



Board of Adjustment



BOA25-00303



Request

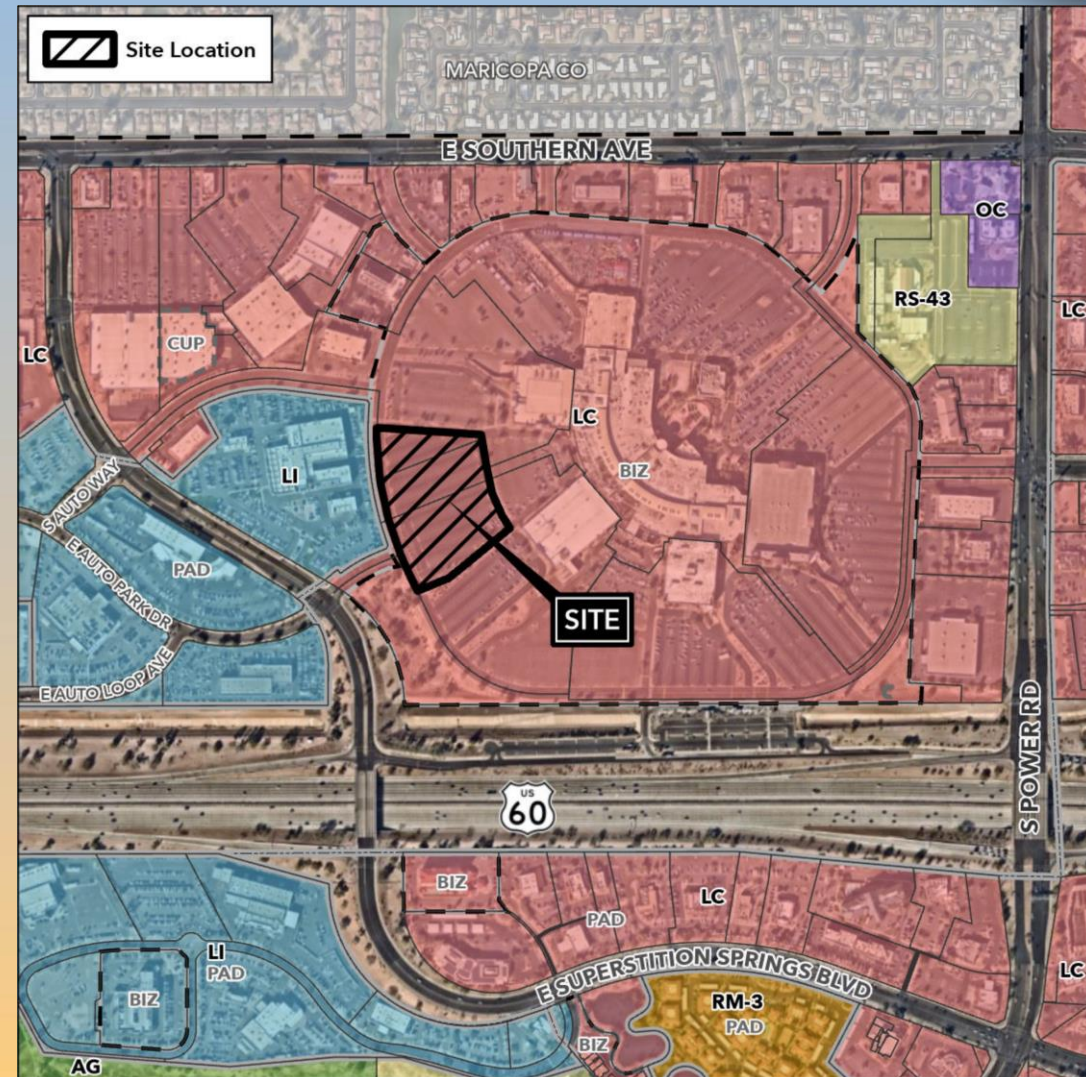
- Special Use Permit (SUP)
- To exceed the maximum number of days allowed for a special event





