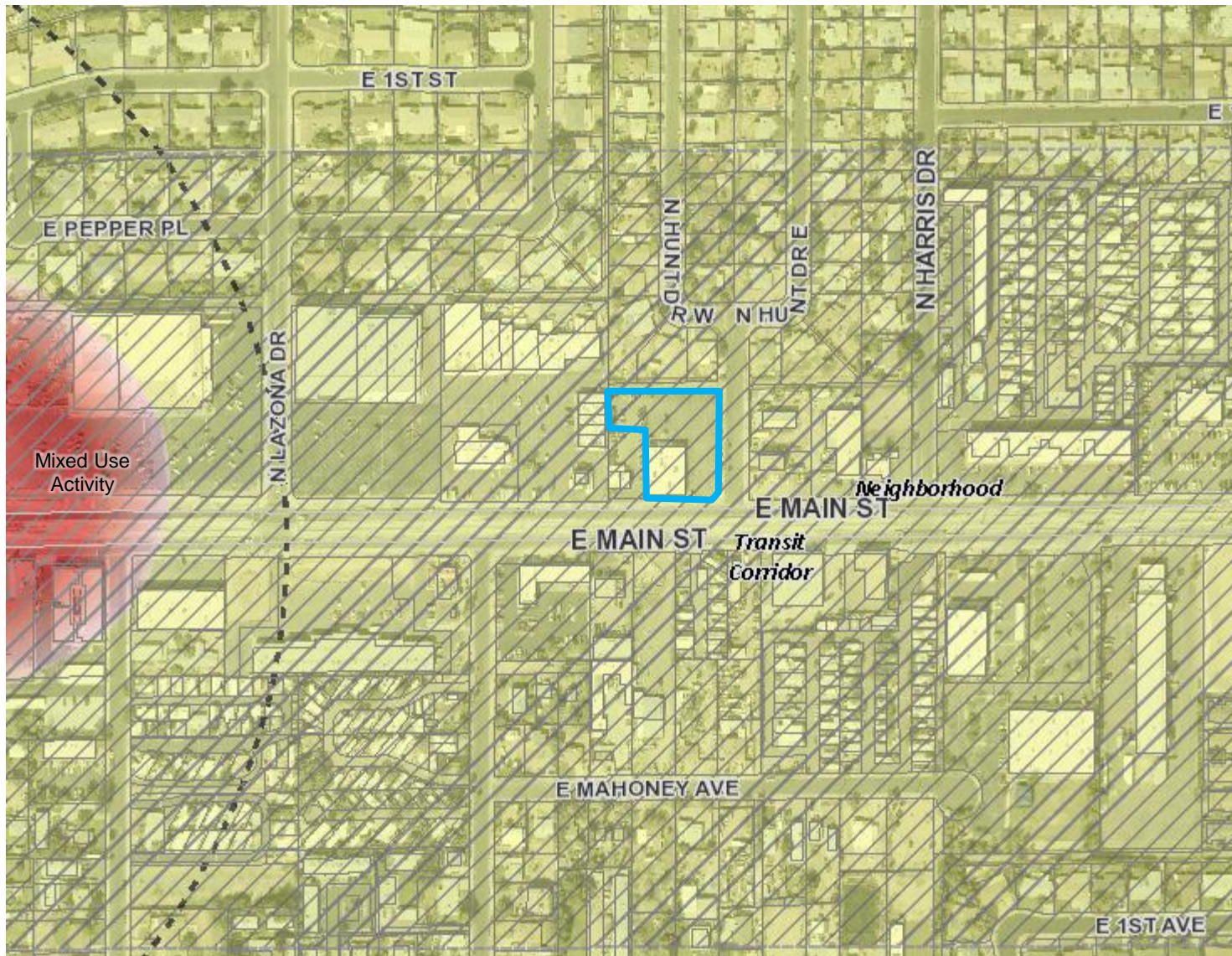




BOA20-00626



General Plan

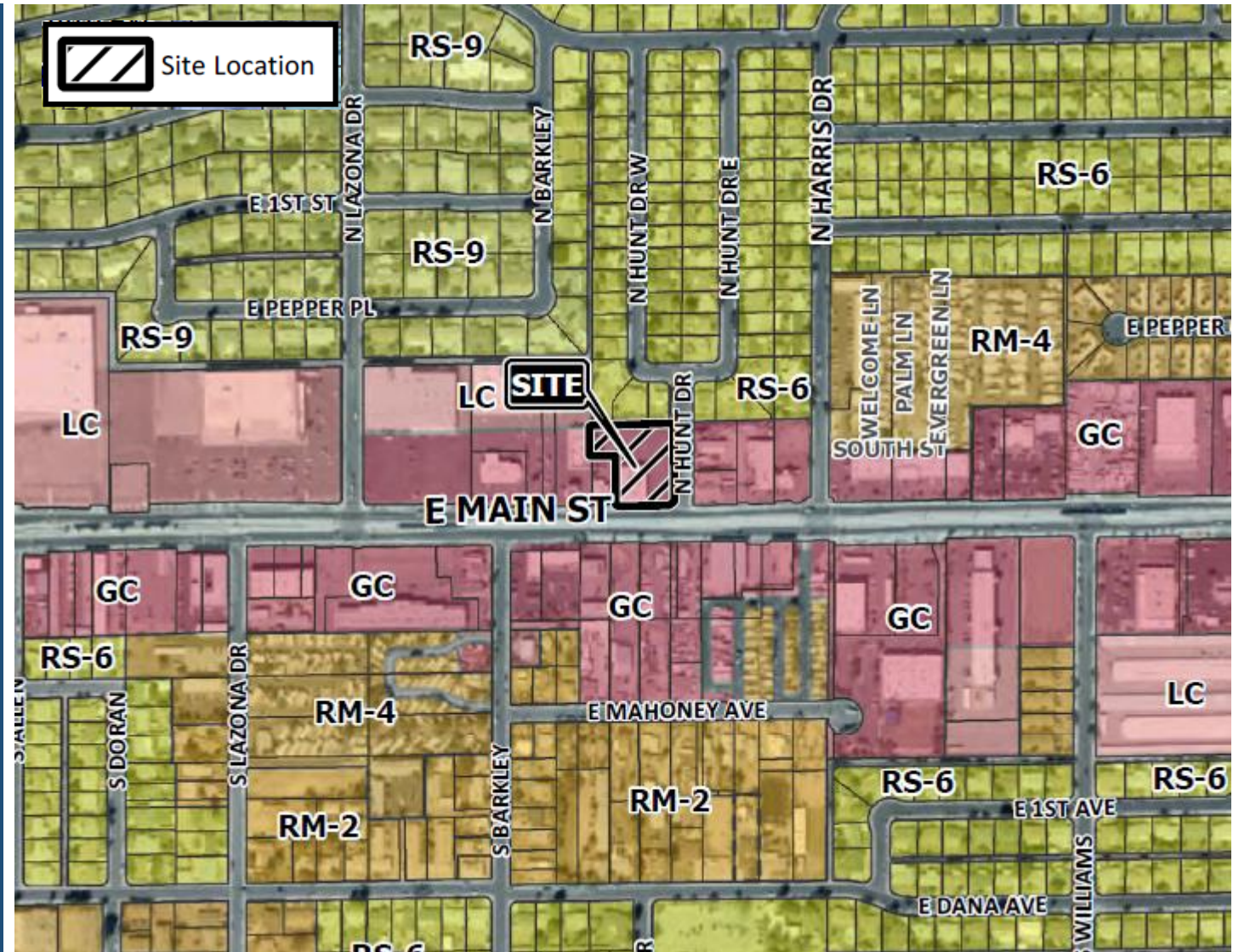
Neighborhood, Transit Corridor - Station Sub-type and Central Main Street Area Plan

- Primarily single-residence uses
- May contain commercial uses on arterial frontages
- Develop a mixed-use, pedestrian friendly, urban environment within walking distance of light rail stations

Zoning

General Commercial (GC)

- A full-service restaurant is a permitted use





Request

- SCIP

Purpose

- Allow deviations to development standards for the redevelopment of a restaurant

