



Board of Adjustment



BOA24-00722

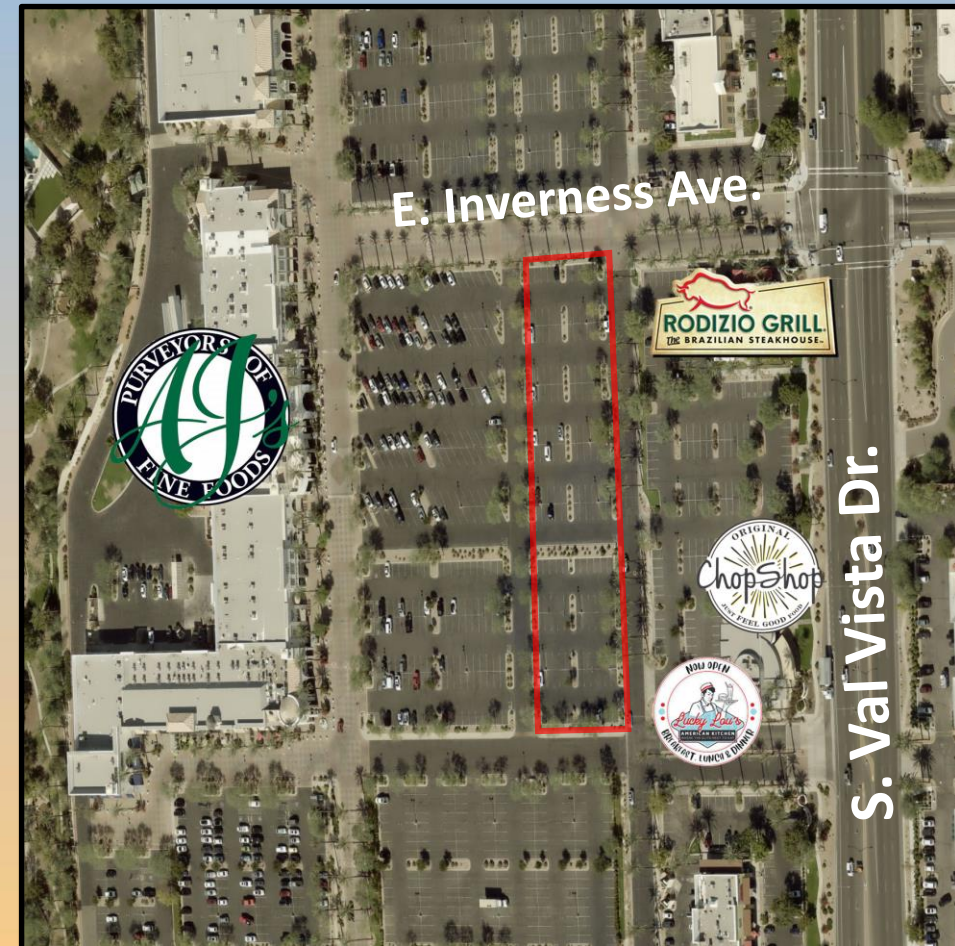
Tye Hodson, Senior Planner

September 4, 2024



Request

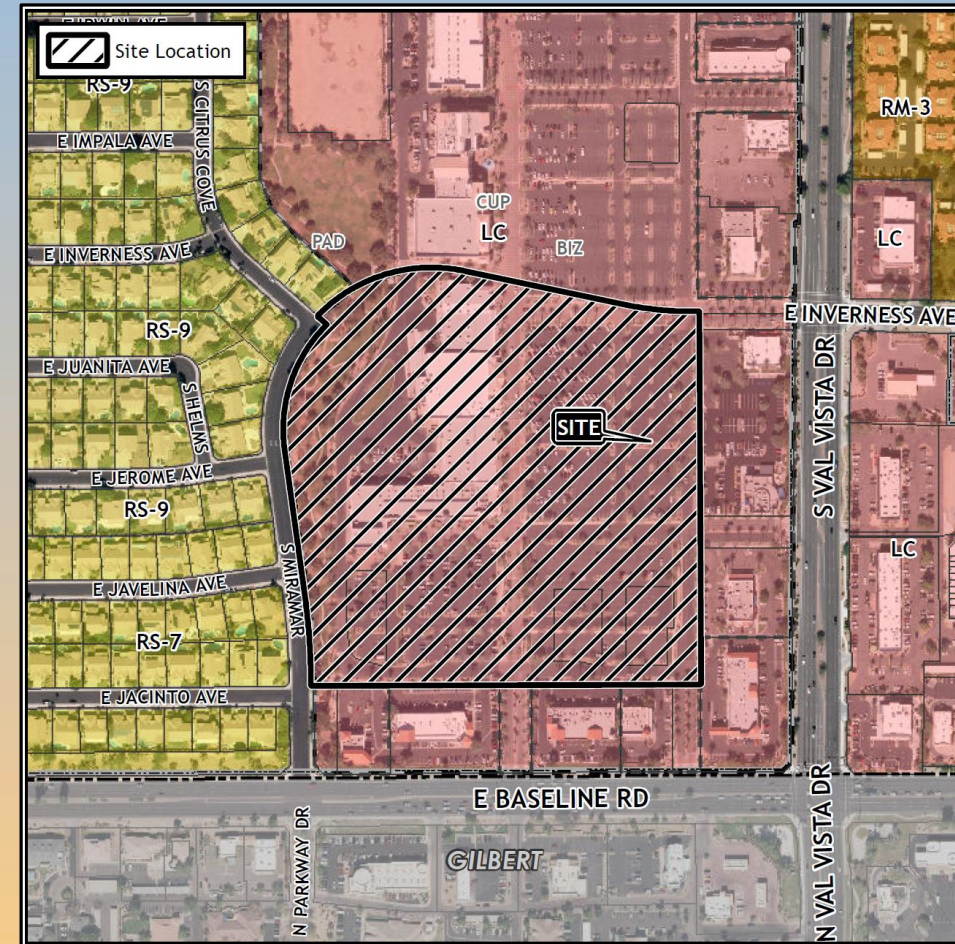
- Special Use Permit (SUP) to exceed four special events on the same premises during the calendar year





