



Board of Adjustment



BOA24-00620

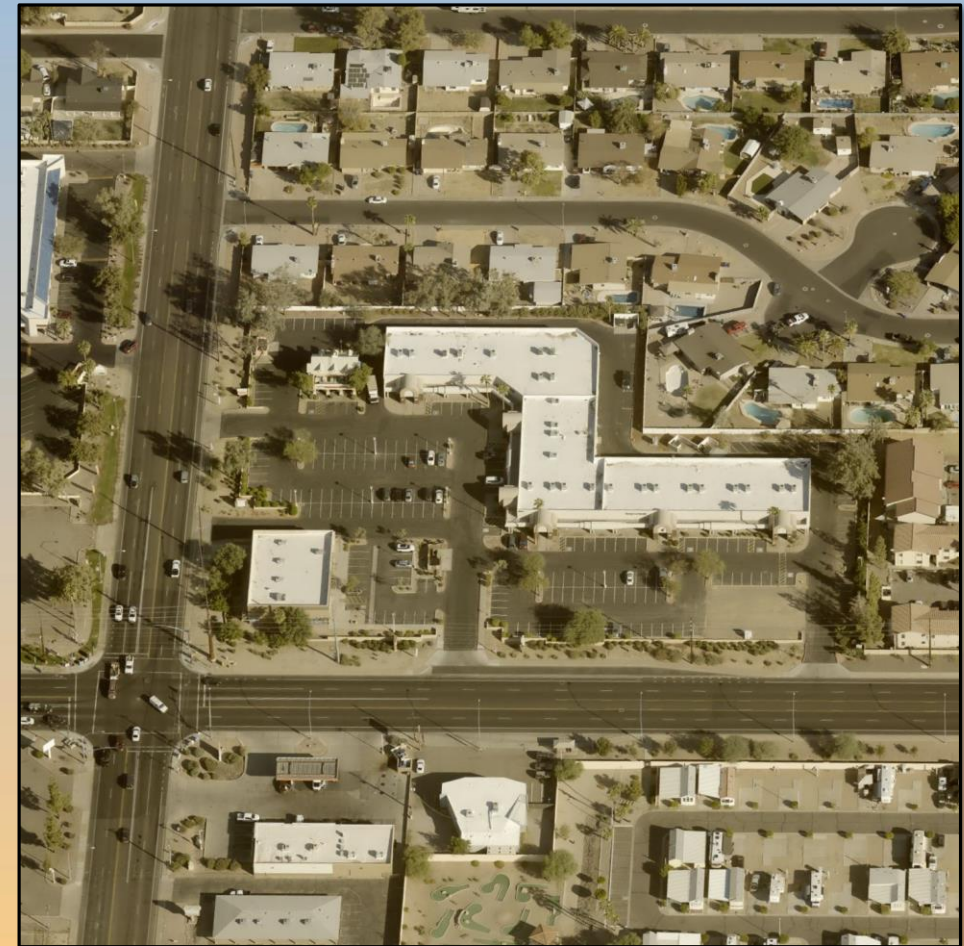
Tye Hodson, Senior Planner

September 4, 2024



Request

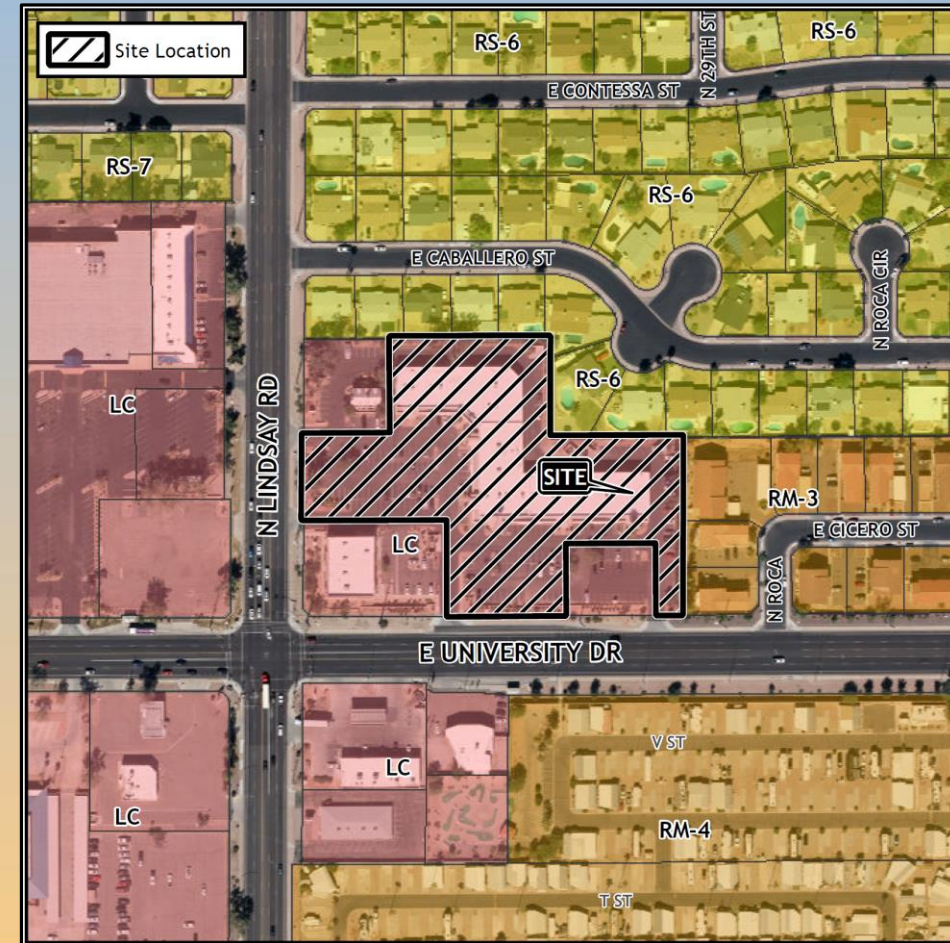
- Special Use Permit (SUP) for a Small Animal Daycare





