



BOARD OF ADJUSTMENT

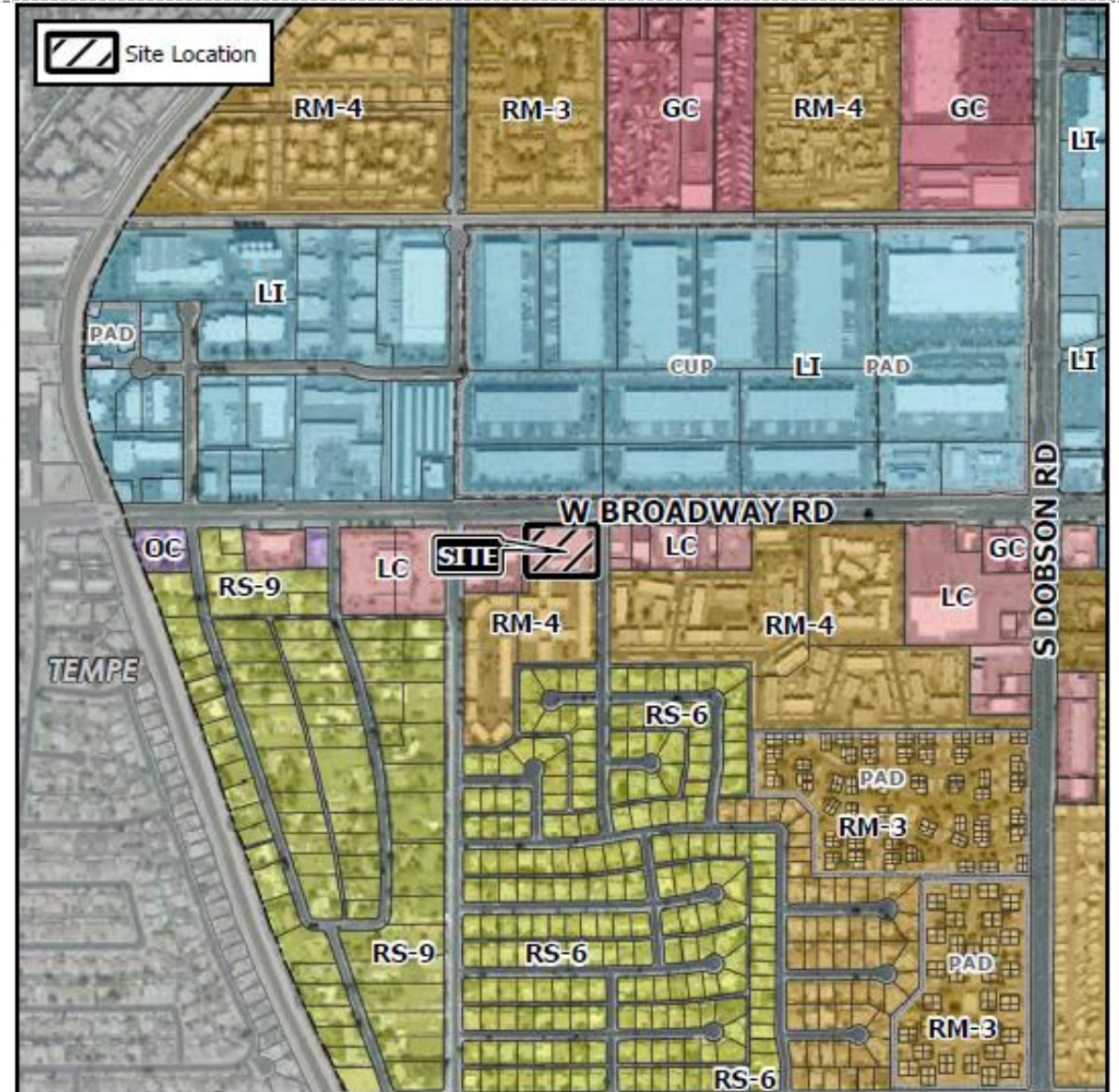
October 7, 2020



BOA20-00580

Location

- West of Dobson on the south side of Broadway.





