



Board of Adjustment



BOA23-00452

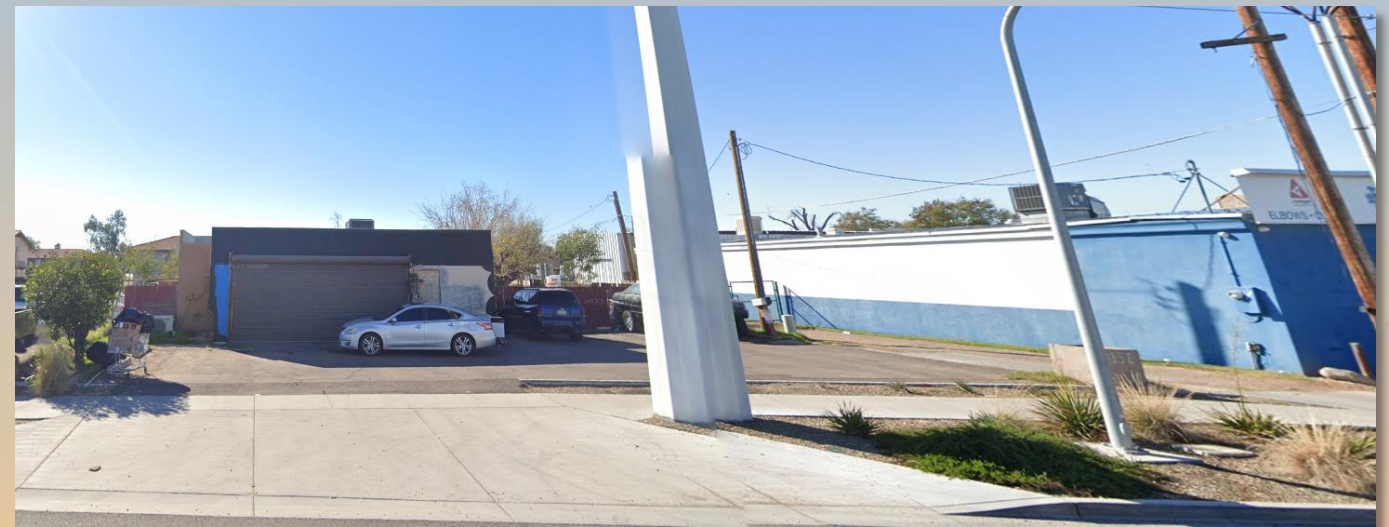
Josh Grandlienard, AICP, Planner II

February 7, 2024



Request

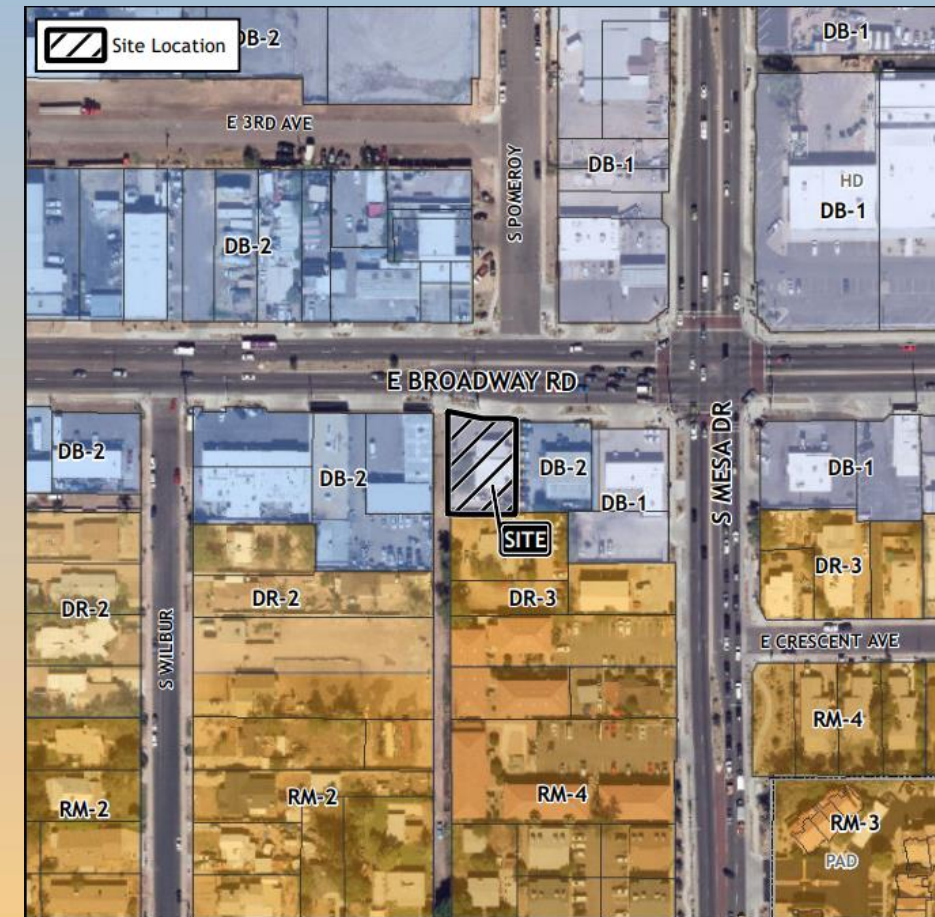
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards
- To allow for a retail Pizza Shop





