



Board of Adjustment



BOA24-00402

Chloe Durfee Daniel, Planner II

June 5, 2024



Request

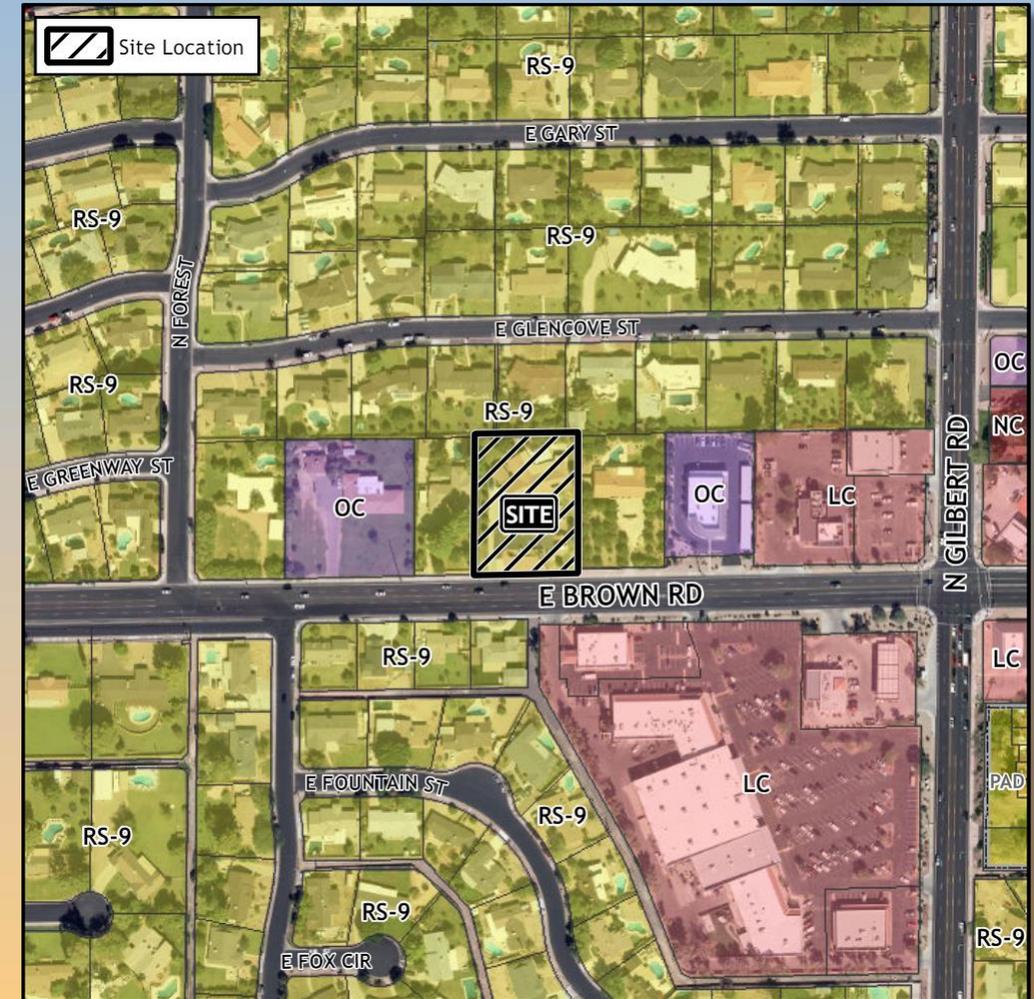
- Substantial Conformance Improvement Permit to allow deviations from certain development standards





