



# Board of Adjustment



# BOA26-00218

Charlotte Bridges, Planner II

April 1, 2026



# Request

- Variance from the Form-Based Code Standards
- Allow a mid-rise, hotel development







# General Plan

## Downtown Placetype with a Evolve Growth Strategy

- Entertainment and recreation uses (including a hotel) are considered principal land uses

## Central Main Street Area Plan - Downtown/Modern Downtown

- Hotel is a supported land use







# Site Photos



Looking north from Main Street



# Site Photo

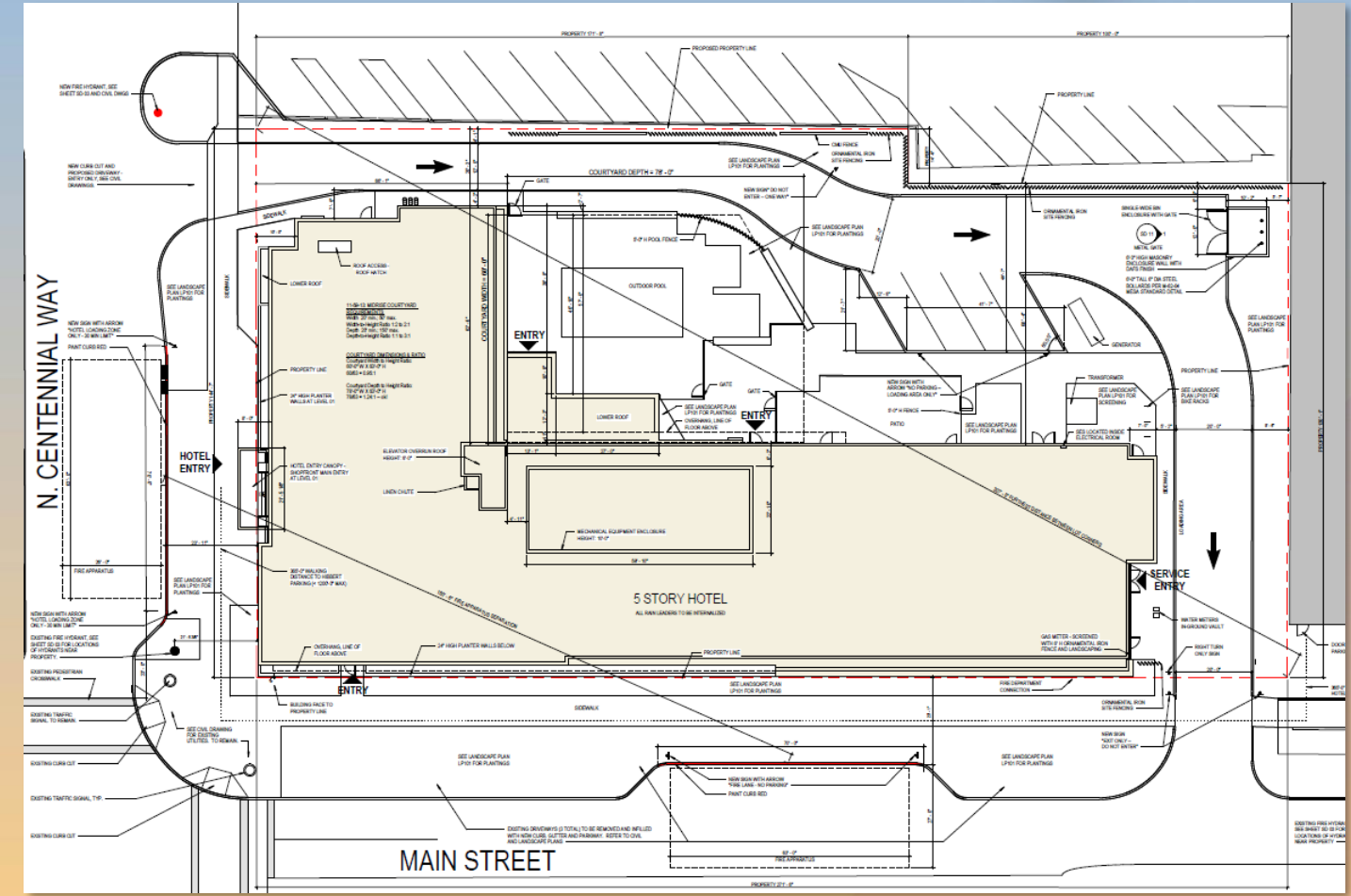


Looking east from Centennial Way



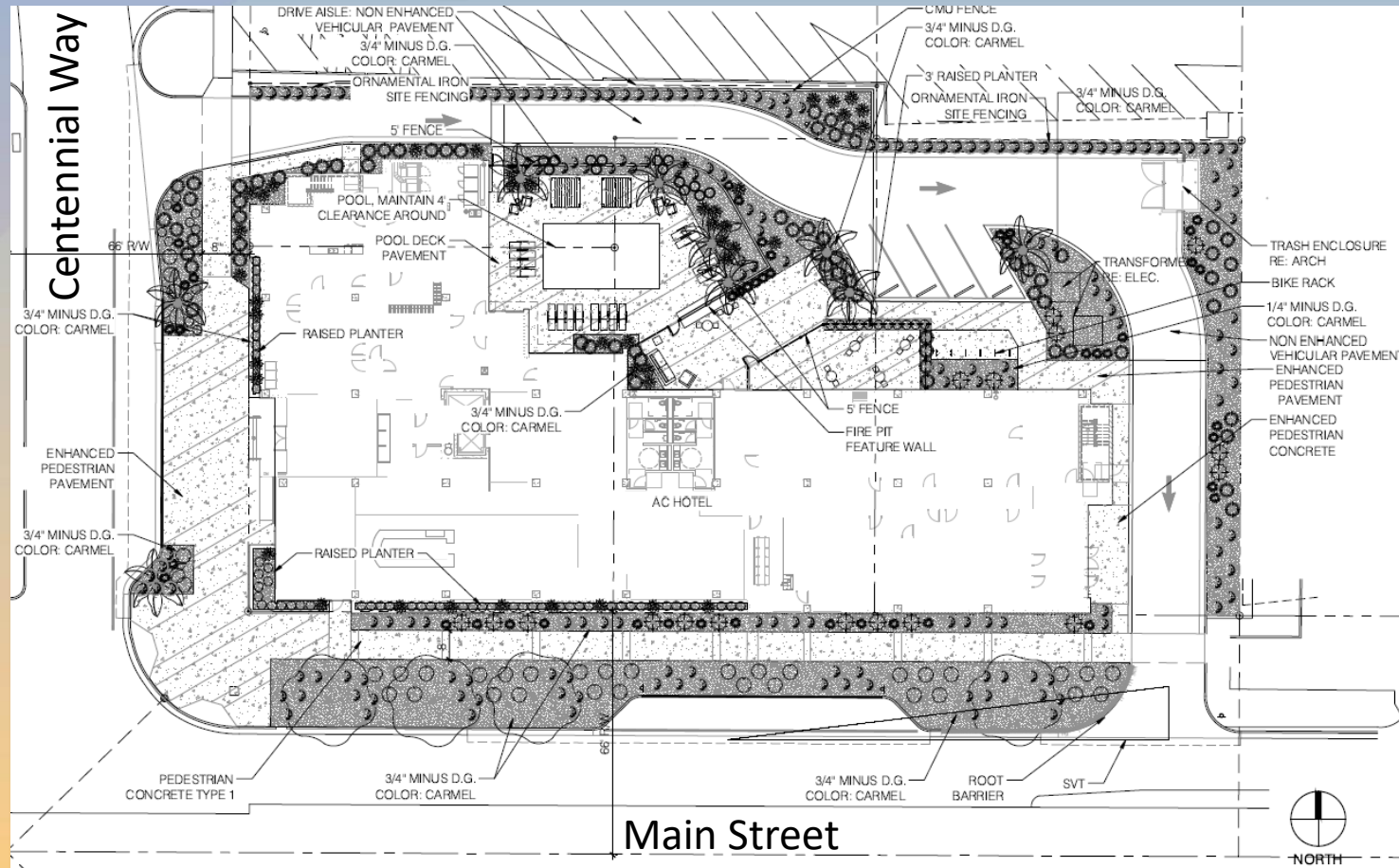
# Site Plan

- 88,887 SF, 5-story hotel
- Pedestrian entrance on Centennial Way and Main Street
- Main entrance on northeast side through courtyard
- One-way access from Centennial Way to Main Street
- Parking provided in Hibbert parking garage





