



Board of Adjustment



BOA25-00186

Fire and Medical Station 205



Request

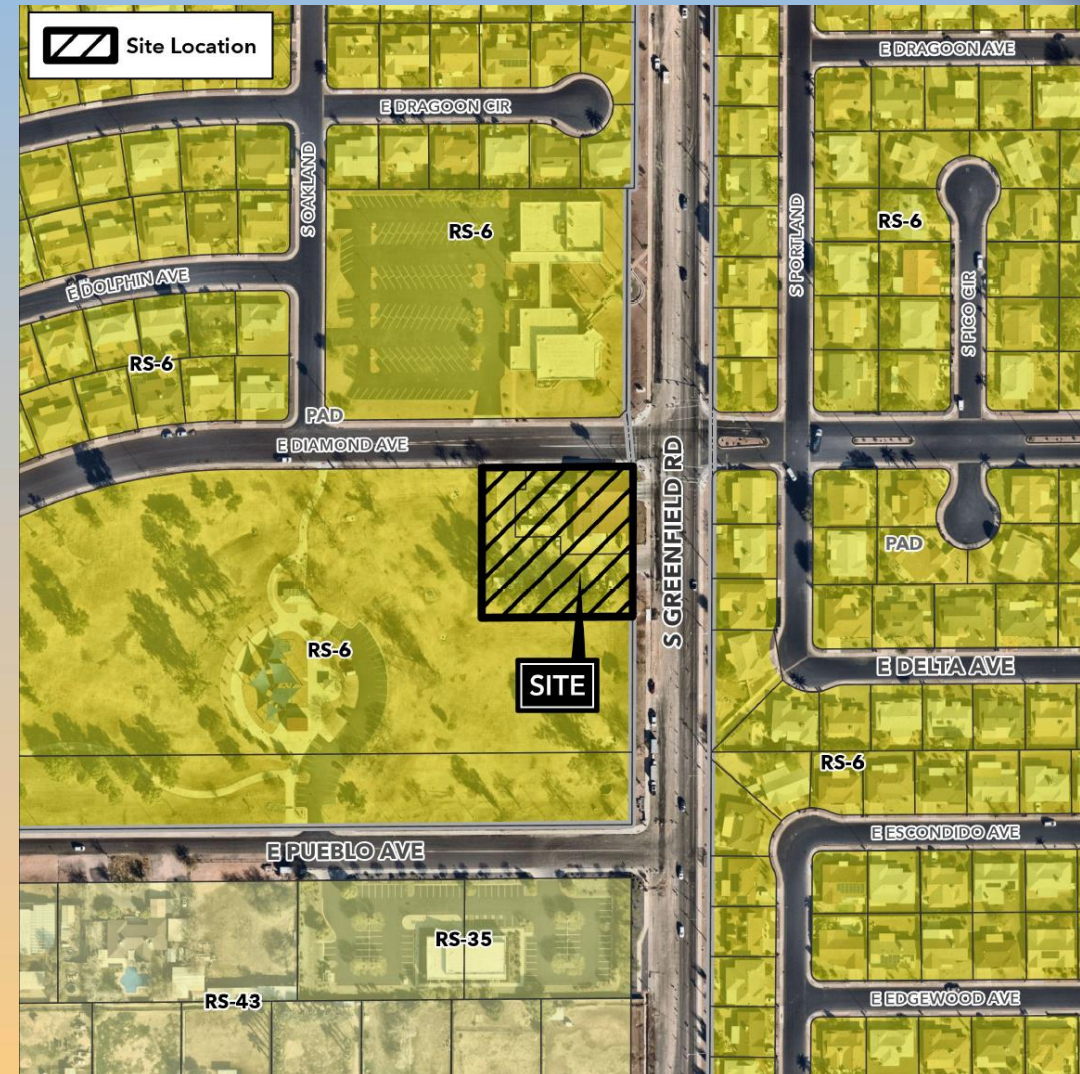
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards for a Public Safety Facility





Location

- West side of Greenfield Road
- South of Broadway Road
- South side of Diamond Ave





