



# BOARD OF ADJUSTMENT



**BOA22-00478**



## Request

- Substantial Conformance Improvement Permit (SCIP)

## Purpose

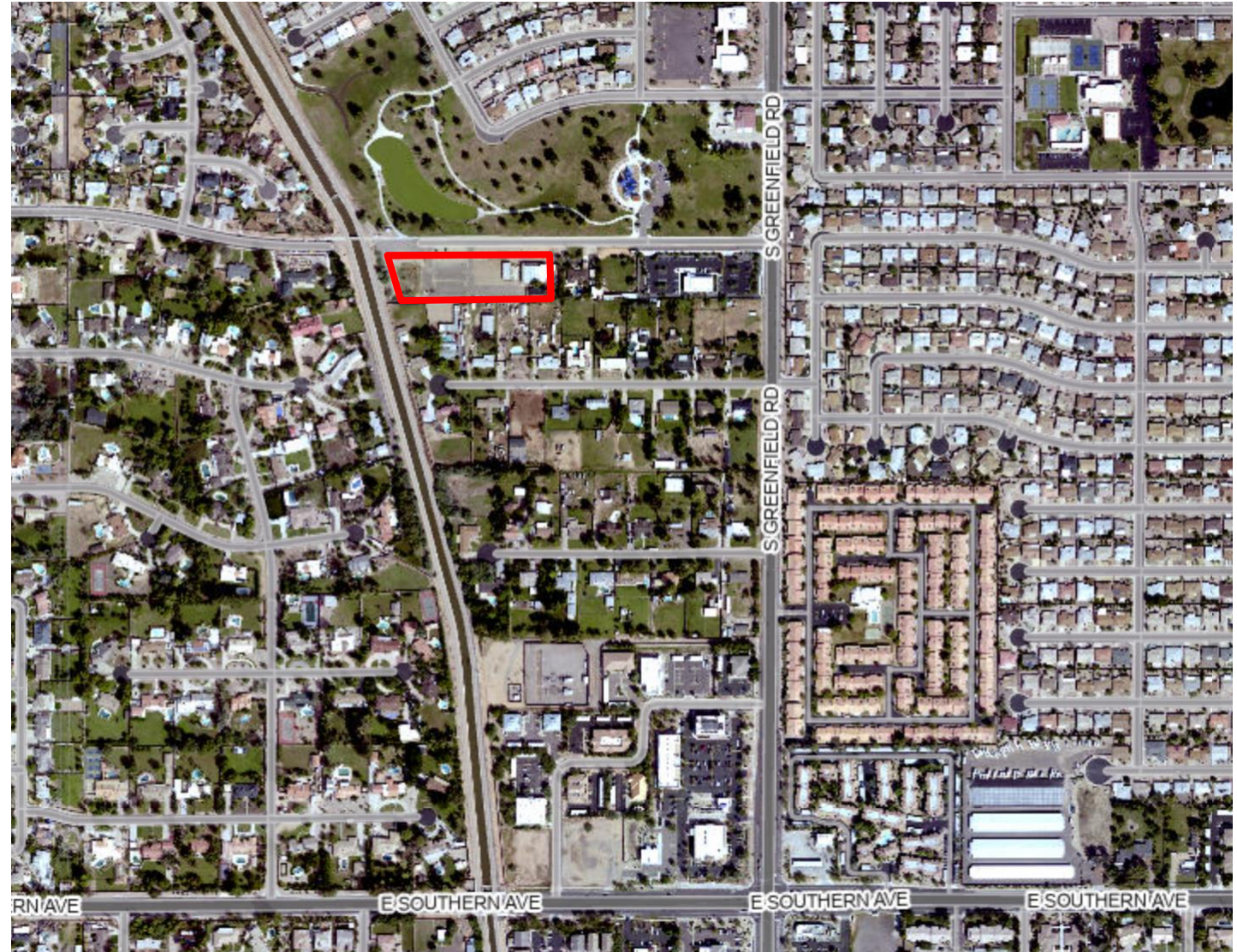
- Allow deviations to development standards for the redevelopment of an existing place of worship.



