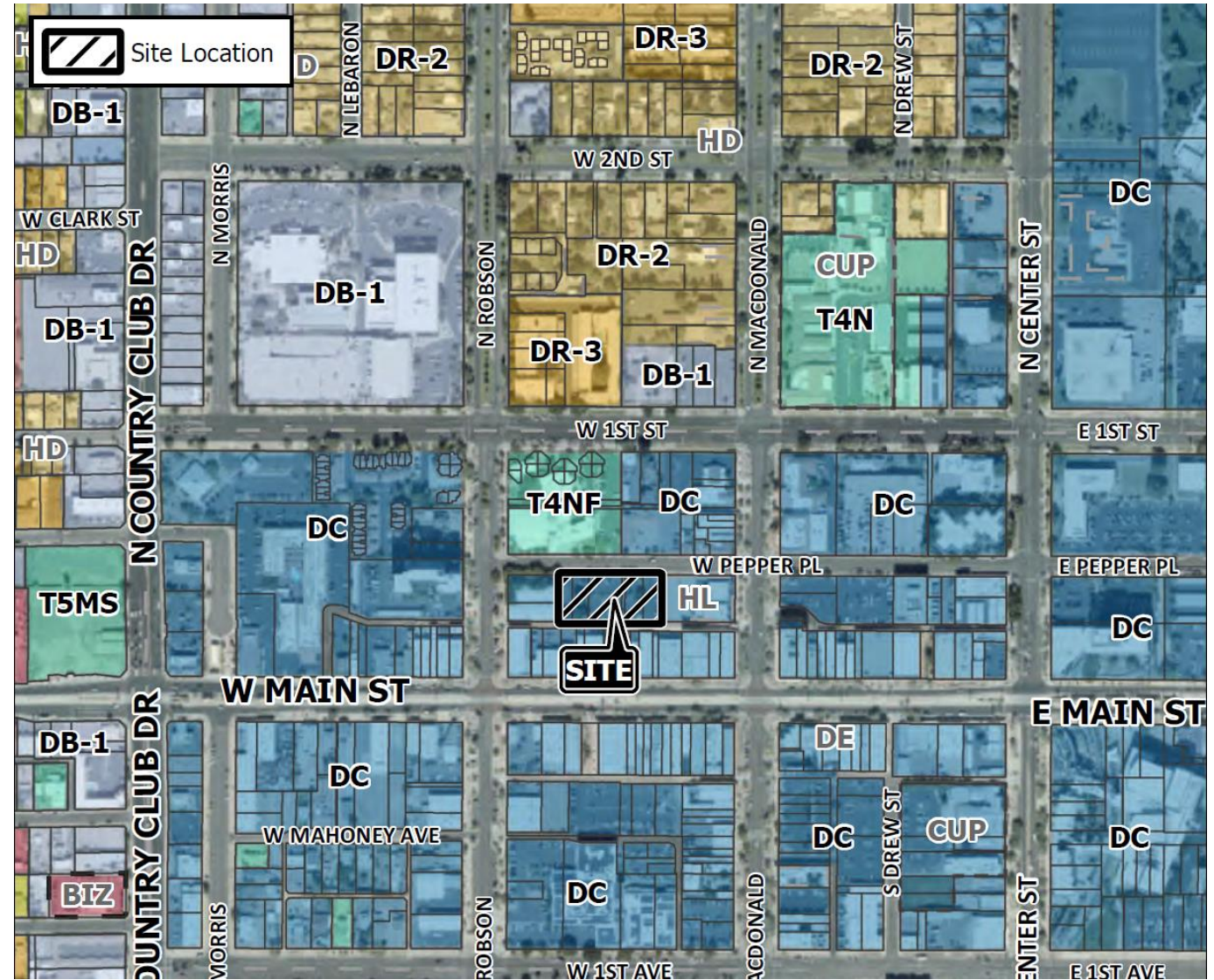




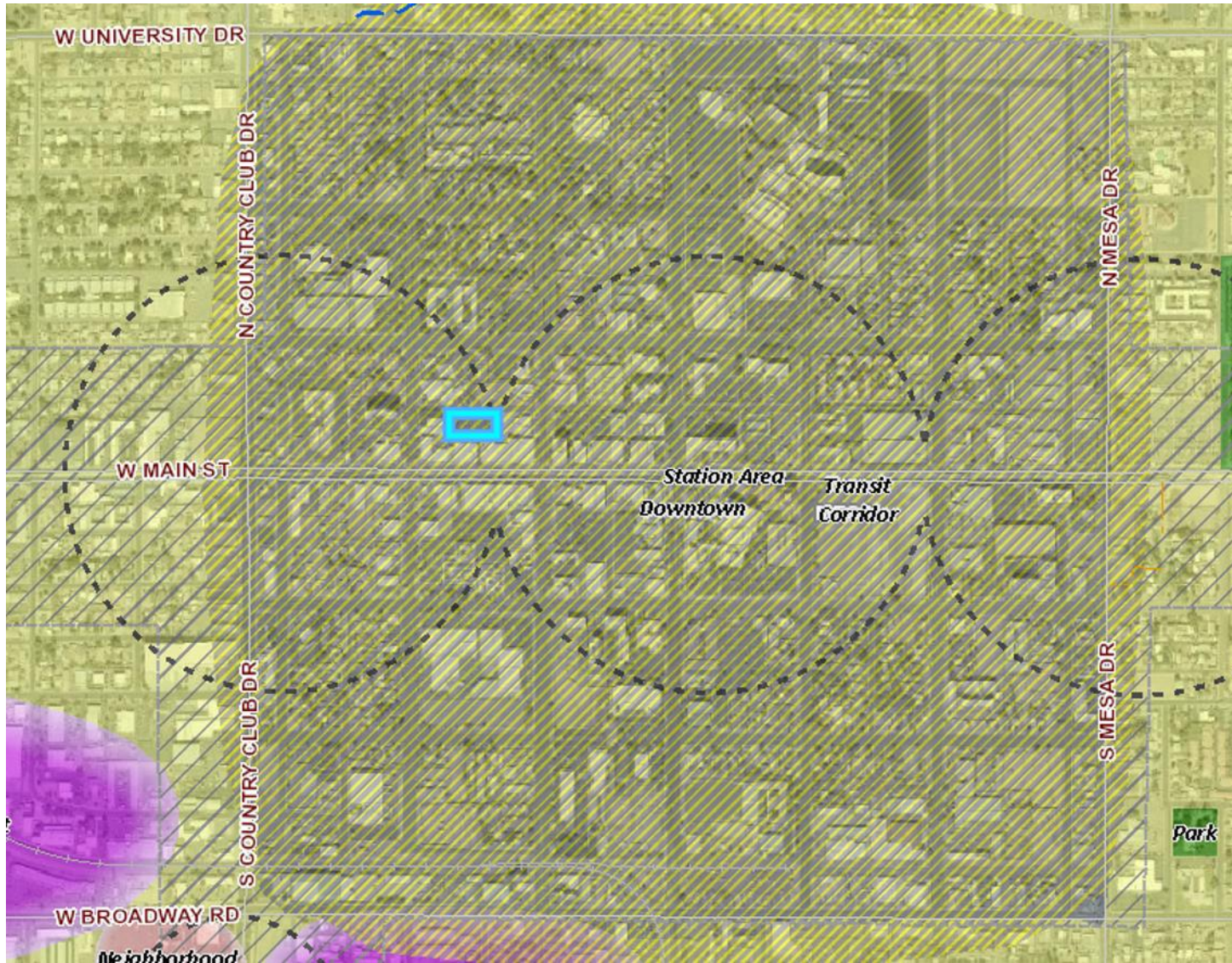
**BOA20-00497**

# Location

- Within Downtown Core
- West of Macdonald, East of Robson
- South of Pepper Place, North of Main Street







# General Plan

## Downtown – Station Area

- Pedestrian-oriented
- Options for housing, employment, events, shopping and entertainment





