

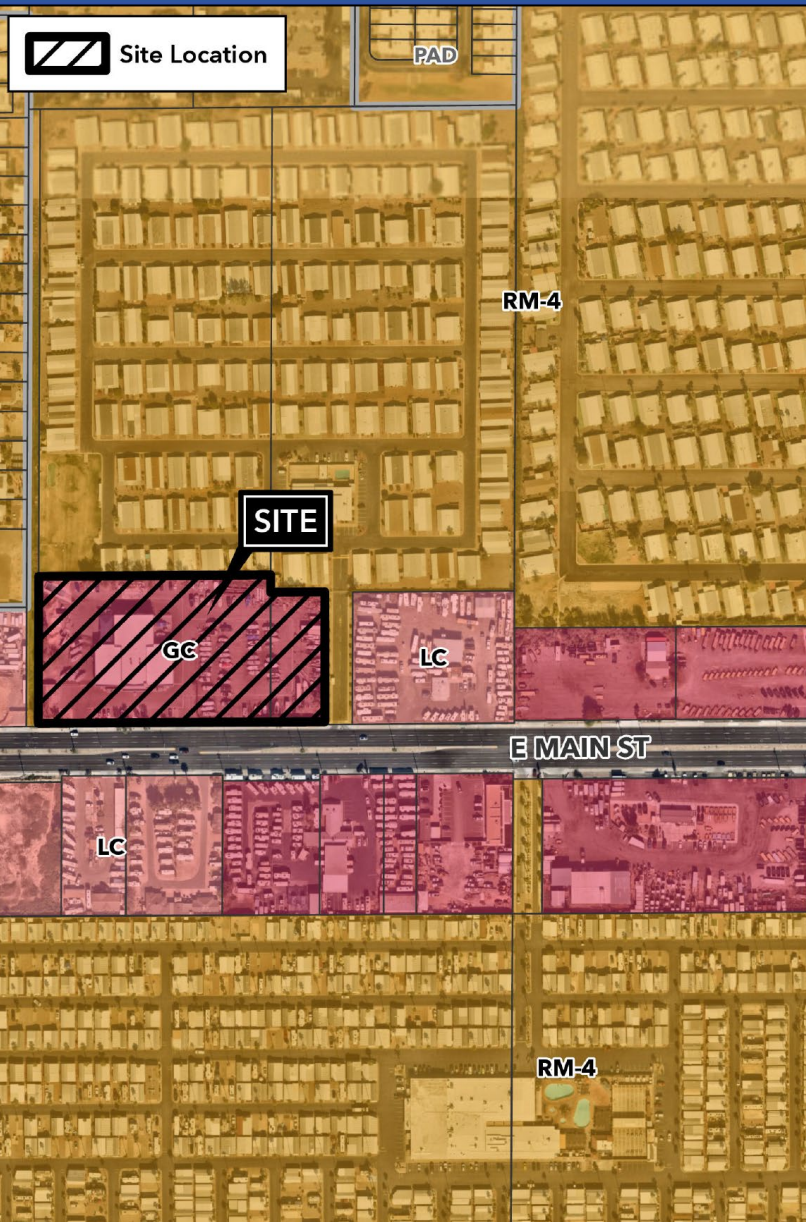
City of Mesa

Board of Adjustment

BOA26-00169

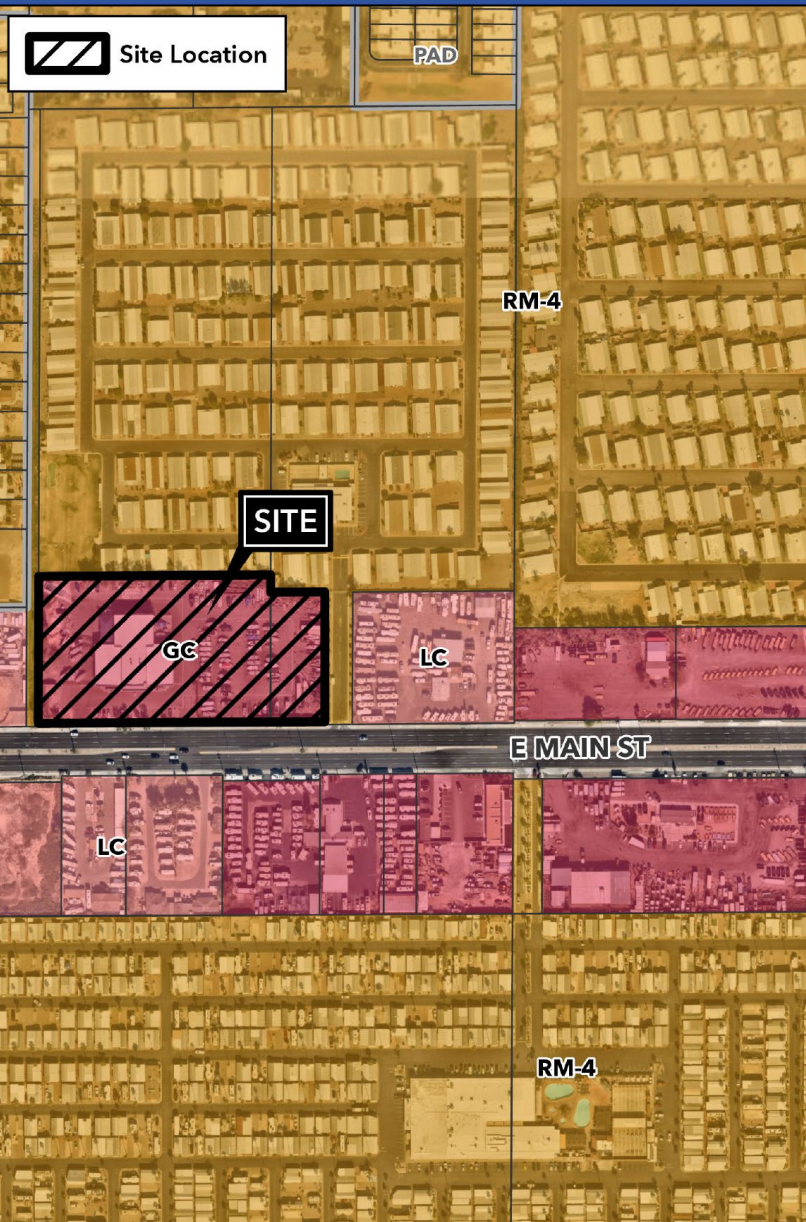
Century Marine

Evan Balmer



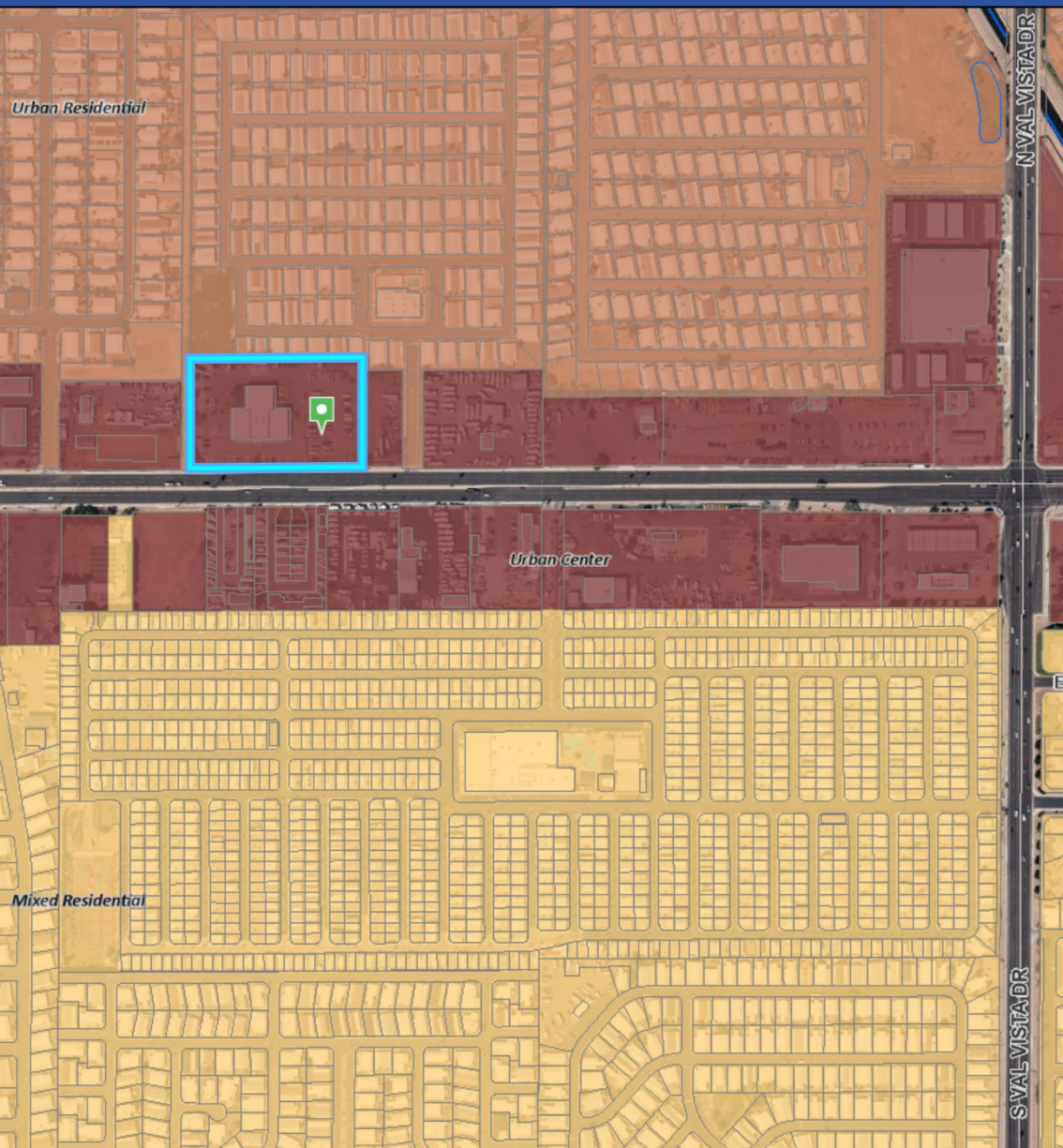
