



# Board of Adjustment

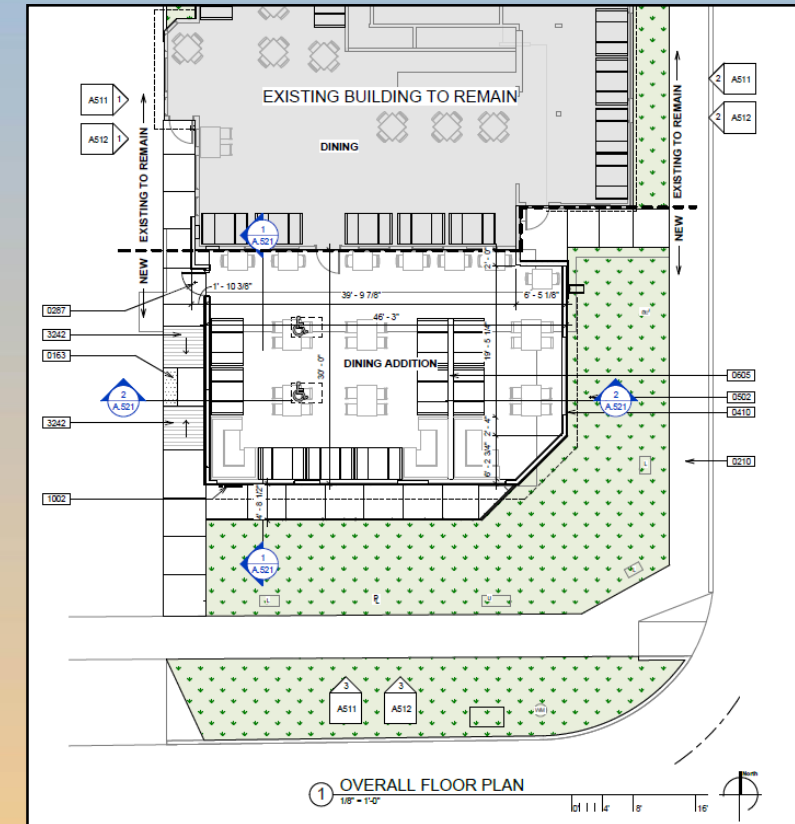


# BOA23-01028



# Request

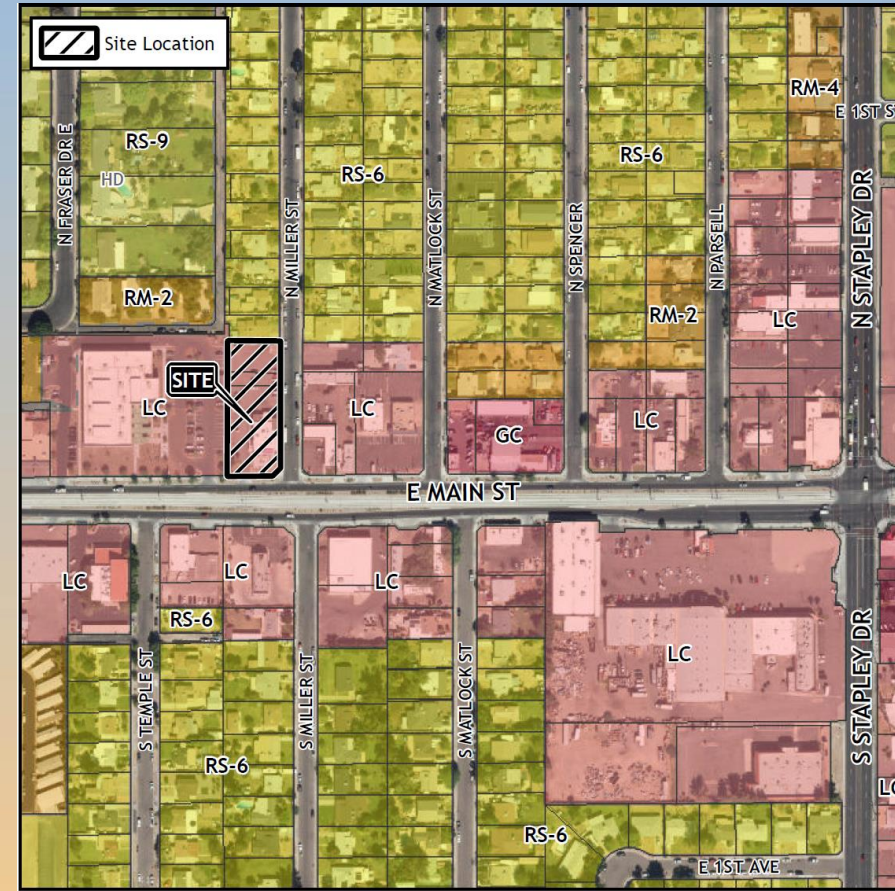
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards
- To allow for a restaurant addition in the LC zoning district







