



Board of Adjustment



BOA24-00435

Charlotte Bridges, Planner II

October 2, 2024



Request

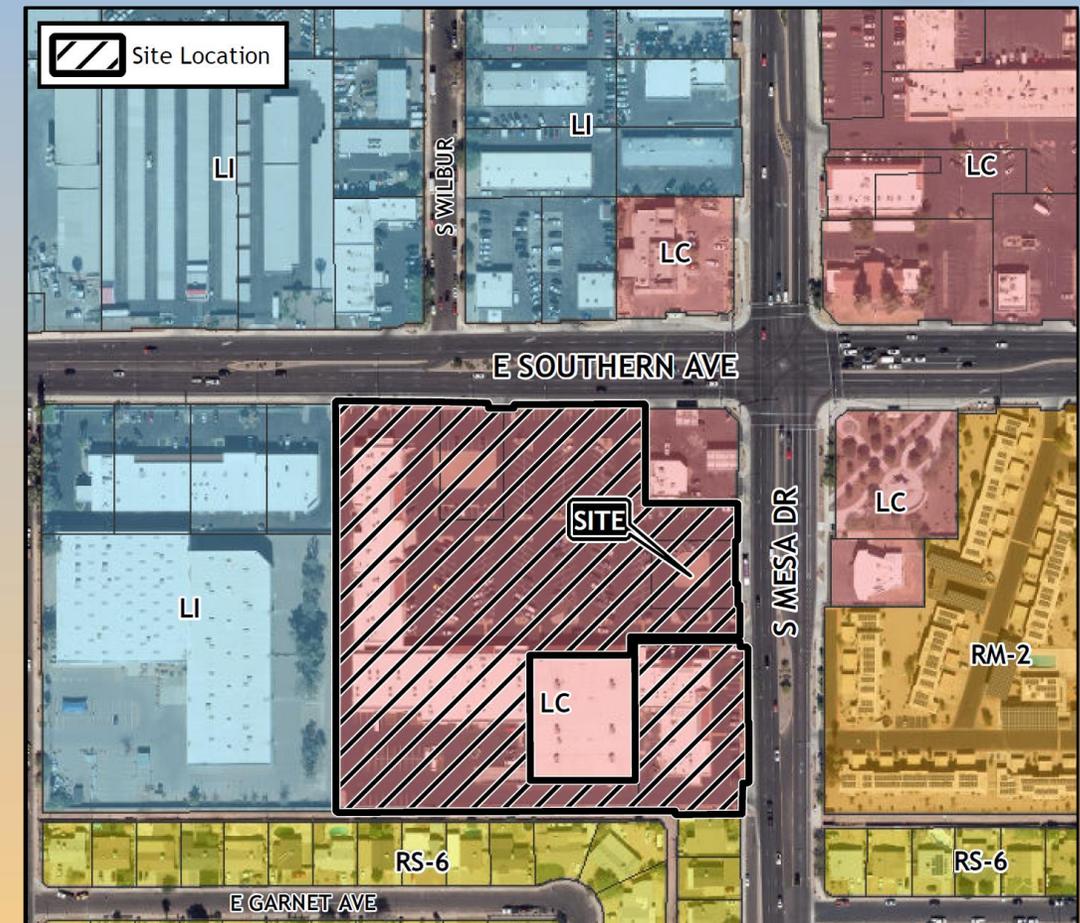
- Development Incentive Permit (DIP) for a limited-service restaurant with drive-thru facilities
- Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for site improvements associated with the development of limited-service restaurant with drive-thru facilities





