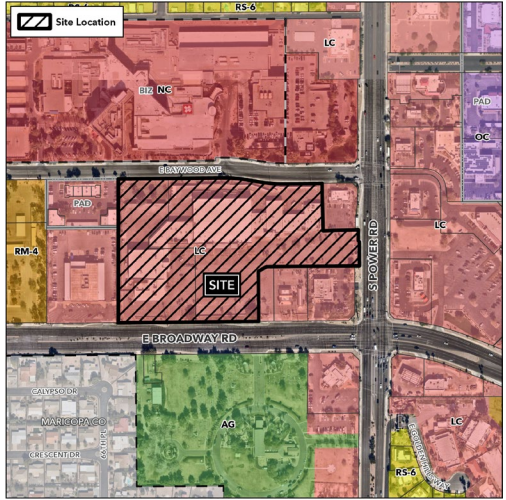


# Board of Adjustment Report

<b>Date</b>	May 6, 2026	
<b>Case No.</b>	BOA25-01000	
<b>Project Name</b>	Power Village	
<b>Request</b>	<ul style="list-style-type: none"> <li>Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for modifications to an existing Group Commercial Center</li> </ul>	
<b>Project Location</b>	Located at the northwest corner of East Broadway Road and South Power Road	
<b>Parcel No(s)</b>	141-57-101D 141-57-101B	
<b>Project Area</b>	9.8± acres	
<b>Council District</b>	District 2	
<b>Existing Zoning</b>	Limited Commercial (LC)	
<b>General Plan Designation</b>	Local Employment Center	
<b>Applicant</b>	Steven Brune, RKAAs Architect's, inc.	
<b>Owner</b>	Chris Hinkson, HH-Power Village, LLC	
<b>Staff Planner</b>	Chloe Durfee Daniel, Planner II	

## Recommendation

Staff finds that the requested Substantial Conformance Improvement Permit meets the required findings outlined in MZO Section 11-73-3.

**Staff recommends approval with conditions.**

## Project Overview

**Request:**

The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) to allow for existing deviations from the required landscape setback, parking requirements, foundation base dimensions, and interior parking lot landscape area requirements in the Limited Commercial (LC) District. This request will allow for modifications to an existing Group Commercial Center.

- Landscape Setback (west site)
  - Required: 15 feet
  - Proposed: 6.5 feet
- Interior Parking Lot Landscaping:
  - Required: Landscape islands at each end of a row and no more than 8 spaces in a row without a landscape island
  - Proposed: Exceed 8 spaces in a row and not have a landscape island at each end of a row in the rear of the group commercial development
- Parking
  - Required: 596 spaces
  - Proposed: 480 spaces
- Foundation Base for Walls with Public Entrances
  - Required: 15 feet
  - Proposed: 10 feet
- Foundation Base Adjacent to Parking
  - Required: 10 feet
  - Proposed: Zero feet
- Foundation Base Adjacent to a Drive Aisle
  - Required: Five feet
  - Proposed: Zero feet

### **Concurrent Applications:**

- **Design Review:** Design Review Board meeting was held on March 10, 2026, to review the proposed elevations, landscape plan, and photometric plan. The Board had no comments (DRB25-00969).
- **Minor Site Plan Modification:** The Planning Director will consider minor modifications to the existing site to align with this SCIP request (ZON25-00005).

### **Site Context**

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#### **General Plan:**

- The Placetype for the project site is Local Employment Center and the Growth Strategy is Evolve.
- Retail is a principal land use. Entertainment and Recreation is not a Principal or Supporting land use within the Local Employment Center Placetype; however, a SCIP does not

require compliance with the General Plan, and Small-Scale Commercial Recreation is permitted in the LC Zoning District.

**Zoning:**

- The project site is zoned Limited Commercial (LC).
- Retail and Small-Scale Commercial Recreation are permitted uses within the LC District.

**Surrounding Zoning & Use Activity:**

The proposed Retail and Small-Scale Commercial Recreation uses are compatible with surrounding land uses, which include a hospital, medical offices, commercial uses, a post office, a cemetery, and single family.

<p><b>Northwest</b> (Across Baywood Ave.) NC-BIZ Hospital</p>	<p><b>North</b> (Across Baywood Ave.) NC-BIZ Hospital</p>	<p><b>Northeast</b> LC Drive thru restaurant</p>
<p><b>West</b> LC Post Office/Medical Office</p>	<p><b>Project Site</b> LC Vacant Group Commercial</p>	<p><b>East</b> (Across Power Road) LC Commercial</p>
<p><b>Southwest</b> (Across Broadway Road) Maricopa County Island Single Family Residential</p>	<p><b>South</b> (Across Broadway Road) AG Cemetery</p>	<p><b>Southeast</b> LC Commercial</p>

