



Board of Adjustment



BOA25-00840



Request

- Variance Extension for BOA23-00738 - November 1, 2025, to March 5, 2027
 - November 1, 2023, original approval date of the variances (Case No. BOA23-00738)
 - October 12, 2024, Administrative extension approved (Case No. ADM24-00840)





Location

- East of Country Club
- South of Main Street
- Both sides of Morris
- North of Mahoney





Findings

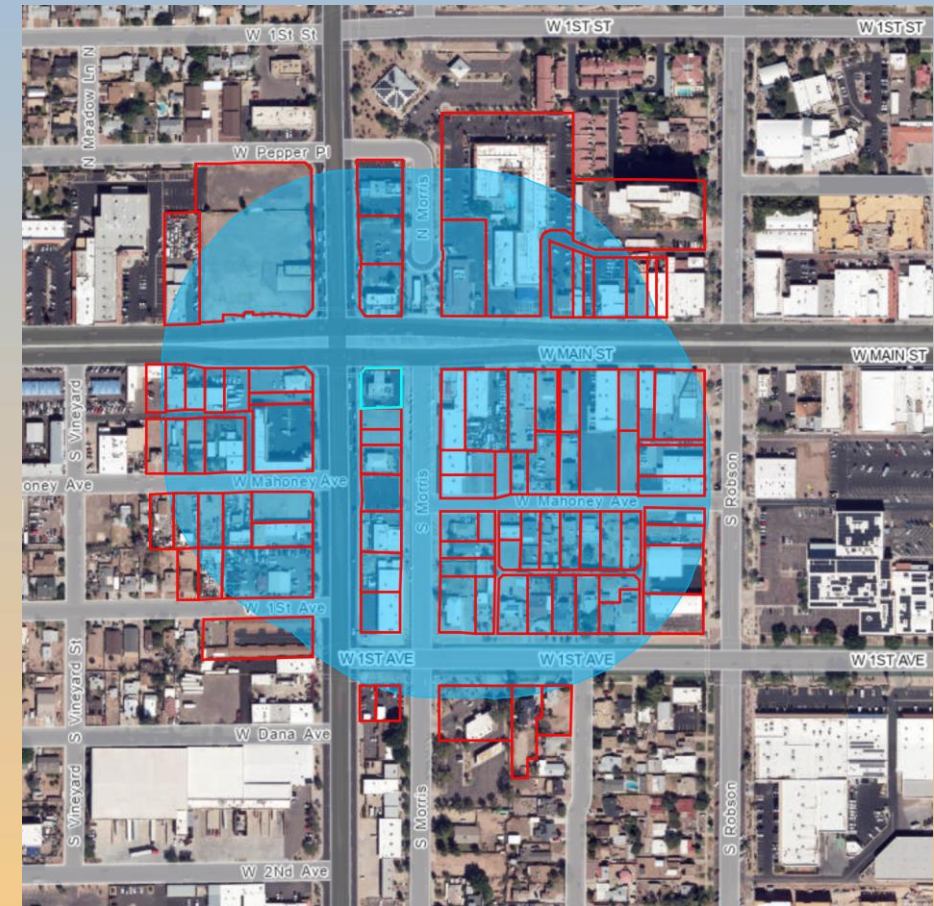
- ✓ Complies with the 2050 Mesa General Plan
- ✓ Meets required findings for a Variance in Section 11-80-3 of the MZO
- ✓ Complies with Section 11-67-9(B) of the MZO for extensions

Staff recommends Approval with Conditions



Citizen Participation

- Notified property owners within 500 feet
- No emails or phone calls





Board of Adjustment

BOA25-00840



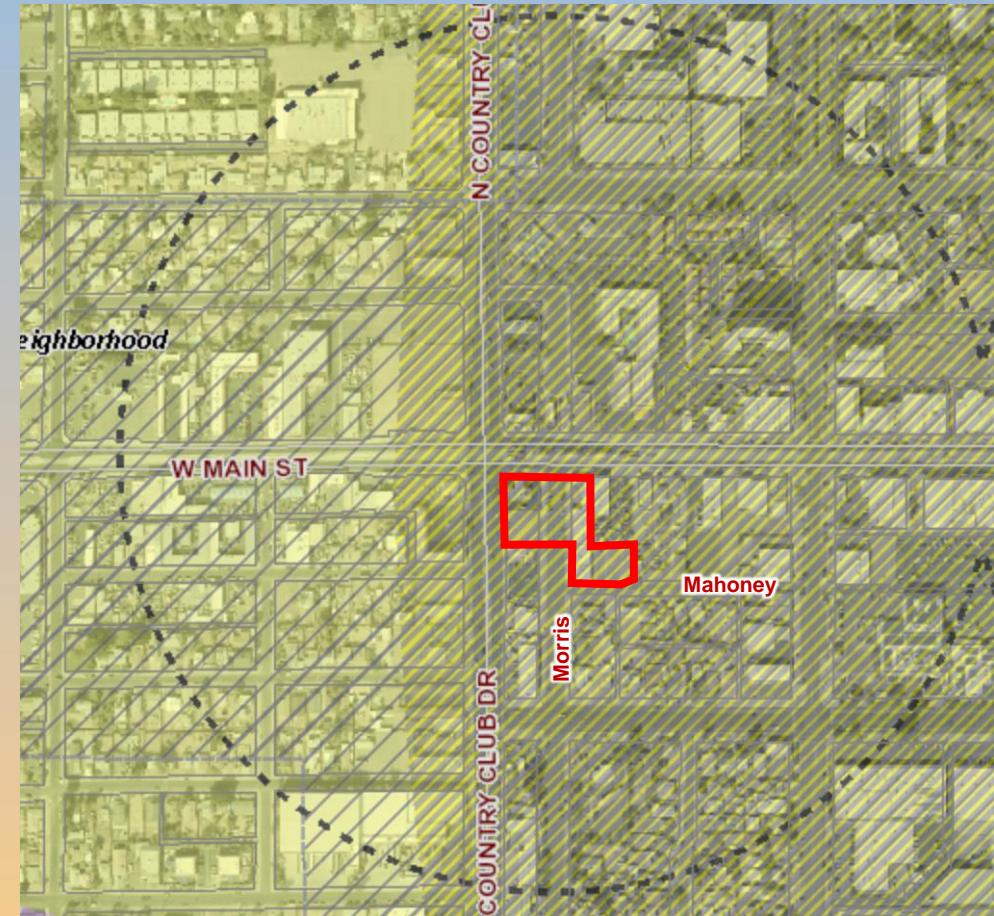
General Plan

Downtown with Transit District
overlay of Corridor Station Area

- Pedestrian oriented, people friendly
- Lots of activity; housing, employment, shopping, entertainment and events

