



Board of Adjustment



BOA22-01220

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March 1, 2023



Request

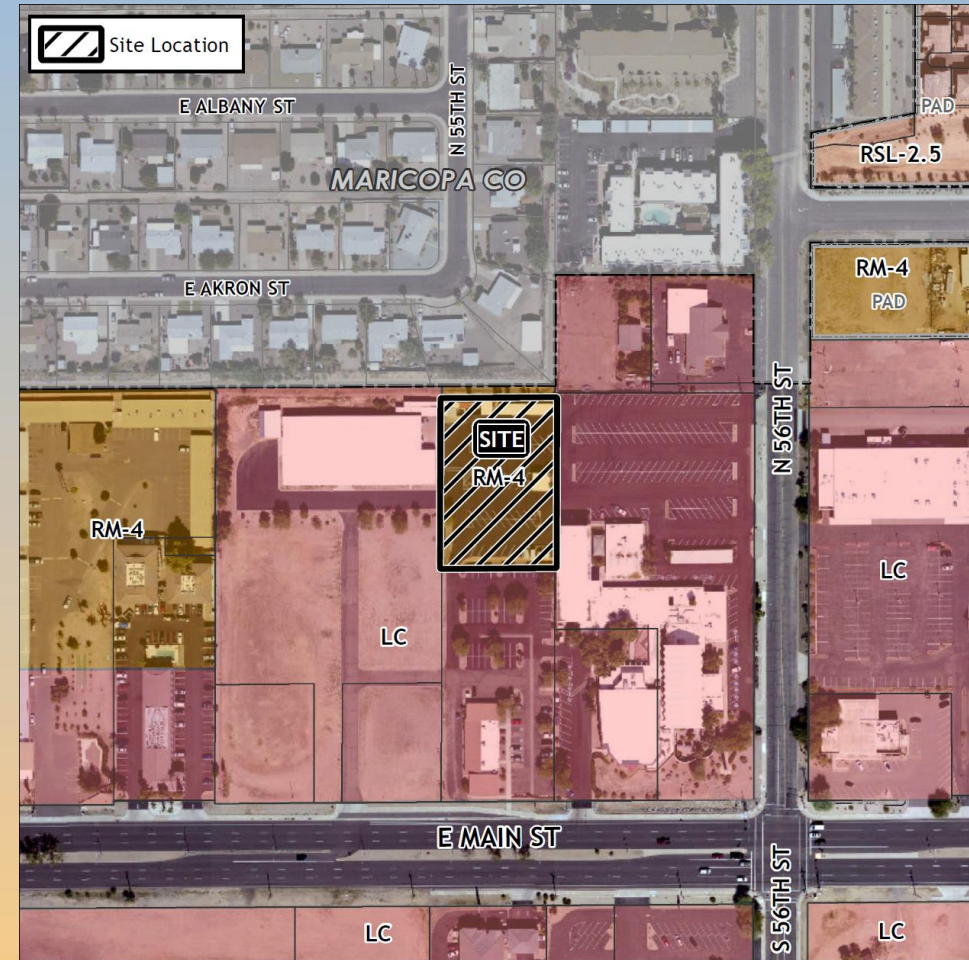
- Special Use Permit
 - To allow for new freestanding communications facility





