



Board of Adjustment



BOA23-00269

Samantha Brannagan, Planner II

September 6, 2023



Request

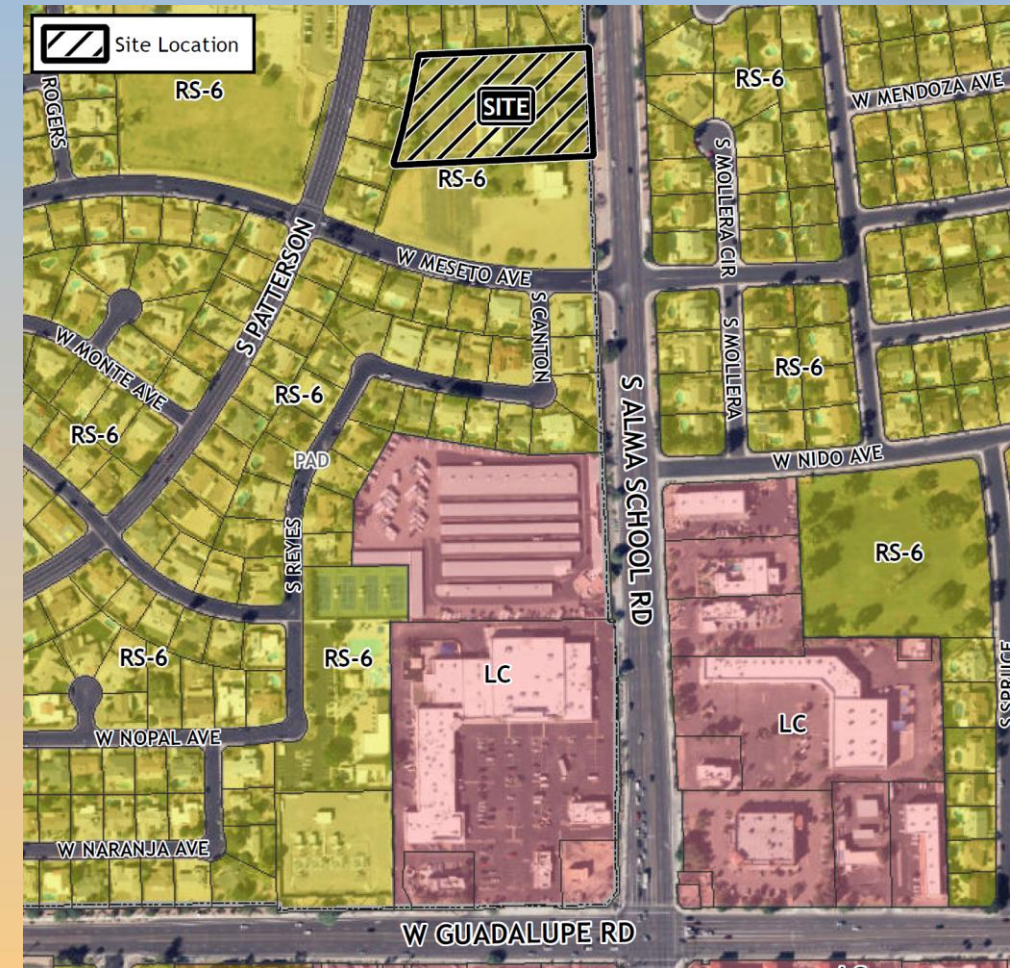
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards
- To allow for a new, two-story building to serve the existing K-8th grade school





