

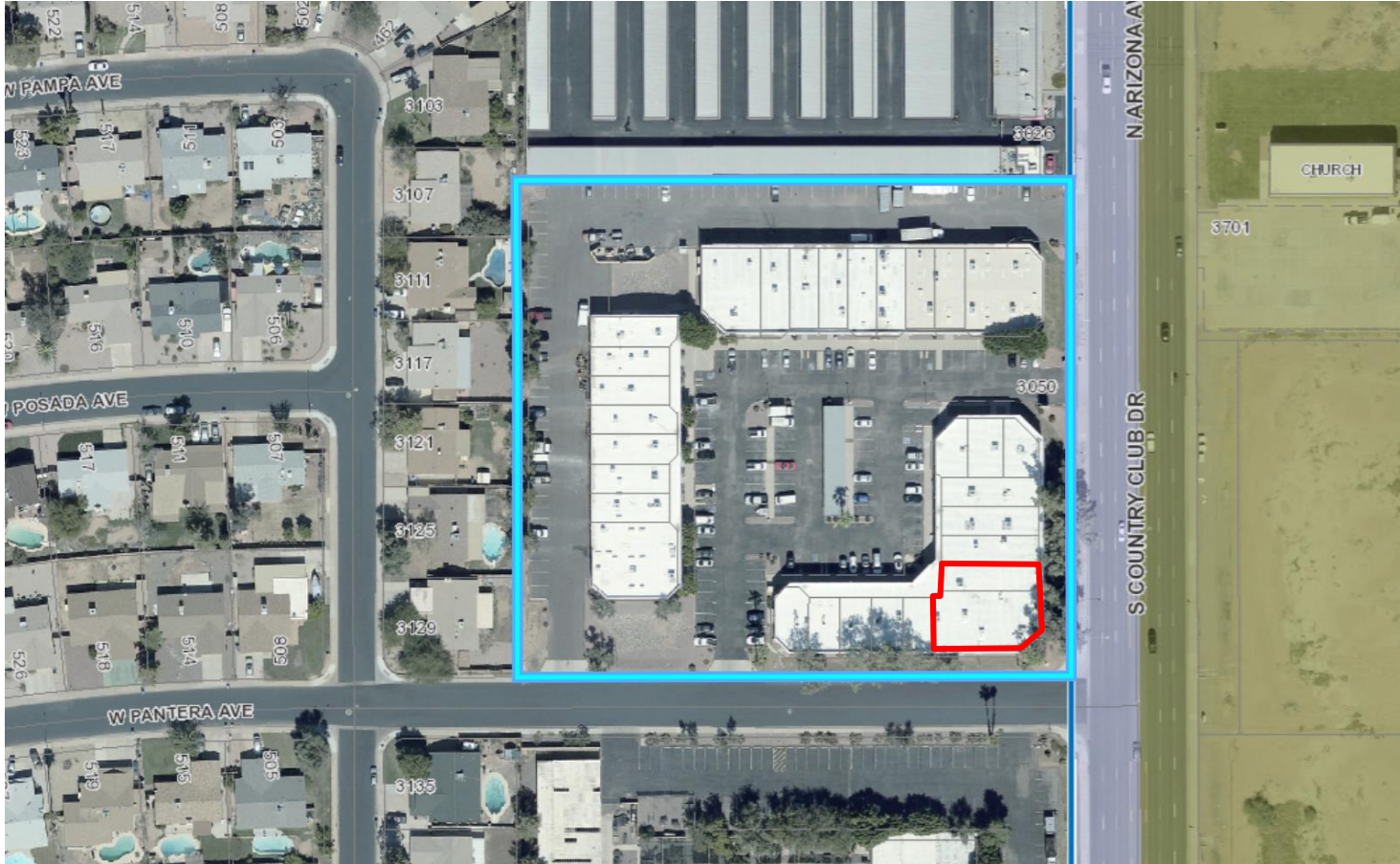


# BOARD OF ADJUSTMENT

November 4, 2020



**BOA20-00629**



## Request

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- Special Use Permit

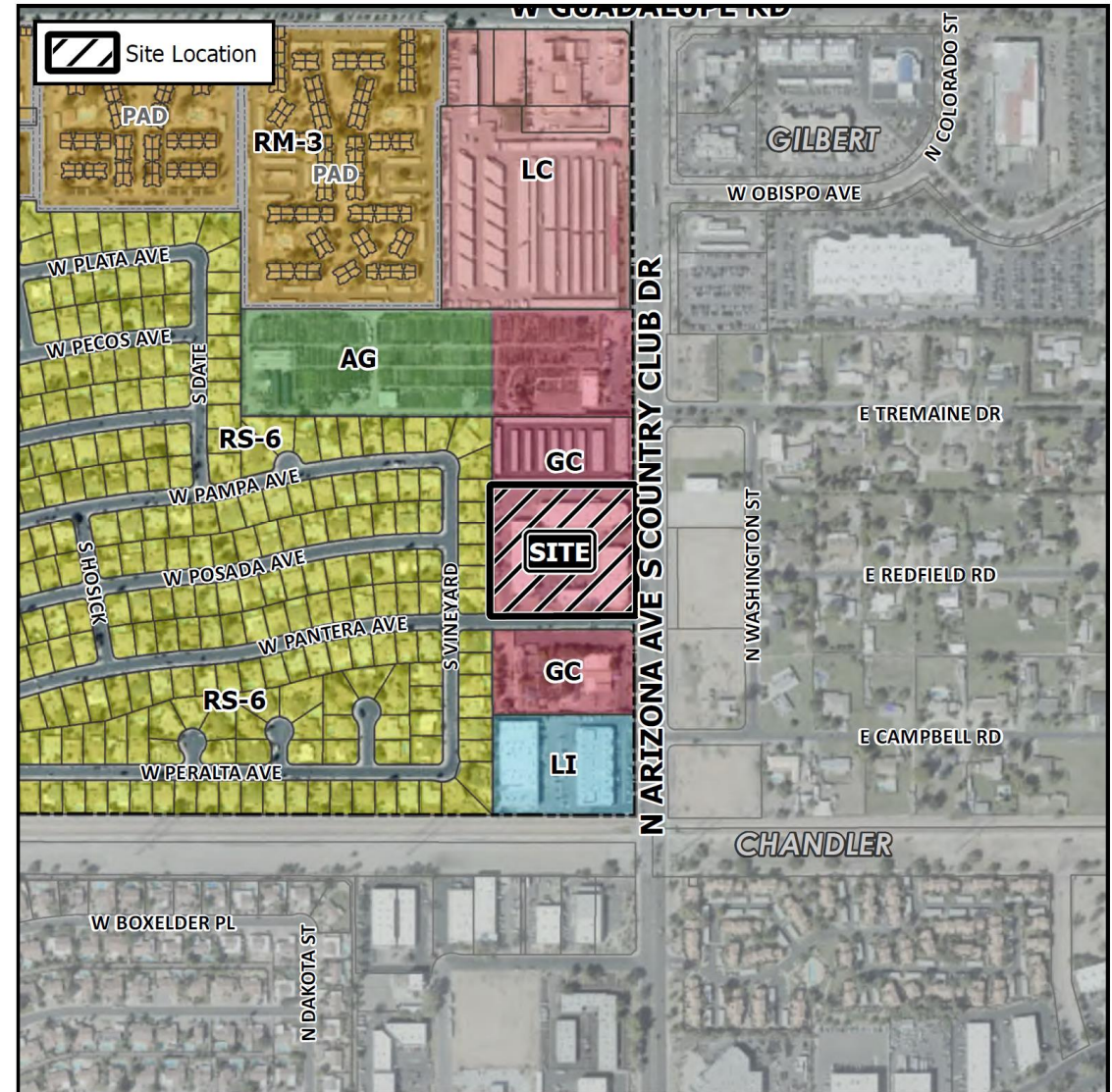
## Purpose

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- To allow a Day Care Center in conjunction with a Place of Worship

# Location

- 3050 S. Country Club Dr, Suites 23 & 24
- South of Guadalupe Rd
- West of Country Club Dr







