



# Board of Adjustment



# BOA22-01279



# Request

- Special Use Permit
- To allow for a permanent outdoor display area

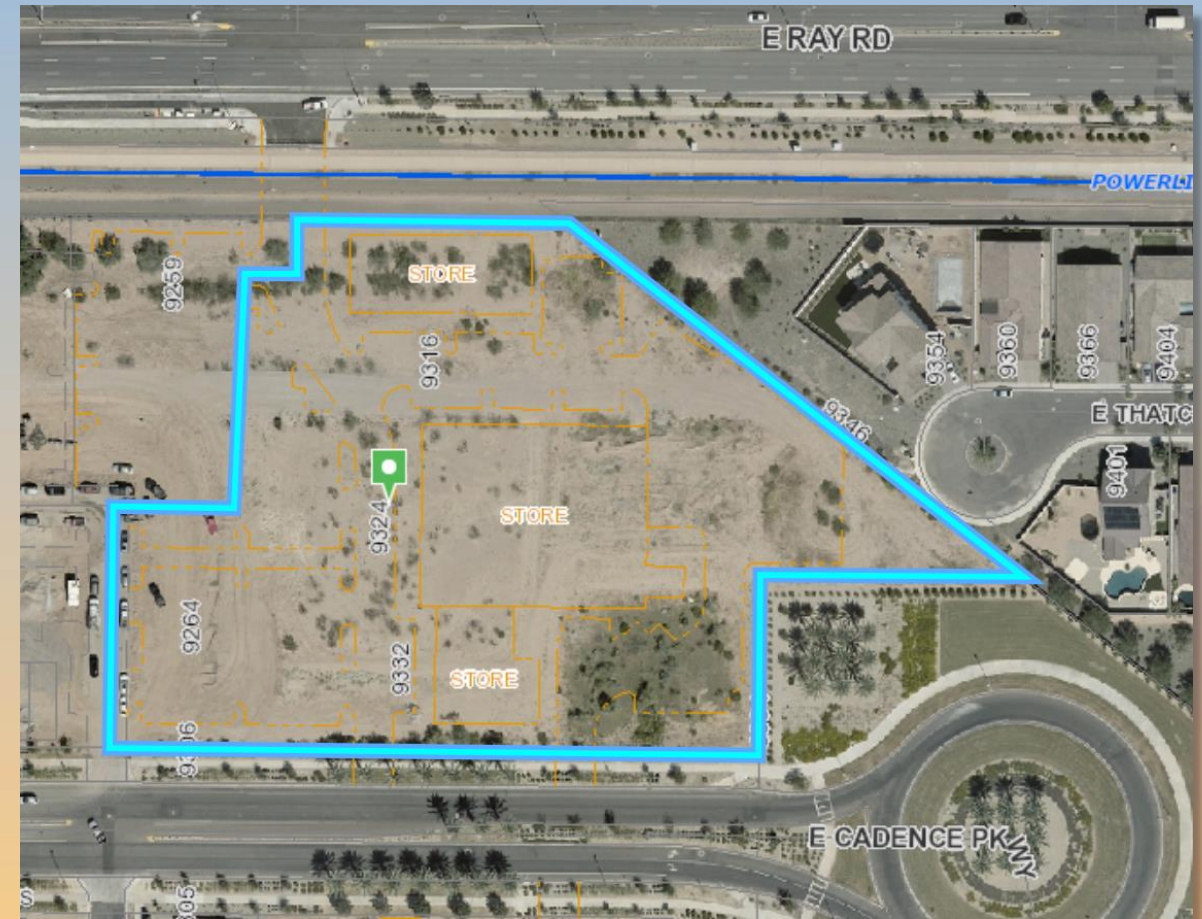






# Location

- North of E. Cadence Parkway
