



Project Narrative – Development Incentive Permit (DIP)

Overview: We have applied for a Board of Adjustment (BOA)/Development Incentive Permit (DIP) approval for the property located 352 E McKellips Road, Mesa, AZ 85201 (APN: 136-14-019B), zoned Limited Commercial (LC). The proposed project consists of the demolition of an existing gas fueling canopy and gas attendant kiosk to construct an 1,800-sf Dunkin with drive thru use. The case number assigned to this project is BOA23-00087.

Compliance with Section 11-72-1 of the MZO:

- A. The total area of the parcel is $\frac{3}{4}$ of an acre which is less than the 2.5 net acres.
- B. The parcel is served by all utilities.
- C. 1. The total developable land area is not more than 25 percent vacant.
2. Over 50% of the total numbers of lots or parcels have been developed 15 or more years ago.

Compliance with Section 11-72-3 of the MZO:

- A. The proposed drive-thru restaurant is consistent with the General Plan and an allowable use in the LC zoning district
- B. The proposed drive-thru restaurant is within immediate commercial and neighborhoods that is multifamily in nature and is denser than the proposed development.
- C. The architectural elements, construction, and landscape materials, and other site improvements of the proposed development meet the intent of the Design Standards.

Neighbors: Adjacent Zoning Districts – RS-6 (Single Residential), RM-4 (Multiple Residential), LC (Limited Commercial).

Lot Coverage & Open Space: Limited Commercial (LC) zoning permits an 80% maximum lot coverage. This project provides an 59% lot coverage and 7% building coverage.

DIP Requests: We are requesting the following deviations from the Limited Commercial (LC) zoning through the DIP process:

- 1. Requirement: Per City Code 11-32-4.A, parking stalls and drive aisles, including drive-thru's are to be setback **50 feet** from the property line.
Request: Revise east setback to **24 feet** and south setback to **19 feet**.
Explanation: Due to the size and corner location of this site, we are requesting the revision to allow enough area to get proper circulation and parking around the building.
- 2. Requirement: Per Section 11-33-3.B.2 of the MZO, provide a **15 feet** wide landscape yard.
Request: Revise north landscape yard to **6.5 feet**.
Explanation: This landscape requirement is not possible with the required parking. A 6.5 feet buffer will allow for plantings to grow and screen the lot to the north.



3. Requirement: Per Section 11-33-5.A.2, for exterior walls without a public entrance, a **5 feet** wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall adjacent to drive aisles.

Request: Revise foundation base to **4 feet** on the northern side, **3.5 feet** on the northeast corner, and **1.5 feet** on the southeast corner.

Explanation: This landscape requirement is not possible with the required parking. The provided width will still allow for plantings on all sides.

Results: A statement notification letter was sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division on 4/17/2023. The BOA application will be scheduled for consideration by the Mesa Board of Adjustment at their meeting held on Wednesday, May 3, 2023, in the City Council Chambers located at 57 East First Street. The study session meeting will begin 4:30 p.m. and the Public Hearing will begin at 5:30 p.m.