



Board of Adjustment



BOA23-00737

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November 1, 2023



Request

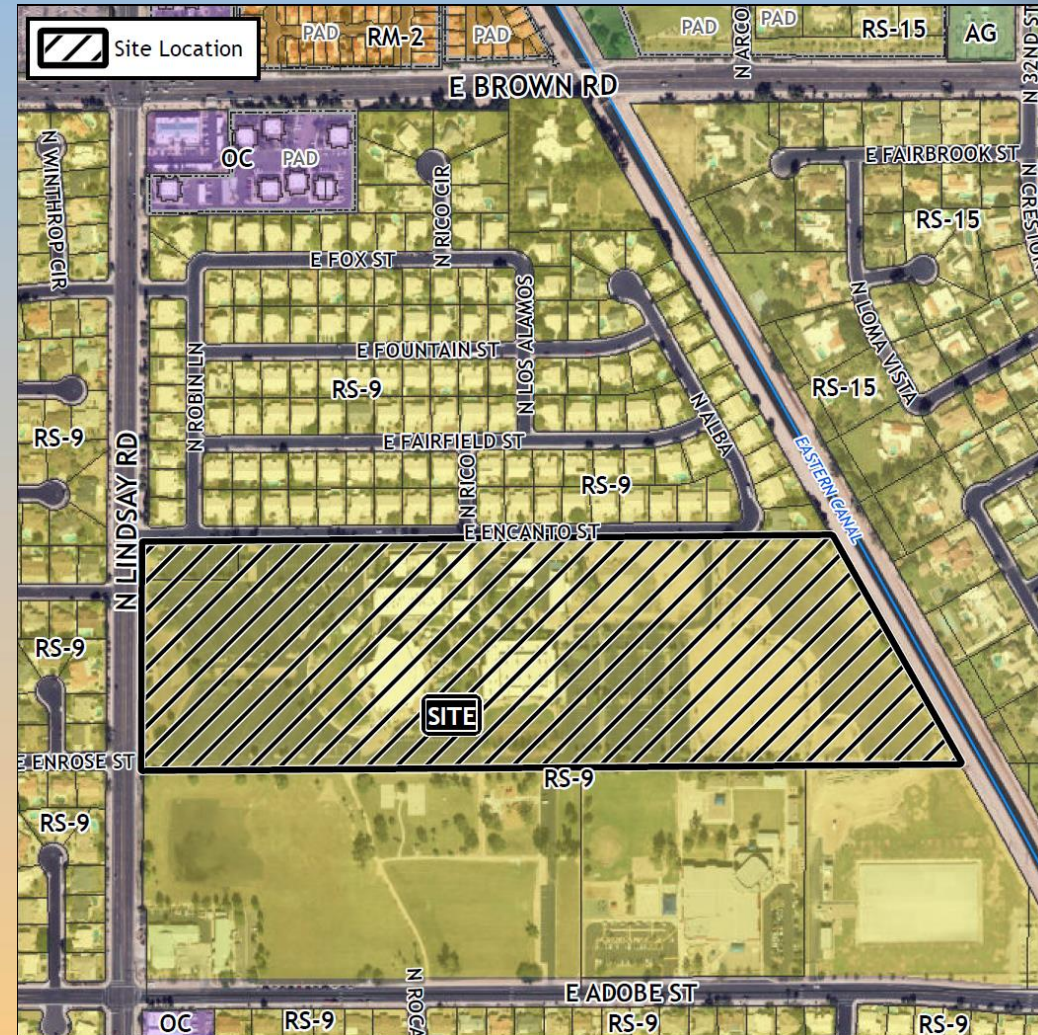
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards
- To allow for the expansion of a Place of Worship





