



Board of Adjustment



BOA24-00747

Tulili Tuiteleleapaga-Howard, Planner I

November 6, 2024



Request

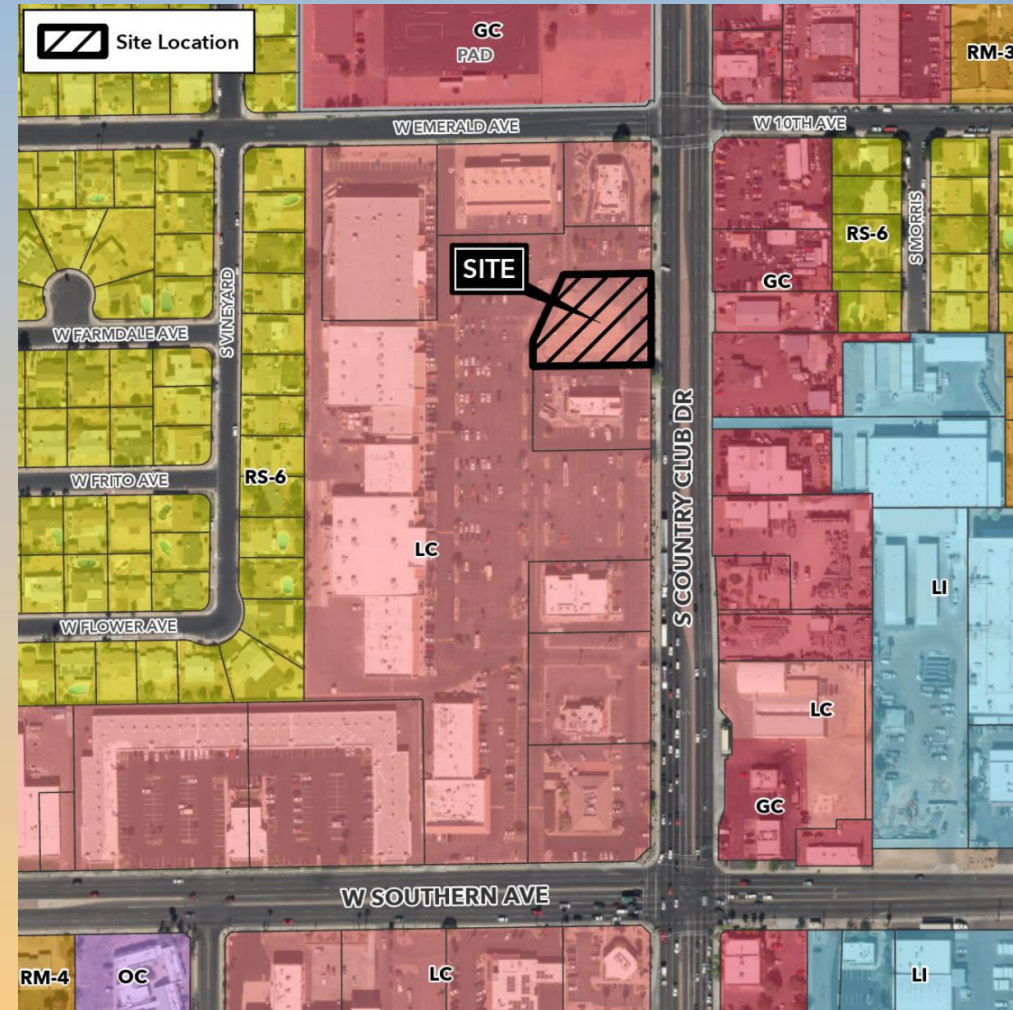
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards





Location

- North of Southern Ave
- West of Country Club Drive

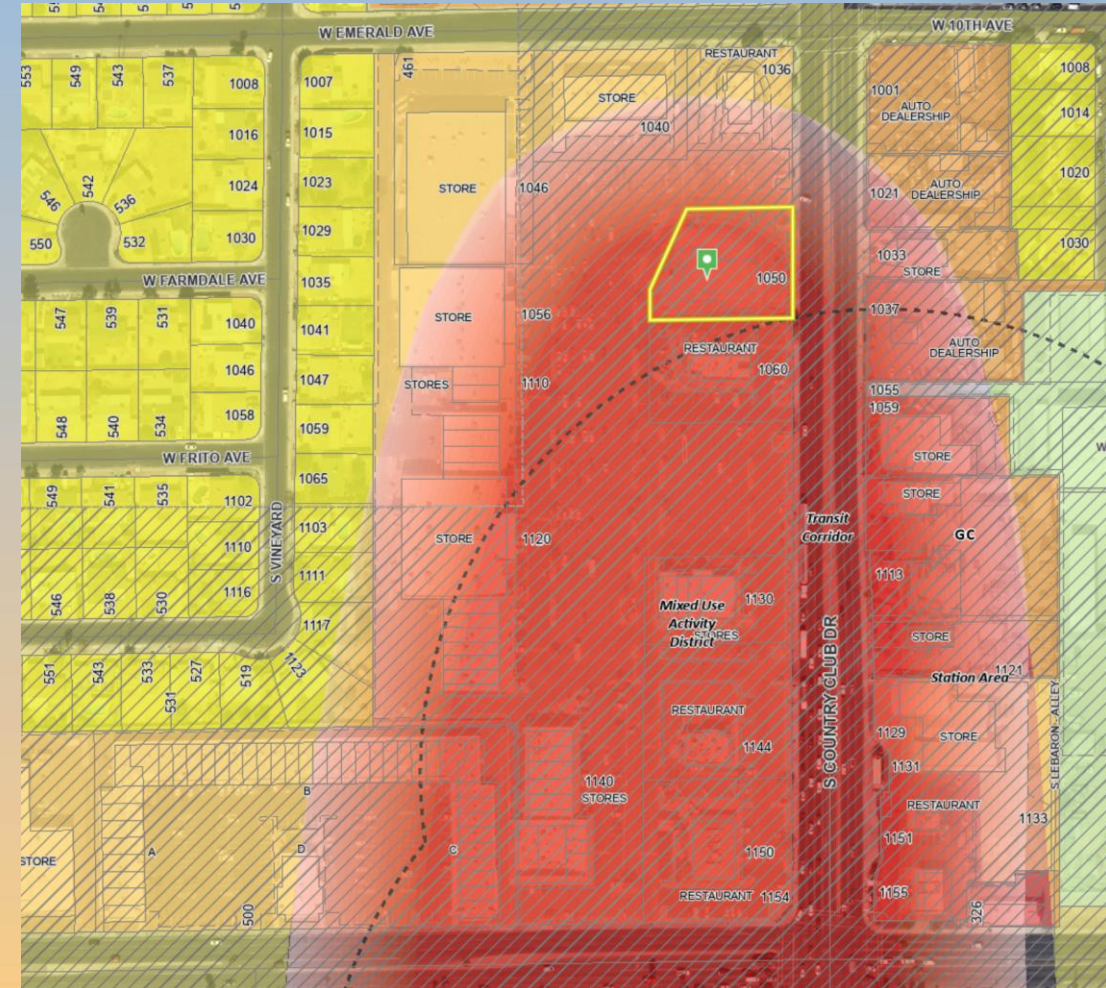




General Plan

Mixed Use Activity District

