



Board of Adjustment



BOA25-00927

Charlotte Bridges, Planner II

April 1, 2026



Request

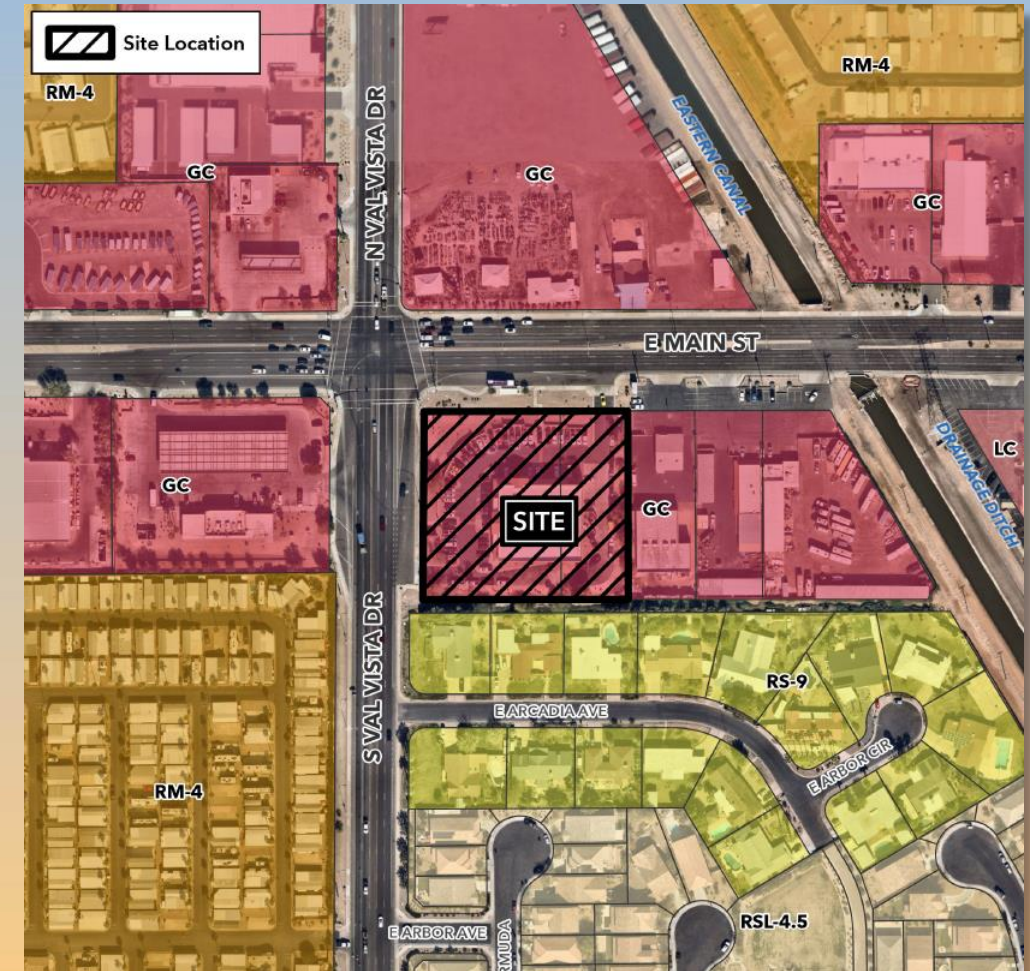
- Special Use Permit
- To allow for a parking reduction for an automobile/vehicle sales and leasing use