Site Photos



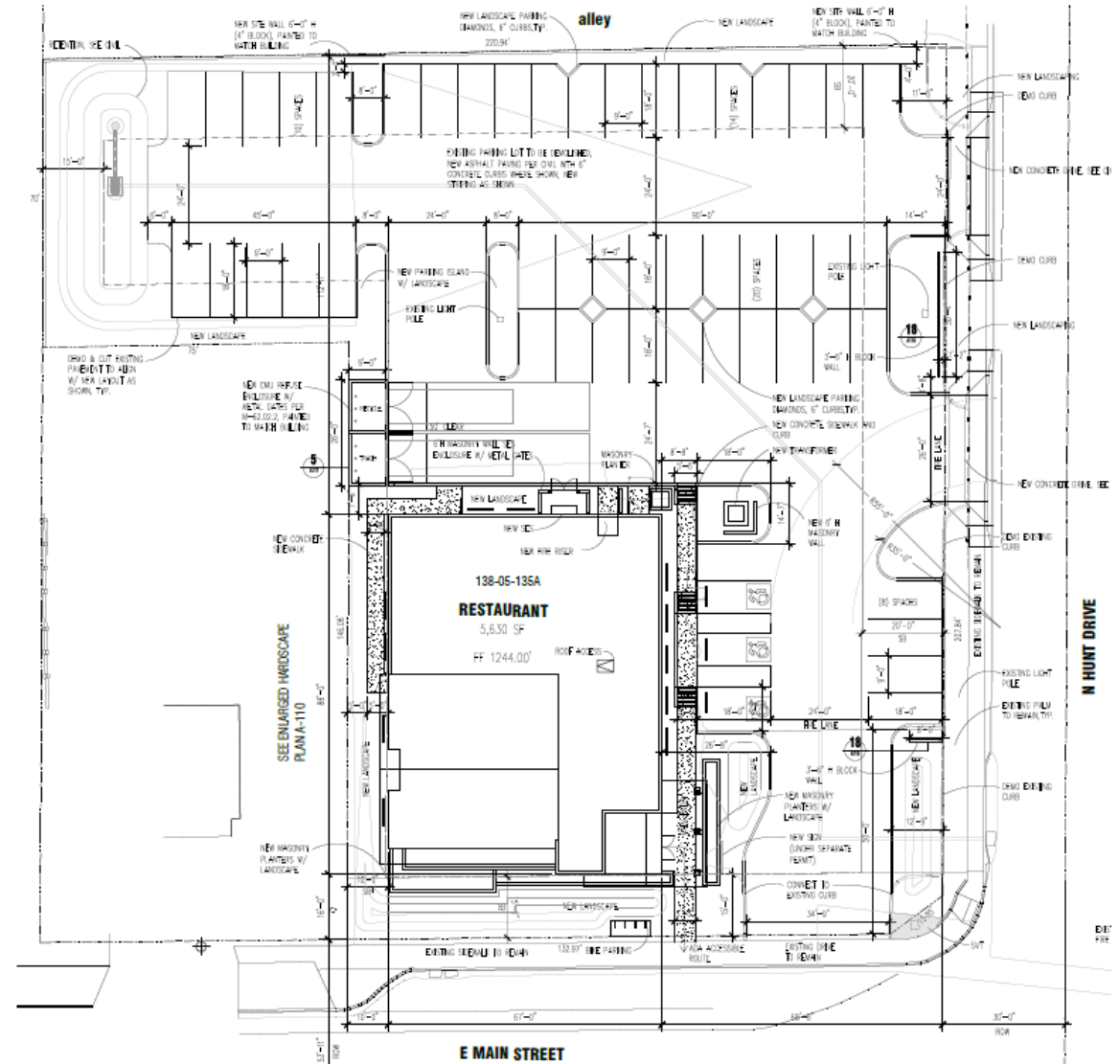
Looking north at existing site



Looking west at existing site

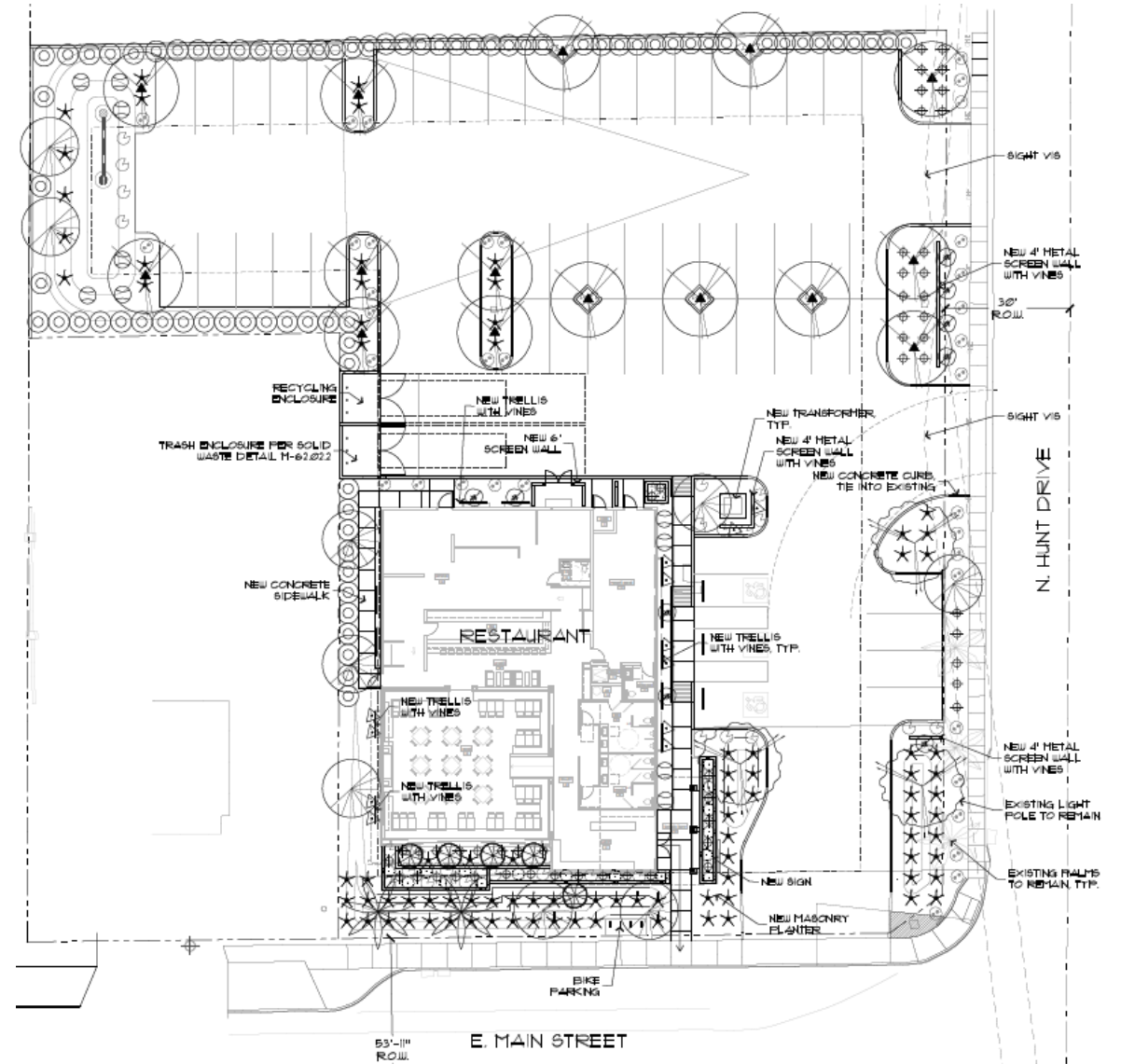
Site Plan

- New 5,630 SF building
- Complies with 15-foot building setback and landscape area at Main Street.
- New 6-foot tall masonry wall along north property line
- 52 parking spaces provided



