



Board of Adjustment



BOA23-00858

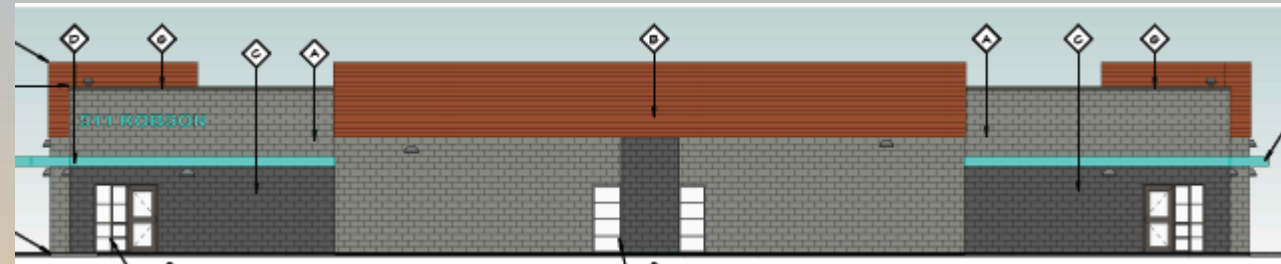
Charlotte Bridges, Planner II

February 7, 2024



Request

- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards
- Allow a new industrial development

