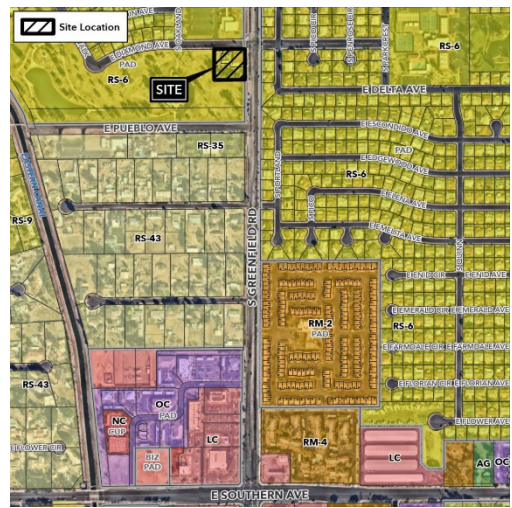




DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

Board of Adjustment Board Staff Report

June 4, 2025

Case No.	BOA25-00186	
Project Name	City of Mesa Fire and Medical Station 205	
Request	<ul style="list-style-type: none">Substantial Conformance Improvement Permit (SCIP) for a Public Safety Facility	
Project Location	Located at 730 South Greenfield Road	
Parcel No(s)	140-37-003H 140-37-003G	
Project Area	1± acre	
Council District	District 2	
Existing Zoning	RS-6-PAD	
General Plan Designation	Traditional Residential and Parks Open Space	
Applicant	Juan Rivas, Perlman Architects	
Owner	City of Mesa	
Staff Planner	Josh Grandlienard, AICP, Senior Planner	

Recommendation

Staff finds that the requested SCIP meets the required findings outlined in MZO Section 11-73-3.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) in the Single Residence-6 with a Planned Area Development Overlay (RS-6-PAD) District to allow for the rebuild of an existing Public Safety Facility.

Concurrent Applications:

- **Design Review:** Design Review Board meeting is scheduled for June 10, 2025, to vote on the proposed elevations, landscape plan, and photometric plan. The Design Review Board provided minor comments as a part of their May 13, 2025, Work Session.
- **Initial Site Plan:** The Planning Director is scheduled to consider the request for administrative site plan approval of the proposed site plan if the proposed SCIP and Design Review are approved by the Board of Adjustment and Design Review Board respectively.

Site Context

General Plan:

- The Placetype for the project site is Traditional Residential and Parks/Open Space, and the Growth Strategy is Sustain.
- Public/Semi Public use is a supporting land use.

Zoning:

- The project site is zoned Single Residence-6 with a Planned Area development Overlay (RS-6-PAD).
- A Public Safety Facility is a permitted use within the RS-6 District.

Surrounding Zoning & Use Activity:

The proposed Public Safety Facility is compatible with surrounding land uses, which include places of worship, a City Park, and Single Family neighborhoods.

Northwest (Across E Diamond Ave) RS-6-PAD Church	North (Across E Diamond Ave) RS-6-PAD Church	Northeast (Across E Greenfield Road) RS-6-PAD Single Family Subdivision
West RS-6-PAD Greenfield Park	Project Site RS-6-PAD Existing Fire Station	East (Across E Greenfield Road) RS-6-PAD Single Family Subdivision
Southwest RS-6-PAD Greenfield Park	South RS-6-PAD Greenfield Park	Southeast (Across E Greenfield Road) RS-6-PAD Single Family Subdivision

Site History:

- **November 5, 1973:** City Council annexed 392± acres, including the project site, into the City of Mesa (Ordinance No. 829).

- **May 19, 1975:** City Council approved a rezoning for 91.5± acres, including the project site, from Maricopa County R-43 to City of Mesa Single Family Residence R1-6 with a Planned Area Development (equivalent to current RS-6-PAD) (Case No. Z74-054; Ordinance No. 886).

Project/Request Details

Site Plan:

- **Building Design:** The 11,554 square foot Public Safety Facility will be a single-story structure situated on the eastern portion of the site. Along the east side of the building is the main entrance and a covered entry plaza with a pedestrian path to the public sidewalk along Greenfield Road.
- **Access:** The site has one ingress and three egress points, with an ingress/egress point located on Greenfield Road with a Public Parking location located on the east side of the secured yard. On Diamond Avenue, there are two egress only locations, where one is designed for emergency vehicles and another is designed for standard passenger vehicles.
- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 13 parking spaces are required. The proposed site plan shows 15 parking spaces, with the locations consistent with the existing conditions on site.
- **Landscaping:** The landscaped areas are located along the perimeter of the site as well as across the front of the building and within the parking area, with additional existing landscaping located within the Greenfield Park area.

Substantial Conformance Improvement Permit:

A Substantial Conformance Improvement Permit (SCIP) allows for the redevelopment of non-conforming sites without requiring full compliance with all current standards. Instead, it enables the applicant to incrementally address non-conforming conditions in proportion to the scope of improvements being proposed.

Non-conforming Conditions:

- **Setbacks:** The project site has a 20-foot street-facing setback along Diamond Avenue and a 10-foot setback along Greenfield Road.
- **Setback of Cross Drive Aisles:** There is currently a 20-foot setback for parking spaces off the drive aisle that is accessed via Greenfield Road. Per Section 11-32-4, a 50-foot setback from the property line is required for all parking spaces and cross drive aisles.

Proposed Improvements: To bring the site into further conformance, the applicant is proposing to install the required landscaping in the landscape yard along Diamond Avenue and Greenfield Road.

Approval Criteria - Section 11-73-3:

- **Improvements Constitute the Greatest Degree of Compliance:** The proposed redevelopment of the site is allowing for greater emergency service coverage for the surrounding area without impacting the existing setbacks and allowing for more emergency vehicles on site. The Site plan also maintains the existing parking count while also providing

for ADA access and a secured yard area that will only be locked outside of normal business hours.

- **Compatible with Adjacent Properties and Neighborhoods.** The improvements authorized by the SCIP will create a development that is compatible with and not detrimental to adjacent properties or the surrounding neighborhood. The enhancements will result in a more attractive frontage, improving the site's overall aesthetic and functional integration with the area.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff have not received any community comments at the time of writing this report.

Conditions of Approval

Staff recommends **approval** of the Substantial Conformance Improvement Permit, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00179.
3. Compliance with all requirements of Site Plan Review Case No. ZON25-00185.
4. Compliance with all applicable City development codes and regulations.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Elevations and Renderings

Exhibit 6 – Power Point Presentation