

City of Mesa

Board of Adjustment

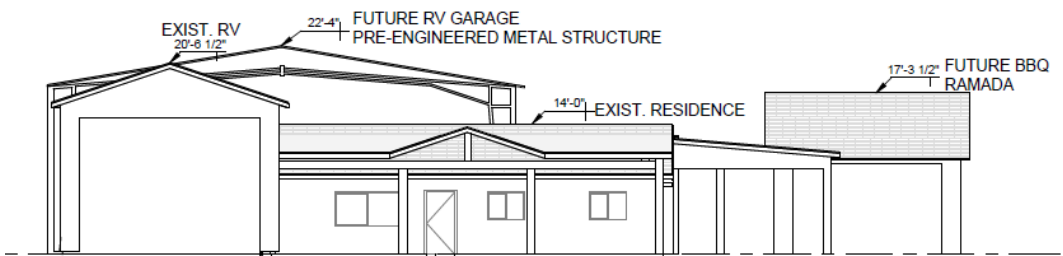
BOA26-00182
Spilsbury Future Site Plan

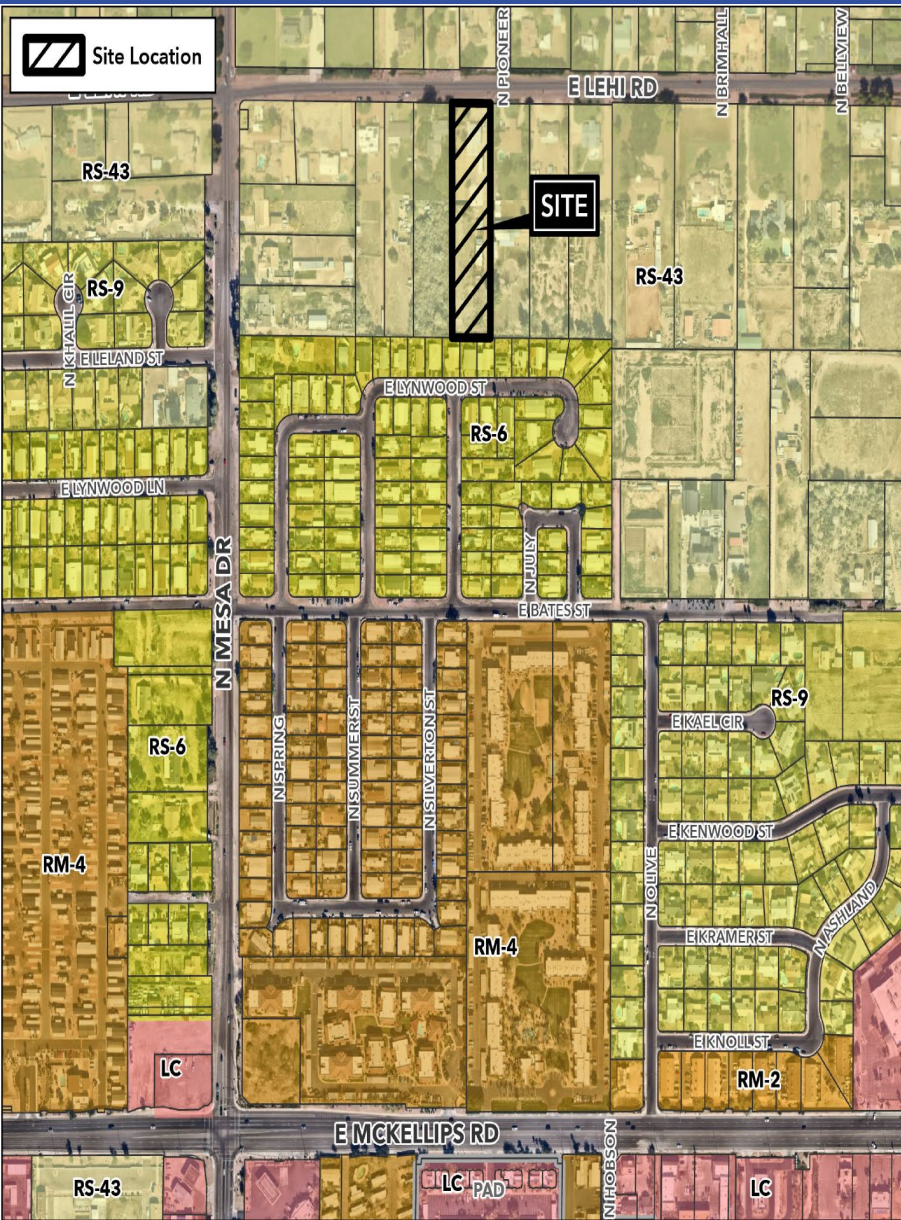
Sergio Solis



Request

- Special Use Permit (SUP) to allow the combined gross floor area of all detached accessory buildings or structures to exceed 100% of the gross floor area of the primary
- SUP to allow a detached structure to exceed the height of the primary building