General Plan

Neighborhood

Safe places to live

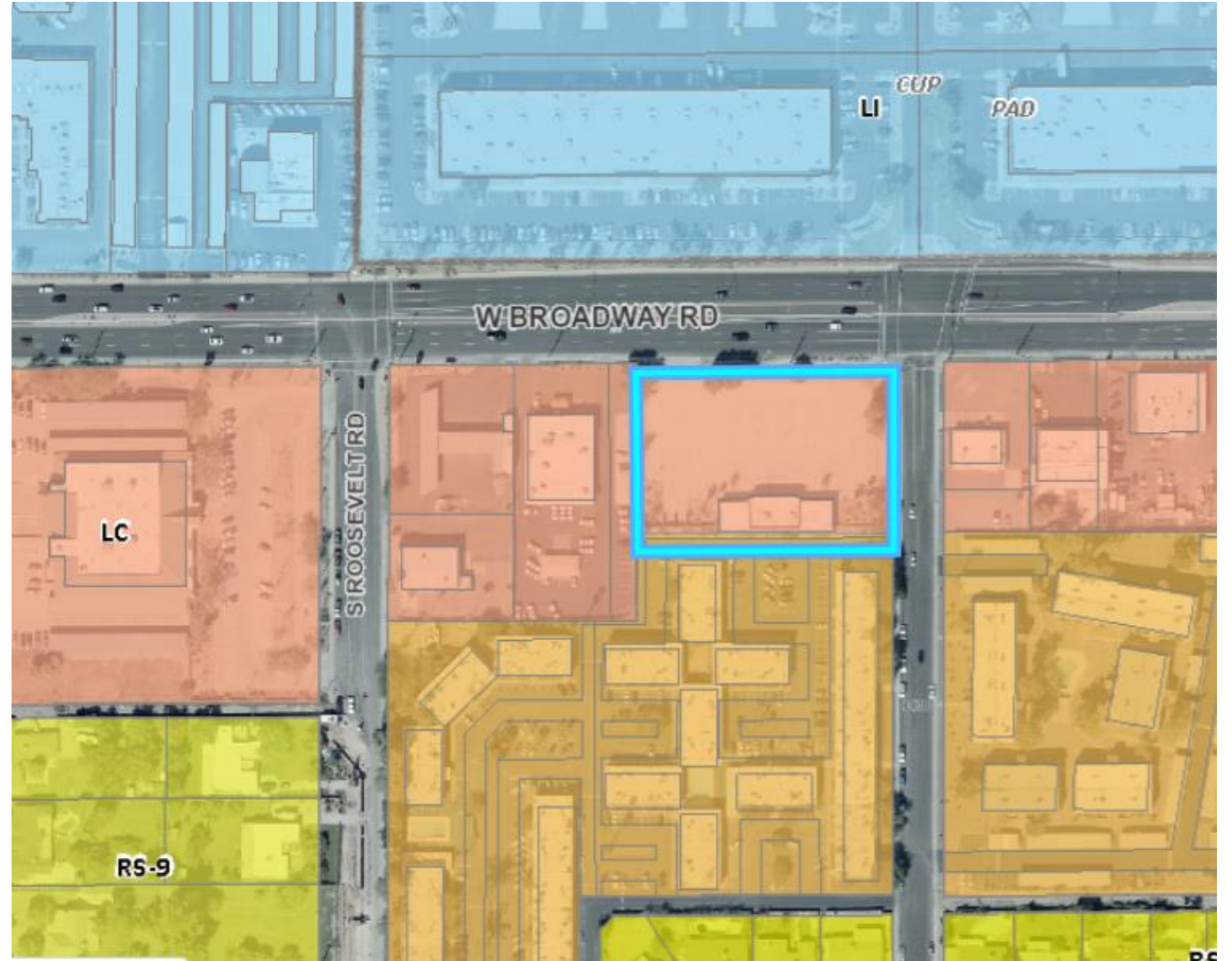
- Commercial areas allowed along the boarder of neighborhoods

Zoning

Limited Commercial (LC)

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

- Medical/dental office are 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 southwest towards the site