Location

- West of Mesa Drive
- South of Southern Avenue

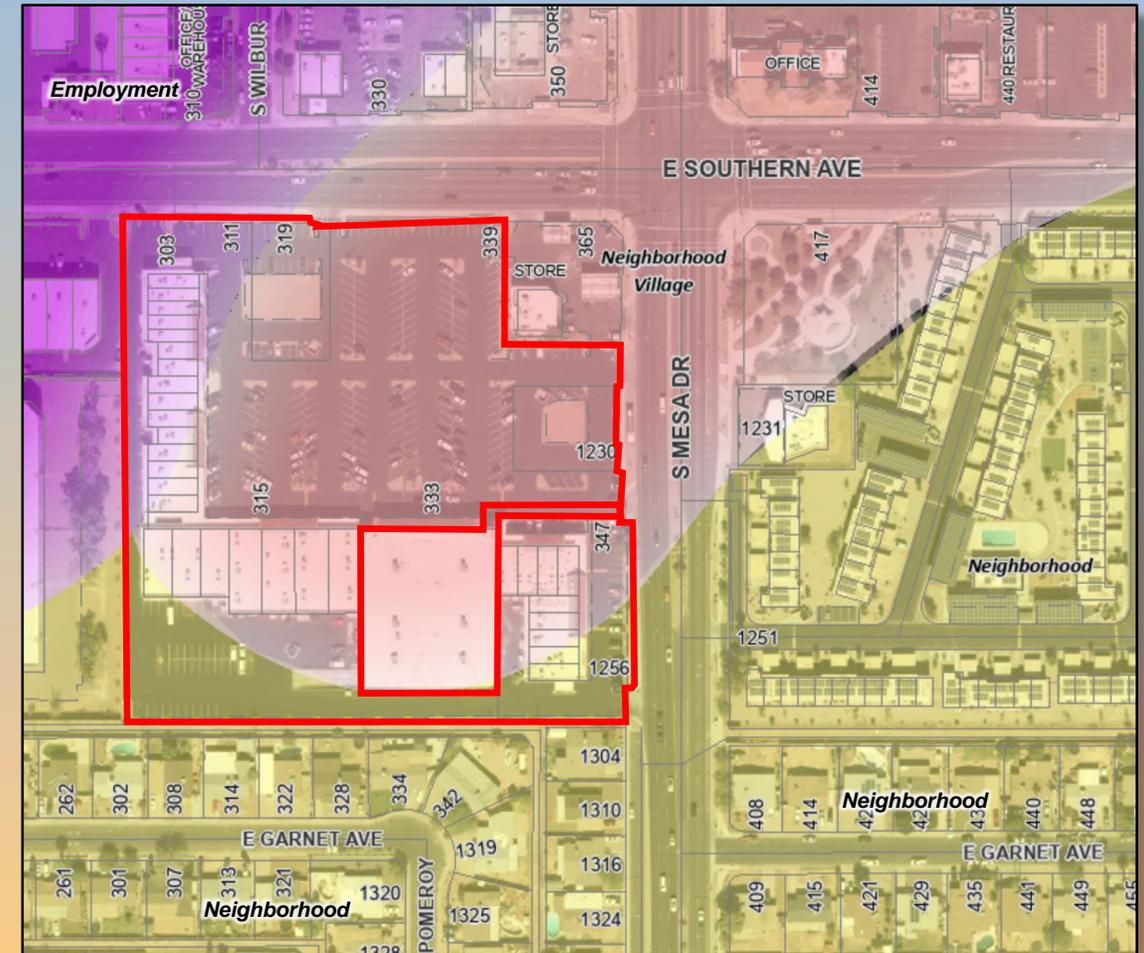




General Plan

Neighborhood Village Center

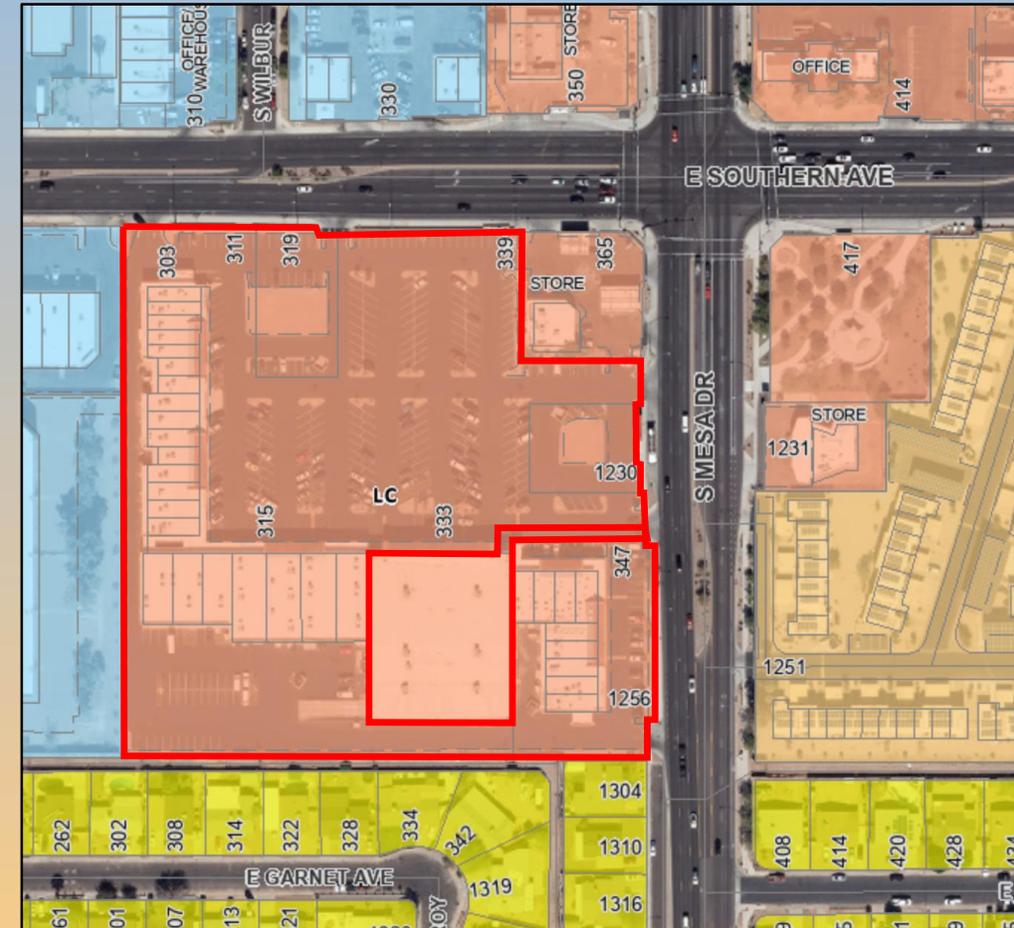
- Provide for the regular shopping and service needs of the nearby population,
- Serve as the focal point for the surrounding neighborhoods





Zoning

- Limited Commercial (LC)