# Location

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- 4151 E Pueblo Ave
- West of Greenfield Rd
- North of Southern Ave







# General Plan

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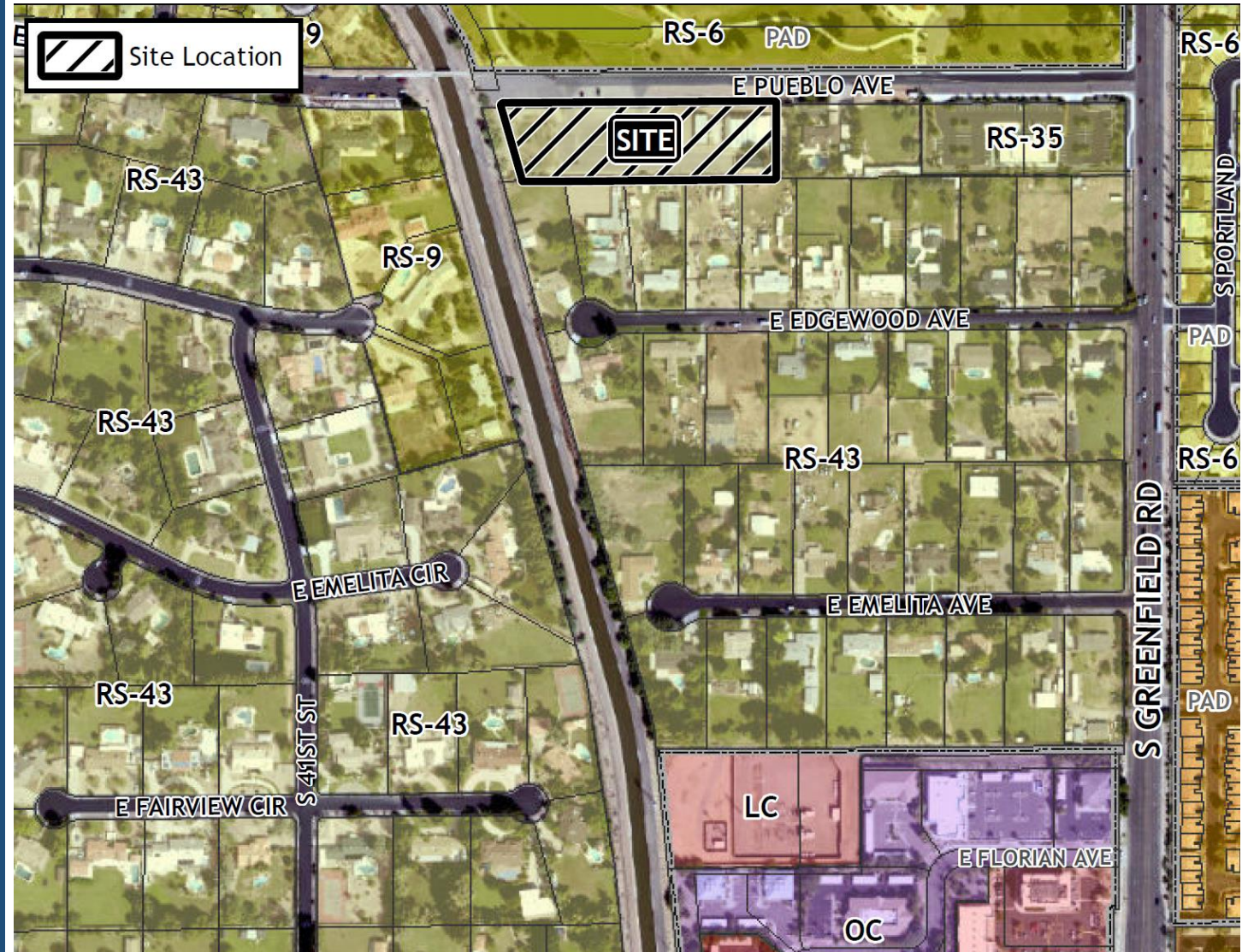
## Neighborhood

- Safe places to live
- Wide range of housing options
- Non-residential uses such as schools, parks, places of worship and local servicing businesses



# Zoning

- Single Residence-43 (RS-43)
  - Places of Worship are permitted in the RS-43 zoning district