**Site History:**

- **November 16, 1974:** City Council annexed 3,956.7± acres, including the project site, into the City of Mesa (Ordinance No. 907).
- **May 19, 1975:** City Council approved a rezoning for 72± acres, including the project site, from Maricopa County Rural 43 and C-2 to City of Mesa Agricultural (AG) and C-2 (equivalent to current Limited Commercial [LC]) (Case No. Z75-032; Ordinance No. 936).
- **November 19, 1984:** City Council approved the creation of a High Rise Zone and Site Plan for 12.8± acres to allow for the development of a mixed-use center involving medical offices, general offices, a theater, and a bank including 258,000 square feet of building space (Case No. HRZ84-002 & SPR84-018).
- **May 19, 1986:** City Council approved a rezoning from C-2 HRZ (equivalent to current Limited Commercial [LC]) with a High Rise Zone to C-2 (equivalent to current Limited Commercial [LC]) and a Site Plan to allow for the development of a 119,090 square foot shopping center. (Case No. Z86-030; Ordinance No. 2082).

**Project/Request Details**

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**Site Plan:**

- **Building Design:** The Group Commercial Center includes 59,531 square feet of retail/commercial space and 47,243 square feet of Small-Scale Commercial Recreation space with most parking to the south of the buildings on the site.
- **Access:** The existing Group Commercial Center is accessed from Baywood Ave, Power Road, and Broadway Road through shared access drives.
- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 596 parking spaces are required for all uses within the Group Commercial Center. Per the provided Parking Study, a total of 414 parking spaces are required for the site and 480 parking spaces are existing on the site providing a surplus of 66 parking spaces over the total predicted demand for the site. The applicant is including the existing parking as a part of the nonconforming conditions of the site with the SCIP request.
- **Landscaping:** The Group Commercial Center features new landscape diamonds and islands, new foundation base plantings, and new perimeter and street frontage landscaping per code requirements.

### **Substantial Conformance Improvement Permit:**

Per Chapter 73 of the MZO, a Substantial Conformance Improvement Permit (SCIP) allows for the redevelopment of non-conforming sites without requiring full compliance with all current standards. Instead, it enables the applicant to incrementally address non-conforming conditions in proportion to the scope of improvements being proposed.

### **Non-conforming Conditions:**

- **Setbacks:** The project site has a 6.5-foot rear landscape setback along the west property line. Per Section 11-33-3(B)2.1.a.ii, a 15-foot landscape setback is required for non-single residence uses adjacent to other non-single residence uses.
- **Foundation Base:** The building has a ten-foot foundation base along the south elevation. Per Section 11-33-5(A)1 of the MZO, a 15-foot foundation base is required along a building elevation that has a public entrance adjacent to a drive aisle. Additionally, the building has a zero-foot foundation base in the rear adjacent to parking spaces and drive aisles. Per Section 11-33-5(A)2 of the MZO, a 10-foot foundation base is required along exterior walls without a public entrance adjacent to parking stalls and a five-foot foundation base is required adjacent to drive aisles.
- **Interior Parking Lot Landscaping:** The existing rows of parking located to the rear of the buildings exceed eight parking spaces in a row without a landscape island and end without landscape islands. Per Section 11-33-4(B) of the MZO, one landscape island is required at the end of each row of stalls and in-between for a maximum of eight contiguous spaces.
- **Parking:** The project site exists with 480 parking spaces. Per Section 11-32-3 of the MZO, the project site requires 596 parking spaces to account for all proposed uses. Per the provided Parking Study, a total of 414 parking spaces are required for the site and 480 parking spaces are existing on the site, providing a surplus of 66 parking spaces over the total predicted demand for the site.

**Proposed Improvements:** To bring the site into further conformance, the applicant is proposing to install the City Code-required landscaping in the landscape yards along the perimeter property lines, and in the foundation base planters and landscape diamonds in the main parking areas.

### **Approval Criteria - Section 11-73-3:**

- **Improvements Constitute the Greatest Degree of Compliance:** The proposed landscaping is the maximum feasible improvement that can be made without requiring demolition or reconstruction of the existing buildings or other site features, discontinuation of existing conforming use or preclusion of another lawful, permitted use, or the creation of additional non-conforming conditions.
- **Compatible with Adjacent Properties and Neighborhoods.** The improvements authorized by the SCIP will create a development that is compatible with and not detrimental to adjacent properties and the surrounding neighborhood. The enhancements will result in a more attractive frontage, improving the site's overall aesthetic and functional integration with the area.

## **Required Notification**

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The applicant provided notice of the public hearing through letters to surrounding property owners within 500 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site.

Staff received no feedback regarding the Proposed Project.

## **Conditions of Approval**

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

1. Compliance with the final site plan and landscape plan as submitted.
2. Compliance with all requirements of Case Numbers ZON26-00005 and DRB25-00969.
3. Compliance with all applicable City development codes and regulations.
4. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.

## **Exhibits**

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Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Elevations

Exhibit 6 – Parking Study

Exhibit 7 – Power Point Presentation