



# Board of Adjustment



# BOA25-00516

## Project Aspire





# Request

- Special Use Permit for a Parking Reduction and a Special Use Permit for Alternative Compliance for Offsite Parking

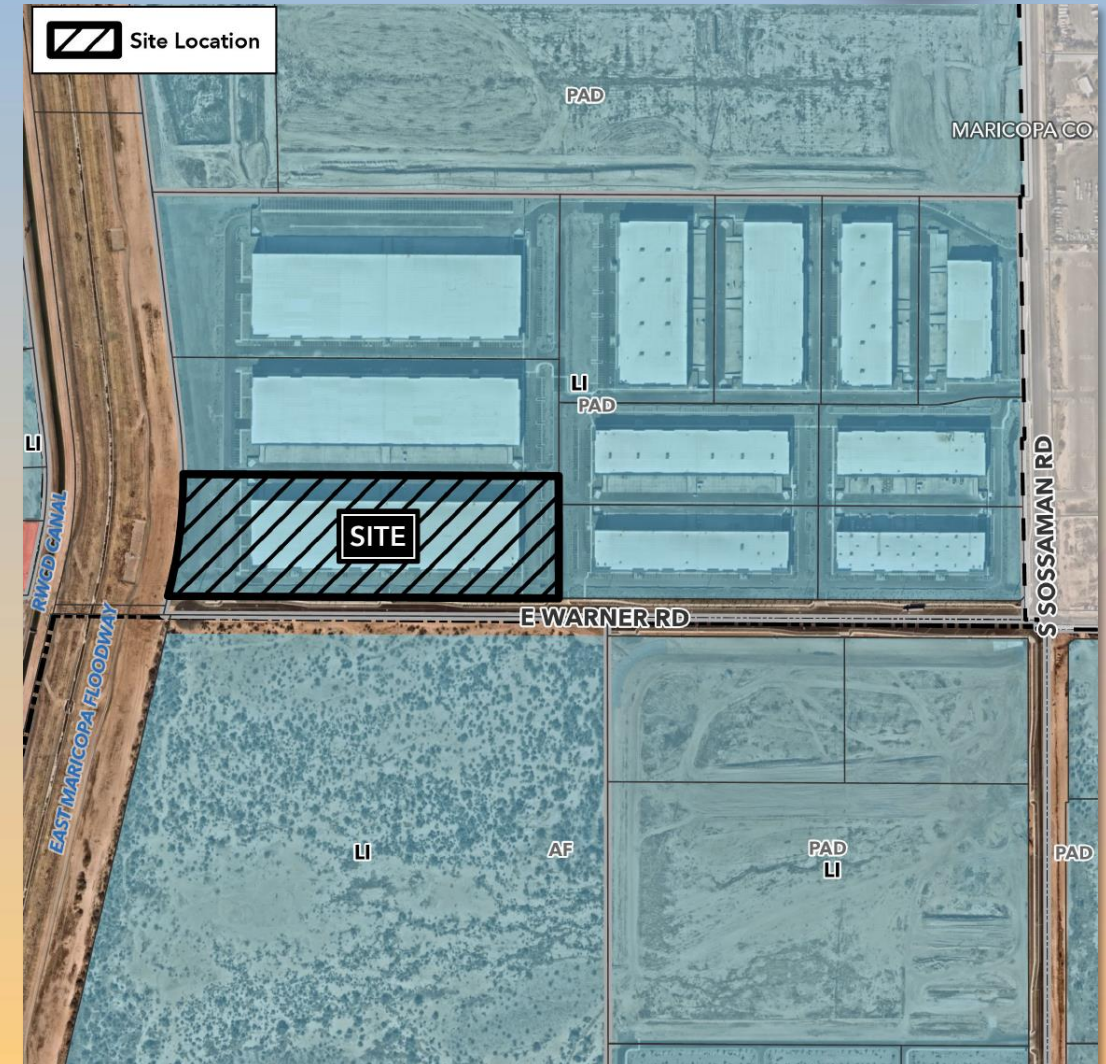






# Location

- 7236 East Warner Road