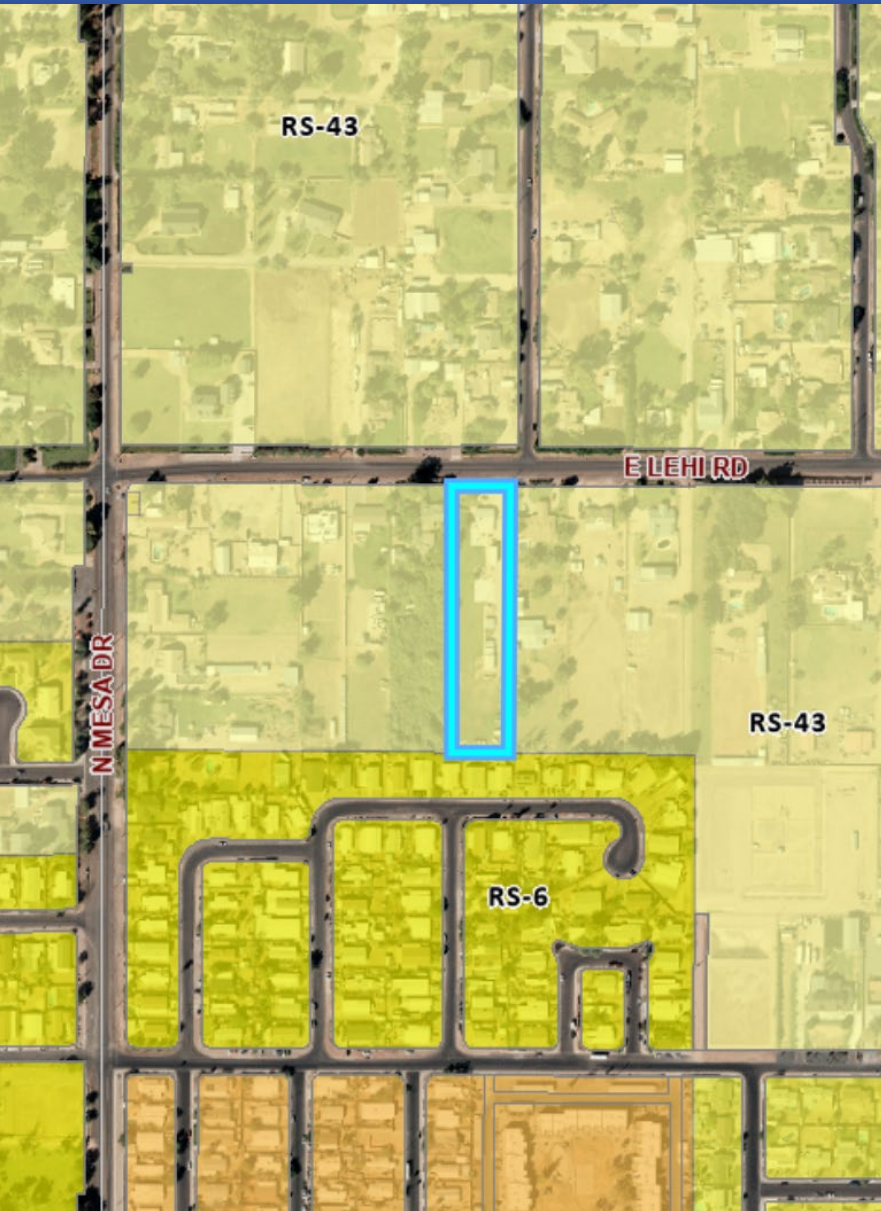
Location

- 521 East Lehi Road
- East of Mesa Drive
- South of Lehi Road



General Plan

- Rural Residential Placetype
- Conserve Growth Strategy
- Single-family residential is a principal land use



Zoning

- Single Residence 43 (RS-43)