Location

- North of East Baseline Road
- West of South Val Vista Road

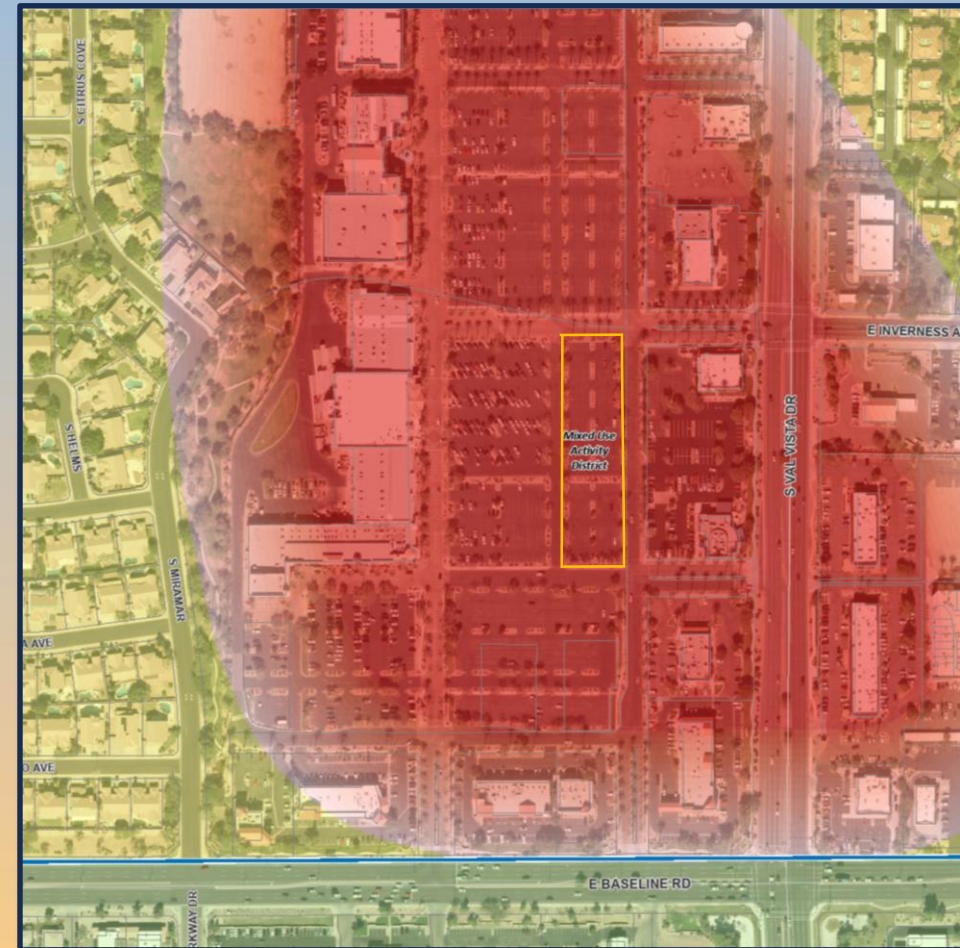




General Plan

Mixed Use Activity District