Request

- Substantial Conformance Improvement Permit (SCIP)



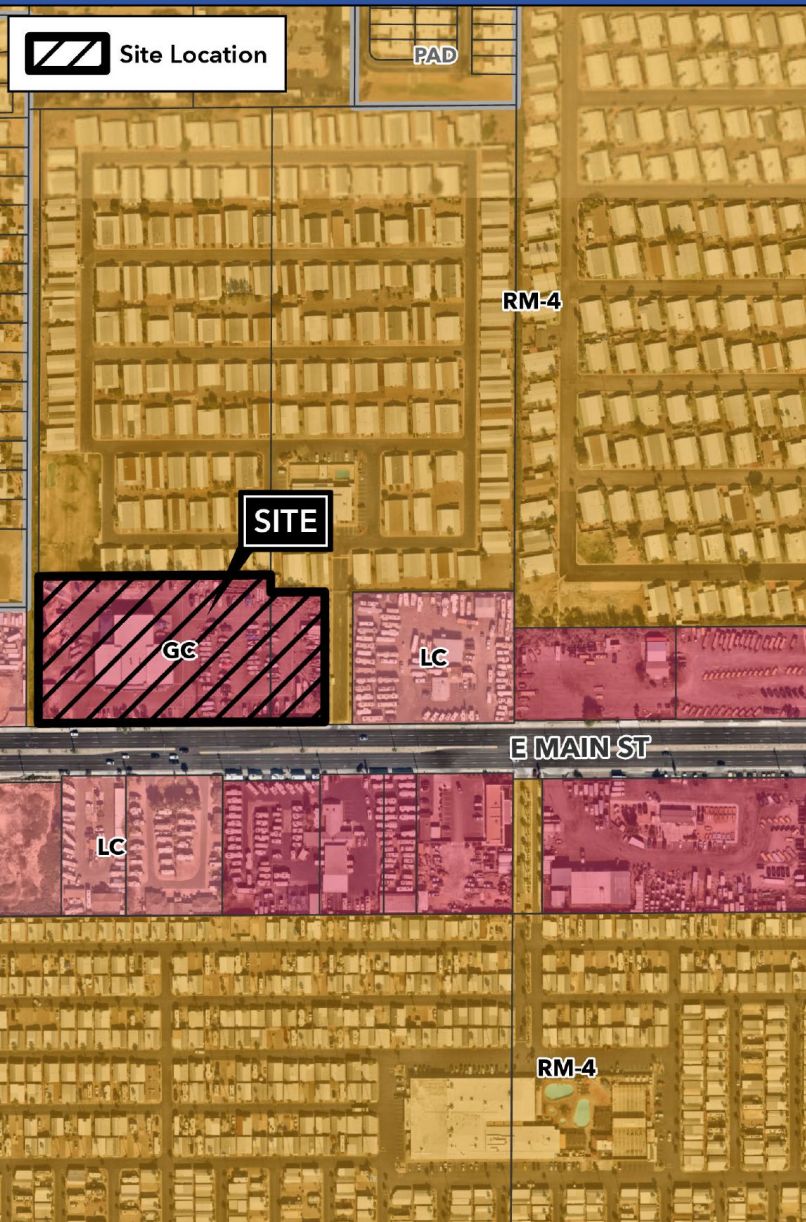
Location

- 3302 East Main Street
- North side of Main Street
- West of Val Vista Drive



General Plan

- Urban Center Placetype
- Evolve Growth Strategy
- Convenience Services are a Principal Use



Zoning

- Vehicle Sales is a permitted use in the General Commercial (GC) district.