Location

- 335 East Broadway Road
- South side of Broadway
- West of S Mesa Drive





General Plan

Neighborhood

- Neighborhoods can contain a wide range of housing options and often have associated nonresidential uses such as local serving businesses





Zoning

- Downtown Business 1 (DB-1)
 - Proposed Use is allowed by right





Site Photos

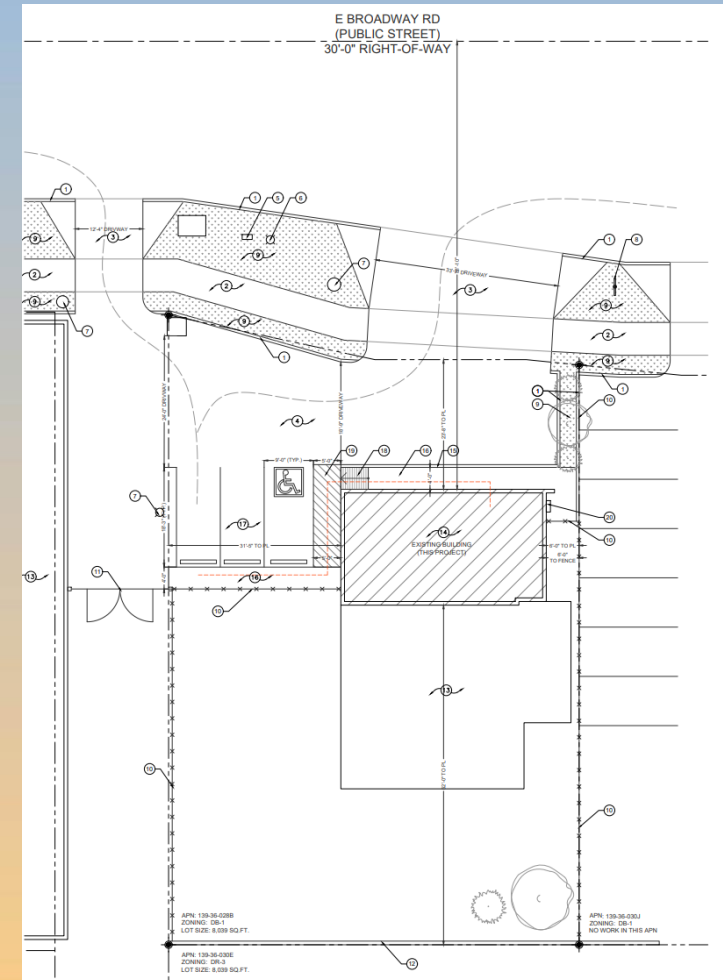


Looking south from E Broadway Road



Site Plan

- Existing Structure to remain and no footprint change proposed
- Updates to perimeter landscaping
- Parking Lot updated to include a paved surface as well as updates to include additional landscaping within the landscape islands





