



Board of Adjustment



BOA23-00286

Kwasi Abebrese, Planner I

August 2, 2023



Request

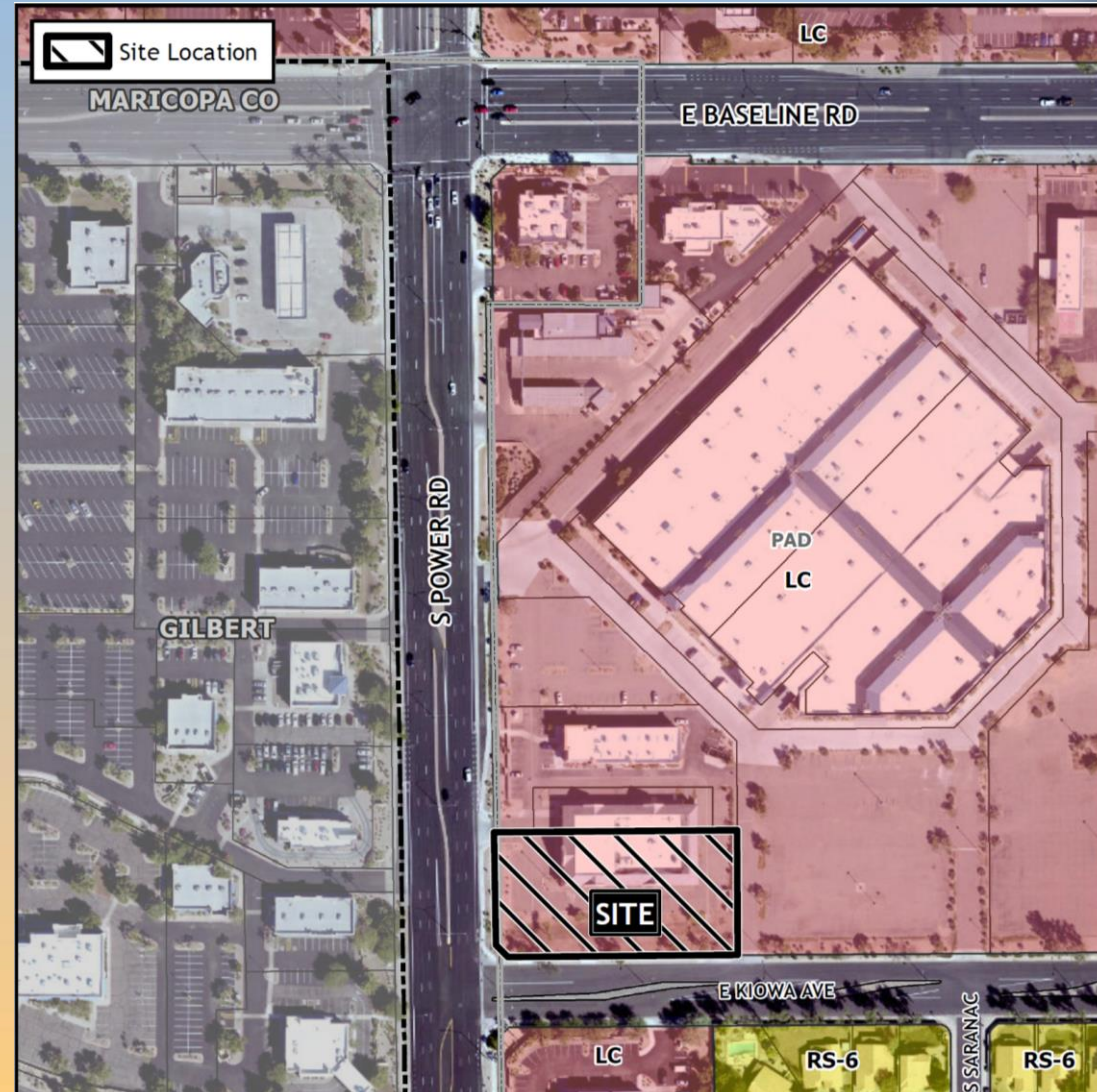
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards
- To allow for the development of a limited-service restaurant with a drive-thru facility





