



Board of Adjustment



BOA25-00471

Mint Dispensary



Request

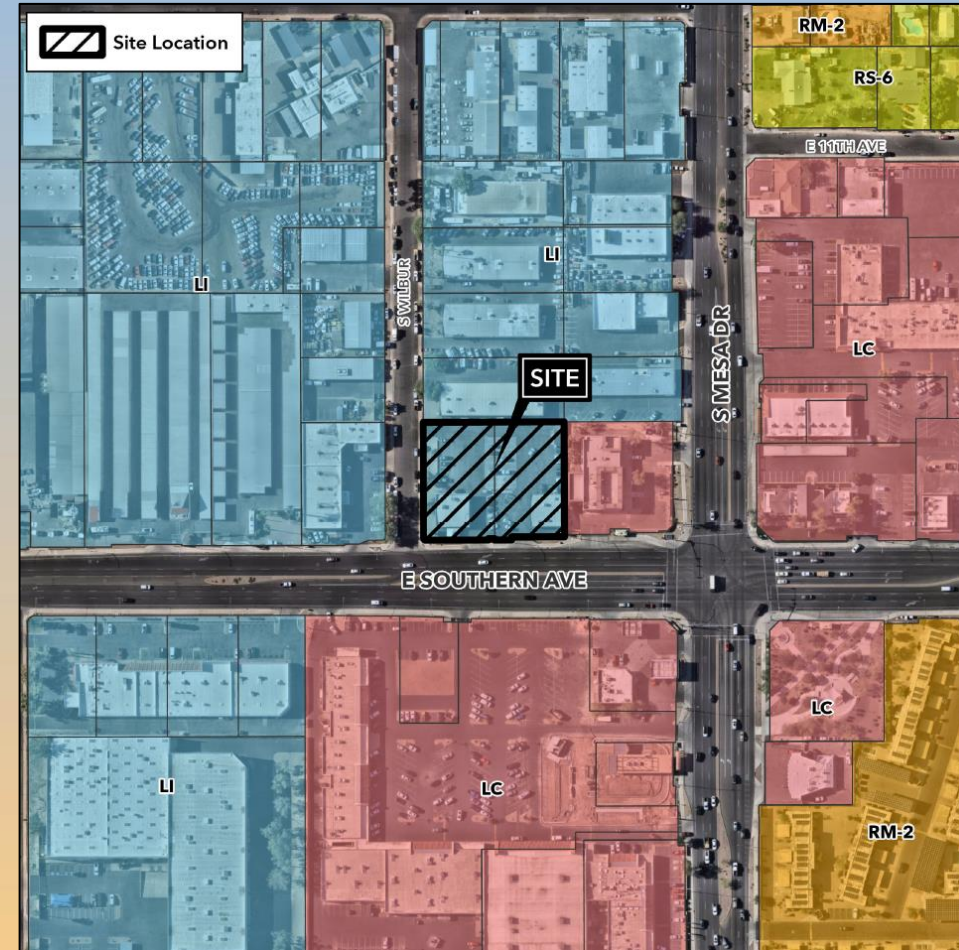
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards for the expansion of a marijuana dispensary





Location

- 330 East Southern Avenue
- Approximately 170 feet west of the northwest corner of Mesa Drive and Southern Avenue.

