



# Board of Adjustment



# BOA23-00927



# Request

- Special Use Permit
- To enlarge a structure that extends into a nonconforming yard for a Construction Office

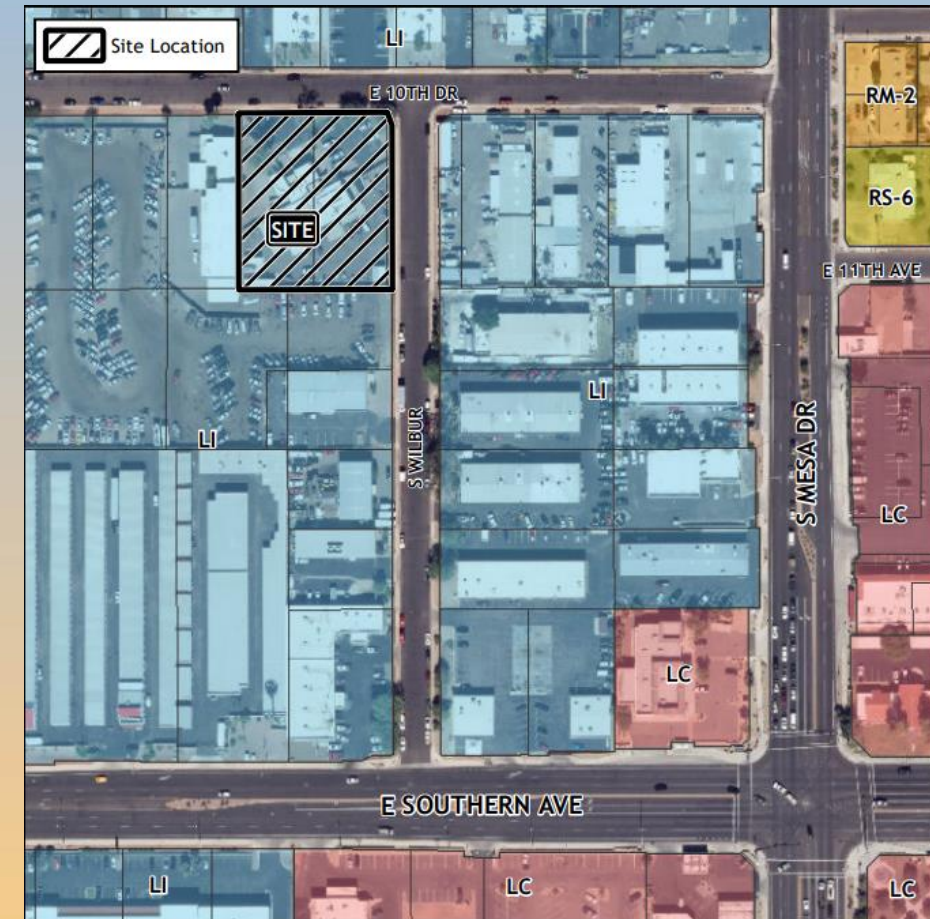






# Location

- 309 E 10<sup>th</sup> Drive
- North of Southern Avenue
- West of S Mesa Drive

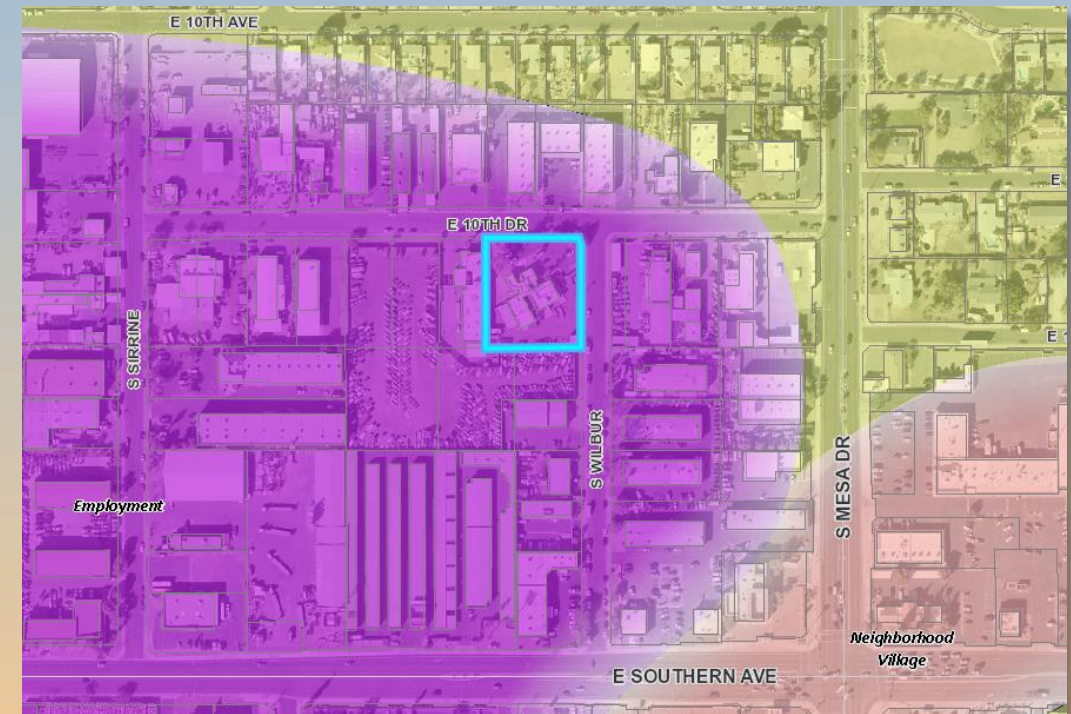




# General Plan

## Employment

- Provide a wide variety of Employment opportunities within a high-quality settings