Location

- 1858 East Brown Road
- West of Gilbert Road on the north side of Brown Road

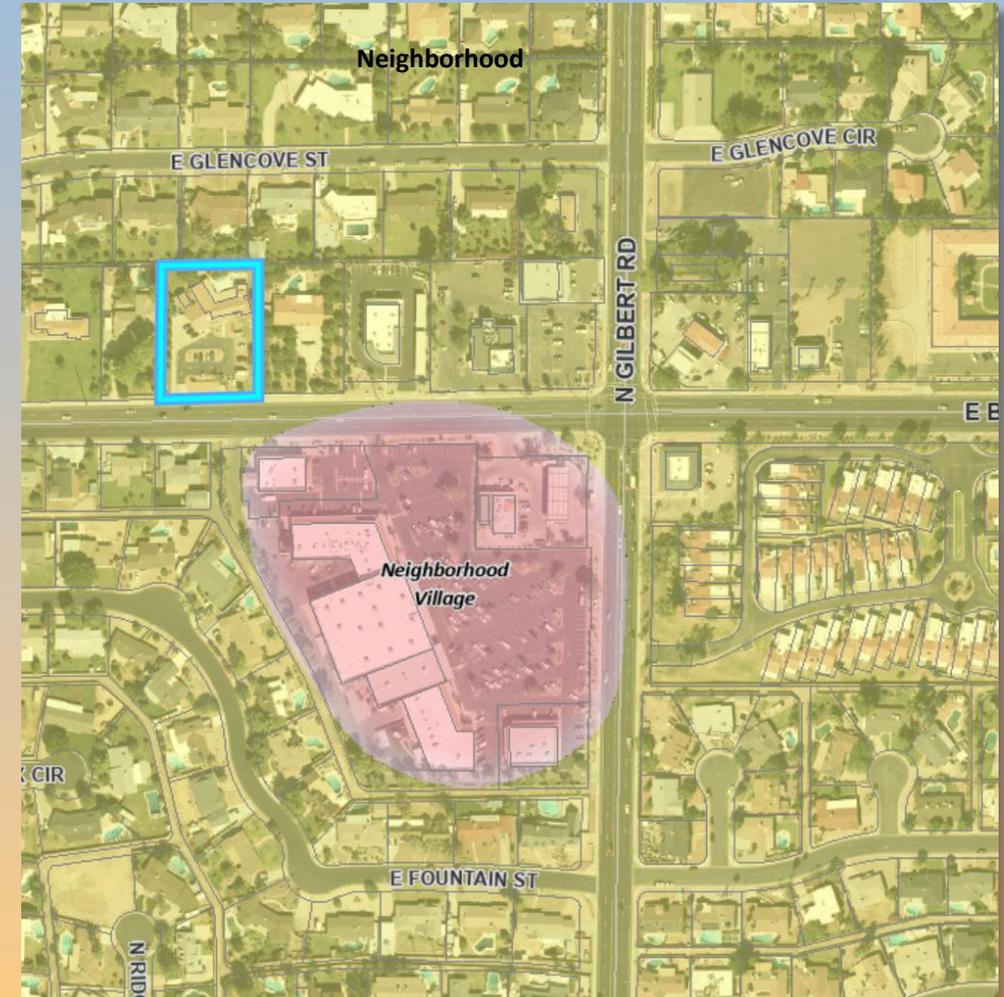




General Plan

Neighborhood

- Safe places for people to live where they can feel secure and enjoy their surrounding community
- Wide range of housing options and supporting uses