Site Photo



Looking South from Diamond Ave



Site Photo



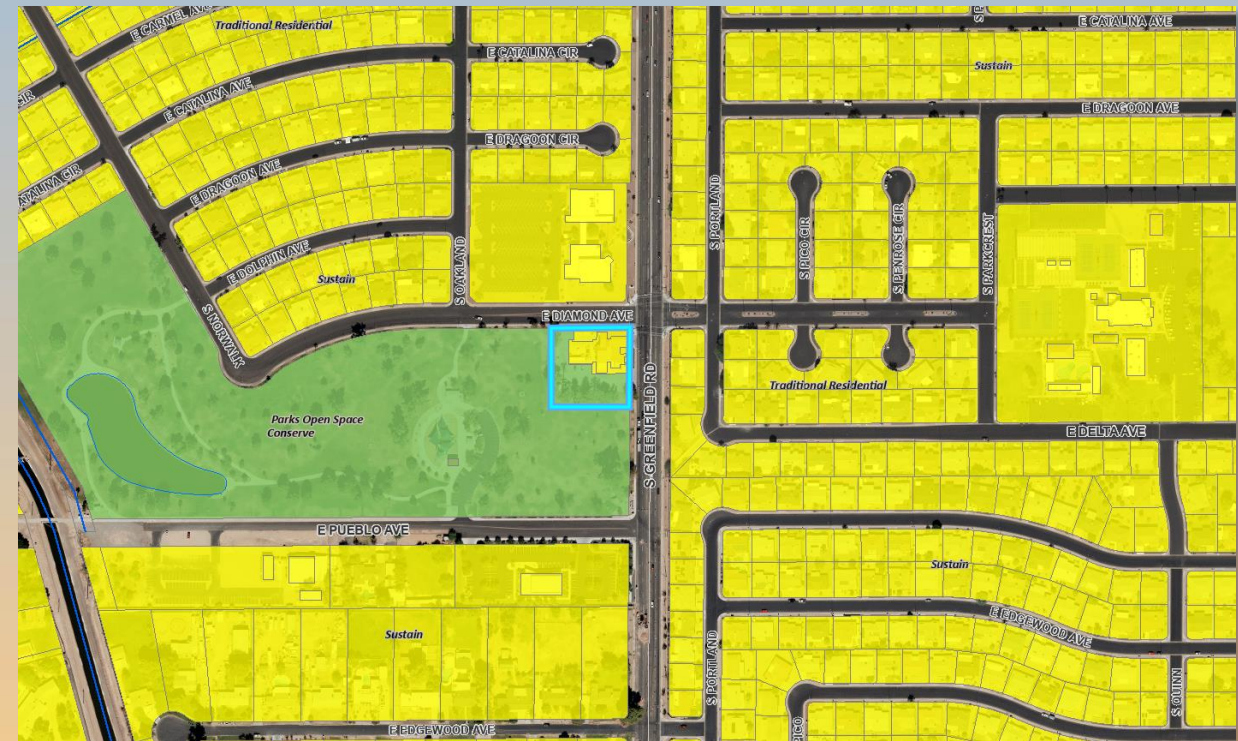
Looking west from Greenfield Road



General Plan

Traditional Residential / Parks Open Space

- Single Family Residential and Supporting Services
- Public and Semi-Public uses are supporting land uses in these districts