# Site Photo



View of site looking south from Pueblo Ave



# Site Photo



View of site looking southwest from Pueblo Ave



# Site Photo



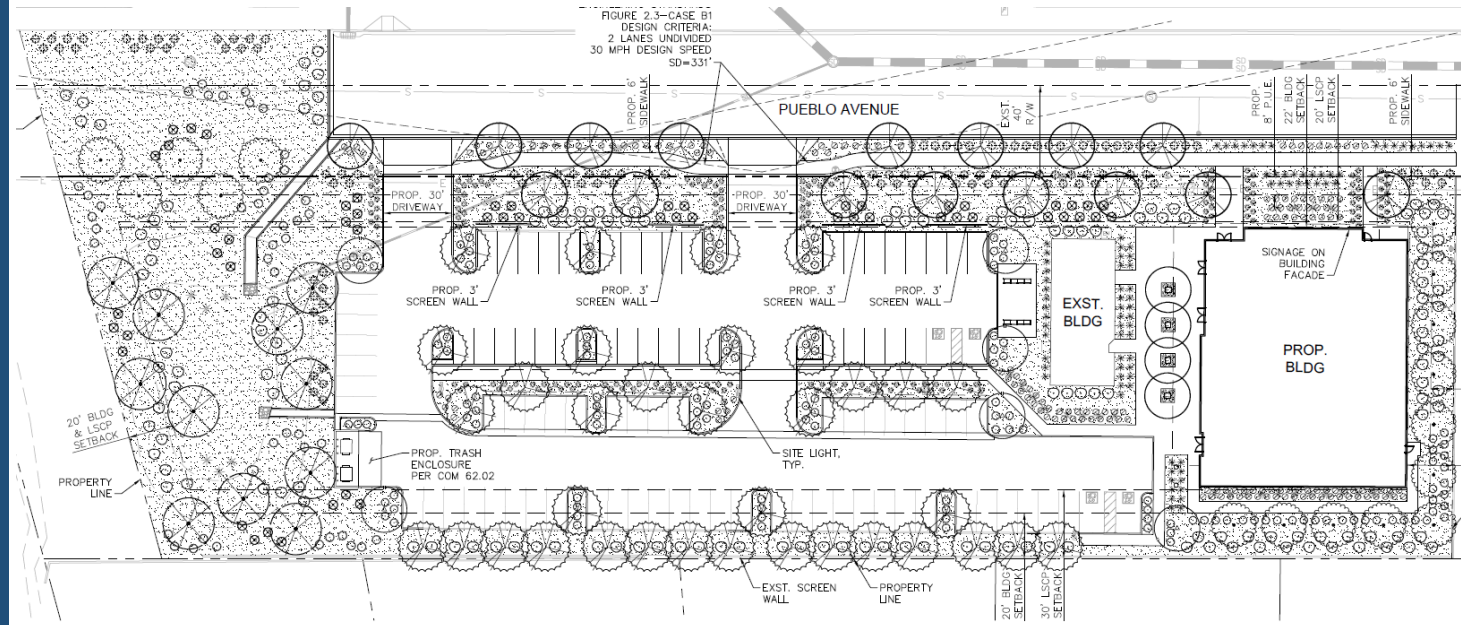
View of site looking southeast from Pueblo Ave

- New 13,690 SF building
- Reconfiguration of the parking area and new parking spaces
- New pedestrian connections
- New Pueblo Street improvements
- New parking area screening