Location

- North of Main Street
- West of North 56th Street





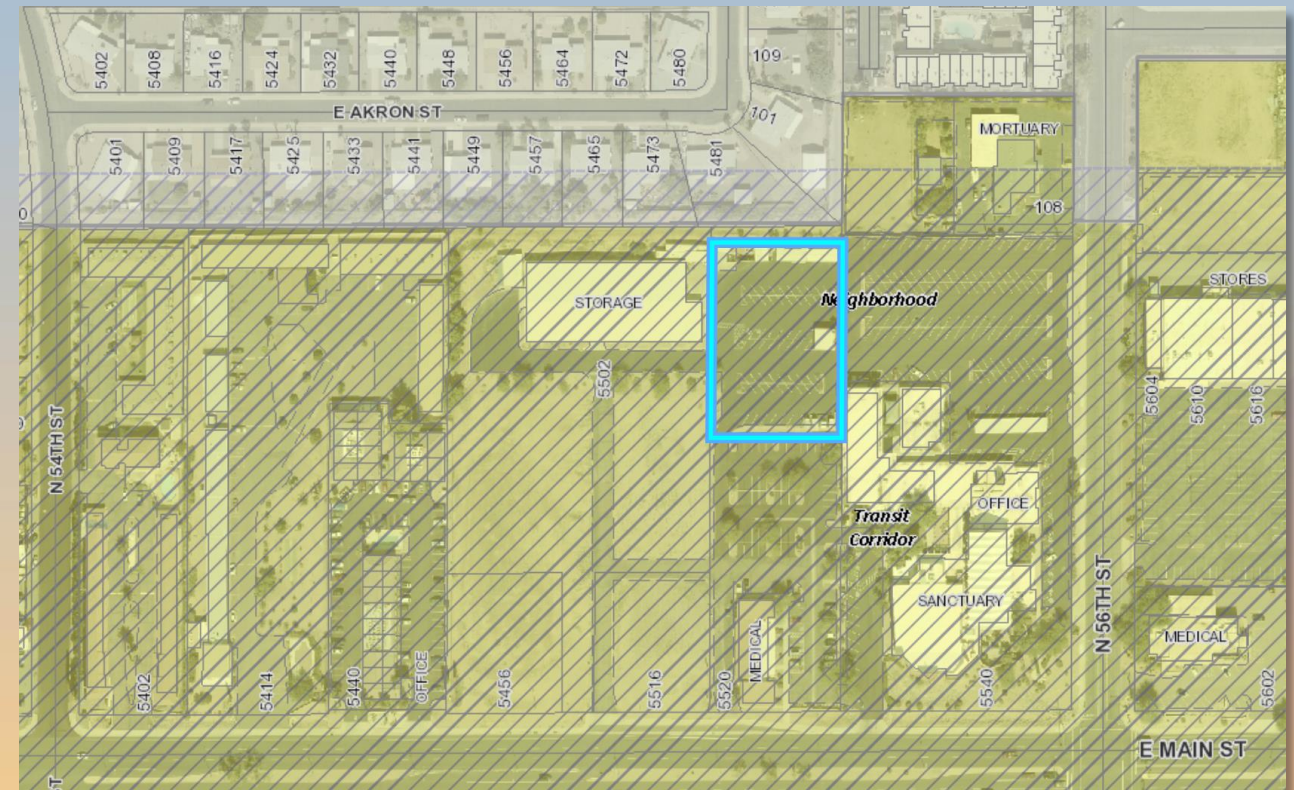
General Plan

Neighborhood

- Safe places for people to live with associated non-residential uses

Transit Corridor

- Transition from suburban into more urban development with access near transit





Zoning

- Multiple-Residence-4 (RM-4)
- A freestanding communications facility is allowed with an SUP