Site Photo



Looking south from Southern Avenue



Site Photo

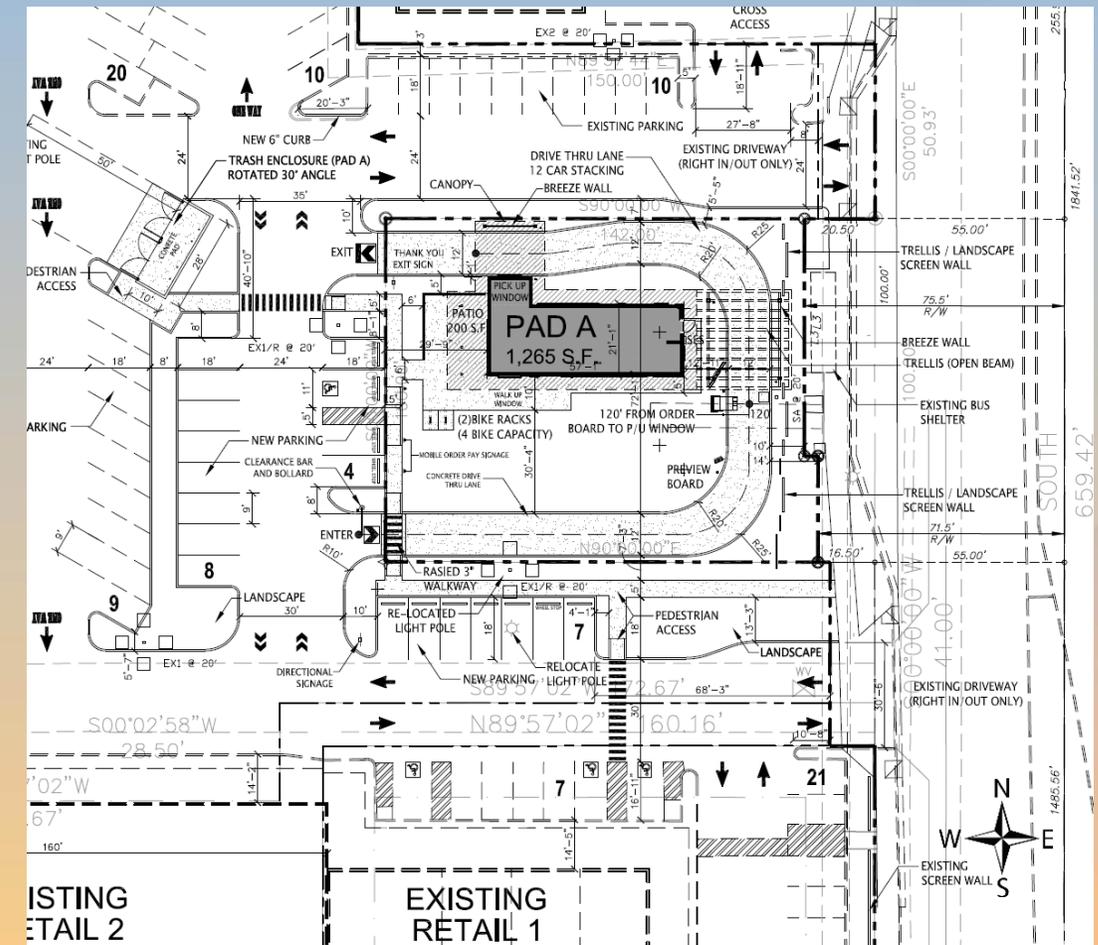


Looking west from Maple



Site Plan- Pad A

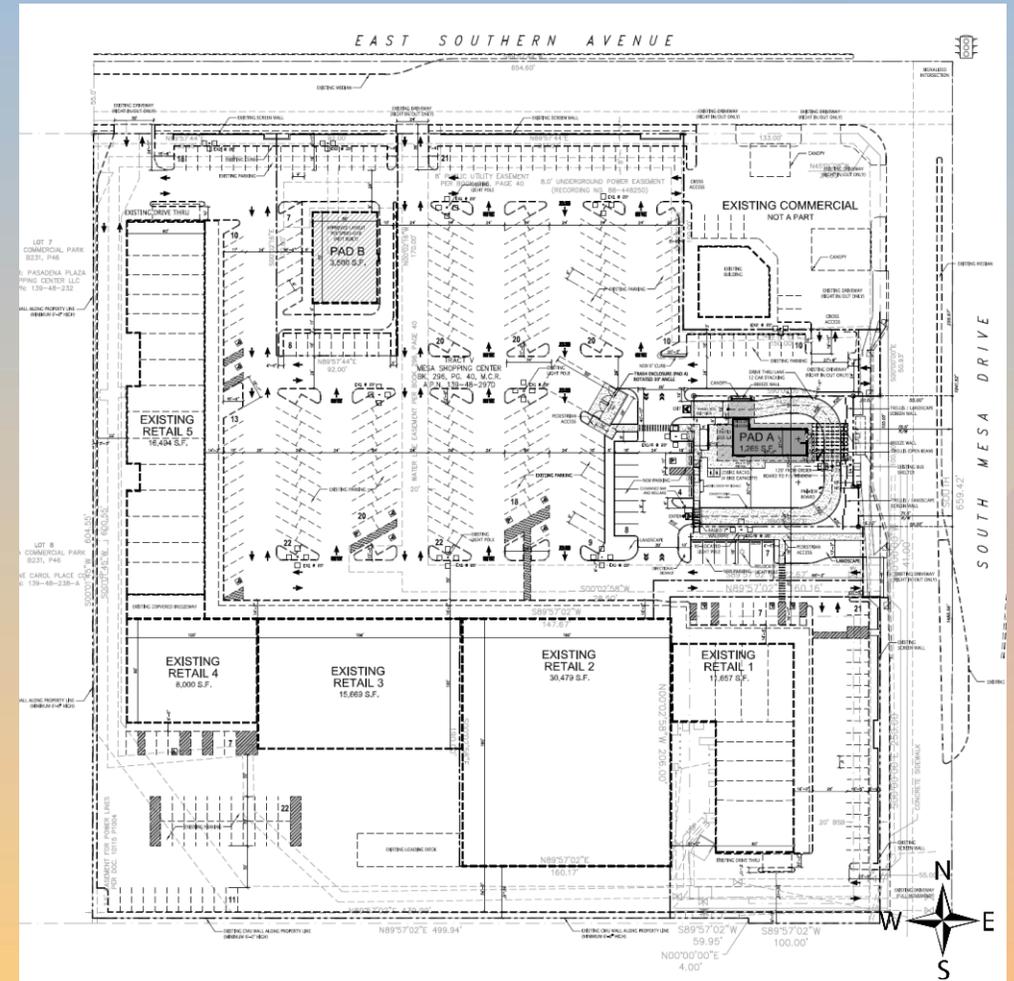
- Proposed 1,265 square foot building
- Drive-thru lane wraps around the south and east sides of building and exits on north side
- Canopy over the pick-up window
- Trellis over a portion of drive-thru thru lane along Mesa Drive