Location

- 6555 East Southern Avenue
- West of Power Road
- South of Southern Avenue

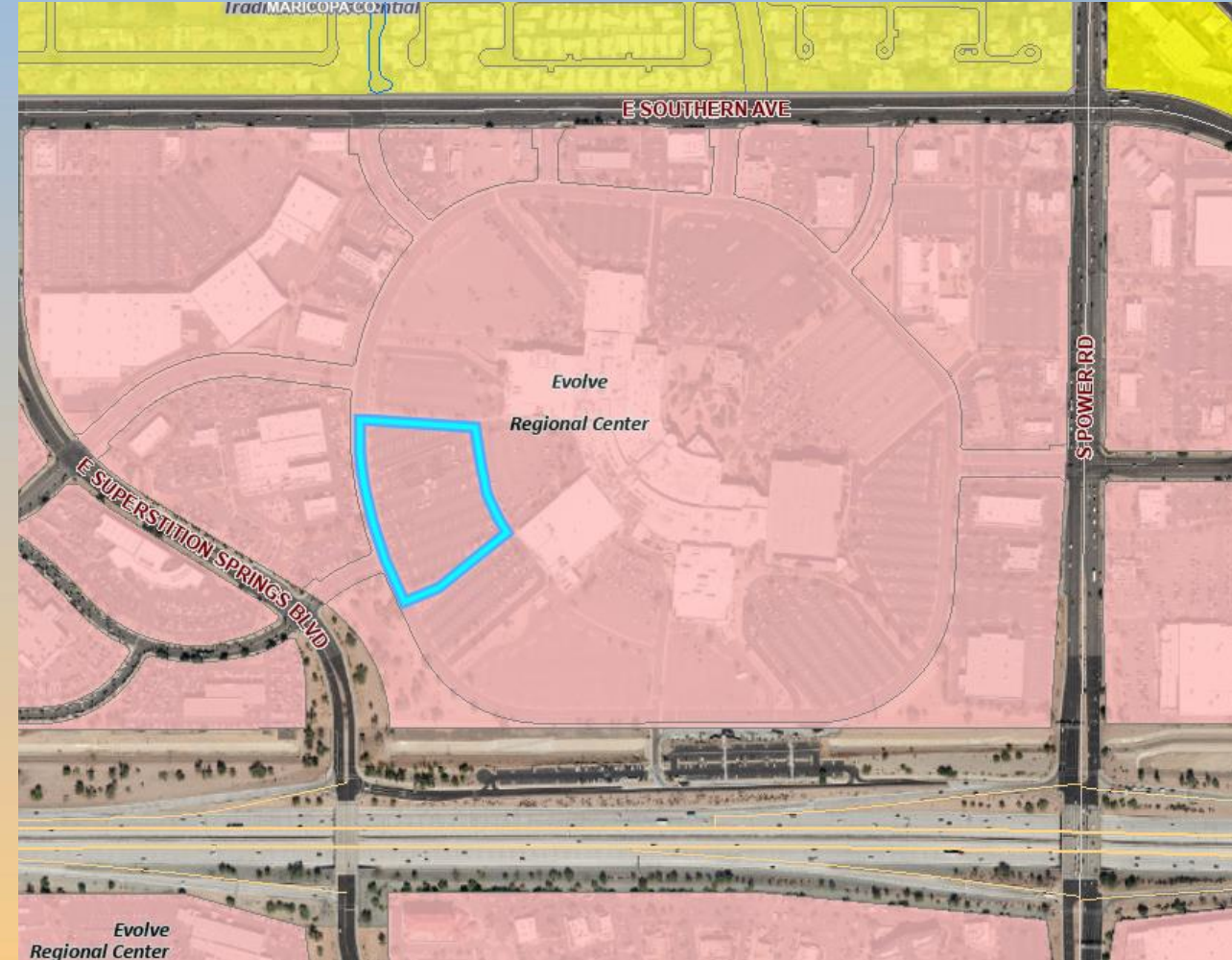




General Plan

Regional Center - Evolve