# Landscape Plan



PLANT SCHEDULE			
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
<b>TREES</b>			
	9	PHOENIX DACTYLIFERA DATE PALM	18' HT
	4	PISTACIA CHINENSIS CHINESE PISTACHE	36" BOX, 2" CAL
<b>SHRUBS</b>			
	17	AGAVE AMERICANA CENTURY PLANT	5 GAL
	26	ALOE X 'ANDORA' SAFARI ORANGE ALOE	5 GAL
	184	EREMOPHILA PROSTRATA 'OUTBACK SUNRISE' EMU BUSH	5 GAL
	74	PORTULACARIA AFRA ELEPHANT'S FOOD	5 GAL
	14	RUSSERIA EQUISETIFORMIS FIRECRACKER PLANT	5 GAL
	75	TRADESCANTIA PALLIDA 'PURPLE HEART' PURPLE HEART SPIDERWORT	5 GAL
<b>ACCENTS</b>			
	47	AGAVE DESMETIANA SMOOTH AGAVE	5 GAL
	17	DASYLIPION LONGISSIMUM TOOTHLESS DESERT SPOON	15 GAL
<b>GRASSES</b>			
	36	MUHLENBERGIA RIGIDA 'NASHVILLE' NASHVILLE PURPLE MUHLY	5 GAL



# Request Variances

- T5MS Building Form, Height:
  - Ground Floor Ceiling (A)
  - Upper Floor Ceilings (B)