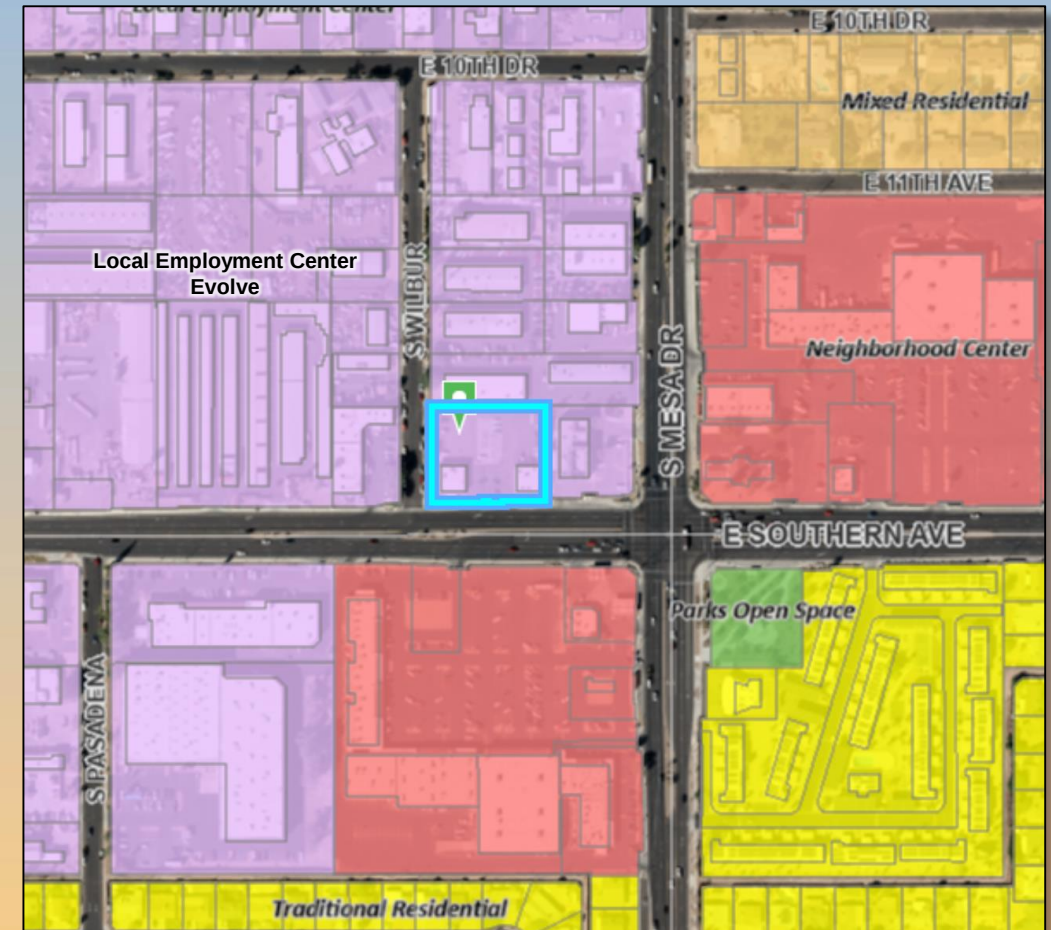




General Plan

Local Employment Center- Evolve

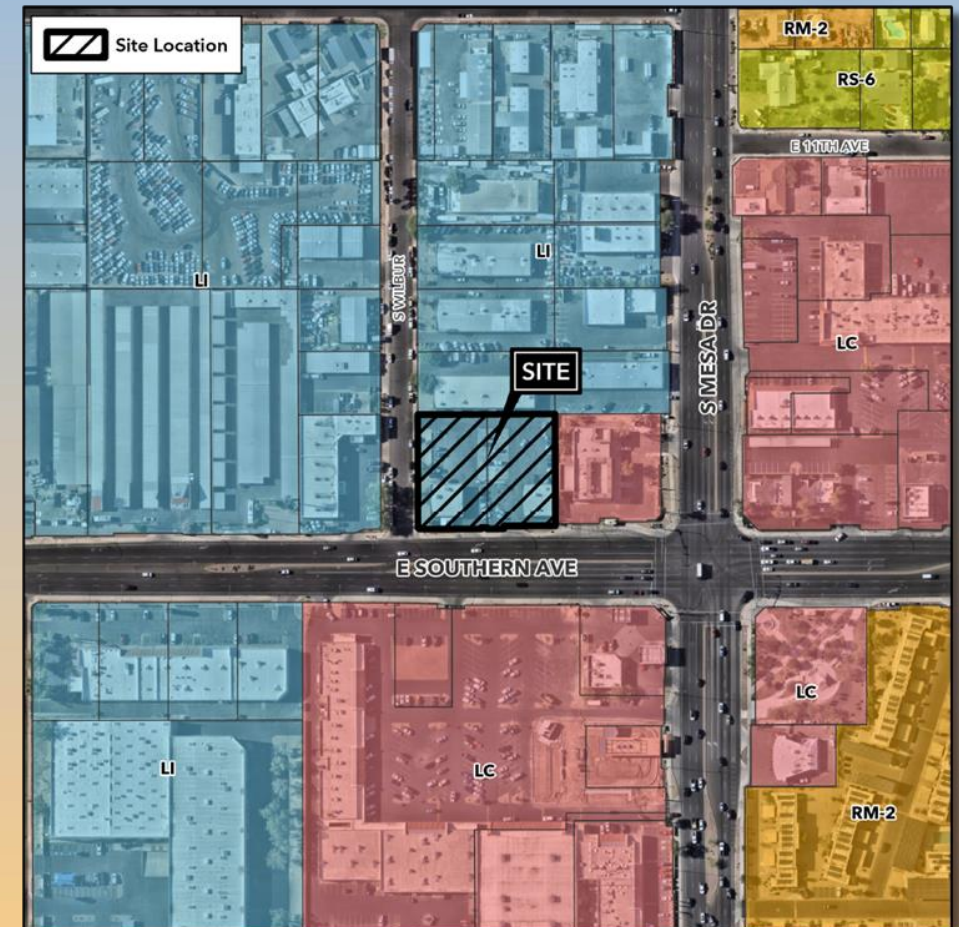
- Retail is a principal land use
- The subject property is zoned Limited Commercial (LI), which is consistent with Local Employment Center placetype





Zoning

- A marijuana dispensary use is permitted in the LI District, subject to compliance with Section 11-31-34 of the MZO.





