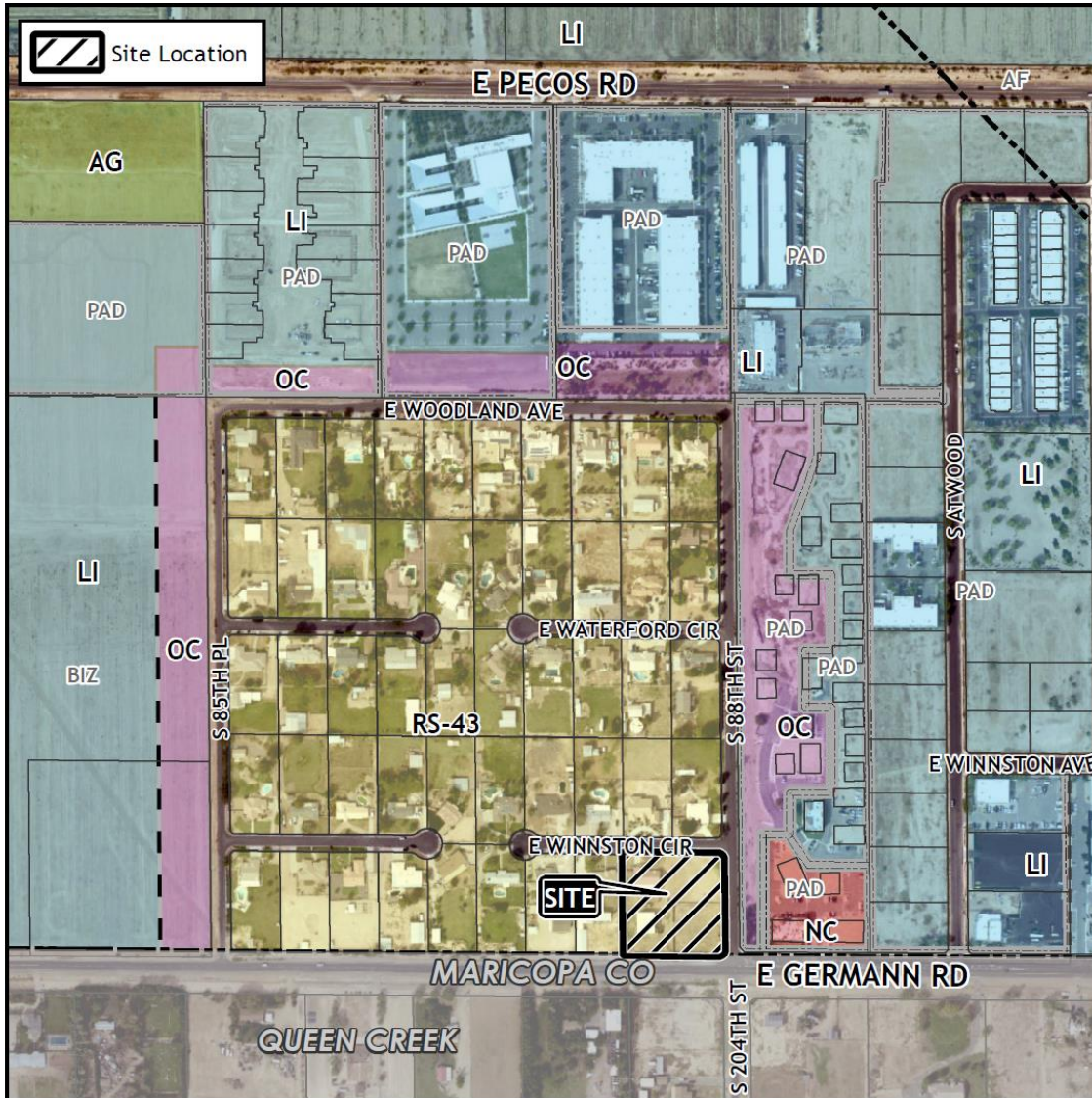




BOA22-00570

Kellie Rorex, Senior Planner

August 3, 2022



Request

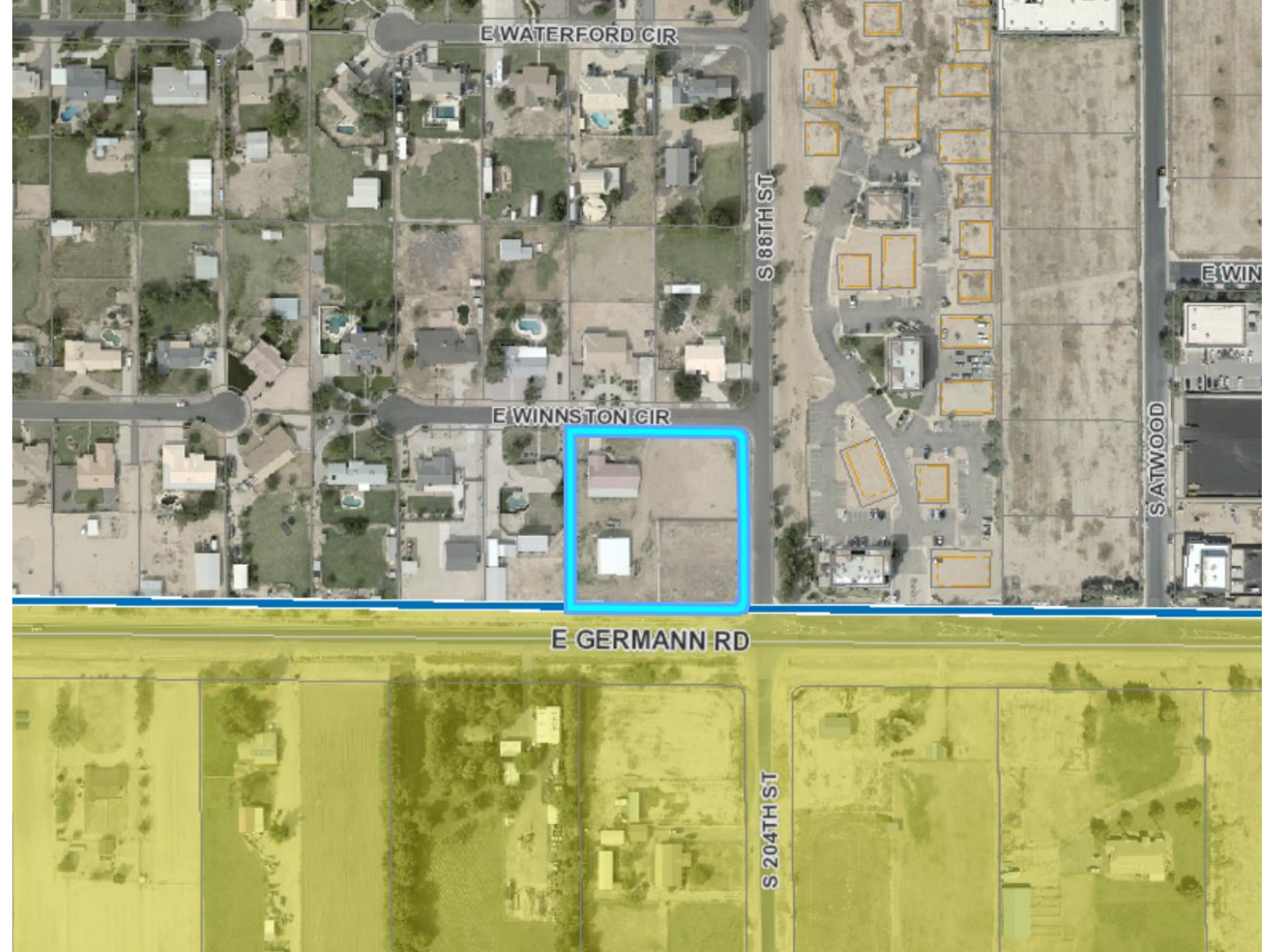
- SUP
- Variance

Purpose

- Allow a detached structure to develop on the site

Location

- West of Ellsworth Road
- North of Germann Road
- Within the Queens Park Subdivision