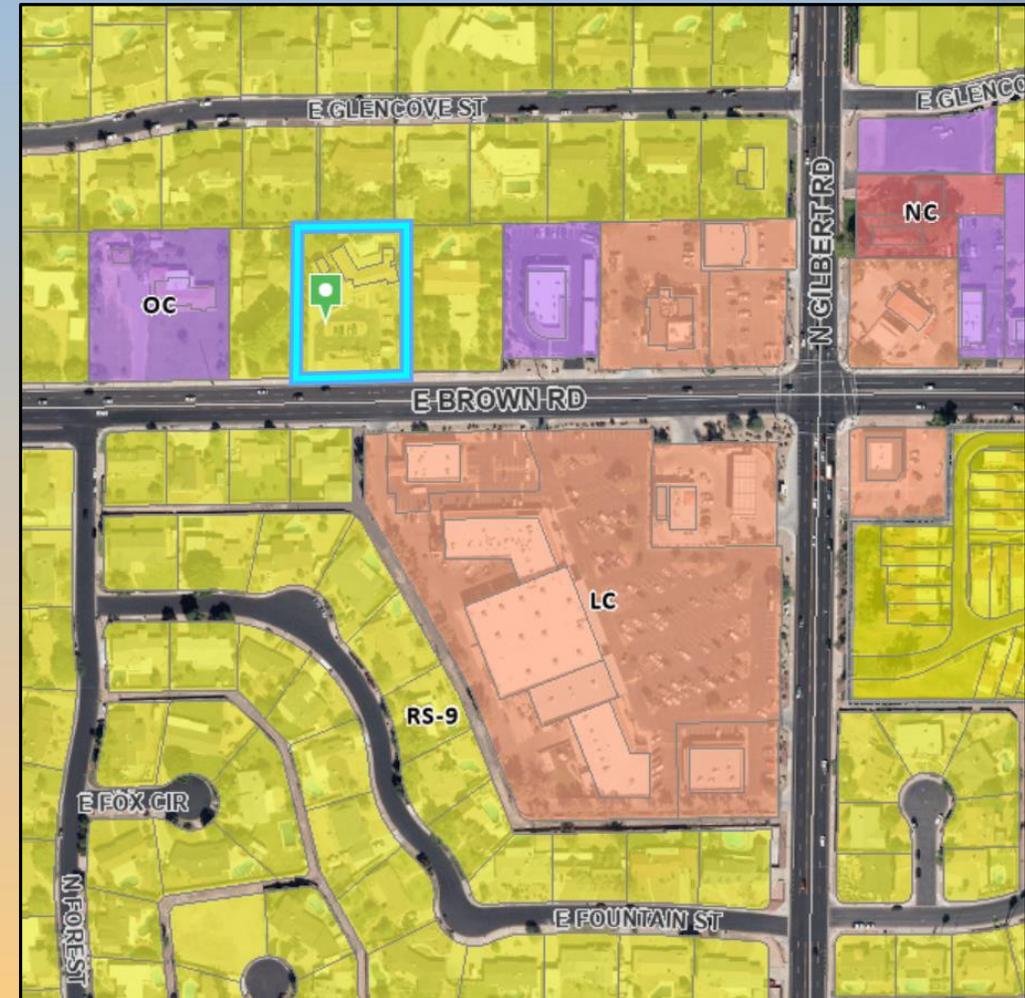




Zoning

Currently Single Residence-9 (RS-9) with rezone to Office Commercial (OC)

