



mesa·az Board of Adjustment Report

Date	April 1, 2026	
Case No.	BOA26-00218	
Project Name	AC Hotel	
Request	Variance from the Form Based Code standards to allow for the development of a hotel.	
Project Location	104 East Main Street	
Parcel No(s)	138-38-010B 138-38-011 (portion) 138-38-012 138-38-014	
Project Area	0.9± acres	
Council District	District 4	
Existing Zoning	Downtown Core-Downtown Event (DC-DE)	
General Plan Designation	Downtown	
Applicant	Kevin Curran, DLR Group, Inc.	
Owner	Bunker's Garden Chapel LLC, Network Holding LLC, OCAP Main Street LLC	
Staff Planner	Charlotte Bridges, Planner II	

Recommendation

Staff finds that the requested Variance meets the required findings outlined in MZO Section 11-80-3.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is opting-in to the Form Based Code (FBC), specifically the Transect 5 Main Street (T5MS) zoning district, and requesting variances from the Building Form Standards of Section 11-58-10, the Building Type Standards of Section 11-59-13, and Private Frontage Type Sections 11-60-8 and 11-60-9 of the Mesa Zoning Ordinance (MZO). Approval of this request will allow for the development of a new, five-story, mid-rise hotel building with 164 guest rooms (Proposed Project).

Concurrent Applications:

- Zoning: The project is currently zoned Downtown Core with a Downtown Events overlay (DC-DE), and the property owner is required to opt-in to the Form Based Code Transect 5 Main Street Zoning District (see Condition of Approval #5).
- Administrative Review: A Zoning Clearance (case ADM25-00940) has been submitted to allow the development of a hotel in the Transect 5 Main Street (T5MS) District.

Site Context

General Plan:

- The Placetype for the project site is Downtown and the Growth Strategy is Evolve.
- Entertainment and recreation uses (including a hotel) are considered principal land uses.

Sub Area Plan:

- The subject property is within the Downtown/Modern Downtown area of the Central Main Street Area Plan.
- A hotel is a supported land use.

Zoning:

- The project site is zoned Downtown Core.
- A hotel is a permitted use within the T5MS District.

Surrounding Zoning & Use Activity:

The proposed hotel is compatible with surrounding land uses, which include surrounding commercial and multiple residence uses.

<p>Northwest (Across Centennial Way) DC-DE CUP Limited Service Restaurant with Drive Thru</p>	<p>North DC-DE Funeral Home</p>	<p>Northeast DC-DE Parking Garage</p>
<p>West (Across Centennial Way) DC-DE CUP Limited Service Restaurant with Drive Thru</p>	<p>Project Site DC-DE Automobile/Vehicle Repair, Minor and vacant</p>	<p>East DC-DE Parking Garage</p>
<p>Southwest (Across Sirrine and Main St.) DC-DE Commercial</p>	<p>South (Across Main St.) T5MS Multiple Residences with ground floor commercial</p>	<p>Southeast (Across Main St.) T5MS Multiple Residences with ground floor commercial</p>

Site History:

- **July 14, 1883:** the subject property was incorporated into the City of Mesa as part of a larger 640± acre area annexation (Ordinance. No. 1).
- **August 3, 1987:** City Council approved an amendment to the zoning code to create new zoning districts with development regulations, a zoning map, and design guidelines for all properties within Mesa’s Town Center (Z87-40, Ordinance No. 2254), the subject property was designated with Downtown Core (DC) zoning.
- **On January 23, 2012:** City Council adopted the Central Main Street Area Plan with the goal of creating a more active and viable downtown area for Mesa. The subject property is within the Downtown/Modern Downtown area of the Plan (Resolution No. 9980).
- **June 14, 2012:** City Council approved an amendment to the zoning ordinance adopting the Form Based Code. The subject property was designated with a transect of T5MS as part of the Regulating Plan of the Form Based Code (FBC). Per the approved Regulating Plan, properties within the FBC areas are required to opt-in to the Regulating Plan prior to developing under standards of the FBC (Ordinance No. 5099).
- **July 8, 2024:** The City Council approved an amendment to the zoning ordinance Chapter 24, Downtown Events (DE) Overlay zoning district to revise the boundary of the DE Overlay zoning district. The subject property was included in the revised boundary of the DE Overlay District (Ordinance No. 5892).

Project/Request Details

Site Plan:

- **Building Design:** An 88,887 gross floor area, five-story hotel with pedestrian entrances on Centennial Way and Main Street. The main entrance to the hotel will be on the

northeast side of the building through a courtyard that includes a swimming pool, and outdoor patio and lounge areas. Interior to the building, the ground floor includes uses to support the hotel, as well as a bar and lounge area and a breakfast seating area. The guest rooms are located on the upper floors.

