



Board of Adjustment



BOA24-00133

Sergio Solis, Planner I

April 3, 2024



Request

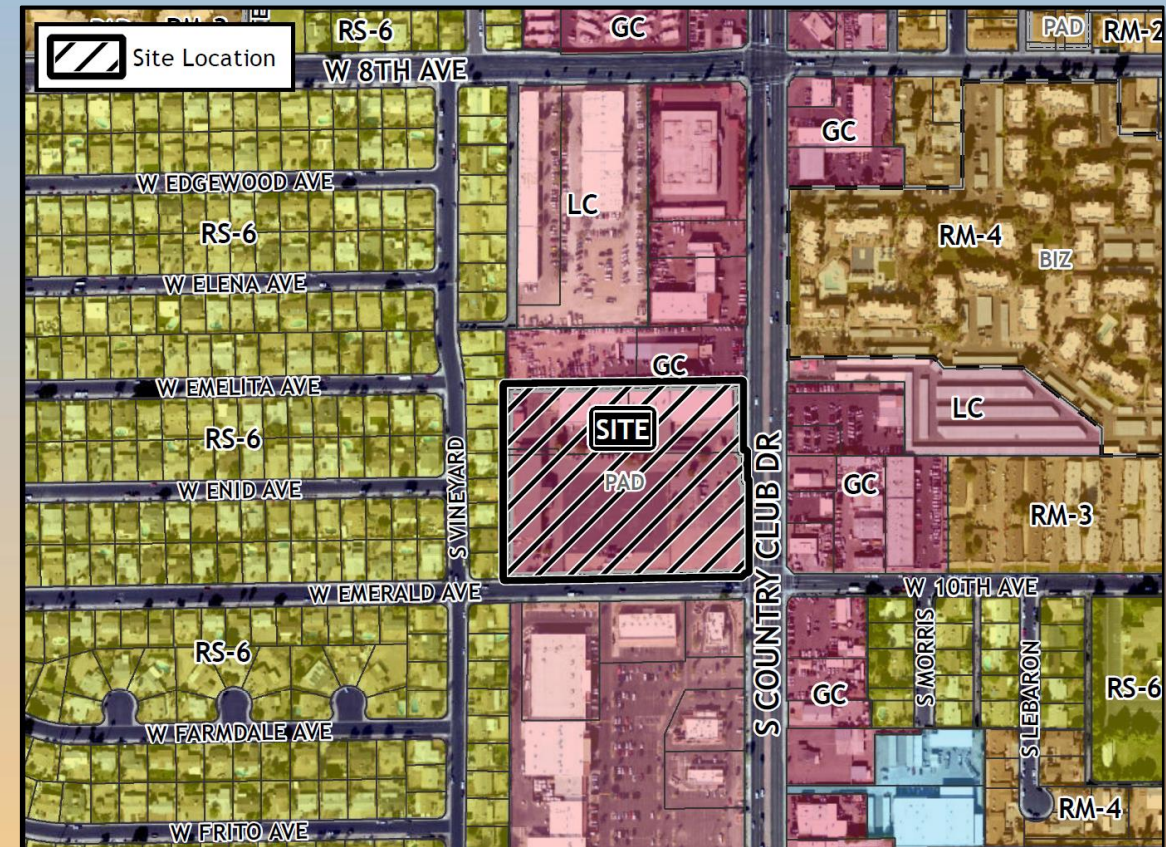
- Special Use Permit (SUP) to exceed the maximum number of special events allowed in one (1) calendar year.





