

Mesa Council Chambers Lower Level – 57 E 1st St

Date: June 7, 2023 Time: 4:30 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Boardmember Heath Reed
Boardmember Ethel Hoffman*
Boardmember Troy Glover

MEMBERS ABSENT:

Vice Chair Nicole Lynam
Boardmember Adam Gunderson
Boardmember Chris Jones

(*Boardmembers and staff participated in the meeting through the use of audio conference equipment)

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Margaret Robertson
Charlotte McDermott
Sarah Steadman
Kelly Whittemore
Evan Balmer
Joshua Grandlienard
Charlotte Bridges
Chloe Durfee Daniel
Samantha Brannagan
Kwasi Abebrese
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner declared a quorum present, and the Study Session was called to order at 4:30 p.m.

2 Staff Update:

***2-a no updates**

3 Review and discuss items listed on the Public Hearing agenda for June 7, 2023.

Staff member Evan Balmer made comments on two cases:

- Item 4-c, BOA23-00004, on the public hearing agenda. The Special Use Permit will be heard by the Planning and Zoning Board. The Board of Adjustment will only hear the request for a Substantial Conformance Improvement Permit.
- Item 5-a, BOA23-00076, on the public hearing agenda will not be heard during the study session.

***3-a Staff member Joshua Grandlienard presented case BOA22-01123 to the Board.**

See attached presentation.

City of Mesa - Board of Adjustment – June 7, 2023
Study Session Minutes

***3-b Staff member Charlotte Bridges presented case BOA22-01323 to the Board.**
See attached presentation.

***3-c Staff member Charlotte Bridges presented case BOA23-00004 to the Board.**
See attached presentation.

***3-d Staff member Chloe Durfee Daniel presented case BOA23-00179 to the Board.**
See attached presentation.

***3-e Case BOA23-00286 continued to July 5, 2023.**

***3-f Staff member Samantha Brannagan presented case BOA23-00289 to the Board.**
See attached presentation.

Chair Wagner asked if a bedroom would be added on top of garage.

Staff member Brannagan confirmed a room and small kitchenette will be added above garage.

***3-g Staff member Chloe Durfee Daniel presented case BOA23-00307 to the Board.**
See attached presentation.

Boardmember Reed asked if the parcel was split or one parcel, and if the parcel will be getting split.

Staff member Durfee Daniel answered the parcel is being maintained as one parcel due to the difficulties of redevelopment if the parcel was split.

Boardmember Reed asked if parking requirements will be met with both uses of properties on parcel.

Staff member Durfee Daniel explained the original parking was provided at 80 for the original retail building and is now being provided at 48 parking spaces, which is exactly what is required for both buildings on the same site.

***3-h Staff member Joshua Grandlienard did not presented case BOA23-00076 to the Board during study session.**

4 Adjournment.

Boardmember Glover moved to adjourn the Study Session and was seconded by Boardmember Reed. Without objection, the Study Session was adjourned at 5:20 p.m.

Respectfully submitted,

Evan Balmer,
On behalf of Zoning Administrator (Mary Kopaskie-Brown)



Board of Adjustment



BOA22-01123

Josh Grandlienard, AICP, Planner II

June 7, 2023



Request

- Special Use Permit

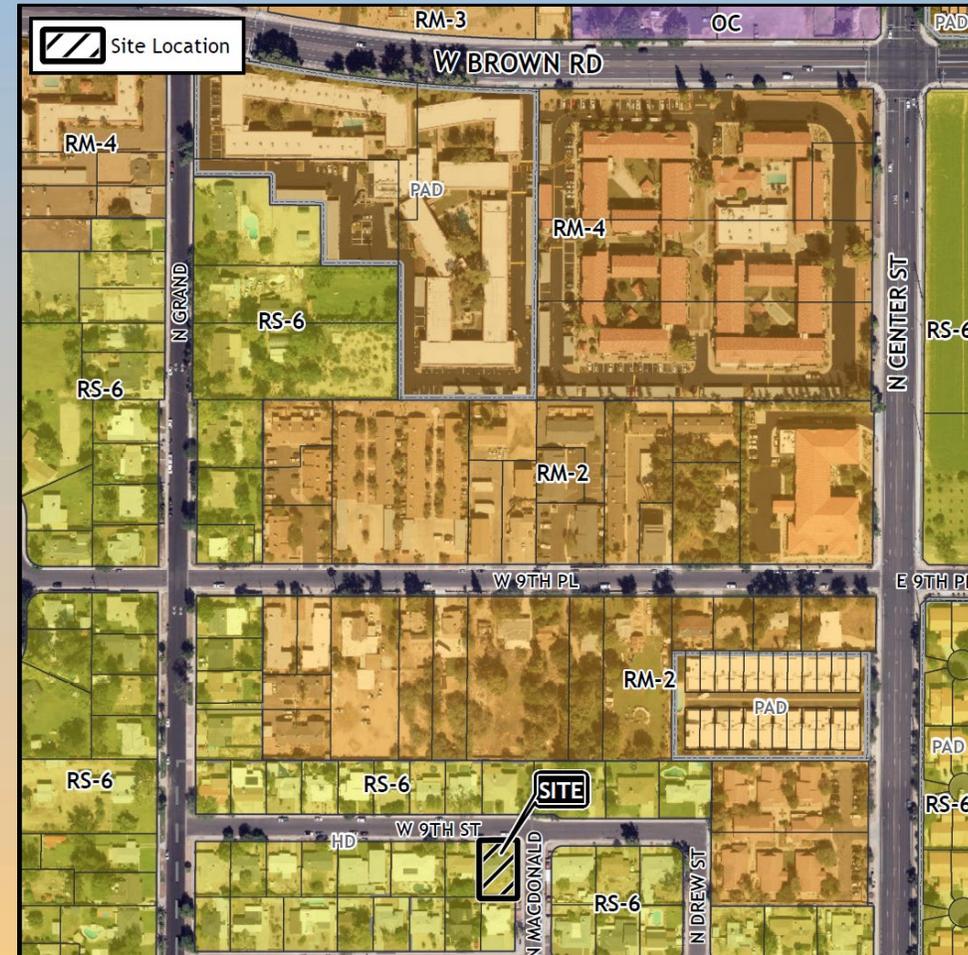
To allow for the enlargement of a legal nonconforming residence.





Location

- 105 West 9th Street
- South of W Brown Road
- West of Center Street

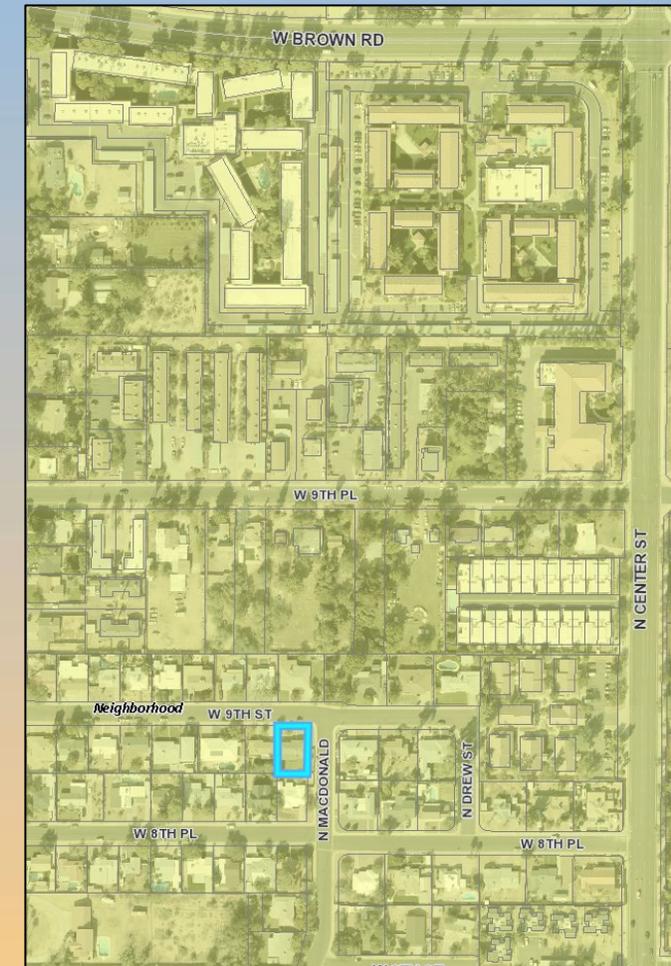




General Plan

Neighborhood

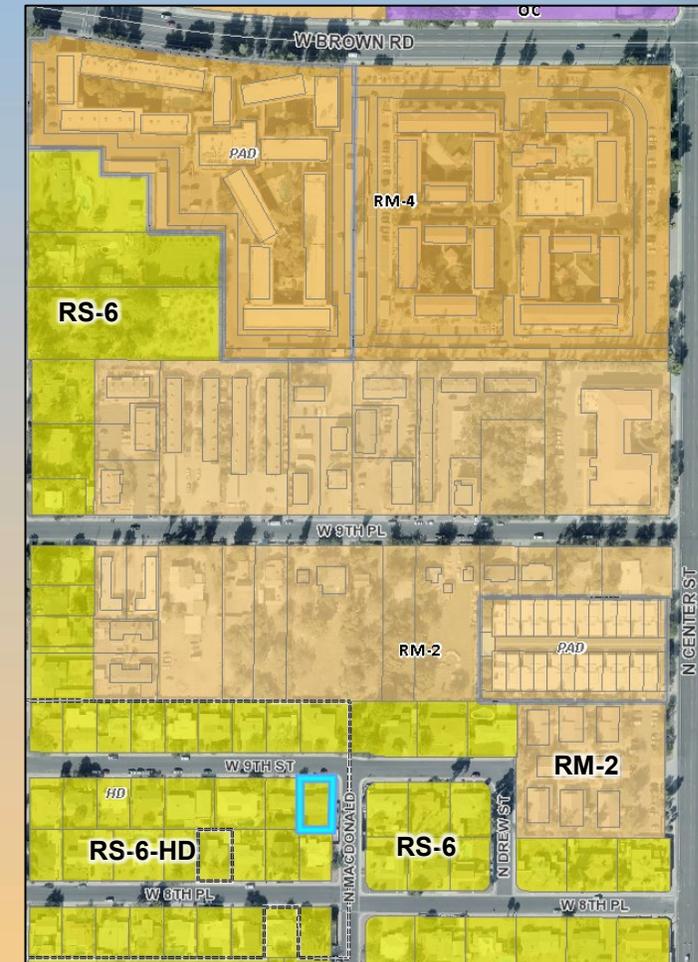
- Safe places for people to live and enjoy the surrounding community.
- Wide range of housing options and associated non-residential uses.





Zoning

- Single Residence-6-Historic District (RS-6-HD)
- Existing single residence is permitted.
- Property is legal non-conforming





Site Photo

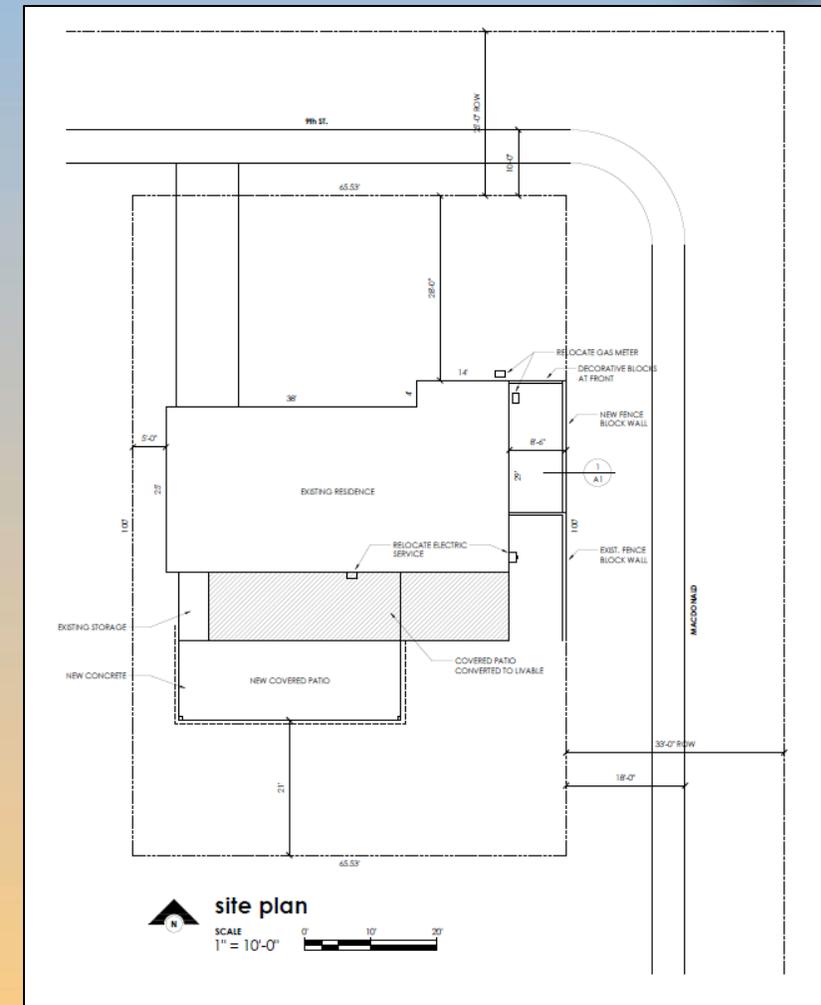


Looking south towards the site from 9th Street



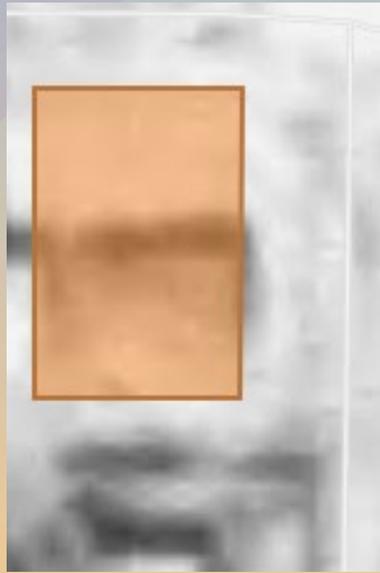
Site Plan

- Required Minimum Setbacks:
 - Internal side: 5-ft.
 - Aggregate of both sides: 15-ft.
 - Street side: 10-ft
- Existing Setbacks:
 - Minimum Internal Side: 5-ft.
 - Aggregate of both sides: 13 ft 6 in
 - Street side: 8 ft 6in

