



Board of Adjustment



BOA23-00121

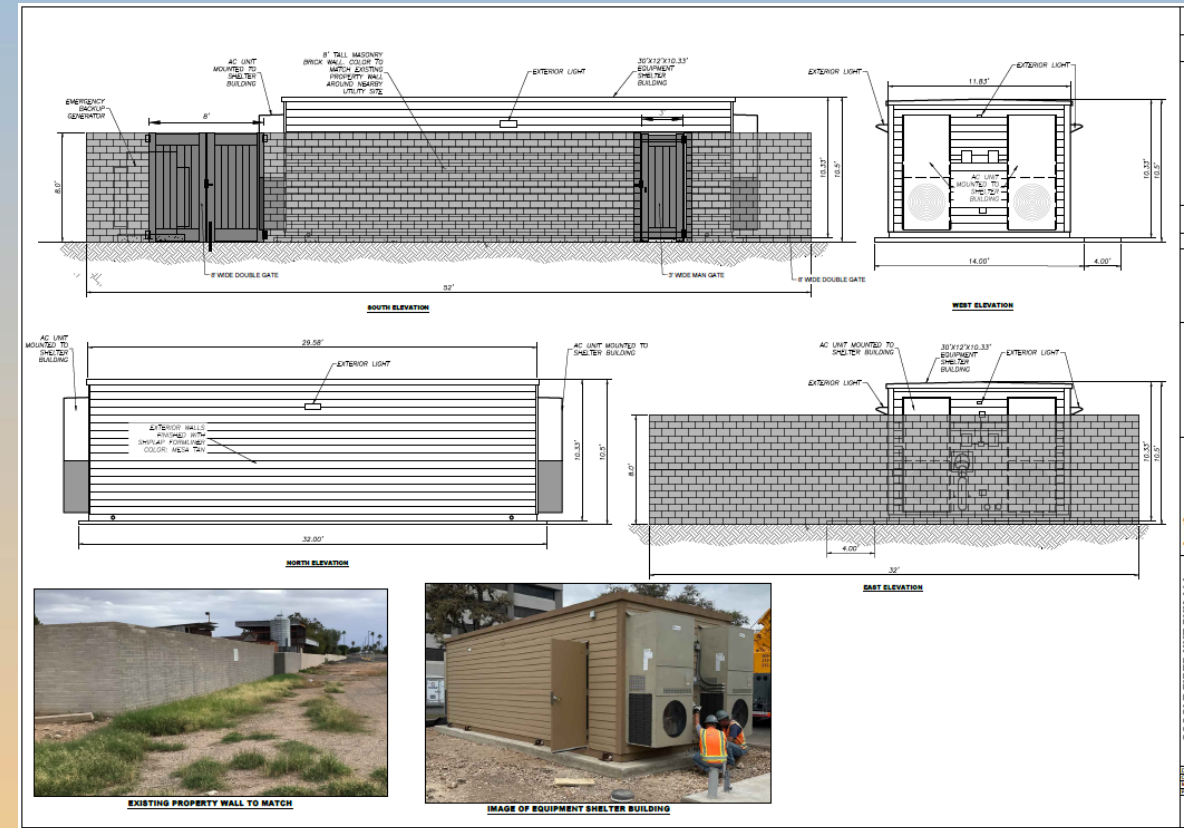
Chloe Durfee Daniel, Planner II

May 3, 2023



Request

- Special Use Permit:
 - For a new freestanding communication facility
 - Parking reduction
- Substantial Conformance Improvement Permit
 - To allow deviations from certain development





Location

- Within the 400 block of North Gilbert Road
- Located north of East University Drive
- Located east of North Gilbert Road