Location

- South of Baseline Road
- East of Power Road
- North of Kiowa Avenue





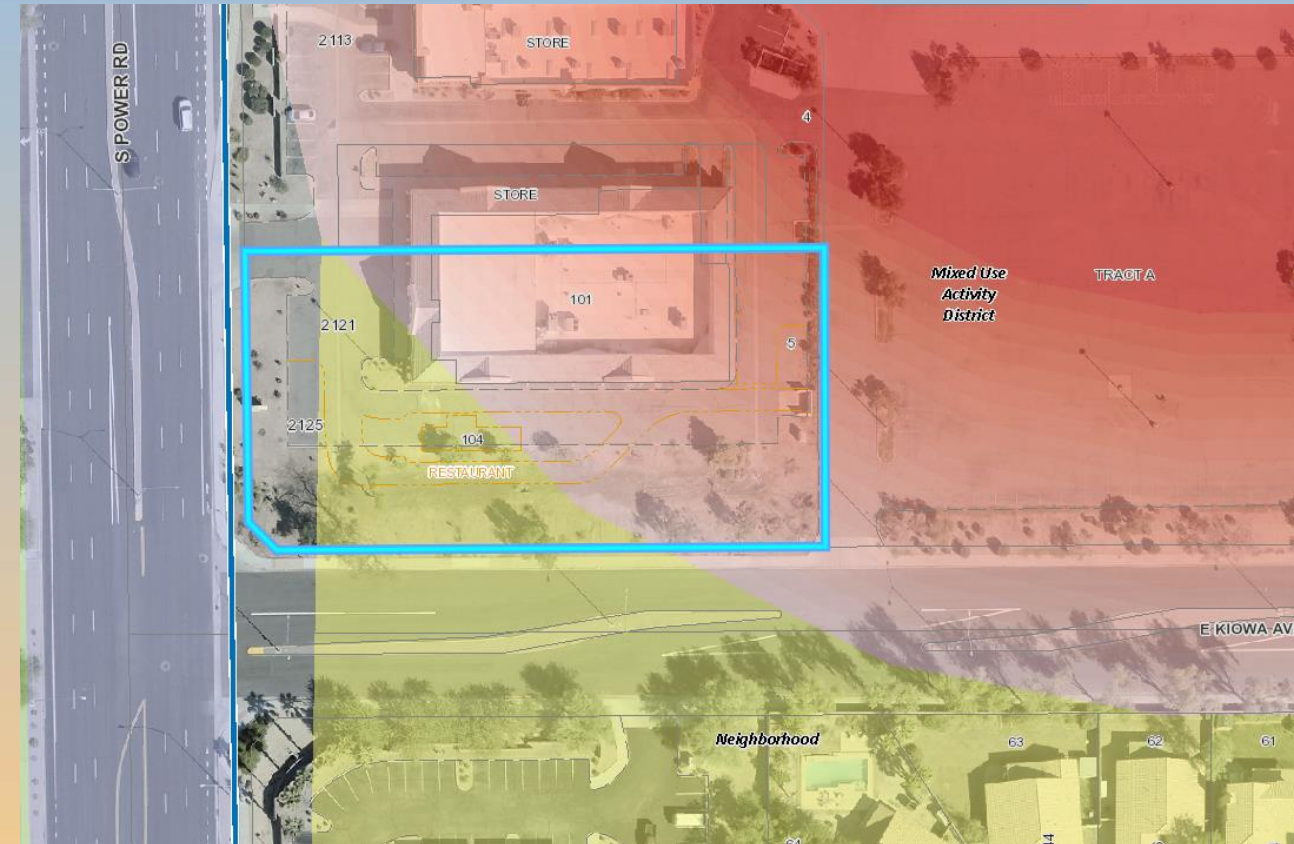
General Plan

Mixed Use Activity District

- Strong and viable centers of commercial activity
- Attract people to unique shopping and entertainment experiences