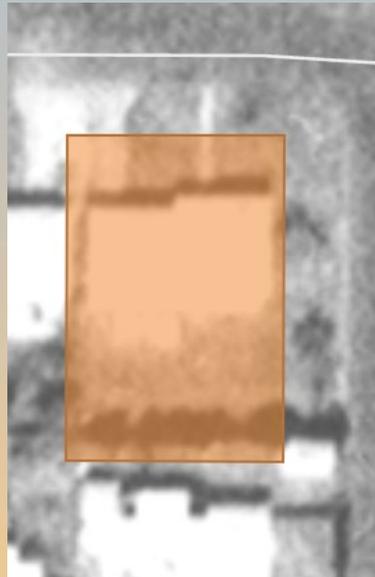




Maricopa County Historical Aerial Photos



1959



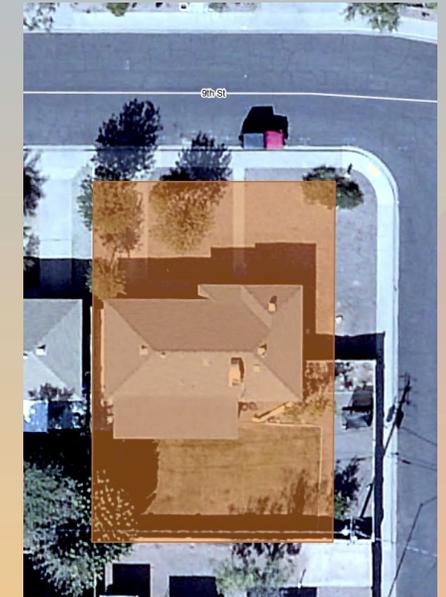
1976



2006



2012

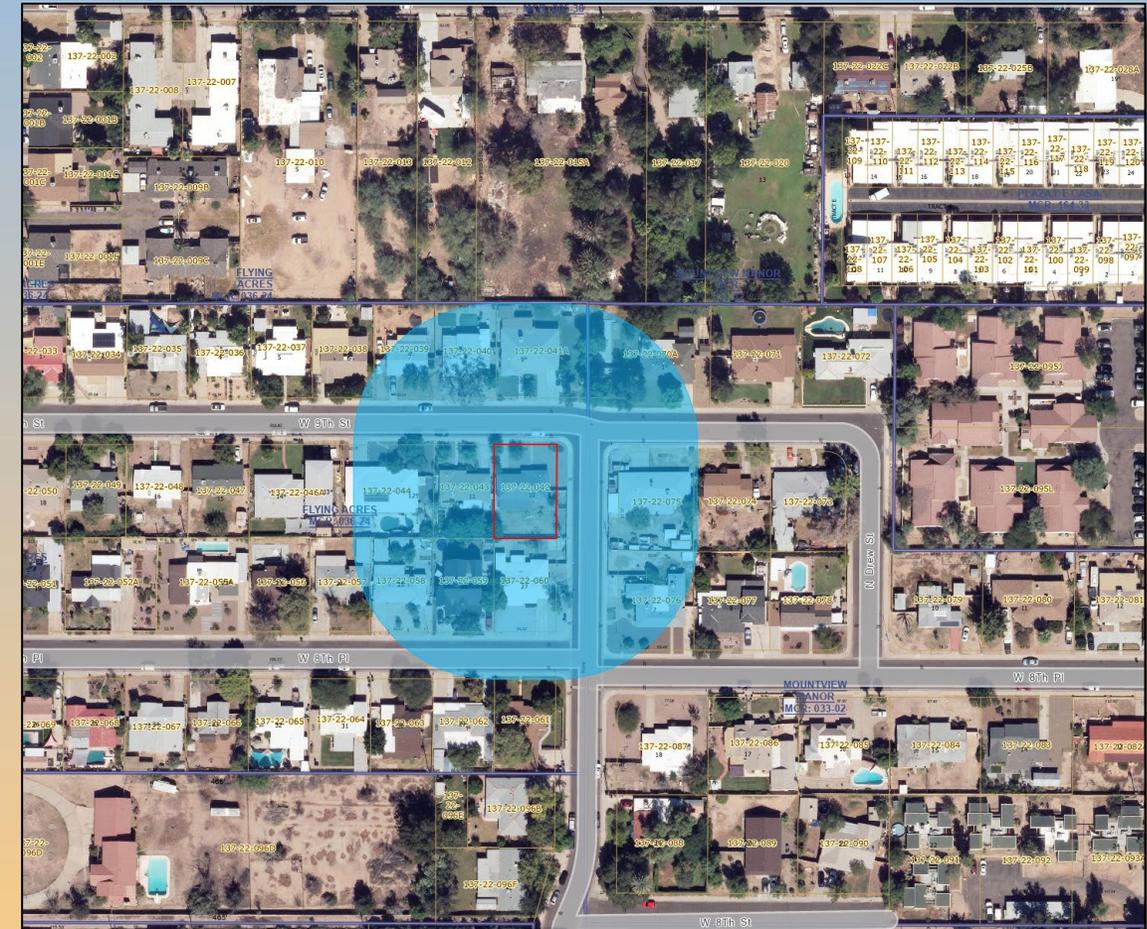


2021



Citizen Participation

- Notified property owners within 150-ft.





Section 11-70-5 SUP Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the criteria in Section 11-70-5 for a Special Use Permit

Staff recommend Approval with Conditions



BOA22-01323

Charlotte Bridges, Planner II

June 7, 2023



Request

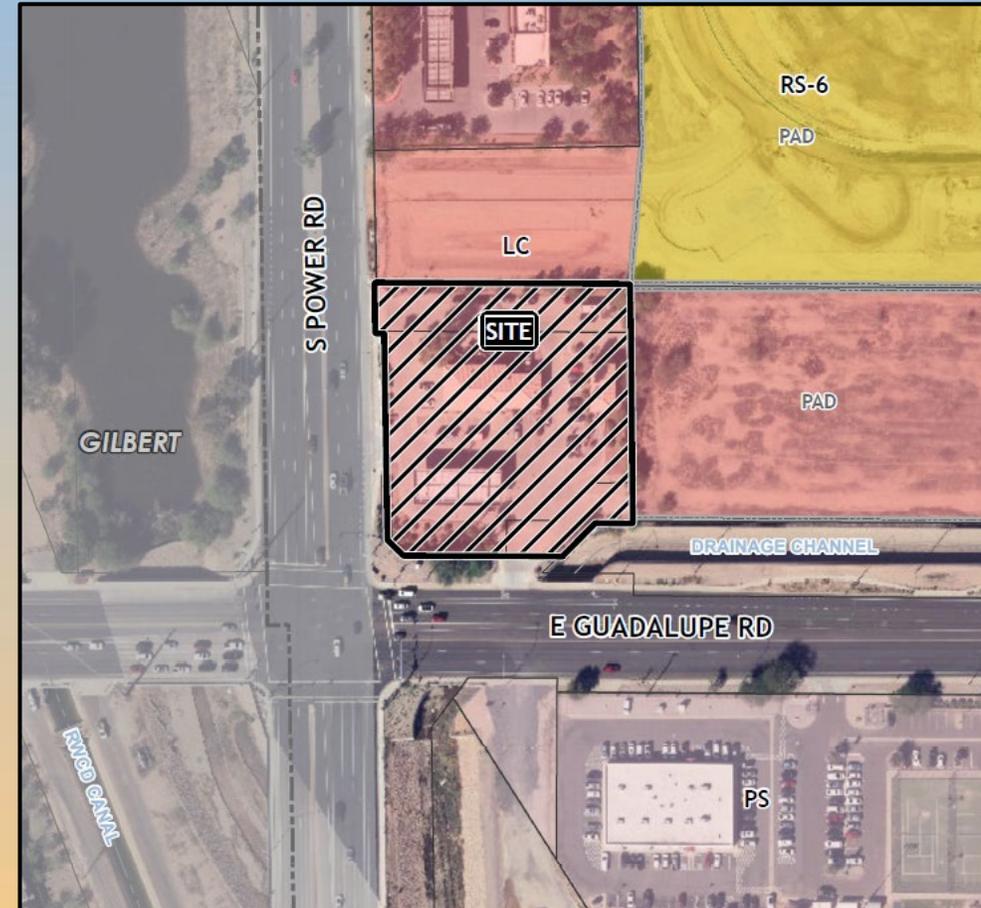
- Special Use Permit (SUP) to expand a non-conforming structure
- Modification of a SUP to allow a car wash
- Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development
- Allow for the development of a limited service restaurant with drive-thru facilities and a car wash





Location

- 6810 East Guadalupe Road
- Northeast corner of Power and Guadalupe Roads





General Plan

Neighborhood

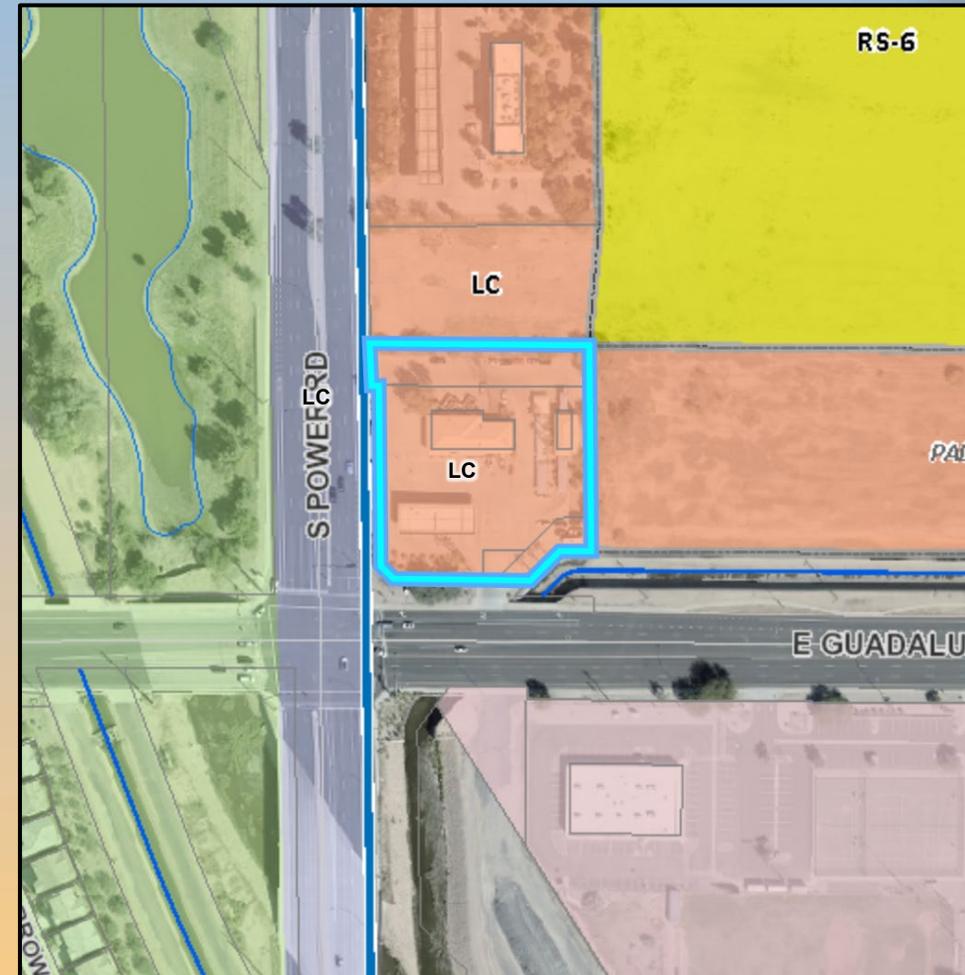
- Safe places for people to live and enjoy the surrounding community.
- Often have associated nonresidential uses
- Nonresidential uses designed to bring people together and not disrupt neighborhoods where people live.





Zoning

- Limited Commercial (LC)
- Limited service restaurant with drive-thru facilities is a permitted use
- SUP is required for a car wash
- November 2, 1999, Board of Adjustment approved a SUP for the existing carwash





Site Photo



Looking north from Guadalupe Road



Site Photo

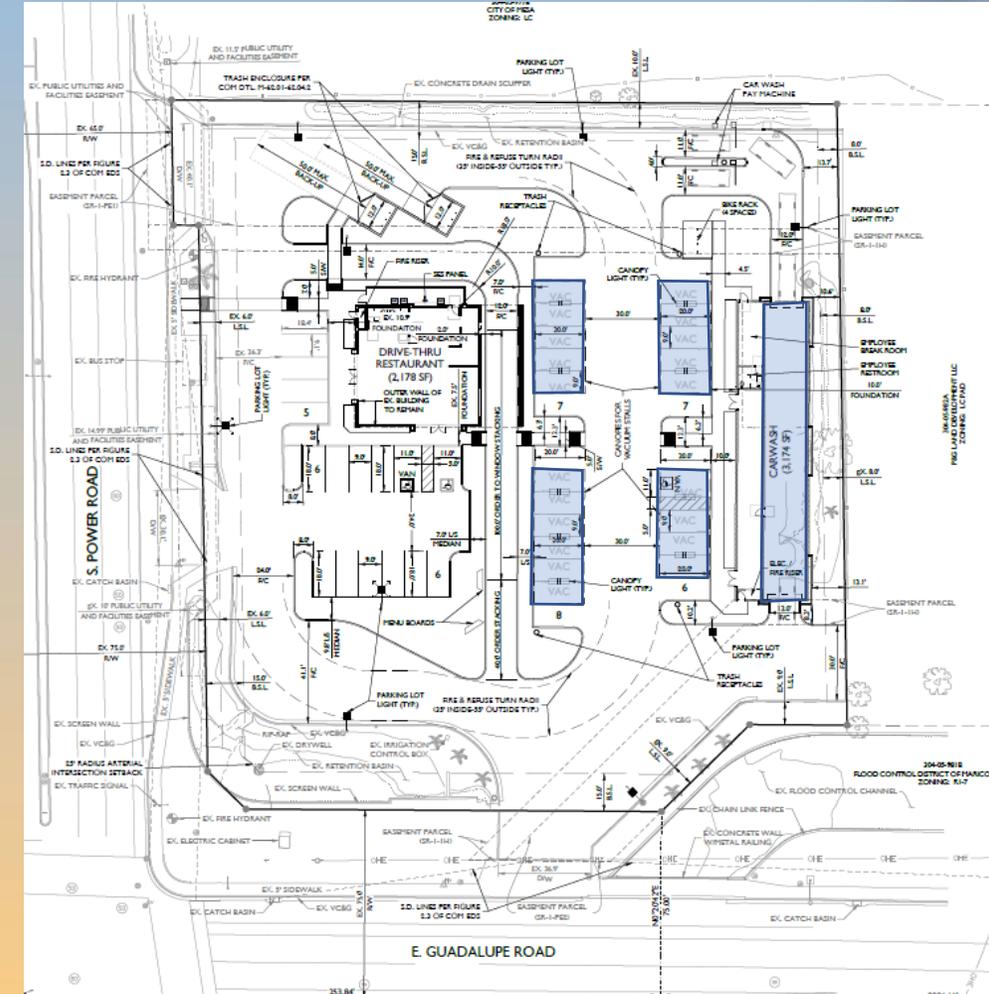


Looking east from Power Road



Site Plan

- Car wash expanded from 1,152 SF to 3,174 SF
- SUP request to allow non-conforming 8 ft. building setback and landscape yard along east property
- Modification of SUP for a car wash
- 8 parking spaces and 20 vacuum spaces provided
- SCIP request for existing nonconforming conditions





Landscape Plan

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
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TREES

	<i>Acacia senaria</i>	Flage	24" Box	22
	<i>Chioscya linearis</i>	Desert Willow	24" Box	1
	<i>Cassia bicolor 'Smooth'</i>	Thornless Cassia	24" Box	4
	<i>Pinus eldarica</i>	Afghan Pine	24" Box	11
	<i>Prosopis juliflora 'Phoenix'</i>	Thornless Prosopis	24" Box	1
	<i>Phoenix decumbens</i>	Date Palm	18" Tall	2
	Existing palm - to remain		18" Tall	13
	Existing shade tree - to remain		18" Tall	2

SHRUBS/ACCENTS

SYMBOL	COMMON NAME	SIZE	QTY
	Smooth Agave	5 Gal	66
	Desert Mimosa	5 Gal	11
	Desert Zoon	5 Gal	21
	Strawlight Yucca	5 Gal	64
	No Snow Sage	5 Gal	12
	Deer Grass	5 Gal	22
	Purple Prickly Pear	5 Gal	42
	Existing shrub - to remain	5 Gal	91