- East of S. Ellsworth Road
- South of E. Ray Road



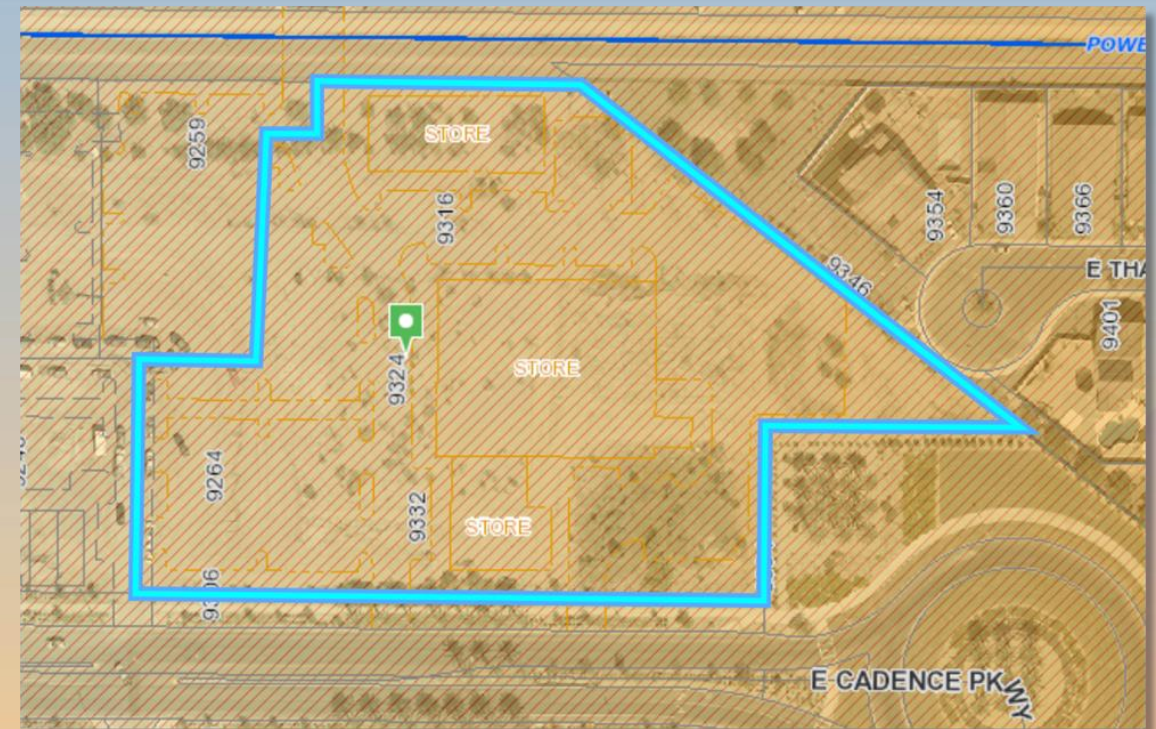




# General Plan

## Mixed Use Community

- Variety of housing types, parks, schools
- Mix of retail and commercial uses
- Sense of place

