# Board of Adjustment