General Plan

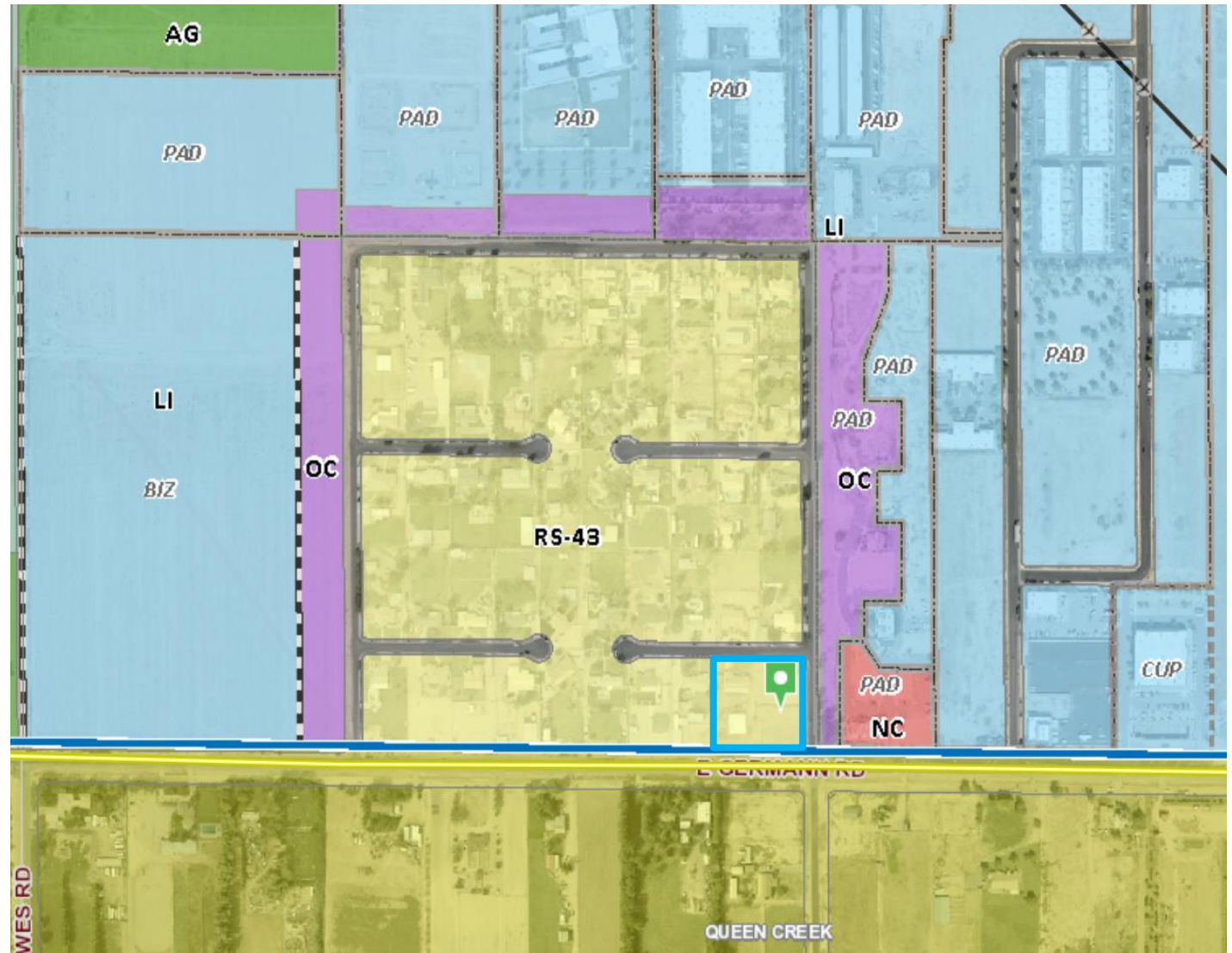
Employment Character Area

- Focus on area for employment type land uses.
 - Site predates the 2040 General Plan Character Area Designation
- Mesa Gateway Strategic Development Area
 - Logistics and Commerce District
 - Site Predates this plan

