



BOARD OF ADJUSTMENT



BOA22-00764



Request

- Substantial Conformance Improvement Permit (SCIP)

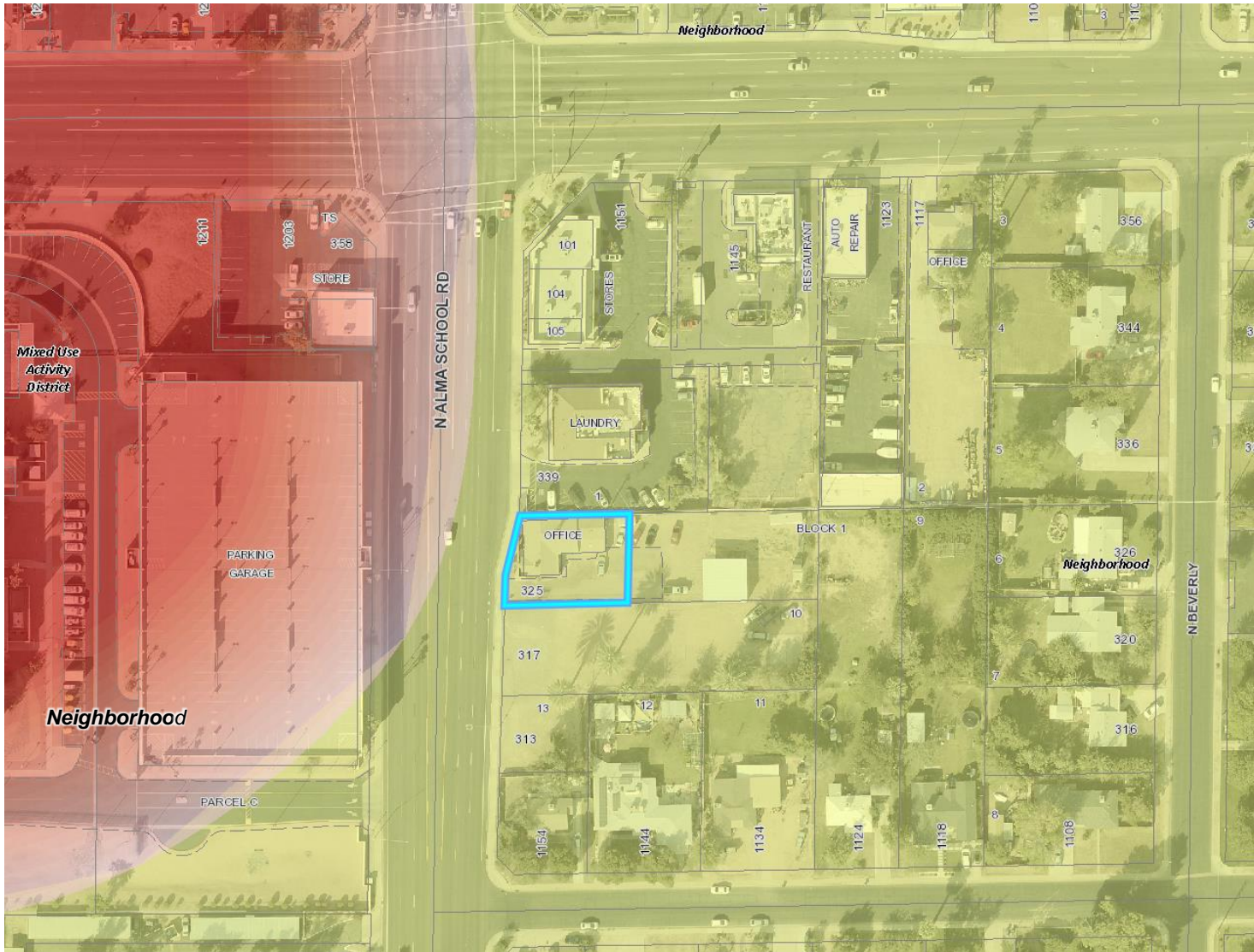
Purpose

- Allow deviations to development standards for the redevelopment of an existing office and personal services building.