- Proposed use is permitted in OC





Site Photos

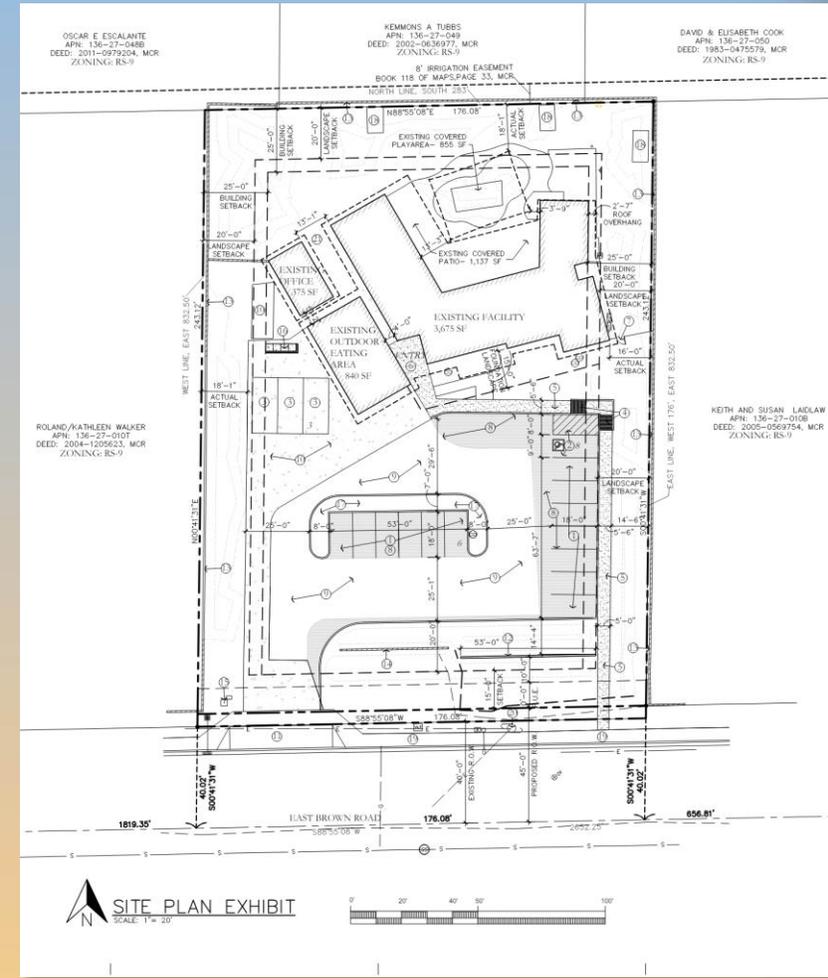


Looking north from Brown Rd



Site Plan

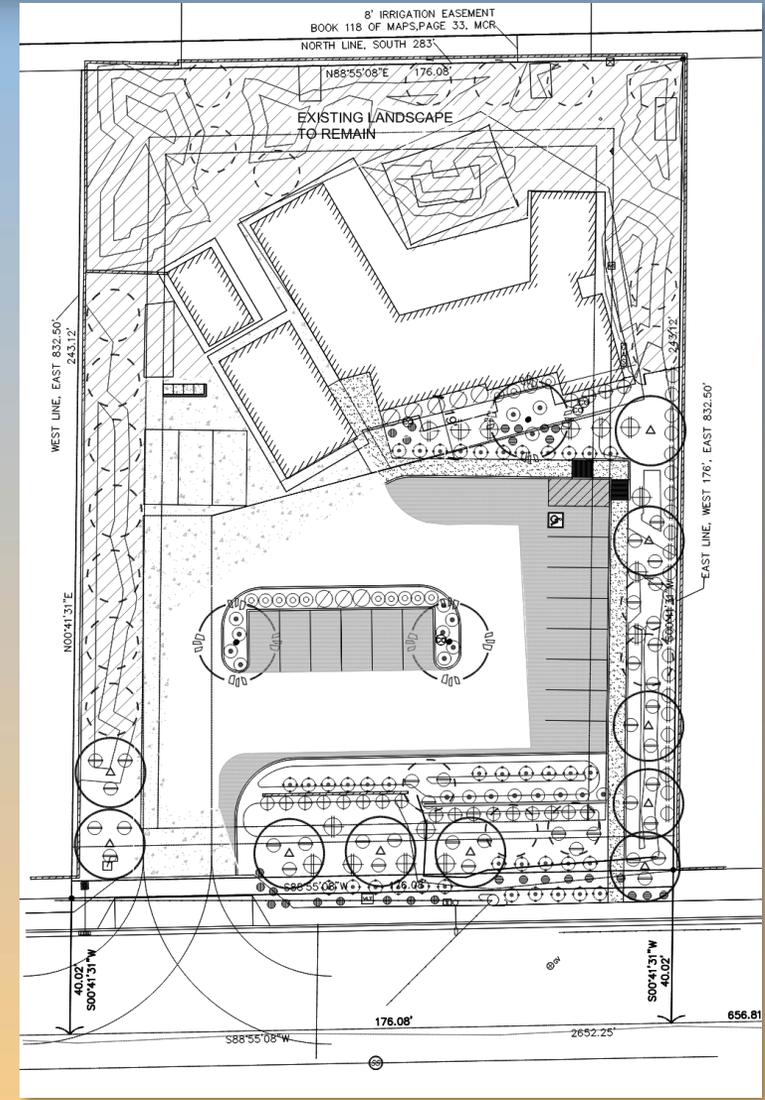
- Access from Brown Road
- 14 parking spaces required and provided and three bus spaces
- New striping and new landscaping and landscape islands through out the parking lot





Landscape Plan

- Updates to perimeter and front landscaping
- Updates to parking lot landscape islands