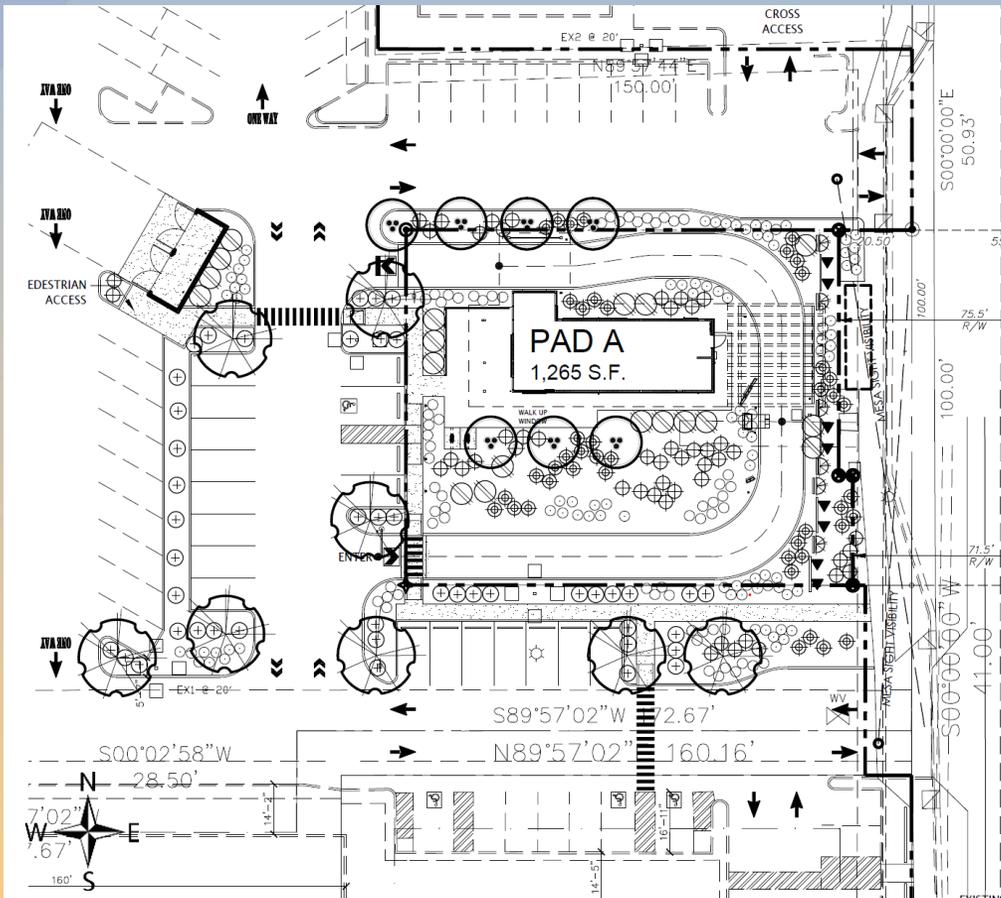
Site Plan – Shopping Center

- Realign parking spaces and drive aisle adjacent to Pad A
- 291 parking spaces required
- 335 spaces provided





Landscape Plan – Pad A



LANDSCAPE LEGEND

	QUERCUS VIRGINIANA LIVE OAK 36" BOX (8)
	CAESALPINIA CACALACO CASCALOTE 36" BOX (7)
	TECOMA 'ORANGE JUBILEE' 'ORANGE JUBILEE' 5 GALLON (19)
	EREMOPHILA MACULATA VALENTINE EMU BUSH 5 GALLON (45)
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (49)
	HESPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON (45)
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (90)
	LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON (63)
	PODRANEA RICASOLINA PINK TRUMPET VINE 5 GALLON (6)
	BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA 5 GALLON (8)
1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS	