Location

- 325 N. Alma School Rd.
- East of Alma School Rd.
- South of University Dr.





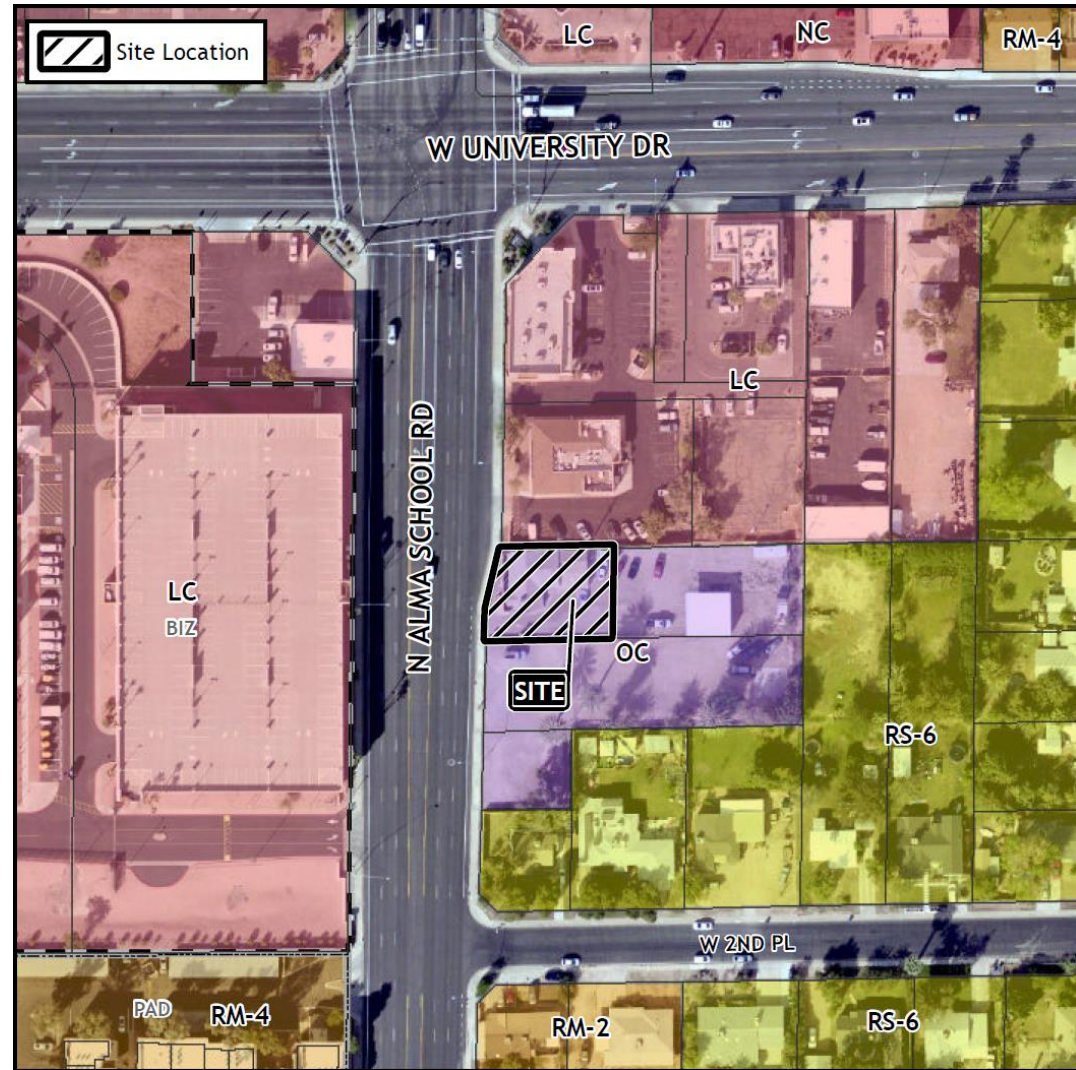
General Plan

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

- Office Commercial (OC)
 - Offices and personal services as an accessory are permitted in the OC zoning district