Neighborhood

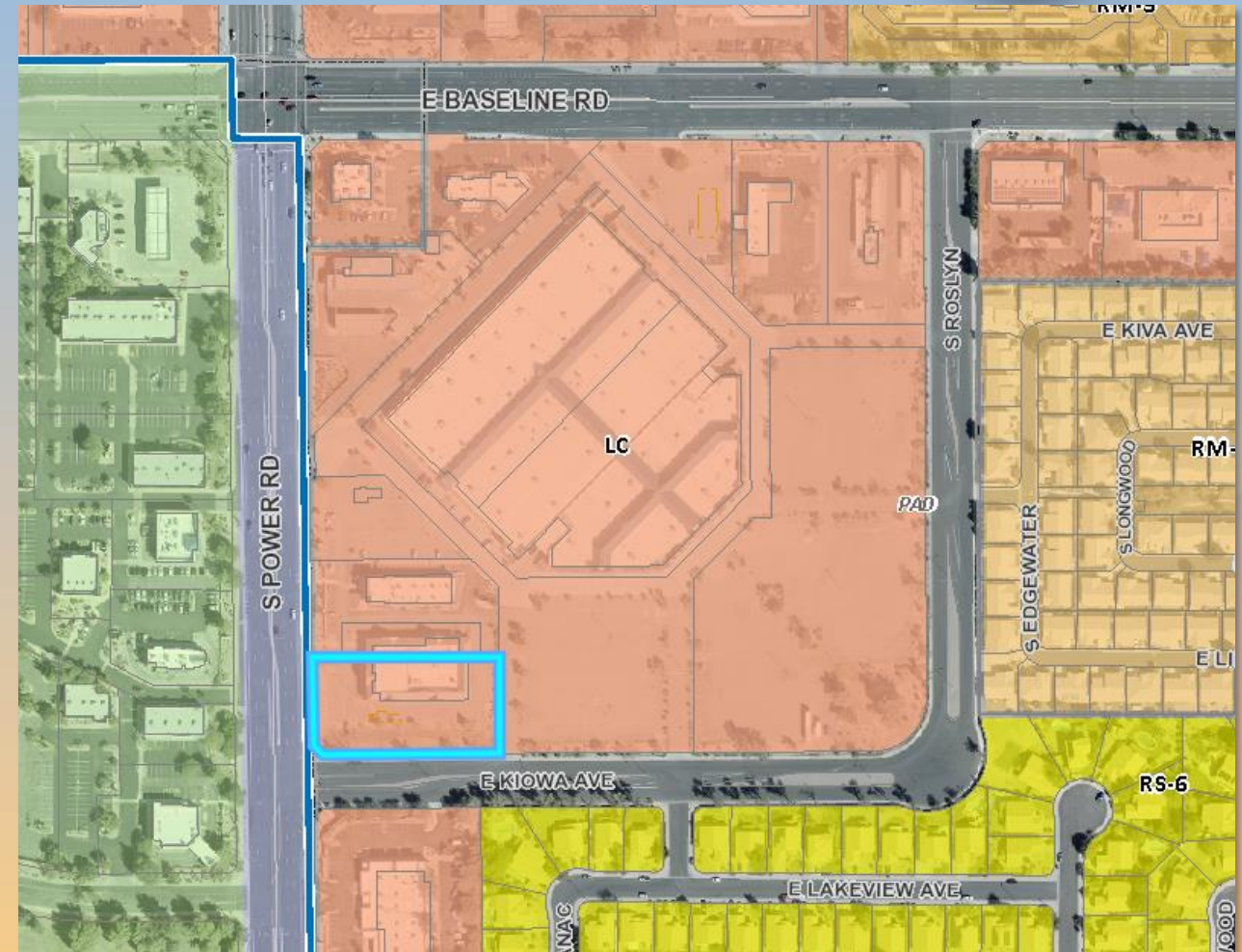
- Provide safe places for people to live and enjoy their surrounding community
- May contain commercial uses along arterial frontages and intersections





Zoning

- Limited Commercial with a Planned Area Development overlay (LC-PAD)
- A limited-service restaurant with drive-thru is permitted in the LC district