GROUNDCOVERS

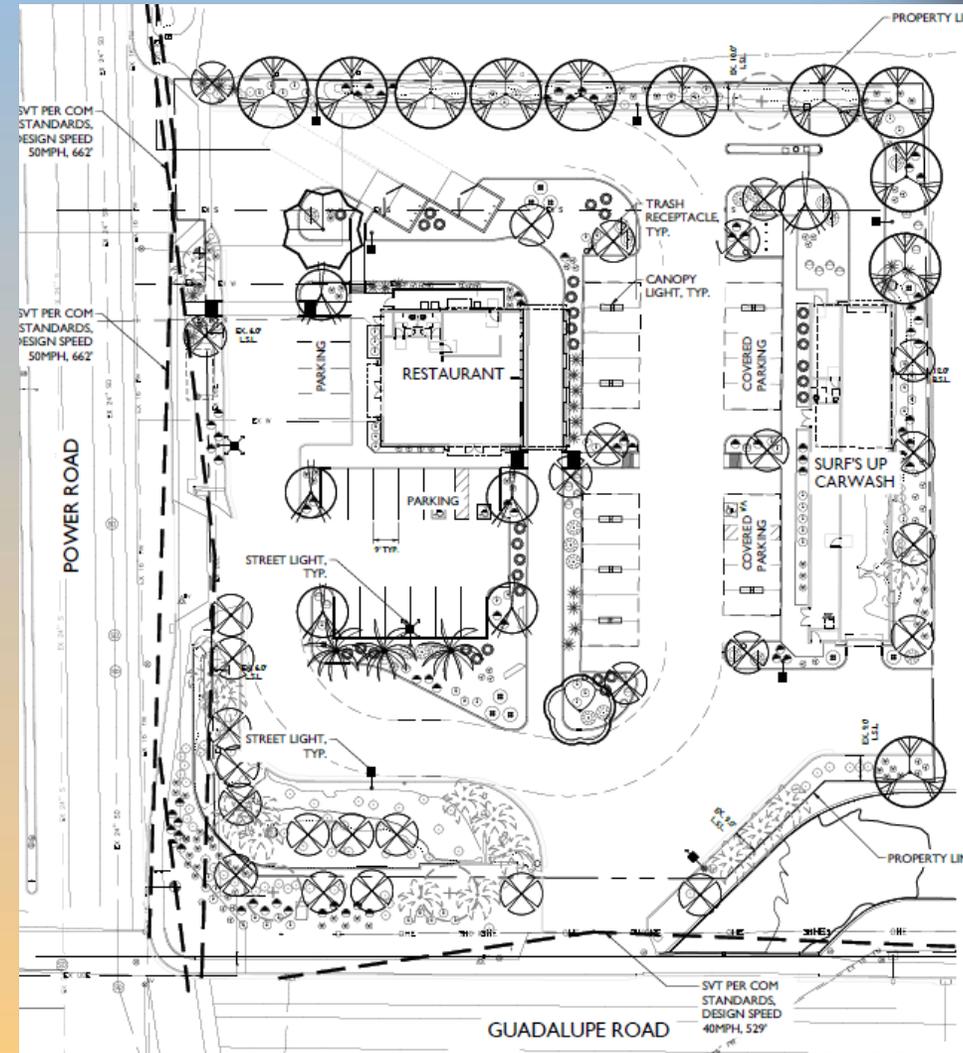
SYMBOL	COMMON NAME	SIZE	QTY
	'Outback Sunrise'	1 Gal	9
	Trailing Purple Lantana	1 Gal	71
	New Gold Lantana	1 Gal	22

MATERIALS

SYMBOL	QTY
	10,648 S.F.

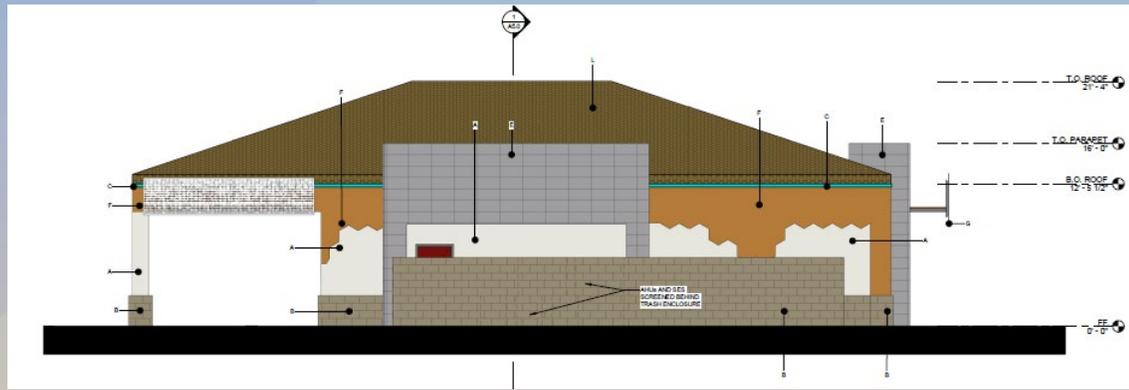
NOTES

- ALL LANDSCAPE AREA WILL BE COVERED BY 1" SCREENED APACHE BROWN DECOMPOSED GRANITE, 2" MIN. DEPTH.
- EXISTING PLANTS TO REMAIN ARE SHOWN AROUND THE PROPERTY PERIMETER.

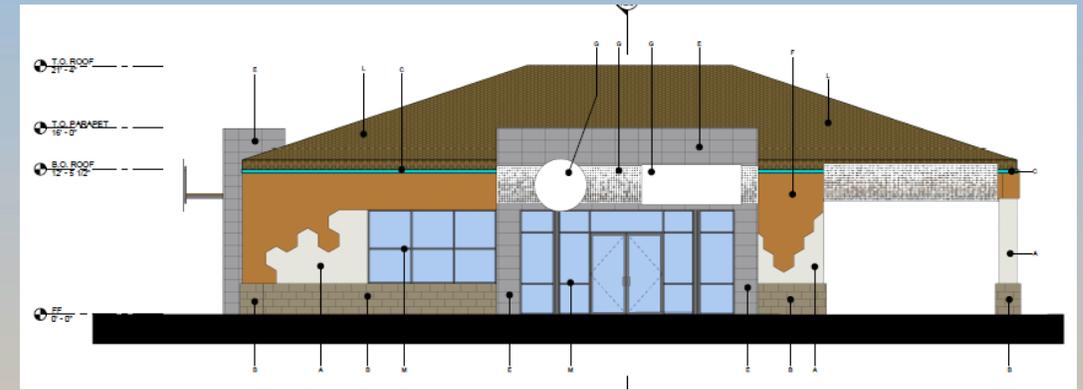




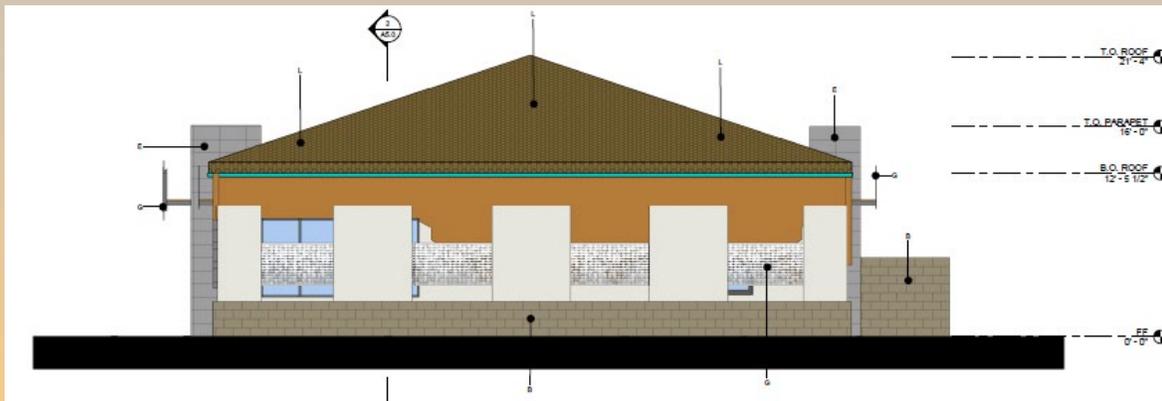
Elevations -- Restaurant



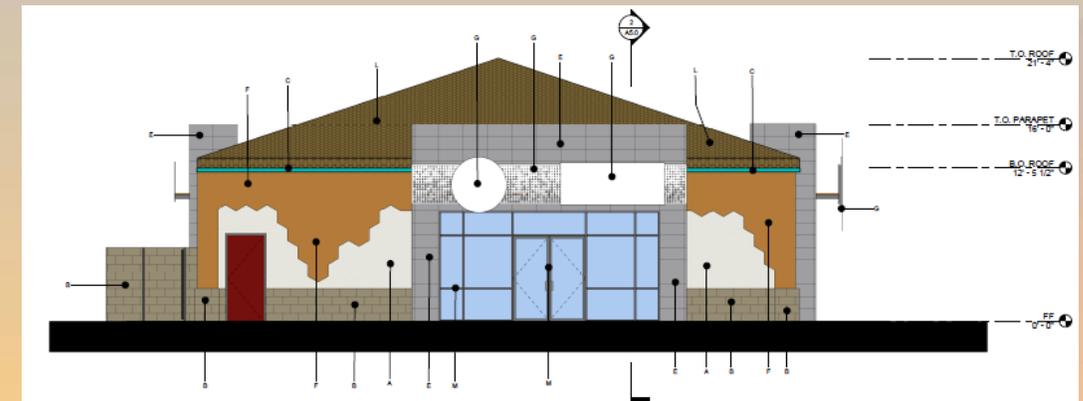
North Elevation



South Elevation



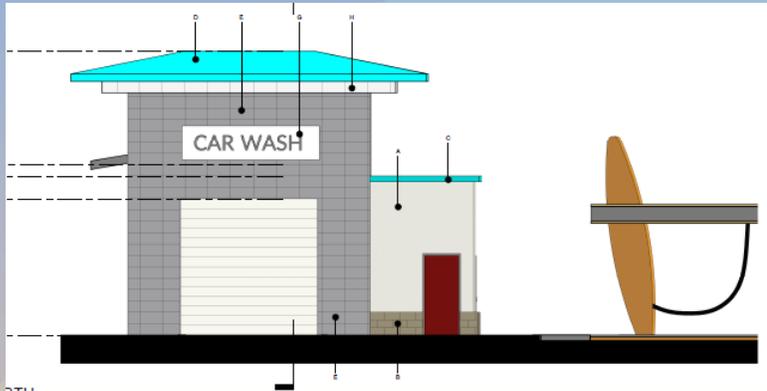
East Elevation



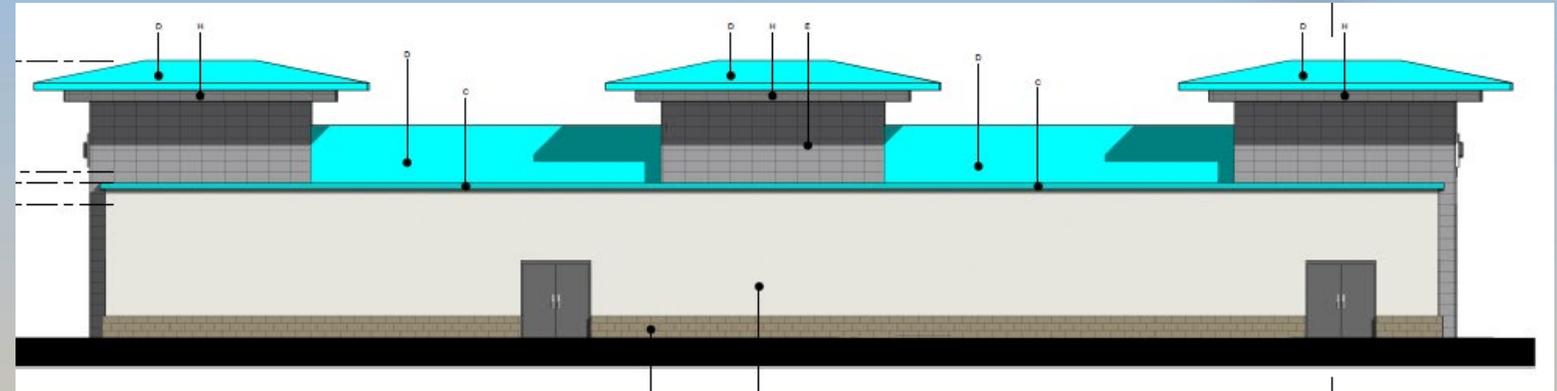
West Elevation



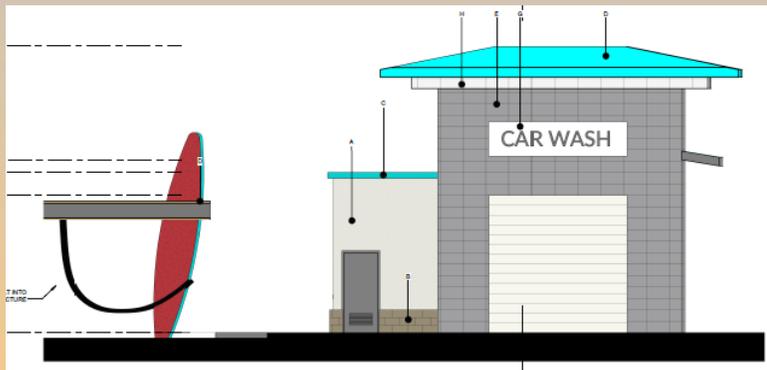
Elevations – Car Wash



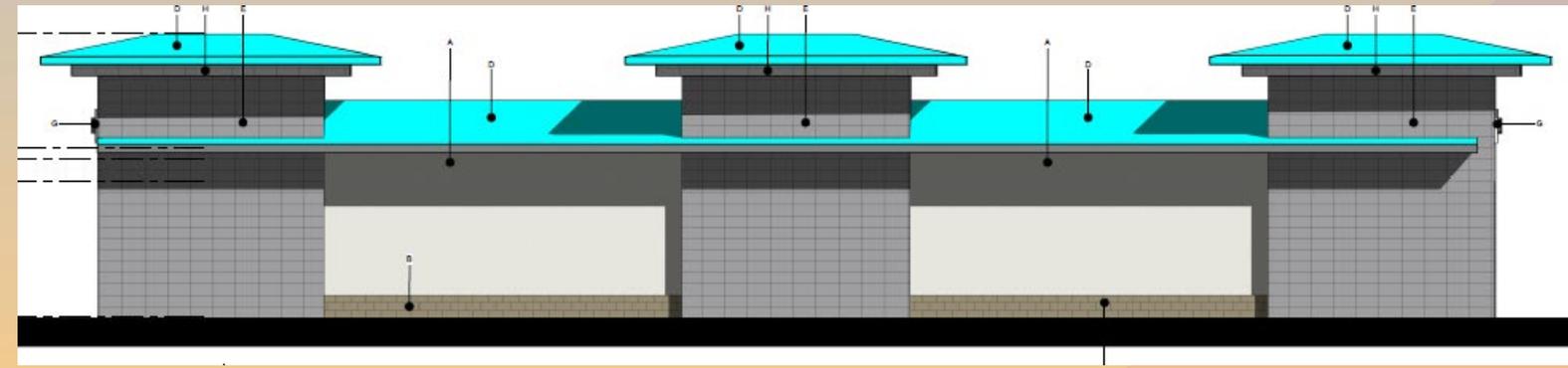
North Elevation



West Elevation



South Elevation



East Elevation



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Minimum Setbacks Along Property Lines for Buildings and Parking Areas – Interior Side and Rear: Adjacent to Non-Residential District:</i> <i>[Table 11-6-3.A]</i> <i>North property line</i></p> <p><i>East property line</i></p>	<p>15 feet, per story</p> <p>15 feet, per story</p>	<p>10 feet (one story)</p> <p>Eight feet, (one story)</p>
<p><i>Landscape Yards:</i> <i>[Table 11-6-3.A]</i> <i>Power Road</i></p> <p><i>[Section 11-33-4(B)(2)(a)]</i> <i>North property line</i></p> <p><i>East property line</i></p>	<p>15 feet</p> <p>15 feet</p> <p>15 feet</p>	<p>Six feet, minimum</p> <p>10 feet, minimum</p> <p>Eight feet, minimum</p>