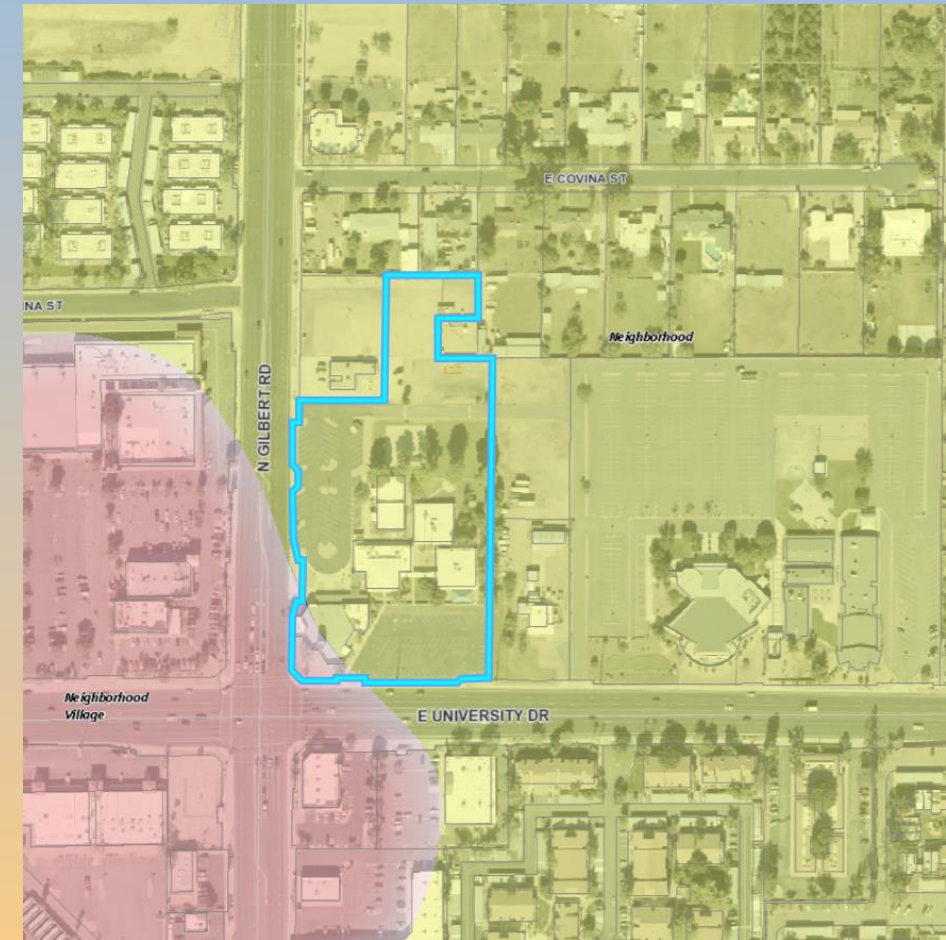




General Plan

Neighborhood

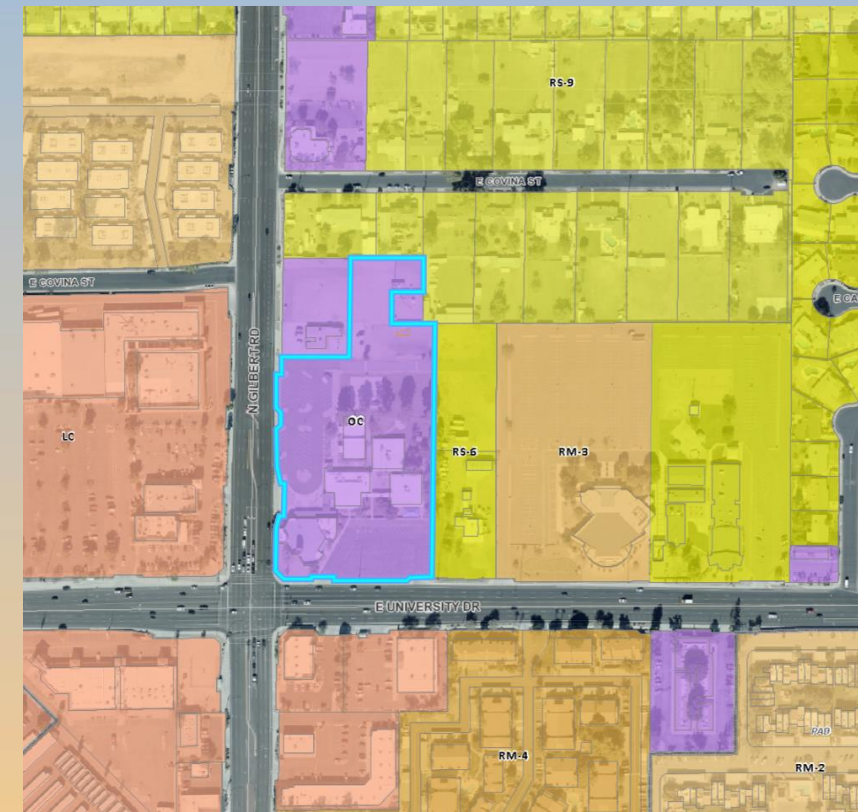
- Safe places for people to live
- Wide range of housing options allowed