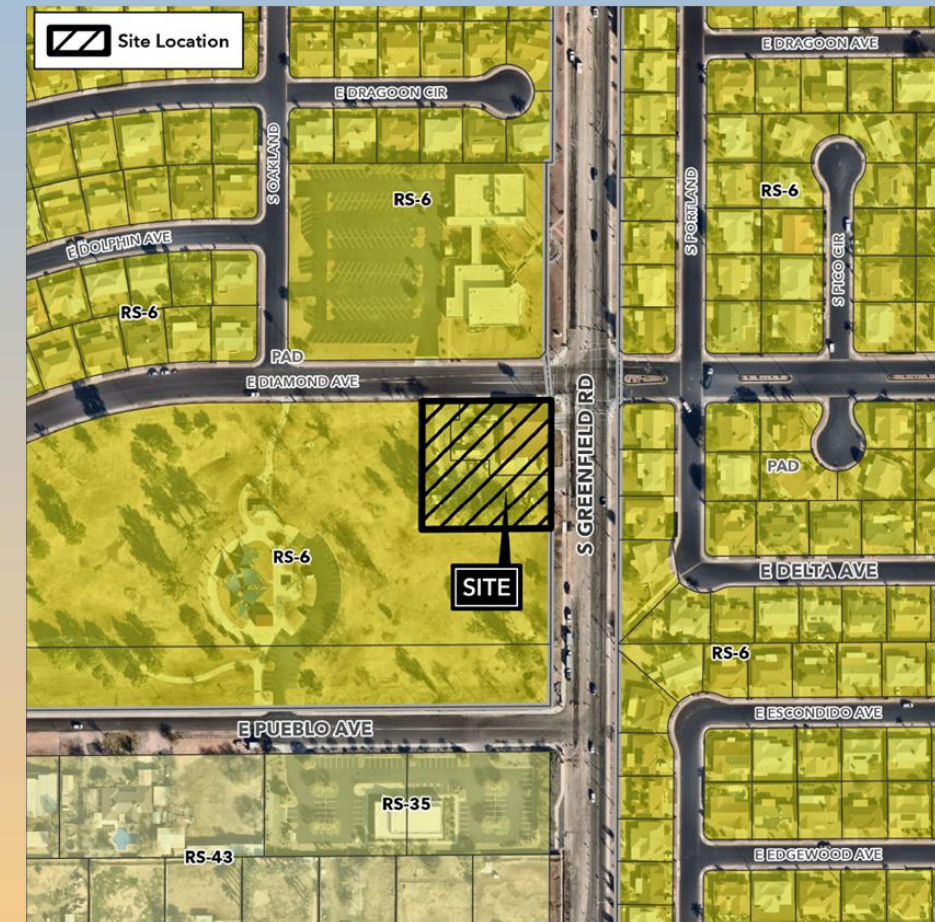




Zoning

Single Residence 6 (RS-6)

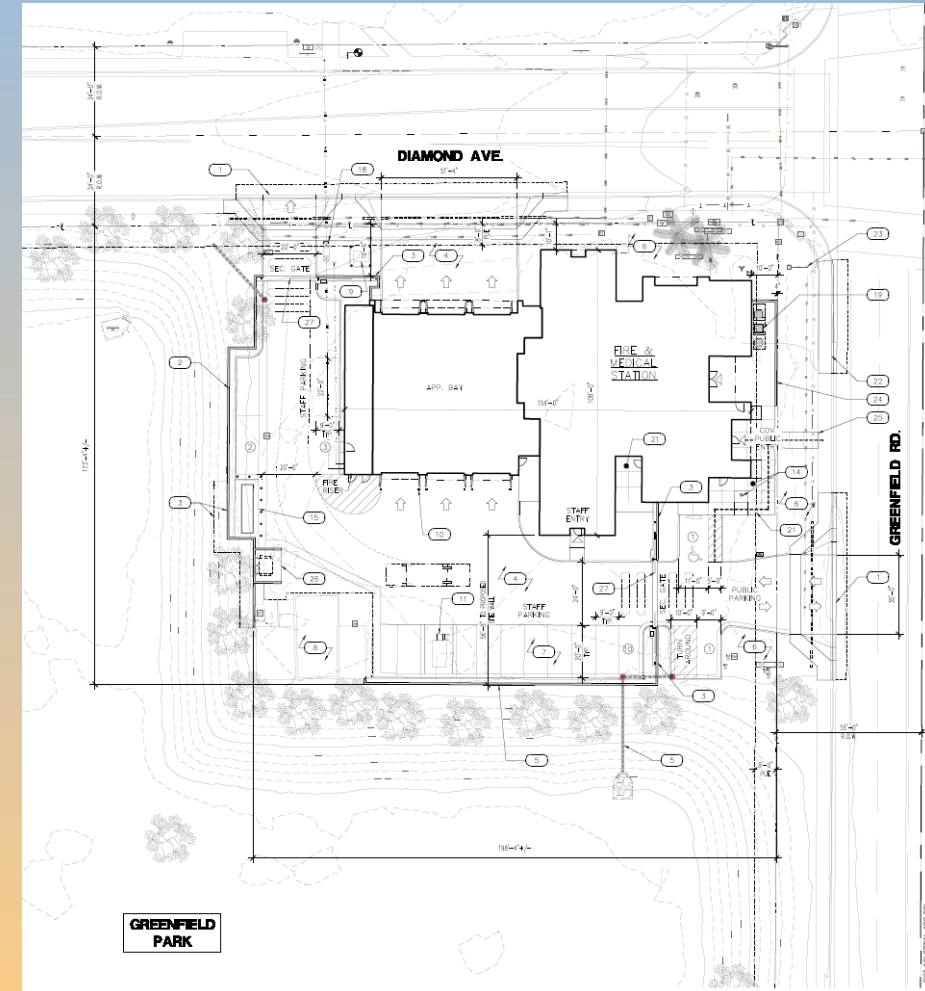
- Public Safety Facilities are allowed by right