Site Photo



Looking east from Power Road



Site Photo

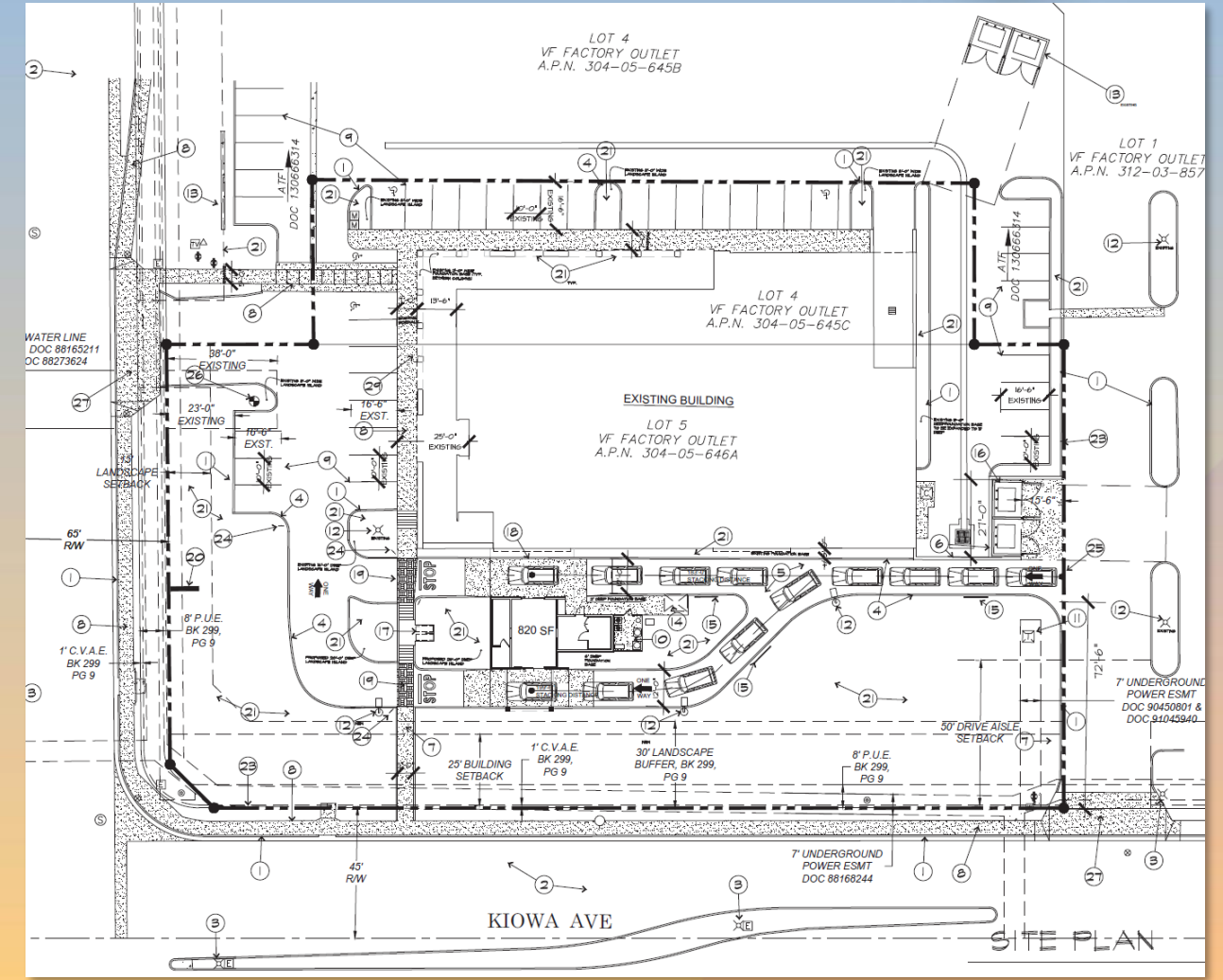


Looking north from Kiowa Avenue



Site Plan

- 820 sq ft restaurant building with drive-thru
- Building will be attached to the existing retail building
- Vehicular access from East Kiowa Avenue and South Power Road
- SCIP request for existing non-conforming conditions





