



BOARD OF ADJUSTMENT

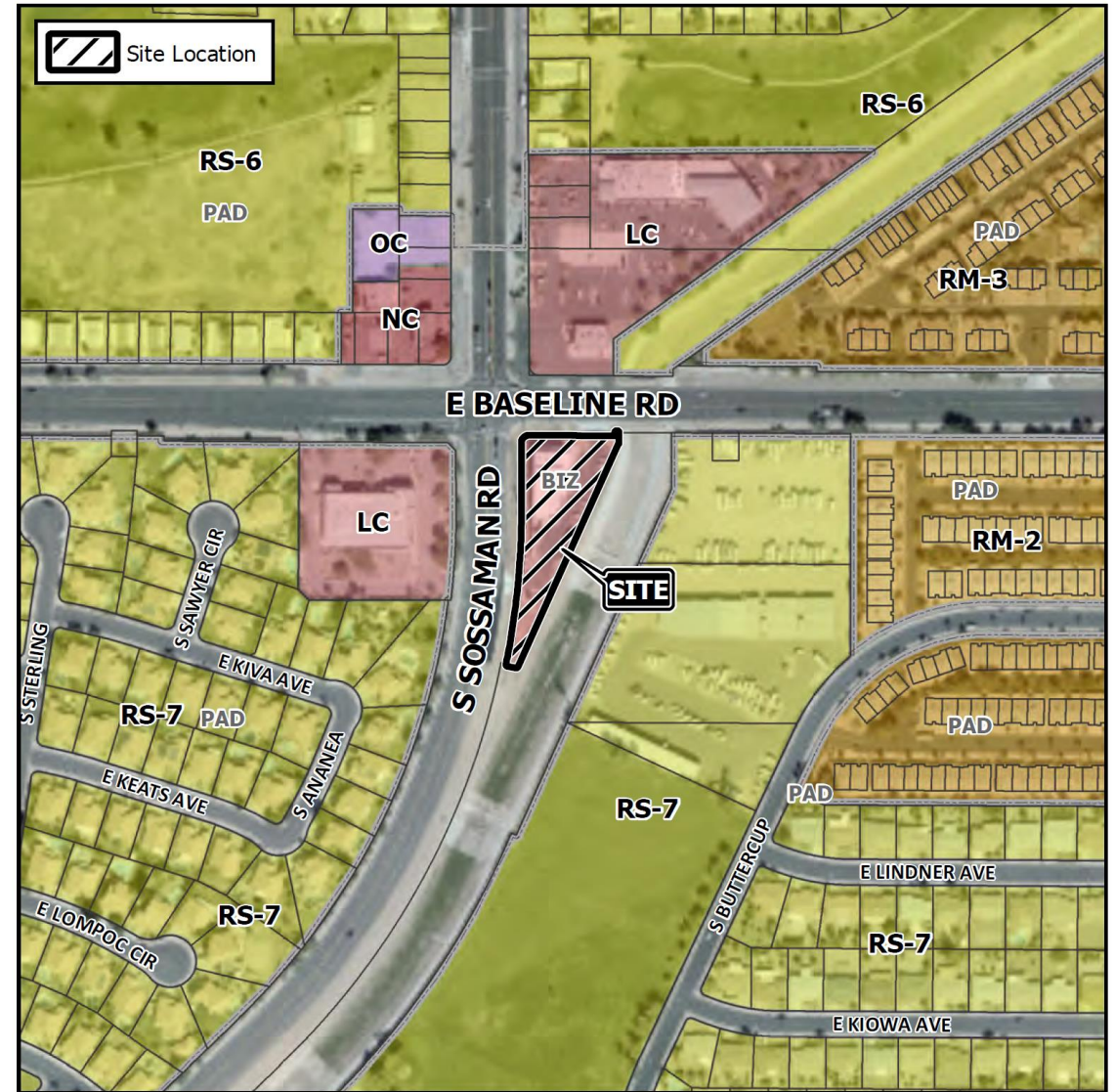
January 6, 2021

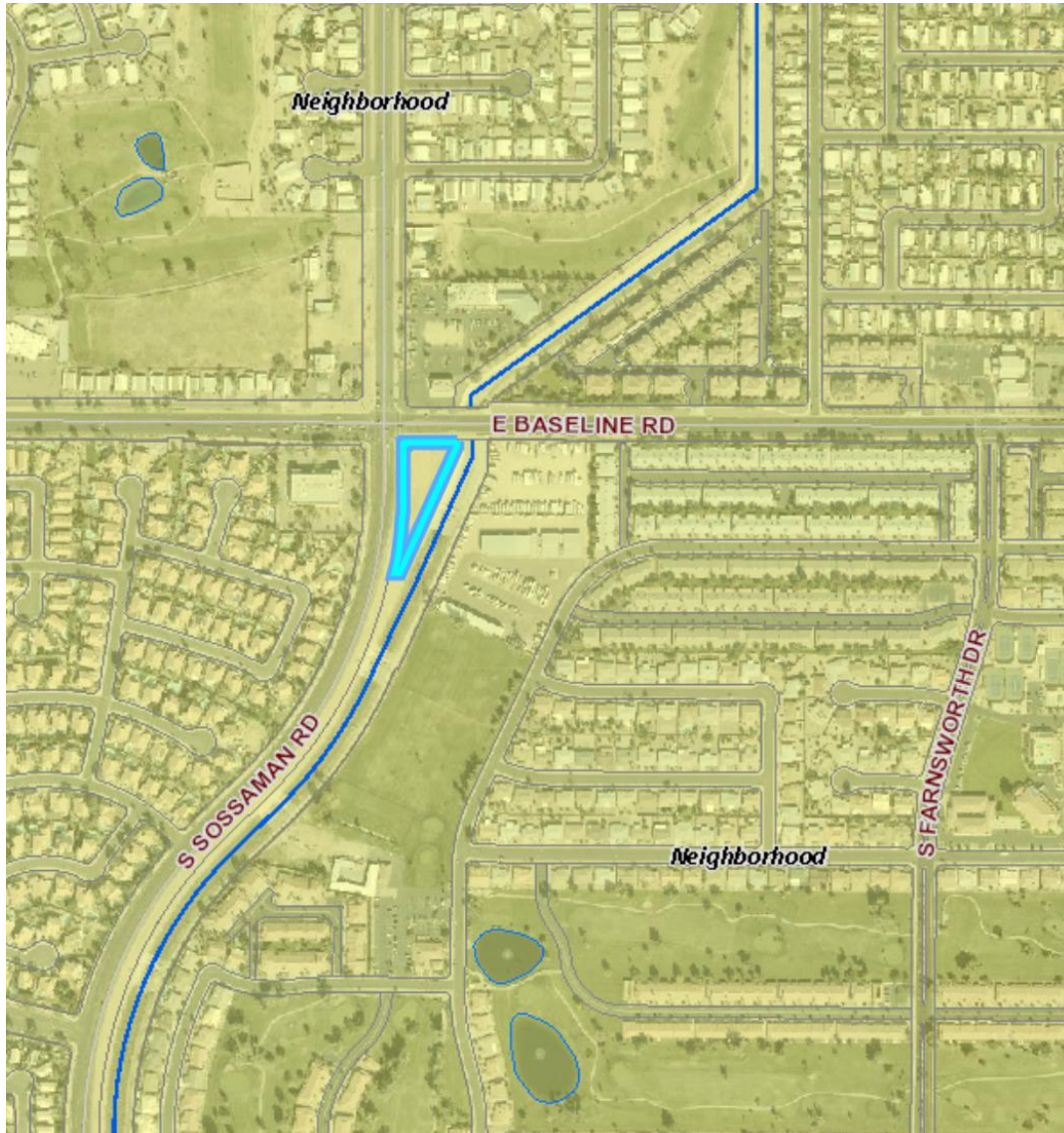


BOA20-00805

Location

- South of Baseline Road
- East of Sossaman Road