Location

- West of Country Club Drive
- North of Emerald Avenue

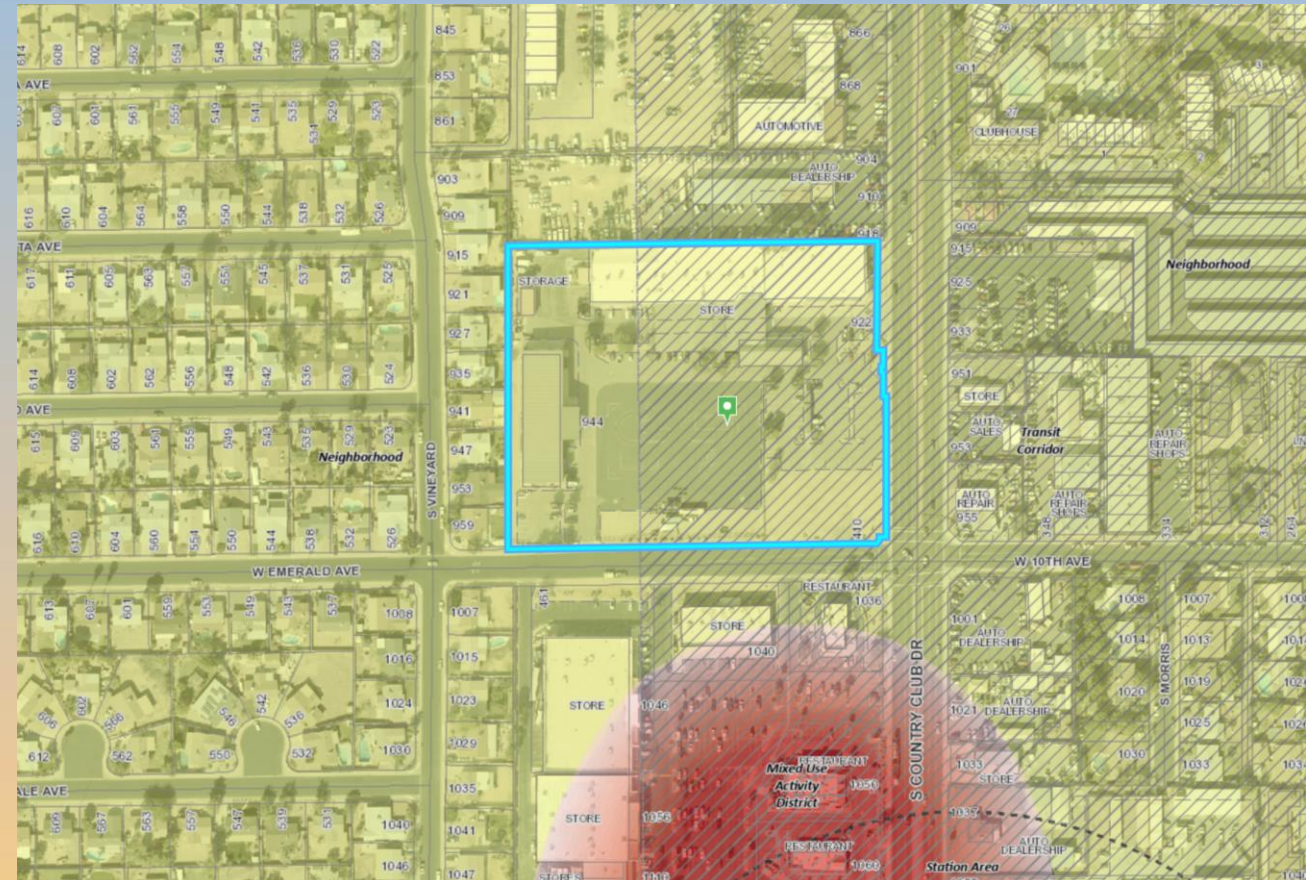




General Plan

Neighborhood

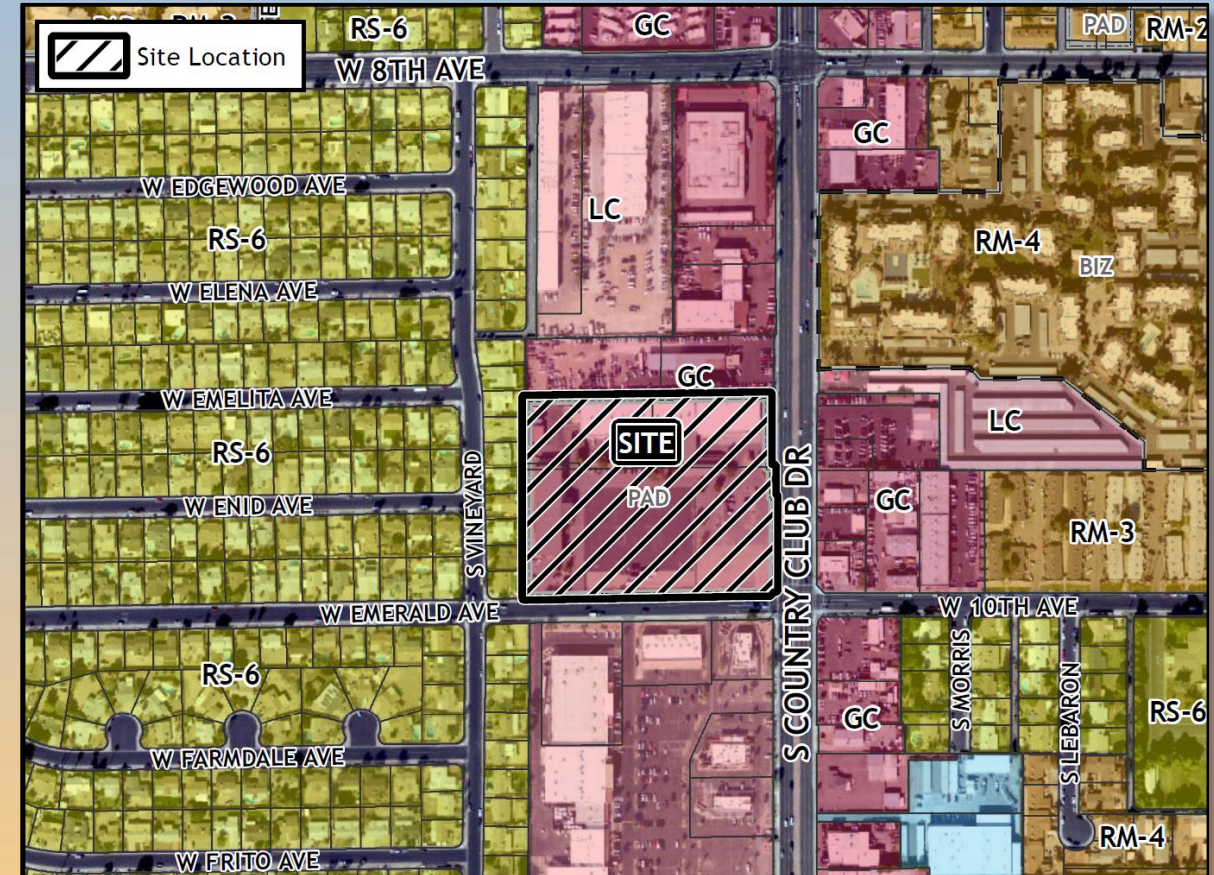
- Safe places for people to live
- Wide range of housing options allowed
- Existing use complies with the goals of this character area