- **Access:** A one-way access drive enters the north side of the project site from Centennial Way, circles around to the east side of the project site and exits on Main Street.
- **Parking:** Per MZO Section 11-58-10(G), Footnote No. 8, no parking spaces are required for lodging use. However, the applicant will be licensing the use of 100 parking spaces for the Proposed Project in the Hibbert Parking Garage directly to the east of the site. On-site, the site plan indicates four parking spaces are provided for hotel guest loading and unloading.
- **Landscaping:** A landscape planter is provided along the ground floor of the Centennial Way and Main Street elevations. In addition, the applicant will be entering into a development agreement with the City to provide hardscape and plant material in the Centennial Way and Main Street public rights-of-way. At the rear of the building, shrubs and ground cover material are provided in a landscape strip along the north and east property lines and the courtyard area is landscaped with Date Palms, shrubs and groundcover.

Variance:

The applicant is opting-in to the Form Based Code (FBC) Transect 5 Main Street (T5MS) zoning district and is requesting variances from the Building Form Standards of Section 11-58-10, the Building Type Standards of Section 11-59-13, and Private Frontage Type Sections 11-60-8 and 11-60-9 of the Mesa Zoning Ordinance (MZO). This will allow for the construction of a new, five-story, mid-rise hotel building with 164 guest rooms. Following are the requested variances to the FBC:

Table 1: MZO Requirements and Requested Variances

MZO Standard	MZO Requirement	Applicant Request	Staff Recommendation
<i>MZO Section 11-58-10(D) – T5MS Building Form, Height:</i>			
Ground Floor Ceiling:	14 feet min., clear	13 feet, clear	As Proposed
Upper Floor(s) Ceilings:	9 feet min., clear	8 feet, 4 inches, clear	

<i>MZO Section 11-59-13(E) – Mid-Rise Building Type, Building Size, Massing and Height, Footprint:</i>			
Floors 1-2, Depth:	150 feet, max.	230 feet, 7± inches	As Proposed
Floors 3+, Depth:	65' feet, max.	230 feet, 7± inches	
<i>MZO Section 11-59-13(H) – Mid-Rise Building Type, Open Space, Courtyard(s):</i>			
Width:	20 feet, min. to 50 feet max.	60± feet	As Proposed
<i>MZO Section 11-60-8(B) – Private Frontage Type, Dooryard, Size:</i>			
Length:	50 feet	131± feet	As Proposed
Distance between glazing:	4 feet max.	27± feet	
Ground floor transparency	50% min.	32%	
<i>MZO Section 11-60-9(B) – Private Frontage Type, Shopfront, Size:</i>			
Distance between glazing:	2 feet max.	24± feet	As Proposed
Ground floor transparency	75% min.	47% (57± feet)	
Depth of recessed entries:	5 feet max.	10 feet, six-inches±	

Approval Criteria - Section 11-80-3: To grant a variance, the Board of Adjustment must find sufficient evidence that:

- **There are Special Circumstances Applicable to the Property:** The 0.9± acre size and shape of the Proposed Project and its context within a developed urban area makes adherence to the FBC extremely difficult without the granting of variances.
- **The Special Circumstances are not Created by the Property Owner/Applicant:** The project site is comprised of lots that have been in their current configuration for many decades, pre-existed the adoption of the FBC and were not created by the property owner. To facilitate the economic viability of the Proposed Project, combining the lots into one lot is necessary. Therefore, the requested variances are due to the special circumstances associated with the size and shape of the project site, its location, and context within the surrounding area.

- **Deprivation if Strict Application of the Zoning Ordinance:** Strict application of the FBC limits the ability of the applicant to redevelop the subject site to meet the current needs of Downtown Mesa and fit into the surrounding area. While the proposed development is consistent in form, scale and design to the surrounding area, the detailed standards of the FBC did not anticipate developments of this scale and form. To facilitate redevelopment and infill, several projects within the Downtown Mesa area have been granted a variance to the FBC standards. The Proposed Project is requesting a similar variance to those granted to other projects developing under the FBC standards.
- **The Variance will not Grant Special Privileges** Approval of the variance will not grant special privileges to the property that are inconsistent with other variances granted to other properties developing under the FBC standards.

Required Notification

The applicant provided letters to surrounding property owners within 500 feet of the project site, notifying them of the public hearing. As of the date of this report, staff has not received any emails or phone calls about this Proposed Project.

Conditions of Approval

Staff recommends **approval** of the Variance, subject to the following conditions:

1. Compliance with the final site plan and final landscape plan.
2. Compliance with all City development codes and regulations, except as modified by the variance request listed in Table 1 of this report.
3. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
4. Prior to the issuance of a building permit, obtain approval of and record a lot combination to assemble the project lots.
5. Prior to the submittal of a building permit, submit and obtain approval from the City of Mesa for a Form Based Code Zoning Opt-In to Transect T5MS.
6. Prior to the submittal of a building permit, submit and obtain approval from the City of Mesa of a Zoning Clearance for compliance with the FBC.
7. Prior to the issuance of a building permit, submit and obtain approval from the City of Mesa City Engineer to allow the Proposed Project to encroach into the Centennial Way and Main Street public rights-of-way.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative/Justification Statement

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Elevations

Exhibit 6 – Floor Plans

Exhibit 7 – Power Point Presentation