Location

- North of Guadalupe Road
- West side of Alma School Road

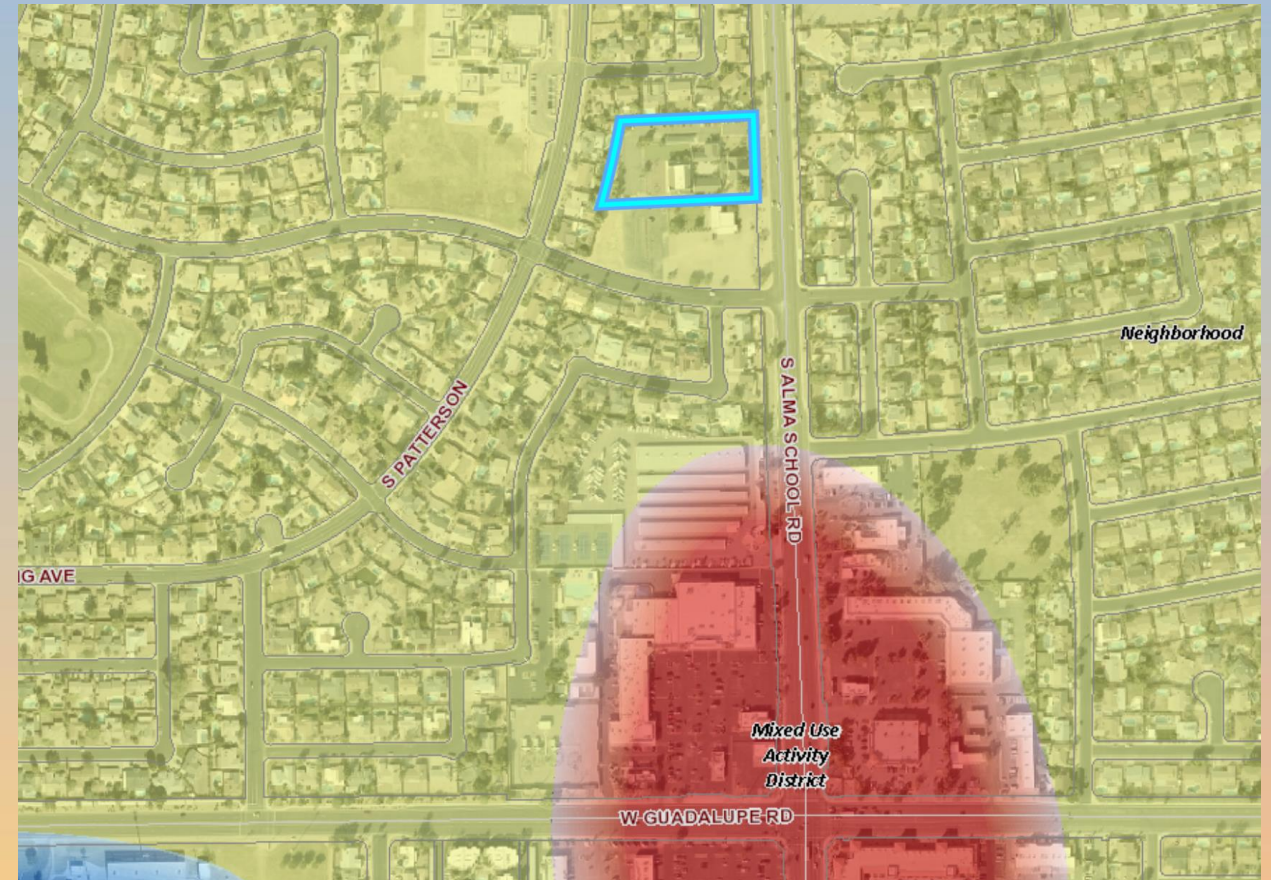




General Plan

Neighborhood

- Provide safe places for people to live and enjoy their surrounding community

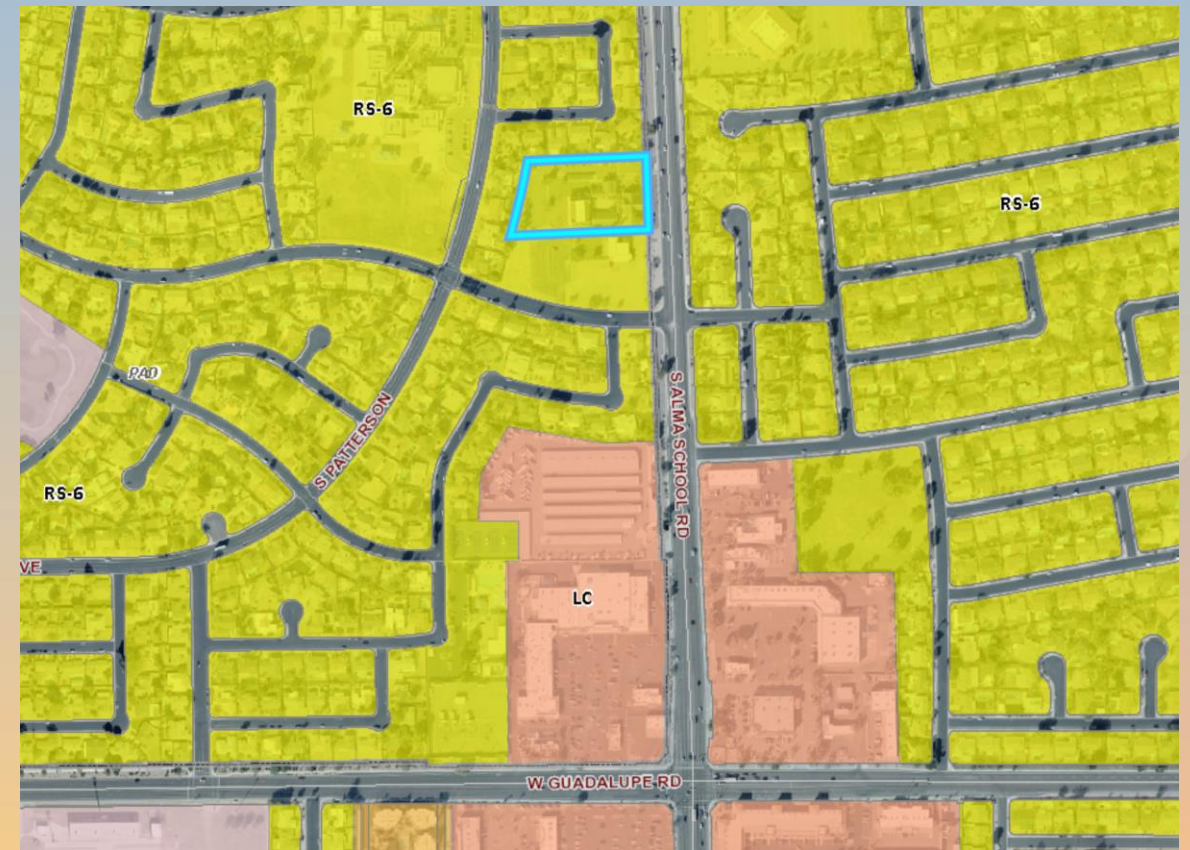




Zoning

RS-6-PAD

- Single Residence 6 with a Planned Area Development overlay (RS-6-PAD)
- A school is a permitted use in the RS-6 district