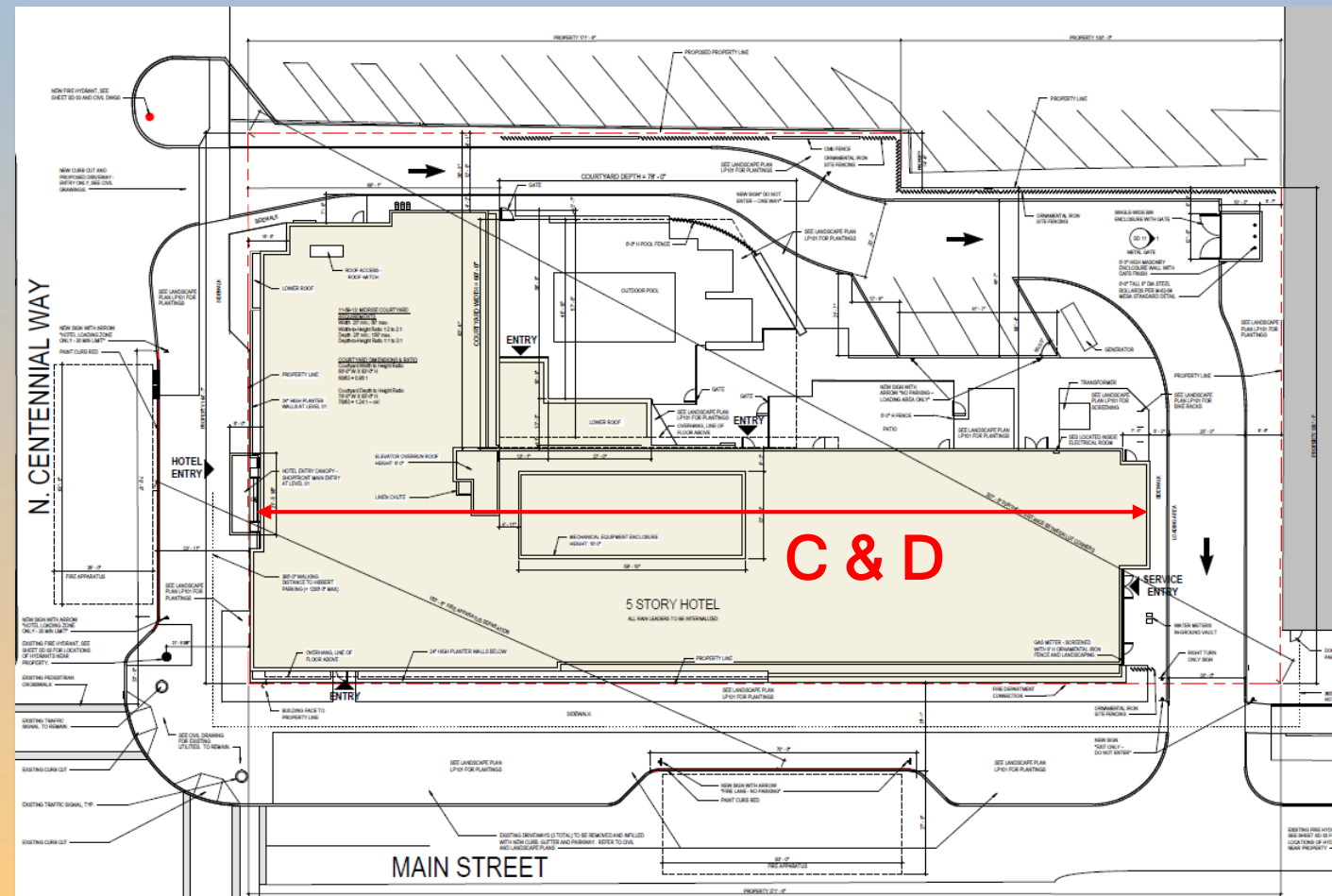




# Request Variances

- Mid-Rise Building Type, Building Size, Massing and Height, Footprint:

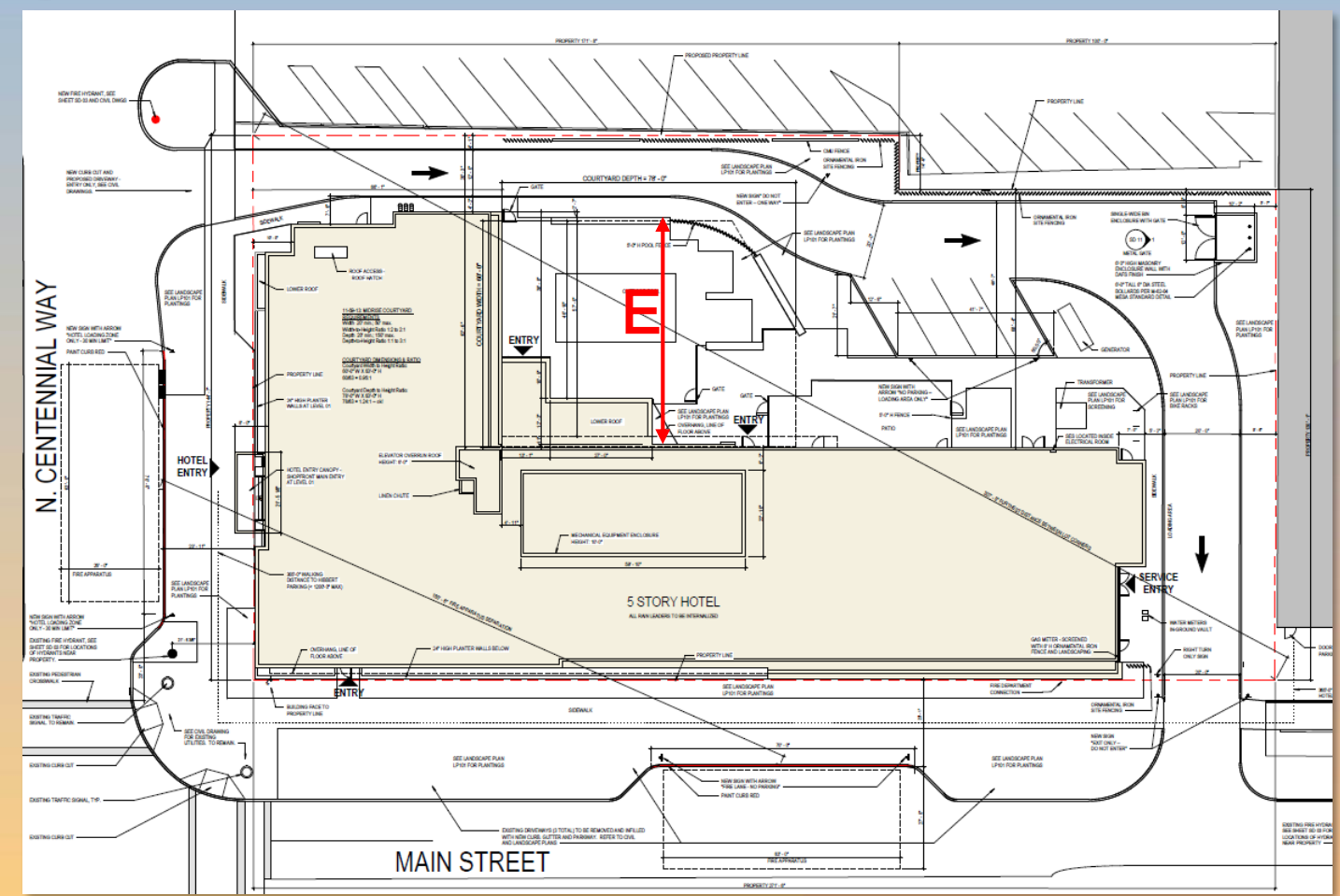
- Floors 1-2-Depth (C):
- Floors 3+ Depth (D):