Central Main Street Area Plan –
Urban Gateway Planning Area

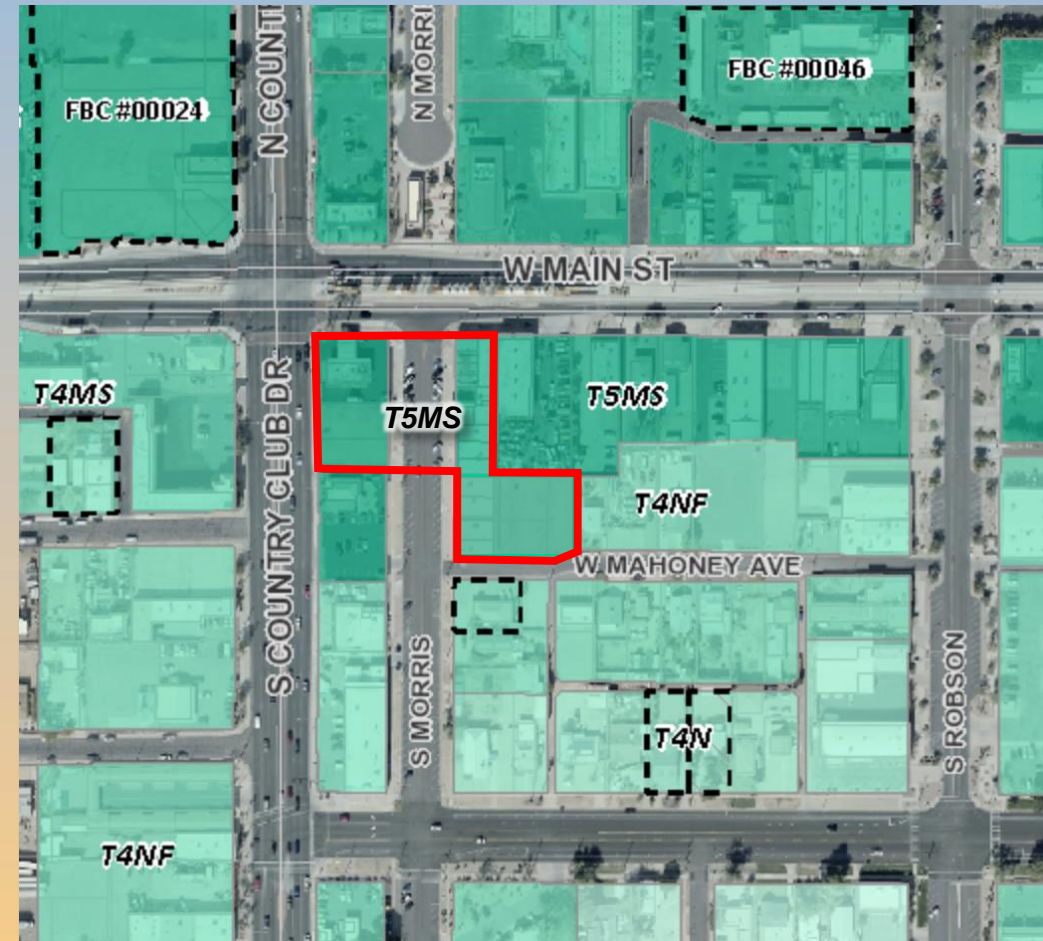
- Announce entrance into Downtown Mesa





Zoning

- Transect 5 Main Street (T5MS)
- T5MS Building Form
- Mid-Rise Building Form
- Shopfront, Gallery & Terrace
Private Frontage Types