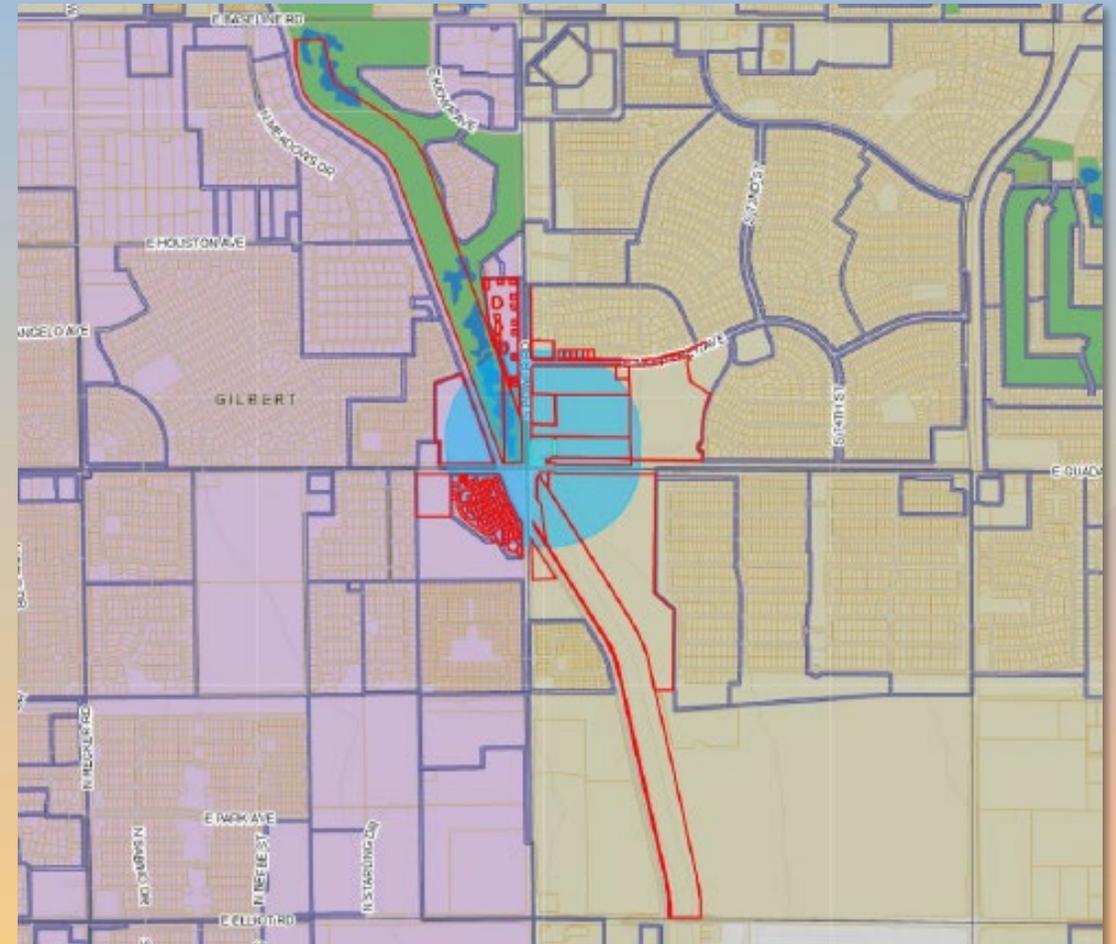
SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Foundation Base – Exterior Walls with a public entrance: Section [11-33-5(A)]</i></p> <p><i>Restaurant Building: West Elevation</i></p> <p><i>South Elevation</i></p>	<p>15 feet</p> <p>15 feet</p>	<p>10 feet, nine inches</p> <p>Seven feet, five inches, minimum</p>
<p><i>Setback of Cross Drive Aisles: [Section 11-32-4(A)]</i></p> <p><i>Power Road</i></p> <p><i>Guadalupe Road</i></p>	<p>50 feet</p> <p>50 feet</p>	<p>Six feet, minimum</p> <p>35 feet, minimum</p>



Citizen Participation

- Notified property owners within 1,000 feet
- Neither staff nor the applicant received any comment.





Approval Criteria

Section 11-70-5 SUP Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



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 SUP criteria of Section 11-36-7(B) of the MZO
- ✓ Complies with Section 11-31-7 of the MZO, additional development standards for a car wash
- ✓ Meets the SUP findings of Section 11-70-5 of the MZO
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO
- ✓ Complies with the 2040 Mesa General Plan

Staff recommends Approval with Conditions



BOA23-00004

Charlotte Bridges, Planner II

June 7, 2023



Request

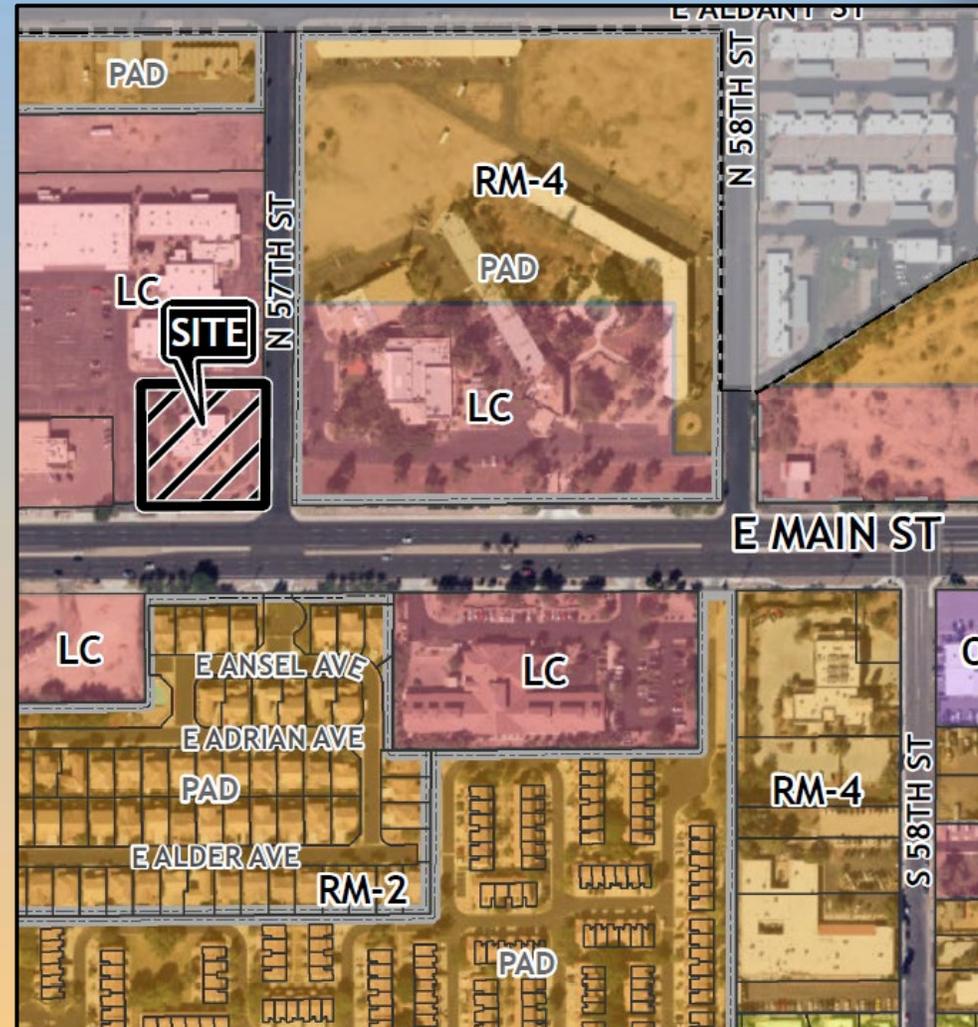
- Substantial Conformance Improvement Permit
 - To allow deviations from certain development





Location

- 5650 East Main Street
- East of Recker Road
- On north side of Main Street

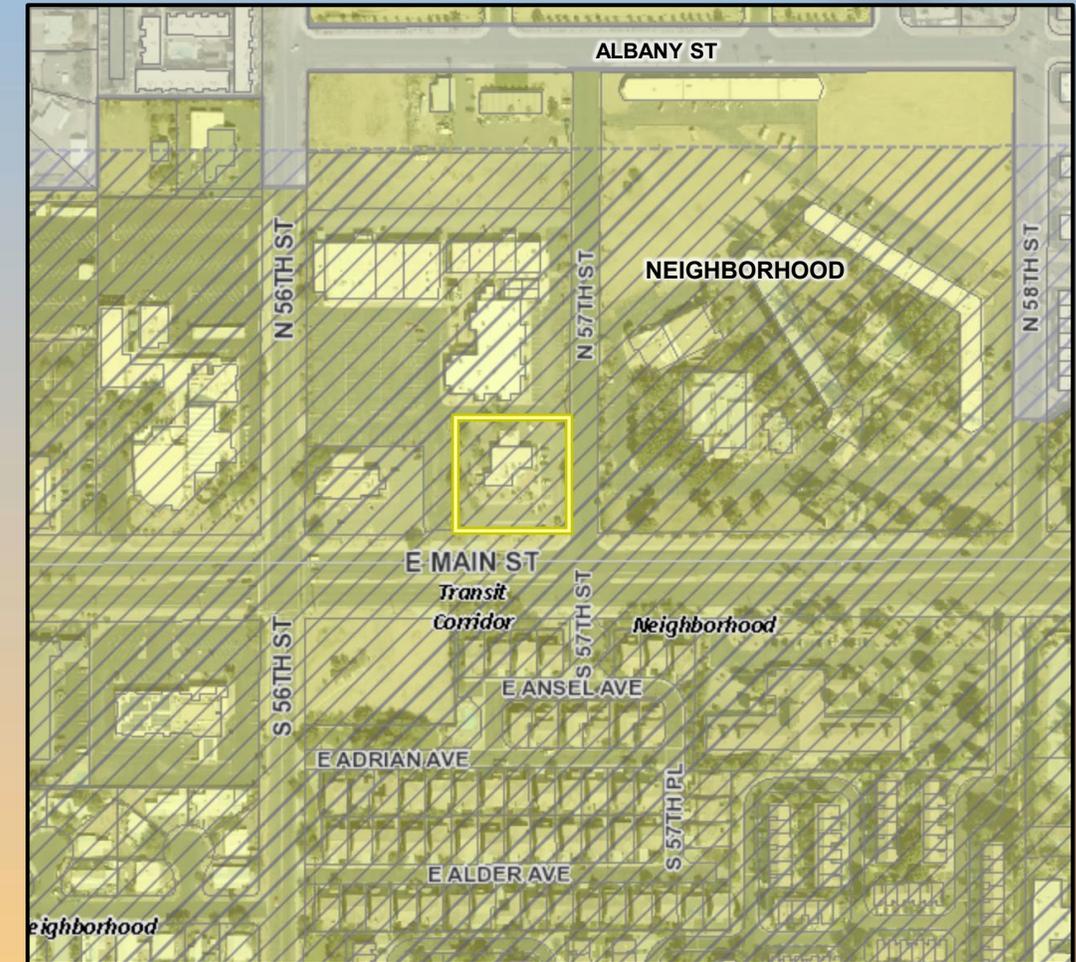




General Plan

Neighborhood with Transit Corridor Overlay

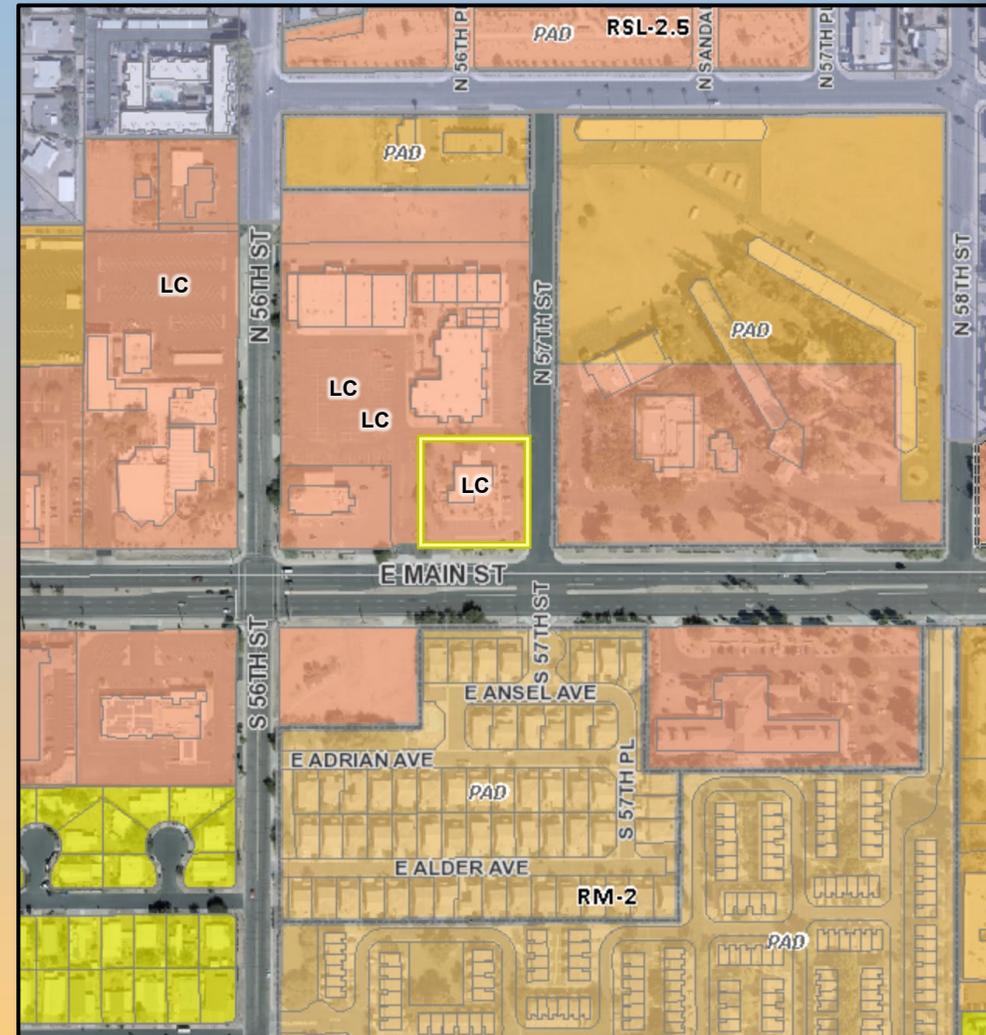
- Safe places for people to live and enjoy the surrounding community.
- Often have associated nonresidential uses
- Nonresidential uses designed to bring people together and not disrupt neighborhoods where people live.