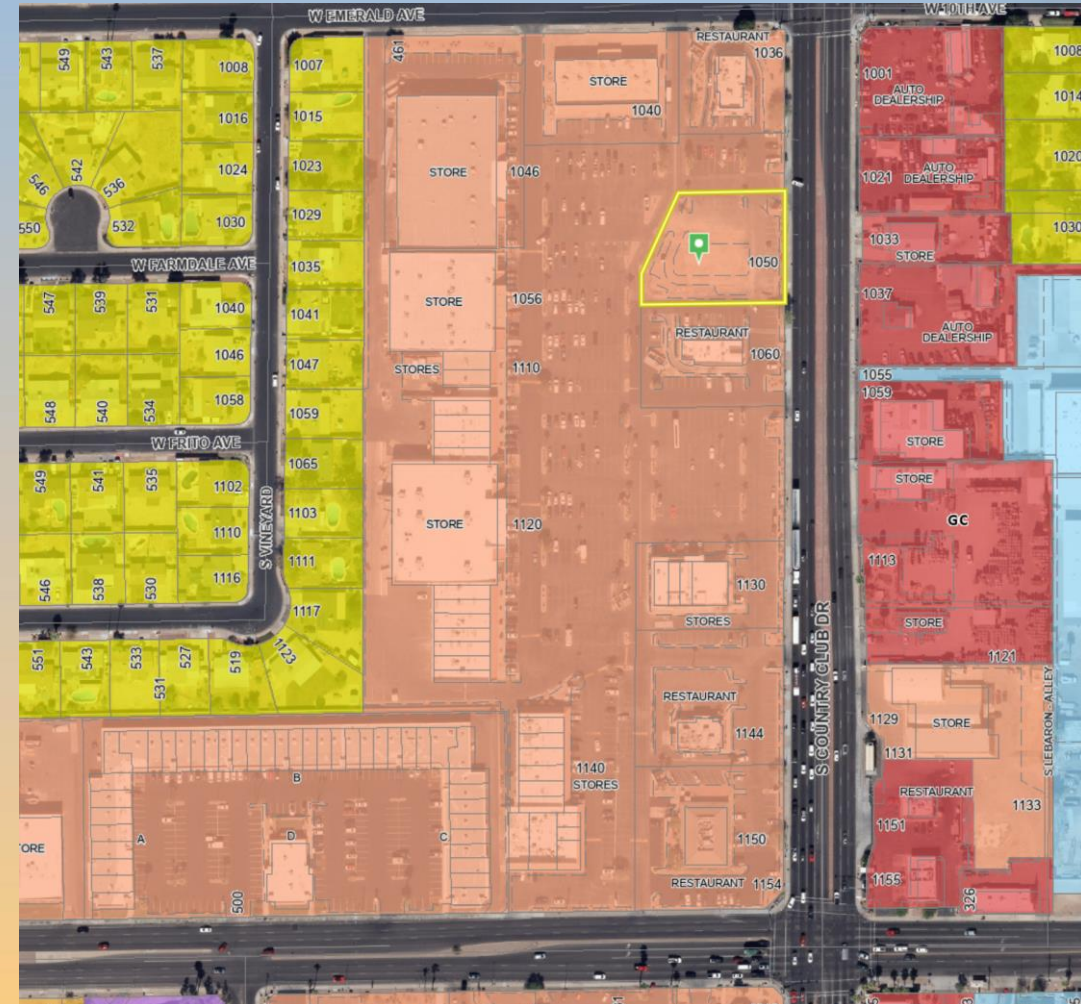
- Strong and viable centers of commercial activity





Zoning

- Limited Commercial (LC)