Zoning

Single Residence 43 (RS-43)

- Single residence exiting/permitted
- Larger lot rural character
- Historically used as horse properties



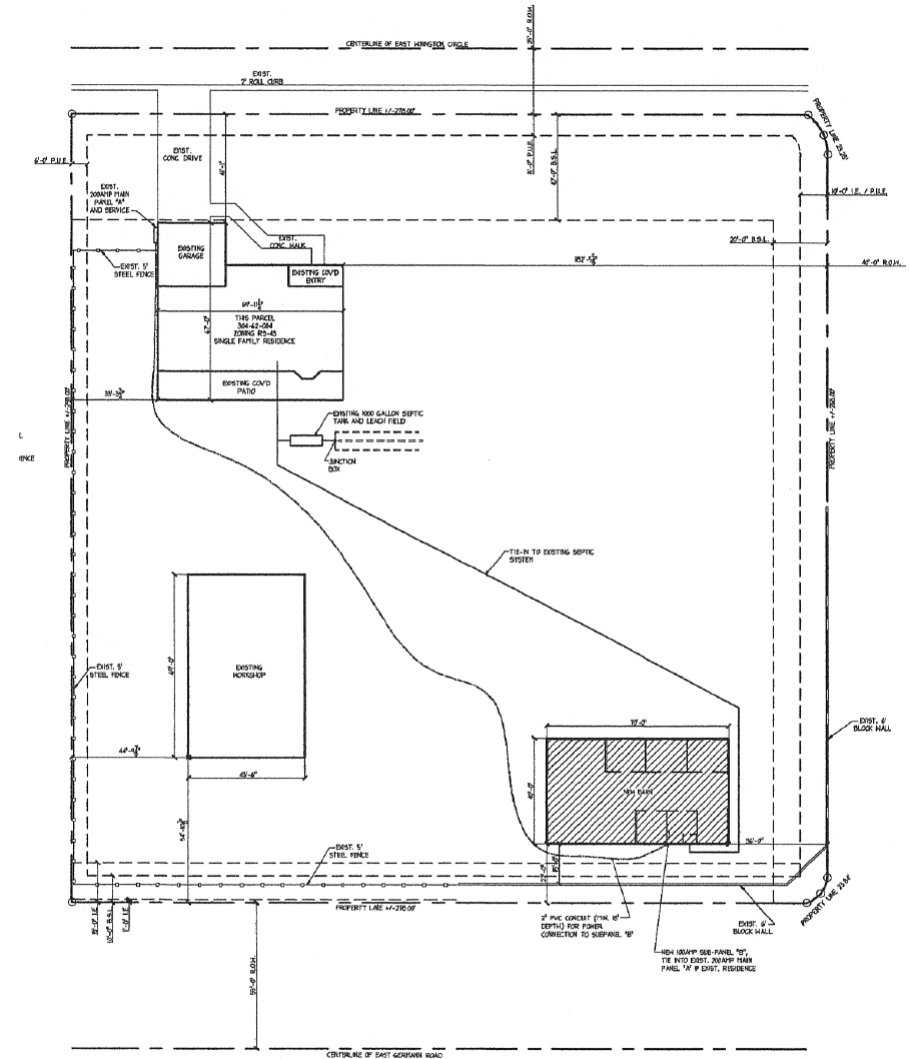
Site Photos



Looking south towards the site

Site Plan

- Existing Single-Family Home with roof area of 4,370 square feet
- Existing 3,000 square foot Detached Structure (Workshop)
- Proposed 17'6" tall, 2,800 square foot detached Structure (Horse Barn)



ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'



Requested SUP

MZO Section 11-30-17(B)(8)

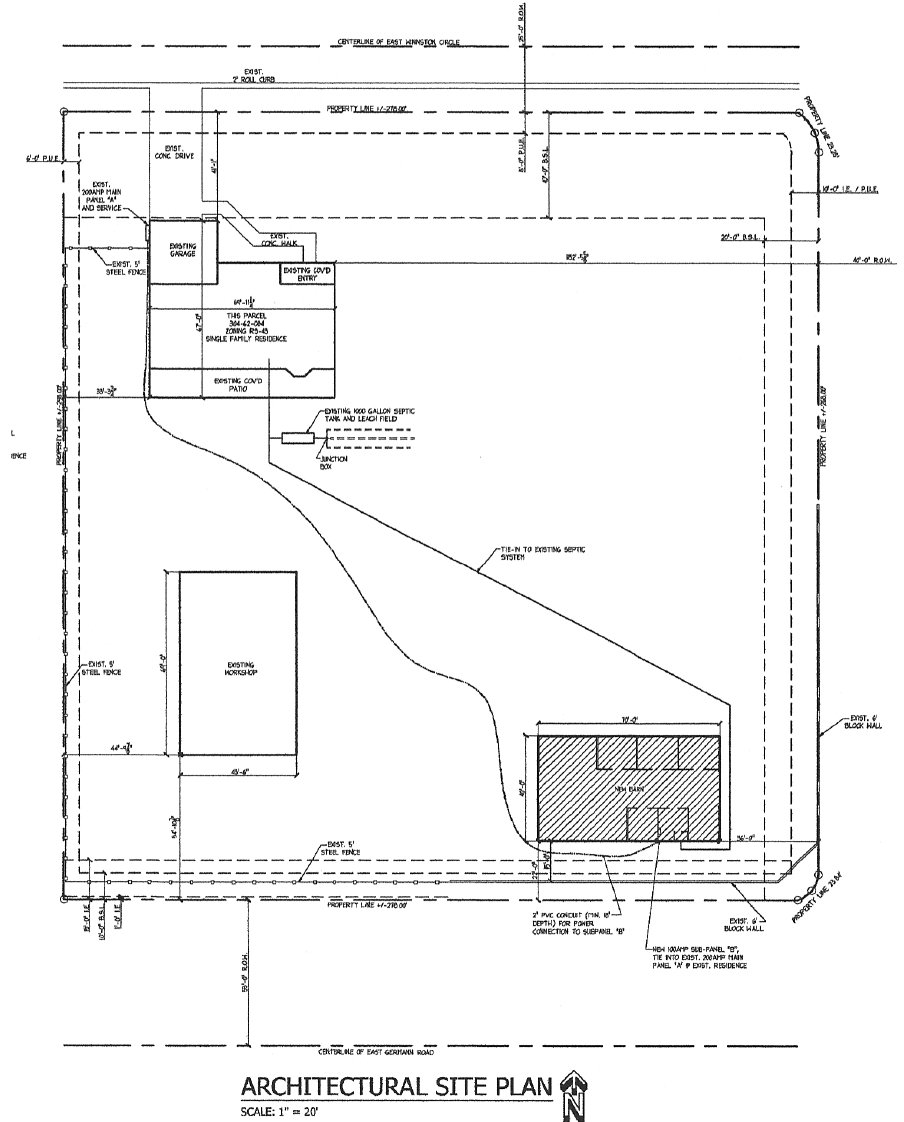
- In RS-43 districts, the aggregate area of all detached buildings shall not be greater than 100 percent of the roof area of the primary dwelling, unless approved by Special Use Permit.

