

City of Mesa

Board of Adjustment

BOA25-00857

Mesa Station

Chloe Durfee Daniel



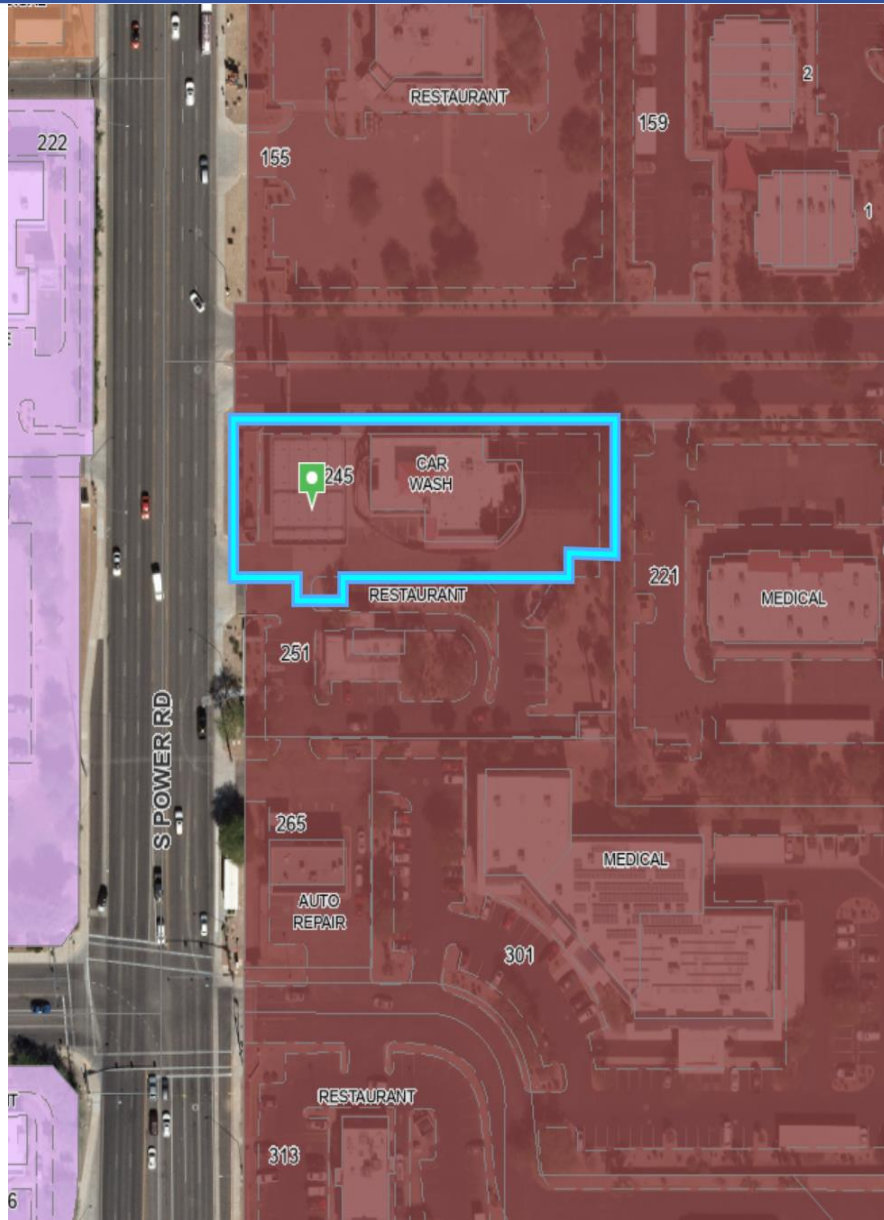
# Request

- Substantial Conformance Improvement Permit (SCIP)



## Location

- 245 South Power Road
- 0.7± parcel
- East side of South Power Road
- North of East Broadway Road



## General Plan

- Urban Center Placetype
- Evolve Growth Strategy
- Convenience Services is a principal land use