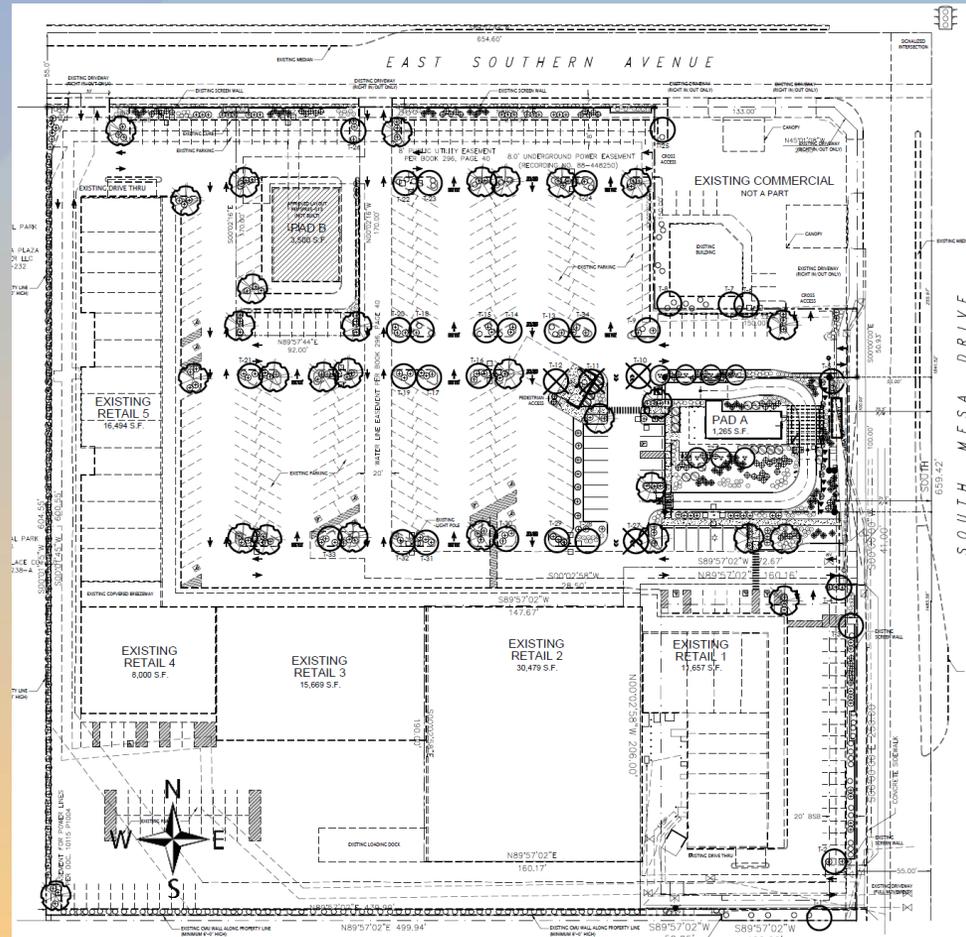


Landscape Plan – Pad A





Landscape Plan – Shopping Center



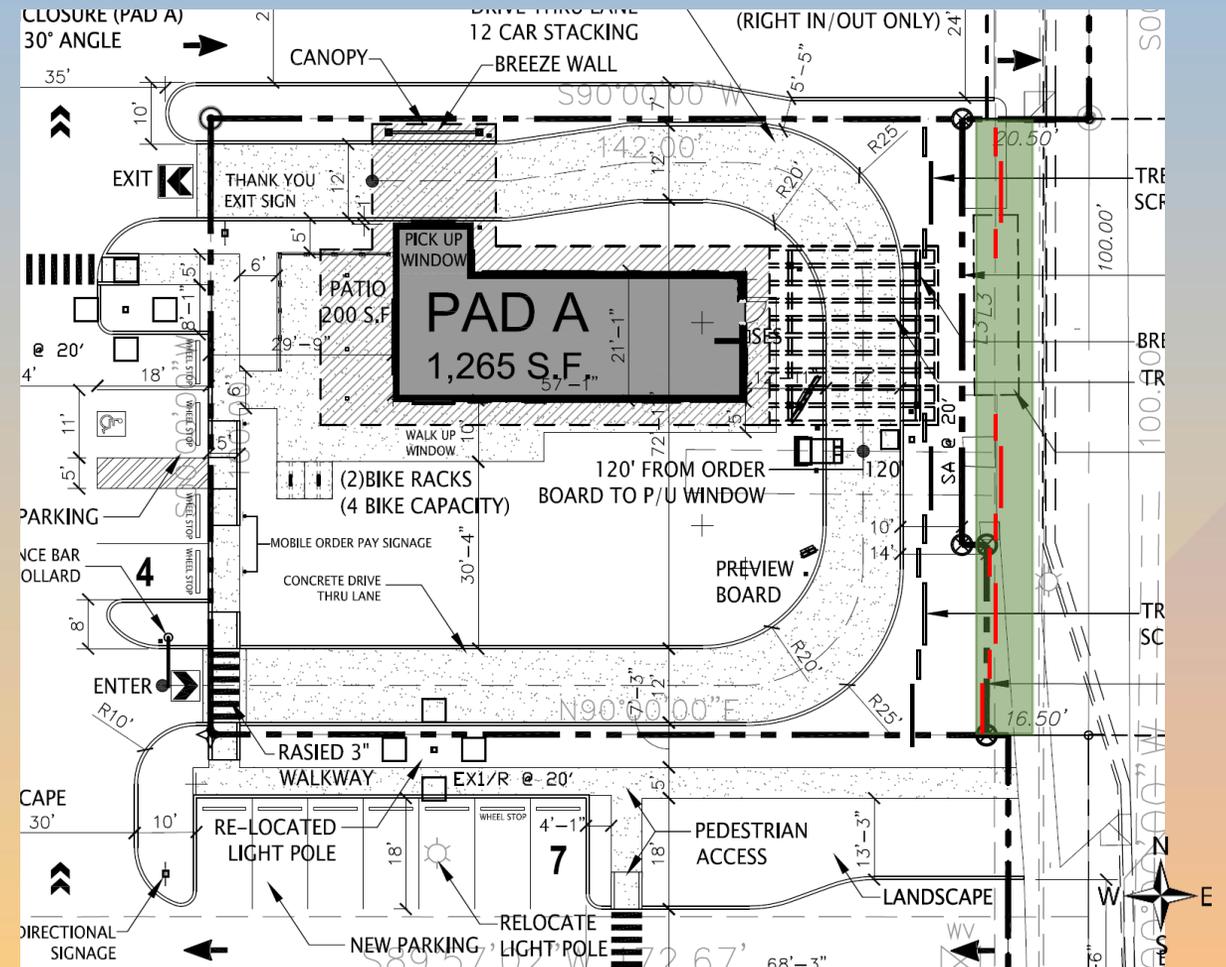
LANDSCAPE LEGEND

	QUERCUS VIRGINIANA LIVE OAK 36" BOX (29)		HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (79)
	CAESALPINIA CACALACO CASALOTE 36" BOX (7)		HESPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON (60)
	EXISTING TREE T-4 PROTECT FROM CONSTRUCTION		PODRANEA RICASOLINA PINK TRUMPET VINE 5 GALLON (6)
	TREE BEING REMOVED DUE TO NEW CONSTRUCTION		BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA 5 GALLON (8)
	EXISTING SHRUB PROTECT FROM CONSTRUCTION		LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (218)
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (27)		LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON (112)
	EREMOPHILA MACULATA VALENTINE EMU BUSH 5 GALLON (293)	1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS	



Development Incentive Permit – Site Plan

- Reduction to the **building setback** and **landscape yard** along Mesa Drive
- Increased height of **vegetative screen** wall adjacent to Mesa Drive





DIP Approval Criteria

Section 11-72-1 DIP Purpose and Applicability

- ✓ Total area of the parcel does not exceed 2.5 net acres and the parcel has been in its current configuration for more than 10 years;
