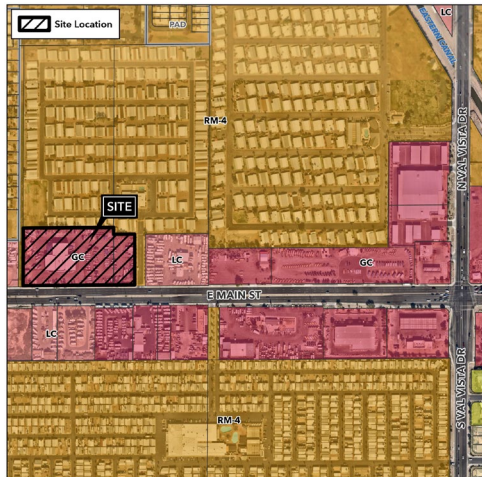




Board of Adjustment Report

Date	August 5, 2026		
Case No.	BOA26-00169		
Project Name	Century Marine SCIP		
Request	Substantial Conformance Improvement Permit (SCIP) to allow the expansion of an existing vehicle sales and service facility.		
Project Location	3302 East Main Street		
Parcel No(s)	140-21-012C 140-21-007C		
Project Area	4± acres		
Council District	District 1		
Existing Zoning	General Commercial (GC)		
General Plan Designation	Urban Center		
Applicant	Fred Woods / Woods Associates Architects		
Owner	SWITCH HOLDINGS LLC		
Staff Planner	Evan Balmer, Assistant Planning Director		

Recommendation

Staff finds that the requested Substantial Conformance Improvement Permit (SCIP) meets the required findings outlined in Mesa Zoning Ordinance (MZO) Section 11-73-3.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) to allow for the expansion of an existing boat dealership, sales, and service facility. The modification includes construction of a 20,400± square foot accessory building for boat display and an in-ground boat testing facility (Proposed Project).

The previously approved SCIP (Case No. ZA07-111) included deviations to the required landscape setbacks along Main Street and the east and north property lines, foundation base landscaping for the primary sales and service building, required parking lot landscape islands, and fence height within the front setback.

The proposed accessory building meets current development standards of the General Commercial (GC) District and will not create new non-conforming conditions.

Concurrent Applications:

- Design Review: Design Review Board meeting is scheduled for June 9, 2026, to review the proposed elevations, landscape plan, and photometric plan (DRB25-00979).
- Development Plan Review: An application is currently under review by the Planning Director for the proposed site plan (ZON25-00980).

Site Context

General Plan:

- The General Plan designation for the property is Urban Center with a Growth Strategy of Evolve.
- Convenience Services, which include vehicle sales, are identified as a primary land use within the Urban Center Placetype.

Zoning:

- The project site is zoned General Commercial (GC).
- Per Table 11-6-2 of the Mesa Zoning Ordinance (MZO), Automobile/Vehicle Sales and Automobile/Vehicle Repair are permitted in the GC District.

Surrounding Zoning & Use Activity:

The existing boat dealership and proposed storage facility are compatible with surrounding commercial development and buffered from nearby residential uses through existing walls and landscaping.

Northwest RM-4-PAD Residential	North RM-4 Residential	Northeast RM-4 Residential
West LC Office/Warehouse	Project Site GC Existing Boat Sales Facility	East LC Commercial
Southwest (Across Main St.) LC Vacant	South (Across Main St.) LC RV Park	Southeast (Across Main St.) GC RV Sales

Site History:

- February 07, 1972: City Council approved the annexation of 546± acres, including the project site, into the City of Mesa and subsequently zoned the property site C-2 [equivalent to Limited Commercial (LC)] (Ordinance No. 731).
- January 06, 1999: The Design Review Board approved a site plan, landscape plan, and elevations for the development of an RV dealership. The request included an approximately 20,000 square foot steel frame building with metal panel exterior finishes (Case No. DR99-002).
- January 19, 1999: City Council Approved a rezone on the property site from C-2/LC to C-3 [equivalent to General Commercial (GC)] to allow for the development of an RV sales and repair facility (Case No. Z98-115; Ordinance No. 3588).
- October 16, 2007: The Zoning Administrator approved a Substantial Conformance Improvement Permit (SCIP) to allow deviations to the required landscape setbacks along Main Street and the east and north property lines, foundation base landscaping for the primary building, required parking lot landscape islands, fence height within the front setback, and a reduction in the amount of landscaping provided on-site. This request allowed the redevelopment of an existing commercial building to a boat dealership (Case No. ZA07-111).
- December 7, 2007: The Planning Director approved an Administrative Review to modify an existing SCIP. The modification included adding an 8-foot-high decorative security fence along Main Street, increasing the height of the existing 6-foot-high fence to 8-feet-high along the west and east property lines, and enclosing two vehicle/boat display areas (Case No. ADR07-068).