## Area

### Central Main Street Area

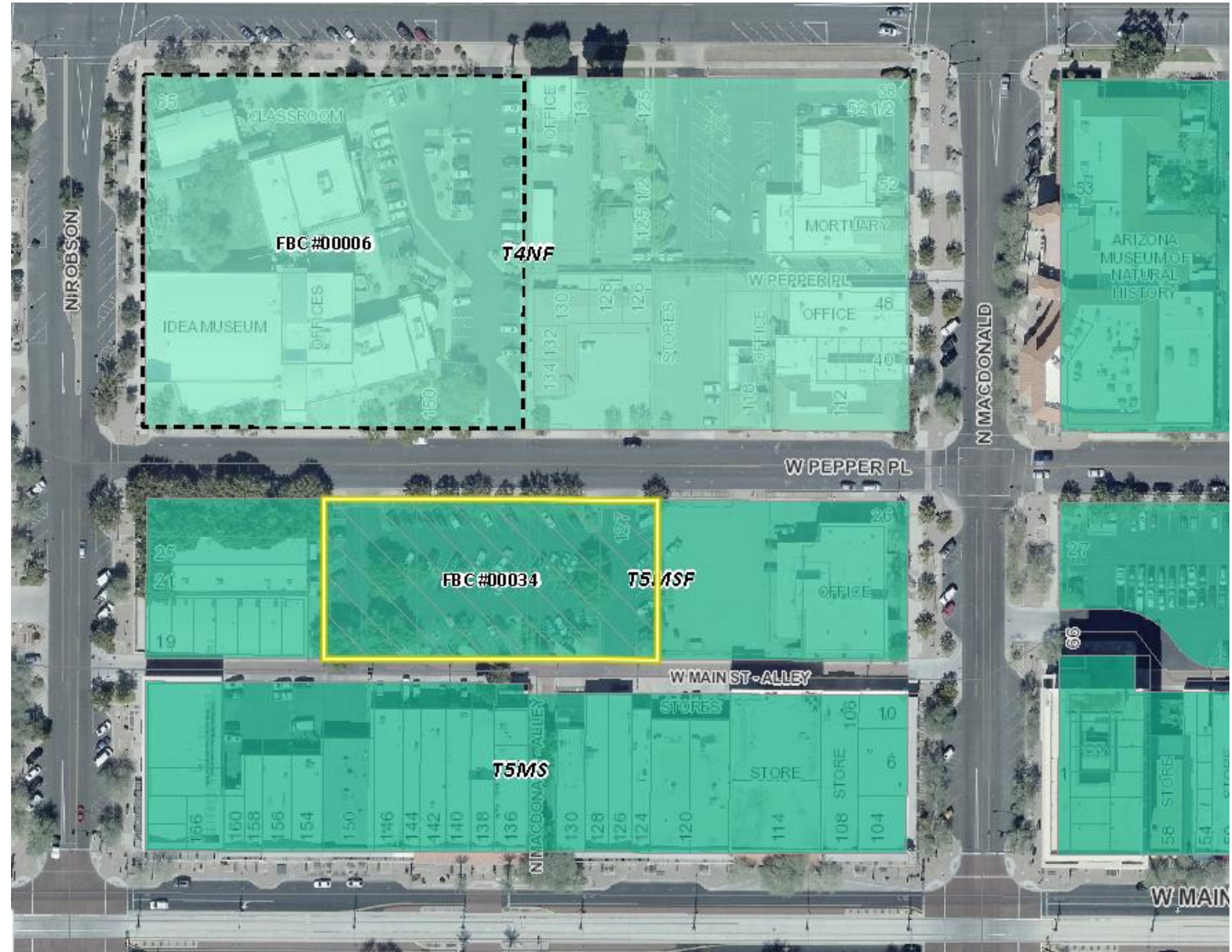
- Museum District
- High Density Residential
- Pedestrian-Oriented
- Accommodates Museum Parking