Zoning

- Office Commercial (OC)
- Freestanding Communication Facility allowed with SUP





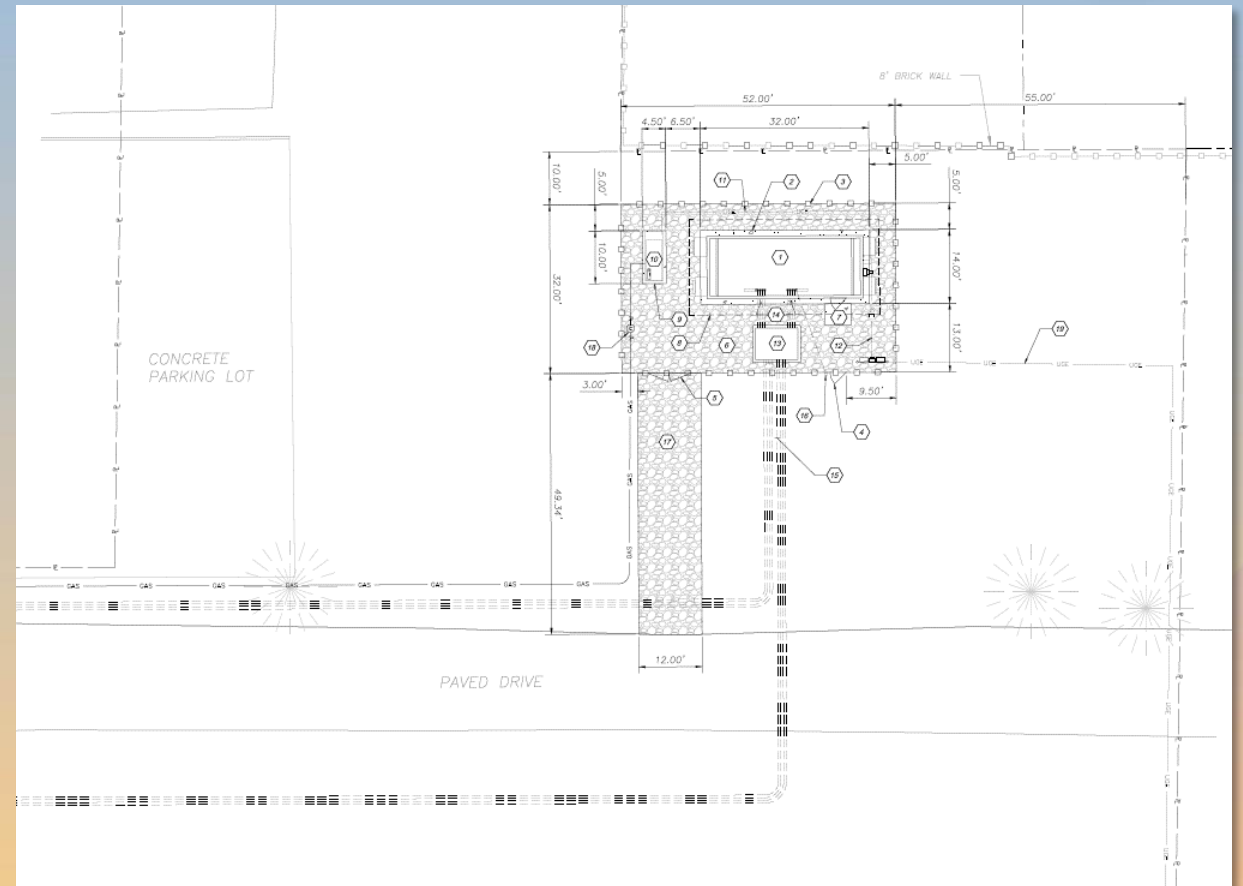
Site Photos



Looking northeast at the site

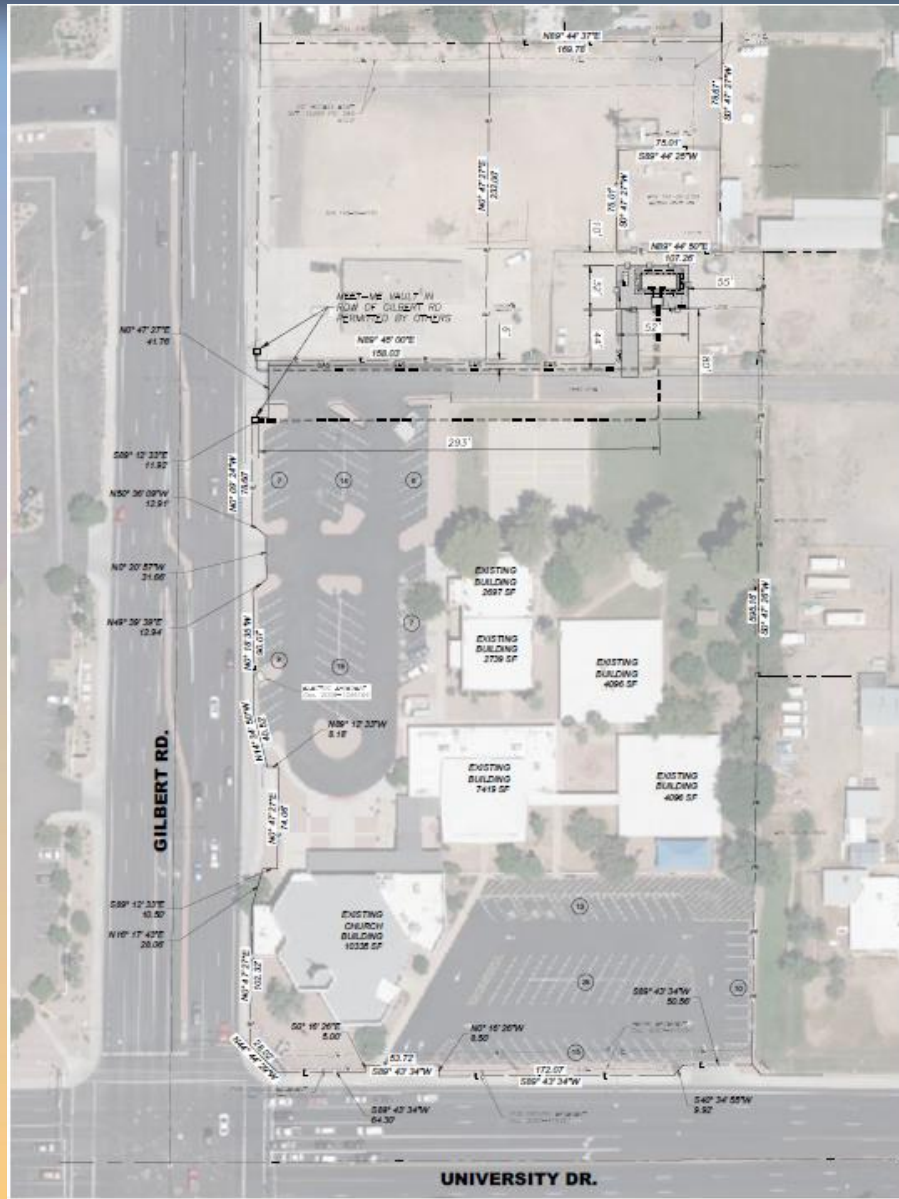


- 1,664 square foot lease area
- Two access gates





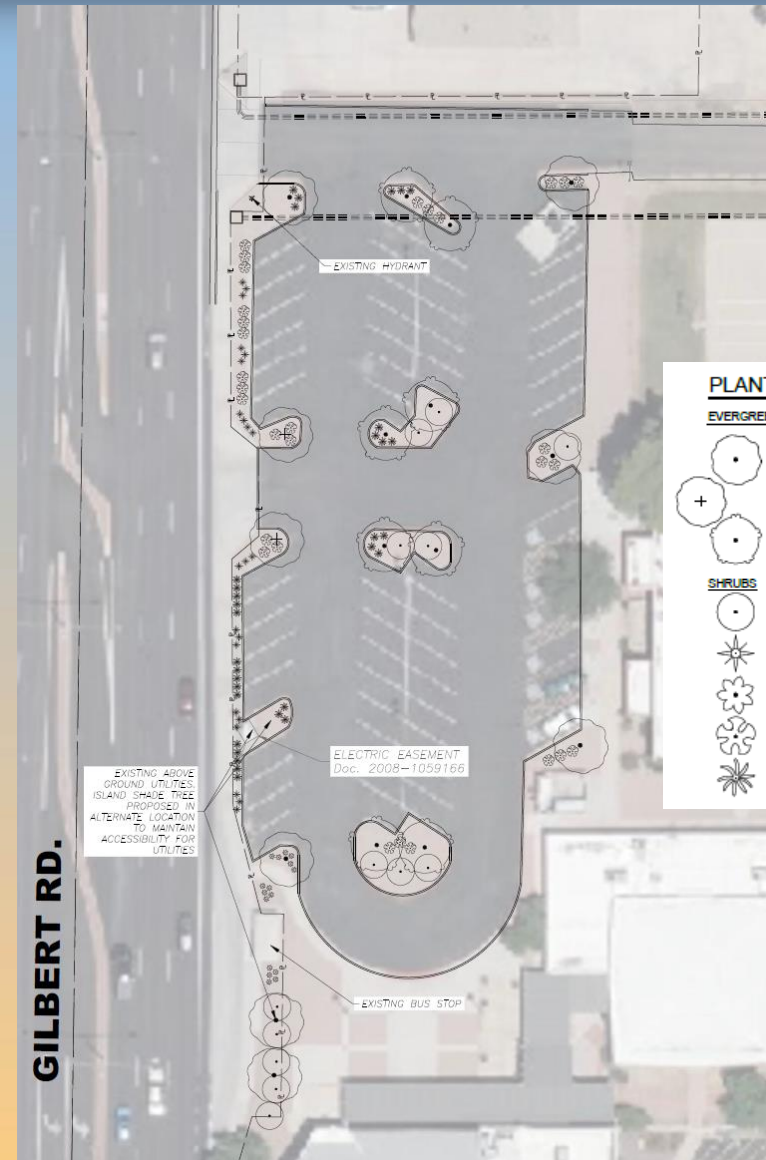
Site Plan





Landscape Plan

- Improvements to perimeter landscaping including revegetation of parking islands in the parking lot along Gilbert Road



PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT
	7	Acacia pendula / Weeping Myall	24"box
	2	Acacia pendula / Weeping Myall	36"box
	8	Acacia salicina / Willow Acacia	24"box
SHRUBS	QTY	BOTANICAL / COMMON NAME	SPEC