- North of Warner Road
- West of Sossaman Road

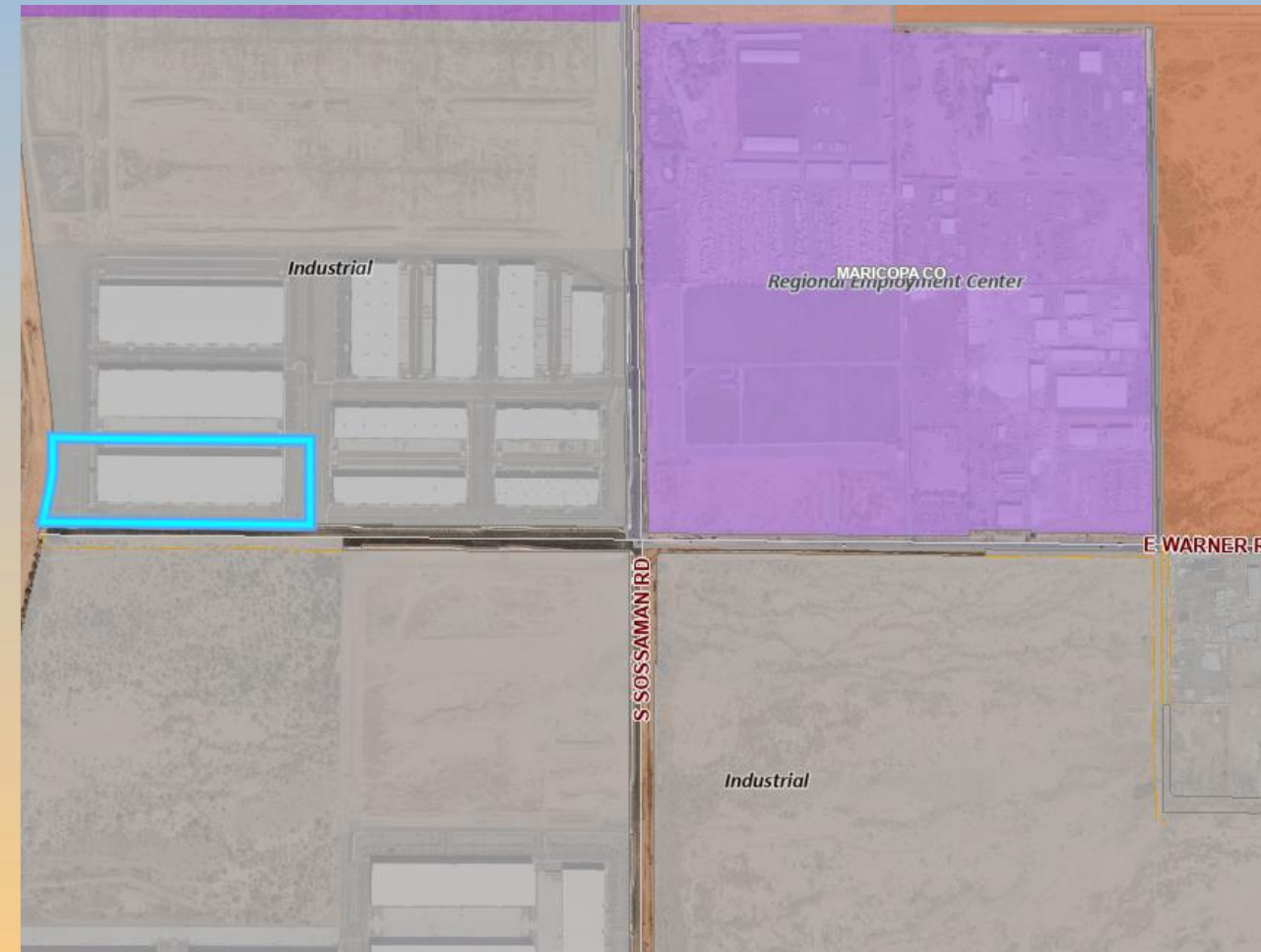




# General Plan

## Industrial– Evolve

- Intended for high-intensity industrial activities such as manufacturing
- Principal land uses include Light Industrial

