

Mesa Zoning Ordinance		This Project	Conforming?	MZO	Provided, Proposed or Existing
	<b>DEVELOPMENT INCENTIVE PERMITS</b>				
11-72-1	PURPOSE AND APPLICABILITY				
	This chapter is intended to provide incentives for the development of smaller tracts of land that would have difficulty meeting current development standards, having been bypassed by previous developments, and where land assembly either is not available, or is available only to a limited extent. Development Incentive Permits (DIPs) may be approved to allow incentives for the development of parcels that meet the following criteria:				
A.1	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; or	Parcel is .56 acre and has been in current configuration since 1982	Conforming		
A.2	Total area of the site does not exceed 5 net acres and was created by the assembly of 2 or more individual, contiguous parcels.	Parcel is .56 acre and has been in current configuration since 1982	Conforming		
B	Utilities. The parcel is served by, or has direct access to, existing utility distribution facilities.	Water, sewer, gas power & telecommunications services are existing at this site	Conforming		
C.1	Surrounding Development. The parcel is surrounded by properties within a 1,200 foot radius in which: The total developable land area is not more than 25 percent vacant	Surrounding area is developed	Conforming		
C.2	Greater than 50 percent of the total numbers of lots or parcels have been developed 15 or more years ago.	Greater than 50% of parcels in the area have been developed 15 or more years ago.	Conforming		

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	<b>CONDITIONS OF APPROVAL - Alternative Compliance</b>				
	Consistent with Mesa General Plan	General Commercial (GC), "Evolve Growth Strategy, Urban Center Place type, Neighborhood Opportunity Area as designated by West Main Stret Area Plan	Conforming		
11-6-3-B(7)i.i.	Space limitations....for improvements and redevelopment in older neighborhoods				
	Development Standards				
	Min Lot Area		Conforming	,000 s.	24,739 s.f.
	Min Lot Width		Conforming	50'	65'
	Min Lot Depth		Conforming	100'	292.04'
	Max Lot Coverage %		Conforming	80%	52%
	building height		Conforming	30'	26'-9"
	Front Setback, local street, Main St.		Conforming	20'	63'-3"
11-6-3.A	Side Setback, local street, Phyllis			20'	10' setback at lot line along Phyllis was conforming to Mesa Zoning Ordinance at the time the building was constructed. We request to construct new screen wall and shade canopy per original setback requirements.
11-6-3.A	Interior Side Setback, adjacent to Non-Residential			15'	0' property line setback at interior lot line is existing condition. East setback was conforming to Mesa Zoning Ordinance at the time the building was constructed.
	Interior Rear Setback, adjacent to RM for 2 story		Conforming	50'	65'-3"

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11-30-9H	screen wall at Main St. edge of south parking lot	unable to comply due to existing site configuration			remove excess asphalt between parking lot and sidewalk, install landscaping
11-30-9I	6' wall along rear property line	conflicts with PUE requirements			delete 6' wall along rear property line
11-30-10	landscape design, 25' radius at corner	unable to comply due to existing site configuration			install as much landscaping as possible in the area available
11-30-12	trash & refuse collection area	unable to comply due to existing site configuration			barrel service in lieu of refuse bin, barrels to be stored in screened enclosure onsite
11-33-3-B.2	landscape design, 15' min. landscape yard on all sides of site	unable to comply at south & east due to existing site configuration			Landscaping will be installed between sidewalk and parking lot on south edge of site, landscape area dimension tapers from 7'-5" at west to 6'-5" at east.
11-33-5.A	landscape design, 15' foundation base	unable to comply at west elevation due to new screen walls for west facing glass wall			Existing foundation base at west is 20' Proposed foundation base at west is 10'
11-32-3	onsite parking @ 1:200 s.f. building area less 10% for light rail adjacency	unable to comply due to site configuration		44	26 parking spaces are available in north and south parking lots. Existing parking lots will be demolished and rebuilt to accommodate ADA standards but cannot be enlarged or relocated due to site constraints. There are no parking restrictions along Phyllis, so visitors can park curbside if both parking lots are full.
11-32-4A	parking spaces on main drive aisles min. 50' from property line	unable to comply due to site configuration			7' average on south side, 7'-6" tapers to 6'-6" 0' on east side
	other development provisions				

[illegible]