SCIP Development Standards

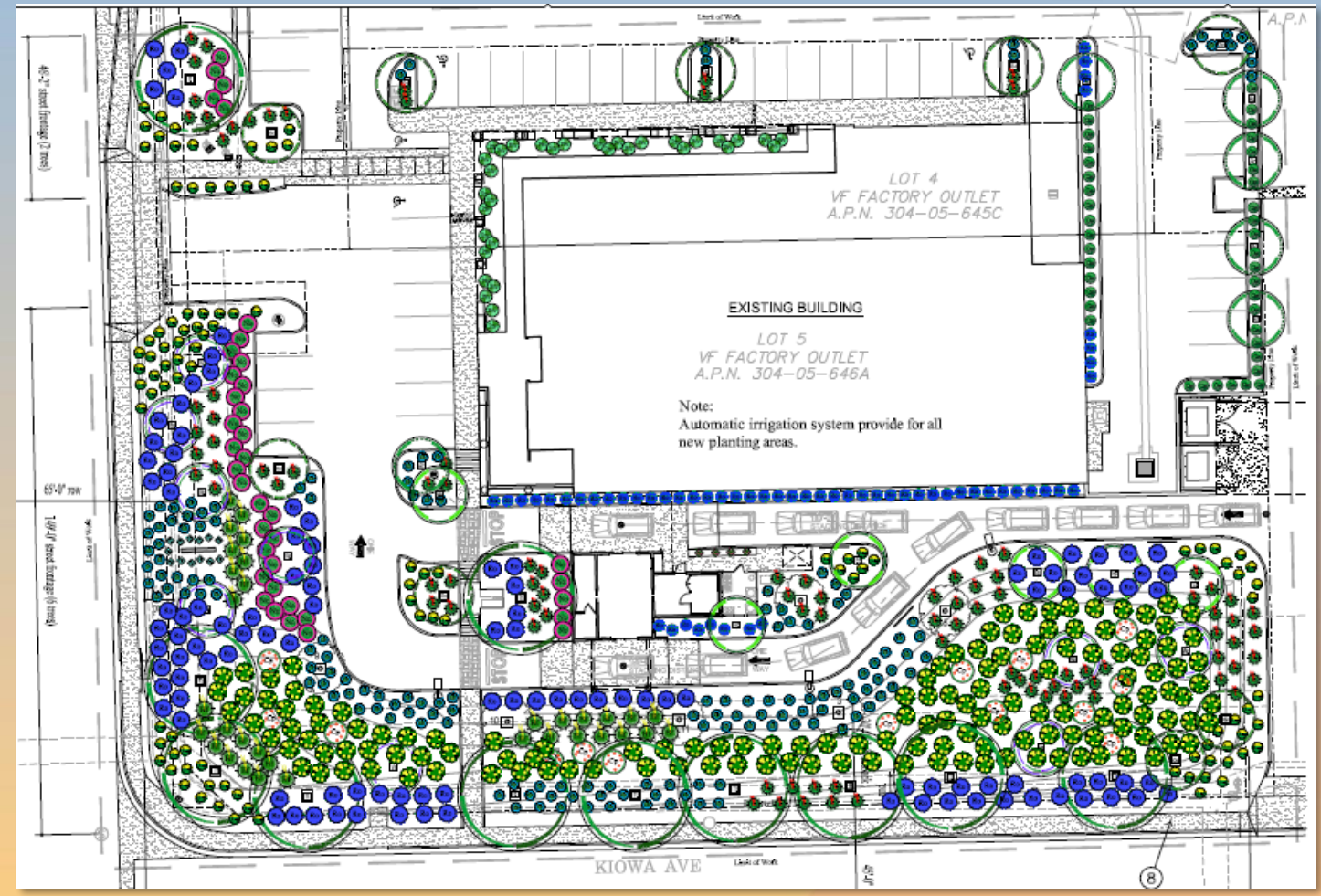
Development Standard	MZO Requirements	Applicant Proposal
<p><i>Setback of cross drive aisles: [Section 11-32-4(A)]</i></p> <p><i>Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles</i></p>	<p>50'</p>	<p>38' (Existing)</p>
<p><i>Standard parking spaces: [Section 11-32-2(H)(1)]</i></p> <p><i>Minimum basic dimensions for standard parking spaces</i></p>	<p>9' by 18'</p>	<p>10' by 16' 6" (Existing)</p>
<p><i>Foundation base landscaping: [Table 11-33-5(B)(1)]</i></p> <p><i>Number of trees</i></p>	<p>A minimum of one (1) tree per 50 linear feet or less of exterior wall length</p>	<p>1 tree per 52 linear feet at the west side of building</p>



