



Board of Adjustment



BOA23-00938



Request

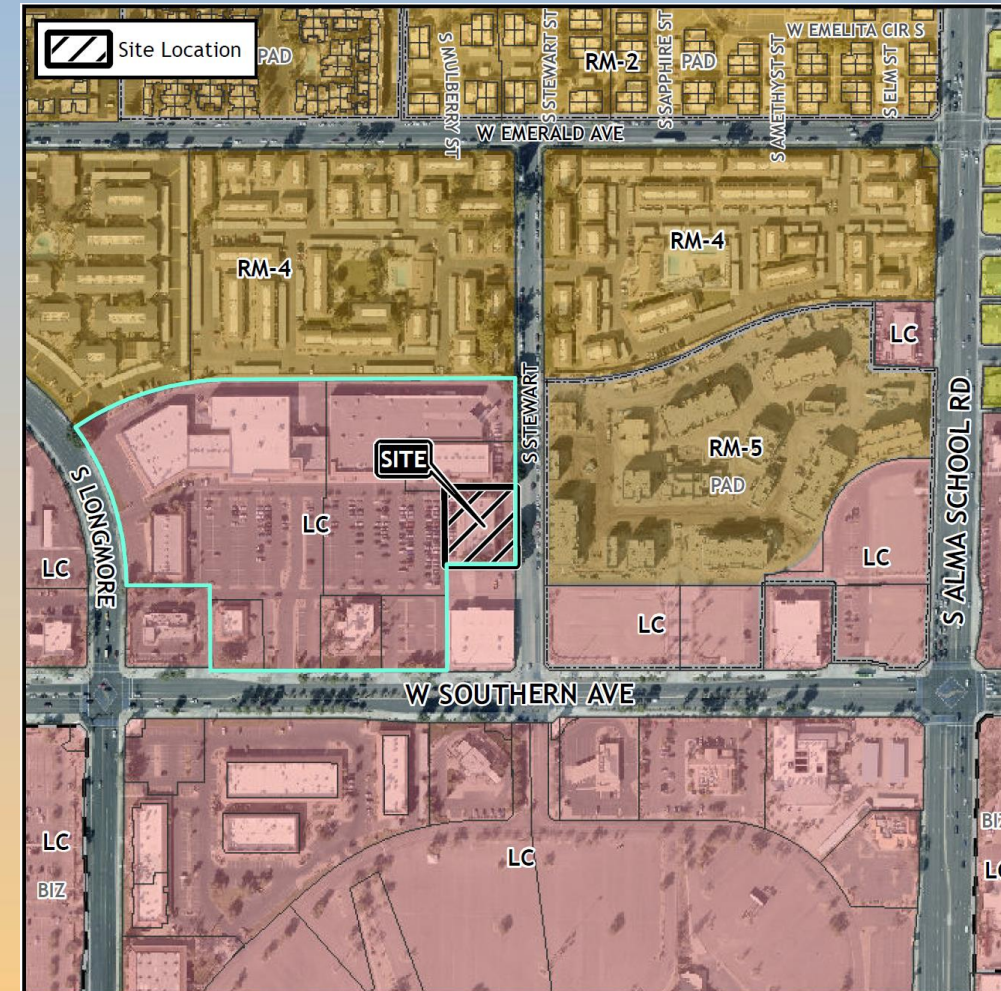
- Requesting a Special Use Permit (SUP) for a parking reduction.