Site Plan

- Replacing an existing Fire Station
- Vehicular access to the site is provided from Greenfield Road
- 17 parking spaces provided

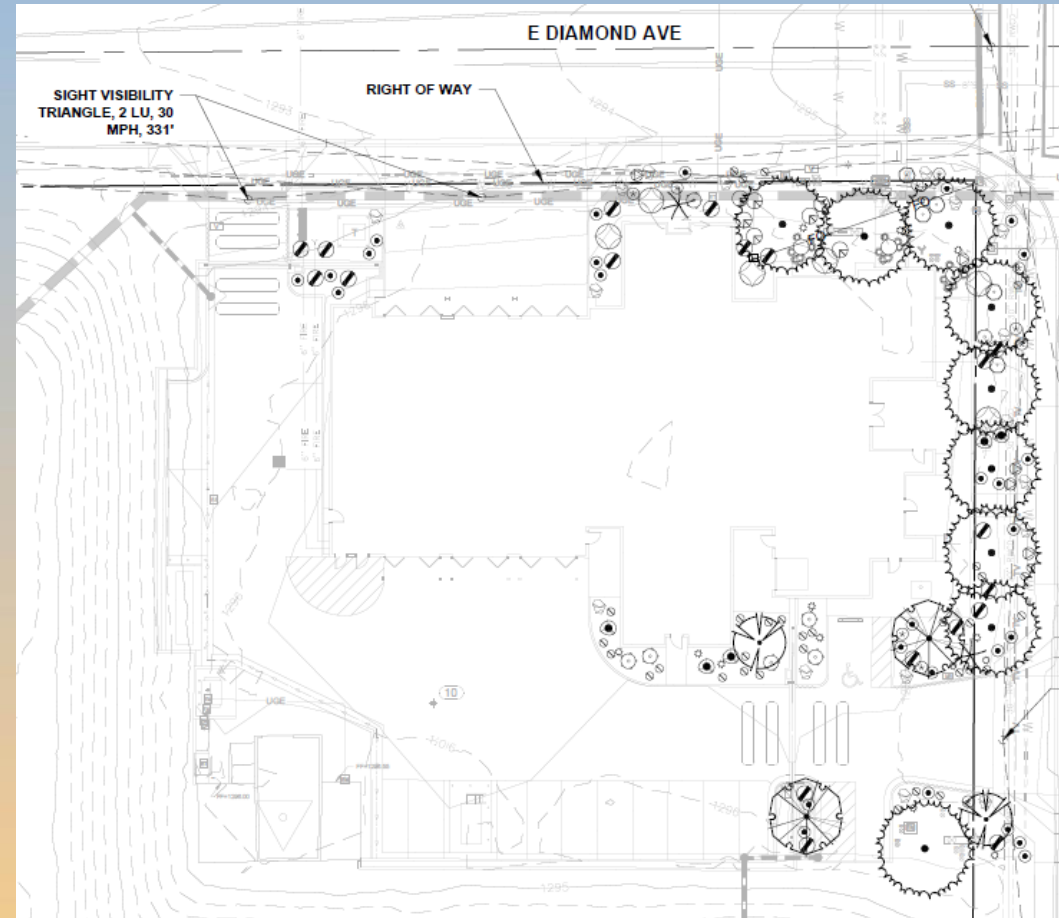




Landscape Plan

LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
TREES					
	CAESALPINIA CACALACO 'SMOOTHIE' TM	SMOOTHIE CASCALOTE	24" BOX	1.5" CAL.	2
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	1.5" CAL.	2
	QUERCUS FUSIFORMIS 'JOAN LIONETTI'	JOAN LIONETTI LIVE OAK	24" BOX	1.5" CAL.	9
SHRUBS					
	AMBROSIA DELTOIDEA	TRIANGLELEAF BURSAGE	5 GAL		5
	DALEA PULCHRA	BUSH DALEA	5 GAL		7
	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL		19
	EREMOPHILA HYGROPHANA	EMU BUSH	5 GAL		6
	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL		6
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL		6
	SPHAERALCEA AMBIGUA	GLOBEMALLOW	5 GAL		5
ACCENTS					
	FEROCACTUS CYLINDRACEUS	COMPASS BARREL	5 GAL		14
	FOUQUIERIA SPLENDENS	OCOTILLO	8-10 CANES		2
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM	BRAKELIGHTS RED HESPERALOE	5 GAL		10
	OPUNTIA 'SANTA RITA'	SANTA RITA PRICKLY PEAR	5 GAL		3
GROUNDCOVERS					
	GLANDULARIA GOODDINGII	GOODDING'S VERBENA	1 GAL		33
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL		27