Location

- North of University Drive
- East of Lindsey Road

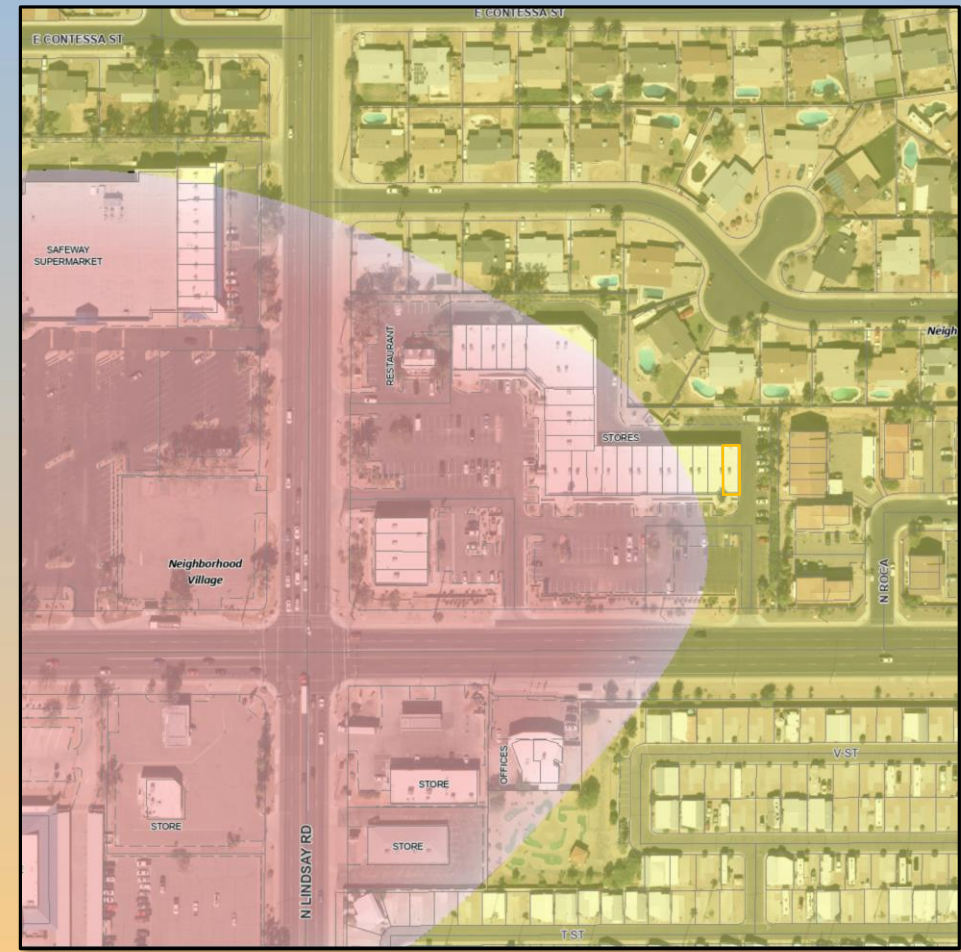




General Plan

Neighborhood Village Center

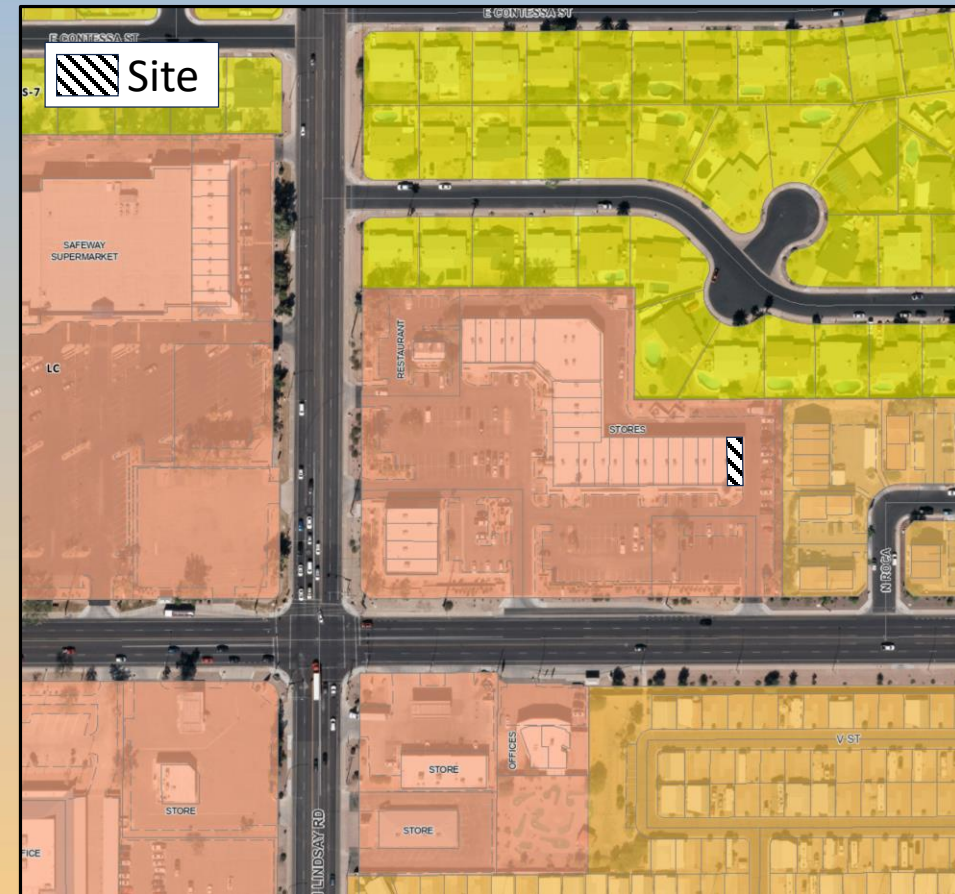
- Mixed use commercial development





Zoning

- Limited Commercial (LC)
- The use is permitted in the Limited Commercial District with a Special Use Permit
- The business is currently operating from another suite in the same commercial complex