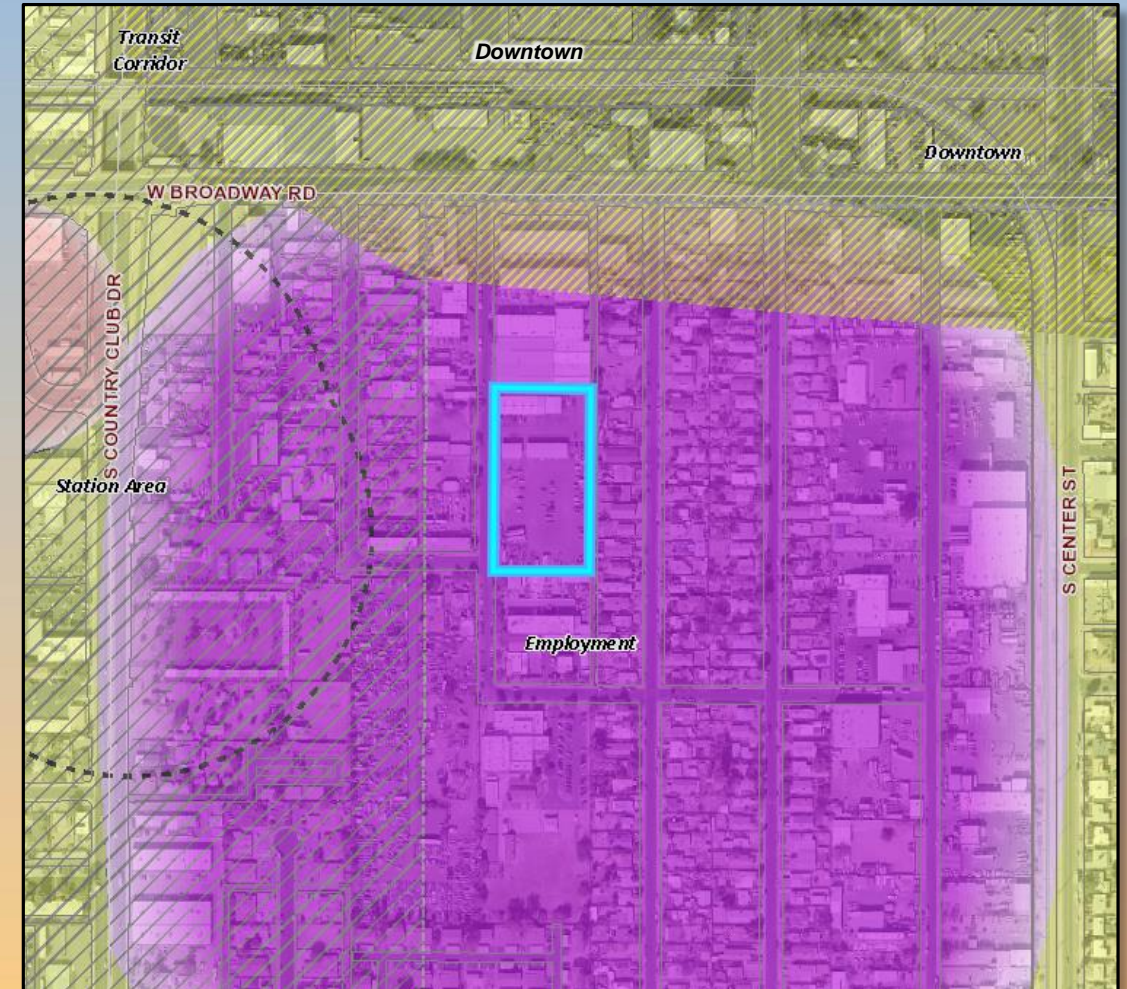




General Plan

Employment

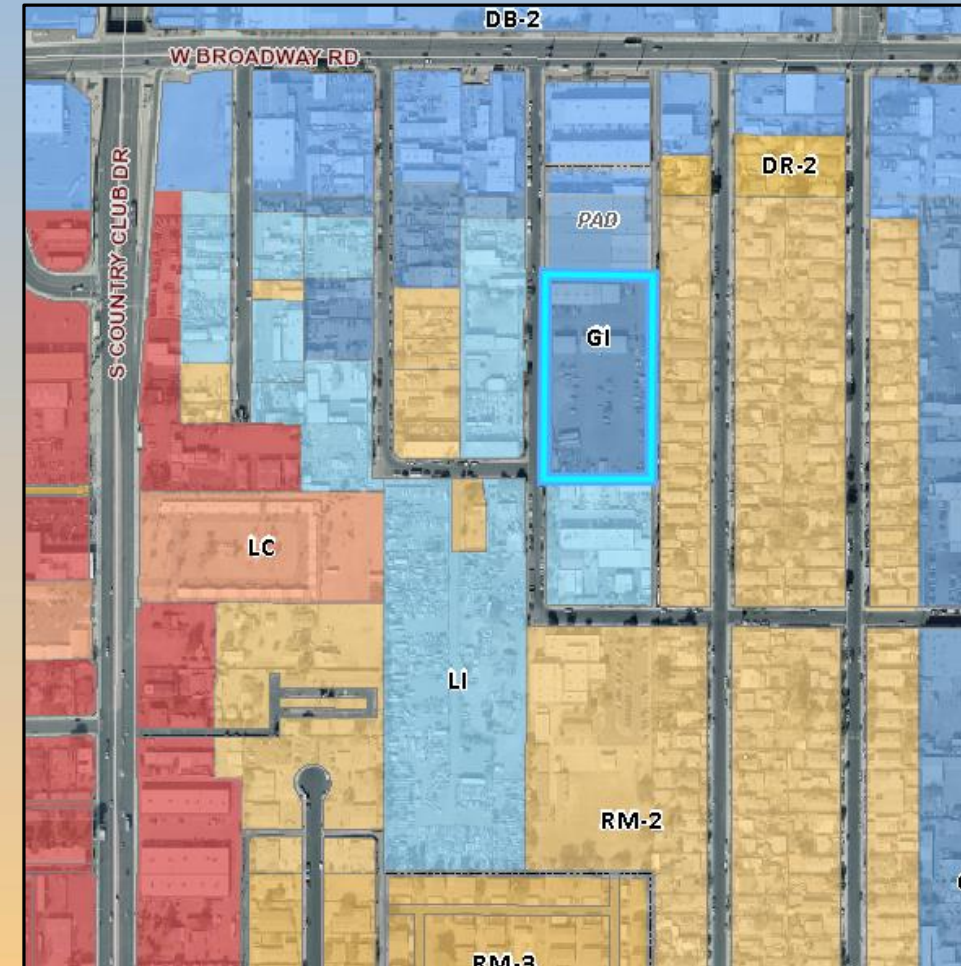
- Wide range of employment opportunities in high quality settings options allowed
- Proposed use complies with the goals of this character area