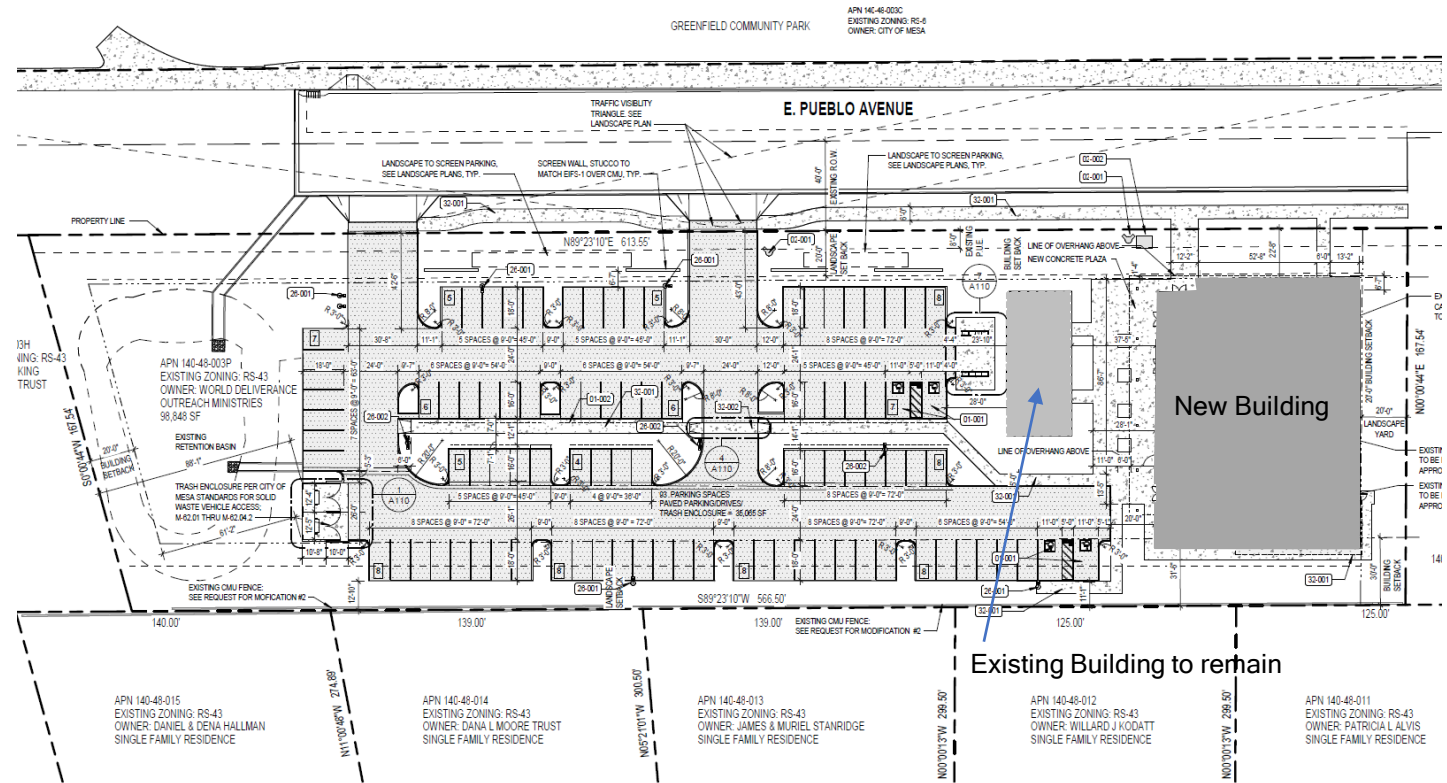




# Landscape Plan



# Requested SCIP





# Approval Criteria

## Section 11-73-3

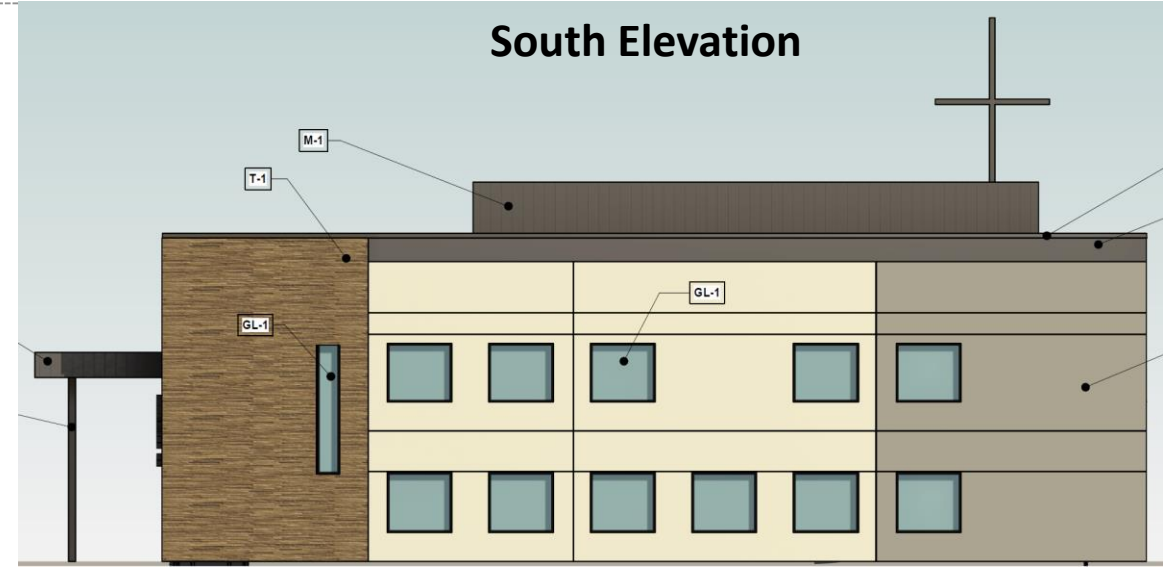
- |   |  |
|---|--|
| ✓ | Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards |
| ✓ | Full compliance would discourage redevelopment of the site   |
| ✓ | No new non-conforming conditions will be created   |
| ✓ | Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood                                       |