Project/Request Details

Site Plan:

- Building Design:** The proposed ±20,400 square-foot accessory building is designed as a low-intensity complement to the existing Century Marine boat dealership. The building incorporates smooth scored stucco finishes, prefinished ash-grey metal wall panels, and steel fascia accents, along with screened roll-up doors. The structure is intended to provide shaded cover for boats currently displayed outdoors for sales, protecting them from prolonged exposure to direct sunlight and extreme heat while maintaining a cohesive architectural appearance with the existing site development.

The project also includes an existing in-ground boat testing facility located in the northwest rear portion of the site. The facility is utilized in conjunction with the dealership's service operations to test boat motors, seals, and drive systems under simulated on-water conditions prior to customer pickup. The testing area is screened from adjacent properties by existing perimeter walls and landscaping and has operated in conjunction with the dealership since 2016.

- Access: The project site is served by two existing ingress/egress driveways along Main Street. The proposed accessory building will be accessed from the easternmost driveway, which currently serves employees and the outdoor boat display area. The building will not provide customer access.
- Landscaping: The proposed building provides 20-foot-wide landscape yards along the north and east landscape yards in compliance with current Code standards and will meet the landscape planting requirements. Landscape materials adjacent to Main Street will meet current Code requirements.

Substantial Conformance Improvement Permit:

A Substantial Conformance Improvement Permit (SCIP) allows for the redevelopment of non-conforming sites without requiring full compliance with all current standards. Instead, it enables the applicant to incrementally address non-conforming conditions in proportion to the scope of improvements being proposed.

Non-conforming Conditions:

- Foundation Base: Per Mesa Zoning Ordinance (MZO) Section 11-33-5, buildings with a public entrance must provide a 15-foot-wide foundation base. The current SCIP approved a 12-foot-wide foundation base adjacent to the sales building.
- Perimeter Landscaping: Per the approved SCIP, perimeter landscape areas were permitted to be 10-feet-wide.
- Landscaping for Automobile/Vehicle Sales: Per MZO Section 11-31-5(A), in addition to perimeter and foundation base landscaping requirements, landscaping must comprise a minimum of 10 percent of the total site area. The project site does not include landscaping outside of the existing perimeter landscaping.
- Parking: Per Table 11-32-3.A of the MZO, a total of 99 parking spaces would be required for the site under current standards. The applicant is maintaining the existing 30 parking spaces, previously approved under the 2007 SCIP, as the proposed project will not generate additional parking demand and the existing parking supply will continue to adequately serve the use.

Approval Criteria - Section 11-73-3:

The proposed project is in conformance with the requirements for a SCIP outlined in Section 11-73-3 of the MZO and does not create any new non-conforming conditions.

- 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.

The proposed accessory building provides a significant site improvement to the existing dealership. The project will create covered boat display areas and will reduce exposure to the elements for customers.

- The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods. The improvements authorized by the SCIP will create a development that is compatible with, and not detrimental to, adjacent properties or the surrounding neighborhood.

The proposed improvements will result in a more attractive frontage along Main Street. The architecture of the proposed storage building complements the existing building on the site and relocates the open storage of boats awaiting repair to an enclosed building.

Required Notification

The applicant provided letters to surrounding property owners within 500 feet of the project site, notifying them of the public hearing.

Staff did not receive any feedback.

Conditions of Approval

Staff recommends **approval** of the Substantial Conformance Improvement Permit, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Case No. ZON25-00980 and DRB25-00979.
3. Replace all dead or missing landscaping and any landscaping with significant damage, disease, or loss of growth that is not expected to recover, in substantial conformance with the landscape plan approved under Case No. ZA07-111.
4. Compliance with all applicable City development codes and regulations.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Elevations

Exhibit 5 – Power Point Presentation