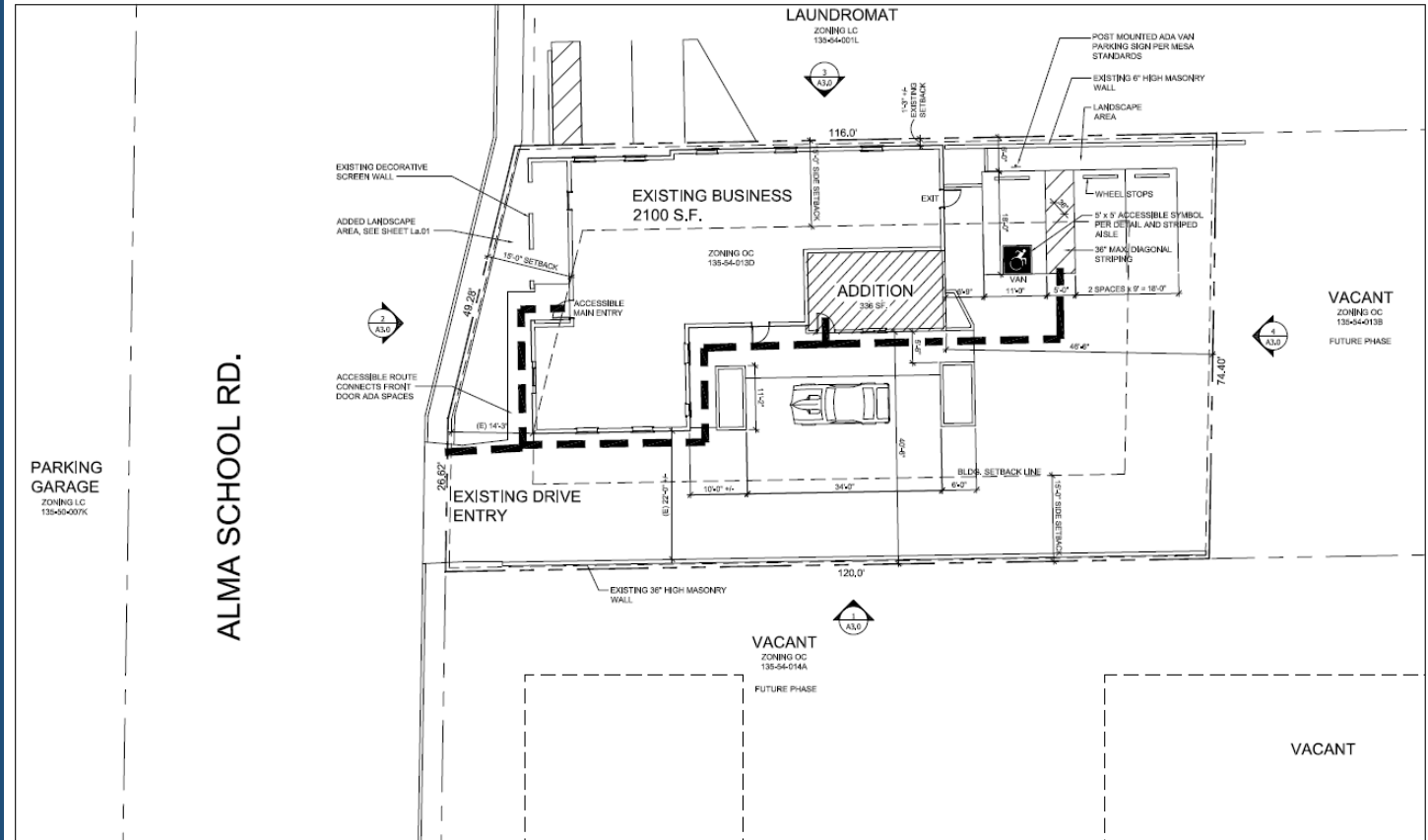
Site Photo



View of site looking west from N. Alma School

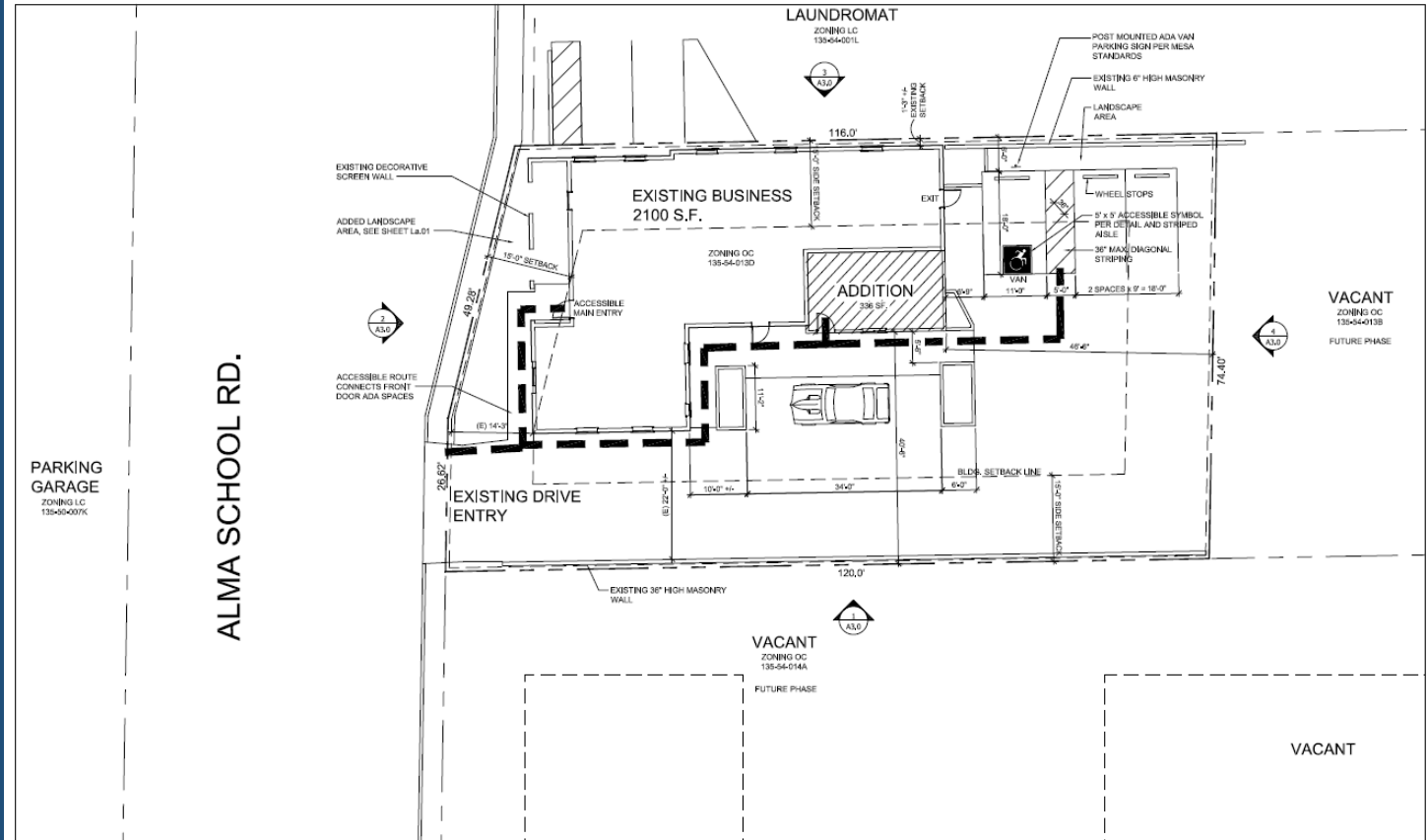
Nonconformities

- Existing 1'-3" setback from north property line (15 ft. required)
- Existing 10 ft. setback from western property line (25 ft. required)
- Required parking on site 4 spaces (7 required)