Location

- East of Lindsay Road
- South of Brown Road





General Plan

Specialty: Educational Campus

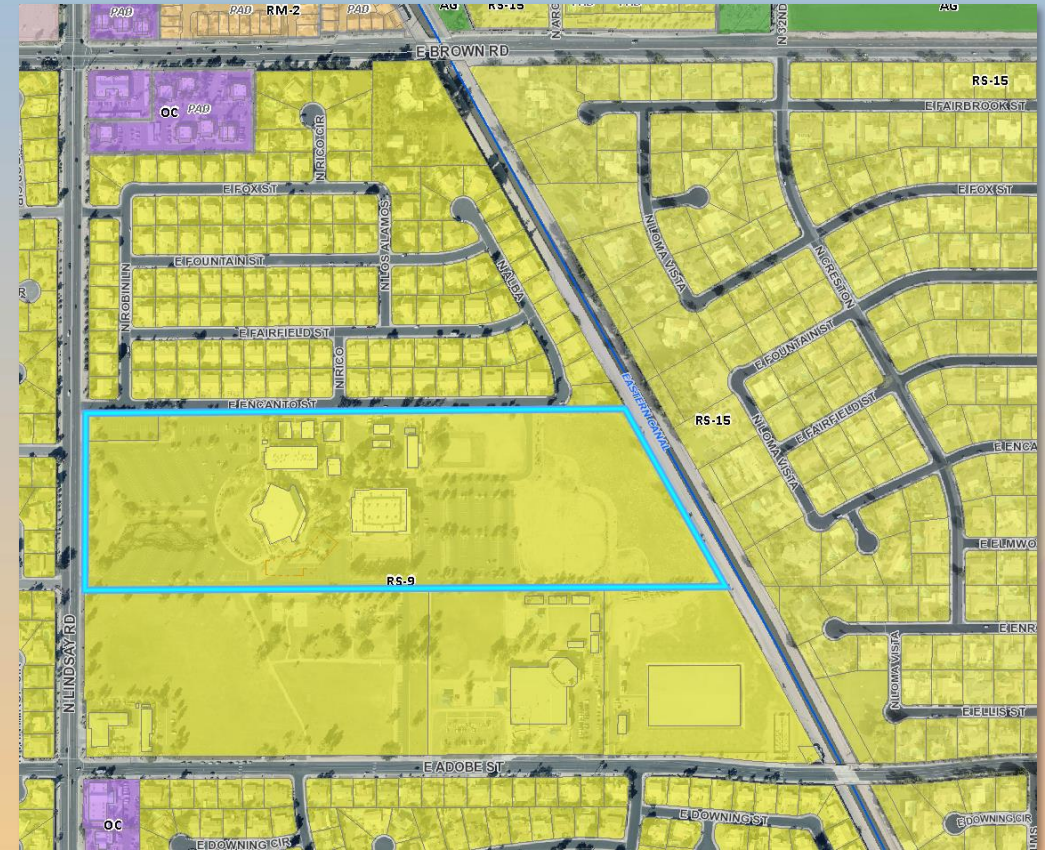
- Typically for schools and any adjacent uses consistent with the school itself
- Elementary school located southeast of the proposed structure and is consistent with existing use