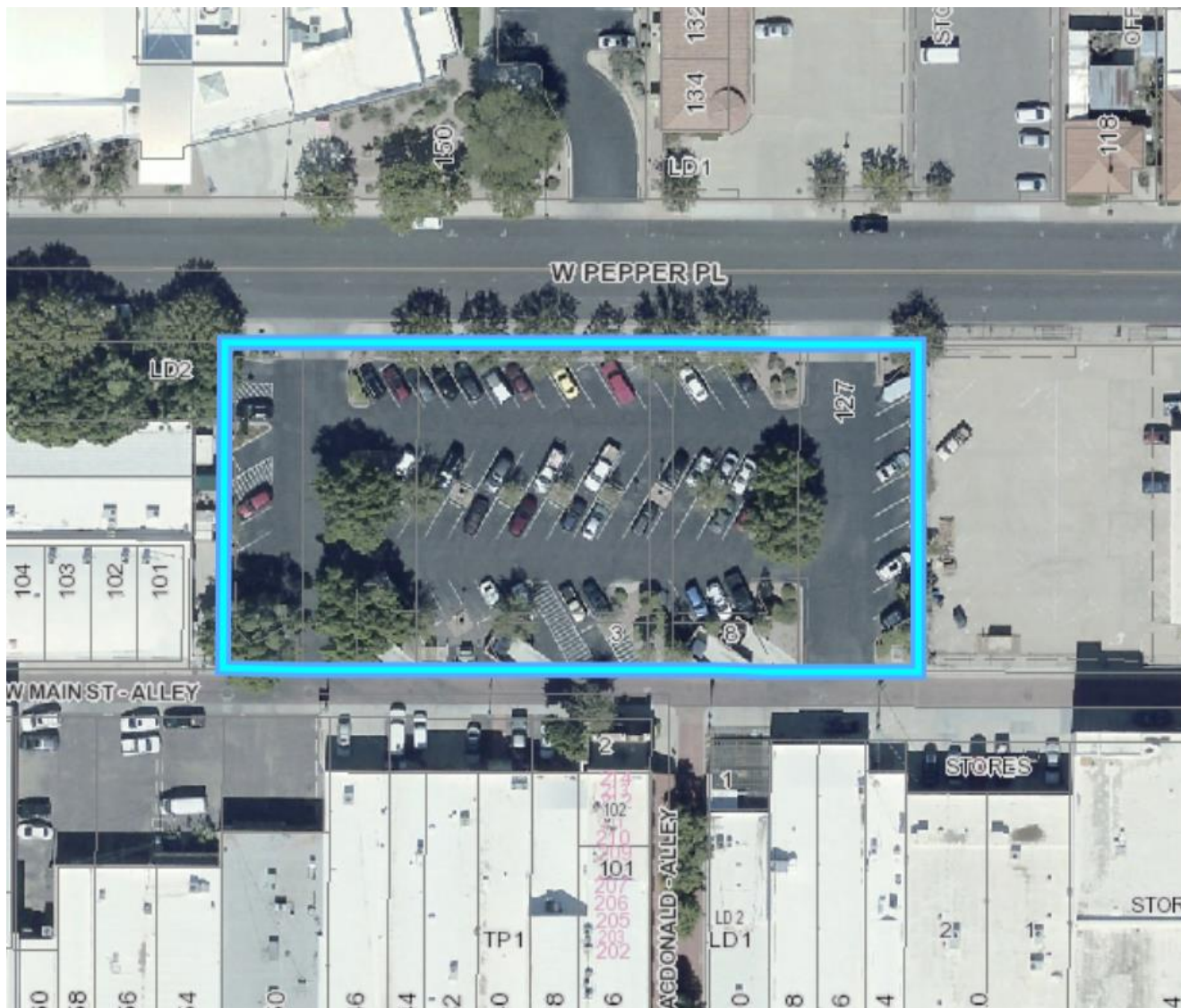


# Zoning

## Downtown Core

- T5 Main Street Flex (T5MSF)
- Flexible area with a mixture of ground floor uses