Location

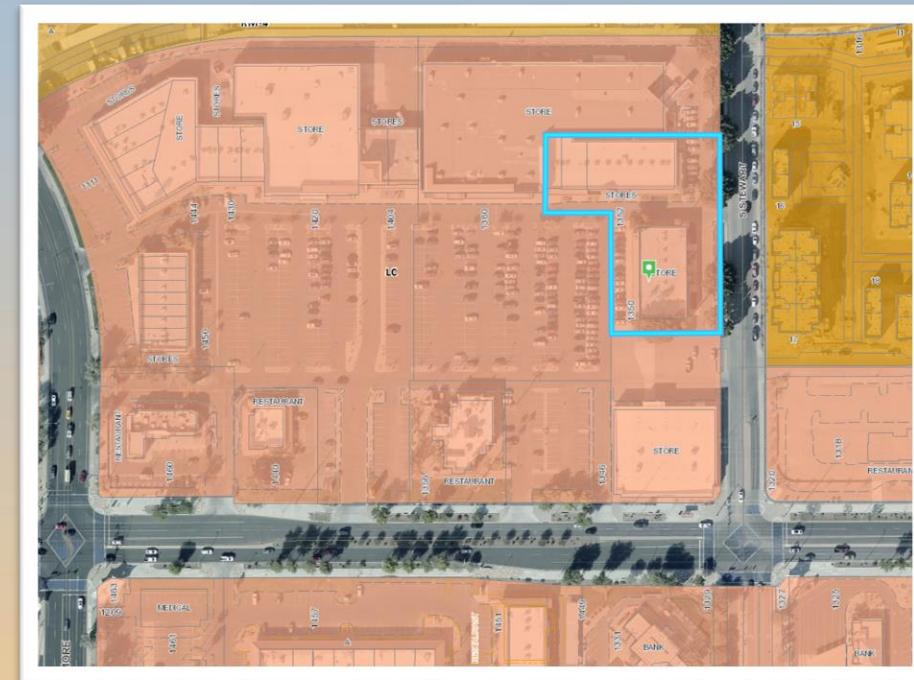
- West of Alma School Road
- East of Longmore
- North side of Southern Avenue





Zoning

- Limited Commercial (LC)
- Small-scale commercial recreation is permitted in the LC zoning district

