



# BOARD OF ADJUSTMENT

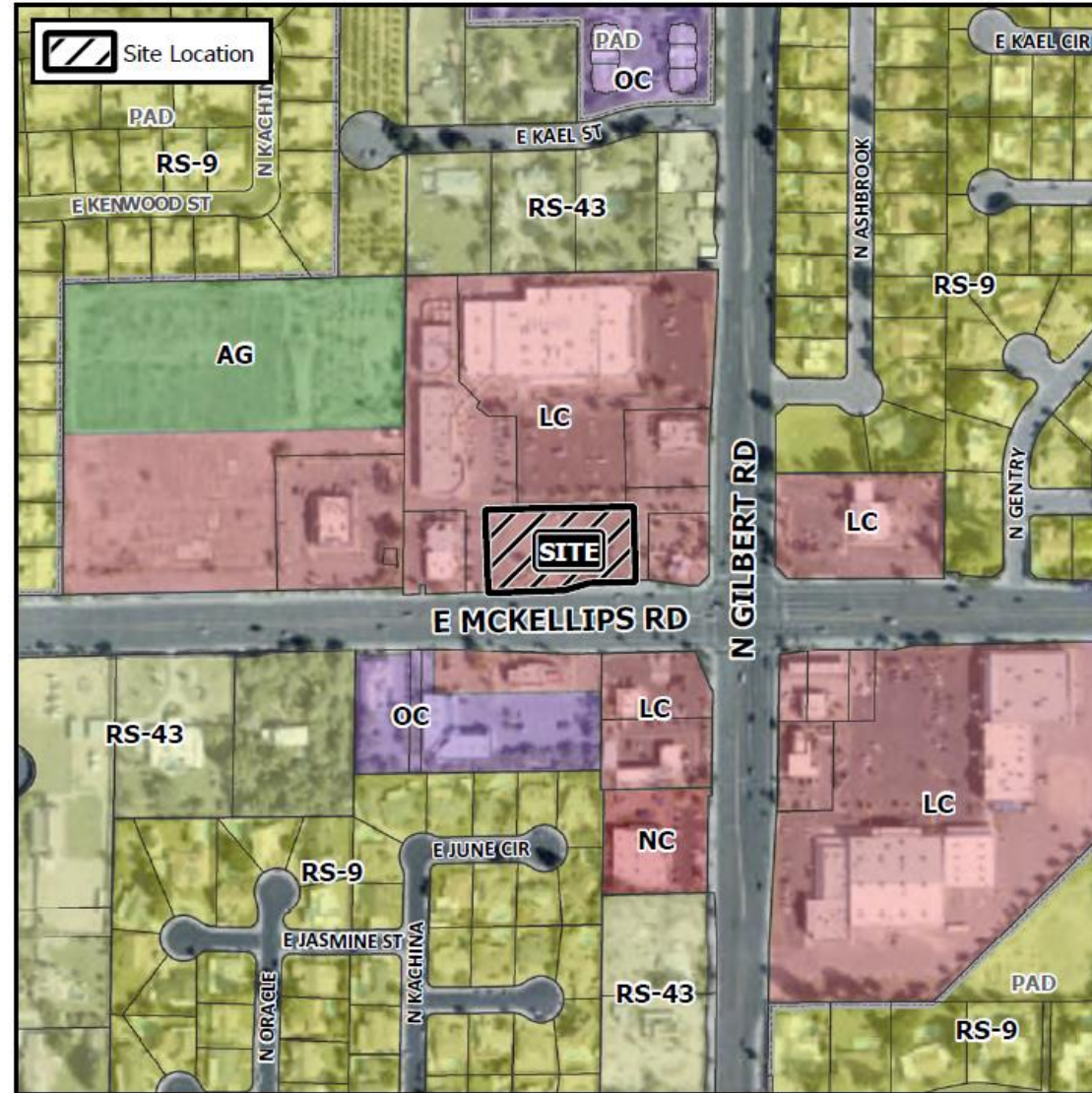
October 7, 2020

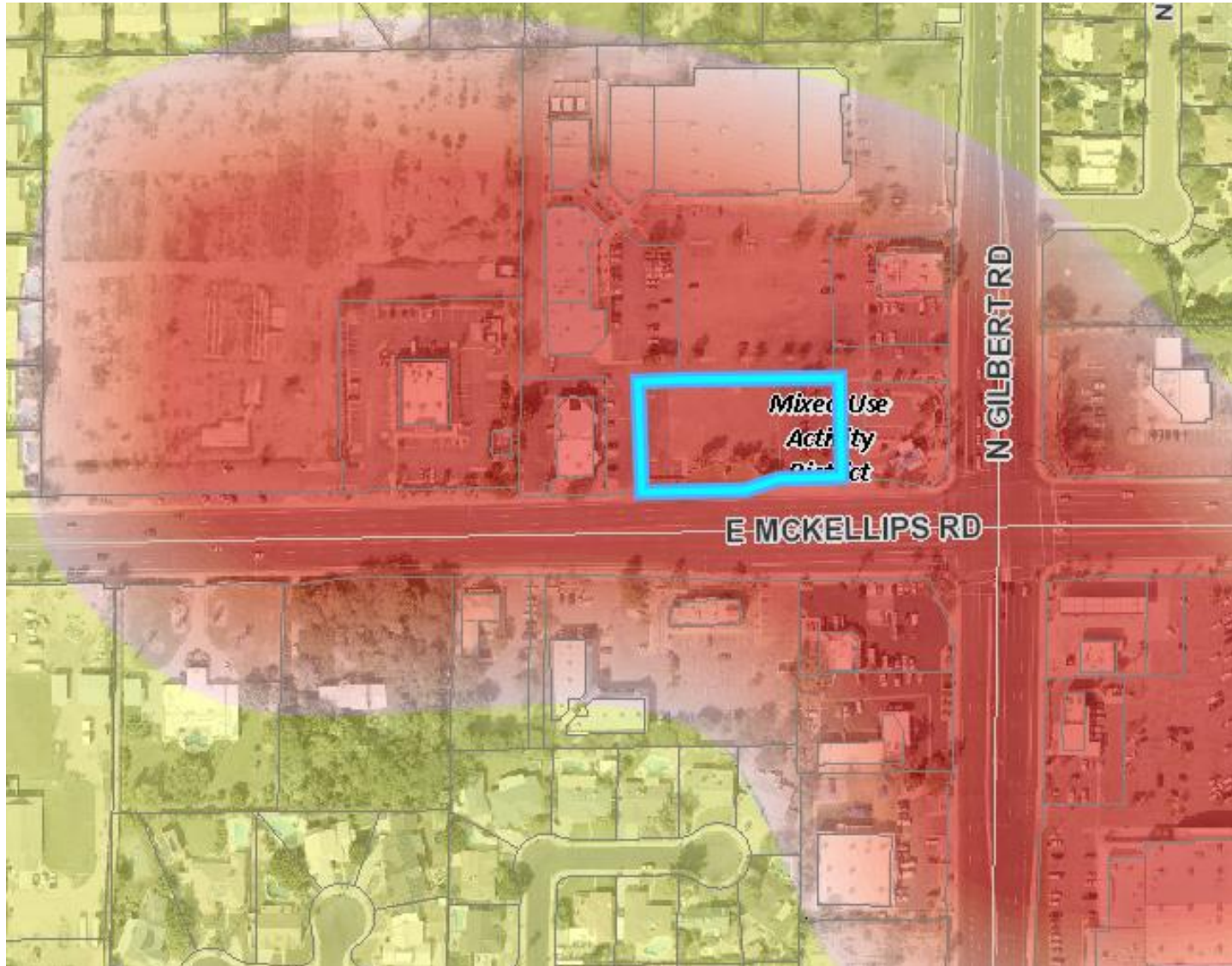


**BOA20-00501**

# Location

- West of Gilbert Road on the north side of McKellips Road.