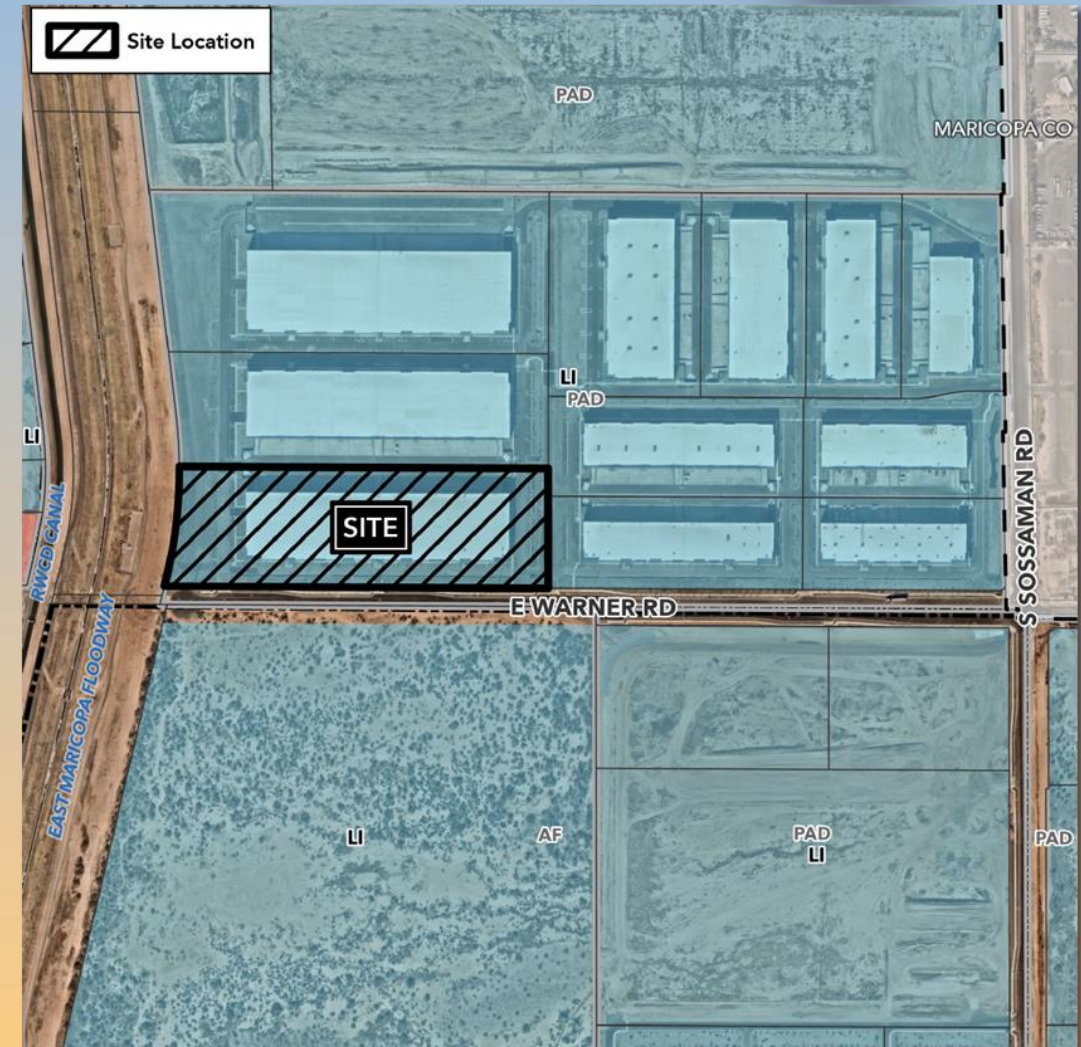






# Zoning

- Light Industrial with a Planned Area Development (LI-PAD)
- Use is allowed by right