Site Photo

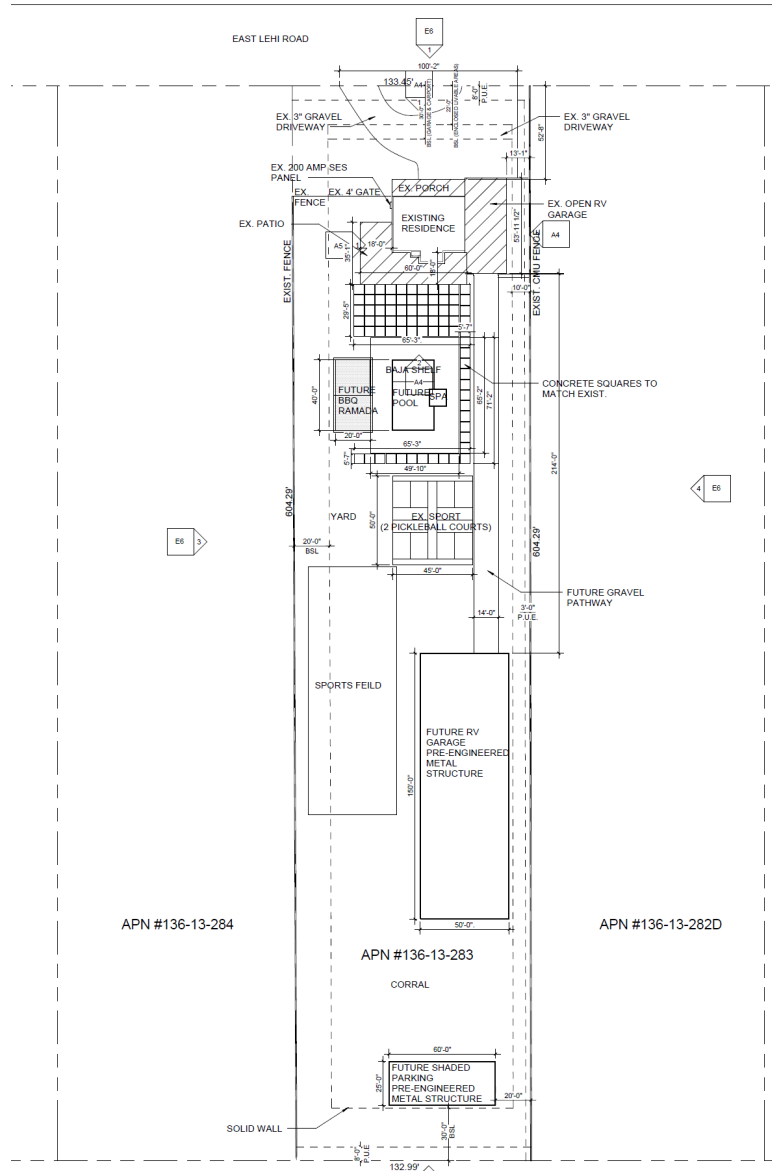


Looking south towards the site



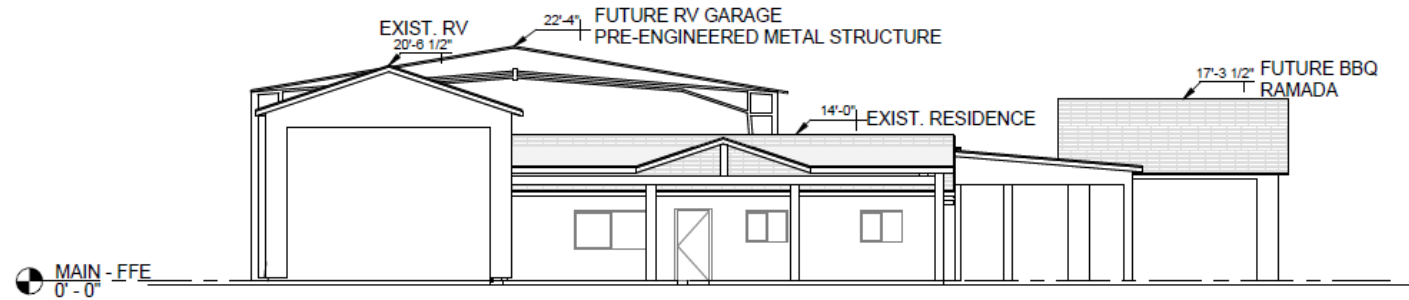
Site Plan

- Primary Residence:
Approximately 4,608 sq. ft.
- Proposed detached structures (combined):
Approximately 9,924 sq. ft.