- 1002 East Main Street
- NWC of Main Street and Miller Street



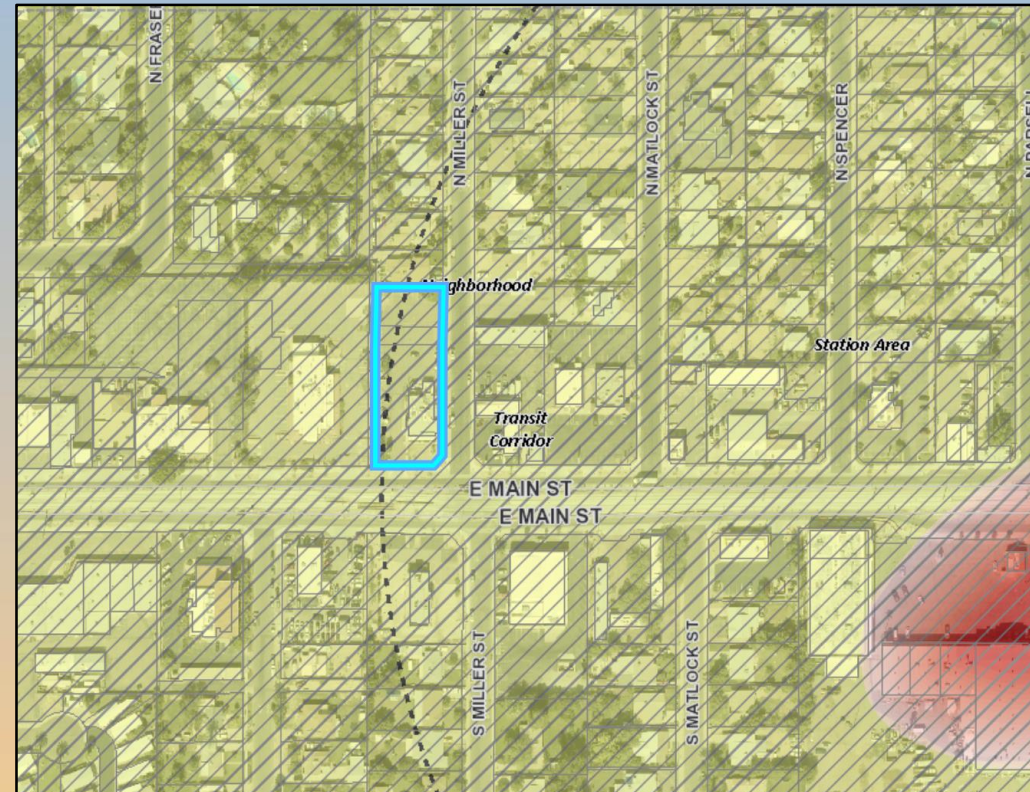




# General Plan

Neighborhood, Transit Corridor,  
Station Character Area and Central  
Main Street Area Plan

- Primarily residential uses
- May contain commercial uses
- Intent to develop a mixed-use, pedestrian friendly, urban environment within walking distance of light rail stations