## Request

- Variances from Form Based Code

## Purpose

- Allow Residential above Structured Parking and Retail



# Site Photos



Looking south towards the site



Looking north towards the site

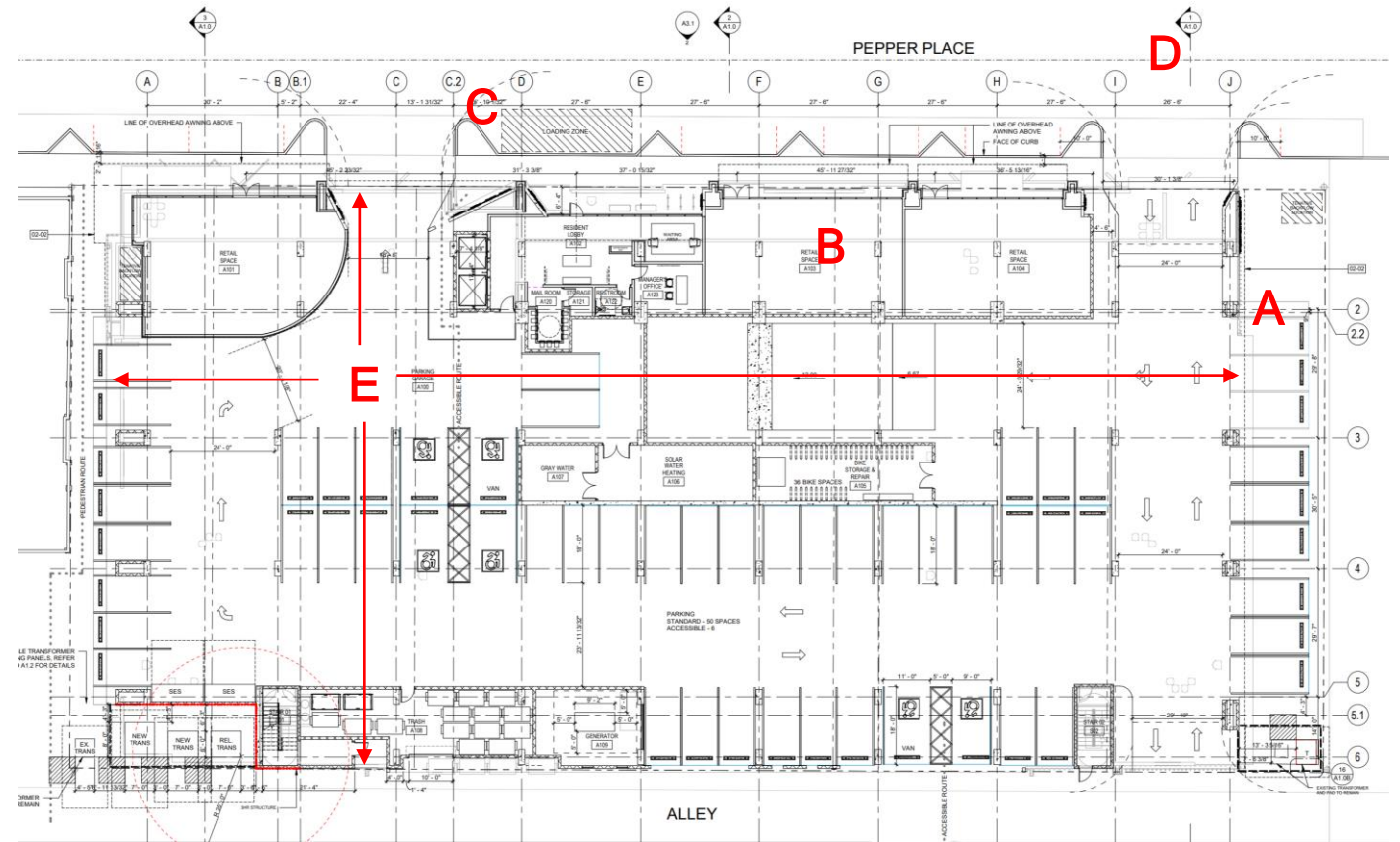
- Ground floor retail suites fronting Pepper Place
- 203 structured parking spaces on 1<sup>st</sup>-3<sup>rd</sup> floors
- 102 residential units on 4<sup>th</sup>-7<sup>th</sup> floors