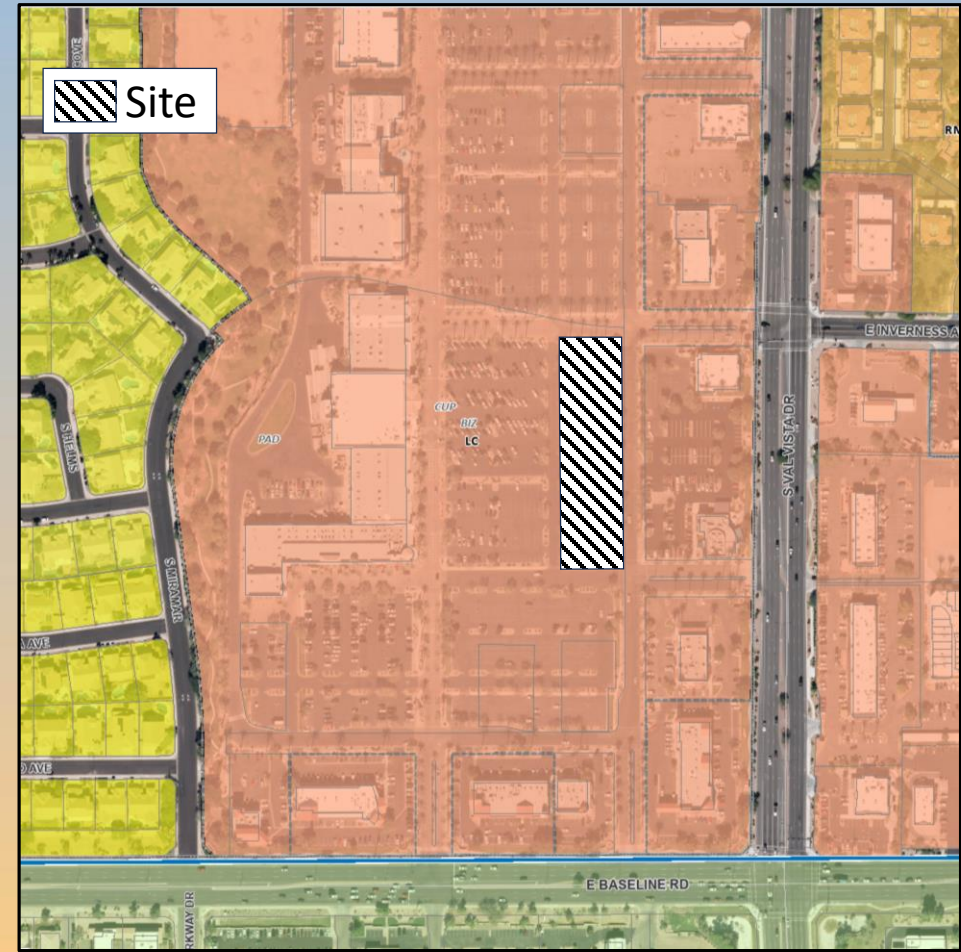
- Large scale commercial development





Zoning

- Limited Commercial with a Planned Area Development and Bonus Intensity Zone overlay (LC-PAD-BIZ)