- ✓ The parcel is served by, or has direct access to, existing utility distribution facilities.

The parcel is surrounded by properties within a 1,200-foot radius in which:

- ✓ 1. The total developable land area is not more than 25 percent vacant; and
- ✓ 2. Greater than 50 percent of the total numbers of lots or parcels have been developed 15 or more years ago.



BOA24-00435 Developed Land Comparison

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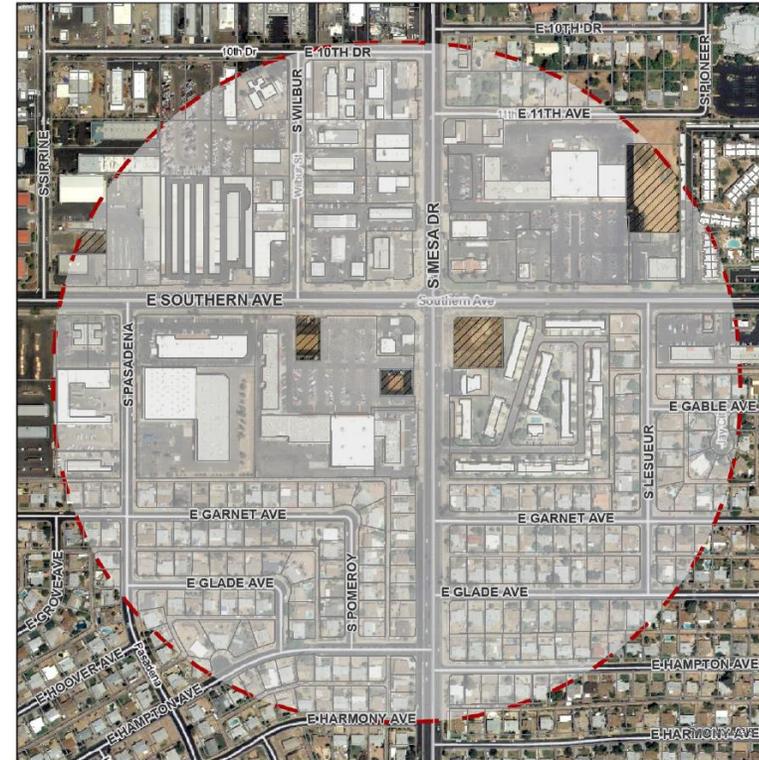
Current

- Site
- 1200-ft Buffer
- Development Status**
- Developed - 98.1%
- Vacant - 1.9%



2009

- Site
- 1200-ft Buffer
- Development Status**
- Developed - 97.5%
- Vacant - 2.5%





Approval Criteria

Section 11-72-3 DIP Criteria

- ✓ The proposed development is consistent with the General Plan, any other applicable Council adopted plans and/policies, and the permitted uses as specified in this Ordinance;
- ✓ The incentives do not allow development that is more intense than the surrounding neighborhood; commensurate with existing development within a 1,200 foot radius of the by-passed property; and
- ✓ The architectural elements, construction and landscape materials, and other site improvements of the proposed development meet the intent of the Design Standards of this Ordinance.