Site Photos



Looking south down east side of Morris



Looking south down east side Country Club Drive



Site Photo



Looking north from Morris



Site Photo



Looking east from Morris



Site Photo

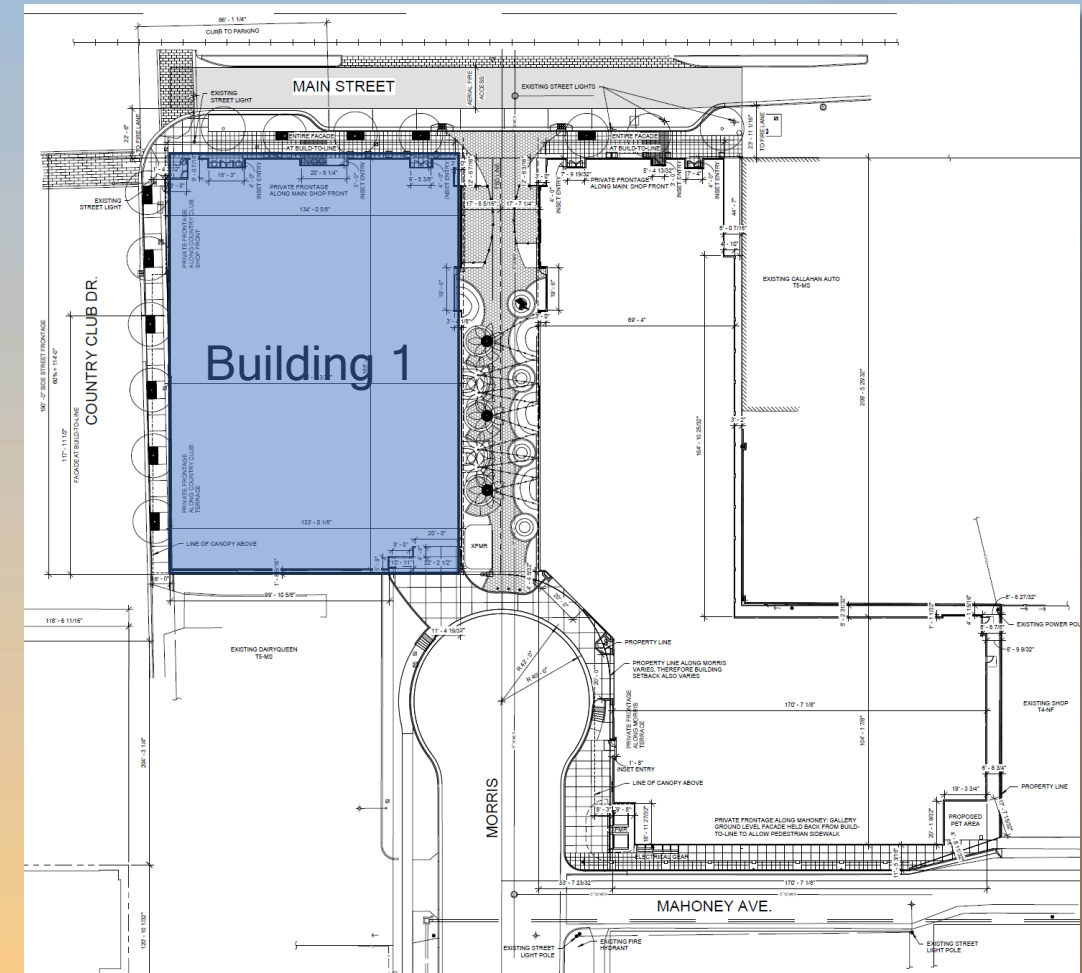


Looking north from Mahoney Avenue



Site Plan

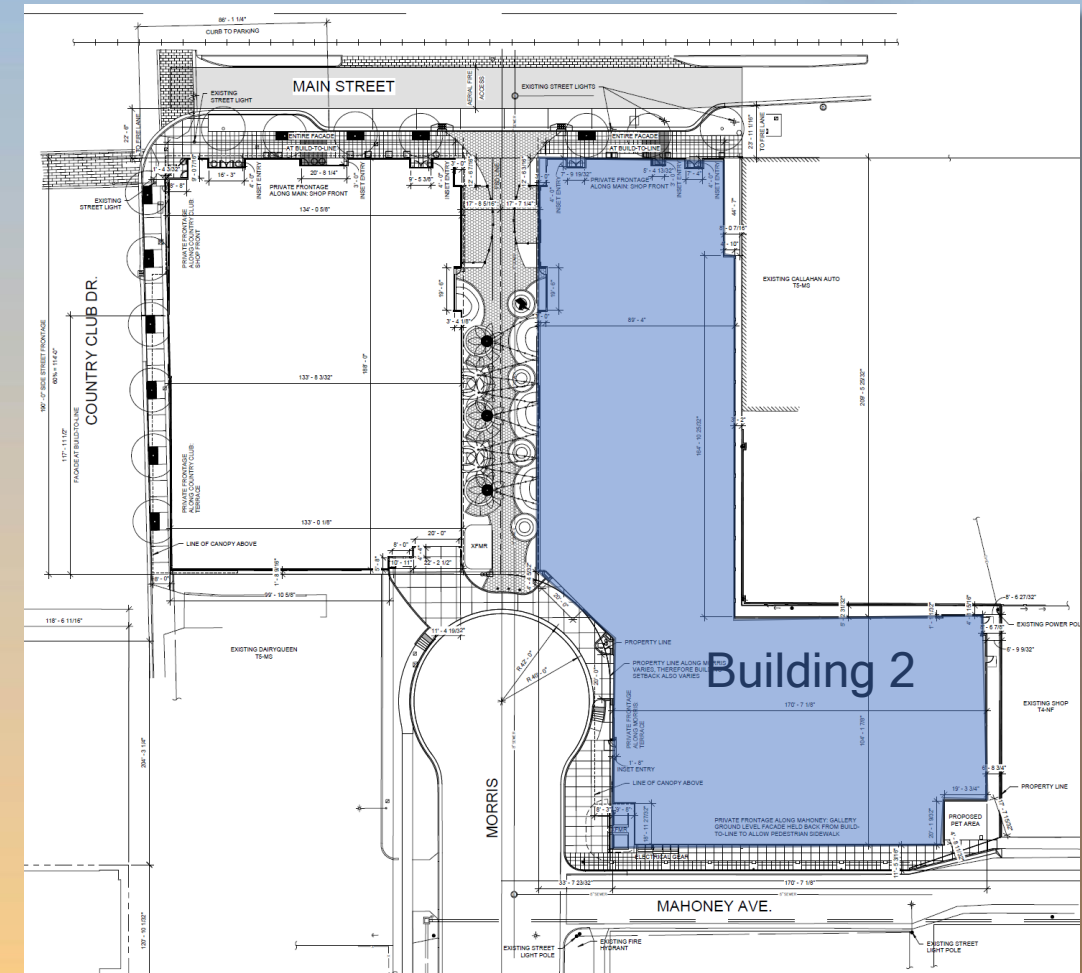
- Building 1: 6-story, with ground floor commercial and parking structure (41 spaces) and 5 floors residential units (157 units)





Site Plan

- Building 2: 8-story, with ground floor commercial and parking structure, 2 floors of residential units and structure parking and 5 floors of residential units
- Total of 211 structured parking spaces
- Total of 266 residential units