Site Photo

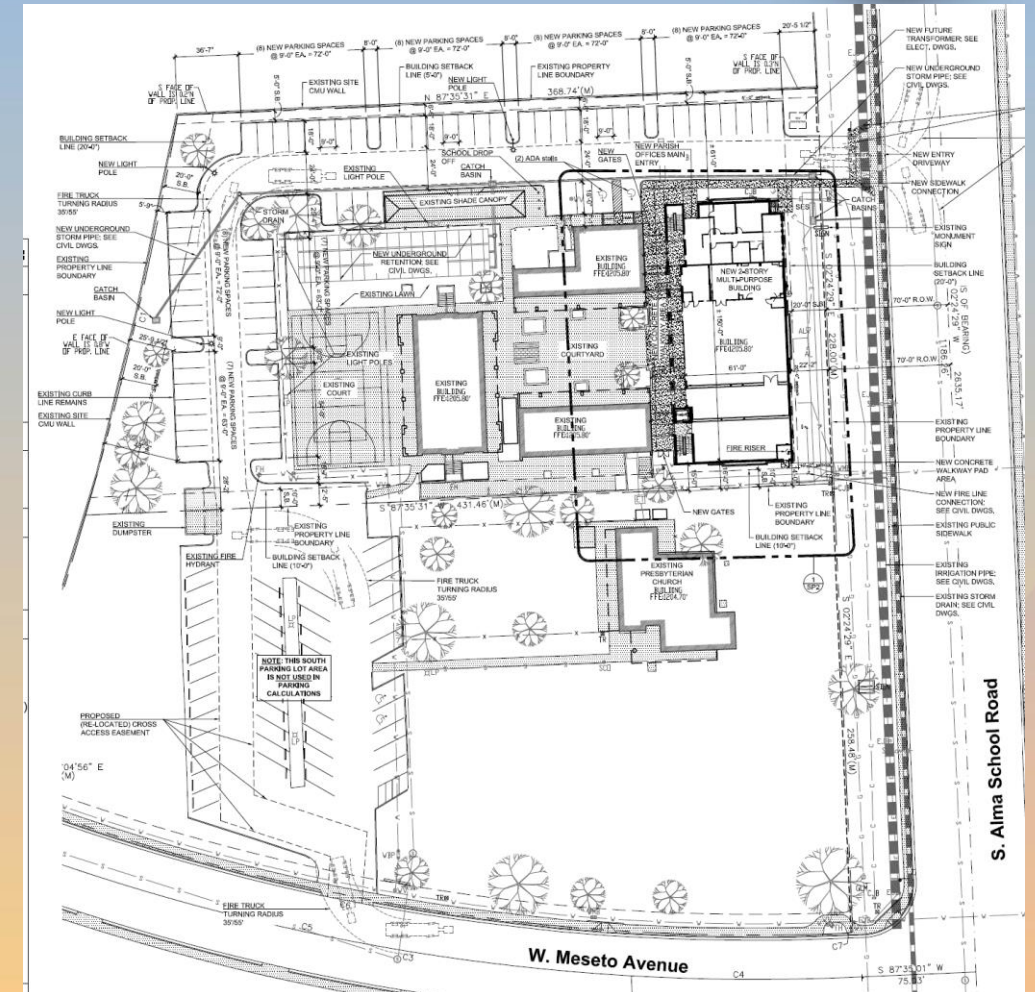


Looking southwest from Alma School Road



Site Plan

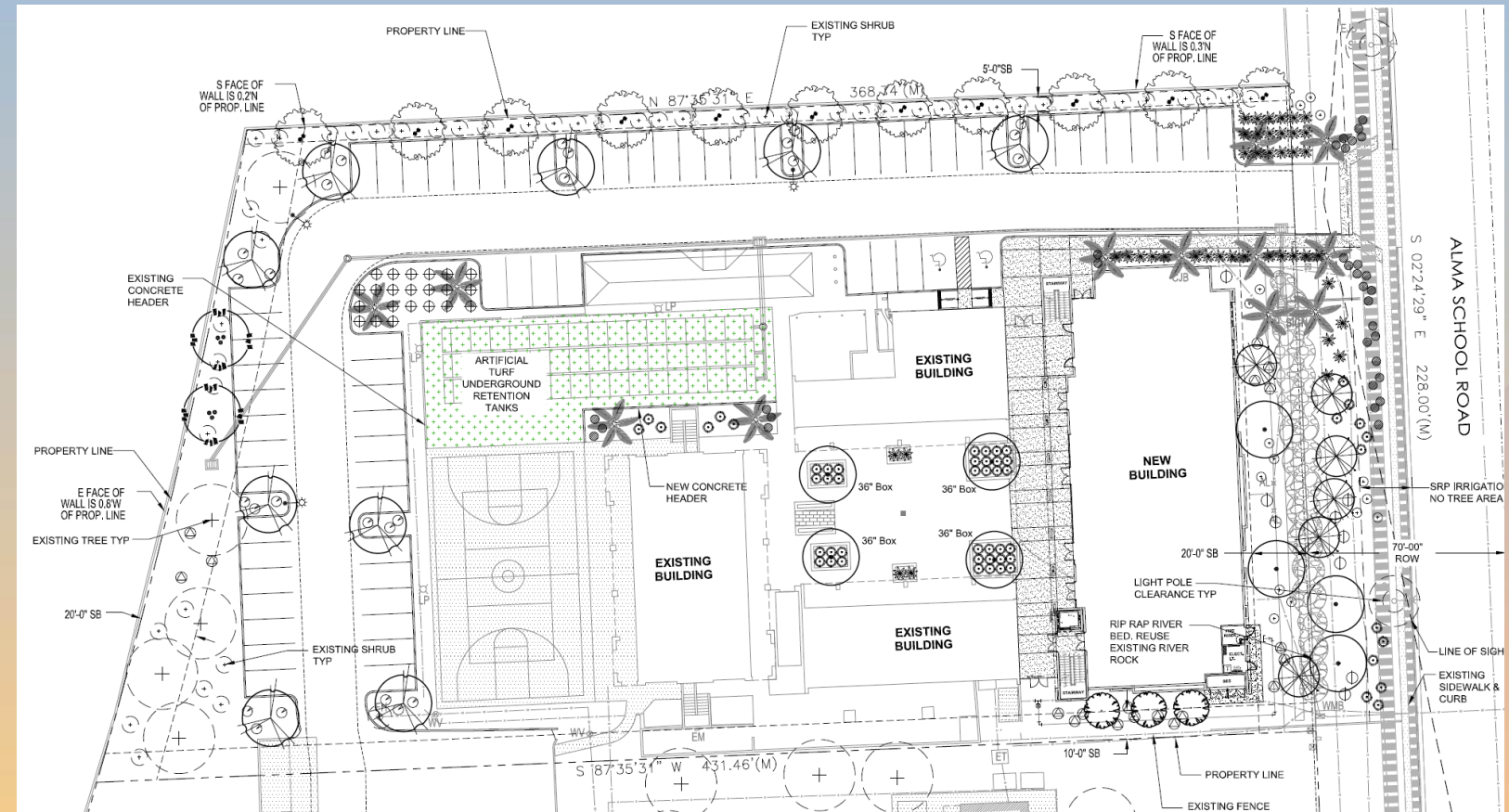
- New two-story building to replace existing building located at the front of the property along Alma School Road
- 3 new parking stalls, and restriping of existing stalls
- 5 new landscape islands
- New pedestrian paths





Landscape Plan

- 5 new landscape islands
- New landscaping along Alma School Road
- Improvements to perimeter landscaping





SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Minimum Landscape Yard:</i> – [Section 11-33-3(B)(1)]:</p> <p>Non-single residence to single-residence</p>	<p>20' (north, south, west)</p>	<p>5' (north) 10' (south) 5'-9" (west)</p>
<p><i>Minimum Parking Spaces</i> – [Table 11-32-3(A)]:</p>	<p>80 parking spaces</p>	<p>69 parking spaces</p>



Citizen Participation

- Notified property owners within 500 feet
- Staff has not received any comment





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



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