Location

- 25 South Val Vista Drive
- Southeast corner of Val Vista Drive and Main Street

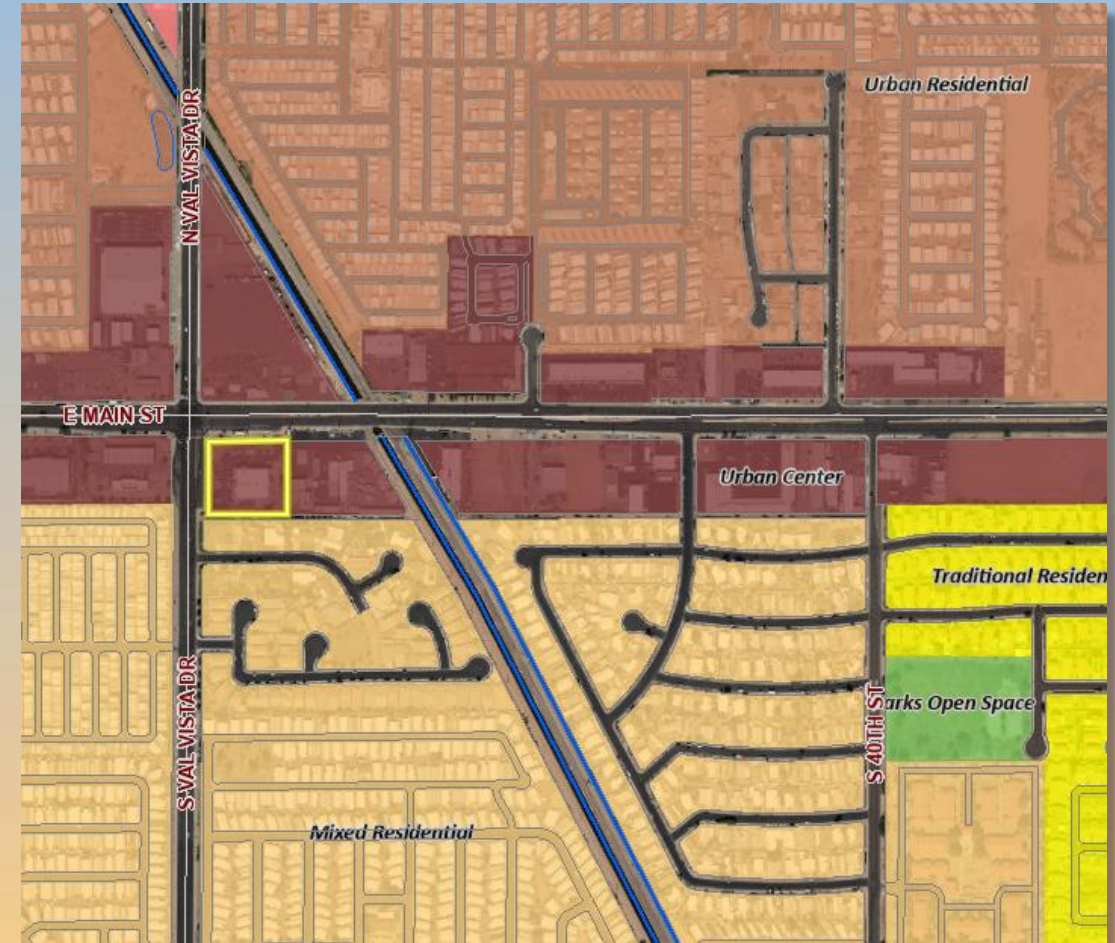




General Plan

Urban Center Placetype with a Sustain Growth Strategy

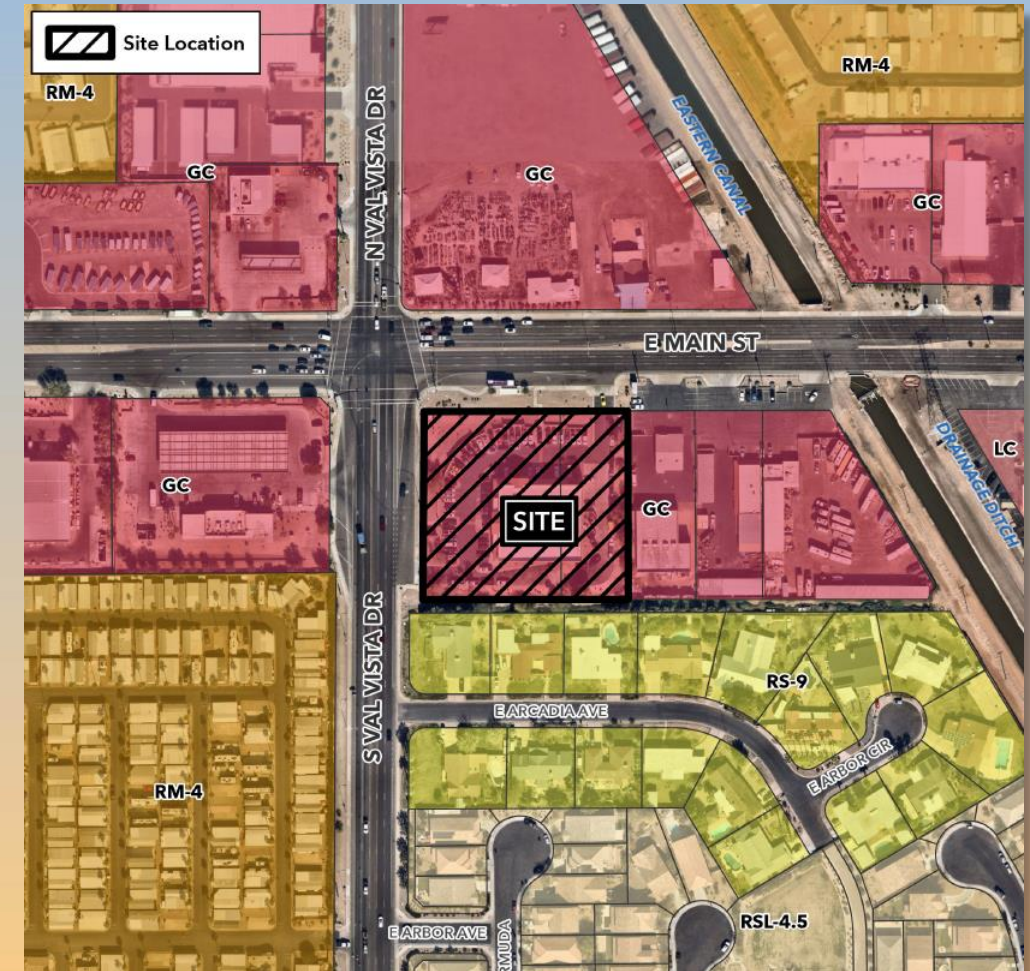
- Convenience services, which includes Automobile/Vehicle Sales and Leasing uses, is a principal land use





