



BOARD OF ADJUSTMENT

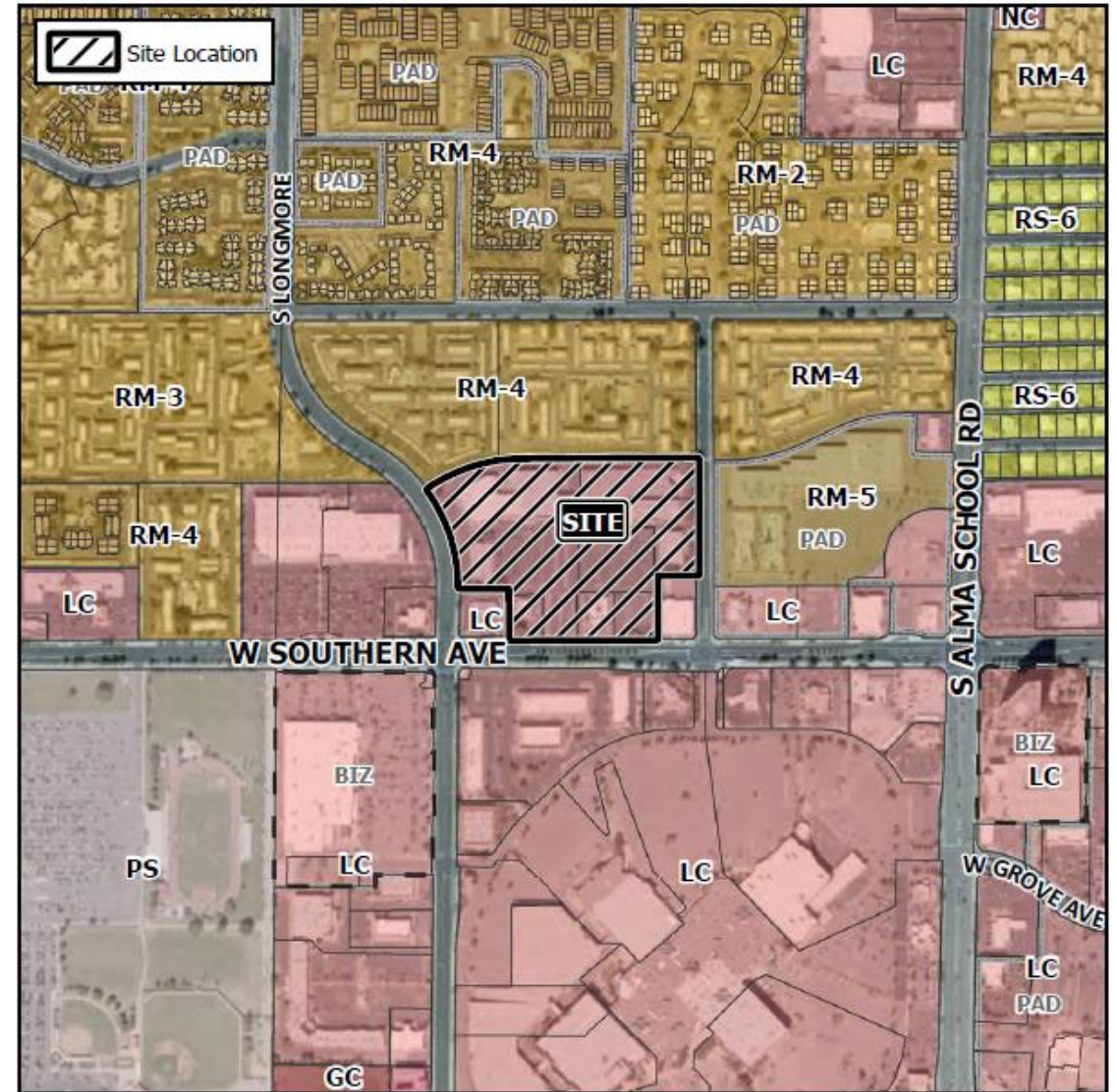
January 6, 2021

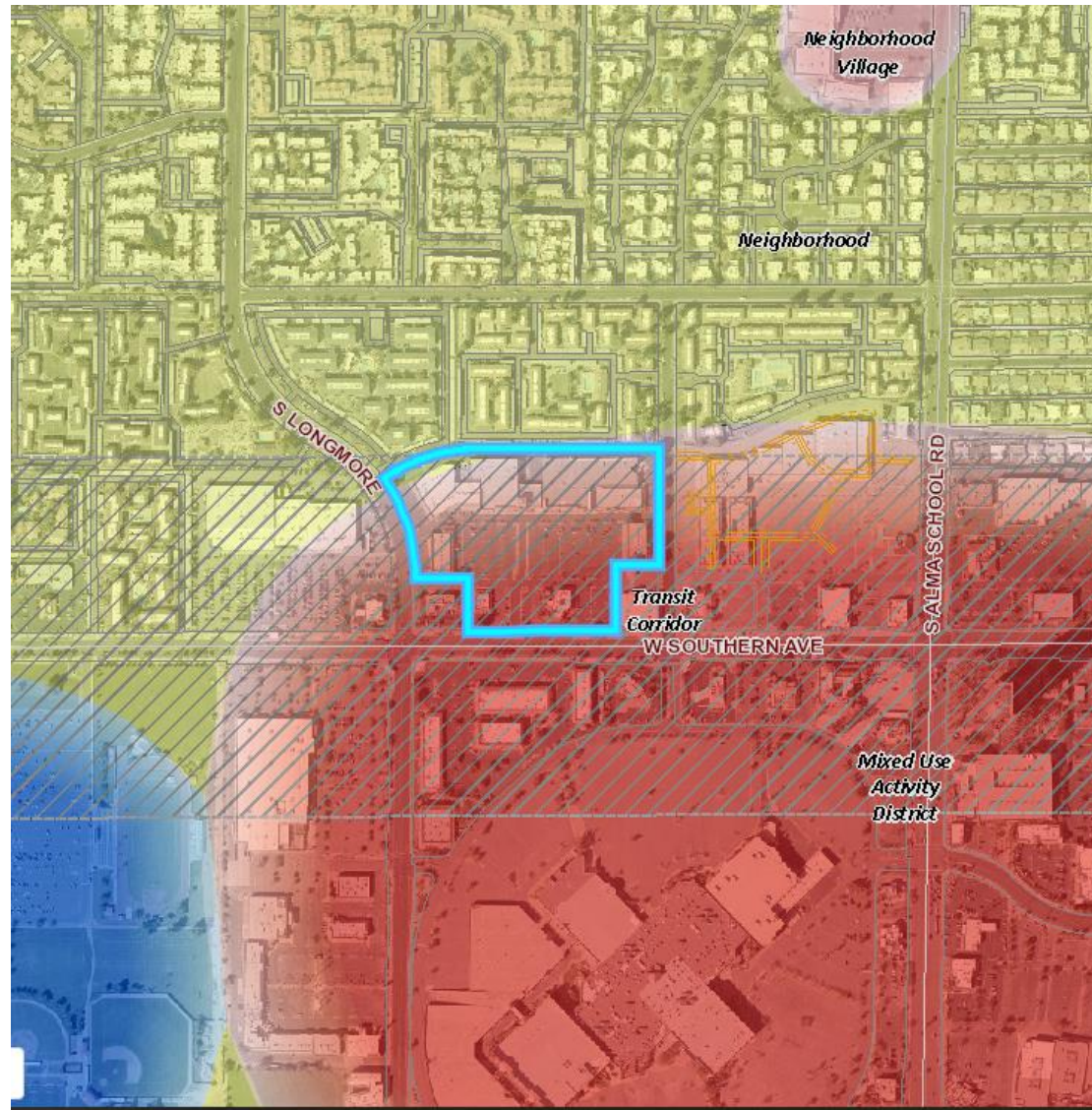


BOA20-00803

Location

- North of Southern Avenue
- West of Alma School Road





General Plan

Mixed Use Activity

- Strong, viable centers of commercial activity

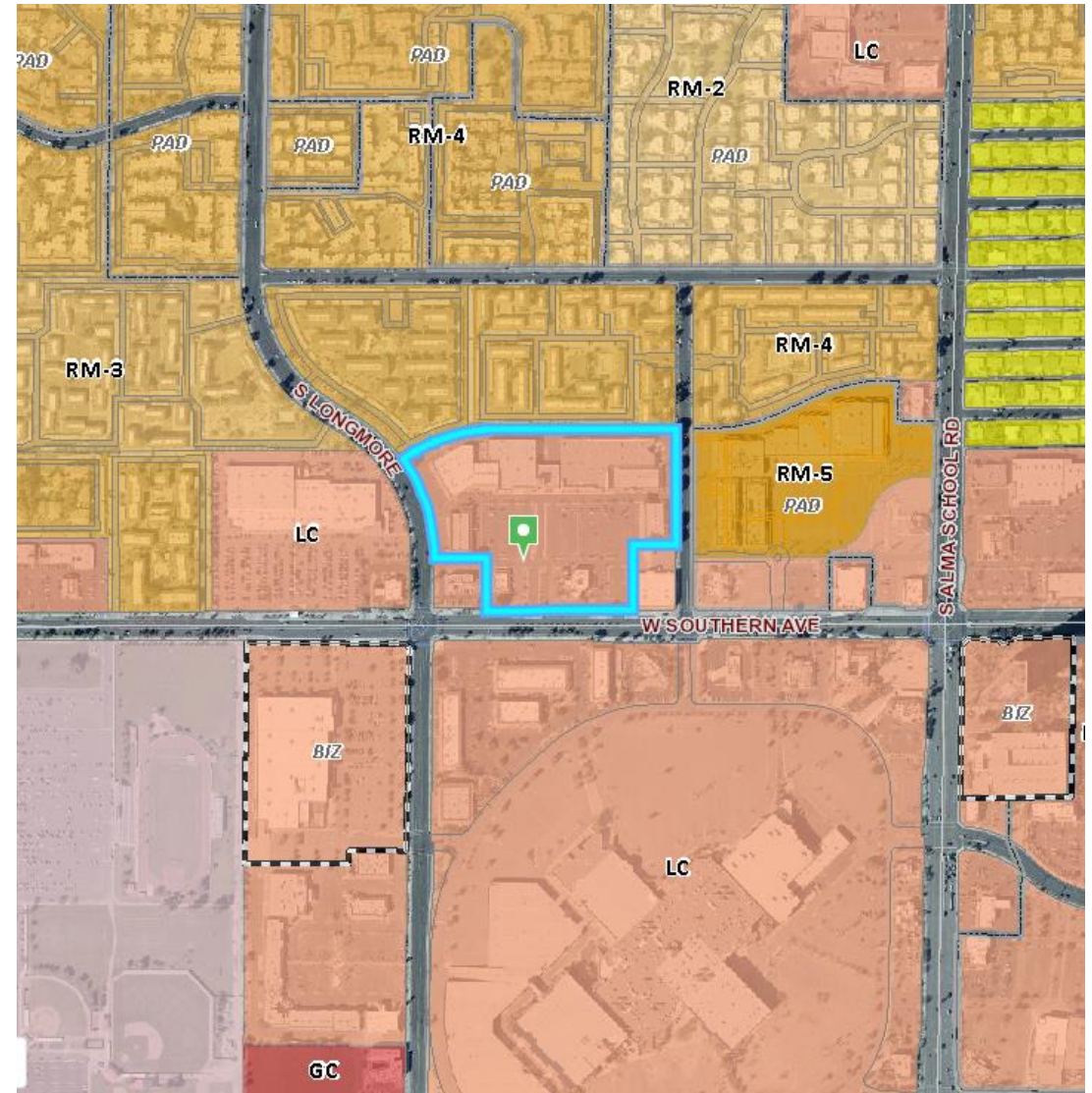
Transit Corridor

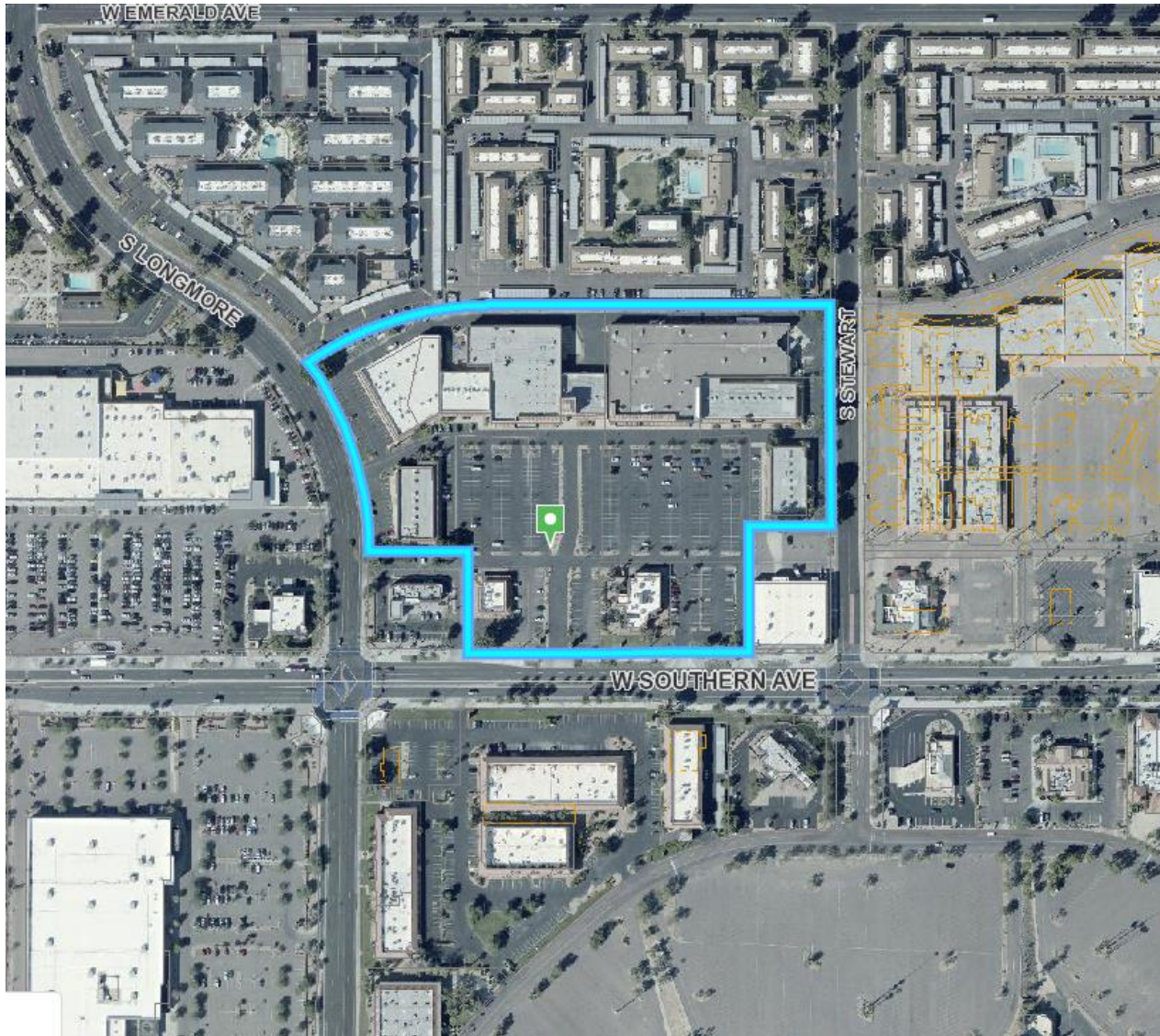
- Mixed-use, pedestrian-oriented, urban environment

Zoning

Limited Commercial (LC)

- Indoor retail, entertainment and service oriented businesses
- Trade School is a permitted use in the LC district





Request

- Special Use Permit

Purpose

- Allow for a reduction in the number of parking spaces required for a trade school

Site Photos



Looking northwest towards the school location



Looking north towards the office suites

SUP Request

- Parking required per code
 - 150
- Parking provided:
 - 70
- Shared parking with adjacent tenants
- Parking study completed



Approval Criteria

Section 11-32-5 Shared Parking Criteria



The various activities will have peak parking demands at different periods of the day or week; and



Based on competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.

Approval Criteria

Section 11-32-6 SUP Parking Reduction Criteria

✓	Special conditions - including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site - exist that will reduce parking demand at the site;
✓	The use will adequately be served by the proposed parking; and
✓	Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.

Approval Criteria

Section 11-70-5 SUP Criteria

✓	Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
✓	The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the District where it is located and conform with the General Plan and with any other applicable City plan or policies;
✓	The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and
✓	Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

Summary

Findings

- Complies with the 2040 Mesa General Plan
- Meets the criteria in Section 11-32-5 for shared parking
- Meets the criteria in Section 11-32-6 for a parking reduction
- Meets the criteria outlined in section 11-70-5 for a SUP

Staff Recommendation

Approval with Conditions



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