Zoning

- General Industrial (GI)
- Permits a variety of industrial uses





Site Photo



Looking east at the project site



Site Photo

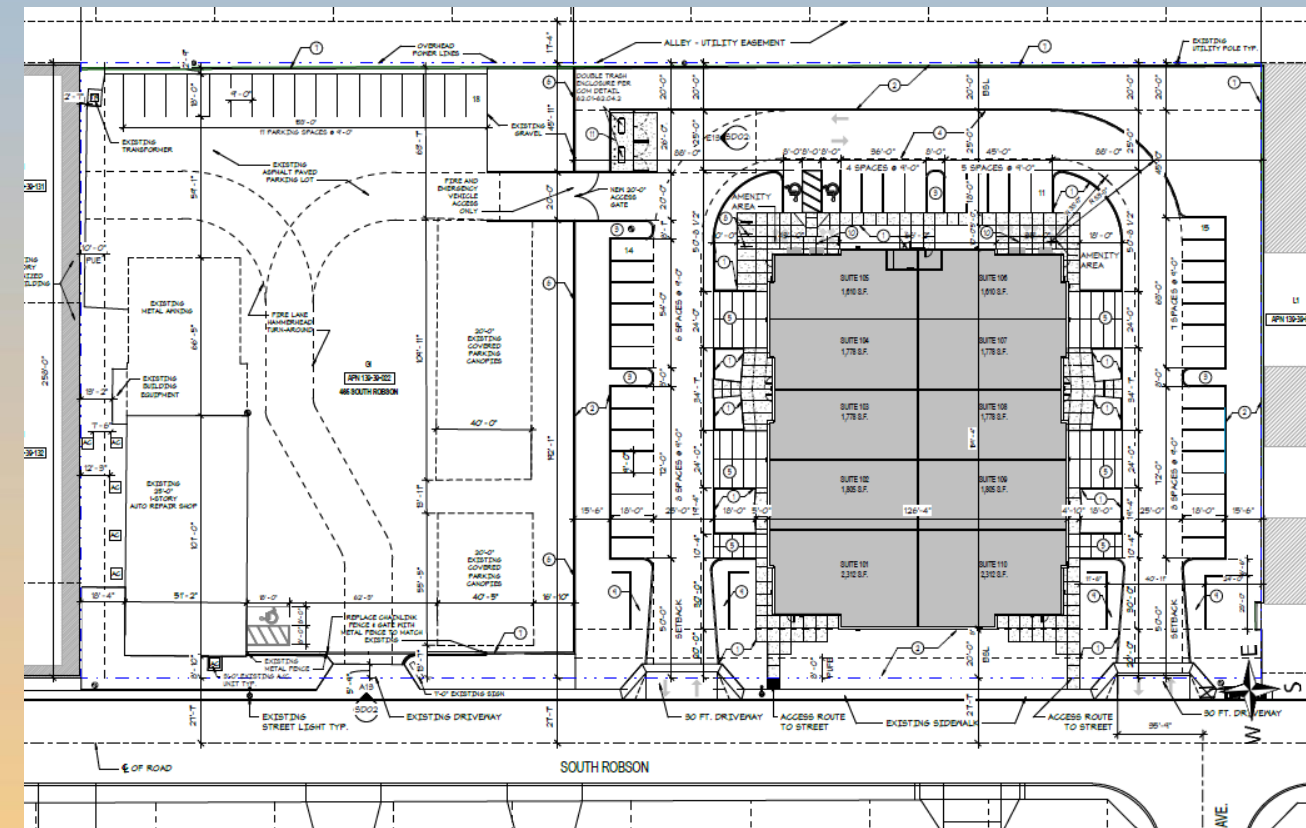


Looking east at existing structures on the project site



Site Plan

- Existing 8,600 square foot building and large canopies
- 18 existing parking spaces
- New 19,656 square foot building
- New on-site drive aisle and 40 new parking spaces
- SCIP request for existing non-conforming conditions on north portion of the project site