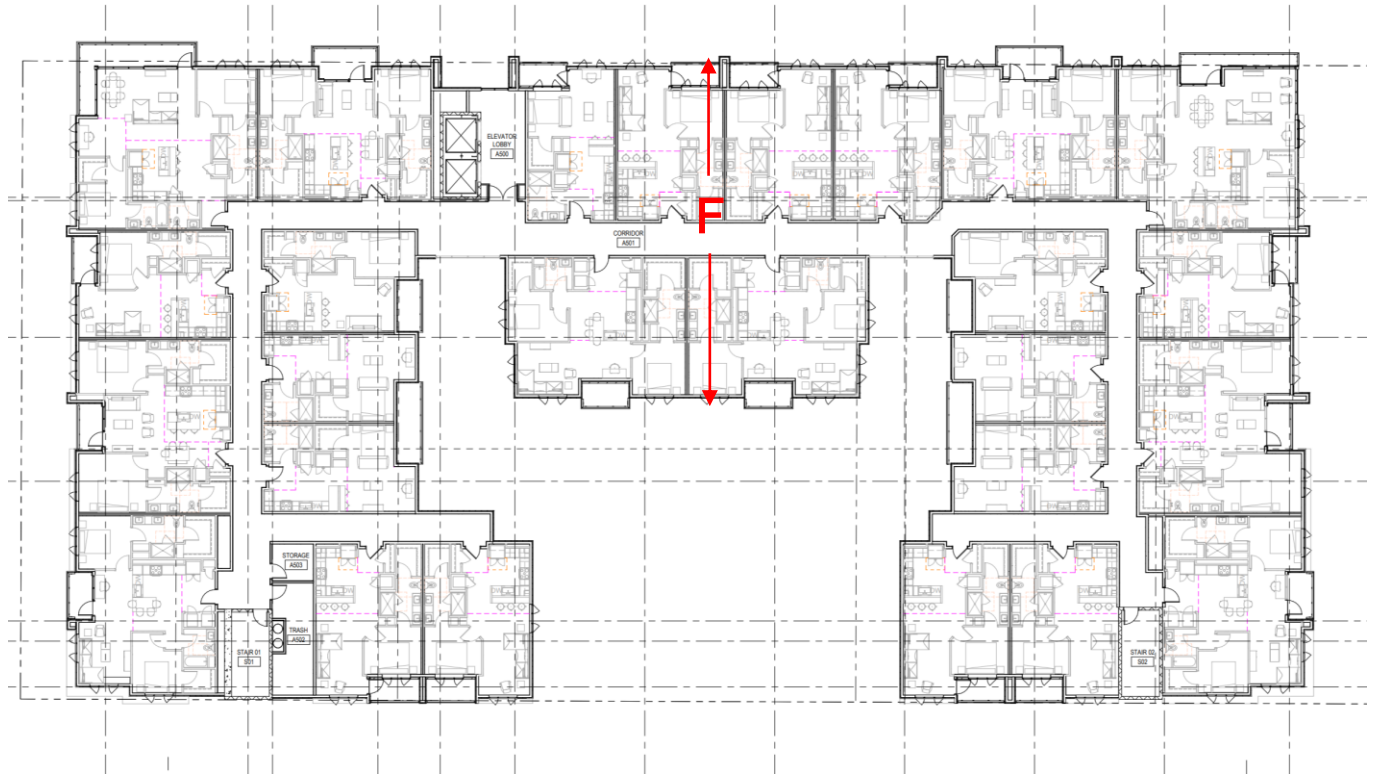
# Requested Variances

- Setback from property line to parking spaces along main drive aisle (A)
- Depth of ground floor commercial space (B)
- Distance between entries, ground floor (C)
- Parking access drive width, and design (D)
- Width and Depth of 1<sup>st</sup>-3<sup>rd</sup> floors (E)