## General Plan

---

Mixed Use Activity

Sub-type: Comm. Scale

- Primarily serve 4 mile radius
- Typically auto dominant
- Typically at arterial streets intersection

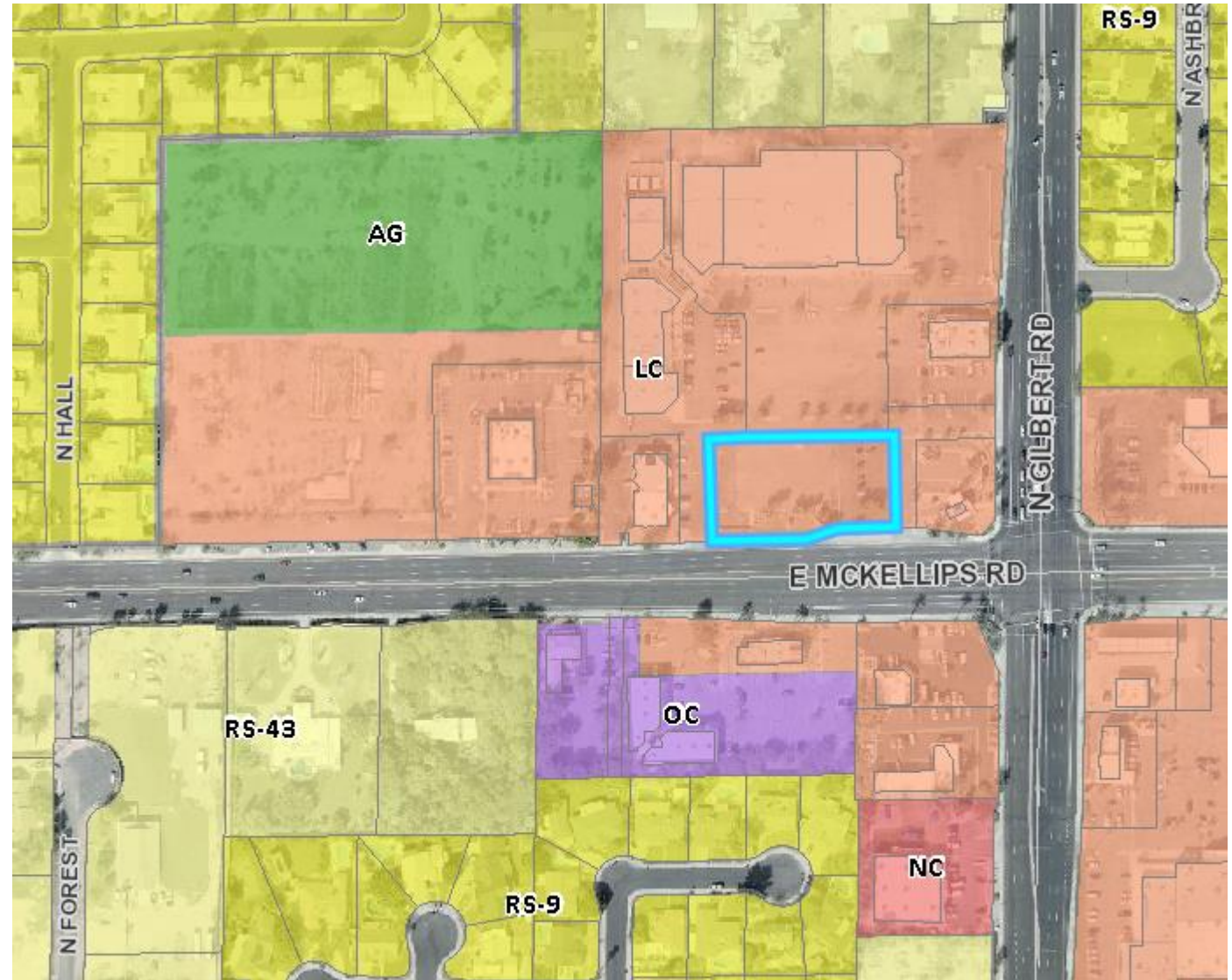


# Zoning

## Limited Commercial (LC)

Provide areas for service-oriented businesses that serve the surrounding residential .

- Restaurant with a drive-thru is a permitted use in the LC district.