Zoning

- Single Residence - 9 (RS-9)
- Proposed expansion of the existing allowed use





Site Photo

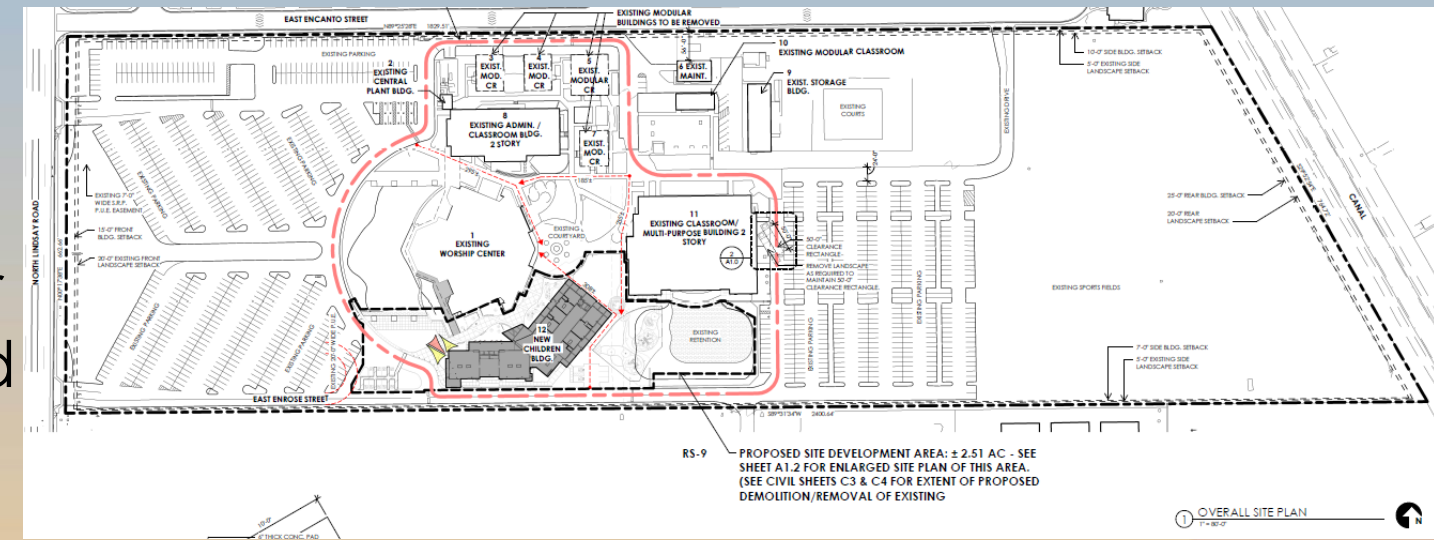


Looking east from Lindsay Road



Site Plan

- 24,470 square foot new Children's Building to replace existing modular classrooms
- 1,103 parking spots on site after construction, 763 spots required
- SCIP request for existing non-conforming conditions





SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
Lighting and Illumination <i>MZO Table 11-30-5</i>	Maximum Height Lighting Fixtures Residential Districts Maximum Height (ft) – Detached 15 feet	25 feet (existing)
<i>Interior Parking Lot Landscaping:</i> <i>[Section 11-33-4]</i>	Maximum of 8 contiguous spaces between landscape islands.	Maximum of 26 contiguous spaces between landscape islands
<i>Perimeter Landscaping MZO 11-33-3 (B)(1)(a)</i>	Provide 25 foot landscape yard adjacent to residential to the north. Provide 25' landscape yard adjacent to the park zoned residential to the south.	5 feet (north) 10 feet (south)



SCIP Development Standards

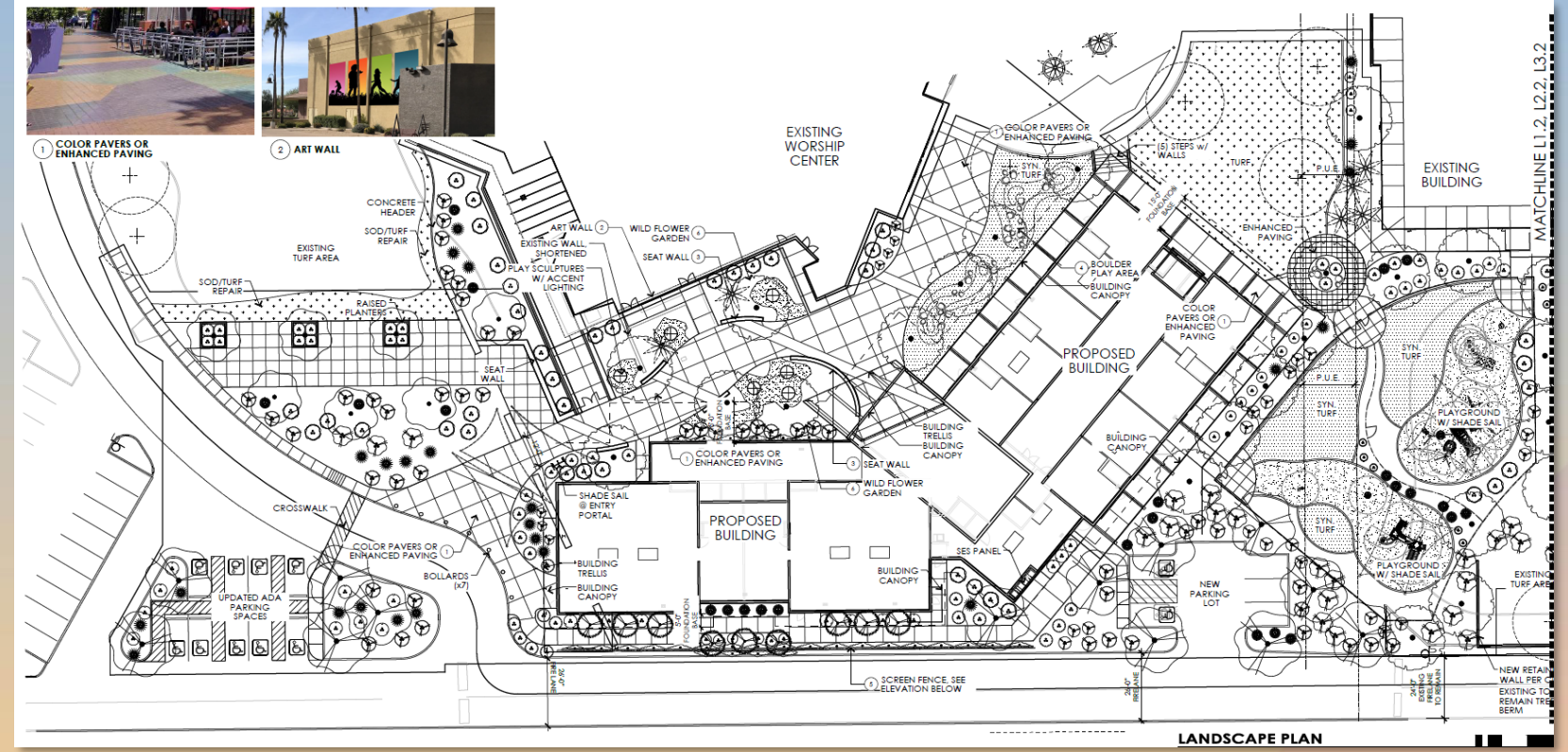
Development Standard	MZO Requirements	Applicant Proposal
<p><i>Perimeter Landscaping</i> <i>MZO Table 11-33-3 (A)(4)</i></p>	<p>1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 24 shrubs per 100') 1785' of landscape frontage along Encanto Street = 72 Trees & 286 Shrubs</p>	<p>No additional landscaping for Encanto</p>
<p><i>Pedestrian Connections</i> MZO 11-30-8 (A)</p>	<p>Connection to Public Sidewalk. An on-site walkway shall connect the main entry of each building or each primary entry to a public sidewalk on each street frontage.</p>	<p>No connection to public sidewalks</p>
<p><i>Bicycle Parking</i> MZO 11-32-8 (A)(1)(a)</p>	<p>Provide at least 3 bicycle parking spaces or at least 1 bicycle space per 10 on-site vehicle parking spaces actually provided, whichever is greater. After the first 50 bicycle parking spaces are provided, the required number of additional bicycle parking spaces is 1 space per 20 vehicle parking spaces for 64 total bicycle parking spaces</p>	<p>12 bicycle parking stalls (existing)</p>