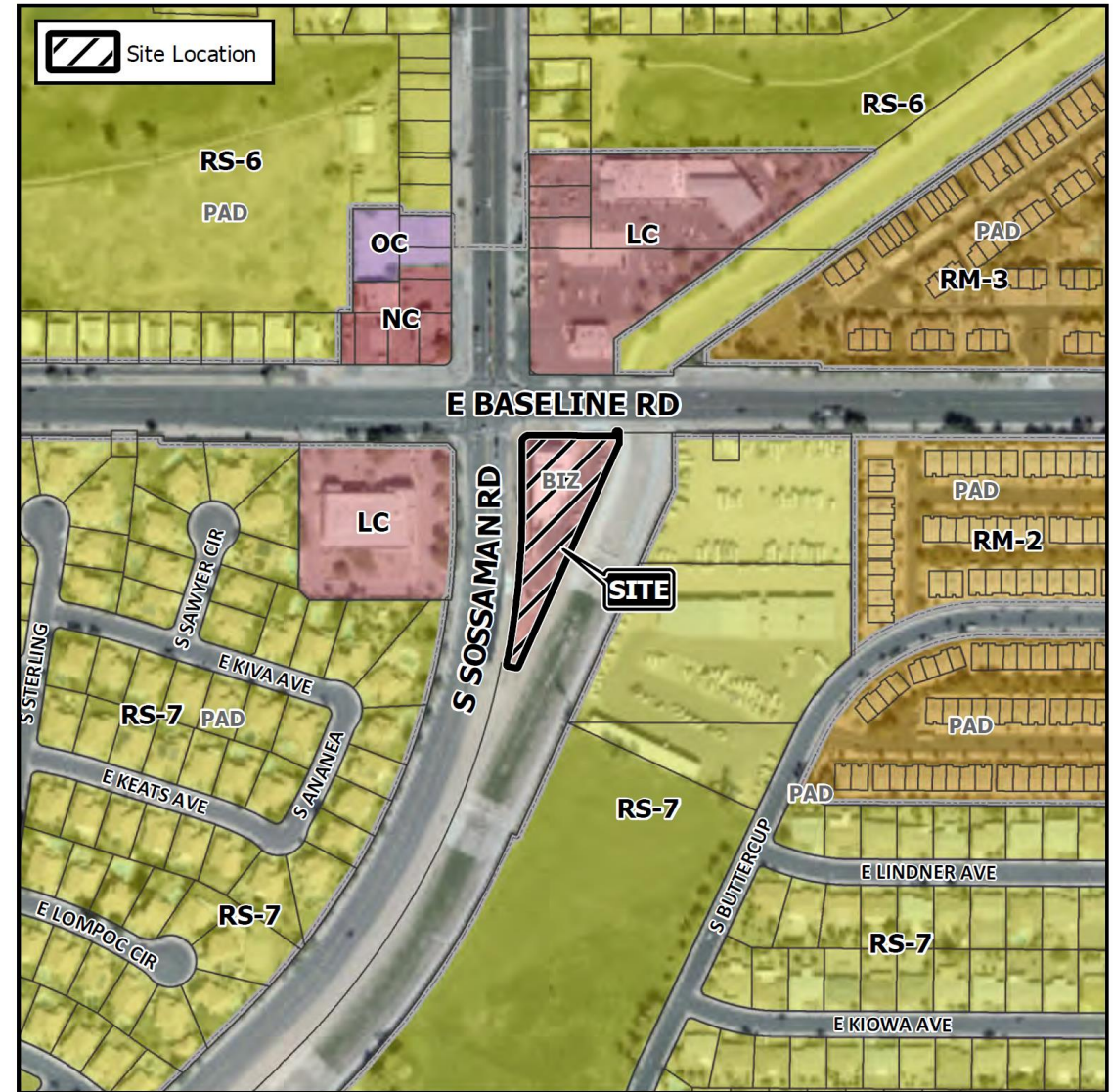
General Plan

Neighborhood

- Wide range of housing options
- Commercial uses along arterial frontages

Zoning

- Limited Commercial with a Bonus Intensity Zone Overlay (LC-BIZ)
- Clinics and medical offices are permitted uses in the LC-BIZ district
- Condition of approval requiring compliance with MZO 11-32 if the mezzanine level changes occupancy