Site Photos

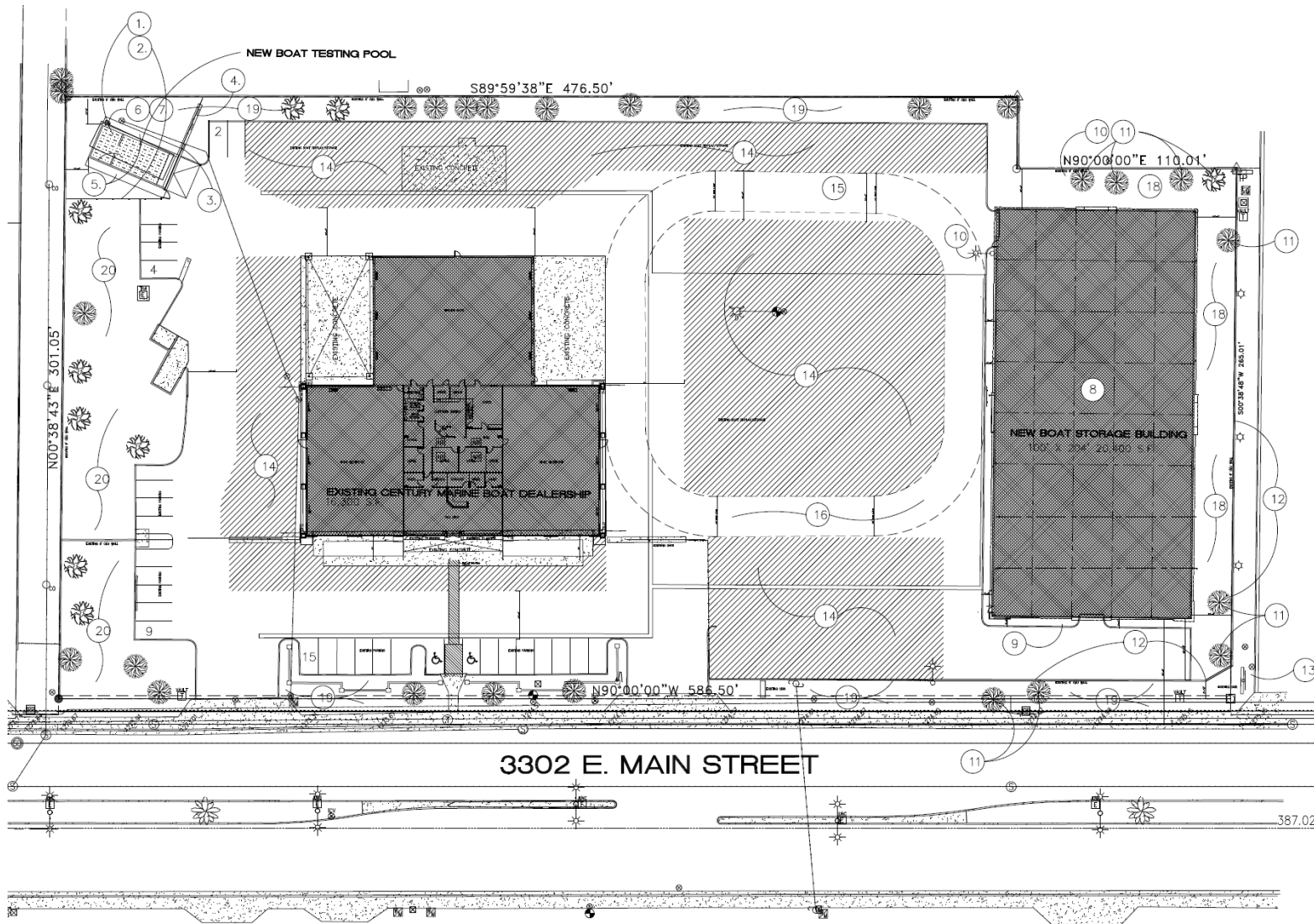


Looking northeast from Main Street into the site



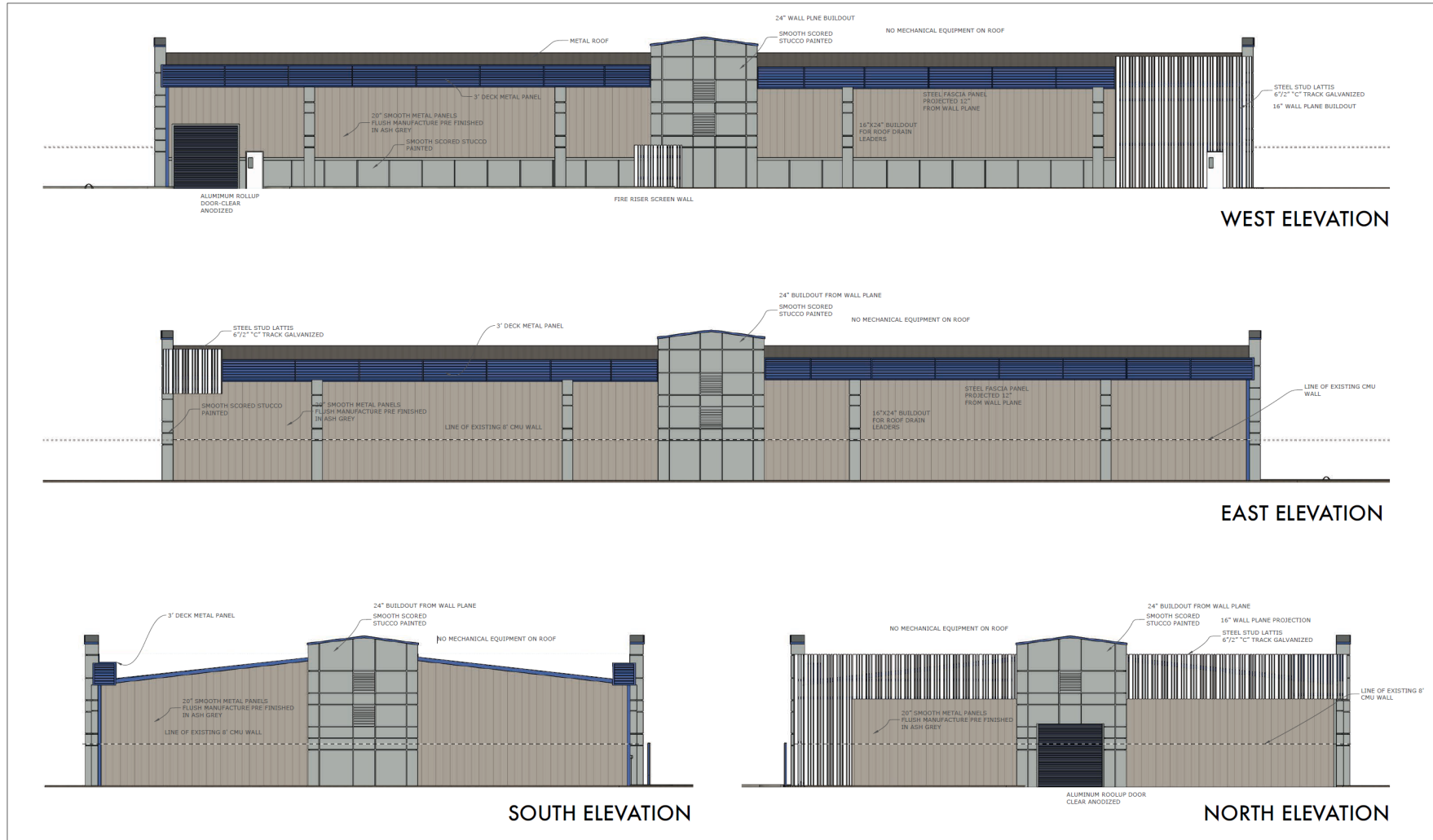
Site Plan

- Existing sales building
- New 20,400 sq. ft. storage building
- 99 parking spaces required
- 30 parking spaces existing
- Existing Access from Main Street





Elevations





Substantial Conformance Improvement Permit (SCIP)

Per MZO Section 11-73-3, a SCIP shall not be granted unless the Board of Adjustment shall find upon sufficient evidence that:

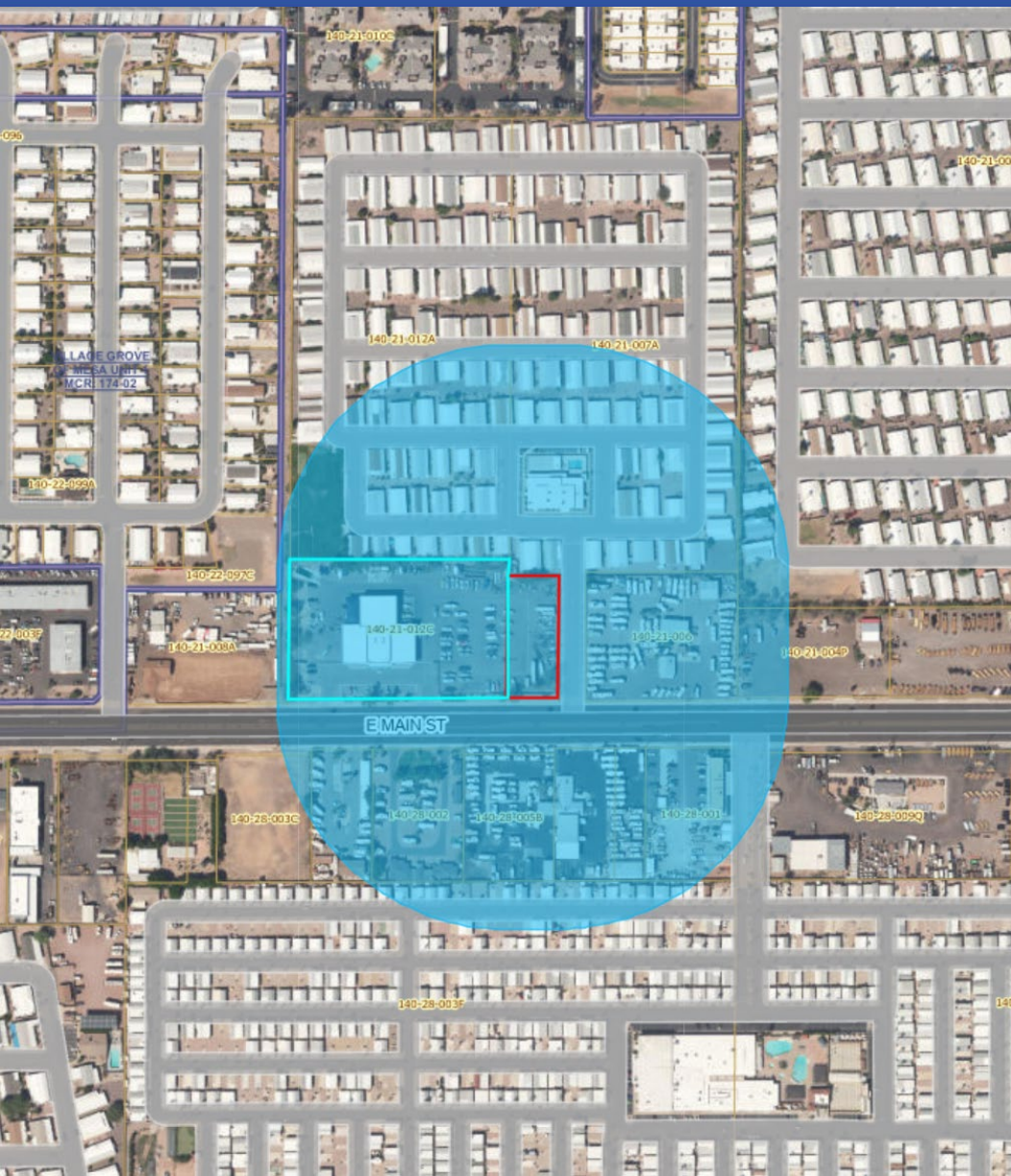
- A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following 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.



Substantial Conformance Improvement Permit (SCIP)

Modifications to Development Requirements:

- Previously approved SCIP (Case No. ZA07-111) approved permitted the following deviations:
 - Reduced landscape setbacks and planting requirements along Main Street, the east and north property lines
 - Reduced foundation base for the sales building
 - Reduced number of parking lot landscape islands
 - Fence height
- Maintain the 30 current parking spaces provided on site



Notification

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



Findings

- Complies with the 2050 Mesa General Plan
 - Meet the SCIP findings of 11-73-3



Recommendation

Approval with conditions

City of Mesa

Board of Adjustment