# Zoning

- Light Industrial
  - Existing Use is allowed by right





# Site Photos



Looking south from E 10<sup>th</sup> Drive



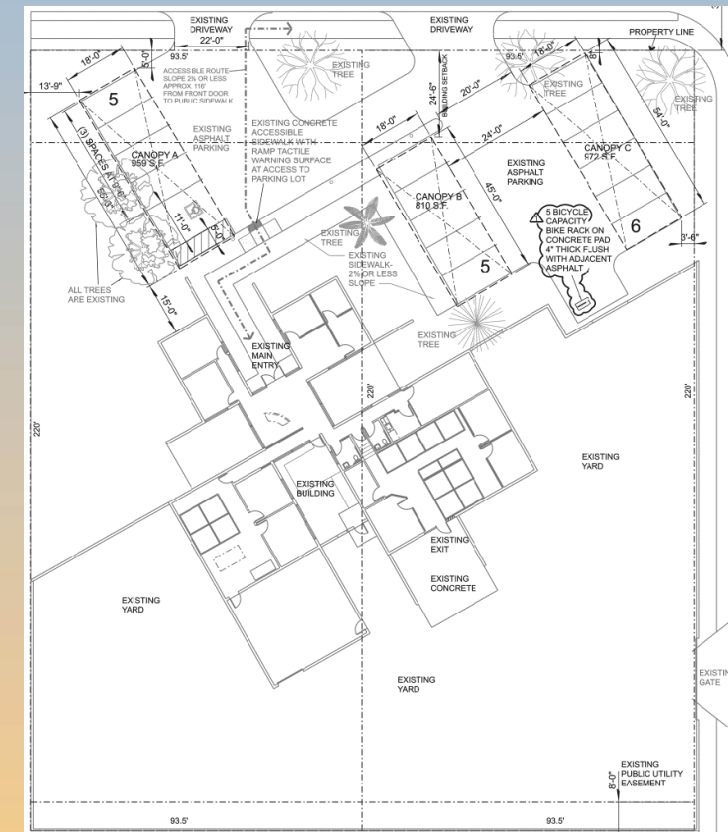
Looking west from S Wilbur





# Site Plan

- 3 new parking canopies proposed for the existing parking
- Existing office was built at an angle creating the need for an SUP

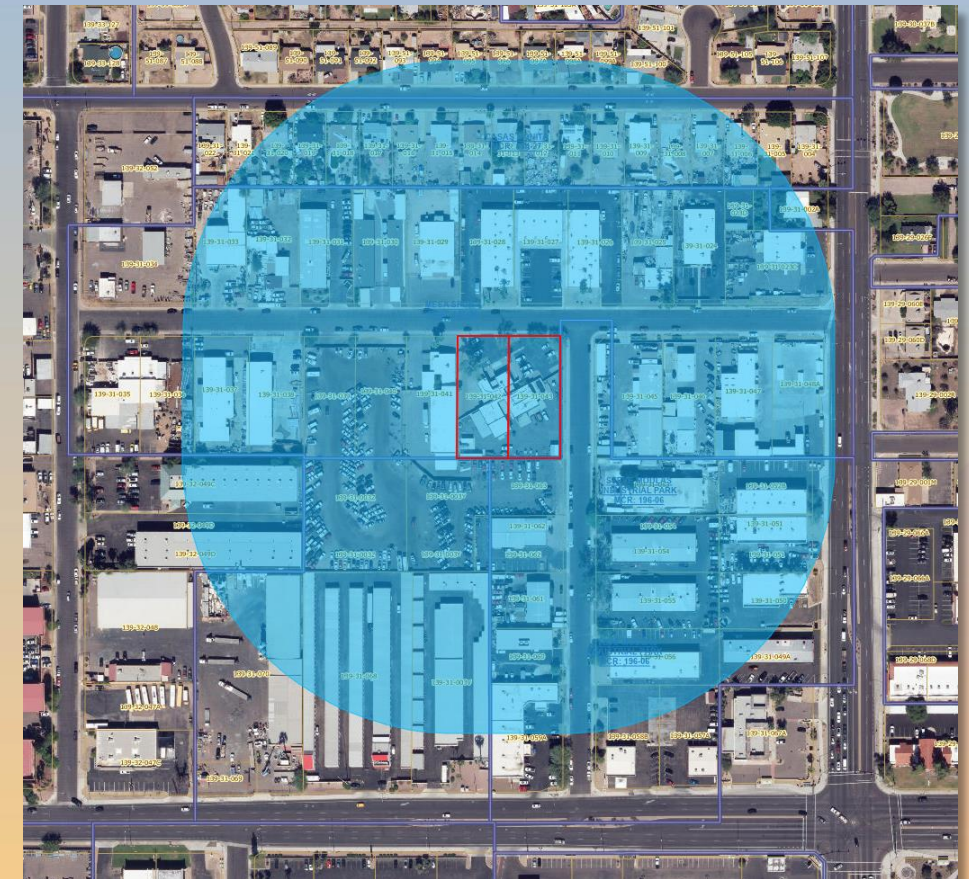






# Citizen Participation

- 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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