# Site Photos



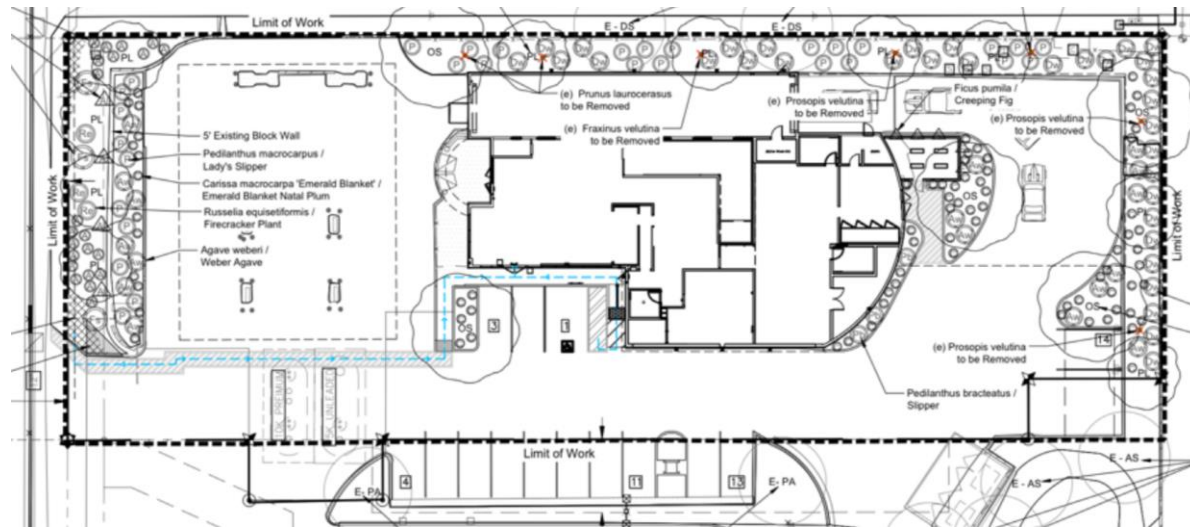
Looking east towards the site





# Landscape Plan

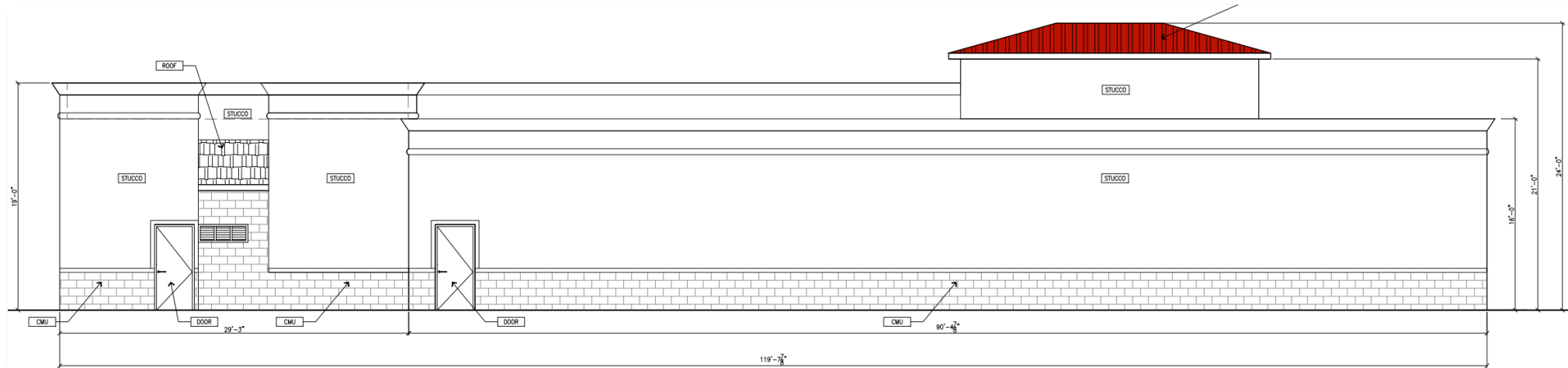
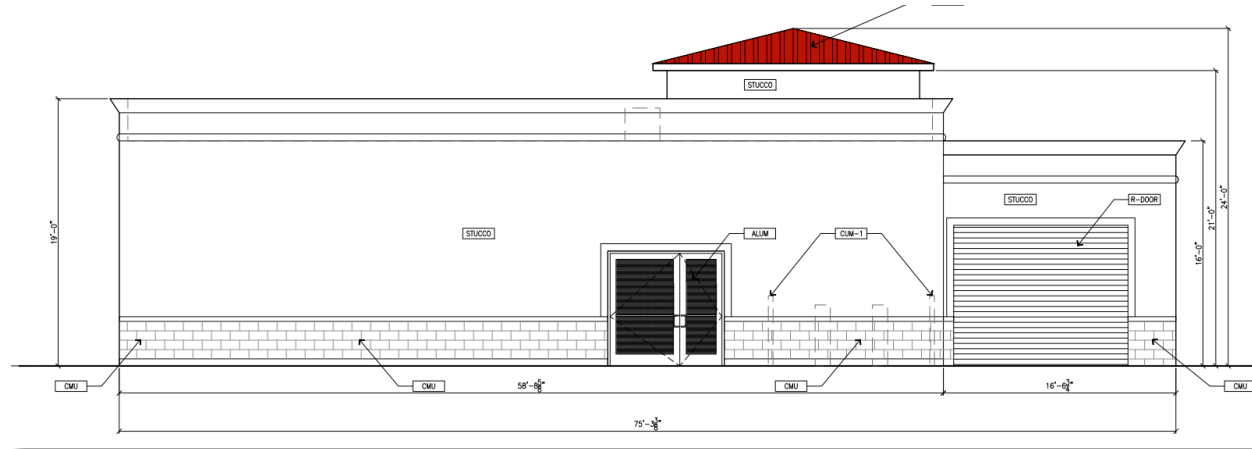
- Trees: Fruitless Olive, Rosewood, Mastic Tree etc.
- Shrubs: Ocotillo, Creeping Fig, Coral Vine, Lady's Slipper, Fire Cracker Plant etc.