Looking south towards the site

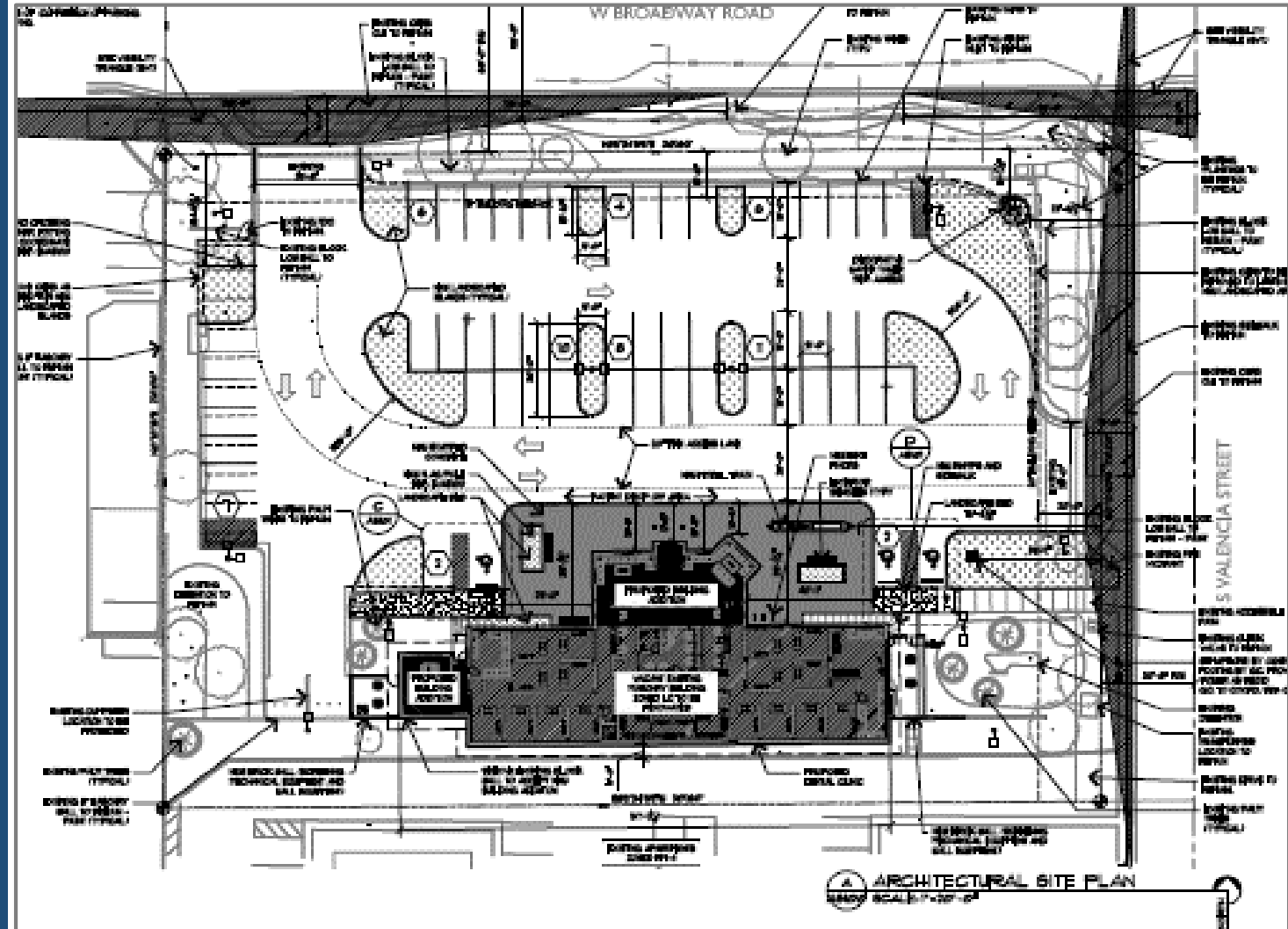
Site Plan

- SCIP:

- 15-foot required landscape setback
- Requested/existing: 10-feet

- Modifications/Improvements

- 2 new additions
- New foundation base
- Parking lot landscape islands and striping
- New landscaping



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 Permit.

Staff Recommendation

Approval with Conditions



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