Site Photo



Proposed Site looking Northeast



Site Photo



Proposed Site looking Southeast



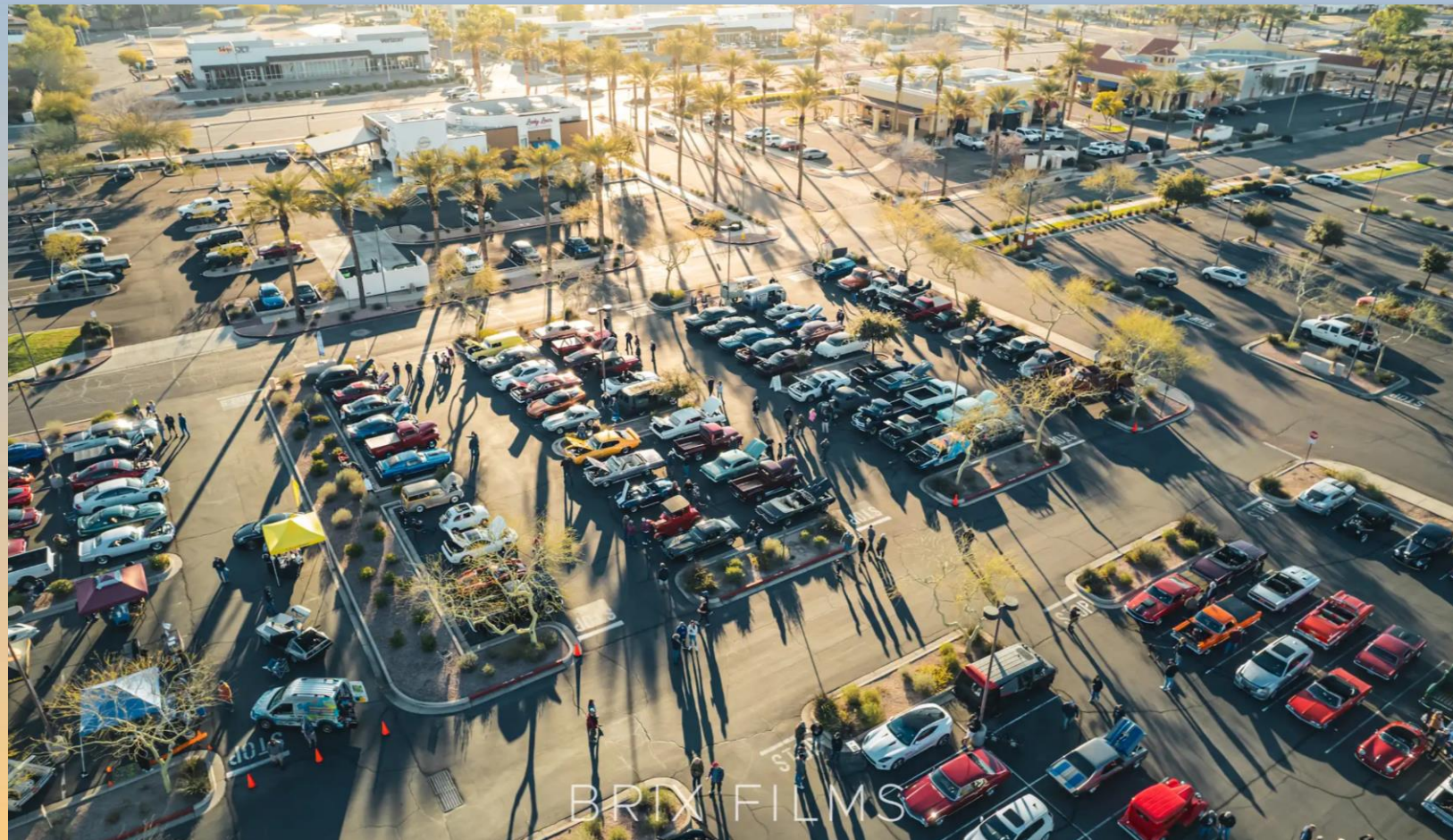
Site Photo



Proposed Site looking West



Event Photo





Event Photo





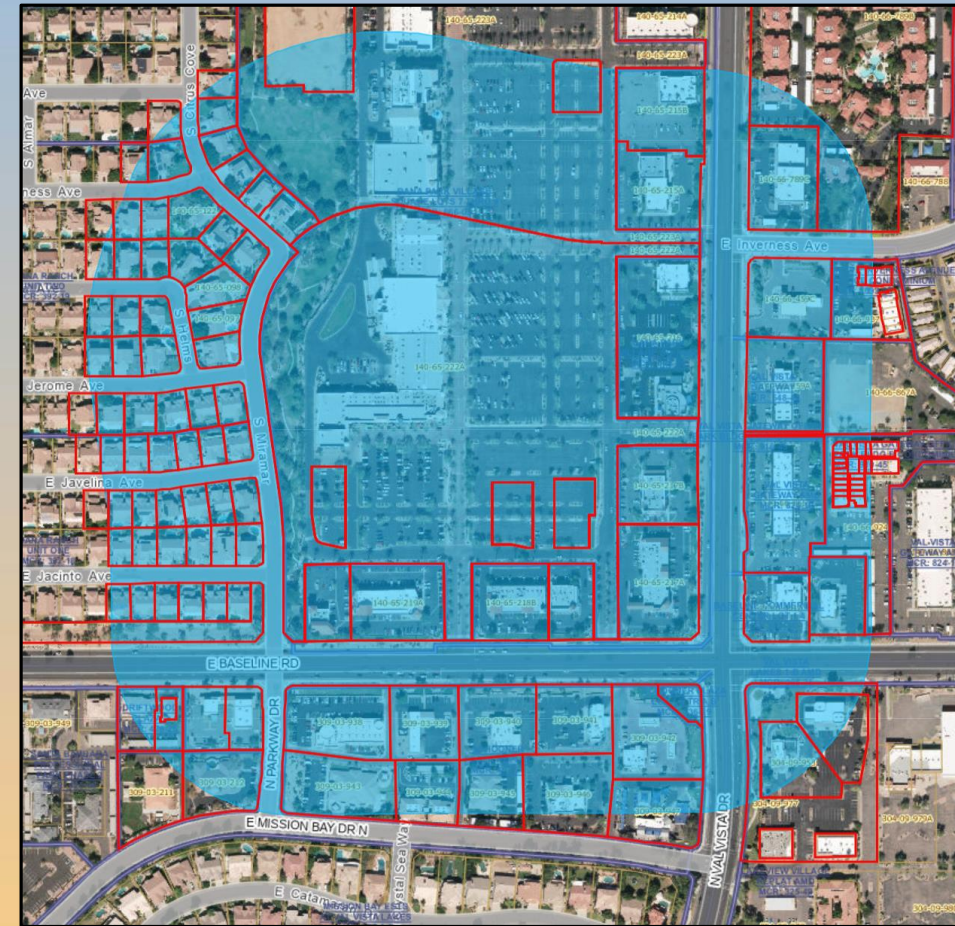
Event Photo





Citizen Participation

- Notified property owners within 500 feet
- Staff was not contacted





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

Staff recommends Approval with Conditions



Board of Adjustment

BOA24-00722