Landscape Plan

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Fraxinus velutina</i> / Fan-Tex / Fan-Tex Velvet Ash	---	29
	<i>Parkinsonia x 'AZI'</i> / AZI Thornless Palo Verde	---	24
	<i>Parkinsonia x 'Desert Museum'</i> / Desert Museum Palo Verde	---	7
	<i>Sophora secundiflora</i> / Texas Mountain Laurel	---	9
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Calliandra californica</i> / Red Baja Fairy Duster	---	10
	<i>Callistemon viminalis</i> 'L1' / Better John™ Bottlebrush	---	93
	<i>Dodonaea viscosa</i> / Hopseed Bush	---	34
	<i>Eremophila hydrophana</i> 'Blue Bells' / Blue Bells Emu Bush	---	20
	<i>Tecoma stans</i> / Yellow Bells	---	57
ACCENTS	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Dasylirion texanum</i> / Texas Sotol	---	24
	<i>Hesperaloe parviflora</i> / Red Yucca	---	36
	<i>Pedilanthus bracteatus</i> / Slipper	---	7
GROUND COVER	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Lantana x 'New Gold'</i> / New Gold Lantana	---	77
	<i>Rosmarinus officinalis</i> 'Huntington Carpet' / Huntington Carpet Rosemary	---	17
	<i>Wedelia trilobata</i> / Creeping Oxeye	---	65
VINES	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Podranca ricinifolia</i> / Pink Trumpet Vine	---	28



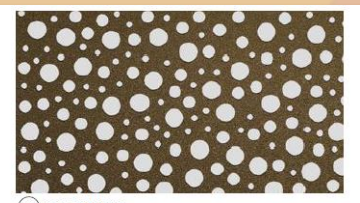
3 SEAT WALL



3 SEAT WALL



4 BOULDER PLAYAREA



5 SCREEN FENCE



6 WILDFLOWER GARDEN



Elevations



North Elevation



East Elevation



Elevations



South Elevation



West Elevation



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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