# Elevations

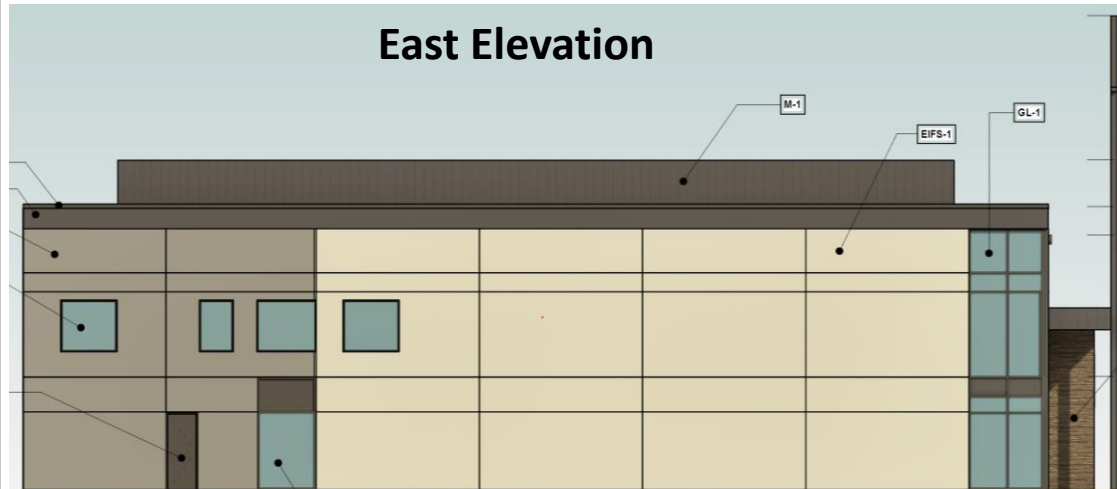
## North Elevation



## South Elevation



## East Elevation



## West Elevation





# Renderings



# Renderings



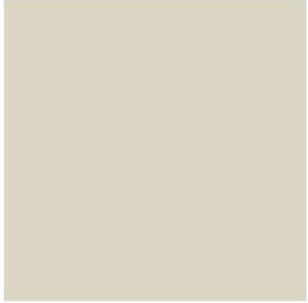
**PERSPECTIVE VIEW FROM BUILDING ENTRY**



# Renderings



# Colors and Material Board



EIFS-1: LIGHT BEIGE  
DET644 CREPE PAPER



EIFS-2: CHARCOAL  
DET628 CHARCOAL SKETCH



EIFS-3: LIGHT WARM GREY  
DE6221 FLINTSTONE



M-1: DARK BRONZE  
METAL PANEL OR TRIM



T-1: GLAZED PORCELAIN TILE SADDLE BROOK XT BY DAL TILE  
COLOR: OAK TRIAL XT SDI3



EXAMPLES OF GL-1: SOLARBAN R-100 GLAZING



# Alternative Compliance

## Section 11-6-3

Flat roof in excess of one hundred feet in length with no vertical modulation

More than 50% of a façade is covered with a single material

No recognizable “base” or “top” treatment

# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets criteria outlined in Chapter 73 of the Mesa Zoning Ordinance
- ✓ Meets Alternative Compliance criteria in Section 11-6-7(B)(iv) of the Mesa Zoning Ordinance

## Staff Recommendation

Approval with Conditions





**BOA22-00478**

August 3, 2022