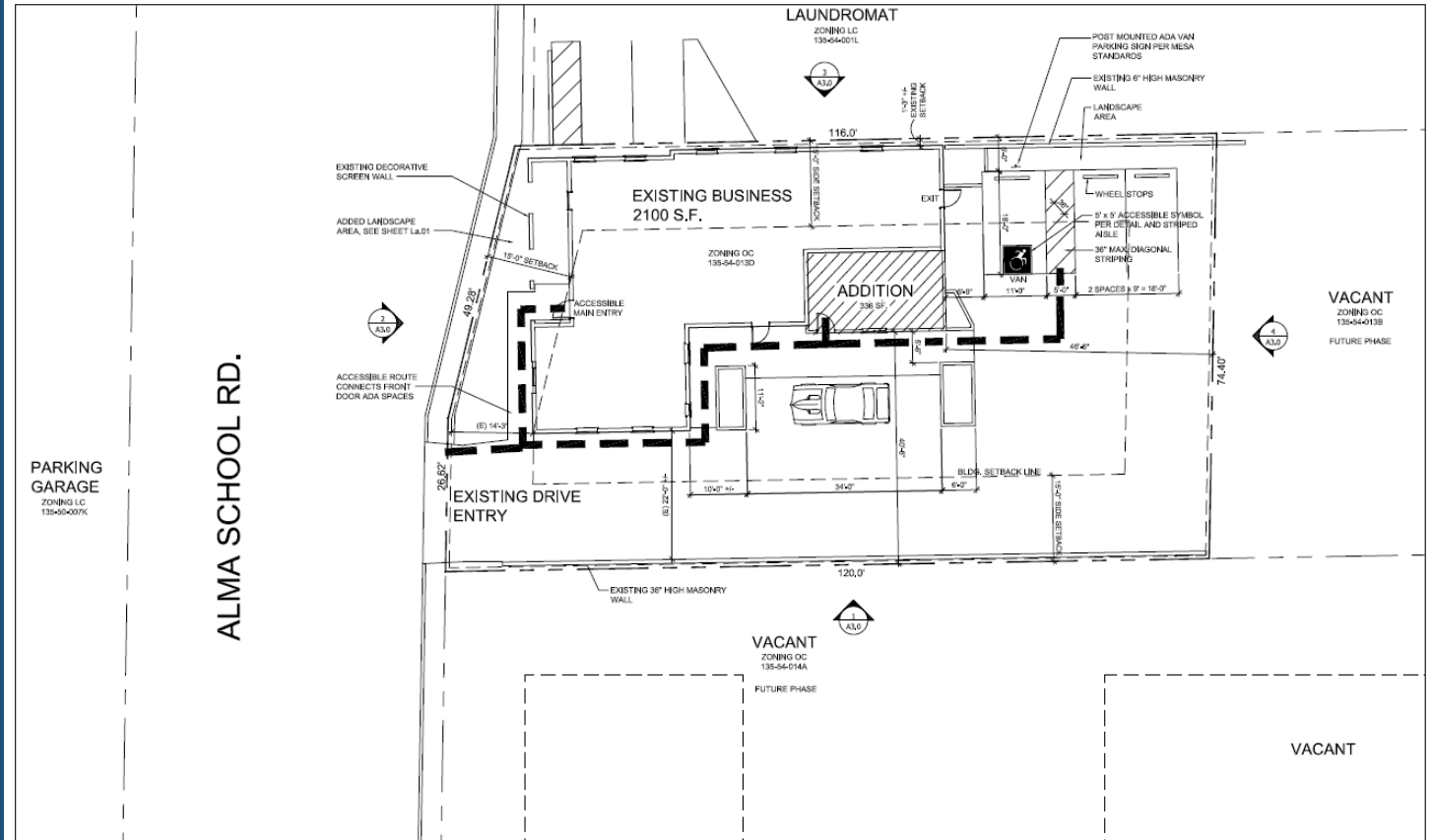
Nonconformities

- Existing foundation base provided at 5' average (15 ft. required)
- Provided landscaping of 15 shrubs for 75' of linear feet of street frontage (1 tree and 6 shrubs per 25 linear feet of street frontage)