Site Photo

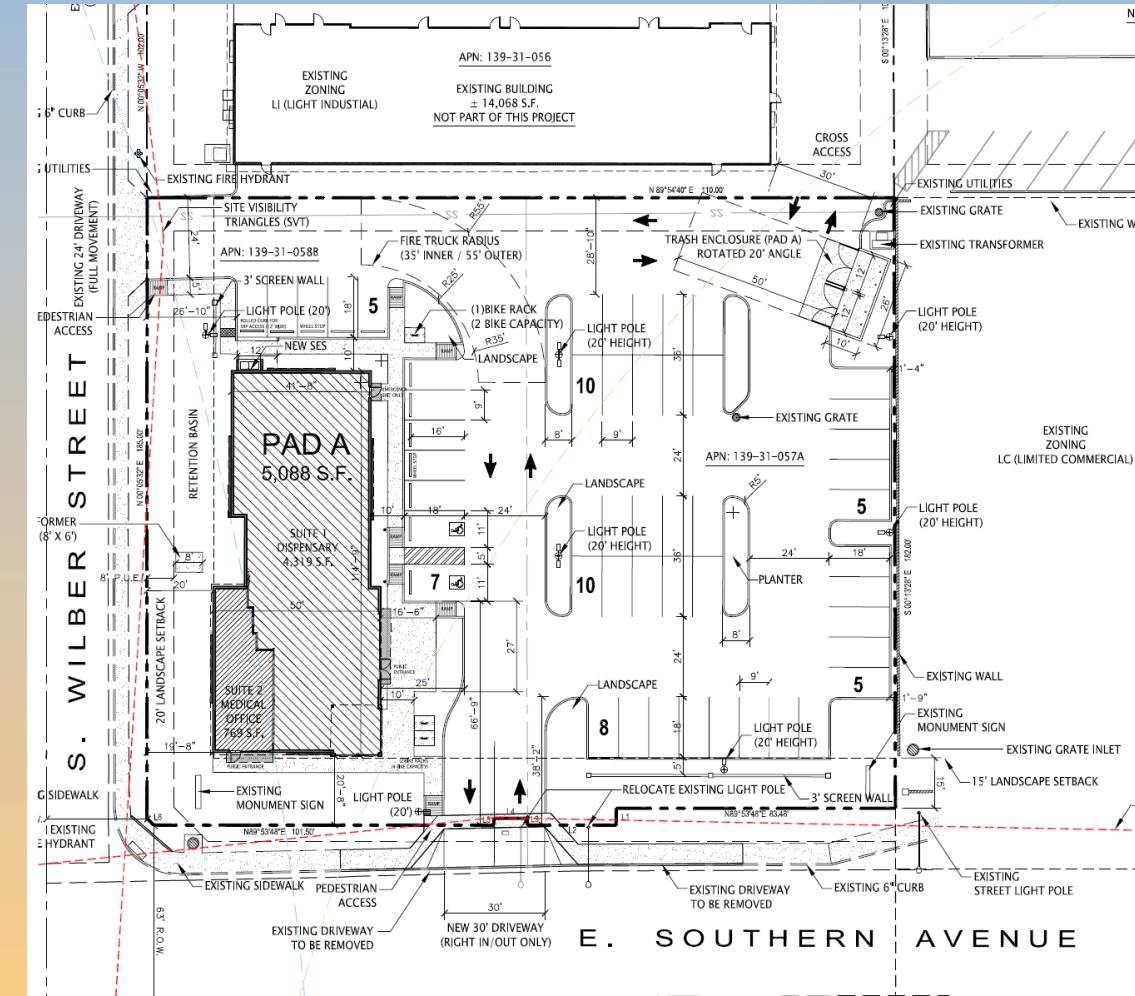


Looking north from Southern Avenue



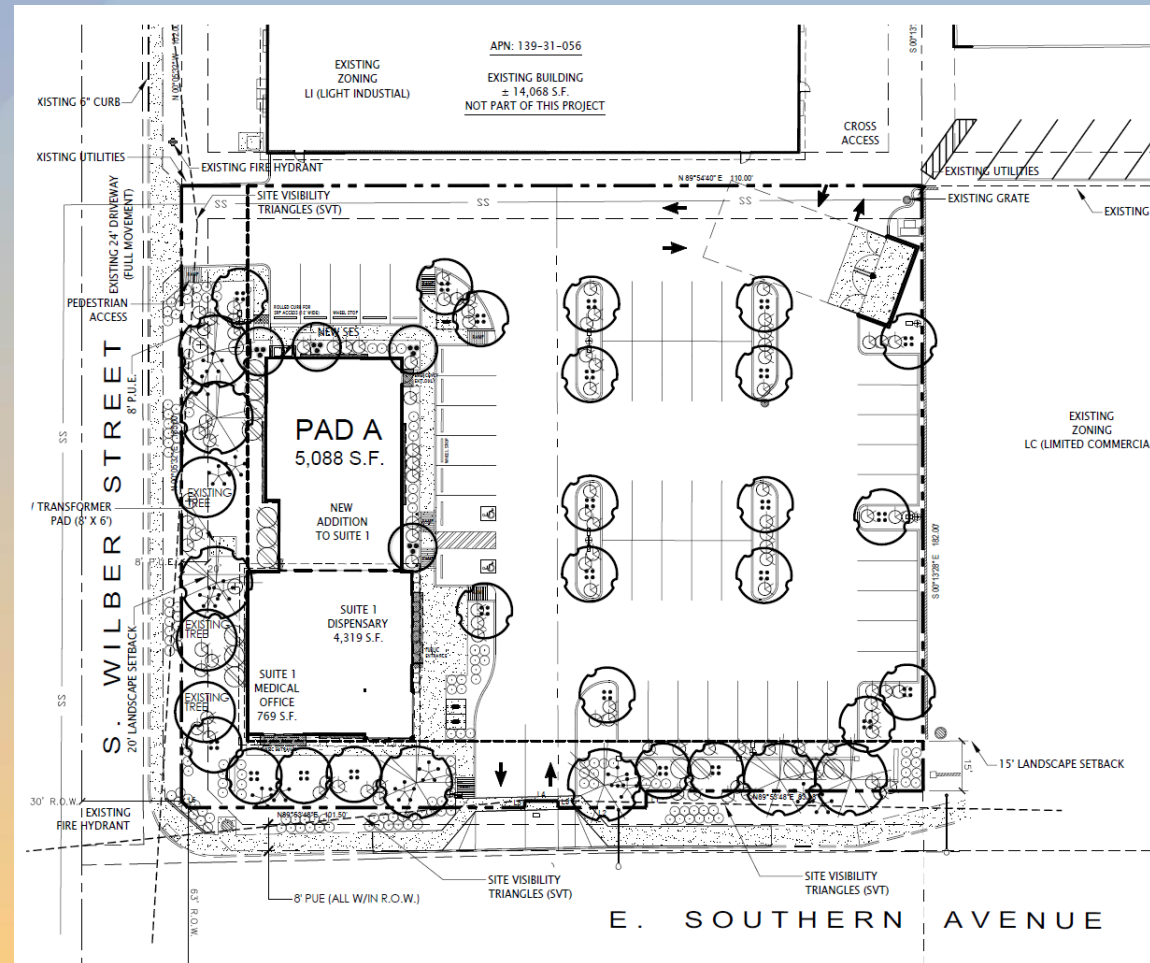
Site Plan

- Raze existing 2,500 SF building on the west side of project site
- 2,500 SF building on east side of project site to remain
- 2,588 SF addition to north side of existing building
- 2 building suites: a 769 SF medical office and 4,319 SF marijuana dispensary
- One access from Southern Avenue and one access from Wilbur
- 16 parking spaces required, 50 parking spaces provided, requires approval of an AUP to exceed 125% of required number of parking spaces





Landscape Plan



EXISTING LANDSCAPE LEGEND	
	EXISTING TREE PROTECT FROM CONSTRUCTION (3) SHADE: 300 x 3 TREES = 900 SQ.FT OF SHADE
	EXISTING SHRUB PROTECT FROM CONSTRUCTION (4)
PROPOSED LANDSCAPE LEGEND	
	PISTACHE X 'RED-PUSH' RED PUSH PISTACHE 36" BOX (7) SHADE: 306 x 7 TREES = 2,142 SQ.FT OF SHADE
	QUERCUS VIRGINIANA LIVE OAK 36" BOX (28) SHADE: 276 x 28 TREES = 6,728 SQ.FT OF SHADE
	CAESALPINIA CACALACO CASCALOTE 36" BOX (4) SHADE: 211 x 4 TREES = 844 SQ.FT OF SHADE
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (16)
	LEUCOPHYLLUM FRUTESCENS GREEN CLOUD SAGE 5 GALLON (100)
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON (14)
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 5 GALLON (100)
1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS	



Site Rendering





SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>MZO Table 11-7-3 – Minimum lot area:</i>	1 acre	.95± acre lot (combined lot are of existing .49 and .46 lots)
<i>MZO Table 11-7-3 -- Setback to building and parking area, and landscape yard to a local street:</i> <i>South and West Property Lines</i>	20 Feet	19 Feet to existing building
<i>MZO Table 11-7-3 – Setback to building and parking area adjacent to a non-residential district and MZO Section 11-33-3(B)(2)(ii) – Landscape Yard</i> <i>East Property Line</i>	15 Feet	1-foot, 4-inches



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
MZO Section 11-32-4(A) – Distance from property line to first on-site parking space or cross drive aisle along main drive aisle: Wilber Southern Avenue	50 Feet 50 Feet	26 Feet, 10-inches 38 Feet, 2-inches
<i>MZO Section 11-33-3(B)(2)(c) – Perimeter landscape material requirements:</i> <i>East Property Line (182 linear feet)</i>	7 trees, 37 shrubs (3 trees and 20 shrubs per 100 linear feet)	0 trees, 0 shrubs



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 Mesa 2050 General Plan
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO

Staff recommends Approval with Conditions



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