Rendering





Rendering





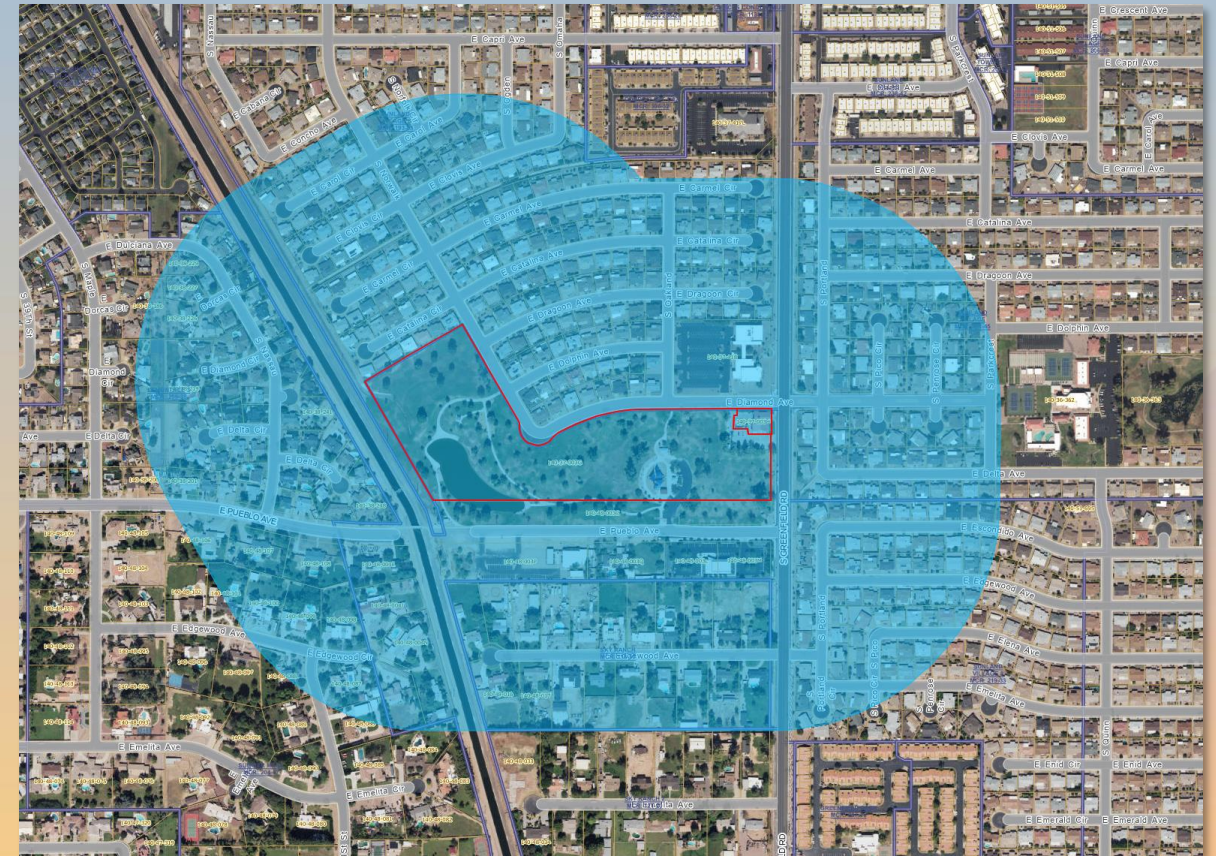
SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Setbacks for Single Residence 6 – Table 11-5-3</i> <i>North and East Property Lines</i>	20 Feet	10 Feet
<i>Setback of Cross Drive Aisles – Section 11-32-4(A):</i> 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. East Property Line	50 feet	20 feet minimum



Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods





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 Mesa 2050 General Plan
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO

Staff recommends Approval with Conditions



Board of Adjustment