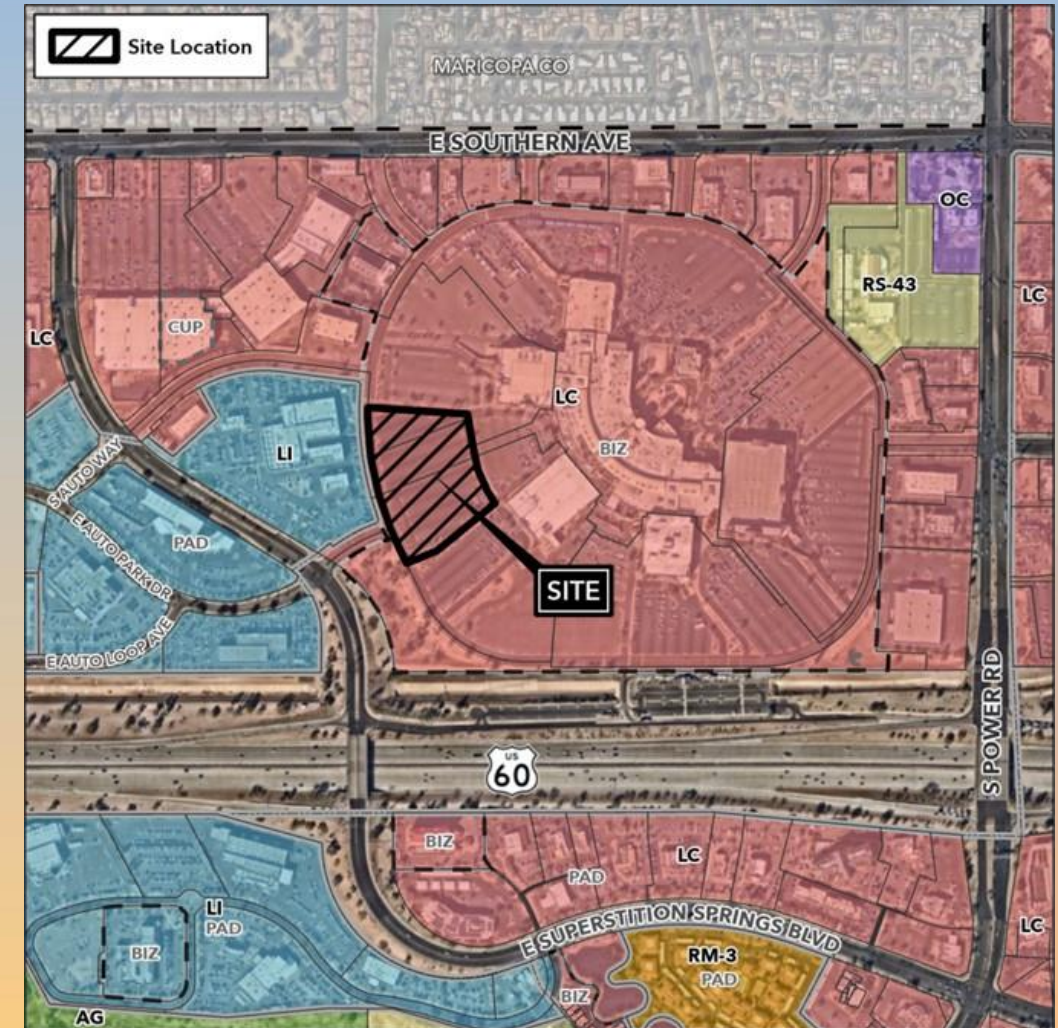
- Designated for commercial activity
- Principal uses include retail, entertainment and recreation, personal services etc.