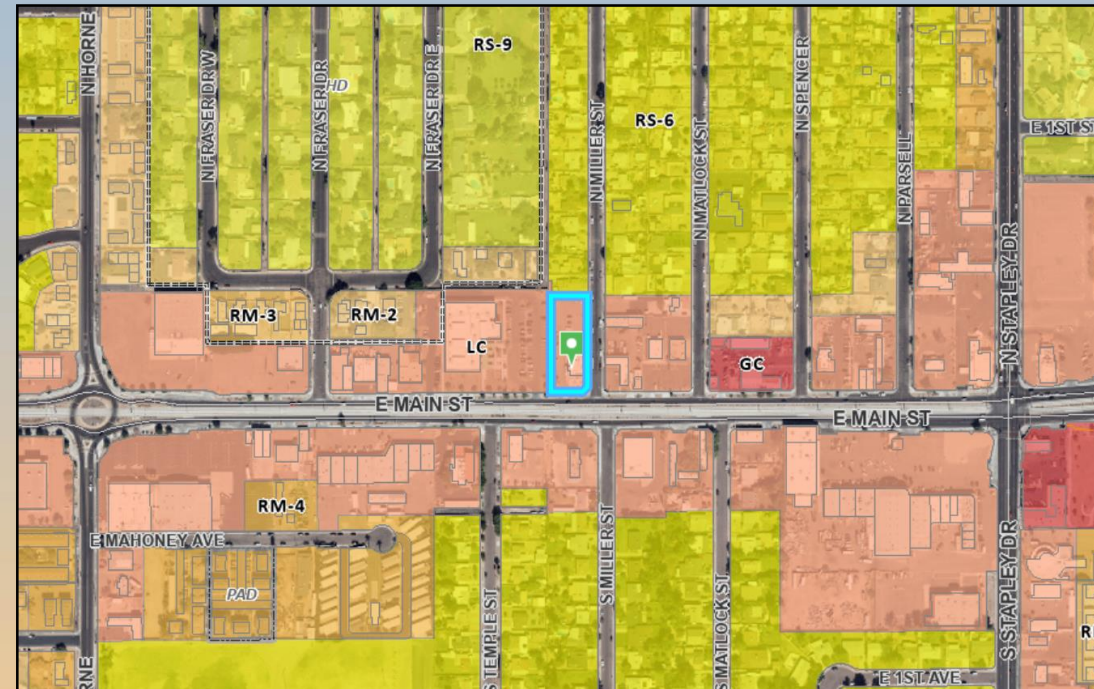






# Zoning

- Limited Commercial (LC)
- Full-service restaurants are permitted in the LC district







# Site Photos



Looking north from Main Street

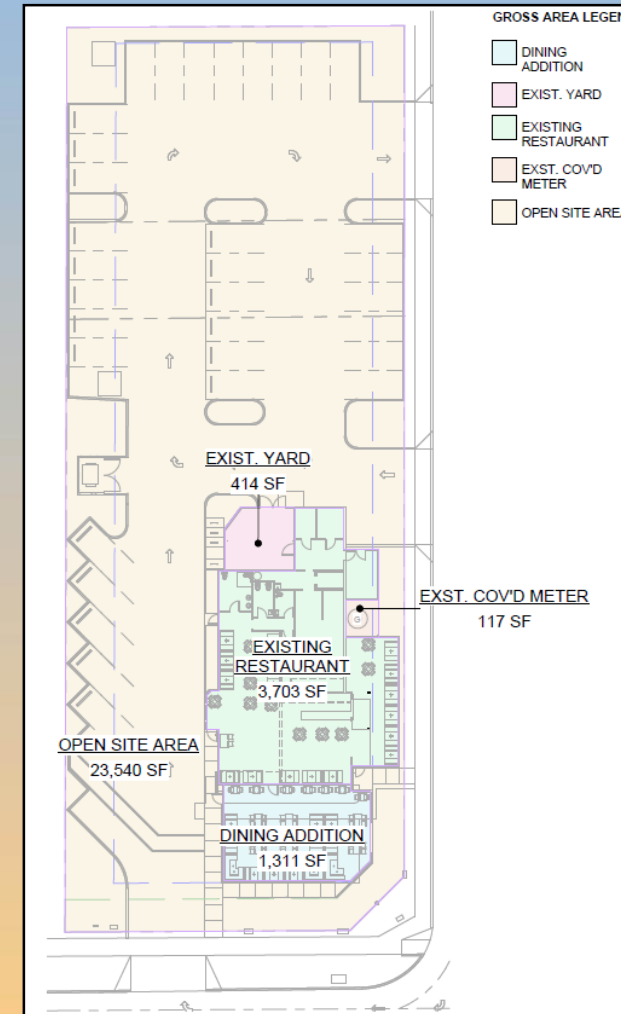


Looking northwest from Miller Street



# Site Plan

- Existing 3,708 square foot structure to remain
- Proposed 1,311 square foot addition on the south elevation (adjacent to Main St.)
- 15-foot setback from Main St
- 10-foot setback from Miller St