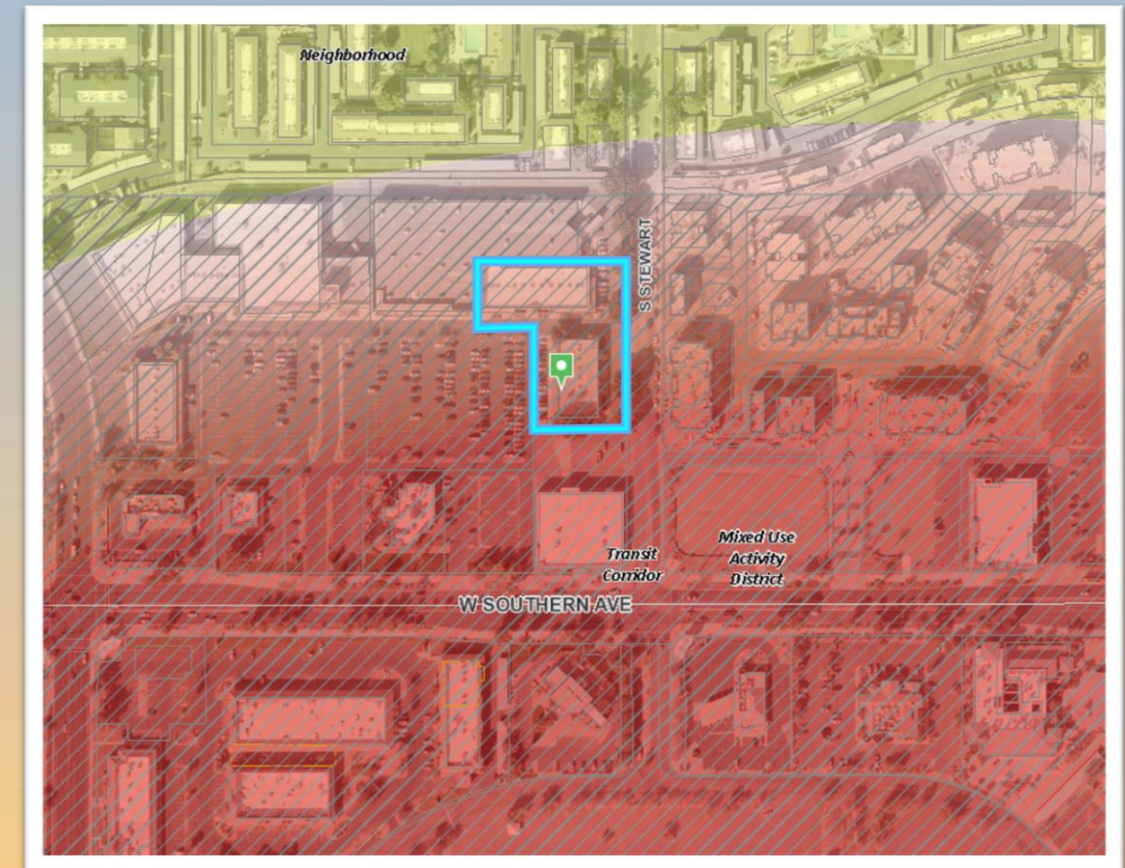




General Plan

Mixed-Use Activity District/ Transit Corridor

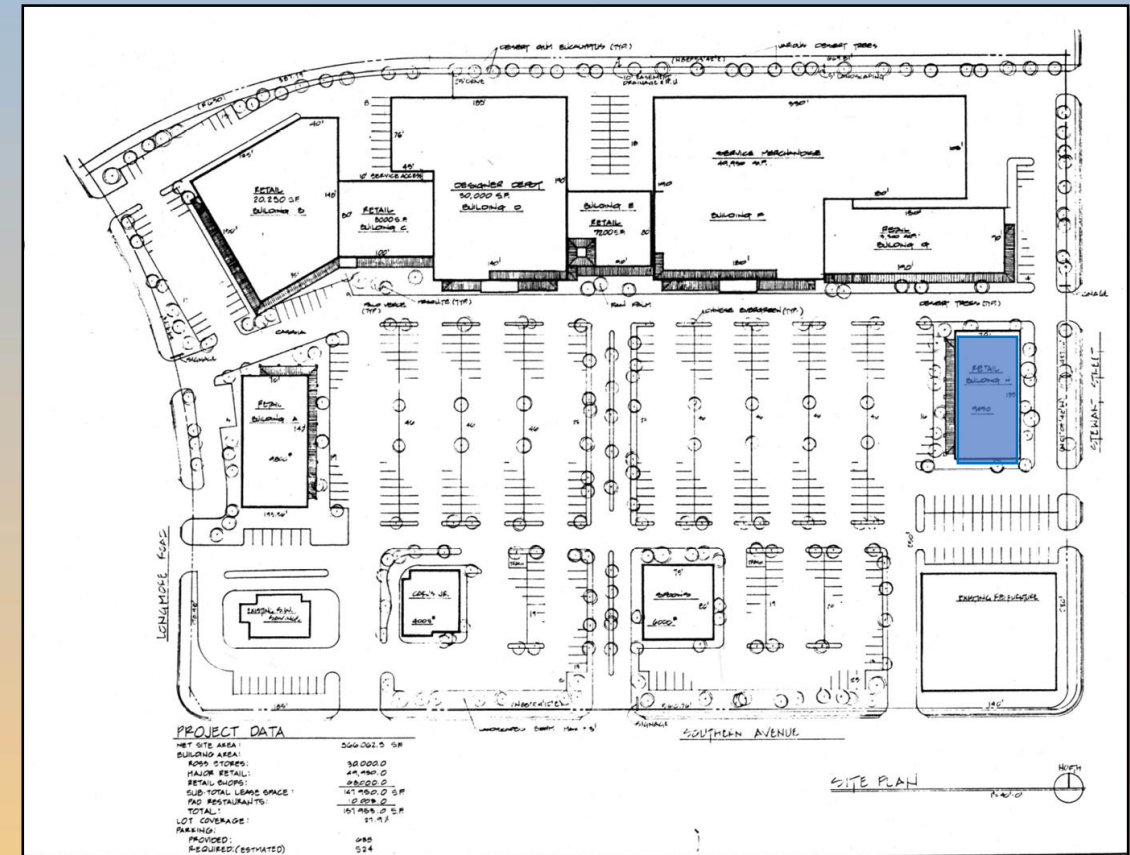
- Create strong and viable centers of commercial activity that attract people to unique shopping and entertainment
- mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops





Site Plan

- Building H in the Fiesta Plaza commercial center
- Along major bus line
- Single story, 9,474 sq ft
- Shared parking and cross access agreement
- 300+ empty parking spaces
- Anticipated peak hours for fitness center are 5:00-7:00pm





Site Photos



East elevation (Front)