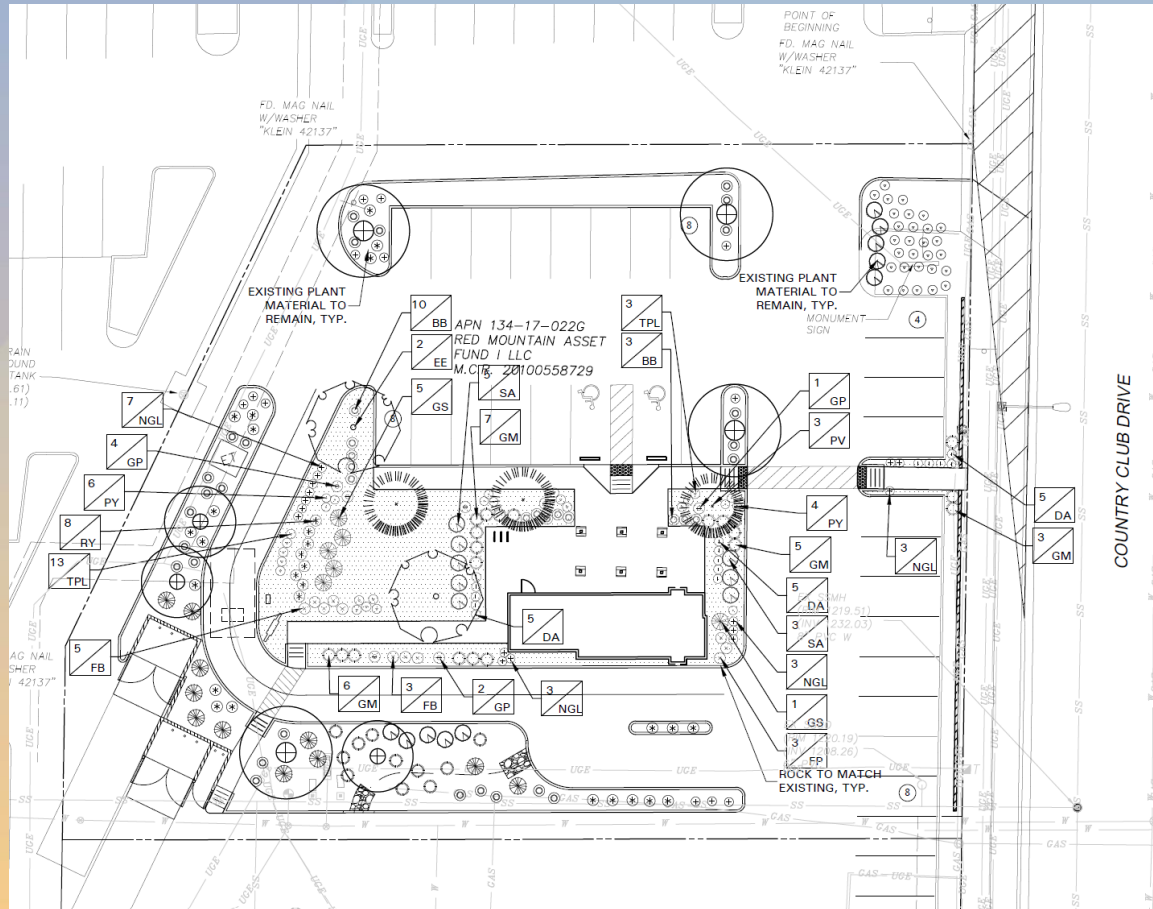
Site Photos



Looking west from Country Club Drive



Landscape Plan



| PLANT SCHEDULE | | | | | |
|--------------------------------|-------|-------------------------|---|--------------|------------------------------|
| QTY | LABEL | COMMON NAME | SCIENTIFIC NAME | SIZE | NOTES |
| TREES | | | | | |
| 3 | EE | Chinese Evergreen Elm | <i>Ulmus parvifolia 'Sempervirens'</i> | 3" cal. | 12' ht., 4' spread, matching |
| 3 | PV | Desert Palo Verde | <i>Parkinsonia X 'Desert Museum'</i> | 24" tree box | 10' ht., 3' spread, matching |
| SHRUBS | | | | | |
| 13 | BB | Blue Bells | <i>Eremophila hygrophana</i> | 5 gal. | full, 30" o.c. |
| 15 | DA | Damianita | <i>Chrysactina mexicana</i> | 5 gal. | full, 24" o.c. |
| 21 | GM | Gulf Muhly 'Regal Mist' | <i>Muhlenbergia capillaris 'Regal Mist'</i> | 3 gal. | full, 30" o.c. |