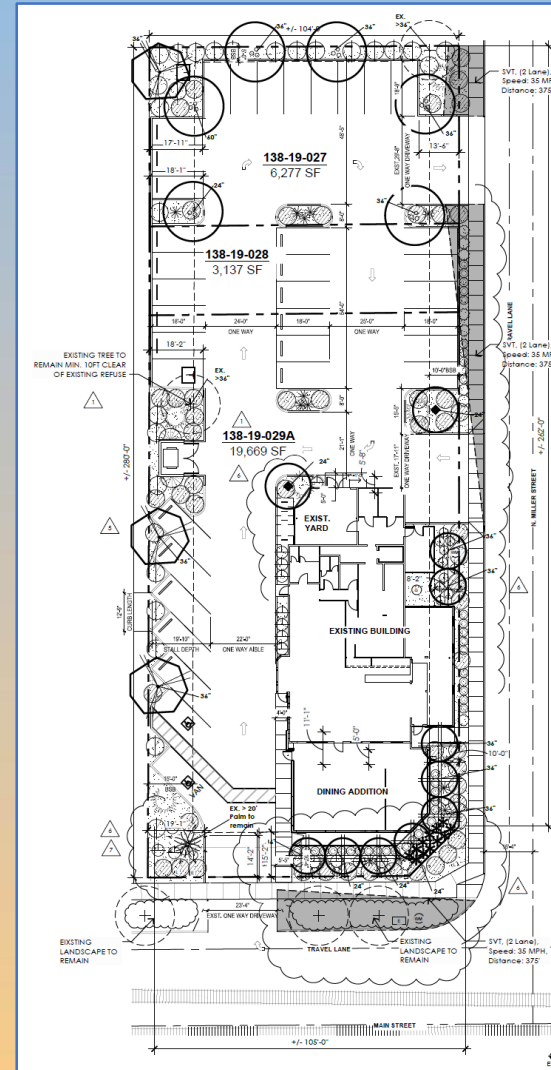






# Landscape Plan

- 15-foot setback from Main St
- 10-foot setback from Miller St
- New perimeter landscaping
- New parking lot landscaping
- New foundation base landscaping



LOCATION	REQ. # TREES	REQ. % & SIZE OF TREES	REQ. # & SIZE OF TREES	TREES PROVIDED	% TREES PROVIDED	REQ. # SHRUBS	# SHRUBS PROVIDED	% SHRUBS PROVIDED	NOTES
MAIN STREET FRONTAGE	1 TREE PER 25 L.F.: 6 SHRUBS PER 25 L.F. 105 L.F.	(25%) 36" BOX (50%) 24" BOX (25%) 15 GAL.	(1) 36" BOX (2) 24" BOX (3) 24" BOX (-1) 15 GAL.	(1) 36" BOX (2) 24" BOX (3) 24" BOX (-1) 15 GAL.	100%	26	26	100%	-
MILLER ST. FRONTAGE	1 TREE PER 25 L.F.: 6 SHRUBS PER 25 L.F. 242 L.F.	(25%) 36" BOX (50%) 24" BOX (25%) 15 GAL.	(3) 36" BOX (6) 24" BOX (2) 15 GAL.	(7) 36" BOX (1) 24" BOX (-1) 15 GAL.	100%	63	63	100%	-
NORTH PERIMETER	5 TREE PER 100 L.F.: 20 SHRUBS PER 100 L.F. 104 L.F.	(100%) 24" BOX MIN.	(5) 24" BOX	(1) EX. >36" To Remain (2) 36" BOX	100%	21	21	100%	-
WEST PERIMETER	3 TREE PER 100 L.F.: 20 SHRUBS PER 100 L.F. 280 L.F.	(50%) 24" BOX (50%) 15 GAL.	(5) 24" BOX (4) 15 GAL.	(3) 36" BOX (1) EX. >36" To Remain (1) EX. >20' Palm to Remain	100%	56	26	46%	LIMITED SHRUB PLANTING AREA ALONG WEST DUE TO EXISTING PARKING.
PARKING	1 TREE PER ISLAND (3 ISLANDS) SHRUBS PER ISLAND 8 ISLANDS (36 P.S.)	(100%) 36" BOX (90%) 24" BOX	(1) 36" BOX (4) 24" BOX	(1) 36" BOX (1) 60" BOX (1) EX. >36" To Remain (2) 24" BOX	100%	16	16	100%	MIDDLE ISLANDS HAVE REQUIRED LIGHT POLES 1 TREE UPGRADES TO 60" FOR (4) 24" TREES
FOUNDATION	PER 50 L.F.: (Parking w/ 30' can count) +/- 240 L.F.	(100%) 36" BOX (90%) 24" BOX	(1) 36" BOX (4) 24" BOX	(2) 36" BOX (1) EX. >36" To Remain (2) 24" BOX	100%	33% MIN. COVERAGE	35	100%	SOME PARKING LOT TREES ARE COUNTING TOWARDS THE FOUNDATION TREE REQUIREMENT.
					** TOTAL TREES PROVIDED: 23		TOTAL SHRUBS PROVIDED: 190		



# SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal	Staff Recommendation
Landscape Yard - Table 11-6-3.A Street facing side in the LC district adjacent to a local street (Miller Street)	20 feet	0 feet (Existing)	As proposed
Landscape Yard - Section 11-33-3(B) Non-single residence uses adjacent to single residence (north)	20 feet	5 feet (existing)	As proposed
Non-Single Residence Uses Adjacent to Other Non-Single Residence (west)	15 feet	0 feet (existing)	
Building Setback - Table 11-6-3(A) Local street (Miller Street)	20 feet	1 foot 6 inches (Existing)	As proposed
Perimeter Landscaping -Section 11- 33-3(B)(2)(c) West (GC District)	3 trees and 20 shrubs per 100 linear feet	5 trees/palms, 26 shrubs	As proposed





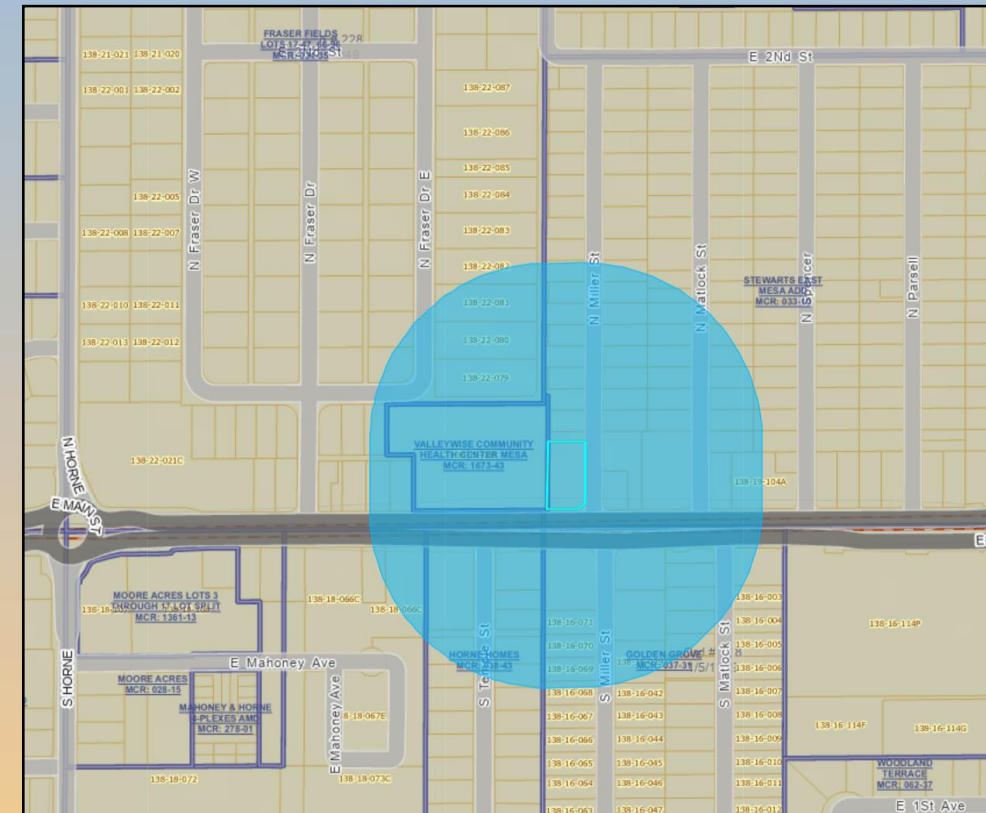
# SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal	Staff Recommendation
Foundation Base - Section 11-33-5(A)(2)(b) Width along an exterior wall adjacent to a drive aisle (west elevation)	5 feet	4 feet (existing)	As proposed
Parking area screening -Section 11-30-9(H)	Screen parking areas and drive aisles from the street with a masonry wall or berm	No screen wall (existing)	As proposed
Setback of cross drive aisles - Section 11-32-4(A) Minimum distance to parking spaces and cross access aisles from the street (Main Street) (Miller Street)	50 feet  50 feet	14 feet 2 inches (existing)  13 feet 6 inches (existing)	As proposed
Number of Required Parking Spaces – Table 11-32-3.A  Eating and Drinking Establishments (No Drive-Thru Window)	1 space per 75 square feet for indoor dining (67 total spaces)	35 total spaces (existing)	As proposed



# Citizen Participation

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







# 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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