



Board of Adjustment



BOA24-00535

Emily Johnson, Planner I

August 14, 2024



Request

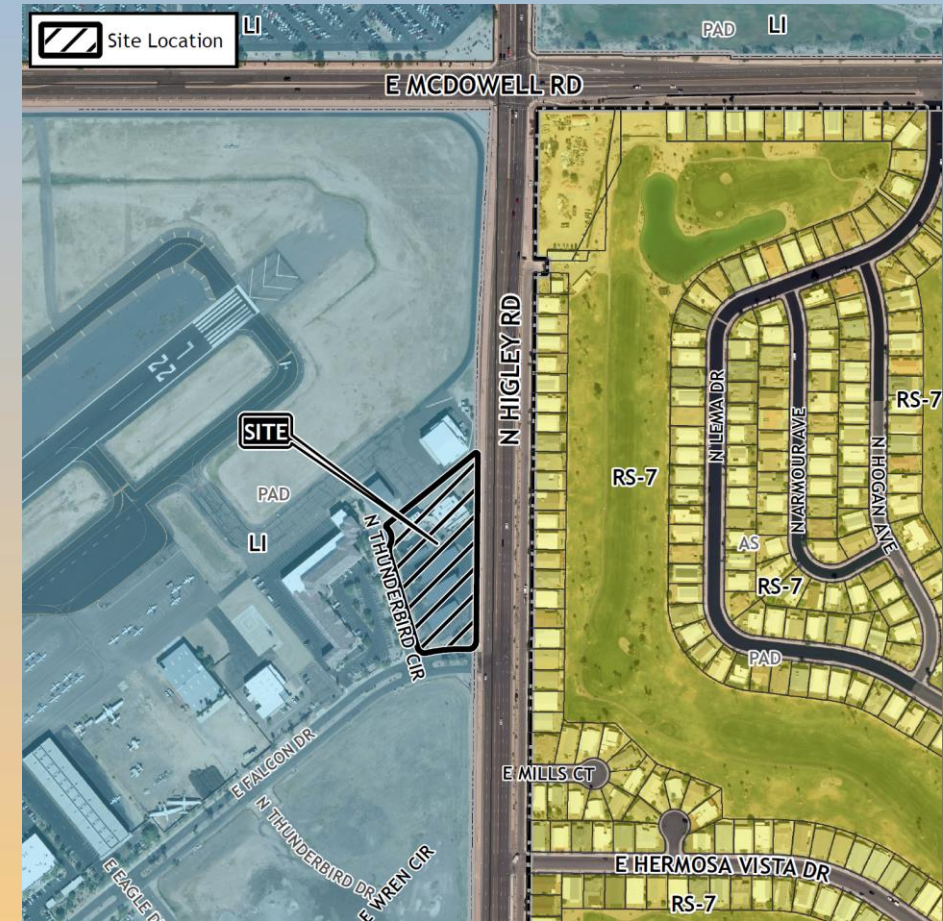
- Special Use Permit for a Banquet and Conference Center in the LI district





Location

- South of McDowell Road
- West of Higley Road
- Within the Falcon Field Planned Area Development





General Plan

Specialty, Airport

- Character maintains a campus feel and connection between buildings

Falcon Field Sub Area Plan

- Vibrant and progressive urban center that serves as an oasis of aviation related business and recreation





Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Banquet and Conference Center permitted in LI with an SUP