| 7 | GP | Gopher Plant | <i>Euphorbia rigida</i> | 5 gal. | full, 18" sprd, 30" o.c. |
| 6 | GS | Gold Star | <i>Tecoma stans x Gold Star</i> | 5 gal. | full, 24" sprd, 48" o.c. |
| 11 | FB | Texas Firecracker Bush | <i>Hamelia patens Sierra Red™</i> | 5 gal. | full, 30" o.c. |
| 10 | PY | Pale Leaf Yucca | <i>Yucca pallida</i> | 5 gal. | full, 24" o.c. |
| 8 | RY | Red Yucca 'Brakelights' | <i>Hesperaloe parviflora 'PERPA' Brakelights® PP# 21729</i> | 5 gal. | full, 24" sprd, 30" o.c. |
| 8 | SA | Sierra Apricot | <i>Tecoma stans x Sierra Apricot</i> | 5 gal. | full, 24" sprd, 40" o.c. |
| GROUNDCOVER/VINES/GRASS | | | | | |
| 16 | NGL | New Gold Lantana | <i>Lantana x hybrida 'New Gold'</i> | 1 gal. | full, 24" o.c. |
| 16 | TPL | Trailing Purple Lantana | <i>Lantana montevidensis</i> | 1 gal. | full, 18" o.c. |
| | | Rock Mulch (Rose) | | | match existing |