Site Photo



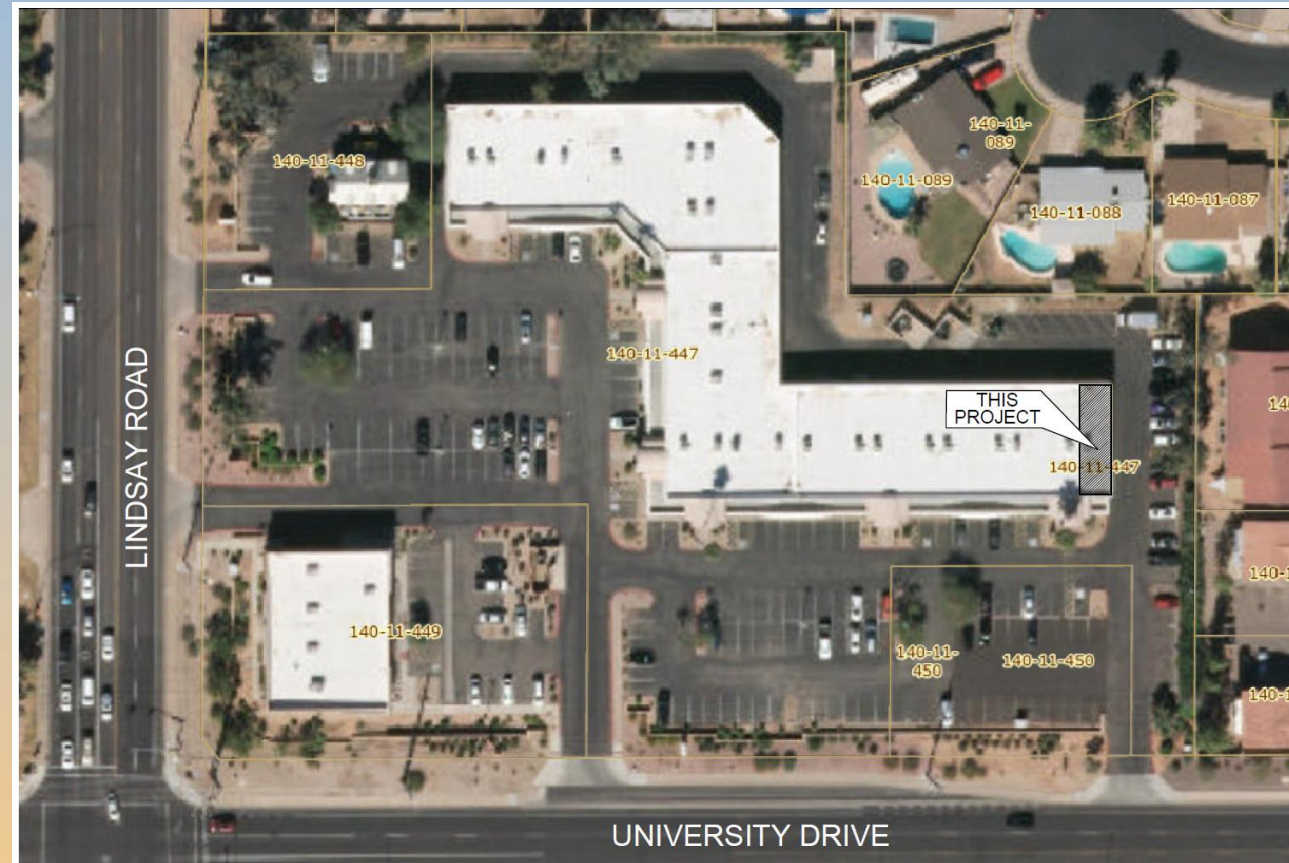
Front of Building



Vacant Suite 122



Site Plan Detail



SITE PLAN

SCALE:

1" = 60'