# General Plan

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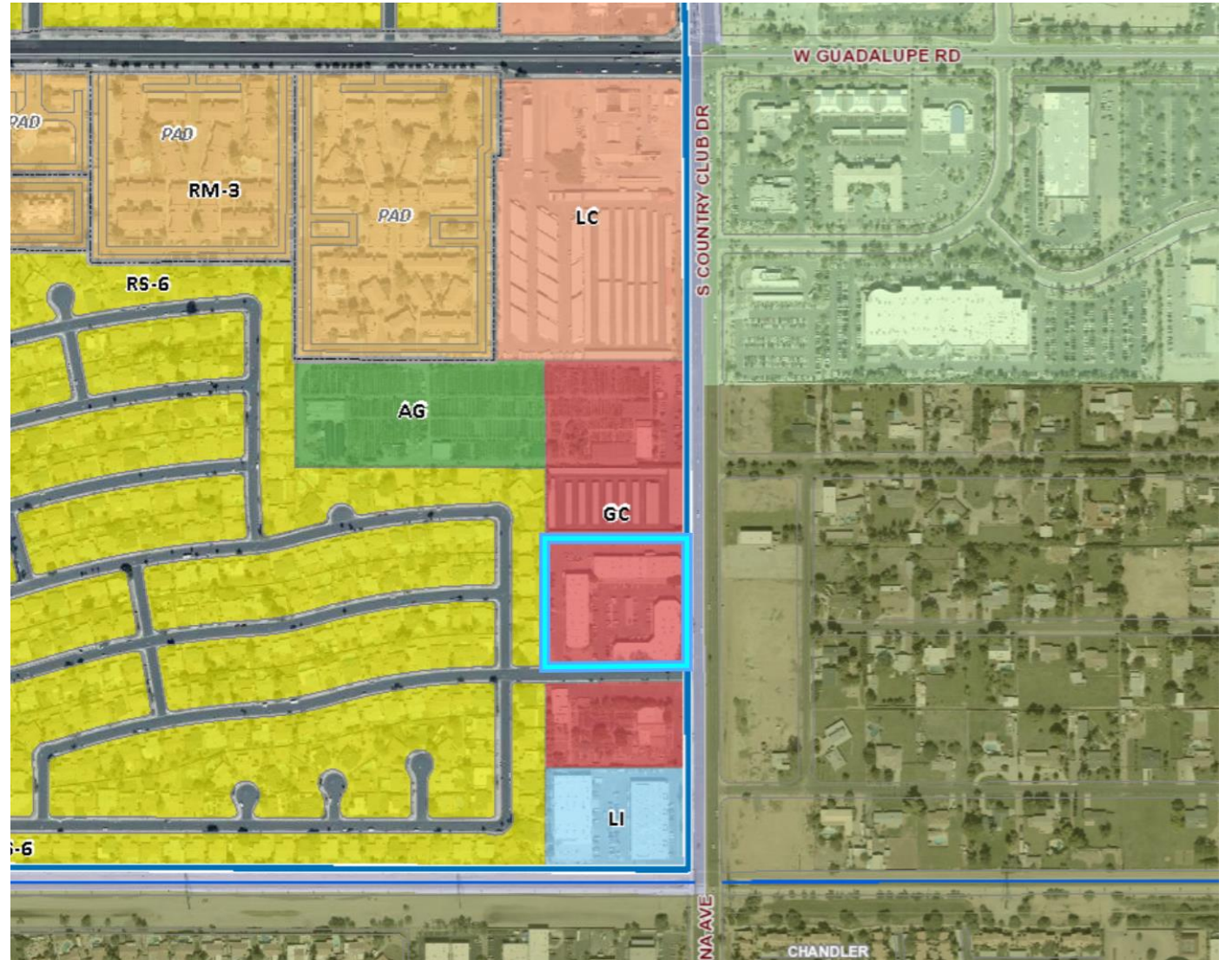
## Neighborhood

- Suburban sub-type
- Safe places for people to live
- Typical uses e.g. schools, churches, etc.