Zoning

- General Commercial with a Planned Area Development overlay (GC-PAD)
 - Retail and related service-oriented businesses to serve the larger surrounding residential uses.





Site Photos



Entrance from Country Club
Drive

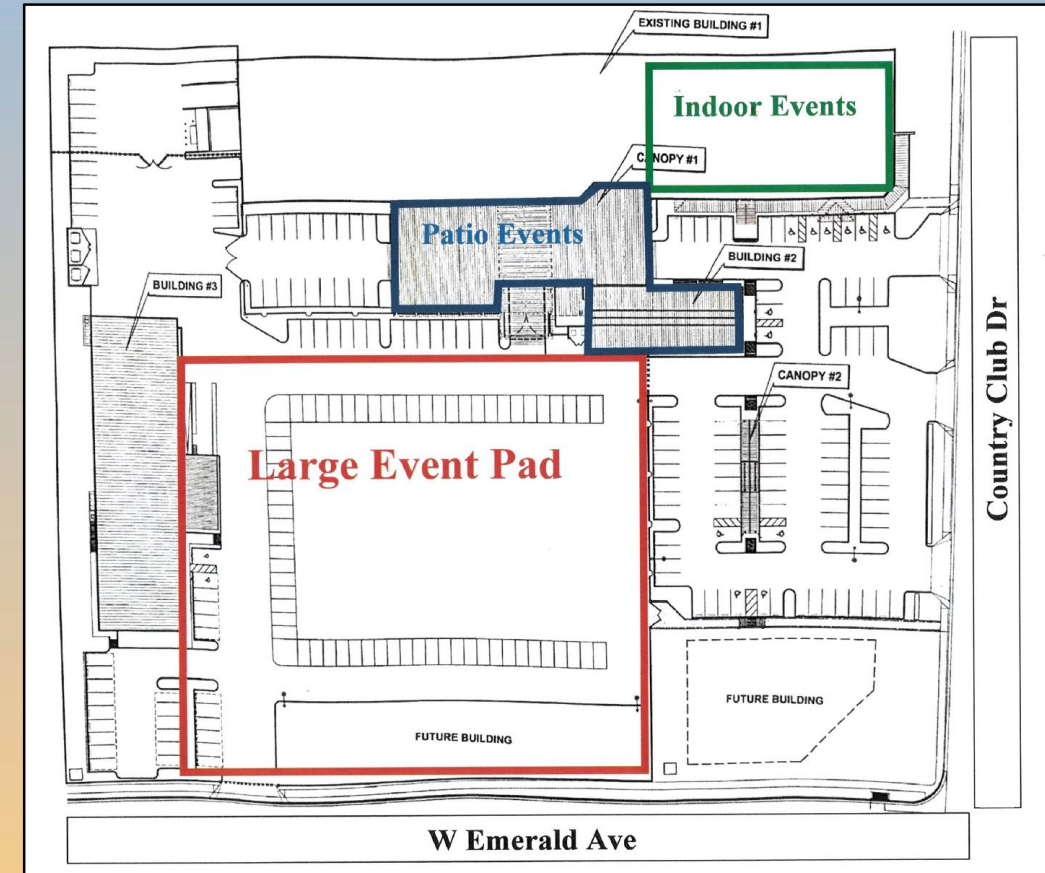


Entrance from Emerald Avenue



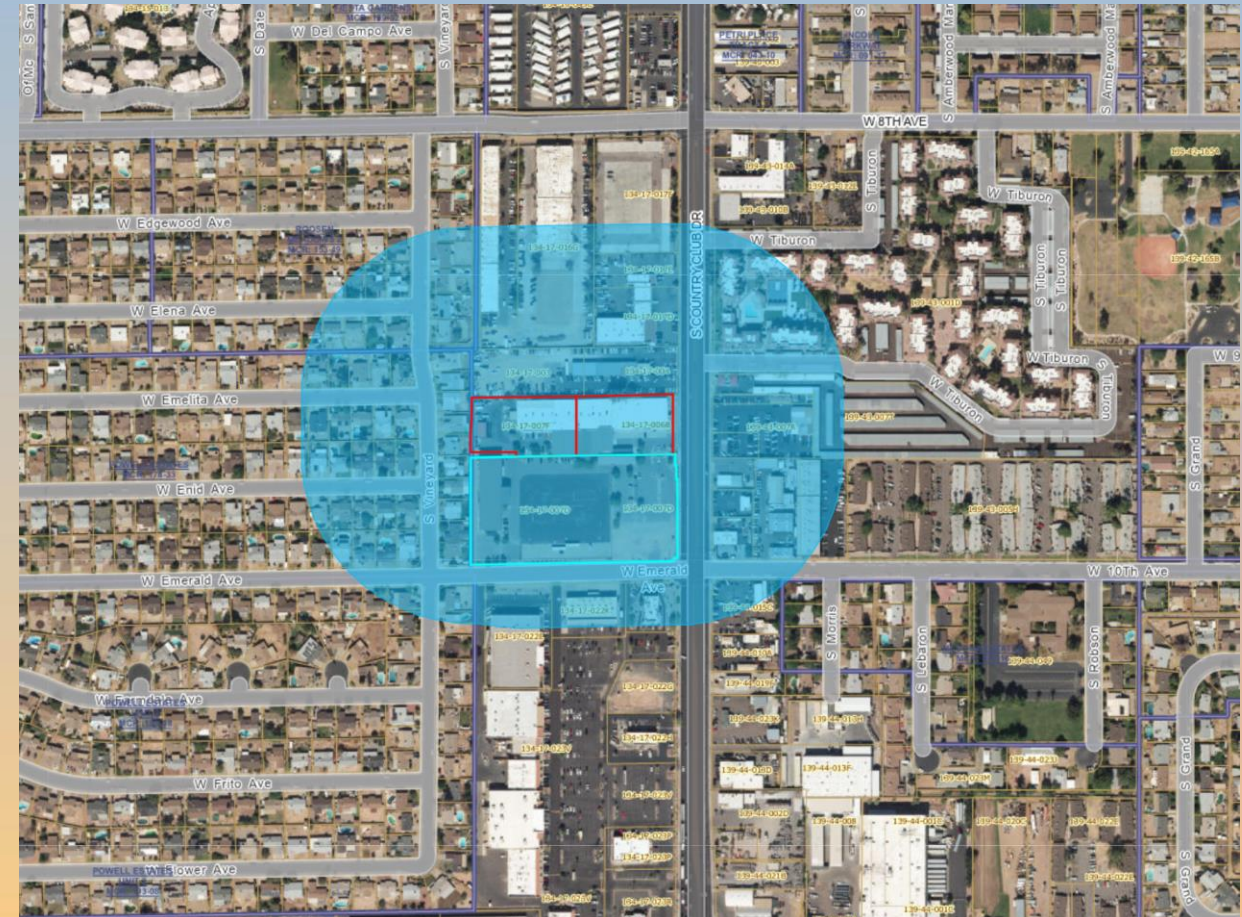
Site Plan

- 25 proposed events for 2024
- 90% will be single-day events
- No event to exceed 4 consecutive days
- Security staff on-site for all events





- Notified property owners within 500', HOAs and registered neighborhoods
- Staff and applicant have received no comments or concerns





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 70 for a Special Use Permit

Staff recommends Approval with Conditions



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