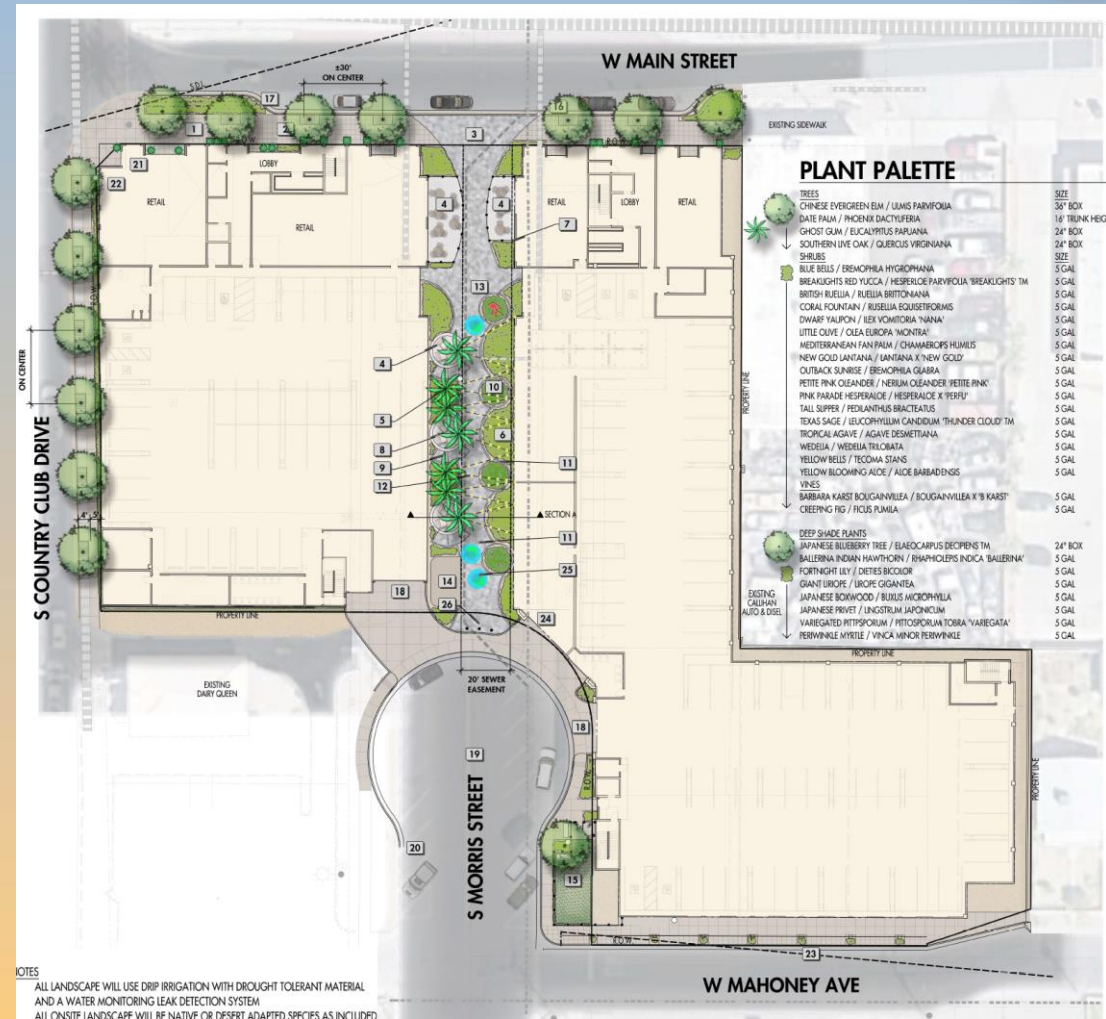




Landscape Plan

PLANT PALETTE

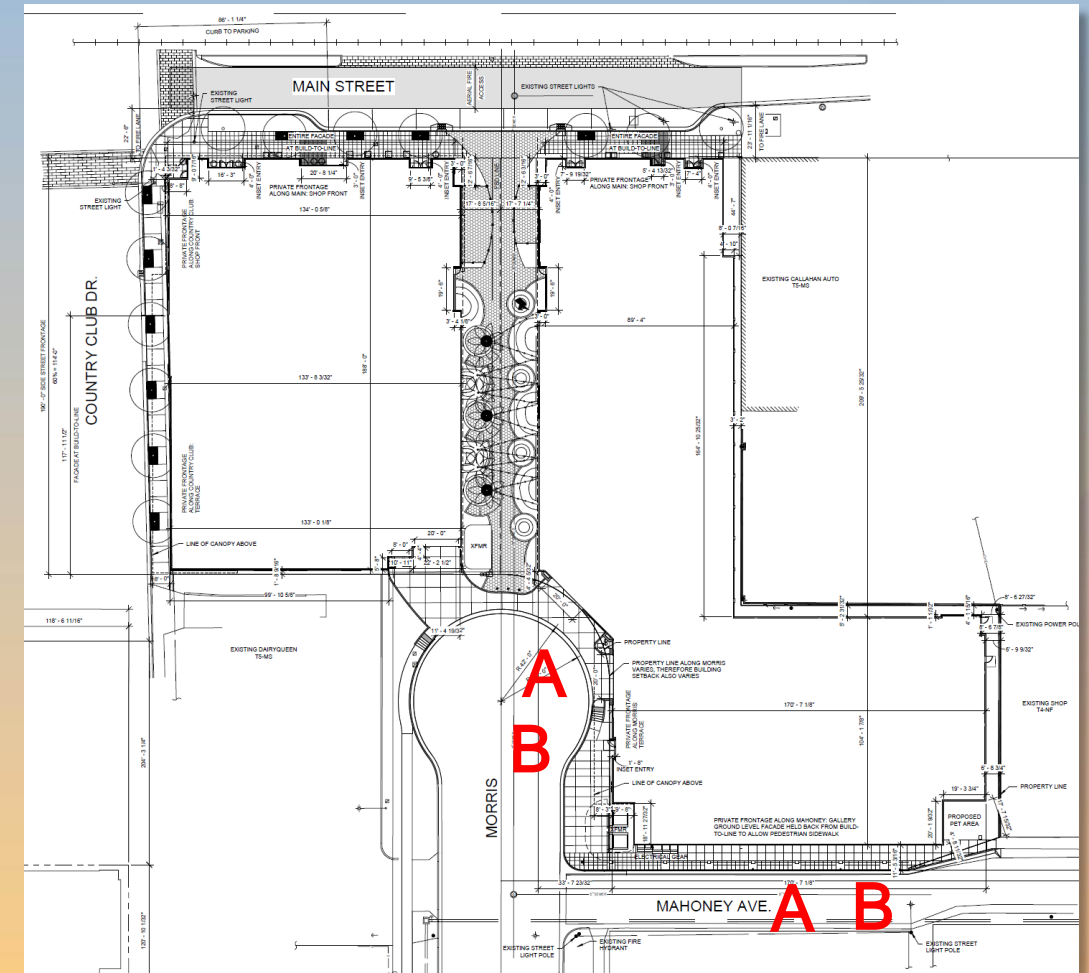
| TREES | SIZE |
|---|------------------|
| CHINESE EVERGREEN ELM / ULMIS PARVIFOLIA | 36" BOX |
| DATE PALM / PHOENIX DACTYLIFERA | 16' TRUNK HEIGHT |
| GHOST GUM / EUCALYPTUS PAPUANA | 24" BOX |
| SOUTHERN LIVE OAK / QUERCUS VIRGINIANA | 24" BOX |
| SHRUBS | SIZE |
| BLUE BELLS / EREMOPHILA HYGROPHANA | 5 GAL |
| BREAKLIGHTS RED YUCCA / HESPERLOE PARVIFOLIA 'BREAKLIGHTS' TM | 5 GAL |
| BRITISH RUELLIA / RUELLIA BRITTONIANA | 5 GAL |
| CORAL FOUNTAIN / RUELLIA EQUESTIFORMIS | 5 GAL |
| DWARF YAUPOIN / ILEX VOMITORIA 'NANA' | 5 GAL |
| LITTLE OLIVE / OLEA EUROPA 'MONTRA' | 5 GAL |
| MEDITERRANEAN FAN PALM / CHAMAEROPS HUMILIS | 5 GAL |
| NEW GOLD LANTANA / LANTANA X 'NEW GOLD' | 5 GAL |
| OUTBACK SUNRISE / EREMOPHILA GLABRA | 5 GAL |
| PETITE PINK OLEANDER / NERIUM OLEANDER 'PETITE PINK' | 5 GAL |
| PINK PARADE HESPERALOE / HESPERALOE X 'PERFU' | 5 GAL |
| TALL SUPPER / PEDILANTHUS BRACTEATUS | 5 GAL |
| TEXAS SAGE / LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM | 5 GAL |
| TROPICAL AGAVE / AGAVE DESMETTIANA | 5 GAL |
| WEDELIA / WEDELIA TRILOBATA | 5 GAL |
| YELLOW BELLS / TECOMA STANS | 5 GAL |
| YELLOW BLOOMING ALOE / ALOE BARBADENSIS | 5 GAL |
| VINES | SIZE |
| BARBARA KARST BOUGAINVILLEA / BOUGAINVILLEA X 'B KARST' | 5 GAL |
| CREEPING FIG / FICUS PUMILA | 5 GAL |
| DEEP SHADE PLANTS | SIZE |
| JAPANESE BLUEBERRY TREE / ELAEOCARPUS DECIPENS TM | 24" BOX |
| BALLERINA INDIAN HAWTHORN / RHAPHIOLEPIS INDICA 'BALLERINA' | 5 GAL |
| FORTNIGHT LILY / DIETIES BICOLOR | 5 GAL |
| GIANT ULIROPE / ULIROPE GIGANTEA | 5 GAL |
| JAPANESE BOXWOOD / BUXUS MICROPHYLLA | 5 GAL |
| JAPANESE PRIVET / LINGSTRUM JAPONICUM | 5 GAL |
| VARIEGATED PITTPSPORIUM / PITTOSPORIUM TOBRA 'VARIEGATA' | 5 GAL |
| PERIWINKLE MYRTLE / VINCA MINOR PERIWINKLE | 5 GAL |