Zoning

- Limited Commercial (LC)
- Funeral Parlor and Mortuary is a permitted use
- Accessory Crematorium requires approval of a Special Use Permit





Site Photo



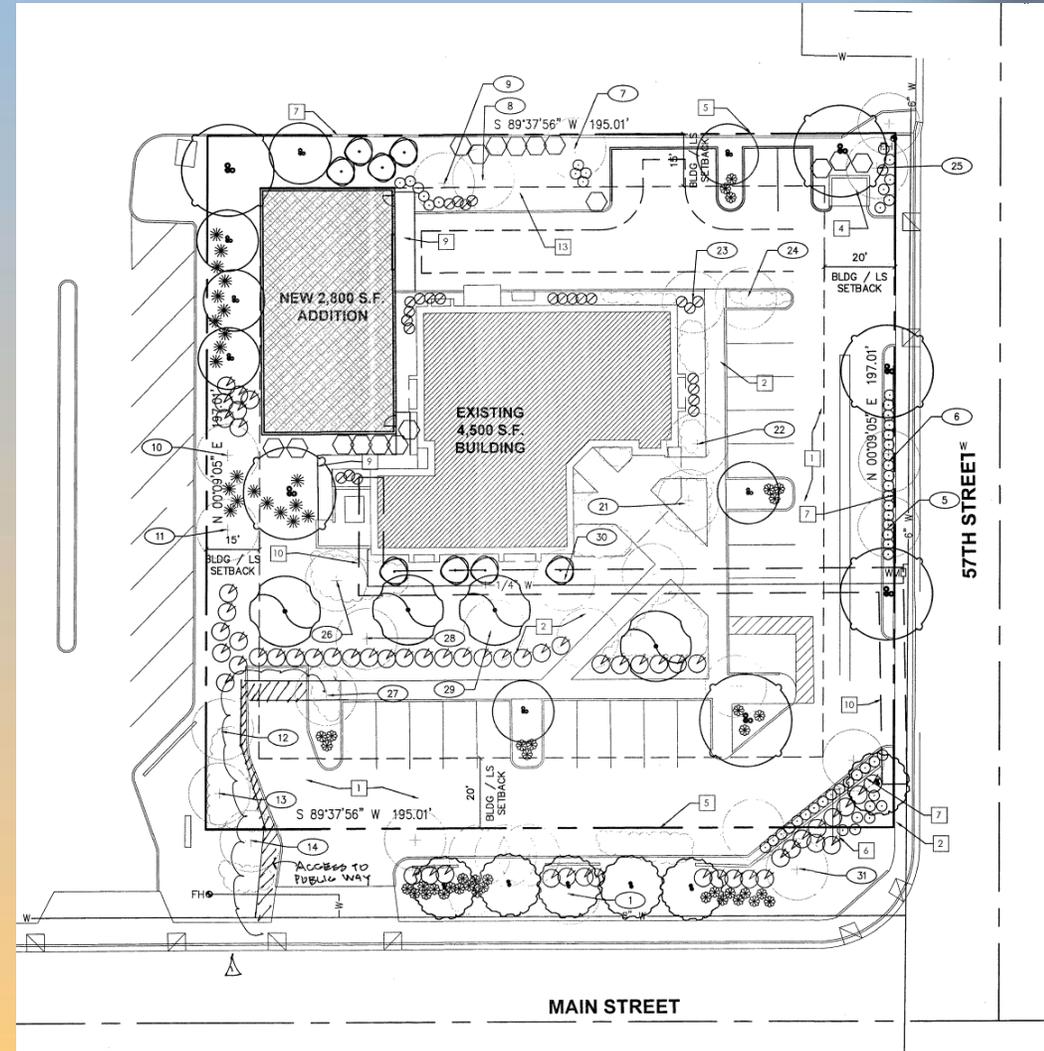
Looking west from 57th Street



Landscape Plan

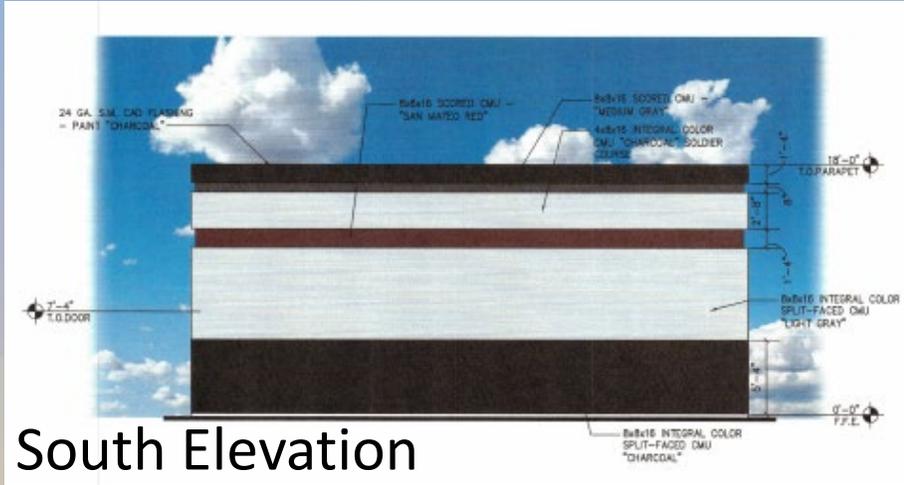
PLANT LEGEND

SYMB.	BOTANICAL NAME COMMON NAME	SIZE	QTY/EQUIV.	NOTES/DETAILS
	Aloe vera Medicinal Aloe	5 GAL	31	7
	Colugo grandiflora "Tuffie" Creeping Natal plum	5 GAL	26	28
	Chilopsis linearis "Los Adams" Desert Willow	36" BOX	8	MULSTEM
	Convolvulus creticum Bush Morning glory	1 GAL	56	34
	Bremophila hygrophana Aussie Bluebell	5 GAL	36	35
	Leucophyllum frutescens "Compact" Pink Texas Sage	5 GAL	17	30
	Olea europaea Swan Hill fruitless Olive	36" BOX	4	STANDARD
	Ebonopsis ebano Texas Ebony	36" BOX	4	150
	Prosopis chilensis Chilean Mesquite	15 GAL	5	MULSTEM
	Buzelia squibbiformis Coral Fountain	5 GAL	39	35
	Teocoma stans Yellow bells	5 GAL	8	100
	EXISTING SHRUBS TO REMAIN OLDANDER, CAROSSA, PRICKLY PEAR, CASSIA			

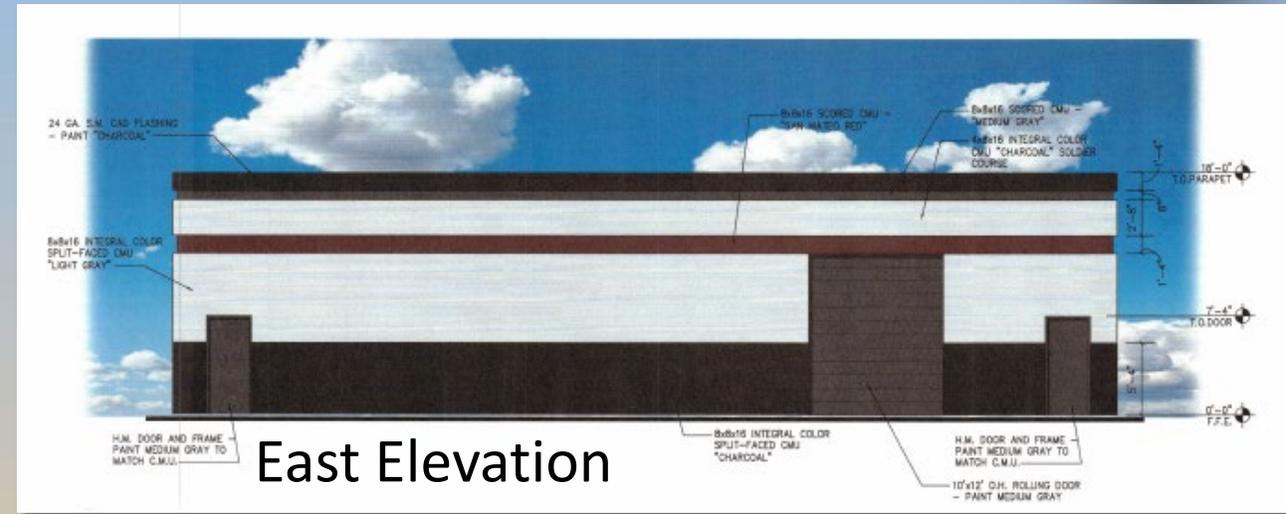




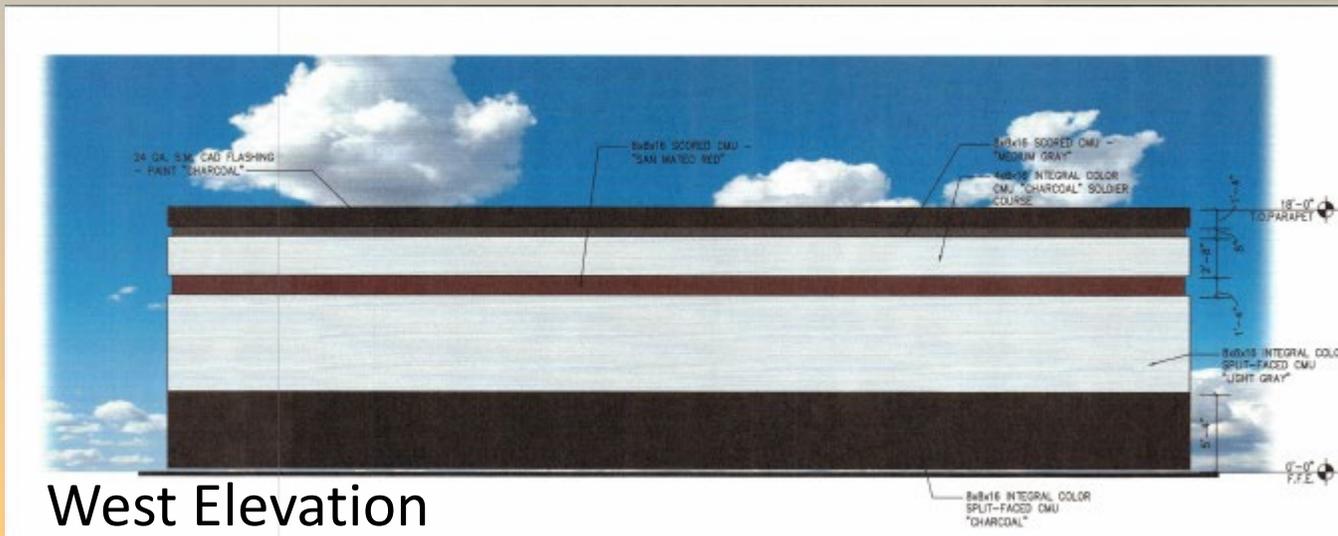
Elevations



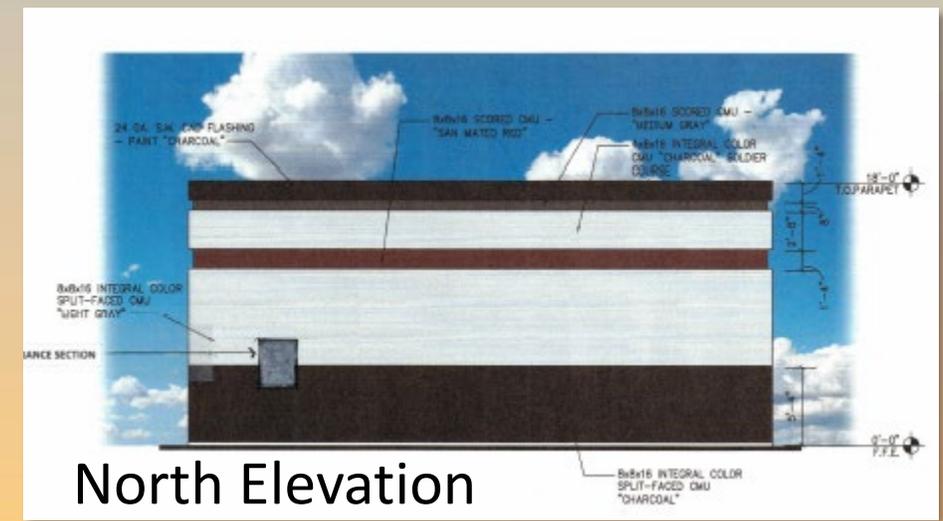
South Elevation



East Elevation



West Elevation



North Elevation



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Perimeter Landscape Yard –</i> <i>[Table 11-6-3]:</i> <i>57th Street</i></p> <p><i>Main Street</i></p> <p><i>[Section 11-33-3.B.2]:</i> <i>North property line</i></p> <p><i>West property line</i></p>	<p>20 feet</p> <p>15 feet</p> <p>15 feet</p> <p>15 feet</p>	<p>Four feet minimum</p> <p>0 feet</p> <p>Three feet minimum</p> <p>12 feet minimum</p>
<p><i>Parking Lot Landscape Island –</i> <i>[Section 11-33-4.B.2]:</i> <i>East parking area</i></p>	<p>Landscape islands shall be a minimum of eight feet wide and 15 feet in length</p>	<p>One landscape island with a minimum width of five feet at the north end of the parking row adjacent to the east side of the existing building</p>



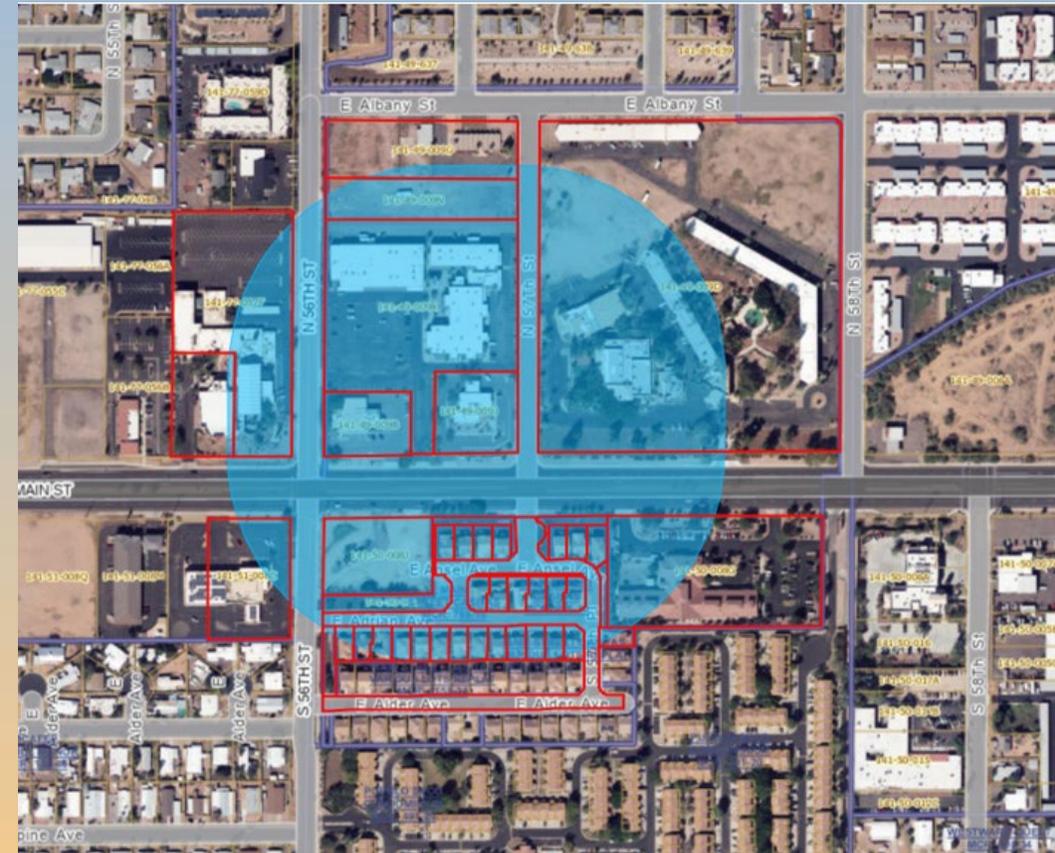
SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Foundation base along an exterior wall with a public entrance – [Section 11-33-5.A.1]: East elevation</i></p>	<p>15 feet</p>	<p>Nine feet, minimum</p>
<p><i>Throat Depth – [Section 11-32-4.A]: Main Street drive entrance</i></p> <p><i>57th Street, north and south drive entrance</i></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 feet from the property line abutting the street.</p>	<p>0 feet minimum</p> <p>Four feet, minimum</p>



Citizen Participation

- Notified property owners within 500 feet
- Neither staff nor the applicant received any comment.