	13	Acacia redolens "Low Boy" / Low Boy Bank Calciaw	5 gal
	22	Agave angustifolia "Marginata" / Variegated Caribbean Century Plant	1 gal
	16	Chrysactinia mexicana / Damianita	1 gal
	30	Dalea frutescens / Black Dalea	5 gal
	32	Hesperaloe parviflora "Surprise Bouquet" / Surprise Bouquet Red Yucca	1 gal



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
Perimeter Landscape Setbacks: West property line East property line South property line	15' 15' 15'	0-6' along western parking lot 0' along the southern parking lot 7' along the southern parking lot
Perimeter Landscaping: East property line South property line West property line	4 trees and 20 shrubs per 100 linear feet of property line: 21 trees and 103 shrubs 4 trees and 20 shrubs per 100 linear feet of property line: 14 trees and 70 shrubs 4 trees and 20 shrubs per 100 linear feet of property line: 24 trees and 119 shrubs	8 trees and 61 shrubs 1 tree and 0 shrubs 6 trees and 0 shrubs



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
Parking Lot Landscape Islands: West parking lot	Landscape islands shall be a minimum of eight feet wide and 15 feet in length for single-row and 30 feet in length for double-row parking	Two landscape islands with a minimum width of 4 feet along the north of the parking lot One landscape island with a minimum length 15 feet next to the south entrance of the parking lot