Site Photo



Looking east from N Thunderbird Circle



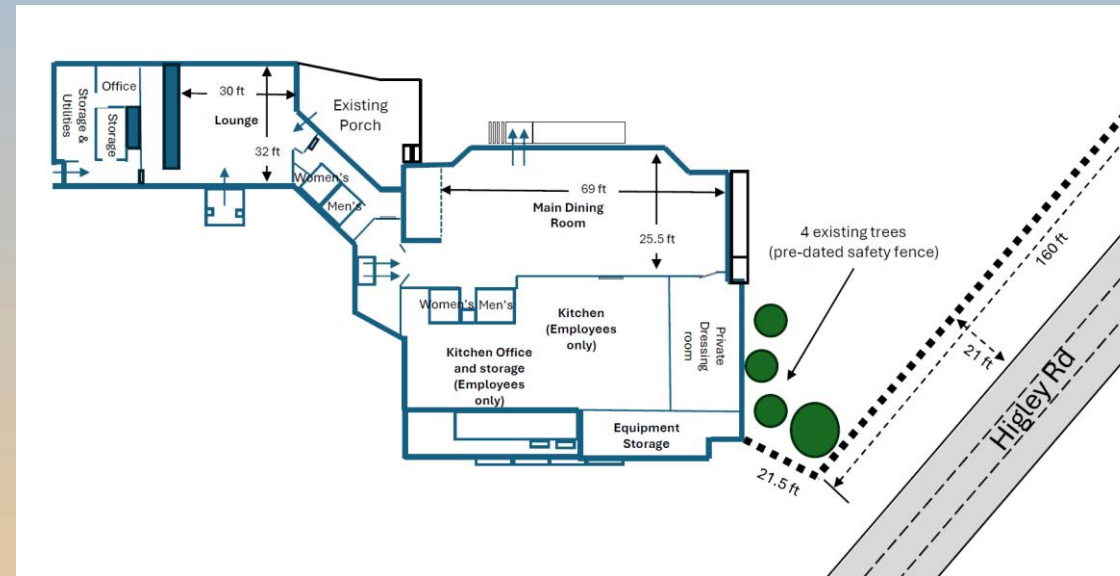
Site Plan

- Formerly a restaurant, now proposed as a wedding and event venue
- 8,765.5 SF of public assembly space
- Requires 117 parking spaces; providing 118
- New wall location and landscaping





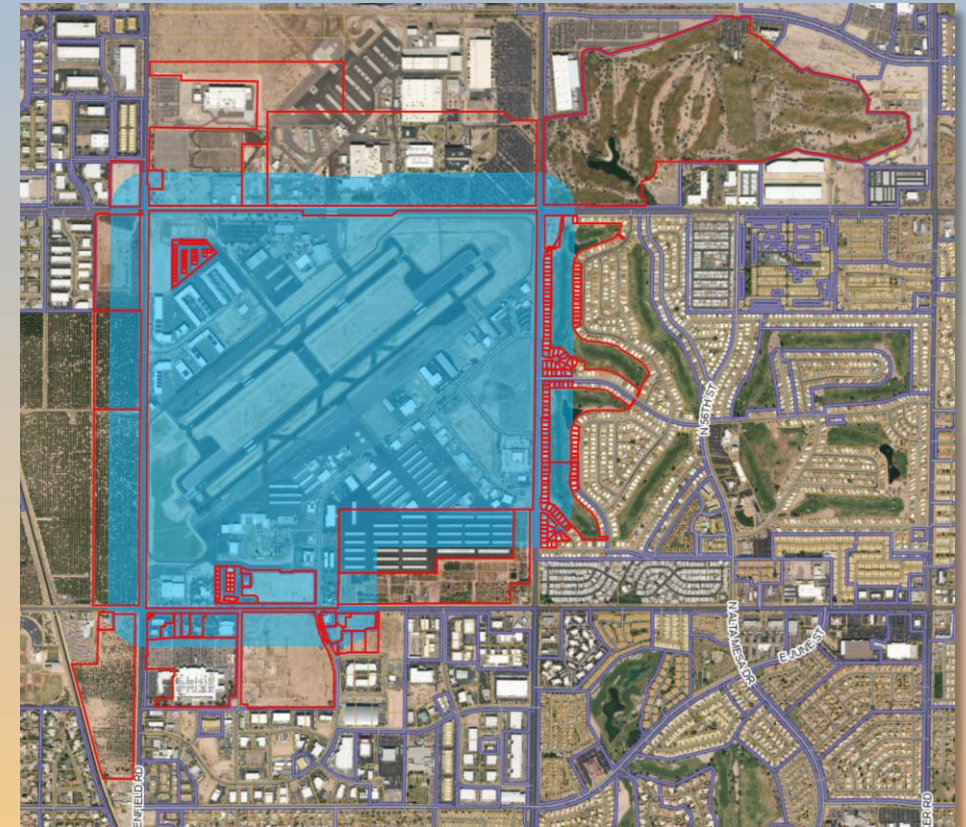
Floor Plan





Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- Neither staff nor the applicant have received any comments





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 2040 Mesa General Plan
- ✓ Meets the SUP findings of Section 11-70-5.E of the MZO

Staff recommend Approval with Conditions



Board of Adjustment