# Site Photo



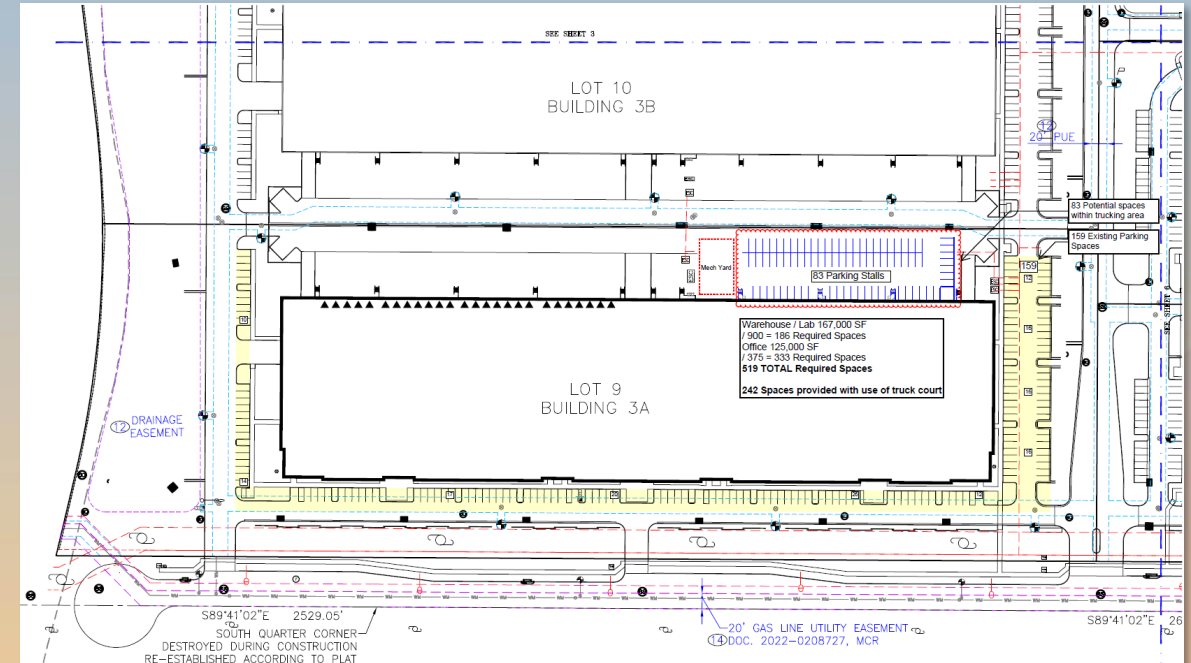
Looking northwest towards the site from the intersection of Warner and Sossaman