Landscape Plan

PLANT LEGEND

sym.	common name	botanical name	size	total qty.
Trees				
(#)	Salvaged Tree	Refer to Salvage Legend	Boxed size varies	6
(Ac)	Leather Leaf Acacia	Acacia carpedocarpa	24" box	6
(Ep)	Ghost Gum	Eucalyptus papuana	36" box	6
(Oe)	Fruitless Olive Tree	Olea europaea 'Swan Hill'	36" box	9
(Ti)	Tipu Tree	Tipuana tipu	24" box	11
(Va)	Chaste Tree	Vitex agnus-castus	24" box	9
Shrubs & Cactus				
(Blue Elf)	Blue Elf Aloe	Aloe hybrid 'blue elf'	1 gal	4
(Parry's)	Parry's Agave	Agave parrii	5 gal	21
(Blue Bells)	Blue Bells Emu	Eremophila hygrophana	5 gal	143
(Red Hesperaloe)	Red Hesperaloe	Hesperaloe parviflora	5 gal	101
(Giant Hesperaloe)	Giant Hesperaloe	Hesperaloe funifera	5 gal	35
(New Gold)	New Gold Lantana	Lantana sp. 'new gold'	5 gal.	98
(Pink Petite)	Pink Petite Oleander	Nerium oleander	5 gal	44
(Little Ollie)	Little Ollie	Olea europaea 'little ollie'	5 gal	41
(Trailing Rosemary)	Trailing Rosemary	Rosmarinus officinalis	5 gal	113
(Upright Rosemary)	Upright Rosemary	Rosmarinus officinalis 'tuscan blue'	5 gal	58
(Variegated Pittosporum)	Variegated Pittosporum	Pittosporum tobira	5 gal	33
(Candelilla)	Candelilla	Euphorbia antisiphilitica	5 gal	-
(Outback Sunrise)	Outback Sunrise Emu	Eremophila glabra 'mingenew'	5 gal	119
(Red Bird of Paradise)	Red Bird of Paradise	Caesalpinia pulcherrima	5 gal	14
Landscape Materials				
(Granite Topdressing)	Granite Topdressing		3/4" screened	22,593 sqft
(Color: match existing, 2" thick application)	Color: match existing, 2" thick application			