# Requested Variances

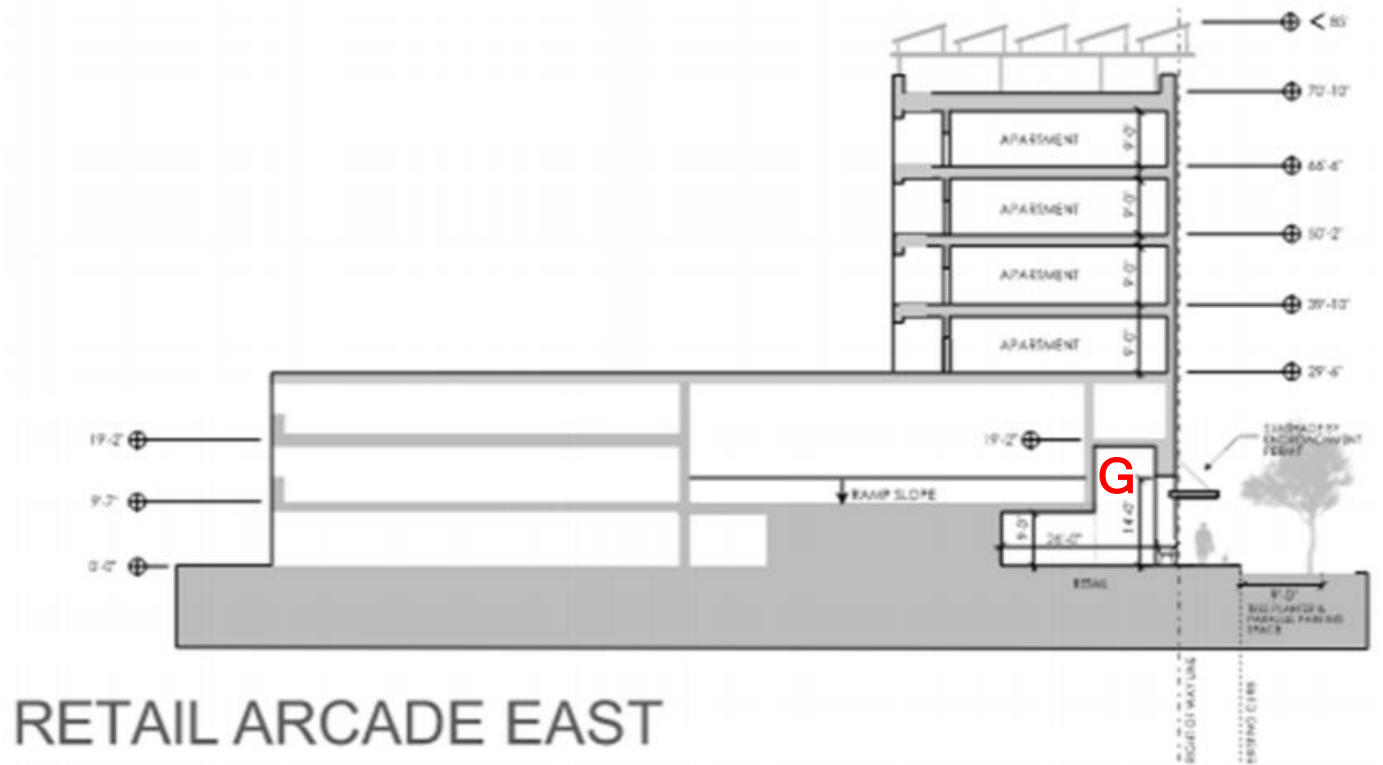
- Footprint of 4<sup>th</sup>-7<sup>th</sup> floors, depth (F)





# Requested Variances

- Ground floor ceiling height (G)



## Requested Variances

- Floorplates of residential floors exceeds floorplates of floors below





## Requested Variances

- Distances between glazing
- Ground floor transparency
- Depth of recessed entries



# Approval Criteria

## Section 11-80-3

✓	Special circumstances apply to the site due to the size and parking use
✓	Special circumstances are pre-existing
✓	Strict application of FBC deprives property of privileges
✓	Approval will not grant special privileges



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Central Main Street Area Plan
- ✓ Criteria in Chapter 80 for variances

## Staff Recommendation

Approval with Conditions