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Perimeter Landscape Yard – [Table 11-6-3]:</i></p> <p>Southern Avenue:</p> <p>Main Street:</p>	<p>15 feet</p> <p>15 feet</p>	<p>10 feet minimum (existing)</p> <p>10 feet minimum (existing)</p>
<p><i>Maximum Lot Coverage – [Table 11-6-3.A]:</i></p>	<p>80%</p>	<p>92.2% (existing)</p>
<p><i>Pedestrian Connection – [Section 11-30-8.A]:</i></p>	<p>An on-site walkway shall connect the main entry of each building or each primary entry to a public sidewalk on each street frontage of the site, and to any transit stop adjacent to the site.</p>	<p>No pedestrian connection to Southern Avenue;</p> <p>New 5-foot wide pedestrian connection to Mesa Drive</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Truck Docks, Loading and Service Areas – [Section 11-30-13.A]:</i></p> <p><i>Minimum distance from residential district:</i></p>	<p>Not permitted within 50 feet of the boundary on any residential district or use.</p>	<p>34 feet, 11 inches from truck dock/loading area to Single Residence-6 (RS-6) district to the south (existing)</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Setback to Cross Drive Aisle – [Section 11-32-4.A]:</i></p> <p>Southern Avenue: West:</p> <p>East:</p> <p>Mesa Drive: North:</p> <p>Middle:</p> <p>South:</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 feet from the property line abutting the street.</p>	<p>34 feet, 11 inches (existing)</p> <p>35 feet (existing)</p> <p>35 feet, 8 inches (existing)</p> <p>23 feet, 3 inches (existing)</p> <p>10 feet, 8” (existing)</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Bicycle Parking – [Section 11-32-8.A.1]:</i>	34 bicycle parking spaces	4 bicycle parking spaces on Pad A
<i>Perimeter Landscaping, Required number of Plants by Street Type – [Table 11-33-3.A.4]:</i> Arterial Street: Southern Avenue – (450 feet @ 1 tree and 6 shrubs per linear foot): Mesa Drive – (455 feet @ 1 tree and 6 shrubs per linear foot):	18 trees and 108 shrubs 18 trees and 108 shrubs	0 trees (existing) 55 shrubs 2 trees (existing) 30 shrubs



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Required Landscape Yard, Landscaping for Non-Single Residence Uses adjacent to Single residence Uses or Districts, Width – [Section 11-33-3.B.1.a.ii]:</i></p> <p>South property line:</p>	<p>Sites five (5) acres or more adjacent to an RS or RSL district must provide a minimum 25-foot landscape yard</p>	<p>5 feet wide, minimum</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Required Landscape Yard, Landscaping for Non-Single Residence Uses adjacent to Single residence Uses or Districts – [Section 11-33-3.B.1.c.1.ii]:</i></p> <p><i>South property line (600 feet @ 4 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line:</i></p>	<p>18 trees and 120 shrubs</p>	<p>1 tree (existing) and 75 shrubs (existing)</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Required Landscape Yard, Landscaping for Non-Single Residence Uses adjacent to Other Non-Single Residence uses or districts, Width – [Section 11-33-3.B.2.a.i]:</i></p> <p><i>Properties that are part of group commercial, development must provide a seven foot wide perimeter landscape yard except where a cross-access drive aisle occurs within the required landscape yard.</i></p> <p>East property line (adjacent to Lot 2 of the Mesa Shopping Center subdivision):</p> <p>North property line (adjacent to Lot 2 of the Mesa Shopping Center subdivision):</p>	<p>7 feet</p> <p>7 feet</p>	<p>3 feet, 5 inches, minimum (existing)</p> <p>3 feet minimum (existing)</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Required Landscape Yard, Landscaping for Non-Single Residence Uses adjacent to Other Non-Single Residence uses or districts, Width – [Section 11-33-3.B.2.a.ii]:</i></p> <p><i>Properties that are not part of group commercial development must provide a 15 foot wide perimeter landscape yard except where a cross-access drive aisle occurs within the required landscape yard.</i></p> <p>West property line:</p>	<p>15 feet</p>	<p>3 feet, 3-inches, minimum (existing)</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Required Landscape Yard, Landscaping for Non-Single Residence Uses adjacent to Other Non-Single Residence uses or districts, Number of Plants – [Section 11-33-3.B.2.c]:</i></p> <p><i>A minimum of three (3) non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided.</i></p> <p>East property line (144.5 feet adjacent to Lot 2 of the Mesa Shopping Center subdivision):</p> <p>North property line (134 feet adjacent to Lot 2 of the Mesa Shopping Center subdivision):</p> <p>West property line (604 feet):</p>	<p>5 trees and 29 shrubs</p> <p>4 trees and 27 shrubs</p> <p>18 trees and 120 shrubs</p>	<p>0 trees and 0 shrubs (existing)</p> <p>0 trees and 0 shrubs (existing)</p> <p>0 trees and 90 shrubs (existing)</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Parking Lot Landscape Island – [Section 11-33-4.B.1]:</i></p>	<p>Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces.</p>	<p>5 missing islands at the end of a single row parking spaces (existing)</p> <p>2 missing double islands at the end of a double row of parking (existing)</p> <p>Maximum of 21 contiguous single row parking spaces without an island</p> <p>Maximum of 11 contiguous double row parking spaces without an island</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Parking Lot Landscape Island – [Section 11-33-4.B.2]:</i>	Landscape islands shall be a minimum of eight feet wide	5 feet, minimum width (existing)
<i>Foundation Base, Exterior Walls with Public Entrance – [Section 11-33-5.A.1]:</i> East elevation: North Elevation:	15 feet 15 feet	14 feet, 2 inches (existing) 14 feet, 2 inches