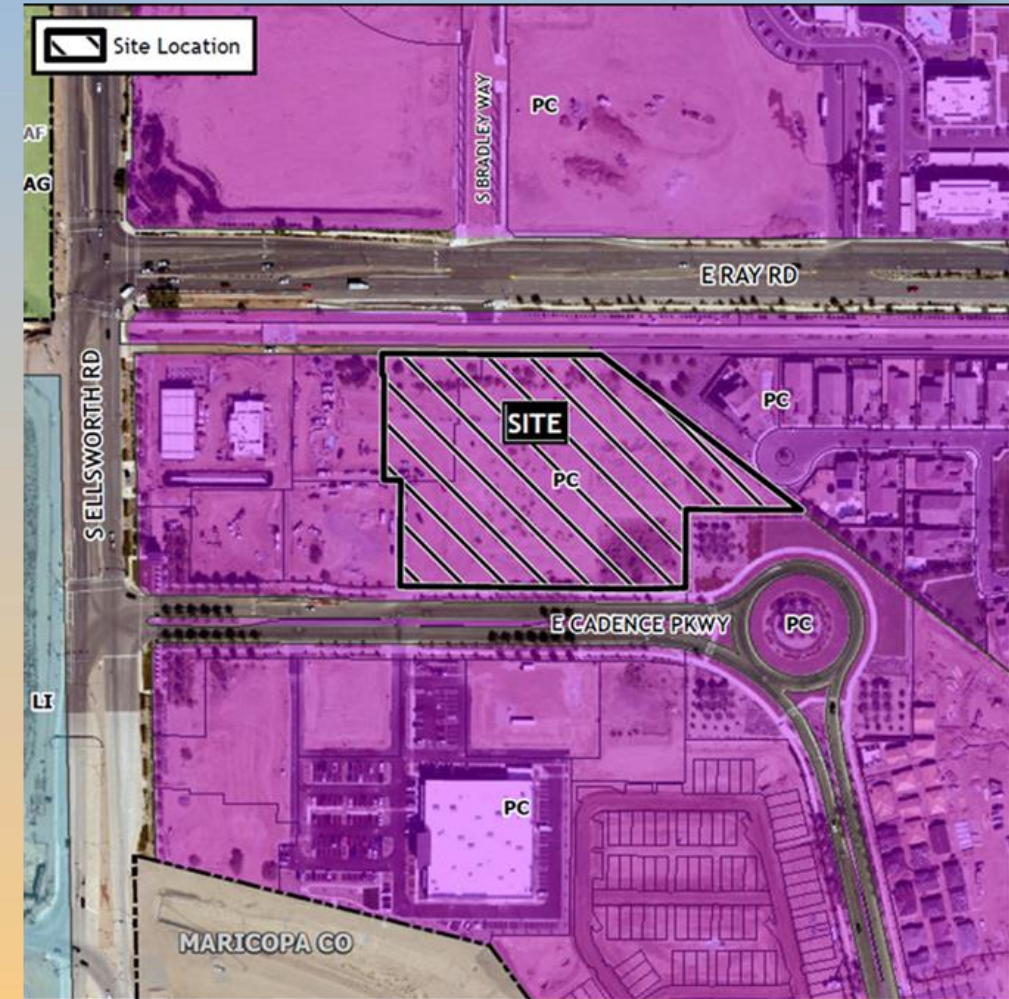






# Zoning

- Planned Community (PC)
- Cadence Community Plan







# Site Photos



Looking northeast towards the site

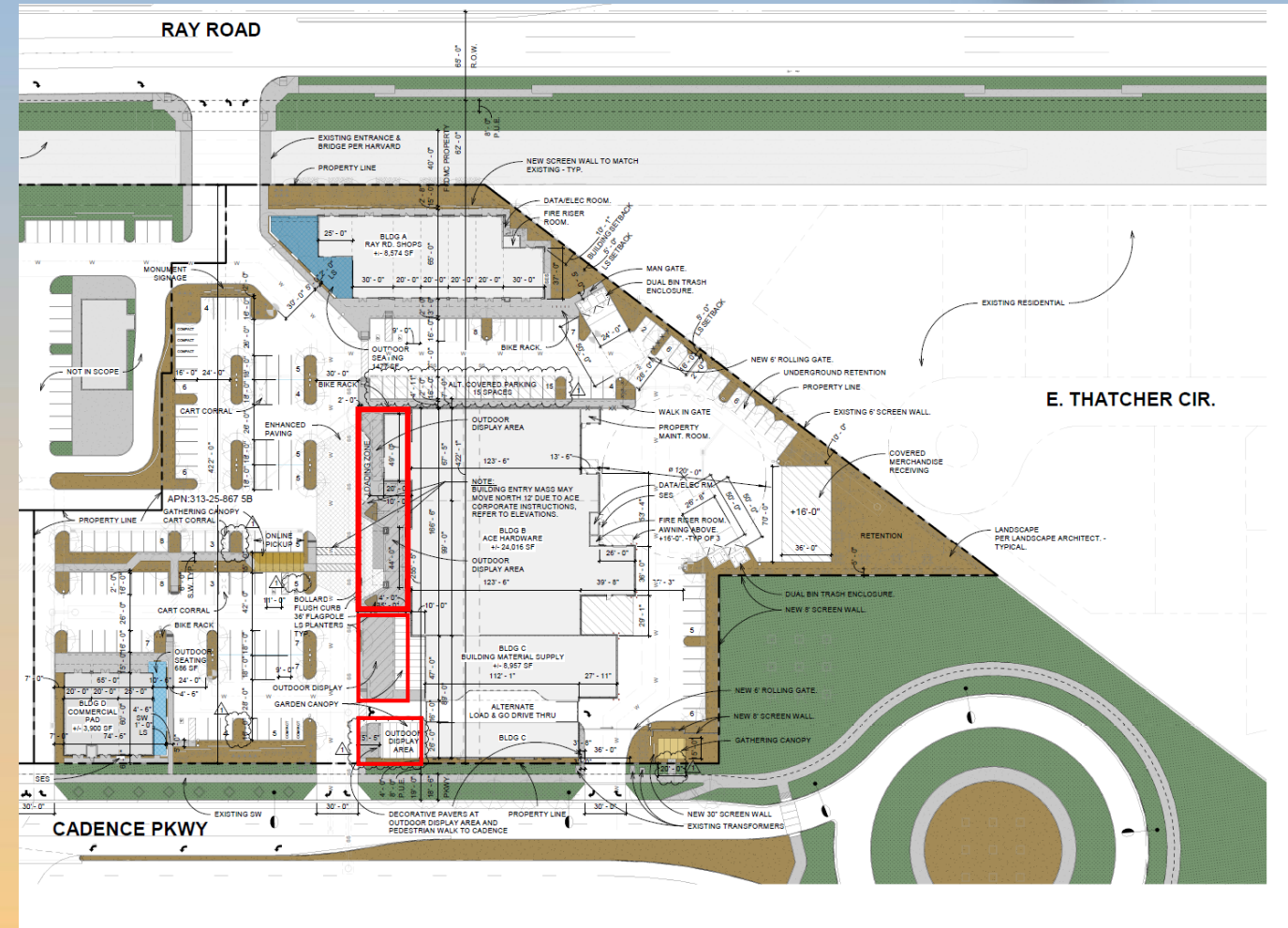


Looking north to the site