## Request

---

- SCIP

## Purpose

---

- To allow for deviations from certain development standards in the LC district



# Site Photos



Looking west from the site



Looking north from the site



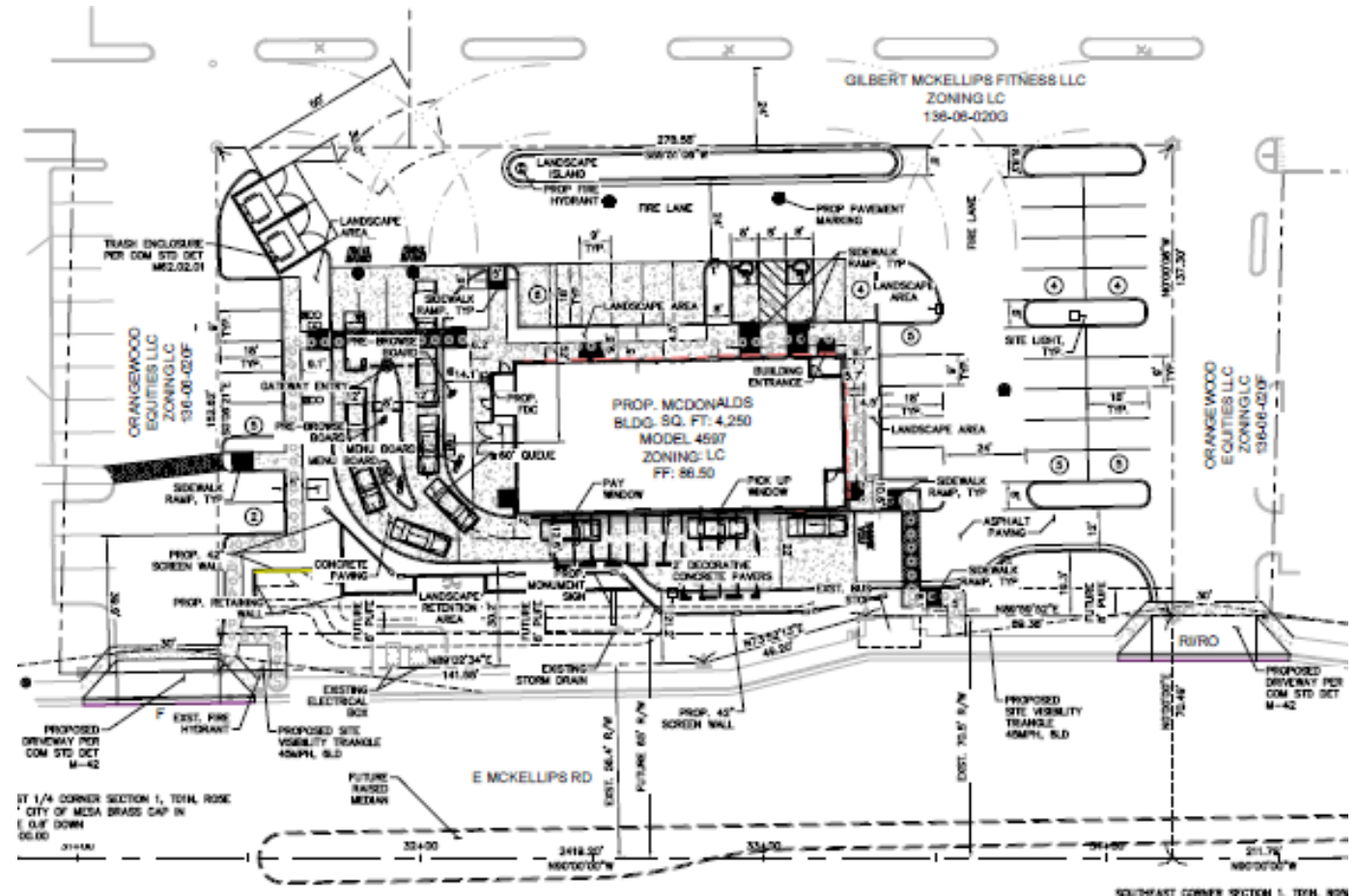
Looking east from the site



Looking north towards the site

# Site Plan

- **SCIP:**
  - 15' landscape setback required from ROW
  - Requested: vary between 8' & 30'
  - Foundation base 15' required
  - Requested 10'
- **Improvements**
  - Enhanced landscaping along McKellips
  - Decorative paving pedestrian path
  - No additional curb cuts





# SCIP Approval Criteria

## 11-73-3

✓	The entire development site will be brought into substantial conformance without causing or creating any of the following conditions:	
	✓	The demolition or reconstruction of existing buildings or other significant structures(except signs); or
	✓	The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
	✓	The creation of new non-conforming conditions.
✓	The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.	

# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 73 for a Substantial Conformance Improvement Permits.

## Staff Recommendation

Approval with Conditions



# BOARD OF ADJUSTMENT

October 7, 2020