PLANT LEGEND

TREES	SIZE	QTY
Existing Tree	To Remain	21
Citrus	18" B&B	9
Washington Navel Orange	36" Box Standard	4
Ulmus parvifolia		
Evergreen Elm		
SHRUBS	SIZE	QTY
Tecoma hybrid	5 Gallon	8
Orange Jubilee	5 Gallon	36
Leucophyllum candida	5 Gallon	23
"Thundercloud" Sage	5 Gallon	16
Dodonea viscosa	5 Gallon	21
Hopseed Bush	5 Gallon	14
Caesalpinia pulcherrima	5 Gallon	23
Red Bird of Paradise	5 Gallon	41
Nerium oleander	5 Gallon	14
Petite Pink Dwarf Oleander	5 Gallon	23
Tecomaria capensis	5 Gallon	41
Cape Honeysuckle	5 Gallon	13
Senna phyllodenia	5 Gallon	15
Silver-Leaf Senna	5 Gallon	
Muhlenbergia capillaris	5 Gallon	
"Regal Mist" Deer Grass	5 Gallon	
GROUNDCOVERS	SIZE	QTY
Lantana montevidensis	1 Gallon	13
Gold Mound Lantana	1 Gallon	15
Convolvulus cneorum	1 Gallon	
Bush Morning Glory	1 Gallon	
LANDSCAPE MATERIALS		QTY
(Contractor to submit sample for approval)		
Decomposed granite	1/2" Screened	
Express Arizona Gold	2" Depth	
Existing Landscape to remain		



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p>Setback of Cross Drive Aisles and Parking Spaces – [Section 11-32-4.A]:</p> <p>Cross drive aisle parallel to Brown Road</p>	<p>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.</p>	<p>34 feet</p>
<p>Building Separation– [Section 11-6-3]</p>	<p>25 feet</p>	<p>13 feet</p>
<p>Perimeter Landscaping– [Section 11-33-3.B.1.c.ii]</p> <p>West Side</p>	<p>20 shrubs per 100 linear feet</p>	<p>6 shrubs - existing</p>



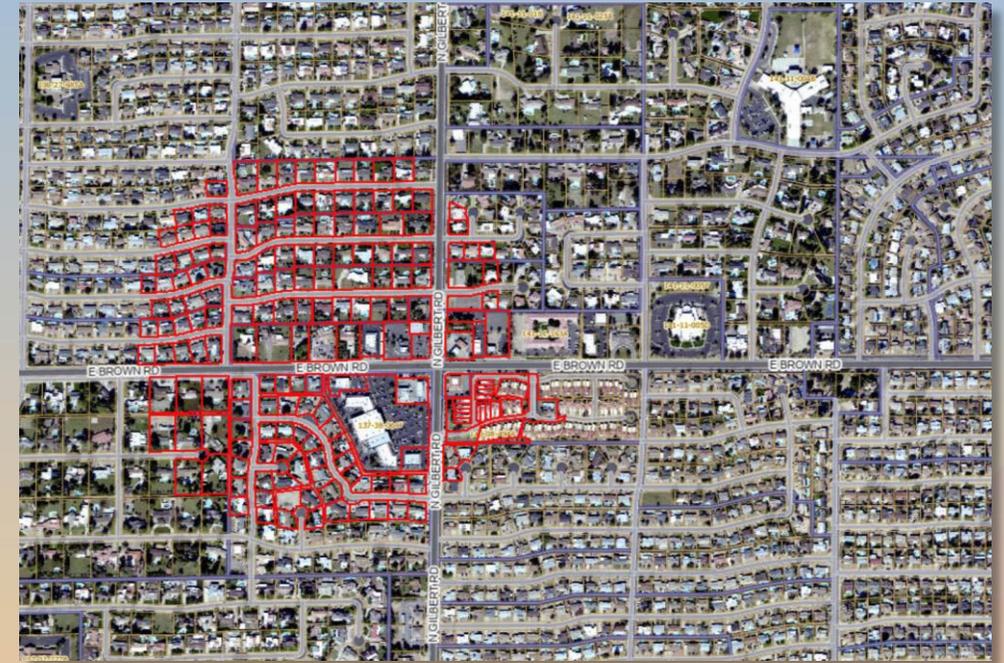
SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
Building Setbacks – [Section 11-6-3.A]		
North	25 feet	18 feet
East	25 feet	16 feet
Landscape Setbacks – [Section 11-6-3.A]		
North	20 feet	18 feet
East	20 feet	16 feet
West	20 feet	18 feet



Citizen Participation

- Notified property owners within 1,000 feet
- Had a neighborhood meeting June 28, 2022 with 5 neighbors as well as additional outreach letters
- Concerns at meeting and heard afterwards were about use, timeframe, parking, traffic, noise, privacy, waste, etc.





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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