Request Variances

- Build-To Lines Distance from Property Line/ROW, Side Street (**A**):
Morris and Mahoney (**A**)
- Build-To Lines Defined by a Building, Property Line/ROW, Side Street (**B**):
Mahoney, Building 2
Morris, Building 2





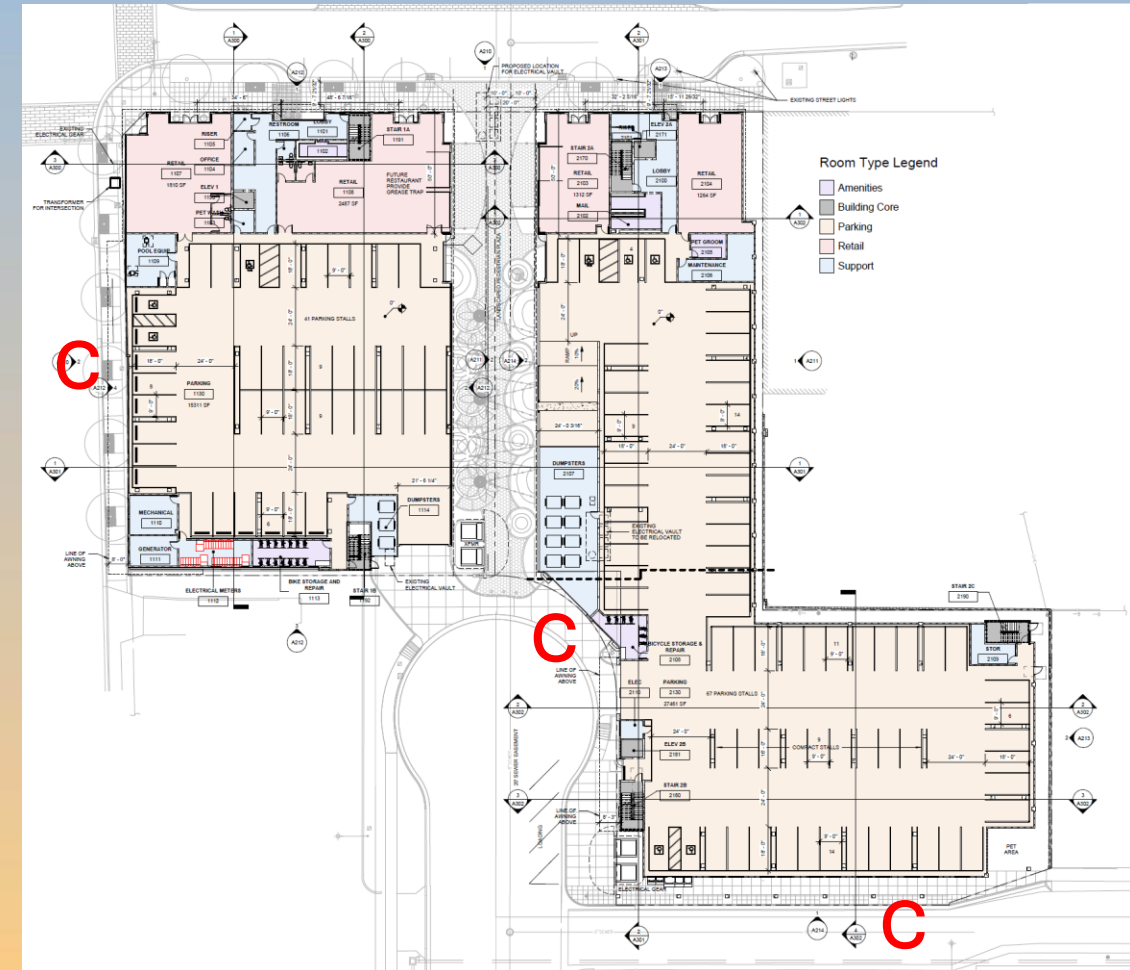
Request Variances

- Parking Location (Distance from Property Line/ROW), Side Street Setback, Ground Floor (**C**):