Site Photo

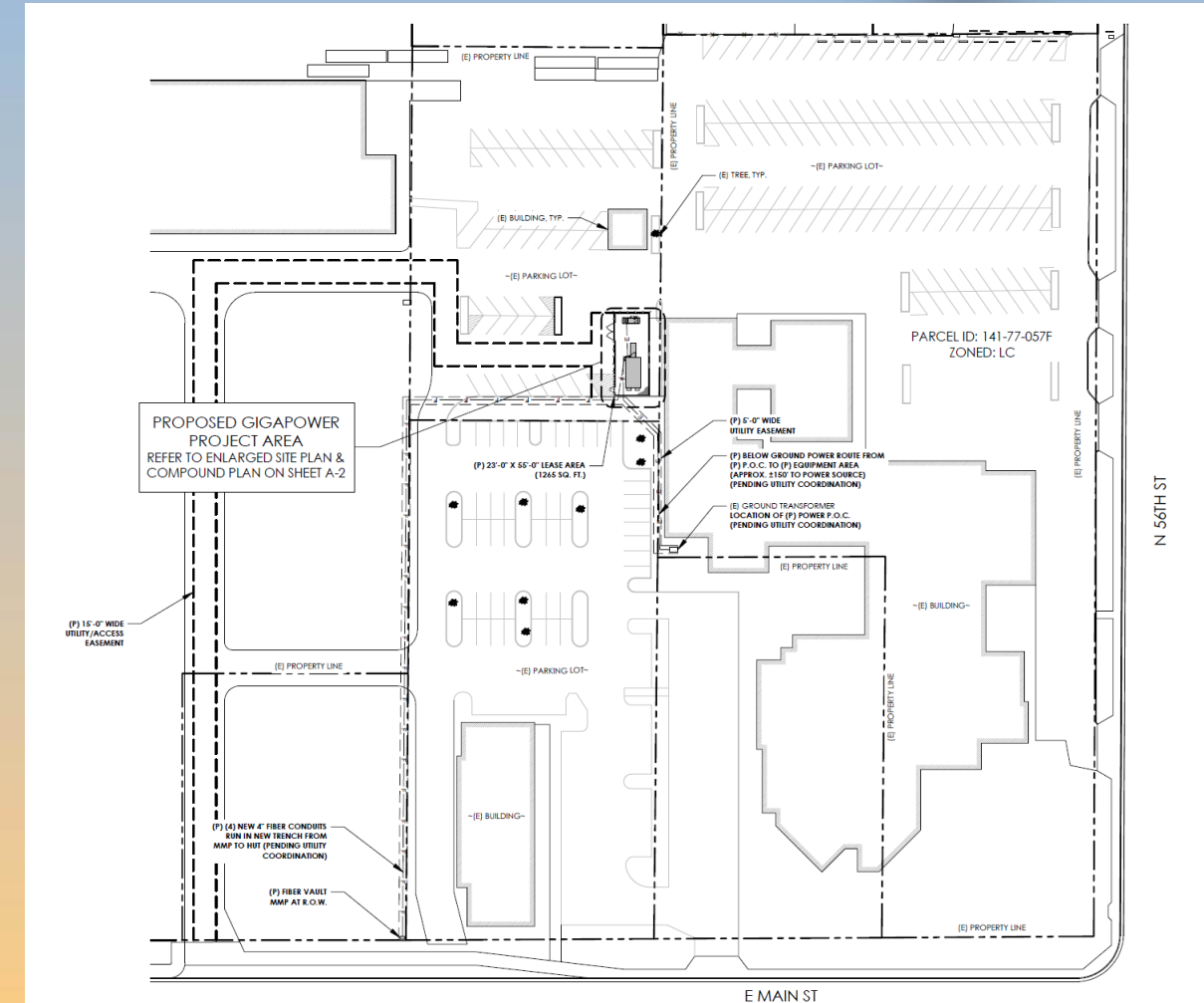


Looking northeast toward the site from Main Street



Site Plan

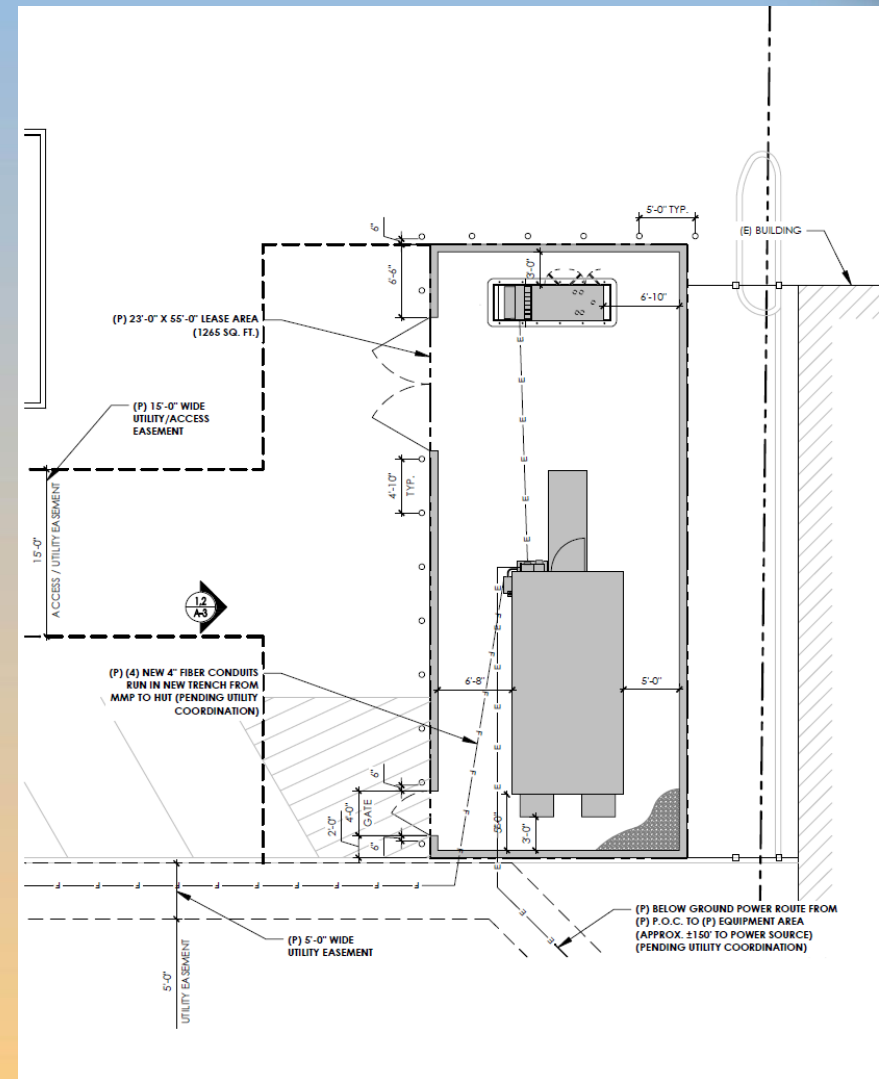
- Located in southeast corner of parking lot serving existing church
- Entrance to property from Main Street
- 1,265 sq ft lease area to store fiber optic equipment