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Foundation Base, Exterior Walls without a Public Entrance adjacent to parking spaces – [Section 11-33-5.A.2.a]:</i></p> <p>South side of Retail 4:</p>	<p>10 feet</p>	<p>6 feet, 5 inches (existing)</p>
<p><i>Foundation Base, Exterior Walls without a Public Entrance adjacent to drive aisles – [Section 11-33-5.A.2.b]:</i></p> <p>West elevation:</p> <p>South elevation:</p>	<p>5 feet</p> <p>5 feet</p>	<p>0 feet (existing)</p> <p>0 feet (existing)</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Plant material within Foundation Base – [Section 11-33-5.3]:</i></p>		
<p>Exterior Walls Visible From Public Parking or Right-of-Way with Public Entrances.</p>	<p>A landscape area shall be provided equal in length to 33 percent (minimum) of adjacent exterior wall.</p>	<p>0 feet (existing)</p>
<p>Exterior Walls Visible From Public Parking or Right-of-Way without Public Entrances. A landscape area shall be provided equal in length to 25 percent (minimum) of adjacent exterior wall.</p>	<p>A landscape area shall be provided equal in length to 25 percent (minimum) of adjacent exterior wall.</p>	<p>0 feet (existing)</p>
<p>Exterior Walls Not Visible From Public Parking or Right-of-Way without Public Entrances. A landscape area shall be provided equal in length to 10 % (minimum) of adjacent exterior wall.</p>	<p>A landscape area shall be provided equal in length to 10 percent (minimum) of adjacent exterior wall.</p>	<p>0 feet (existing)</p>



SCIP Development Standards

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<p><i>Perimeter Landscape Yard – [Table 11-6-3]:</i></p> <p>Southern Avenue:</p> <p>Main Street:</p>	<p>15 feet</p> <p>15 feet</p>	<p>10 feet minimum (existing)</p> <p>10 feet minimum (existing)</p>
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Approval Criteria

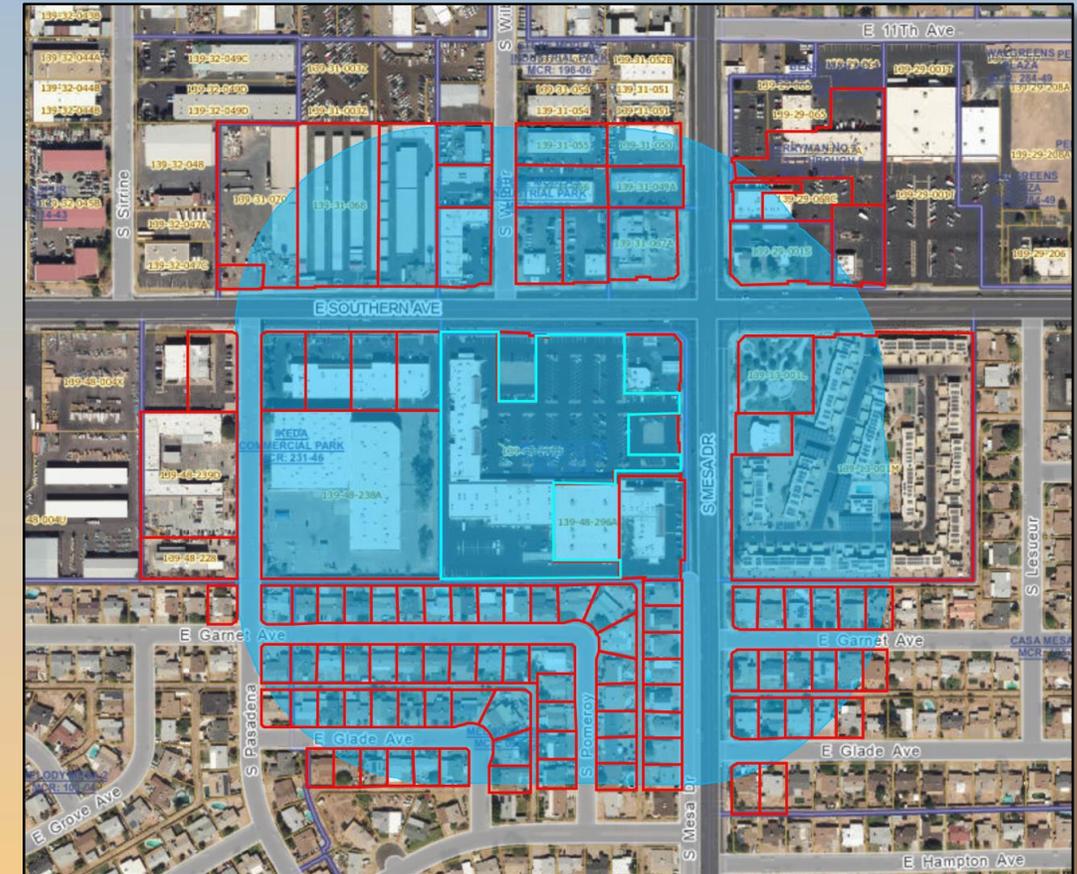
Section 11-73-3 SCIP Criteria

- ✓ 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



Citizen Participation

- Mailed notification letters to property owners within 500 feet





Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Meets required findings for a DIP in Section 11-72-3 of the MZO
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO

Staff recommends Approval with Conditions



Board of Adjustment



Elevations