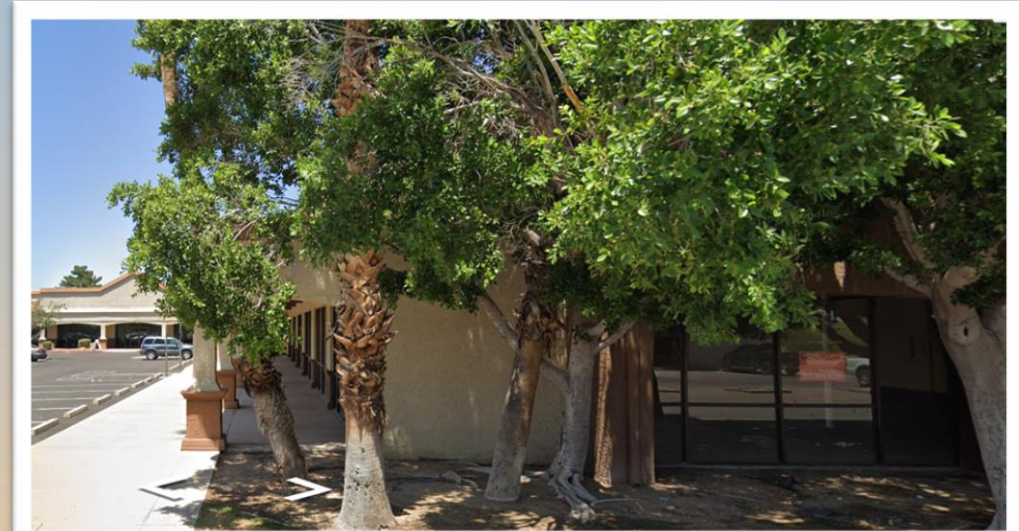
West elevation (Rear)



Site Photos



North elevation



South elevation



Special Use Permit: Parking Reduction

Section 11-32-5: Required Findings



That the various activities will have peak parking demands at different periods of the day or week; and



Based on competent evidence provided by the applicant that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.



Special Use Permit: Parking Reduction

Section 11-32-6(A): Criteria for SUP for reduced parking



Special conditions—including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site—exist that will reduce parking demand at the site;



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.



Special Use Permit

Section 11-70-5: Required Findings for Special Use Permits



#1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;



#2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;



#3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and

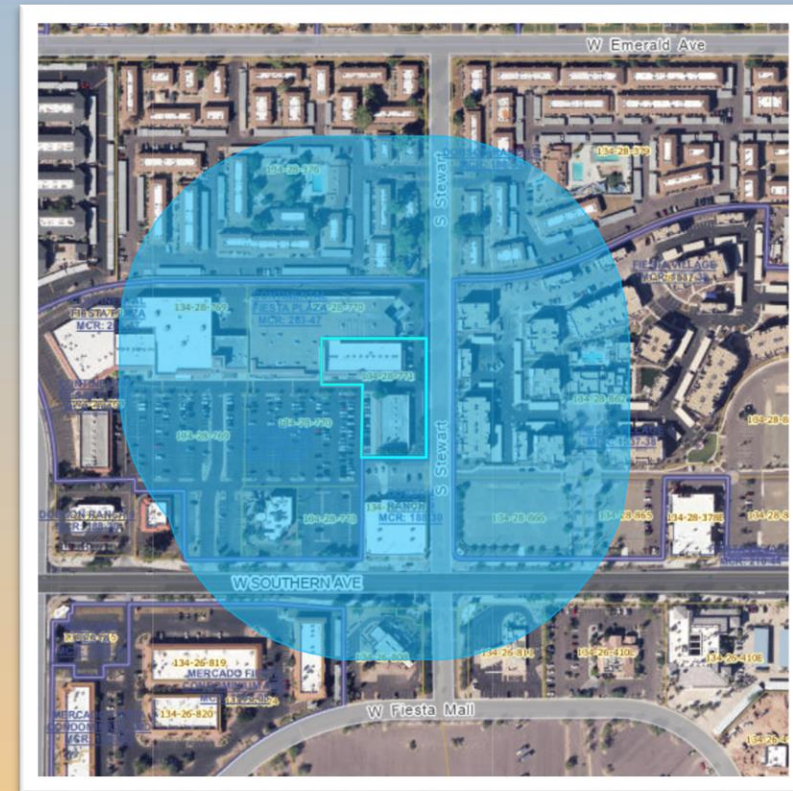


#4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



Citizen Participation

- Notified property owners within 500 feet
- Staff has not been contacted by any residents in the area





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with review criteria in Chapter 32 of the MZO for a parking reduction
- ✓ Complies with review criteria in Chapter 70 of the MZO for a Special Use Permit

Staff recommends Approval with Conditions



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