Zoning

- Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ)
- Special events are permitted in all zoning districts





Site Photo



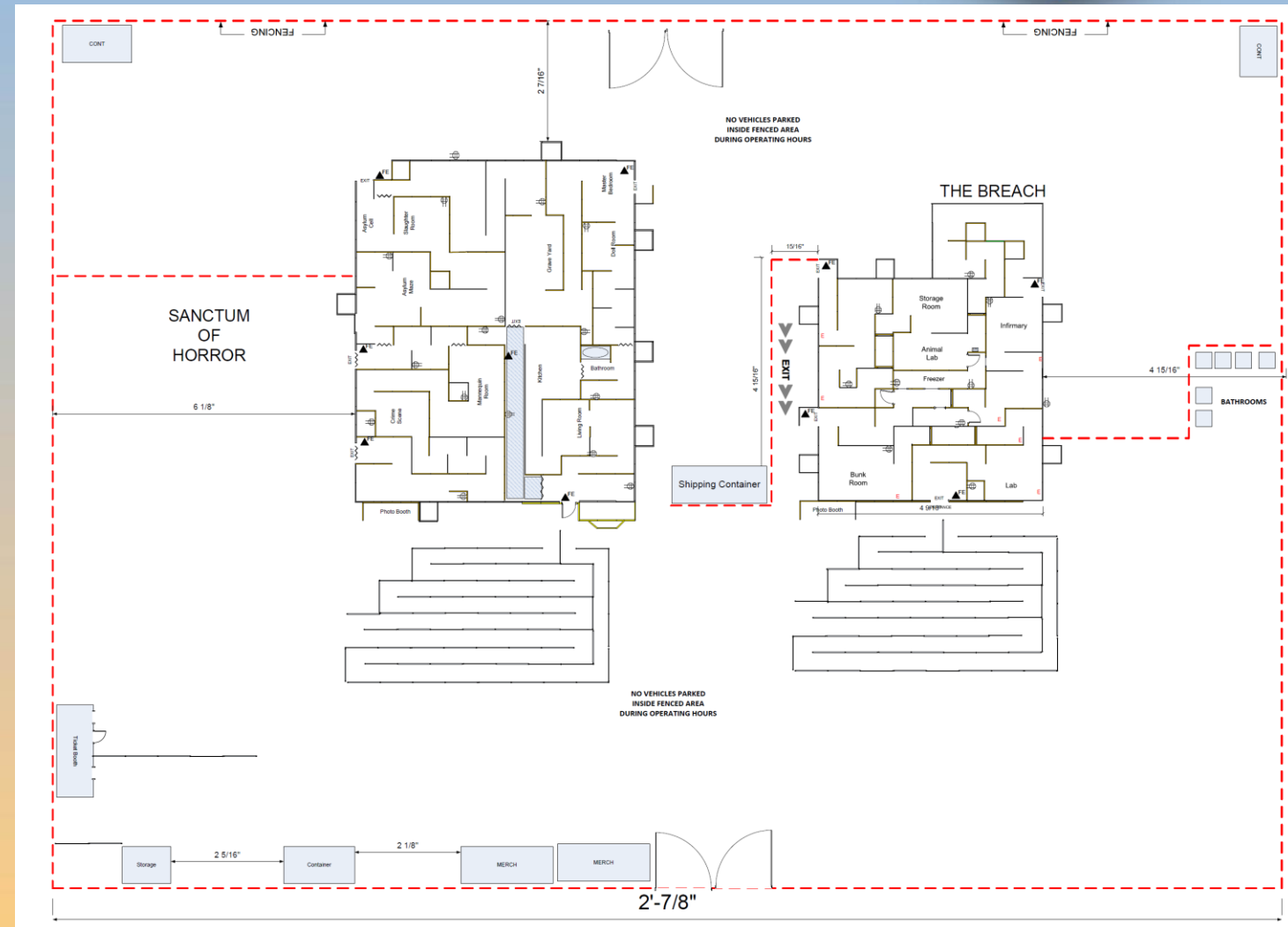
Looking east towards the site from Superstition Springs Mall Circle