SCIP Development Standards

| Development Standard | MZO Requirements | Applicant Proposal |
|--|--|--|
| <p><i>Setback – Section 11-6-3</i> Front and Street Facing Side-Adjacent to a 6-lane arterial street</p> | <p>15 feet</p> | <p>12 feet</p> |
| <p><i>Landscape Yard - Section 11-33-3(B)</i> Non-Single Residential Uses Adjacent to other Non-Single Residential</p> | <p>7 feet</p> | <p>5 feet east 4 feet north</p> |
| <p><i>Landscape Islands - Section 11-33-4(B)2</i></p> | <p>Landscape islands shall be a minimum of eight feet wide and 15 feet in length</p> | <p>Landscape islands shall be a minimum of five feet wide and 15 feet in length</p> |



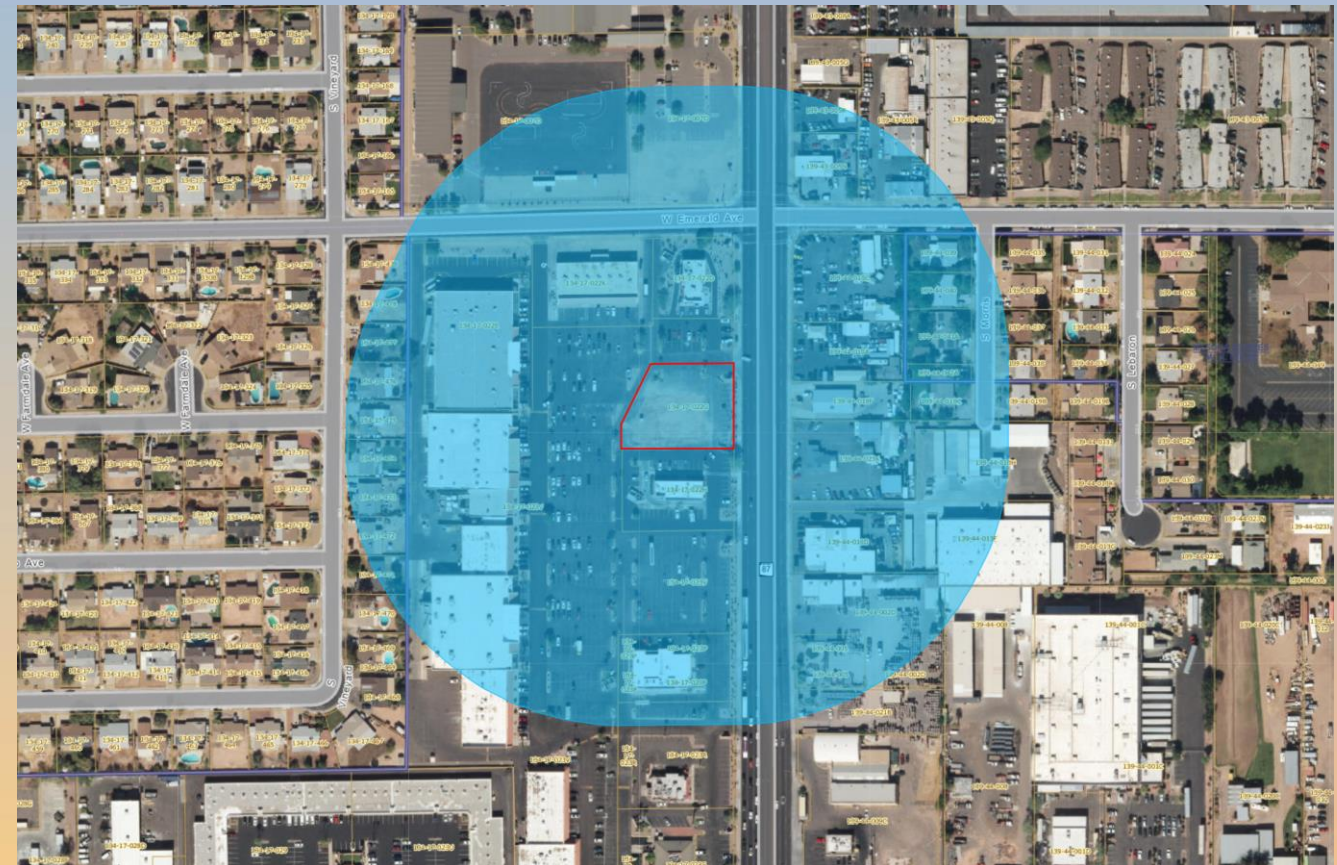
SCIP Development Standards

| Development Standard | MZO Requirements | Applicant Proposal |
|--|---|---|
| <p><i>Landscape Islands -</i> Section 11-33-4(D)1.B Plant Materials Number of Plants</p> | <p>One shade tree and three shrubs shall be provided for every 15-foot parking island</p> | <p>One shade tree and three shrubs shall be provided for every 15-foot parking island except for the two eastern parking islands, which are allowed to have zero shade trees and three shrubs each</p> |
| <p><i>Required Number of Plants by Street Type</i> Section 11-33-3.A.4 Arterial Streets</p> | <p>1 tree and 6 shrubs per 25 linear feet of street frontage (Total: 6 trees and 36 shrubs)</p> | <p>0 trees and 28 shrubs</p> |
| <p><i>Parking Area Design –</i> Section 11-32-4(A) Setback of Cross Drive Aisles</p> | <p>50 feet</p> | <p>37 feet</p> |



Citizen Participation

- Notified property owners within 500 feet
- Staff received one email regarding proposed restaurant use.