 - 50' x 150' RV garage,
 - 25' x 60' carport, and
 - 20' x 40' BBQ ramada.

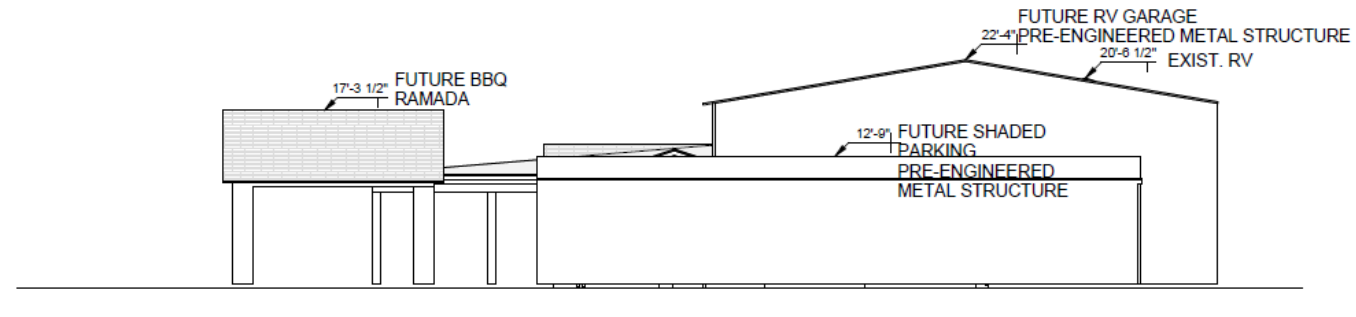




Elevations



① NORTH ELEVATION



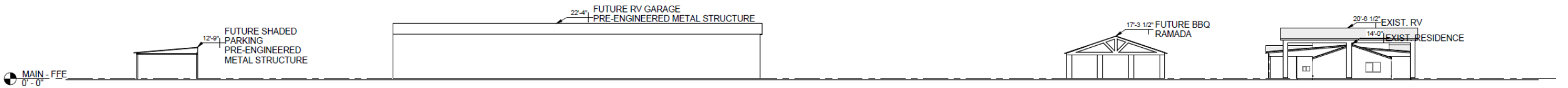
② SOUTH ELEVATION
1" = 10'-0"



Elevations



③ WEST ELEVATION
1" = 20'-0"