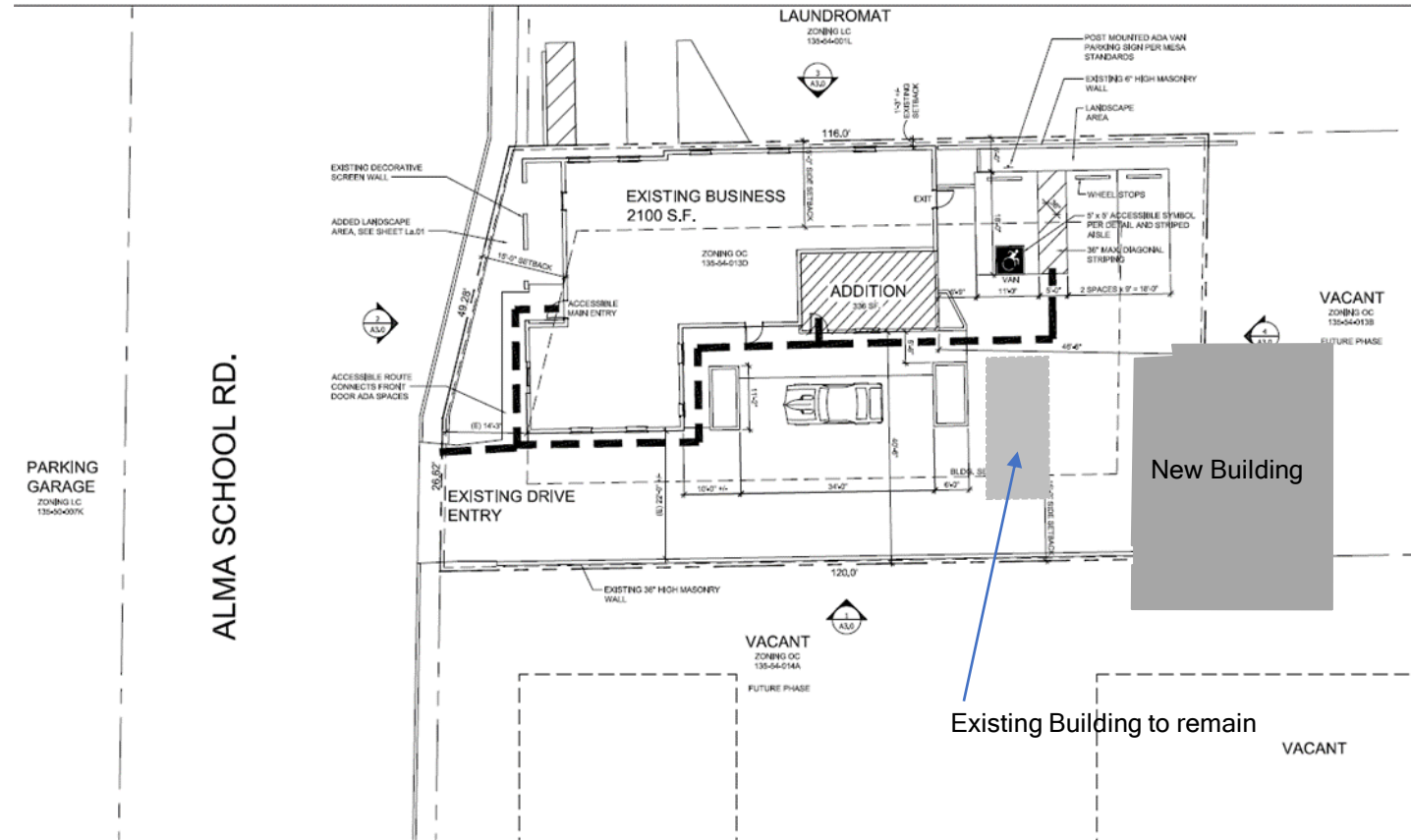
Nonconformities

- Existing perimeter landscaping of 1' -3" (15 ft. required)
- Provided landscaping of 1 tree and 2 shrubs per parking island provided (1 tree and 3 shrubs per parking island)