Two open-air haunted houses totaling approximately 6,700 square feet

The site will be enclosed with a chain link fence

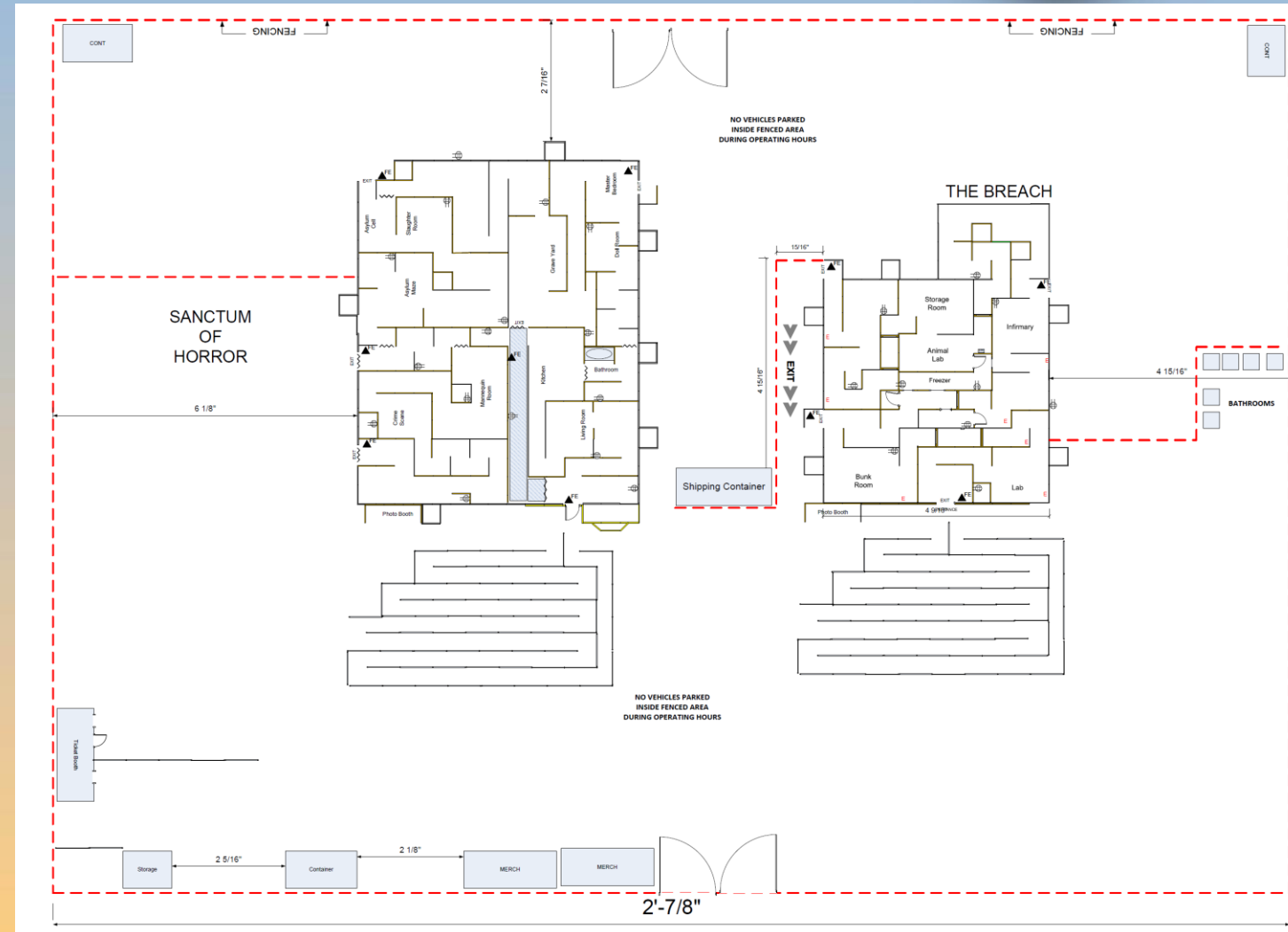
The event will operate for a maximum of 20 days over a six-week period





Operating Plan

- Construction of the haunted houses will begin in August
- Opened from the last week of September and on weekends in October through to November 1, 2025
- Tear-down by mid-November