SCIP Development Standards

| Development Standard | MZO Requirements | Applicant Proposal |
|---|---|---|
| <p><i>Perimeter Landscaping for a non-single residence use adjacent to a single residence – [MZO 11-33-3 (B)(1)(a)]</i></p> | <p>Provide a 25-foot landscape yard adjacent to residential to the south.</p> | <p>0 feet (South)</p> |
| <p><i>Interior Perimeter Landscaping [MZO Table 11-33-3 (A)(4)]</i></p> | <p>1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 24 shrubs per 100')</p> | <p>No additional landscaping</p> |
| <p><i>Number of Required Parking Spaces [MZO Table 11-32-3.A]</i></p> | <p>1 space per 75 feet of indoor space = 7 spaces required</p> | <p>3 parking spaces</p> |



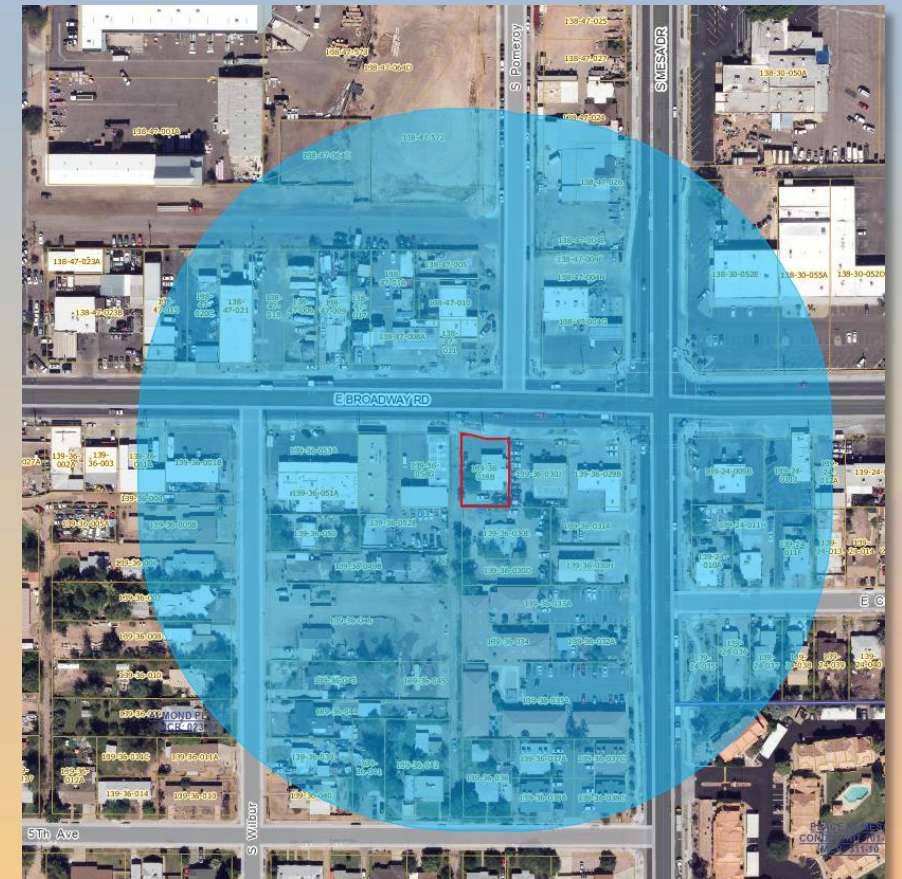
SCIP Development Standards

| Development Standard | MZO Requirements | Applicant Proposal |
|--|---|-----------------------|
| <p><i>Setback of Cross Drive Aisles and Parking Spaces – [Section 11-32-4.A]:</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>18 feet</p> |
| <p><i>Foundation Base for Exterior Walls with a Public Entrance [MZO 11-33-5]</i></p> | <p>A 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.</p> | <p>4 feet</p> |



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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