# Site Plan

## Parking Reduction:

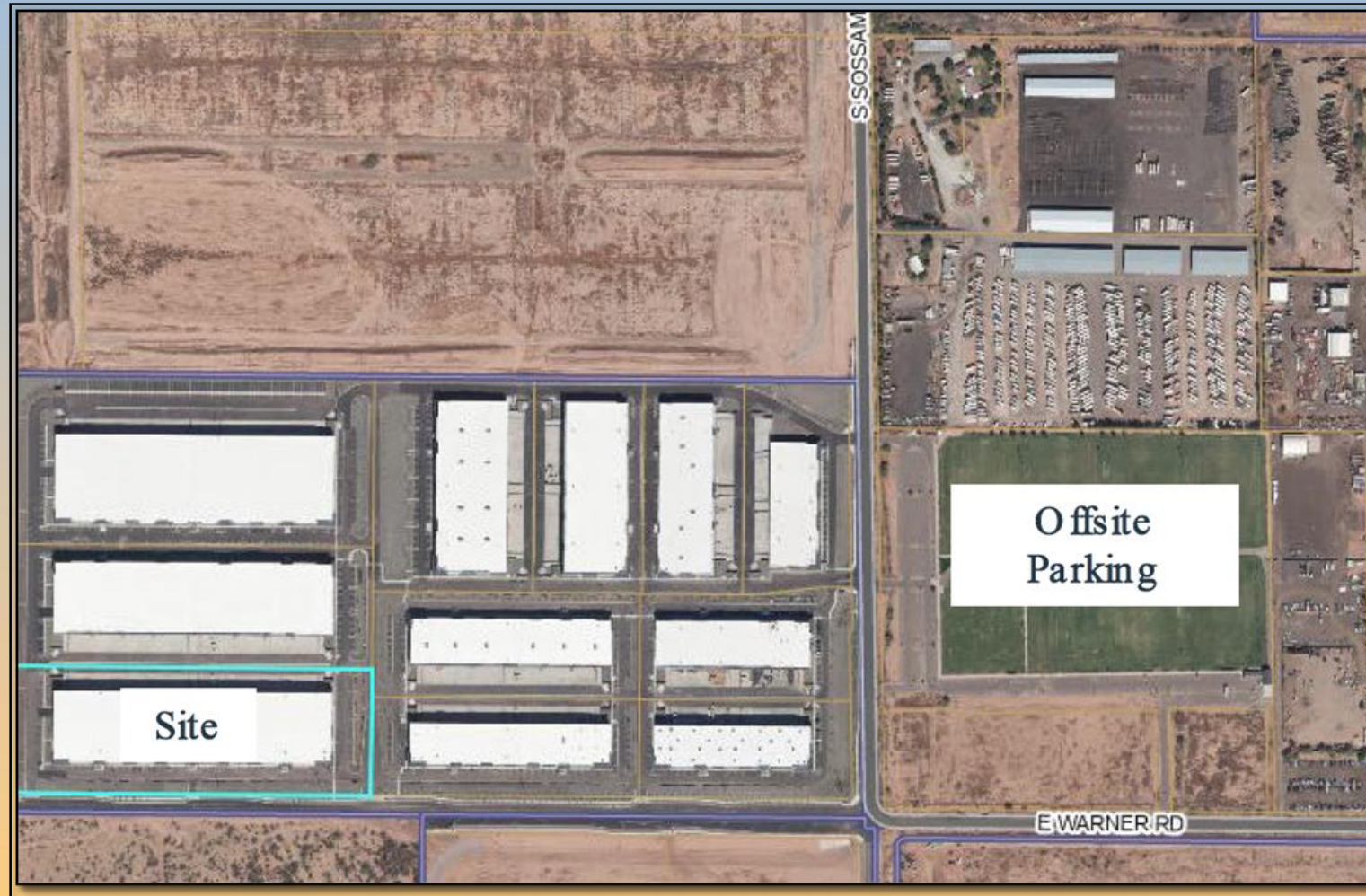
- Reduction from 519 total parking on site to 159 required parking on site
- 470 Parking spaces available via a shared parking agreement with the Sports Complex Located at the Northeast corner of Sossaman and Warner Roads
- 83 additional parking spaces