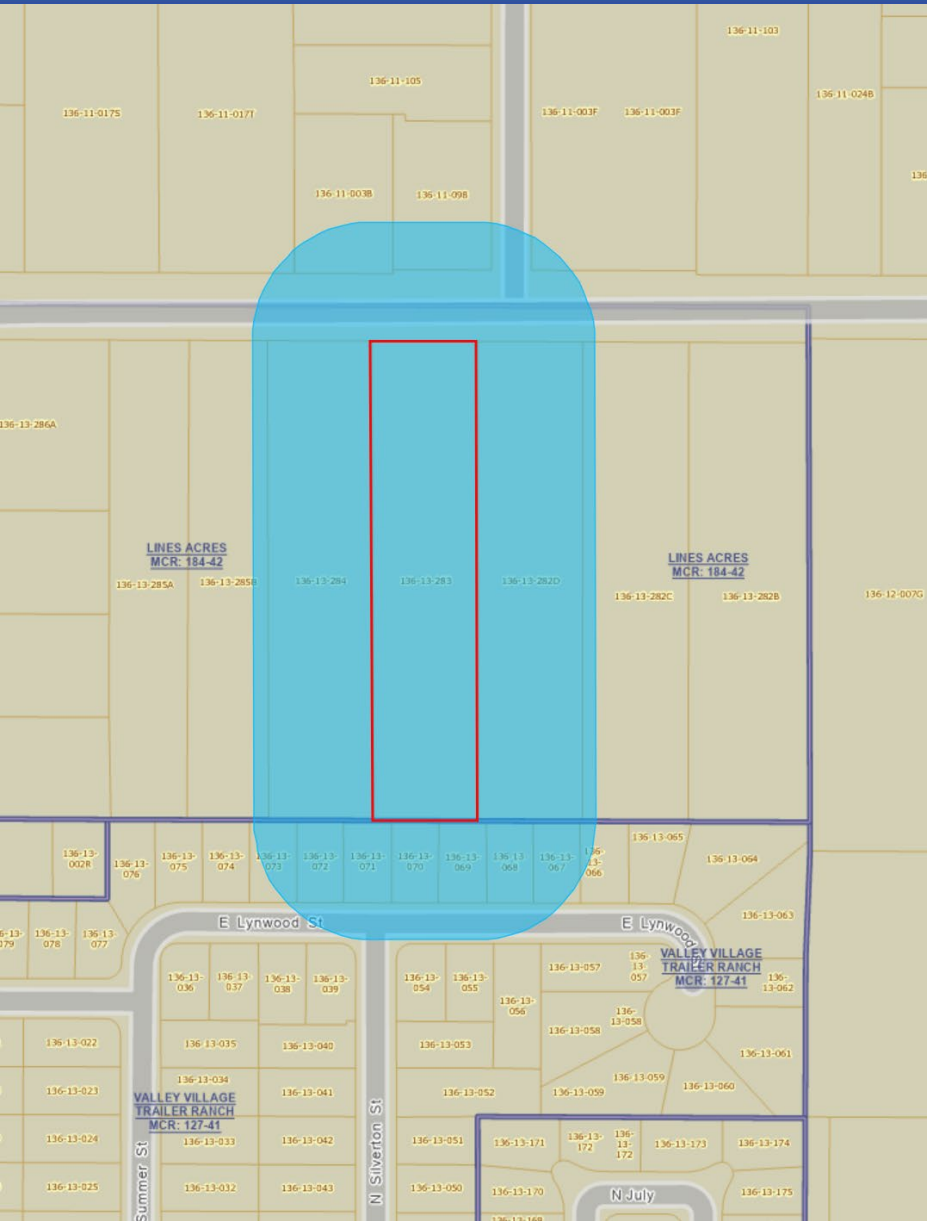


④ EAST ELEVATION
1" = 20'-0"

Special Use Permit (SUP)

Per MZO Section 11-70-5, a SUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.



Notification

- Notified property owners within 150', HOAs, and registered neighborhood
- Staff has not received any calls or emails regarding the Proposed Project.



Findings

- Complies with the 2050 Mesa General Plan
 - Meet the SUP findings of 11-70-5



Recommendation

Approval with conditions

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