Landscape Plan

LANDSCAPE LEGEND			
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY
TREES			
	<i>PISTACHIA CHINENSIS</i> "RED PUSH" RED PUSH CHINESE PISTACHE - STANDARD TRUNK	24" BOX 36" BOX	33 5
	<i>QUERCUS VIRGINIANA</i> SOUTHERN LIVE OAK	15 GAL 24" BOX	20 8
SHRUBS			
	<i>DODONEA VISCOSA</i> GREEN HOPSEED BUSH	5 GAL	80
	<i>BOUGAINVILLEA X</i> "BARBARA KARST" BOUGAINVILLEA	5 GAL	24
	<i>EROMOPHILA MACULATA</i> "VALENTINE" VALENTINE BUSH	5 GAL	30
	<i>LEUCOPHYLLUM LANGMANIAE</i> "RIO BRAVO" RIO BRAVO SAGE	5 GAL	36
ACCENTS AND VINES			
	<i>HESPERALOE FUNIFERA</i> GIANT HESPERALOE	5 GAL	26
	<i>DASYLIRION LONGISSIMUM</i> SMOOTH SOTOL, MEXICAN GRASS TREE	5 GAL	46
	<i>HESPERALOE PARVIFOLIA</i> RED YUCCA	5 GAL	135
GROUNDCOVER			
	<i>LANTANA X "NEW GOLD"</i> YELLOW LANTANA	1 GAL	106
	<i>LANTANA MONTIVEDENSIS</i> PURPLE TRAILING LANTANA	1 GAL	32
TOP DRESSING			QTY
	DECOMPOSED GRANITE SIZE: 1/2" SCREENED COLOR: CARMEL BY ROCK PROS USA OR EQUAL 2" MINIMUM DEPTH IN ALL LANDSCAPE AREAS	25,756 S.F.	





SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Minimum Setback and Perimeter Landscape Yard</i></p> <ul style="list-style-type: none"> <li data-bbox="142 743 715 858">– <i>[Table 11-7-3]: Robson (Local Street)</i> <li data-bbox="142 933 715 1048">– <i>[Section 11-33-3.A.1.i]: East Property Line</i> <li data-bbox="142 1123 715 1238">– <i>[Section 11-33-3.B.2]: North Property Line</i> 	<p style="text-align: center;">20 feet</p> <p style="text-align: center;">20 feet</p> <p style="text-align: center;">15 feet</p>	<p style="text-align: center;">Minimum eight feet, 10-inches (existing)</p> <p style="text-align: center;">0 feet (existing)</p> <p style="text-align: center;">Minimum 0 feet (existing)</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Setback of Cross Drive Aisles and Parking Spaces</i> – [Section 11-32-4.A]:</p> <p><i>1st drive entrance south of Broadway Road</i></p>	<p>Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the street.</p>	<p>0 feet (existing)</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Parking Lot Landscape Island</i> – [Section 11-33-4.B.1]:</p> <p><i>Landscape islands</i></p>	<p>Landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces</p>	<p>Maximum of 18 contiguous spaces (existing)</p>