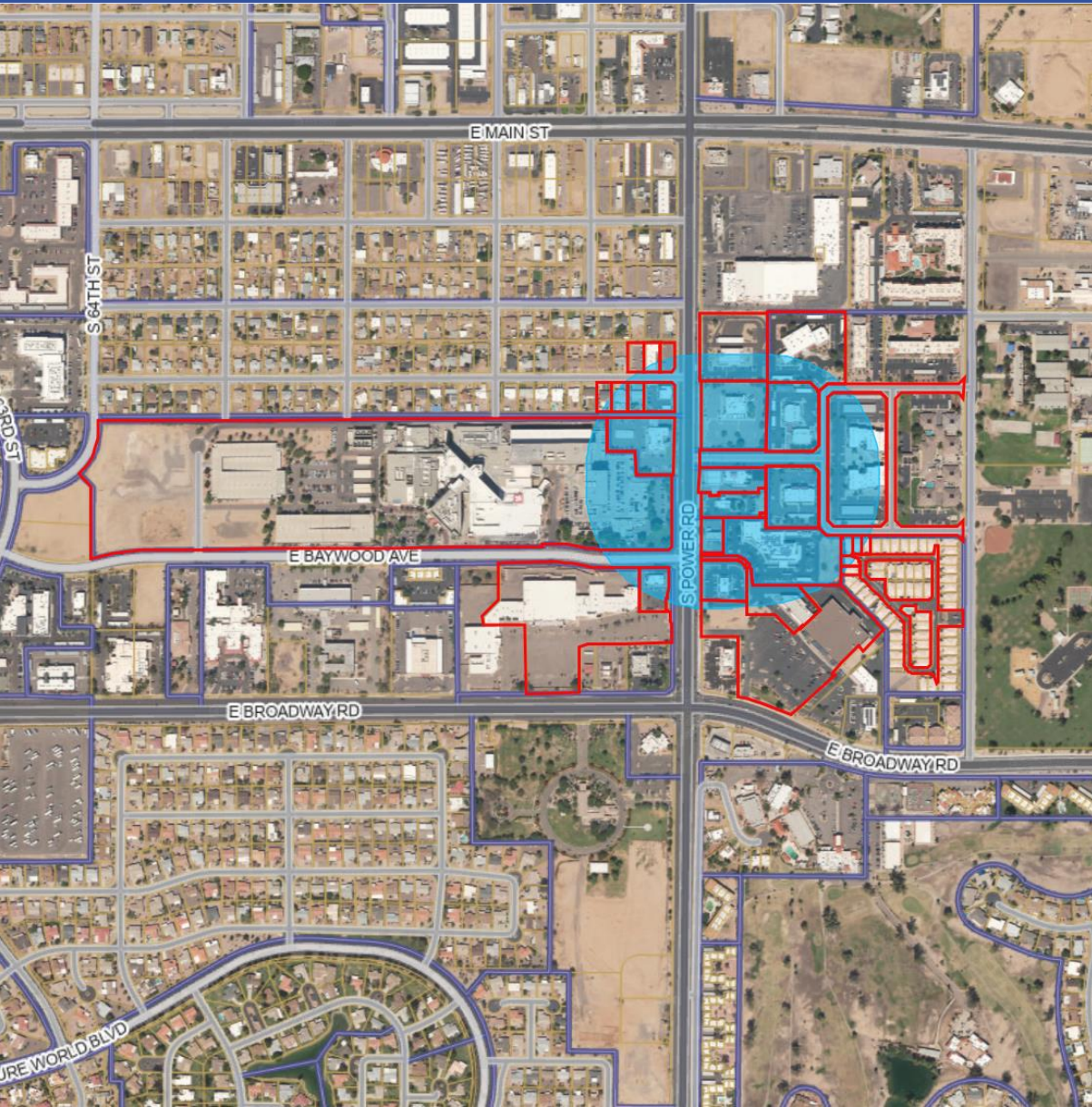






# Elevations





## Citizen Participation

- Notified property owners within 500', HOAs, and registered neighborhood
- Staff has not received any calls or emails regarding the Proposed Project.

# Substantial Conformance Improvement Permit (SCIP)

Per Section 11-73-3, a SCIP shall not be granted unless the Zoning Administrator, acting as a Hearing Officer, or Board of Adjustment shall find upon sufficient evidence that:

- A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:
  - 1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or
  - 2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
  - 3. The creation of new non-conforming conditions.
- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods. That approval was obtained by



# Substantial Conformance Improvement Permit (SCIP)

## Existing Deviations:

- Building Setback
- Landscape Setbacks
- Foundation Base
- Parking



# Findings

- Complies with the 2050 Mes General Plan
- Meet the SUP Revocation findings of 11-67-11 (D)



# Recommendation

Approval with conditions

City of Mesa

Board of Adjustment