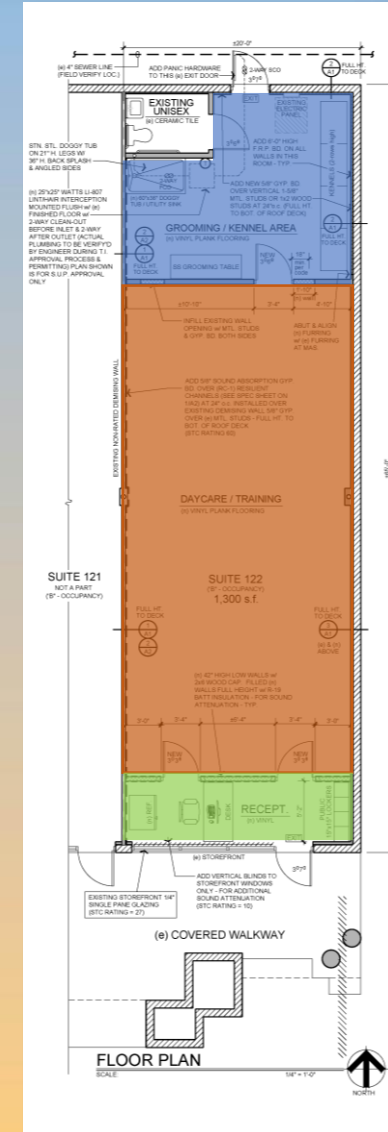


Floor Plan Detail

Grooming / Kennel Area

Daycare / Training

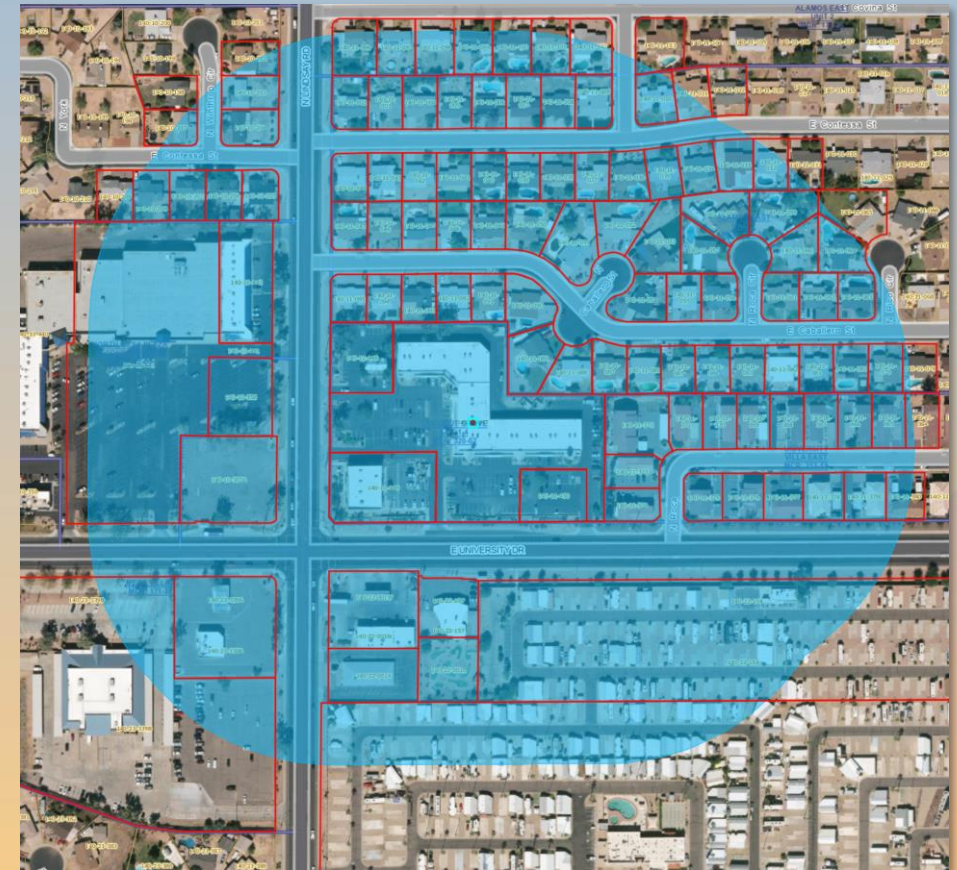
Reception





Citizen Participation

- Notified property owners within 500 feet
- Staff was not contacted





Approval Criteria

Section 11-70-5.E SUP Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Meets the SUP findings of Section 11-70-5.E of the MZO

Staff recommends Approval with Conditions



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