Request

- Special Use Permit

Purpose

- Allow for a reduction in the number of required parking spaces associated with a medical campus

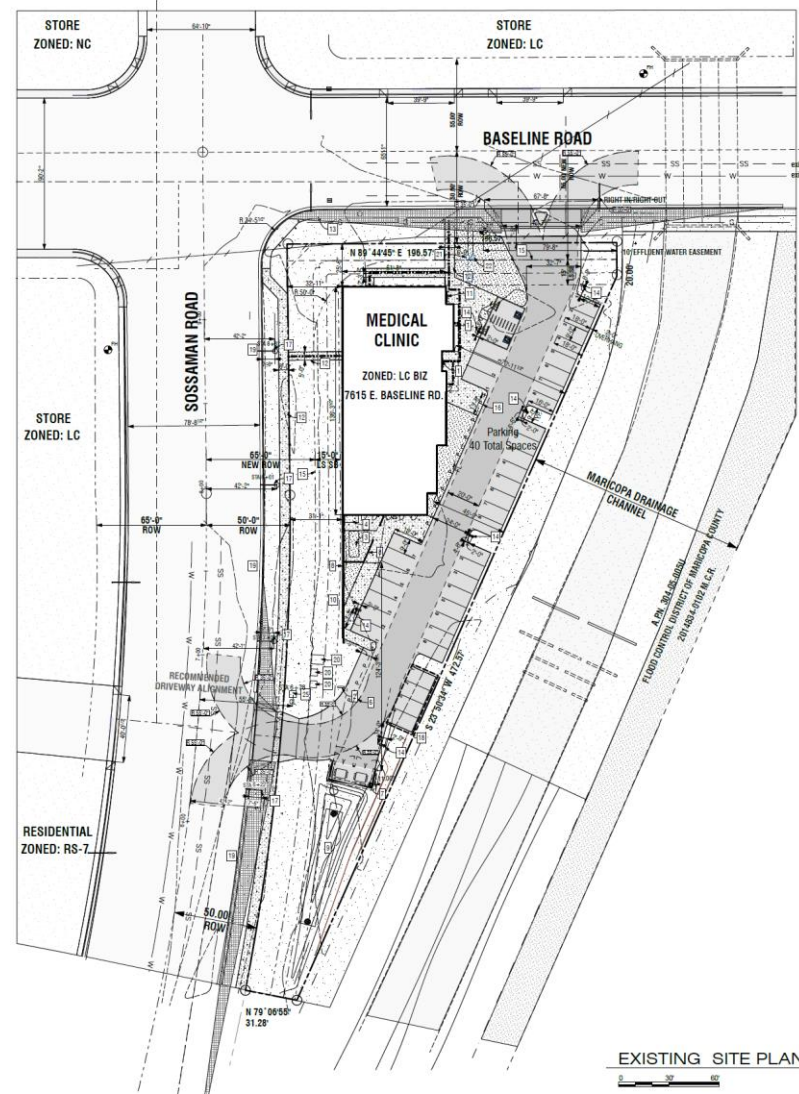
Site Photo



Looking northeast towards the site

SUP Request

- Parking required per code
 - 56
- Parking provided:
 - 40
 - Reduction of 16 spaces
- Parking study completed



Approval Criteria

Section 11-70-5 SUP Criteria



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 plan and/or policies;



The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the District where it is located and conform with the General Plan and with any other applicable City plan or policies;



The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and



Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

Approval Criteria

Section 11-32-6 SUP Parking Reduction Criteria



Special conditions - including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site - exist that will reduce parking demand at the site;



The use will adequately be served by the proposed parking; and



Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- Meets the criteria outlined in section 11-70-5 for a SUP
- Meets the criteria outlined in section 11-32-6 for a parking reduction

Staff Recommendation

Approval with Conditions



BOARD OF ADJUSTMENT

January 6, 2021