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



BOA23-00179

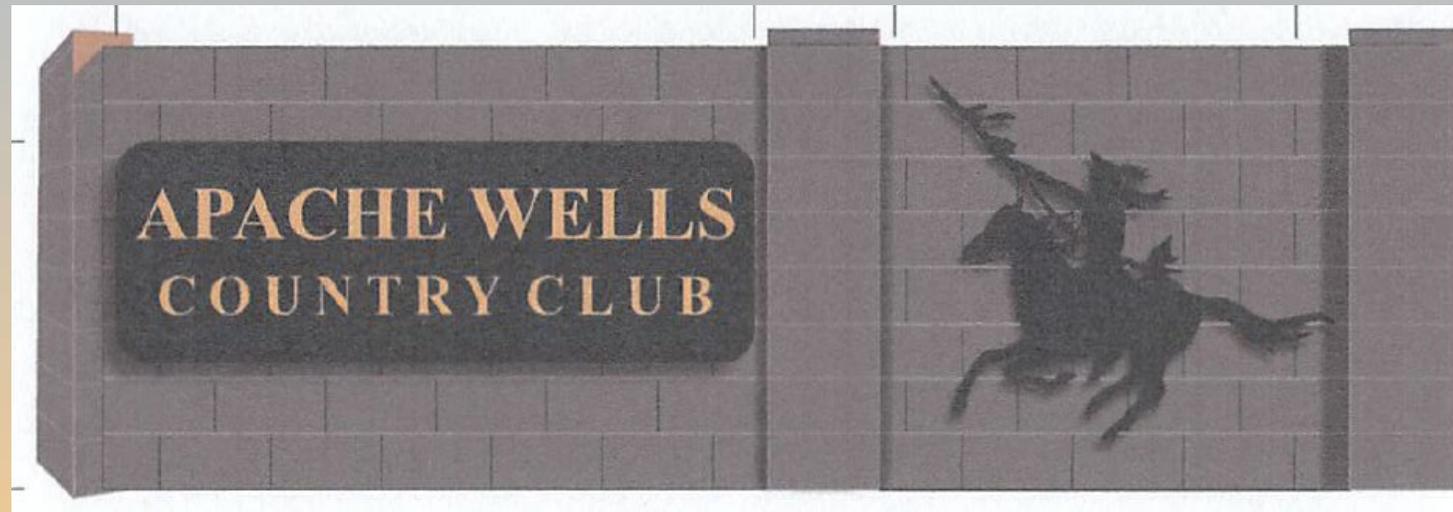
Chloe Durfee Daniel, Planner II

June 7, 2023



Request

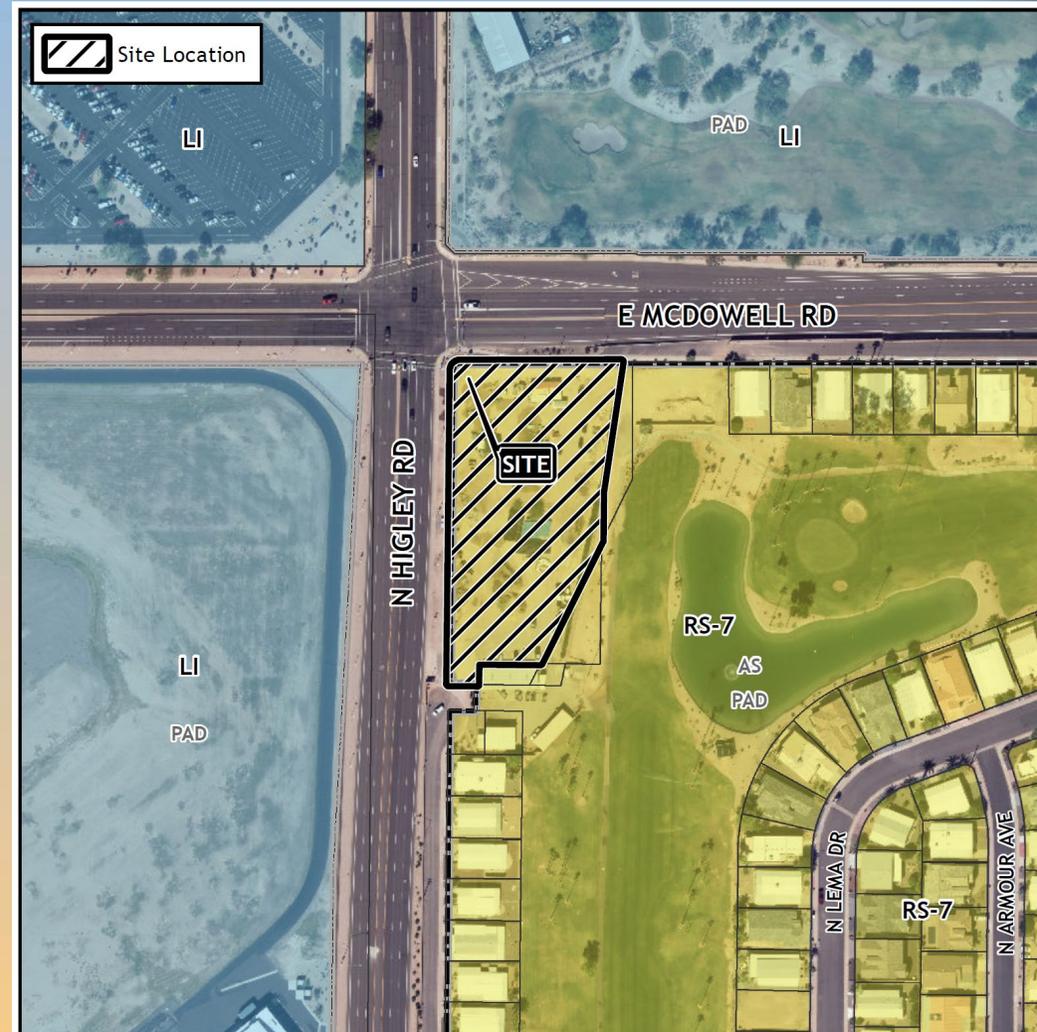
- Special Use Permit for a Comprehensive Sign Plan





Location

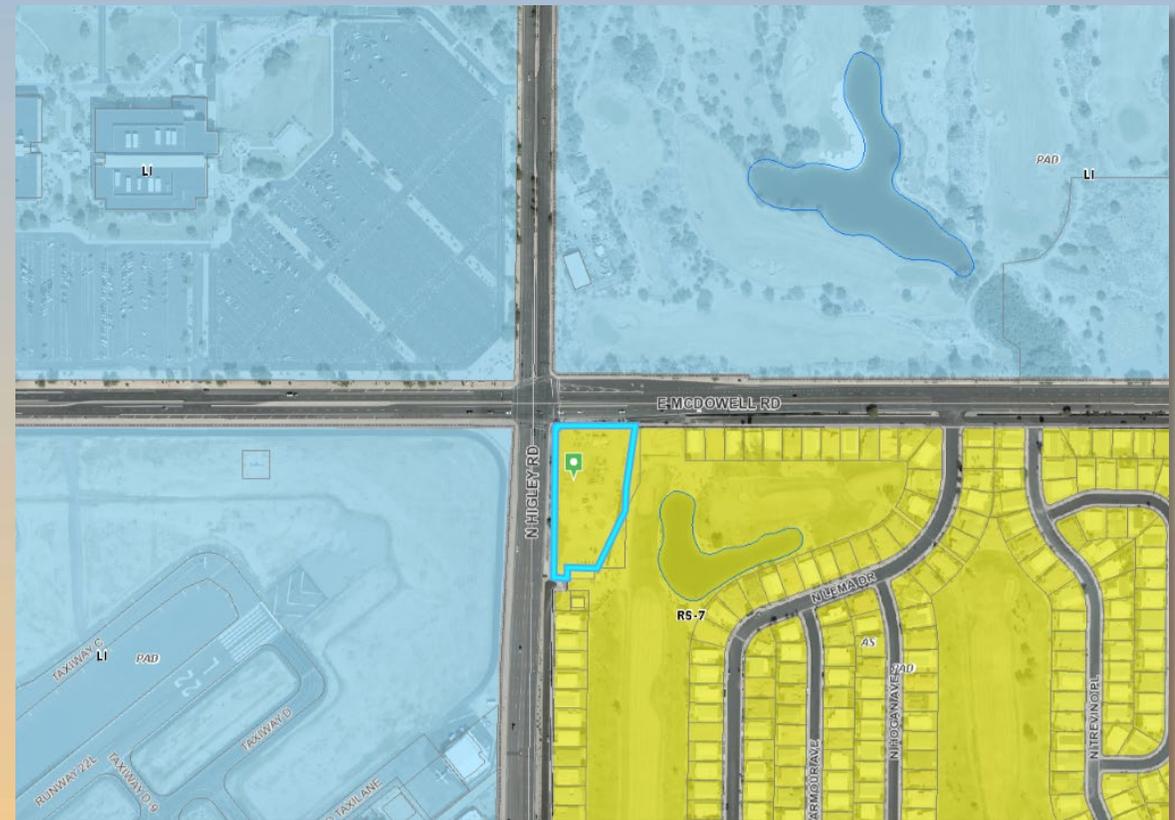
- Within the 2700 block of North Higley Road and the 5200 block of East McDowell Road
- Located south of East McDowell Road
- Located east of North Higley Road





Zoning

- Site is currently zoned RS-7 PAD
- Permitted uses within the RS-7 zoning district





General Plan

Neighborhood

- To provide safe places for people to live where they can feel secure and enjoy their surrounding community





Site Photos



Looking south from McDowell Road



Site Photos



Looking northeast from McDowell Road
and Higley Road Intersection



Site Photos



Looking northwest from McDowell Road



Site Photos



Looking southwest from McDowell Road
and Higley Road Intersection



Proposed CSP

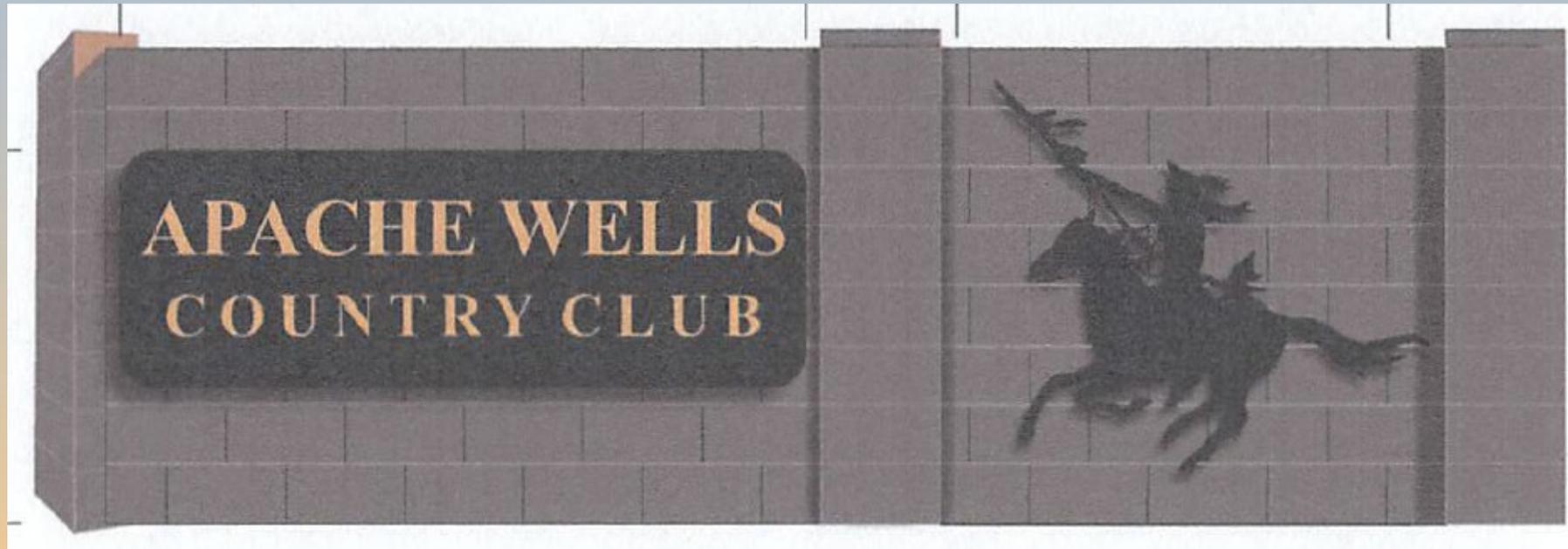
Requested Modifications:

- Increased maximum area and number of signs for two attached signs





Proposed CSP





Citizen Participation

- Notified property owners within 500 feet, HOAs and registered neighborhoods
- No Comments received





Approval Criteria

Section 11-46-3.D CSP Criteria

- ✓ The site contains unique or unusual physical conditions that would limit or restrict normal sign visibility.
- ✓ The development exhibits unique characteristics of land use, that represent a clear variation from conventional development.
- ✓ The proposed signage incorporates special design features that reinforce or are integrated with the building architecture.



Approval Criteria

Section 11-70-5.E SUP Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Meets the CSP criteria of Section 11-46-3.D of the MZO
- ✓ Meets the SUP findings of Section 11-70-5.E of the MZO

Staff recommends Approval with Conditions



BOA23-00289

Samantha Brannagan, Planner II

June 7, 2023



Request

- Special Use Permit
 - Build new garage within rear setback
- Variance
 - 1 car garage
 - Build addition within front setback