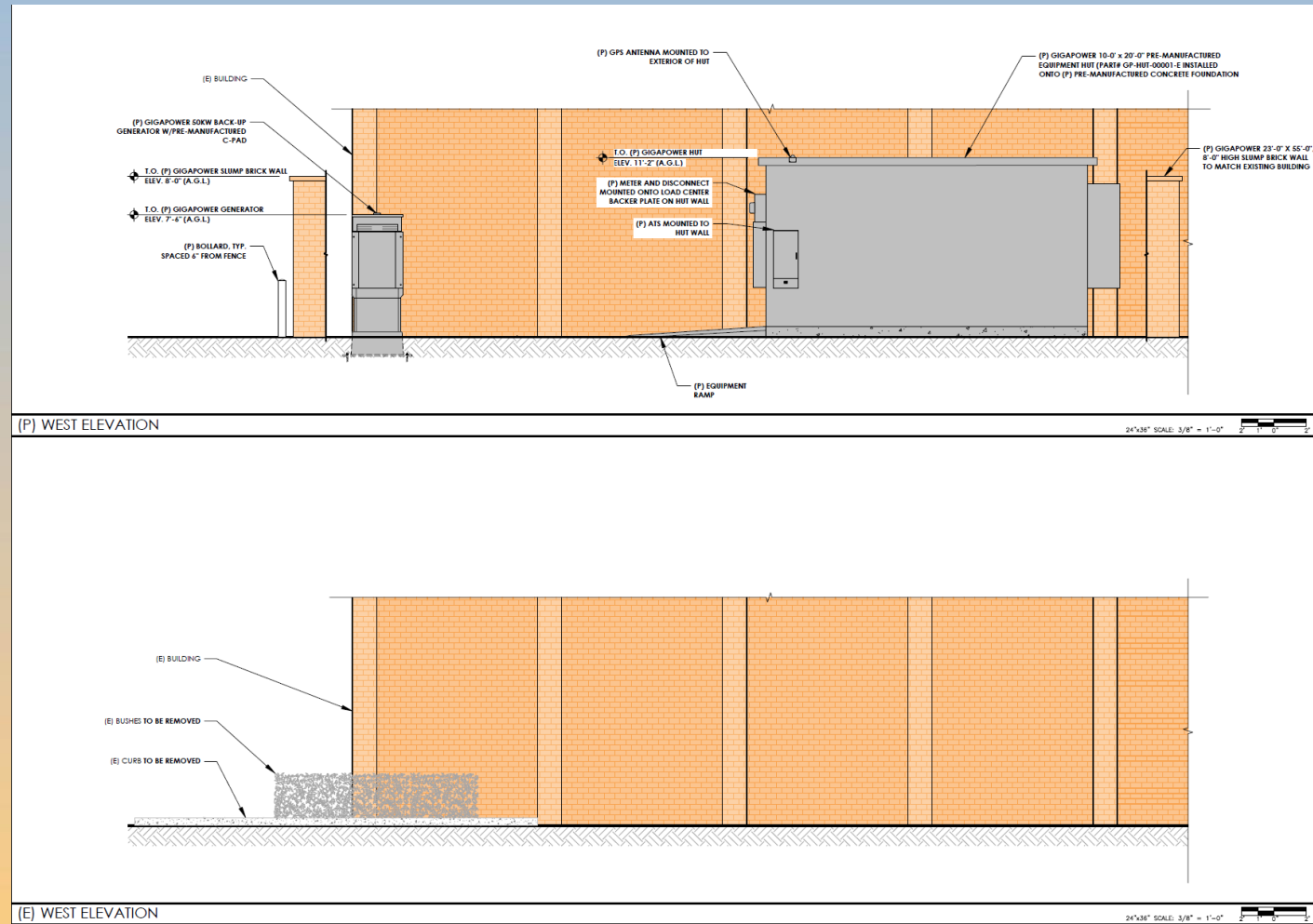
Site Plan

- 1,265 sq ft lease area with a concrete foundation
- Screened by 8 ft slump block wall with 2 access gates
- No employees on site
- Requires removal of 8 parking spaces