Country Club Drive = 0 feet

Morris = 0 feet

Mahoney = 0 feet



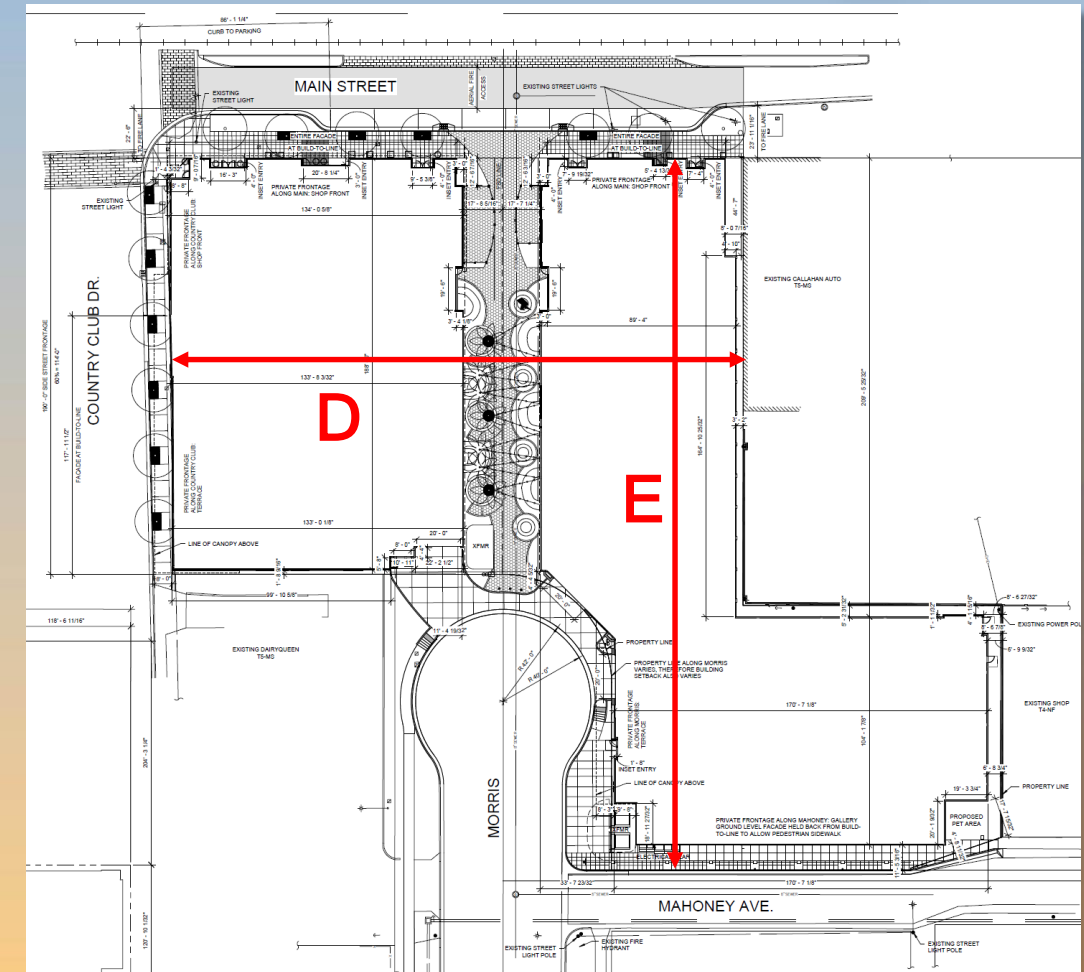


Request Variances

- Lot Size:

Width (**D**): 100 feet minimum: 200 feet maximum, proposing 381 feet, 2 inches maximum

Depth (**E**): 100 feet minimum: 150 feet maximum, proposing 325 feet 1-5/8 inches, maximum





Request Variances

- Footprint, Depth,

Floor 1-2:

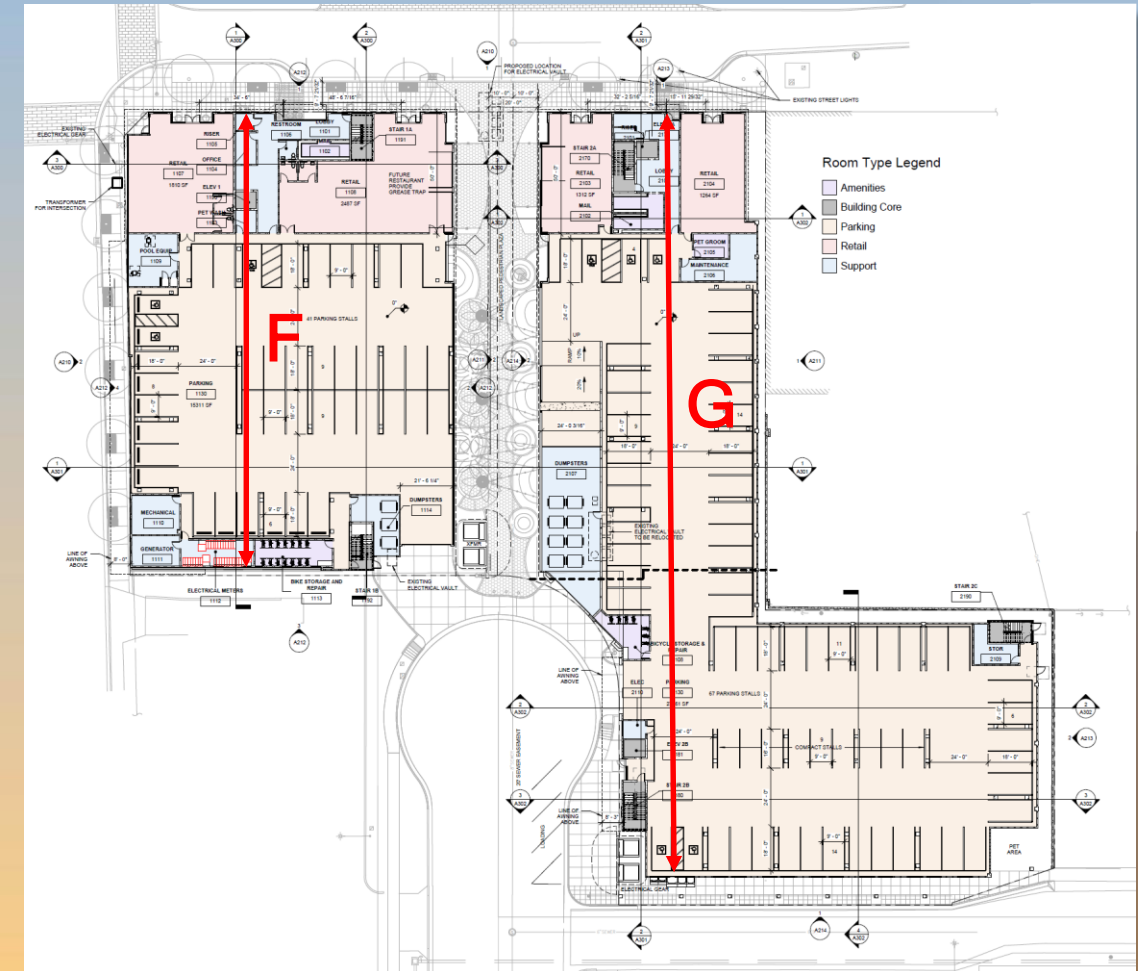
Building 1: 188 feet (**F**)

Building 2: 313 Feet, 7-21/32 inches (**G**)

Floors 3+:

Building 1: 188 feet (**F**):