Elevations



West Elevation



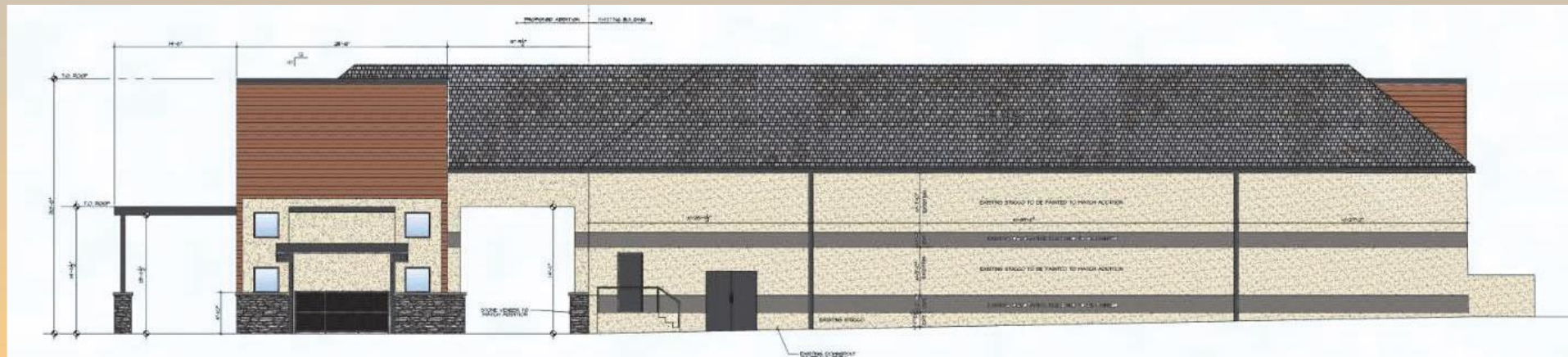
North Elevation



Elevations



South Elevation

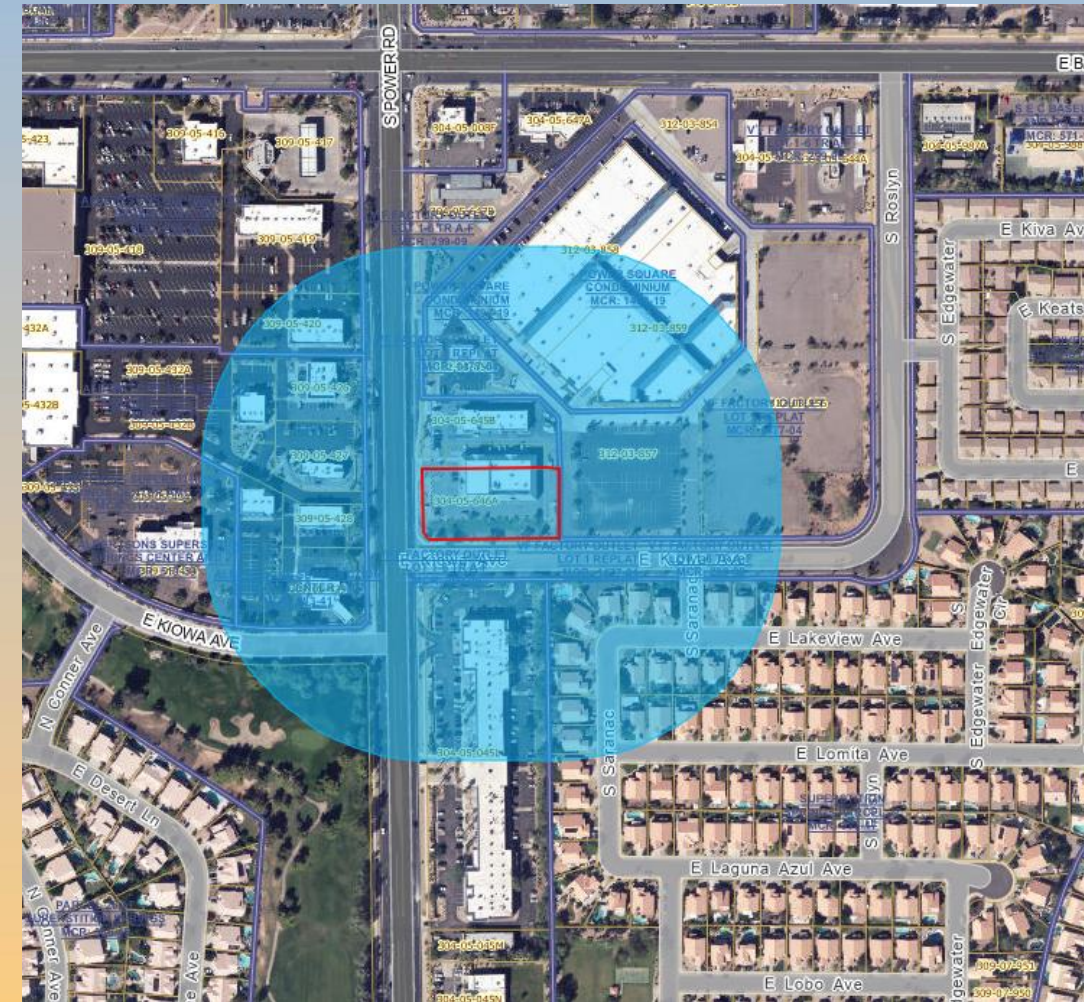


East Elevation



Citizen Participation

- Notified property owners within 500 feet
- Neither staff nor the applicant received any comment.





Approval Criteria

Section 11-73-3 SCIP Criteria

- ✓ Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards
- ✓ Full compliance would discourage redevelopment of the site
- ✓ No new non-conforming conditions will be created
- ✓ Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO

Staff recommends Approval with Conditions



Board of Adjustment