# Request Variances

- Mid-Rise Building Type, Open Space, Courtyard(s):
  - Width (E):

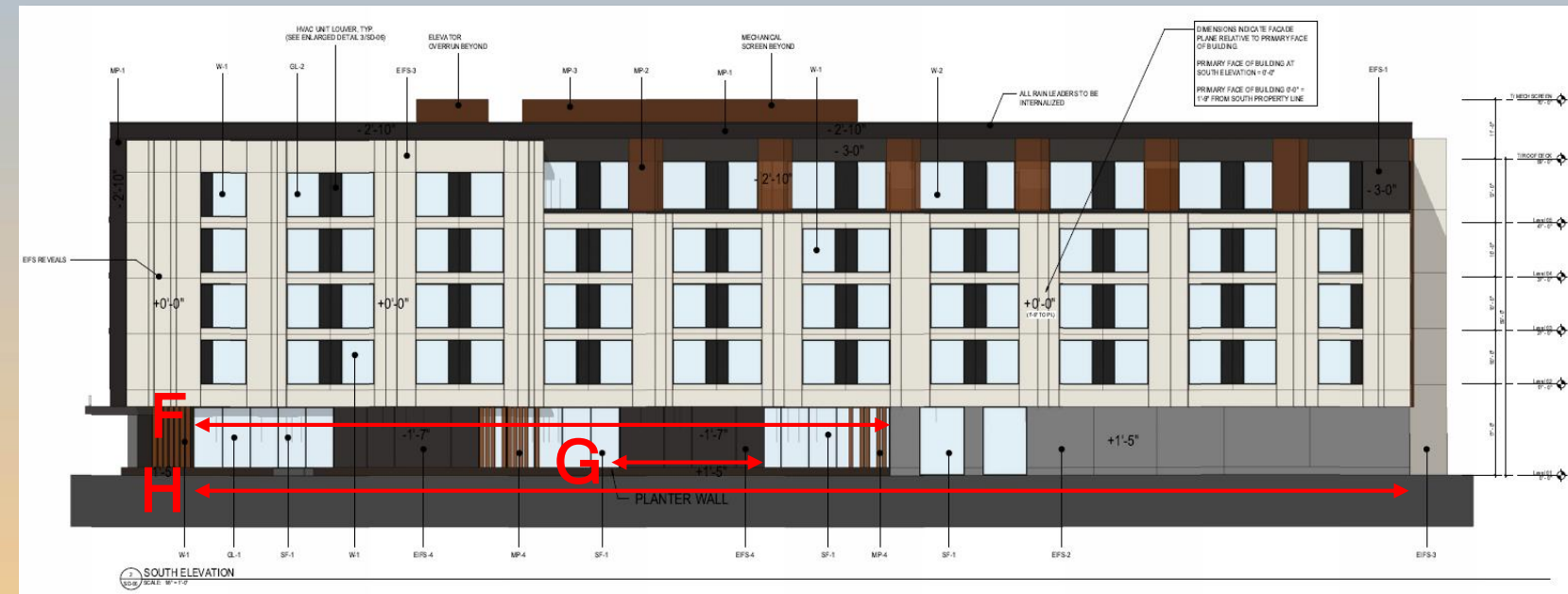




# Request Variances

- Private Frontage Types, Dooryard, Size:

- Length (**F**)
- Distance between glazing (**G**)
- Ground floor transparency (**H**)









# Approval Criteria

## Section 11-80-3 Variance Criteria

- ✓ There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, and
- ✓ That such special circumstances are pre-existing, and not created by the property owner or appellant; and
- ✓ The strict application of the zoning Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district; and
- ✓ Any variance granted will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.



# Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Meets required findings for a Variance in Section 11-80-3 of the MZO

*Staff recommends Approval with Conditions*



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