# Zoning

## General Commercial (GC)

- Places of Worship are a permitted use
- Day Care Centers are a permitted use
- A SUP is required when uses are associated





# Site Photos



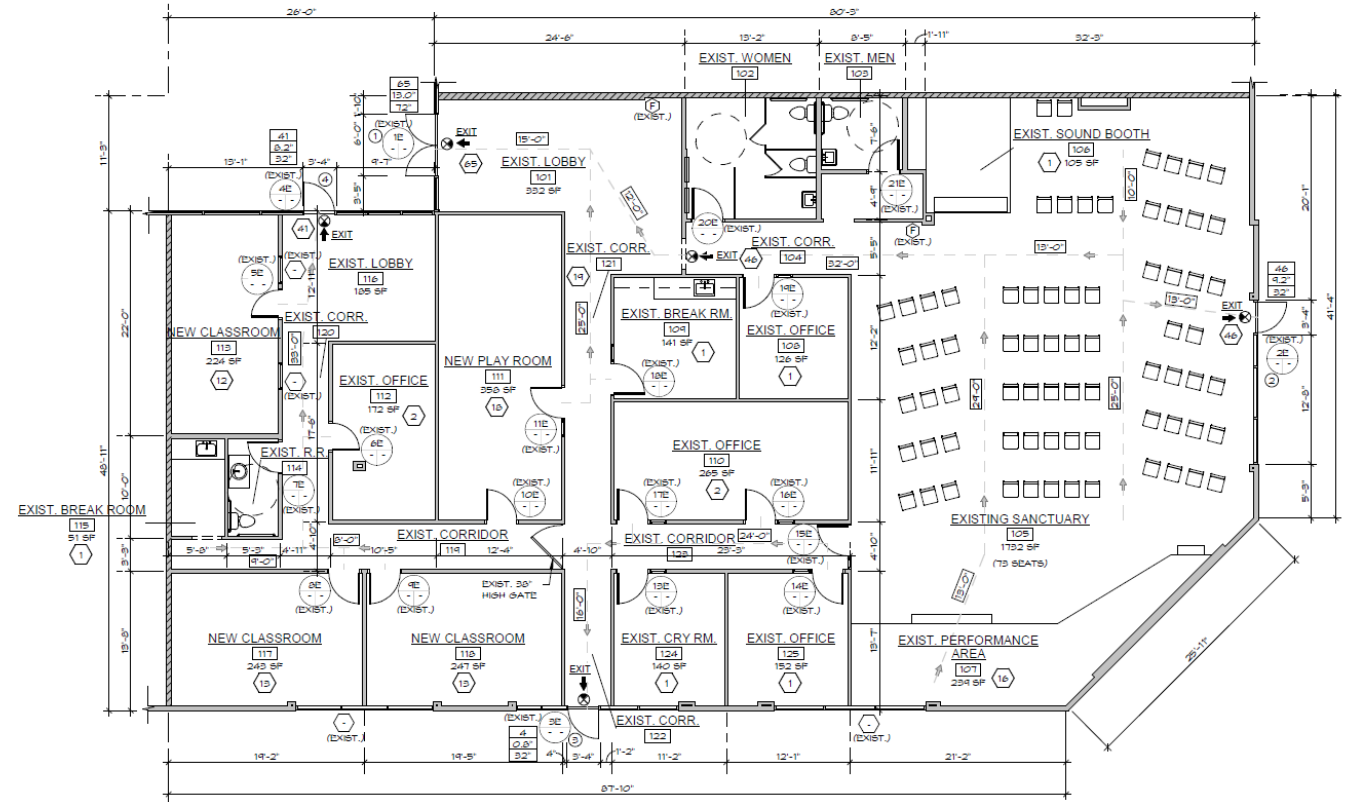
Looking south towards the site



Looking northeast towards the site

# Floor Plan

- Within existing church suites
- 3 new classrooms, new playroom
- Potential to use existing sanctuary area





# Approval Criteria

## Section 11-70-5(E) SUP Criteria

✓	Advance the goals and objectives of the General Plan and other City plan and/or policies;
✓	Location, size, design, and operating characteristics are consistent with the purposes of the GC zoning district and conform with the General Plan and any other applicable City plan or policies;
✓	Will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
✓	Adequate public services, public facilities and public infrastructure are available.

# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria for a SUP as outlined in Section 11-70-5 of the Mesa Zoning Ordinance

## Staff Recommendation

Approval with Conditions



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