# Offsite Parking Location

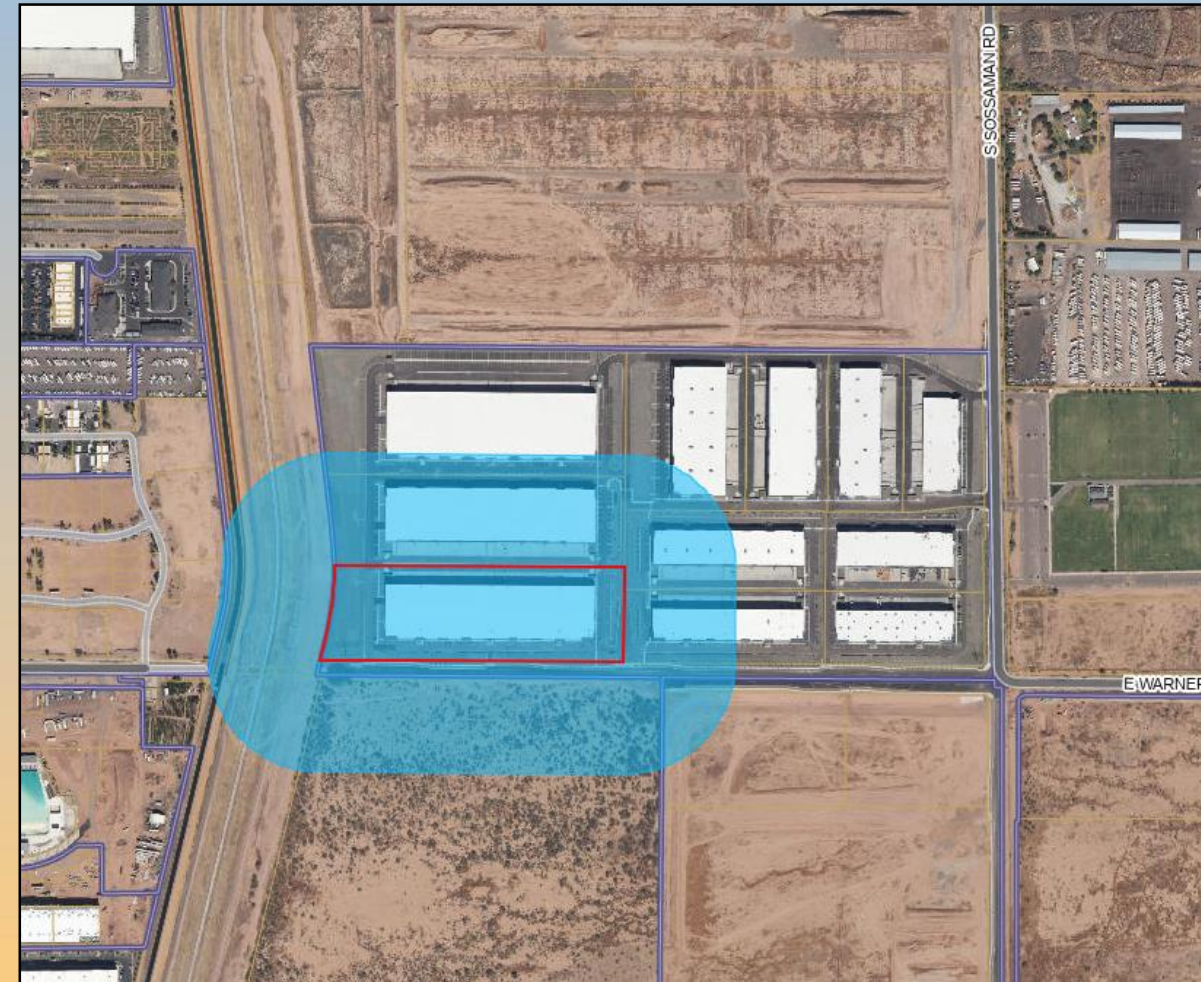






# Citizen Participation

- Notified property owners within 500 feet
- No comments received from neighboring property owners







# Approval Criteria

## Section 11-70-5(E) Special Use Permit 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 11-32-6 Parking Reduction Criteria

- ✓ Special conditions—including but not limited to the nature of the proposed operation
- ✓ The use will adequately be served by the proposed parking
- ✓ Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area





# Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Meets the SUP criteria of Section 11-32-6 of the MZO
- ✓ Meets the SUP findings of Section 11-70-5(E) of the MZO
- ✓ Meets the Alternative Compliance findings of Section 11-32-7 of the MZO

***Staff recommends Approval with Conditions***



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