Zoning

- General Commercial
- Automobile/Vehicle Sales and Leasing is a permitted use





Site Photo



Looking South from Main Street



Site Photo

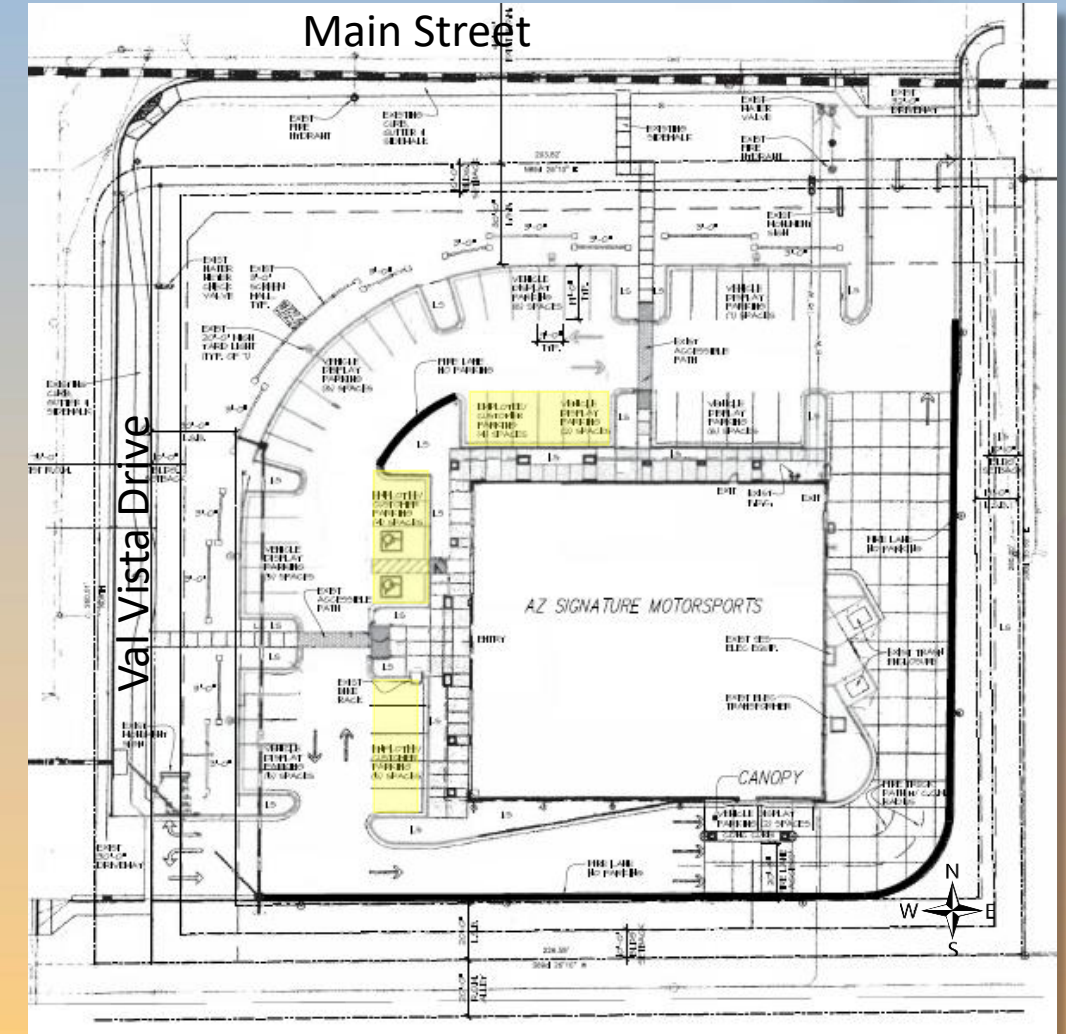


Looking east from Val Vista Drive



Site Plan

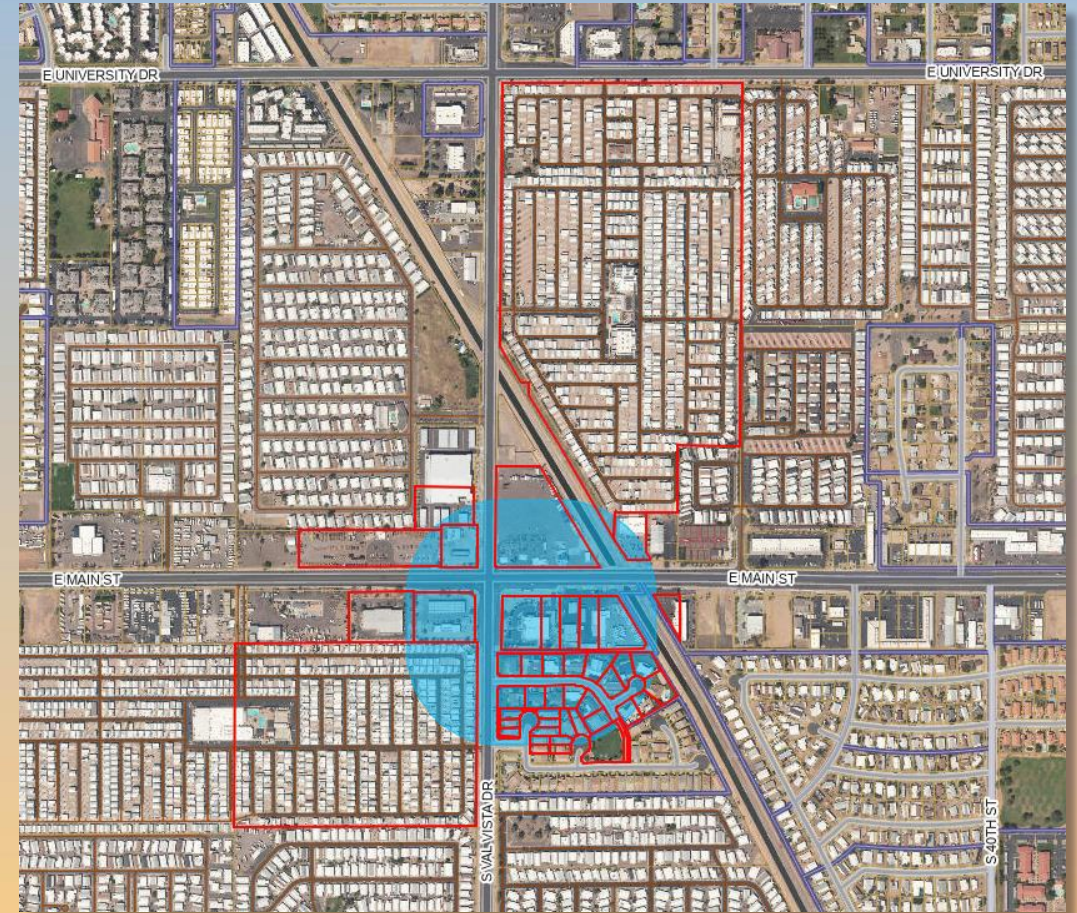
- Existing Building = 14,823 SF, includes:
 - 11,045 SF of interior automobile display area
 - 3,778 SF of office, support and storage area
- Required: 40 parking spaces
- Provided: 52 parking space
- Requesting:
 - 13 customer parking spaces (highlighted in yellow)
 - 39 vehicle display spaces





Citizen Participation

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





Approval Criteria

Section 11-70-5.E SUP Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Meets the SUP findings of Section 11-70-5.E of the MZO

Staff recommends Approval with Conditions



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