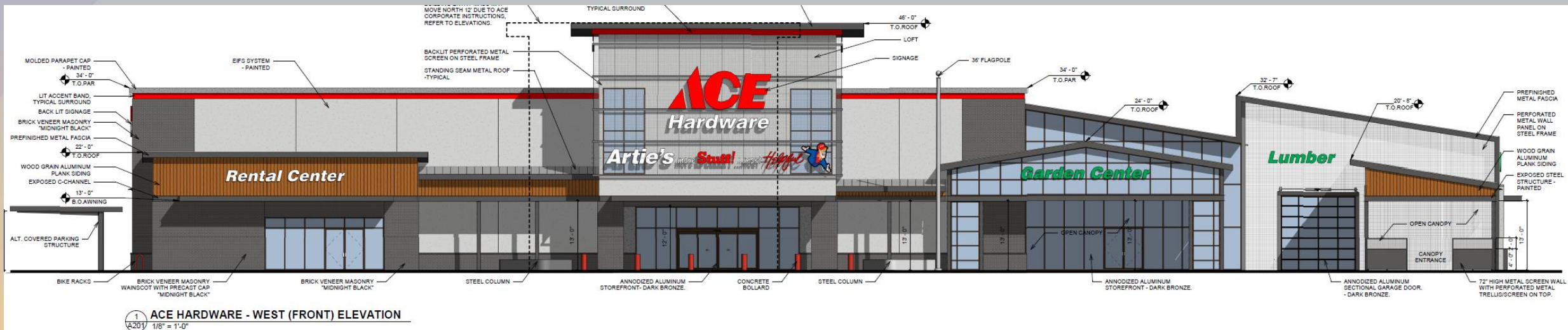
- Access from Ray Road and Cadence Parkway
- 24,000± square foot Ace Hardware store
  - 8,000± outdoor display area
  - 156 parking spaces
  - 16 bicycle spaces
  - 30" screen wall from Cadence Parkway