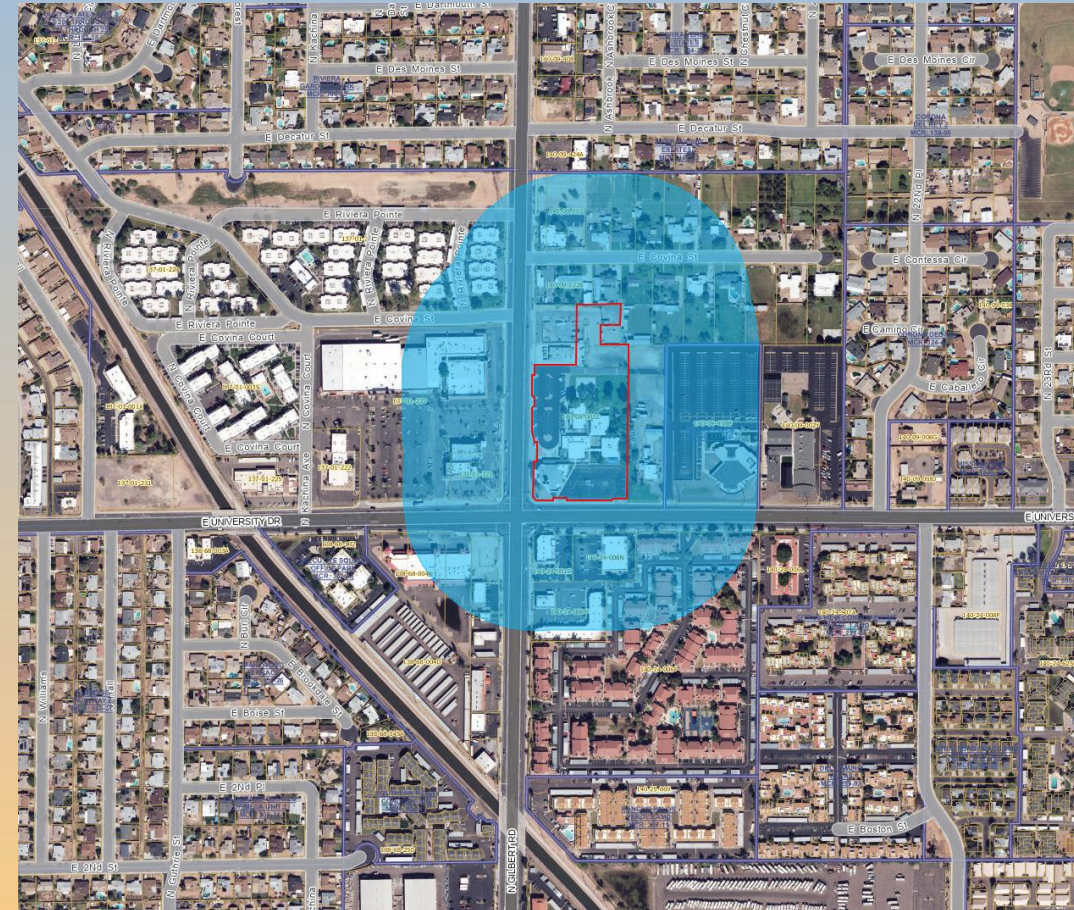
SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
Parking Lot Landscaping: West parking lot South parking lot	Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces.	Maximum 9 contiguous parking spaces. Maximum 15 contiguous parking spaces.
Throat Depth: West parking lot South parking lot	Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the street.	11' minimum 10' minimum



Citizen Participation

- Notified property owners within 500 feet
- Staff did receive a call to clarify what the project was. Neighbor had no concerns with the project.





Approval Criteria

Section 11-70-5 Special Use Permit Criteria

- ✓ #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



Approval Criteria

Section 11-73-3 SCIP Criteria

- ✓ 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



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for a Special Use Permit in Section 11-70-5 of the MZO
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO
- ✓ Meets required findings for a freestanding communication facility in Section 11-35-6(E)
- ✓ Meets required findings for a Parking Reduction per Section 11-32-6(A)

Staff recommends Approval with Conditions



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