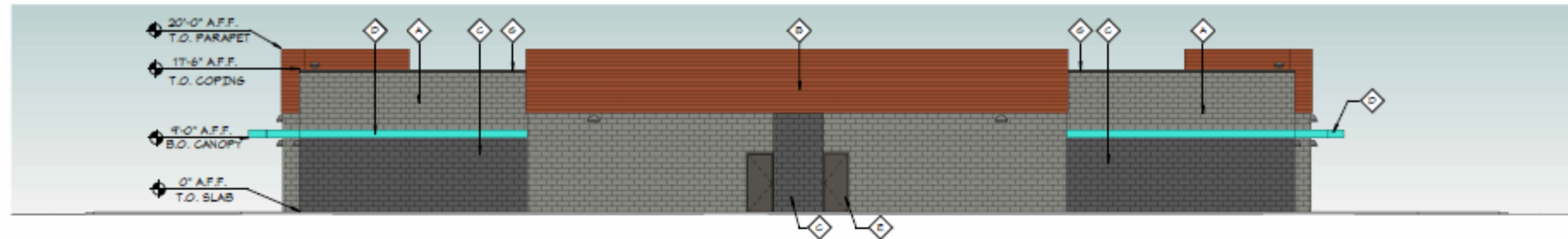


SCIP Development Standards

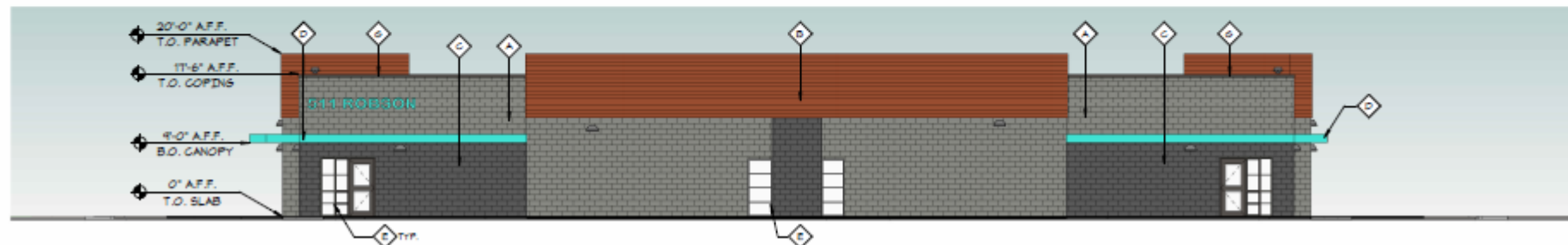
Development Standard	MZO Requirements	Applicant Proposal
<p><i>Parking Lot Landscape Island -- [Section 11-33-4.B.2]:</i></p> <p><i>Landscape island dimensions</i></p>	<p>Landscape islands shall be a minimum of 8' wide and 15' in length for single-row and 30' in length for double-row parking. All measurements are to face of curb.</p>	<p>Minimum 5' wide for a single-row of parking spaces (existing) and Minimum 5' 1" wide for a double-row of parking spaces (existing)</p>



Elevations



N1 EAST ELEVATION
VB' = 1/8"



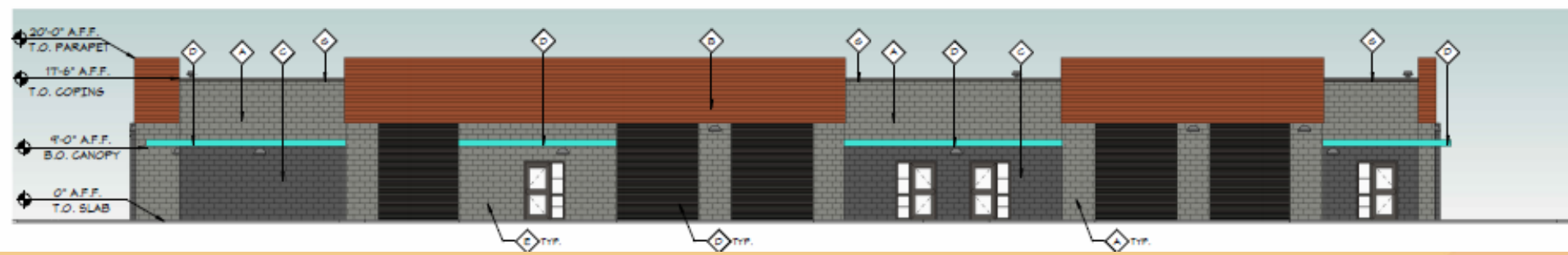
J1 WEST ELEVATION
VB' = 1/8"