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

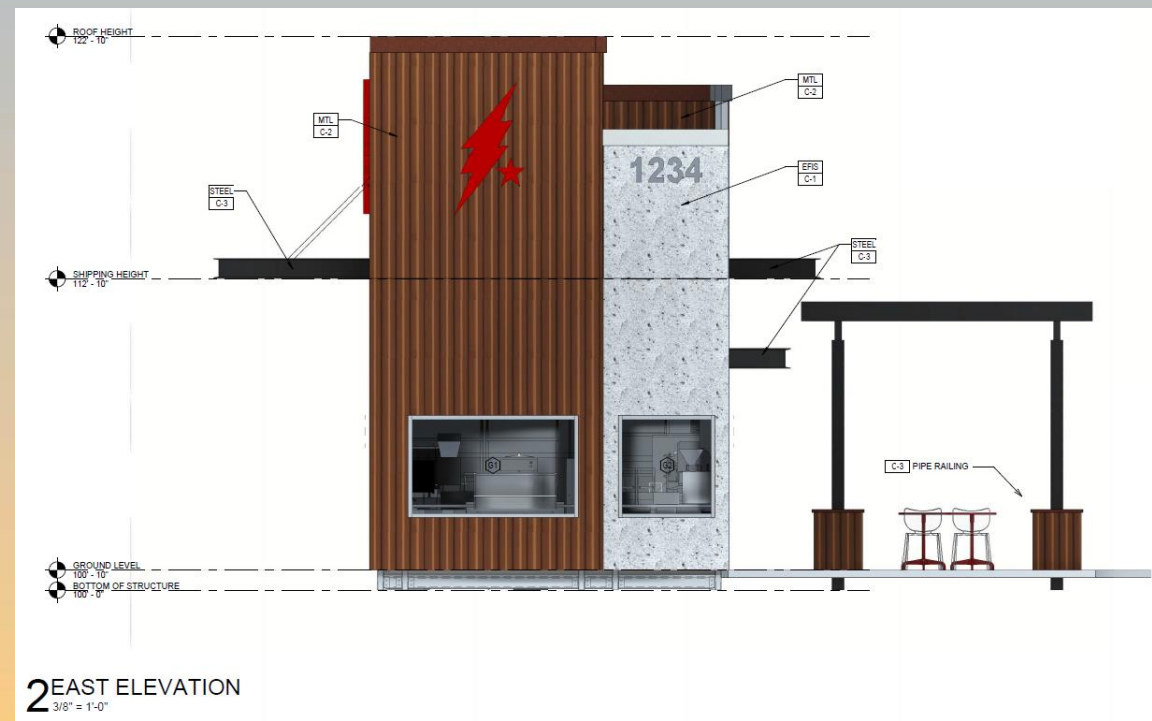
Staff recommends Approval with Conditions



Board of Adjustment

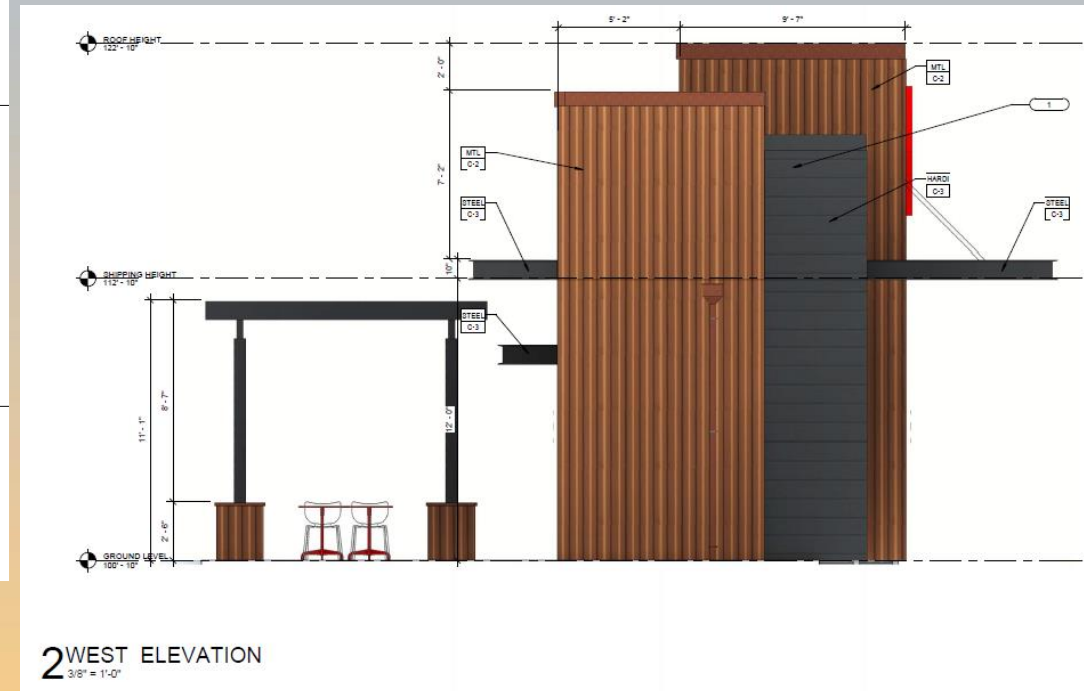


Elevations





Elevations





Renderings