Location

- West of Date Street
- North of West Main Street





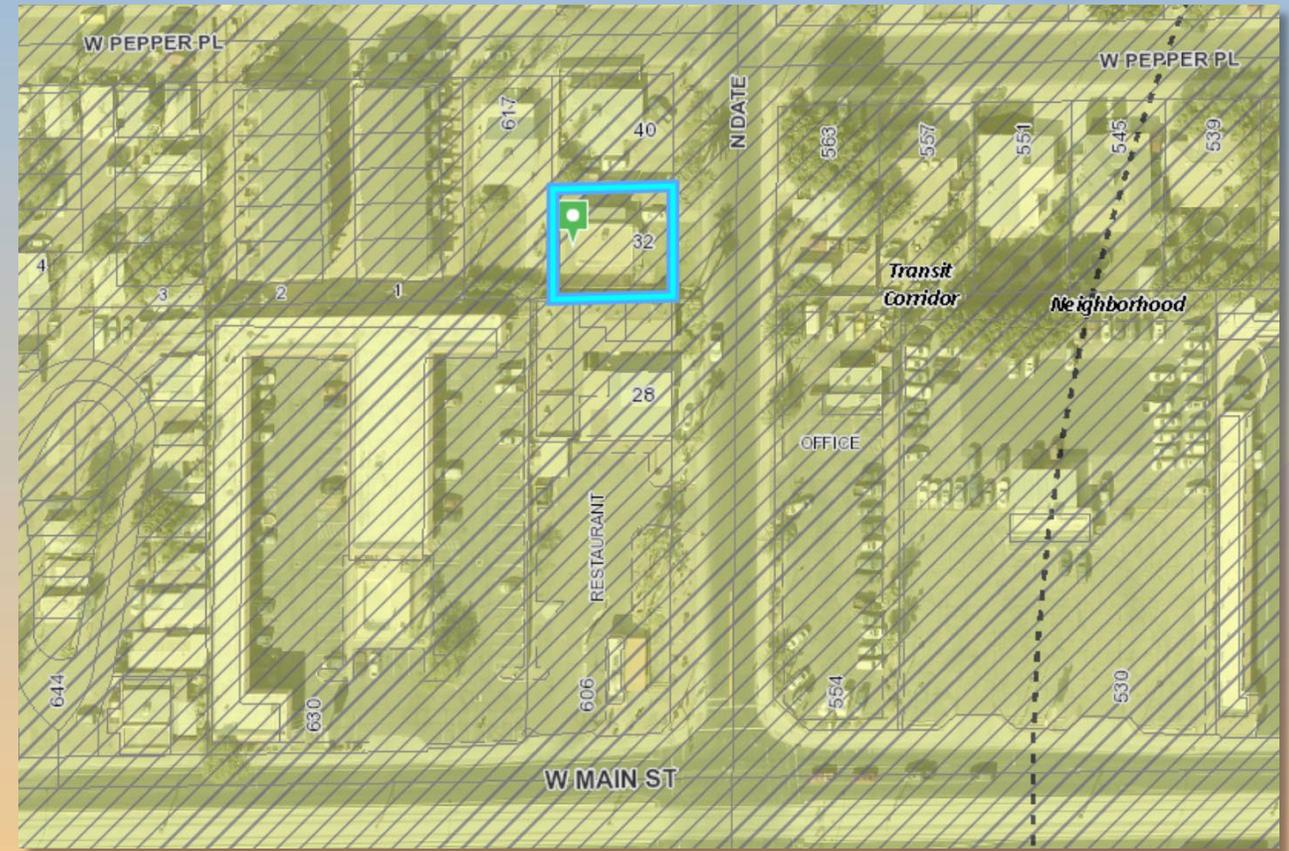
General Plan

Neighborhood

- Safe places to live and work

Transit Corridor

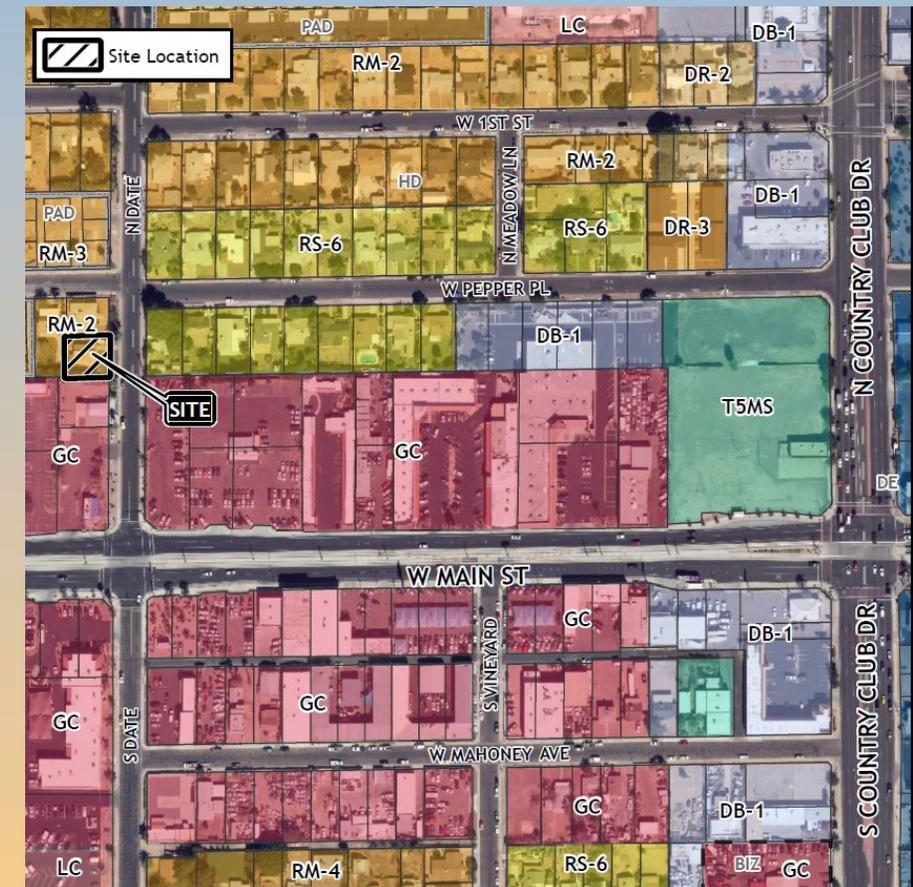
- Mixed-use development within walking distance of transit stops





Zoning

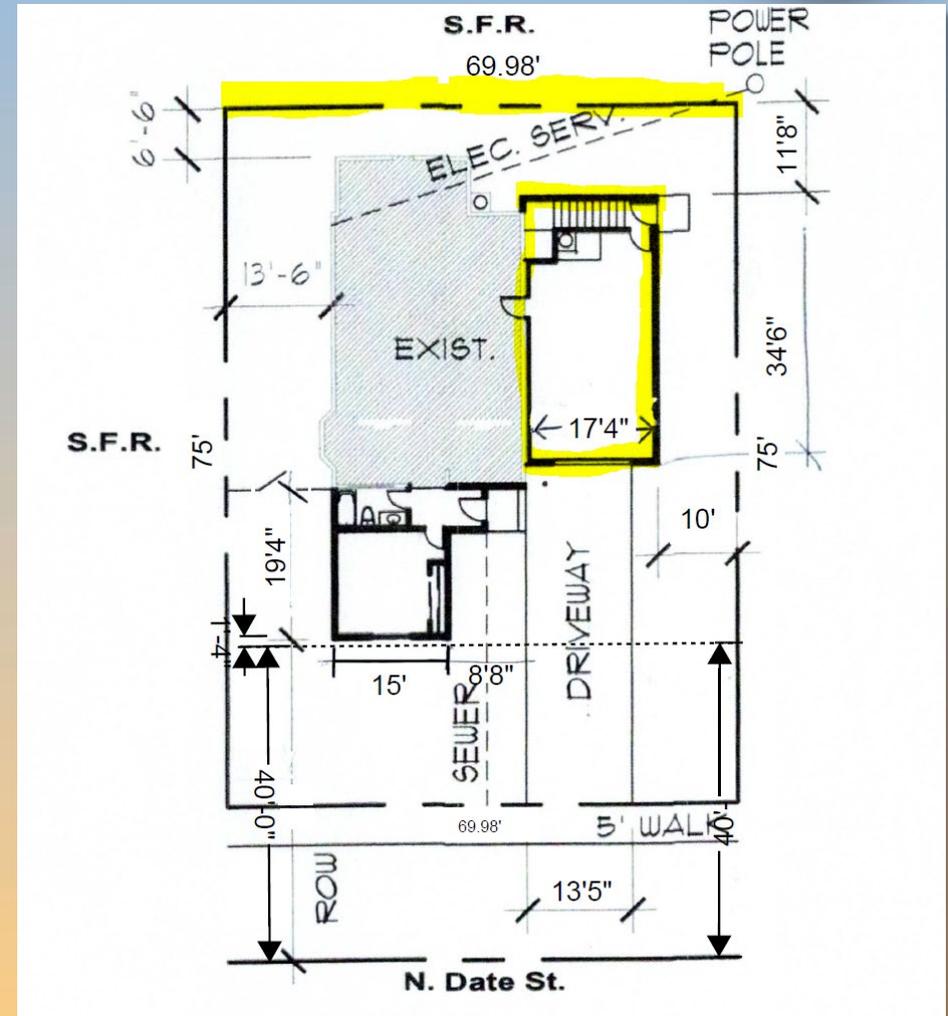
- Multiple-Residence-2 (RM-2)





Site Plan

- Special Use Permit for new garage
 - Within 15' rear setback
 - Further from the rear property line than the addition
- Variance to replace 1-car carport with new 1-car garage
 - Requiring 2-car garage would encroach on side setback





Site Photos



Existing addition looking north



Existing addition looking south



Section 11-70-5 SUP Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



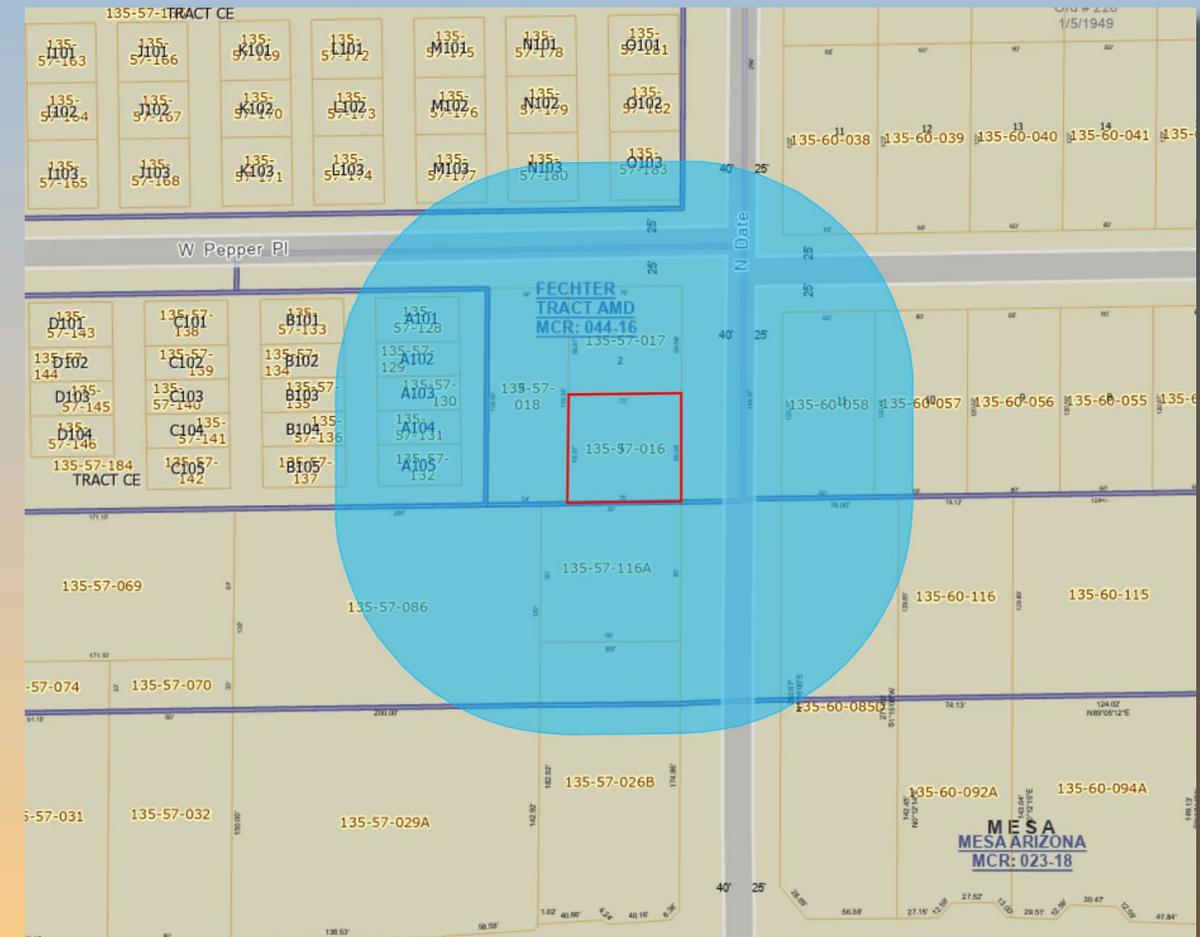
Section 11-80-3 Variance

- ✓ There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, and
- ✓ That such special circumstances are pre-existing, and not created by the property owner or appellant; and
- ✓ The strict application of the Zoning Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district; and
- ✓ Any variance granted will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.



Citizen Participation

- Notified property owners within 150', HOAs and registered neighborhoods
- Staff and applicant have received no comments





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 70 for SUP
- ✓ Criteria in Chapter 80 for VAR

Staff recommend Approval with Conditions



BOA23-00307

Chloe Durfee Daniel, Planner II

June 7, 2023



Request

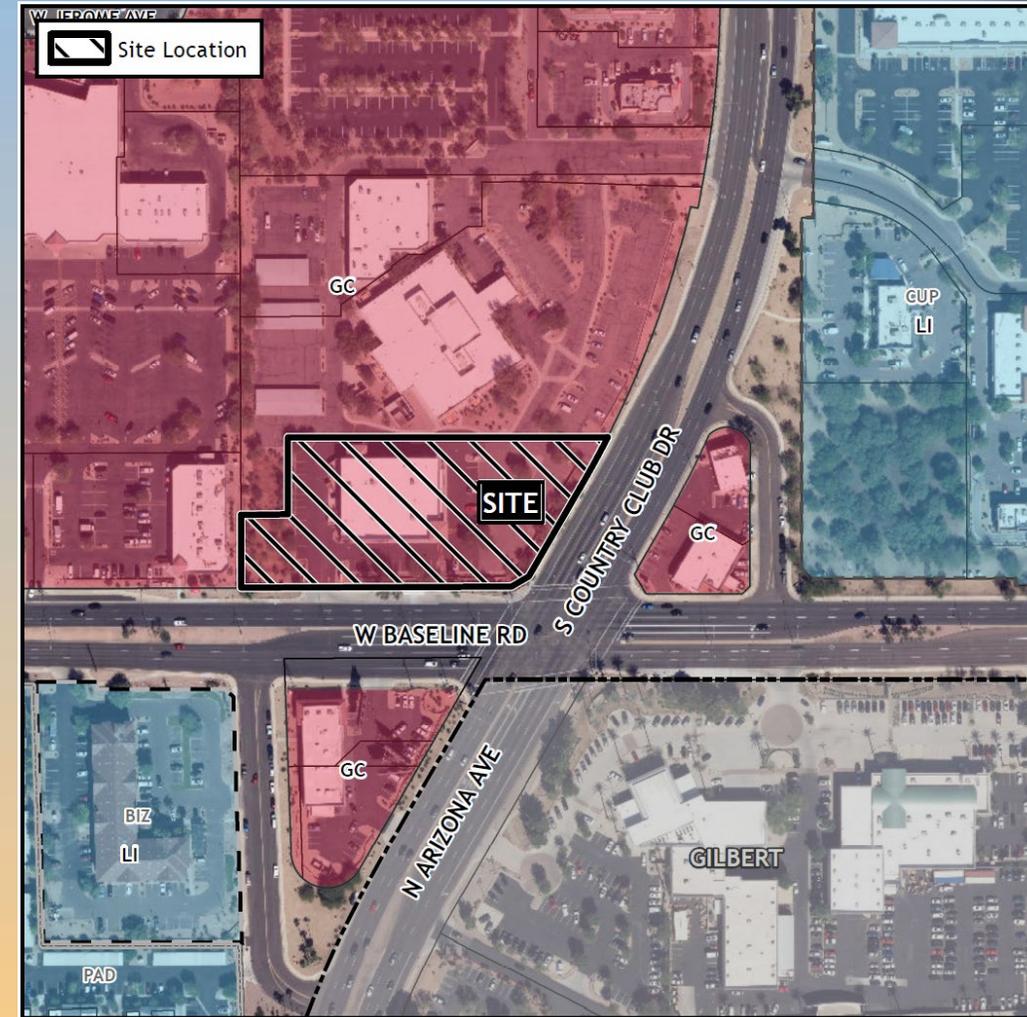
- Substantial Conformance Improvement Permit
 - To allow deviations from certain development





Location

- North of Baseline Road
- On the west side of Country Club Drive

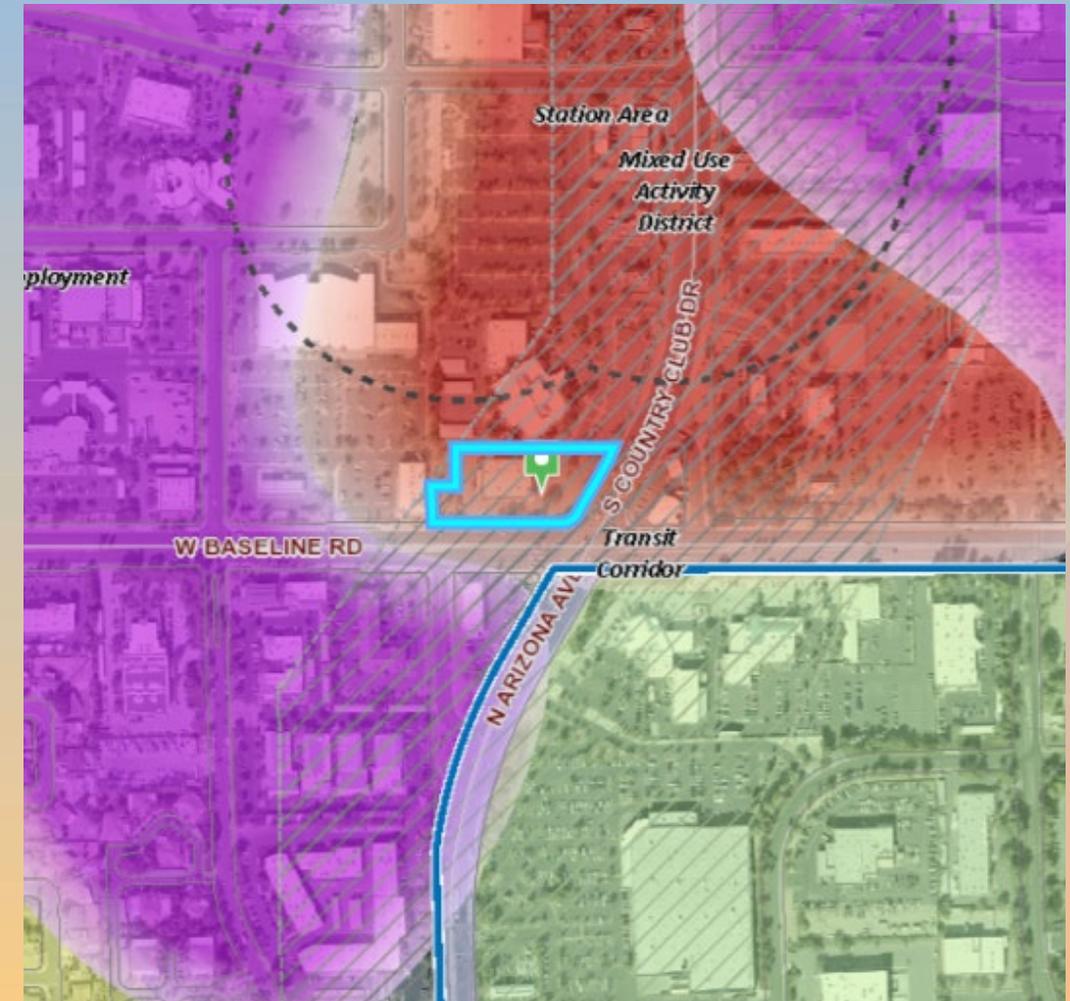




General Plan

Mixed Use Activity District/Transit Corridor

- Strong and viable centers of commercial activity
- Attract people to unique shopping and entertainment experiences
- Mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops





Zoning

- General Commercial (GC)
- Restaurant with drive-thru is permitted





Site Photo

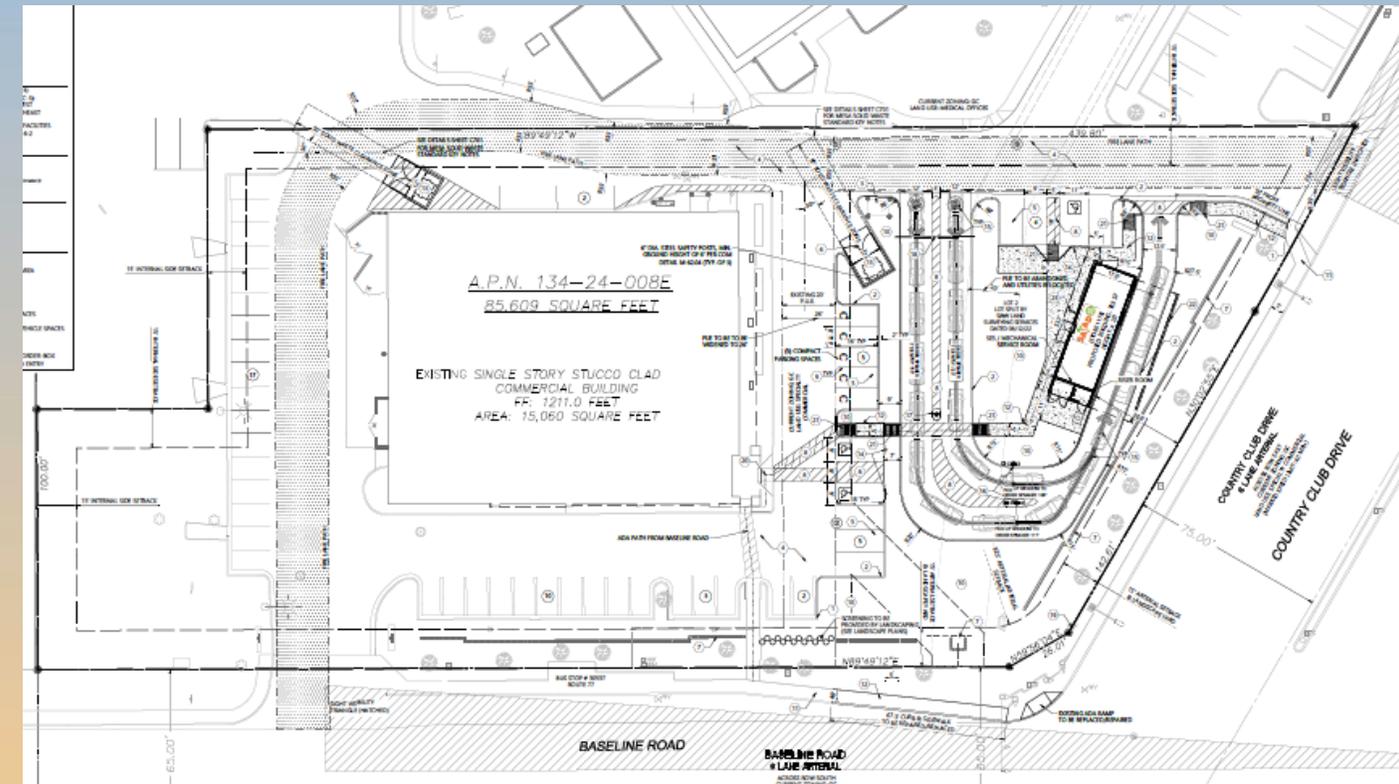


Looking northeast from Baseline Rd



Site Plan

- 783 sq ft restaurant building with drive-thru
- Pedestrian link with sidewalk
- Vehicular access off Country Club Dr and Baseline Rd
- SCIP request for existing nonconforming conditions



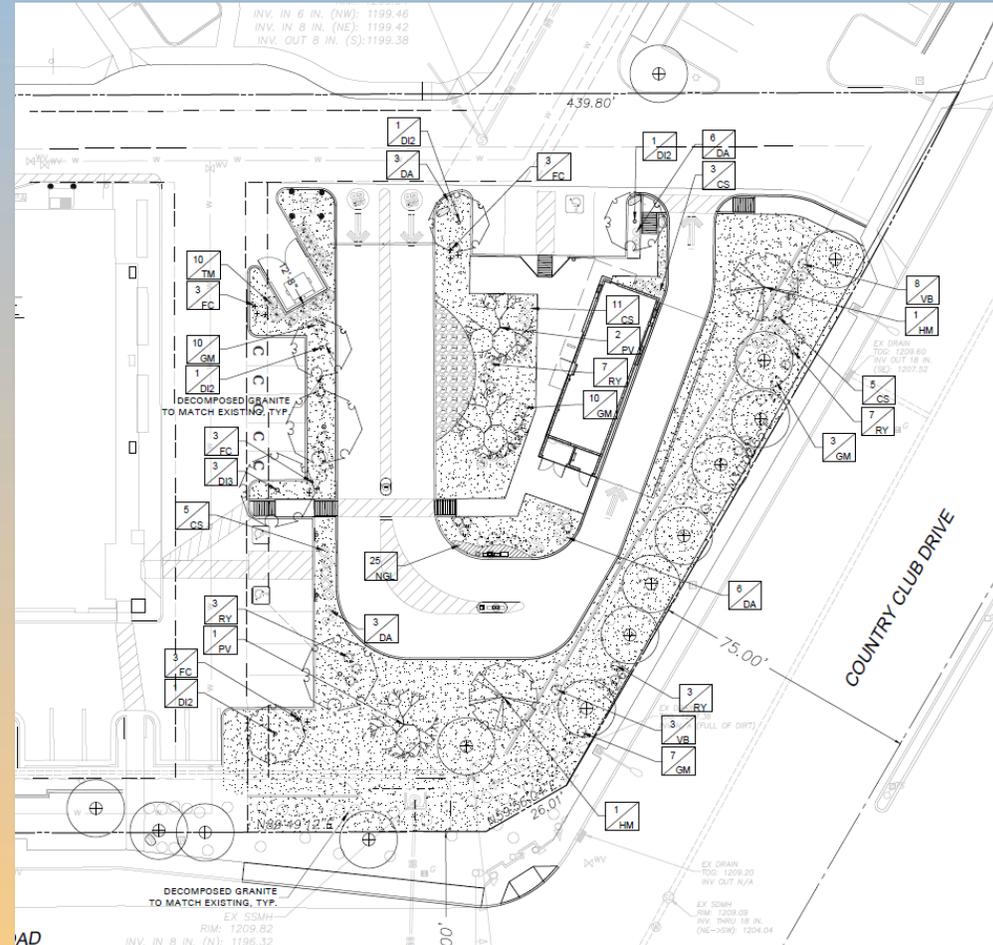


Landscape Plan

PLANT SCHEDULE

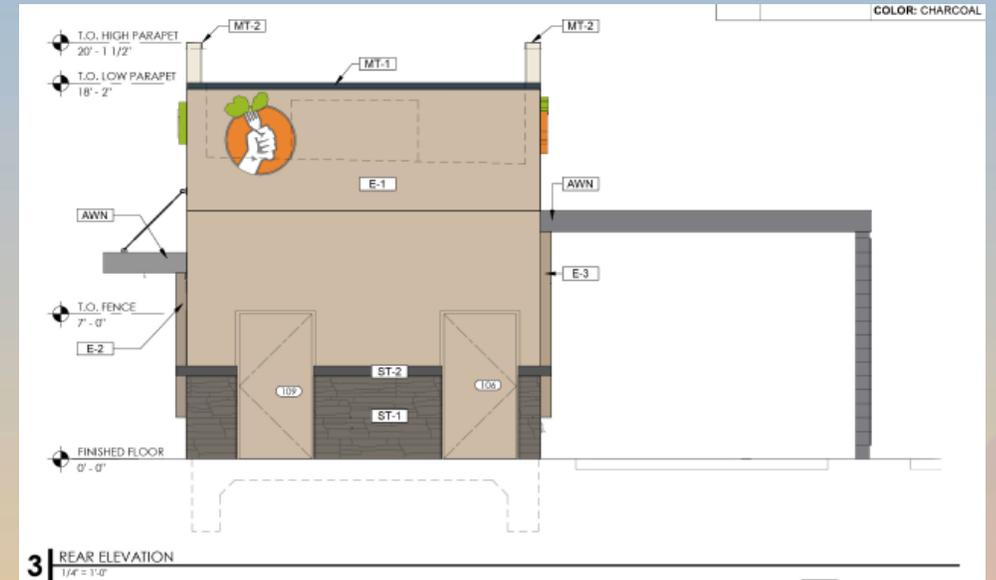
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
4	DI2	Desert Ironwood	<i>Olneya tesota</i>	24" tree box	10' ht., 3' spread, matching
3	DI3	Desert Ironwood	<i>Olneya tesota</i>	36" tree box	12' ht., 4' spread, matching
2	HM	Honey Mesquite	<i>Prosopis glandulosa</i>	36" tree box	12' ht., 4' spread, matching
3	PV	Palo Verde	<i>Parkinsonia florida</i>	24" tree box	10' ht., 3' spread, matching
SHRUBS					
14	CS	Chihuahuan Sage	<i>Leucophyllum laevigatum</i>	5 gal.	full, 24" sprd, 36" o.c.
18	DA	Damianita	<i>Chrysactina mexicana</i>	5 gal.	full, 24" o.c.
15	FC	Firecracker Plant	<i>Russelia equisetiformis</i>	5 gal.	full, 24" o.c.
30	GM	Gulf Muhly "Regal Mist"	<i>Muhlenbergia capillaris</i>	5 gal.	full, 30" o.c.
20	RY	Red Yucca	<i>Hesperaloe parvifolia</i>	5 gal.	full, 24" sprd, 30" o.c.
10	TM	Twisted Myrtle	<i>Myrtus communis</i>	7 gal.	full, 30" sprd, 48" o.c.
11	VB	Valentine Bush	<i>Eremophila maculata 'Valentine'</i>	5 gal.	full, 24" sprd, 36" o.c.
GROUNDCOVER/VINES/GRASS					
25	NGL	New Gold Lantana	<i>Lantana x hybrida 'New Gold'</i>	5 gal.	full, 24" o.c.
		Decomposed Granite			
		2-4" River Rock			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.





Elevations



South Elevation

East Elevation



Elevations



West Elevation



North Elevation



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Foundation Base:</i> [Section 11-33-5.A.1]</p> <p><i>Existing commercial building east side (with Public Entrance)</i></p> <p><i>Existing commercial building south side (along drive aisle)</i></p>	<p>A minimum 15-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall with public entrance</p> <p>A minimum 5-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall adjacent to drive aisles</p>	<p>A minimum of 12.9-foot-wide foundation base along the length of the east exterior wall</p> <p>A minimum 4-foot-wide foundation base along the length of south exterior wall</p>
<p><i>Throat Depth:</i> [Section 11-32-4.A]</p> <p><i>Existing south entrance</i></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>36.4 feet</p>



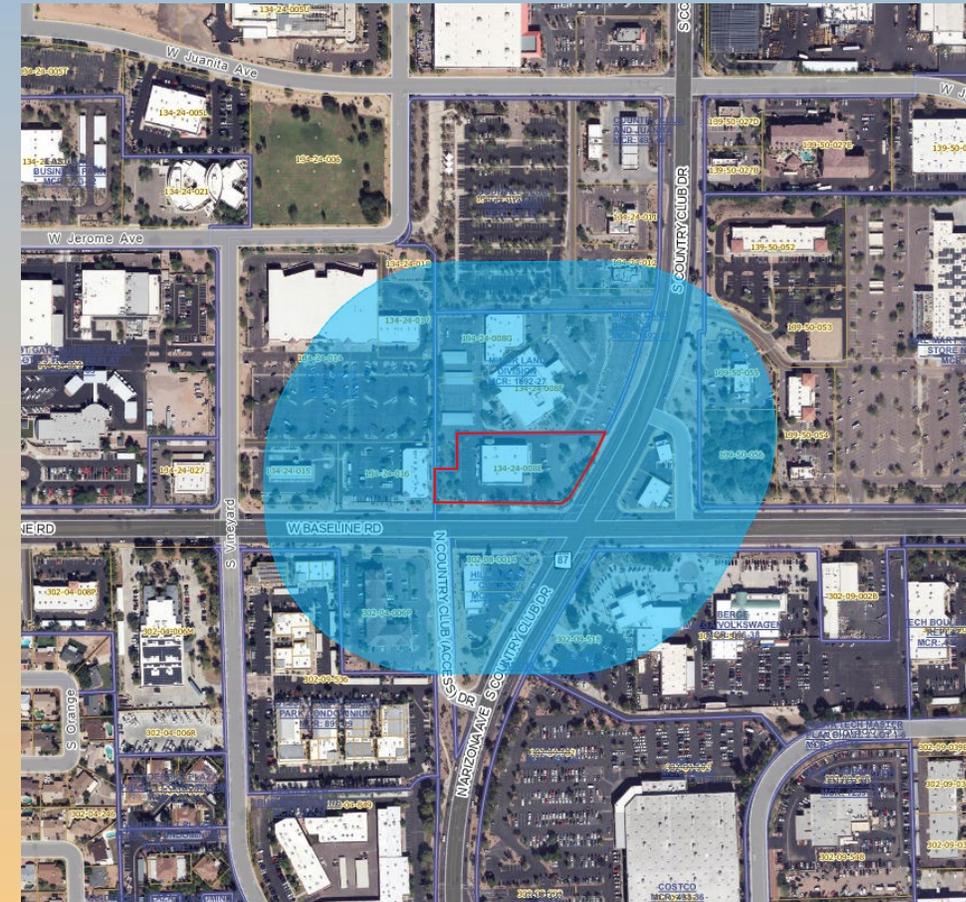
SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Screen Walls: [Section 11-30-9.H.1]</i></p> <p><i>Existing screen wall along Country Club Drive</i></p> <p><i>Existing screen wall along Baseline Road</i></p>	<p>Screen walls shall vary in height from 32 to 40 inches and shall be offset or staggered by at least 24 inches at intervals of no more than 50 feet</p>	<p>A 96.8 ft section of wall without a variance of height or stagger</p> <p>A 86.8 ft section of wall without a variance of height or stagger</p>
<p><i>Parking Lot Landscaping: [Section 11-33-4.B.1]</i></p> <p><i>Existing parking spaces along Baseline Road</i></p> <p><i>Existing parking spaces along the west side of the parcel</i></p>	<p>Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces.</p>	<p>Maximum 10 contiguous parking spaces.</p> <p>Maximum 17 contiguous parking spaces.</p>



Citizen Participation

- Notified property owners within 500 feet
- Neither staff nor the applicant received any comment.





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



Board of Adjustment