Approval Criteria

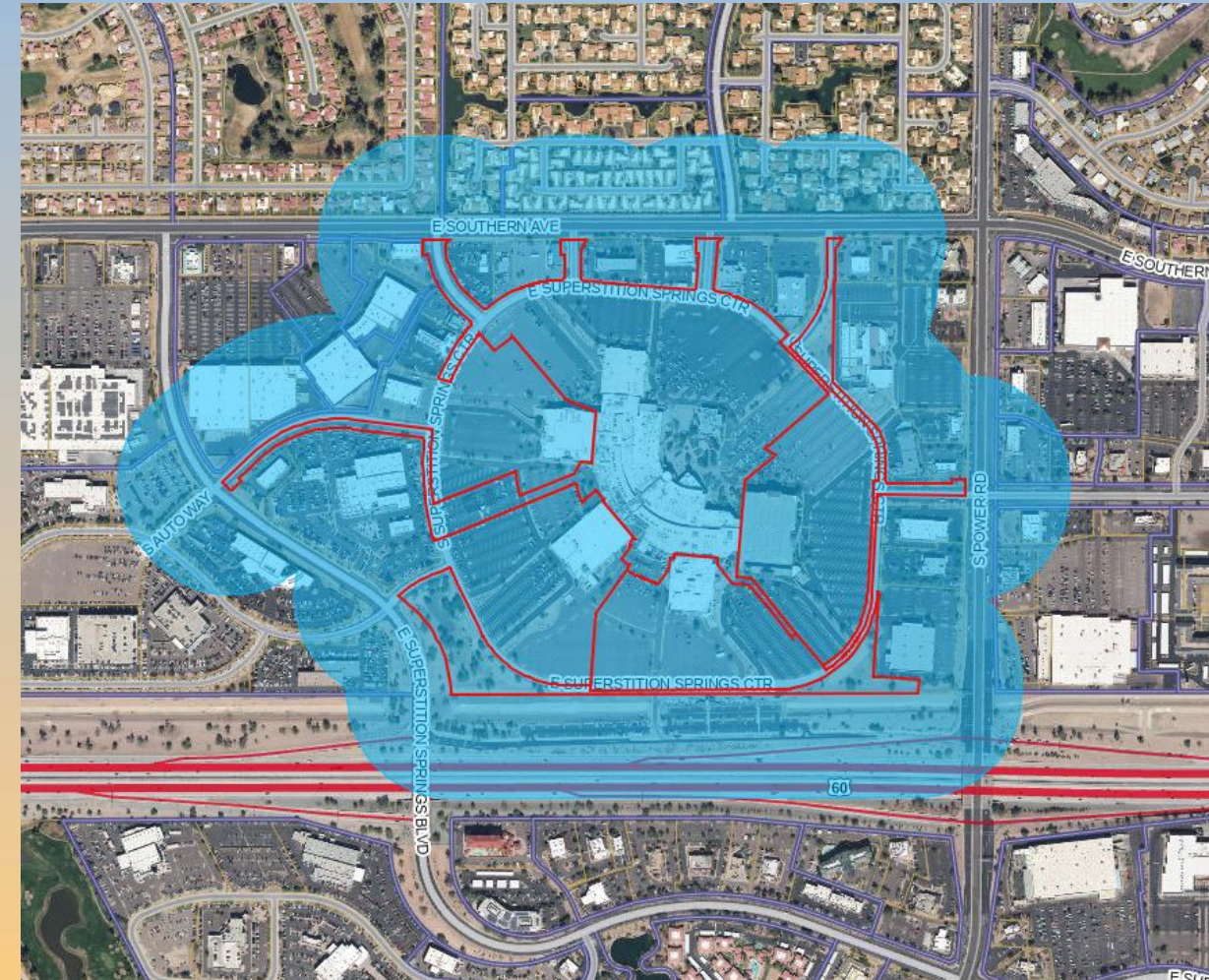
Section 11-70-5 Special Use Permit Criteria

- ✓ #1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;
- ✓ #2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- ✓ #3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ #4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



Citizen Participation

- Notified property owners within 500 feet
- No comments received from neighboring property owners





Findings

- ✓ Complies with the Mesa 2050 General Plan
- ✓ Meets the review criteria for Special Events outlined in Section 11-31-27(A), (B) and (C) of the MZO
- ✓ Meets the SUP findings of Section 11-70-5(E) of the MZO

Staff recommends Approval with Conditions



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