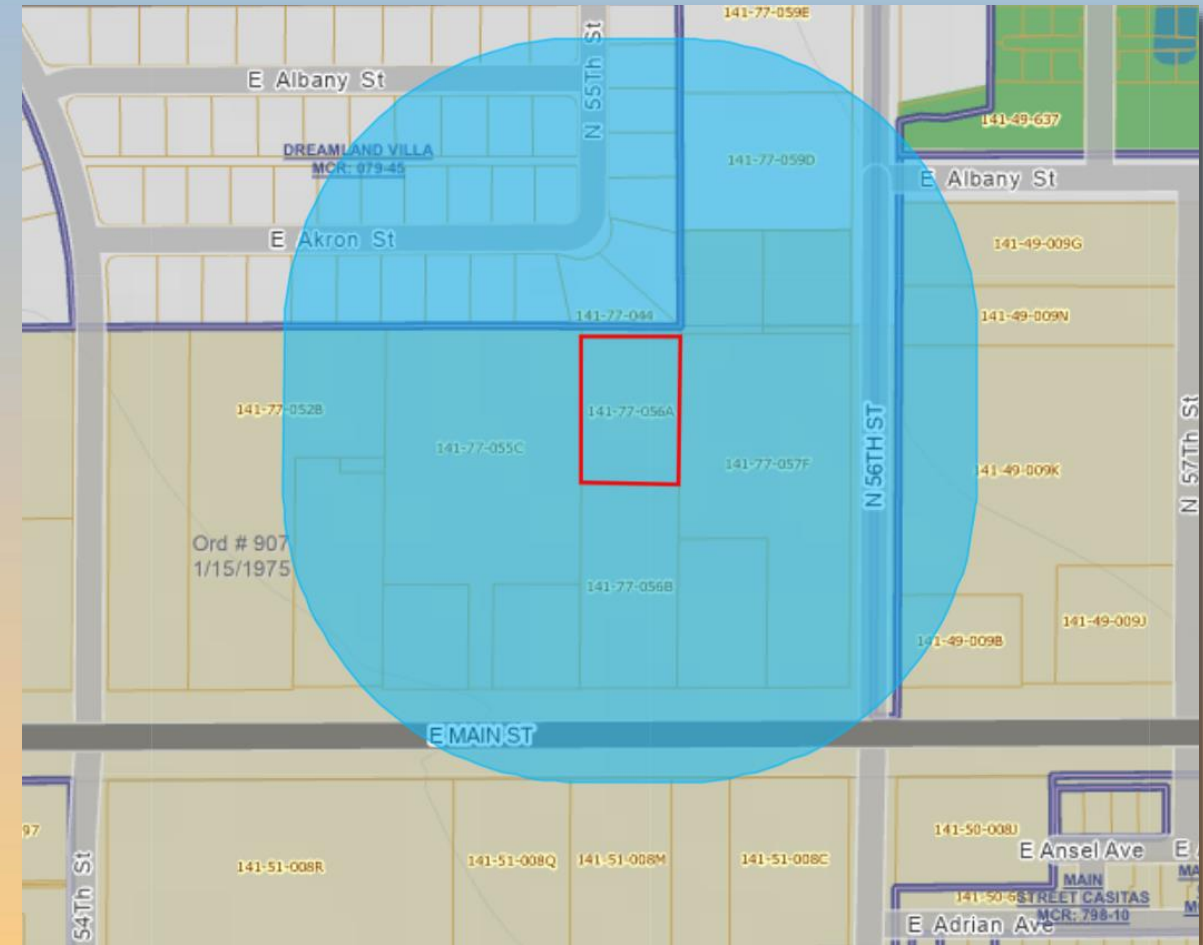


Elevations





- Notified property owners within 150', HOAs and registered neighborhoods
- Applicant and staff received no comments





Section 11-70-5

- ✓ 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 2040 Mesa General Plan
- ✓ Meets the criteria in Section 11-70-5 for a Special Use Permit

Staff recommend Approval with Conditions



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