



# Board of Adjustment



# BOA23-00195

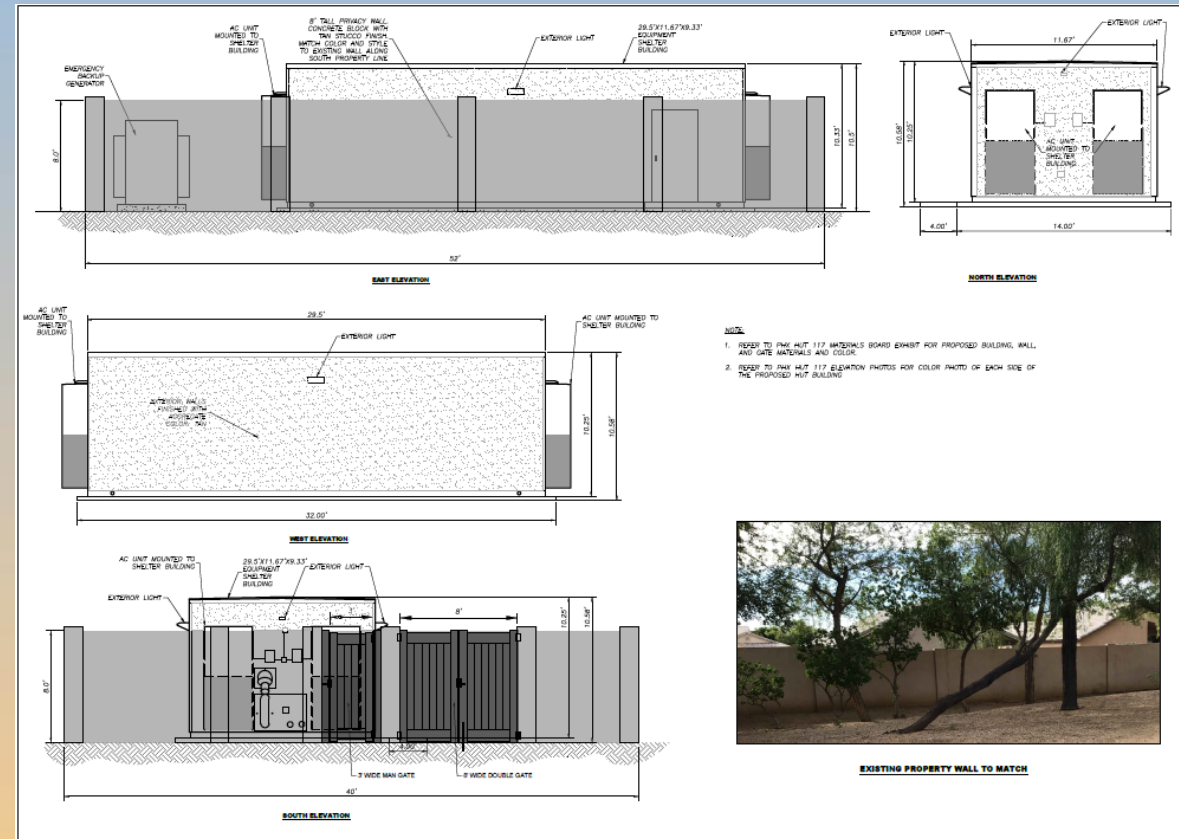
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May 3, 2023



# Request

- Requesting a Special Use Permit (SUP) to allow the development of a new freestanding communication facility in the Limited Commercial (LC) zoning district.







# Location

- Within the 7600 block of East Guadalupe Road
- Within the 2800 block of South Sossaman Road
- Located south of East Guadalupe Road
- Located east of South Sossaman







# Neighborhood

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# Zoning

- Limited Commercial (LC)
- Freestanding Communication Facility allowed with SUP







# Site Photos



Looking north

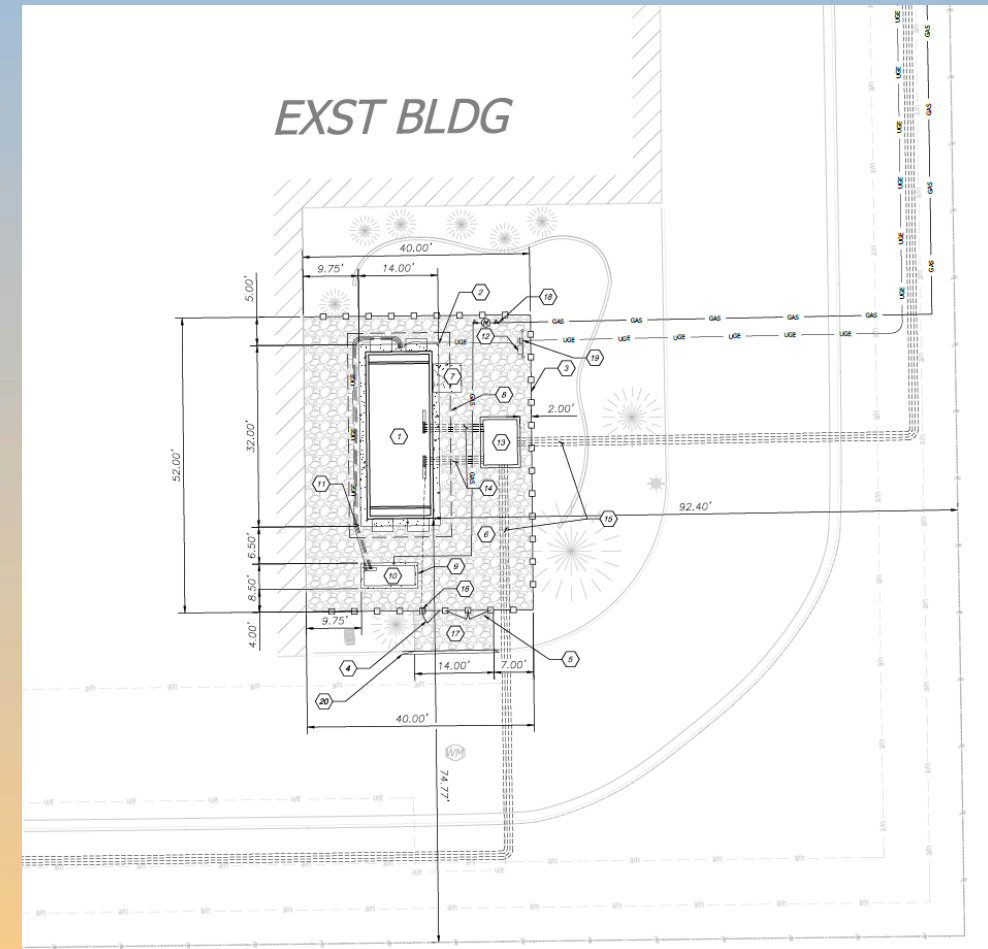


Looking west



# Site Plan

- 2,080 square foot lease area
- Building and lease area will be entirely enclosed with a block wall painted to match neighboring block wall
- Two access gates







- Notified property owners within 500 feet
- Staff did receive a call to clarify what the project was. Citizen 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





# 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 required findings for a freestanding communication facility in Section 11-35-6(E)

*Staff recommends Approval with Conditions*



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