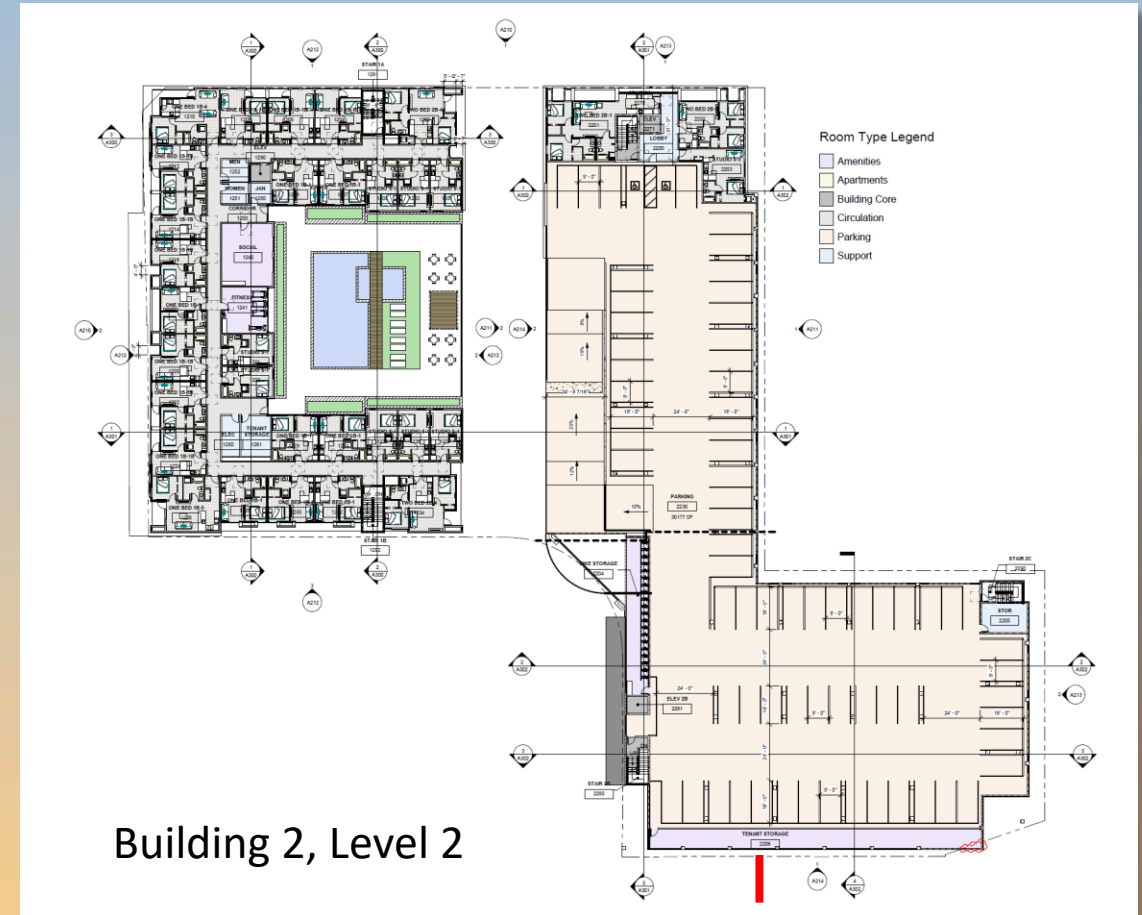
Building 2: 313 feet, 7-21/32 inches (**G**):





Request Variances

- Footprint: The floor plate of any floor may not be larger than the floor below.
- Building 2: The floor plate of Levels 2, 3, and 4 is larger than the ground floor level. (I)





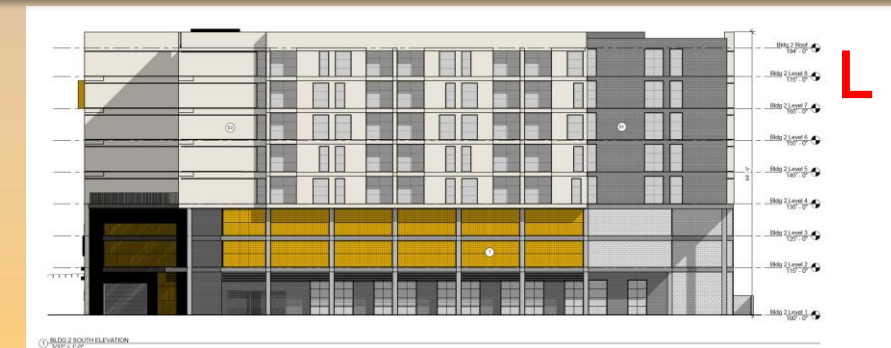
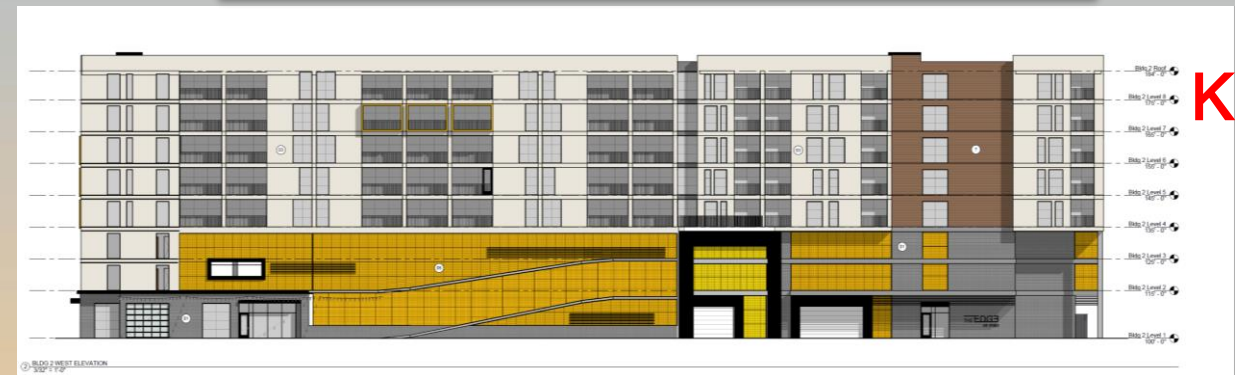
Request Variances

- Mid-rise Building in T5MS,
Front/Side Street Setback:

Floor 6+
Country Club Drive (J)

Morris, Building 2 (K)

Mahoney, Building 2 (L)





Request Variances

- Mid-rise Building in T5MS,
Side/Rear Setback:

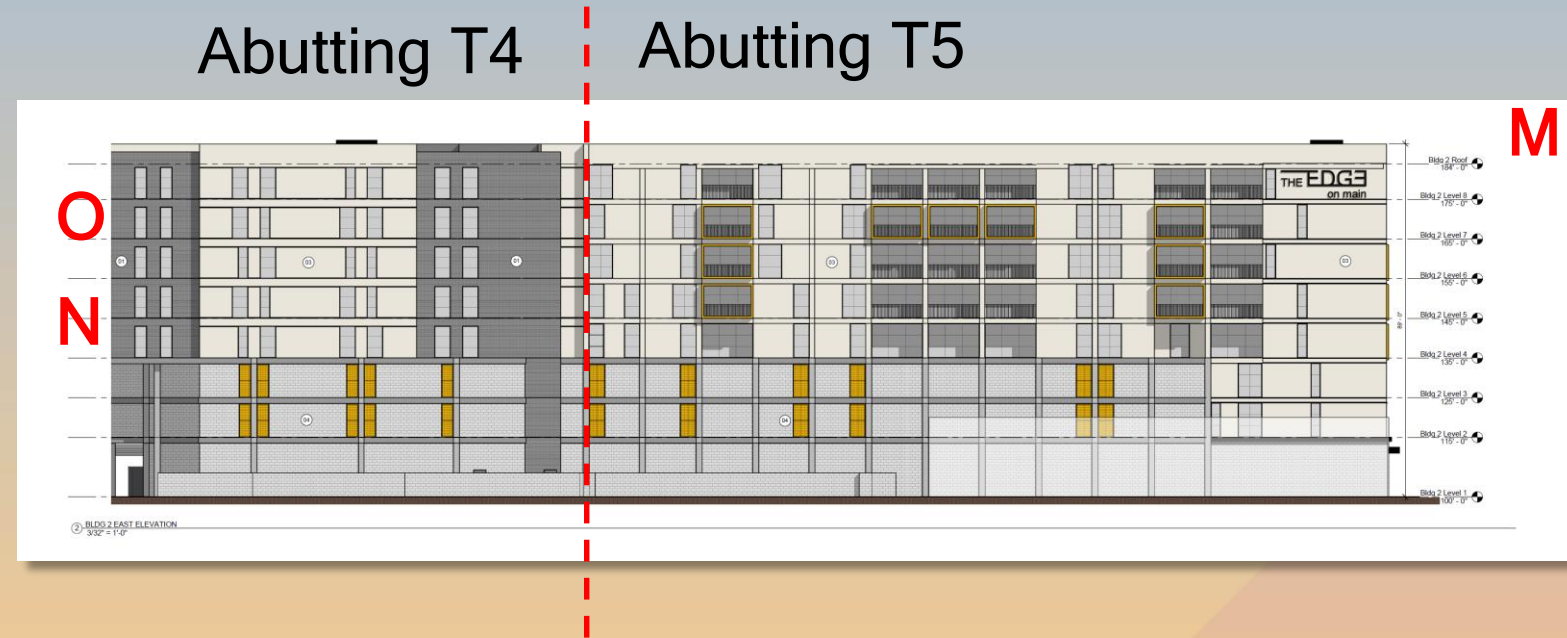
Abutting T6/T5:

Floors 6-8, Building 2 (**M**)

Abutting T4:

Floors 1-5, Building 2(**N**)

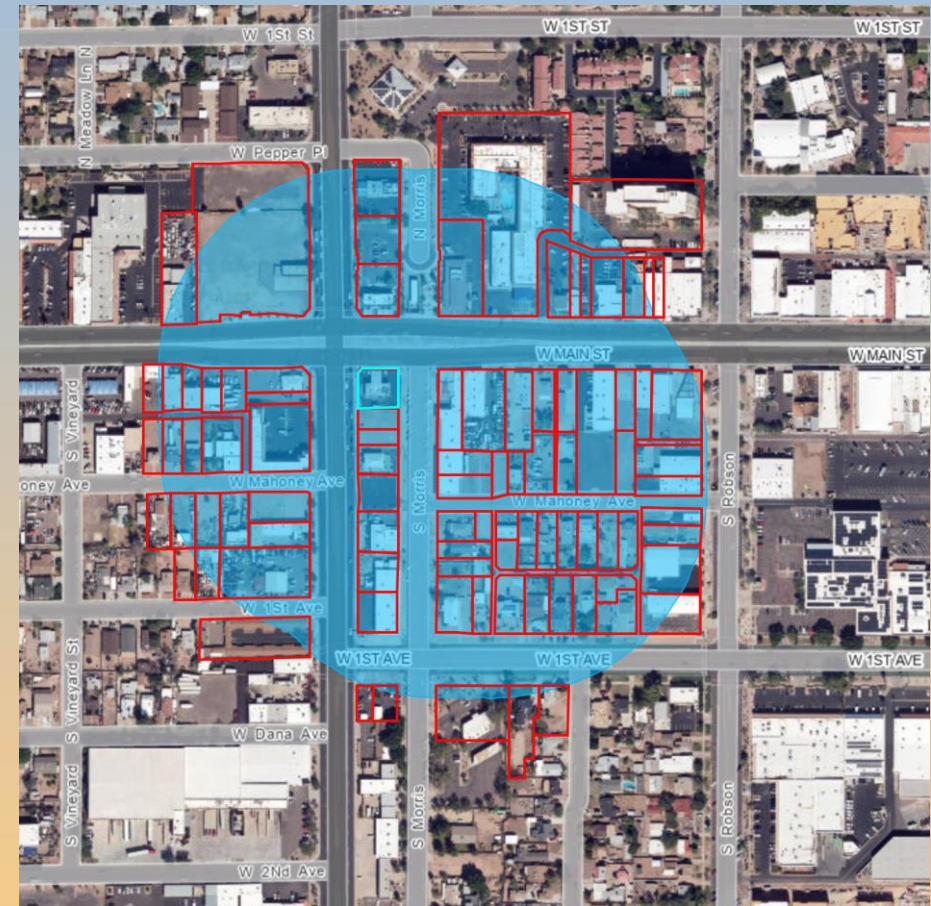
Floors 6-8, Building 2(**O**)





Citizen Participation

- Notified property owners within 500 feet
- No emails or phone calls





Approval Criteria

Section 11-80-3 Variance Criteria

- ✓ There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, and
- ✓ That such special circumstances are pre-existing, and not created by the property owner or appellant; and
- ✓ The strict application of the zoning Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district; and
- ✓ Any variance granted will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for a Variance in Section 11-80-3 of the MZO

Staff recommends Approval with Conditions



Board of Adjustment