Roof Area of Home:
4,370 SF

Square Footage of
Existing Detached
Structure: 3,000 SF

Square Footage of
Proposed Detached
Structure: 2,800 SF

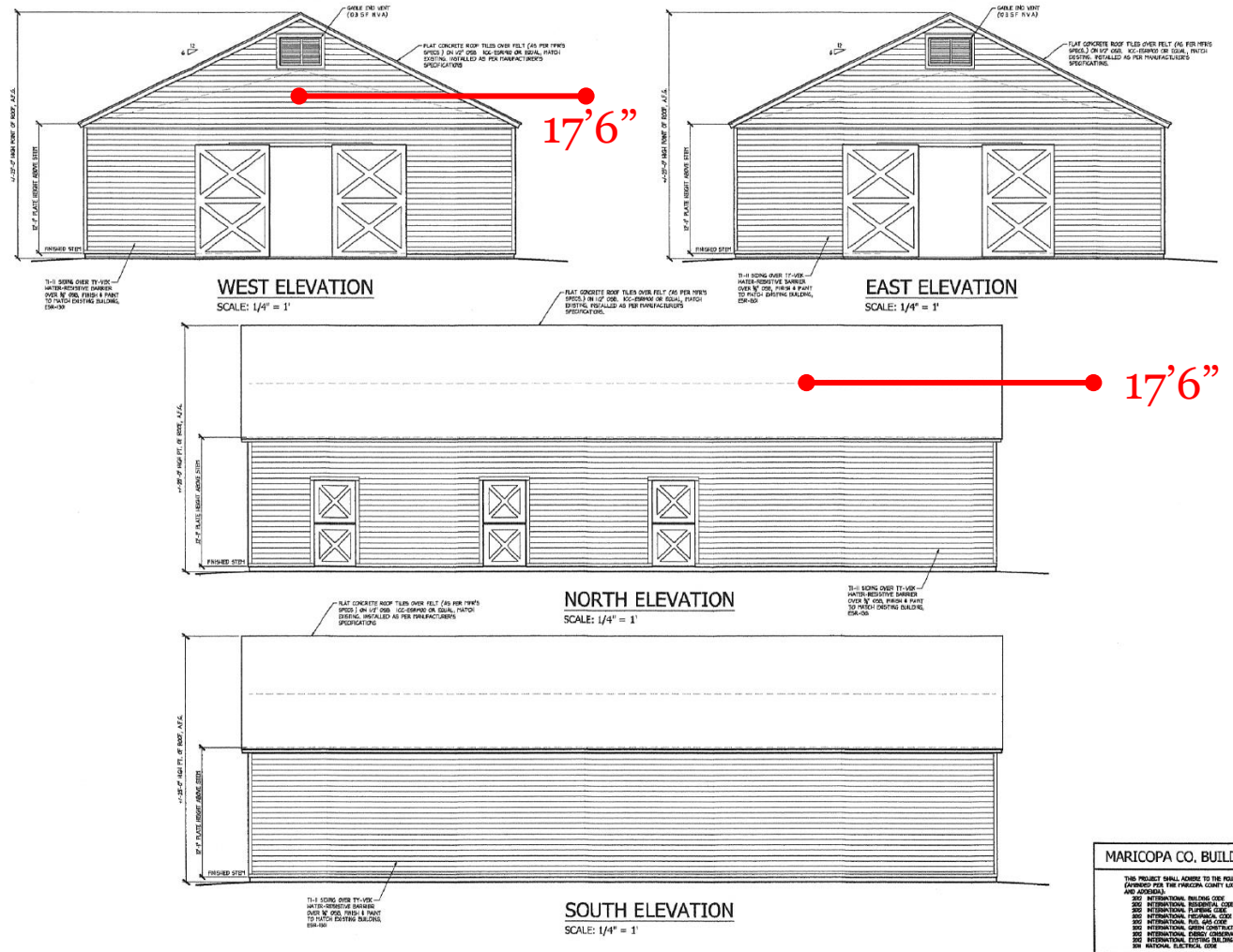
$$4,370 < 5,800$$



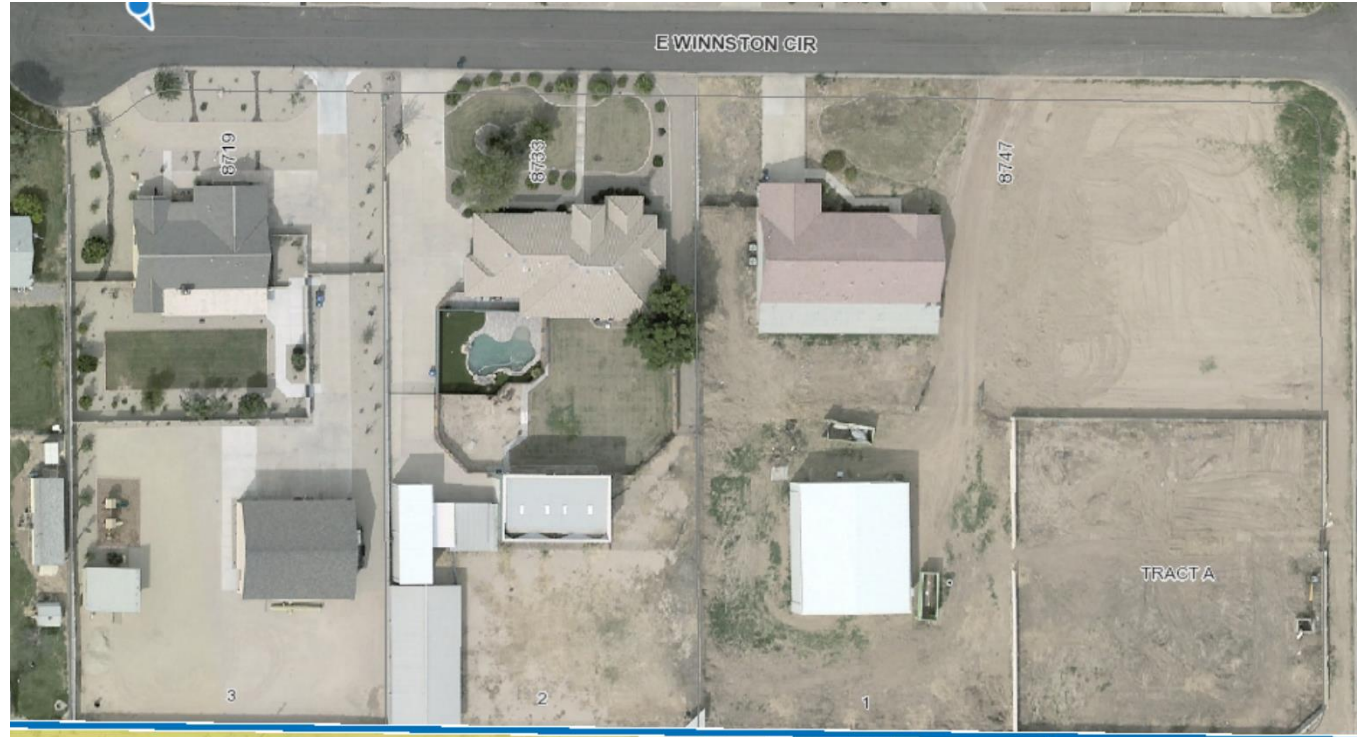
Requested Variances

MZO Section 11-30-17(B)(2)

- Detached Structures permitted in the required rear yard, outside of the required side yard, provided they do not exceed 15 feet in height.



Neighborhood Examples



Approval Criteria

Section 11-70-5(E) SUP Criteria

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

Approval Criteria

Section 11-80-3

- | | |
|---|---|
| ✓ | Special circumstances apply to the site due to the size |
| ✓ | Special circumstances are pre-existing |
| ✓ | Strict application of FBC deprives property of privileges |
| ✓ | Approval will not grant special privileges |

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Mesa Gateway Strategic Development Plan
- ✓ Criteria in MZO Section 11-70-5(E) for a SUP.
- ✓ Criteria in Chapter 80 for variances

Staff Recommendation

Approval with Conditions



BOA22-00570

August 3, 2022