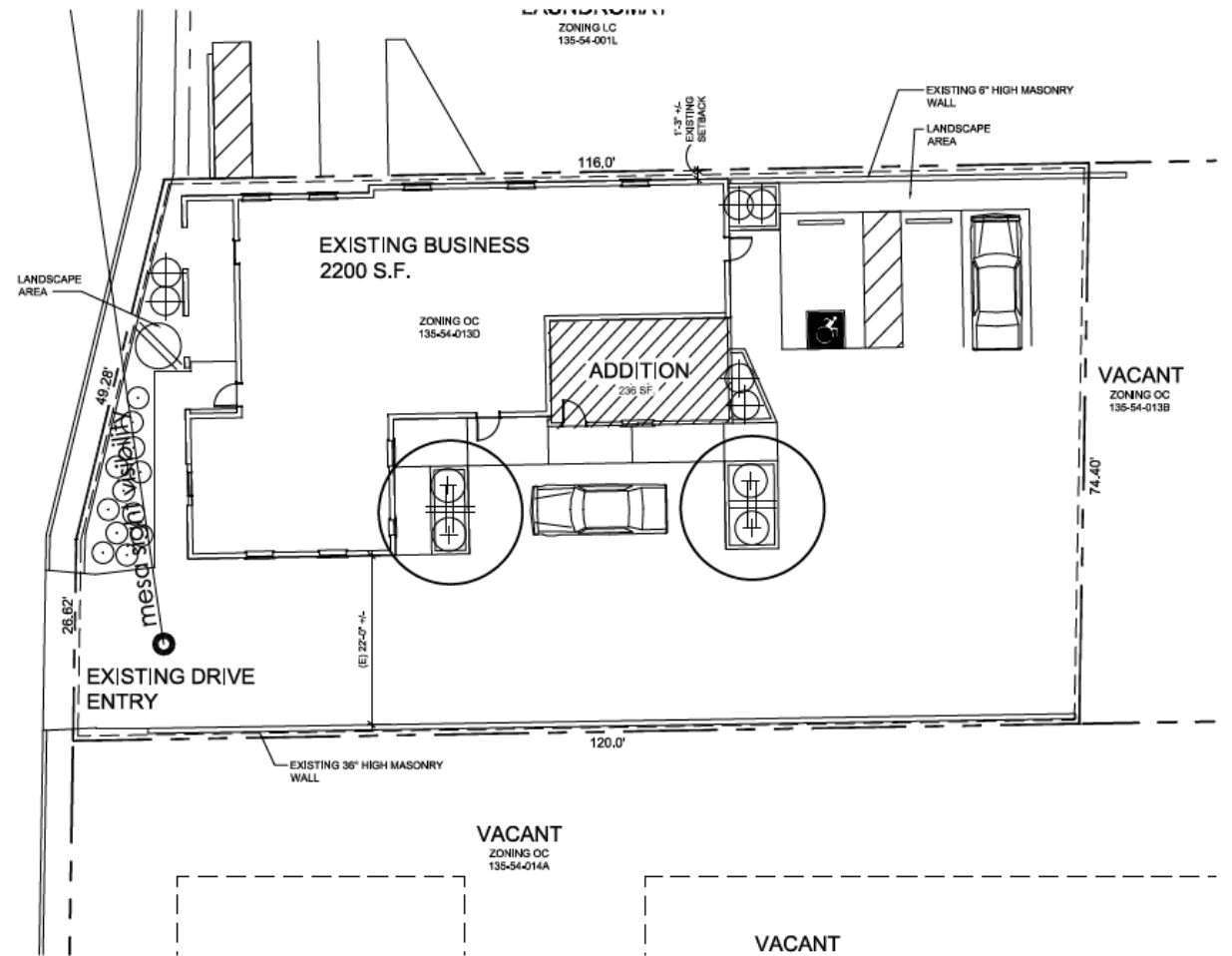
Site Plan

- New 336 SF building addition
- Reconfiguration of the parking area and new parking spaces
- New pedestrian and vehicle connections
- New parking area landscaping



Landscape Plan

- New perimeter, parking lot landscape island and foundation base plants and materials



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

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets criteria outlined in Chapter 73 of the Mesa Zoning Ordinance

Staff Recommendation

Approval with Conditions



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September 9, 2022