Elevations



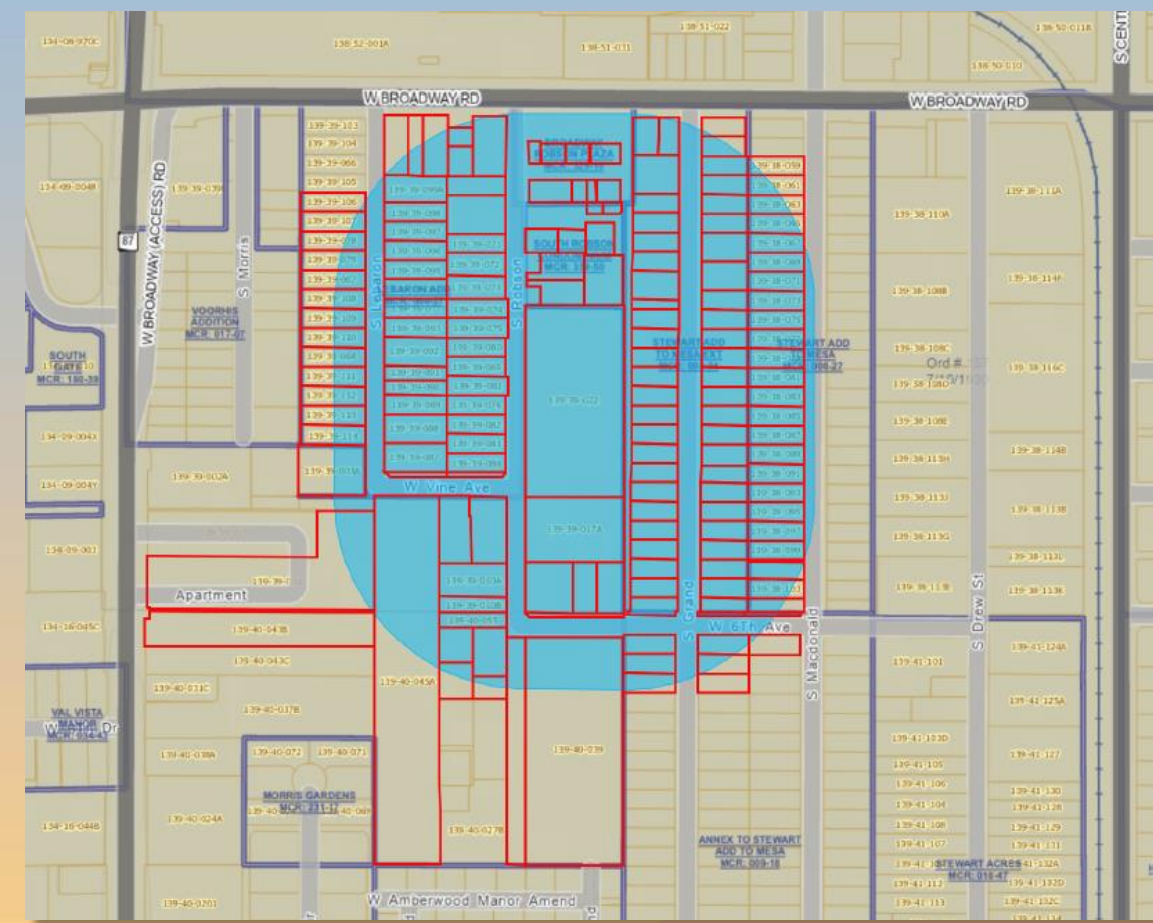
NORTH ELEVATION





Citizen Participation

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





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