# Elevations





# Special Use Permit







# Special Use Permit

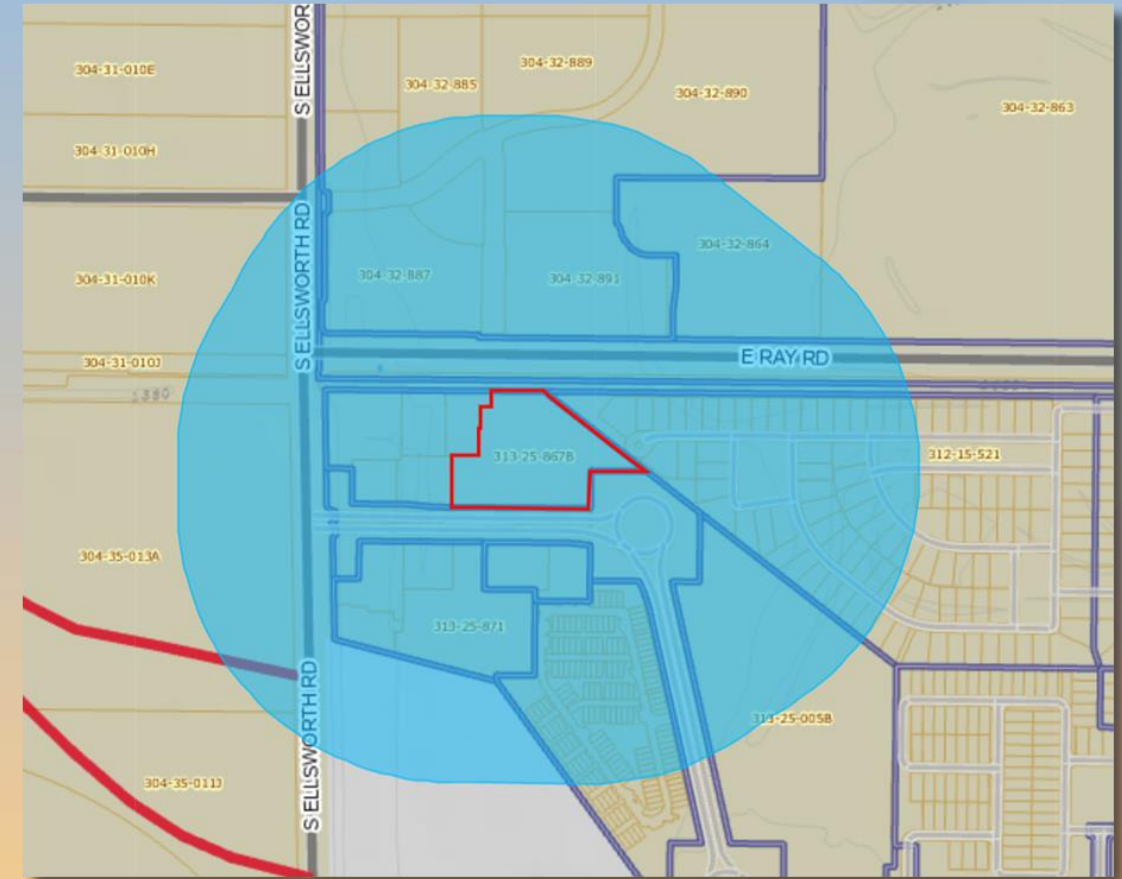
## Section 11-70-5

✓	#1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;
✓	#2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
✓	#3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
✓	#4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



# Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- Received no questions or comments







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Cadence Community Plan
- ✓ Criteria of 11-70-5 for a Special Use Permit

*Staff recommends Approval with Conditions*



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