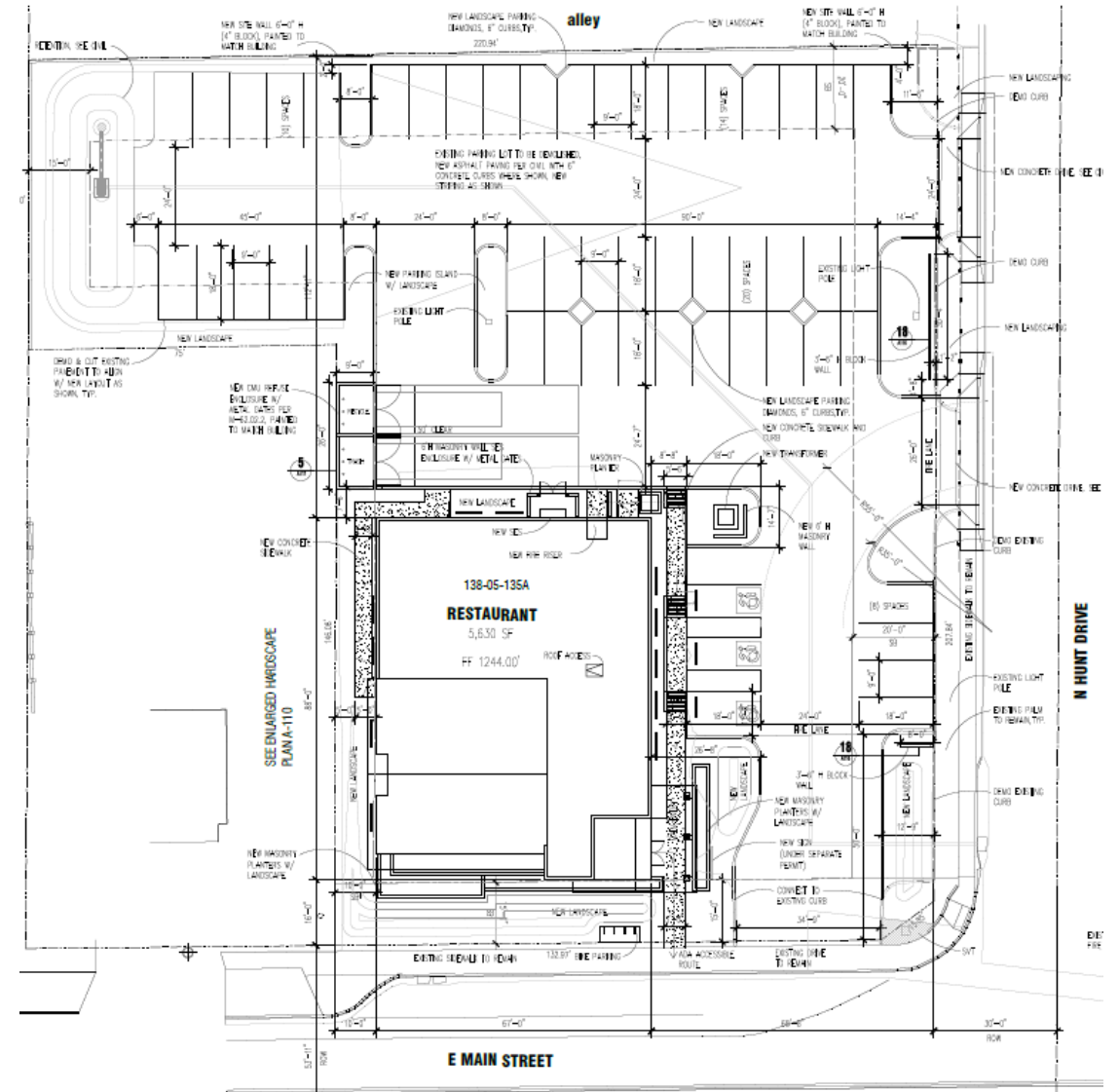
Landscape Plan

- New perimeter landscape
- New parking lot landscape
- New foundation base landscape



Requested SCIP

- Reduced building setback and landscape area at the west property line
- Reduced landscape area adjacent at the north property line
- Reduced parking lot landscape
- Reduced foundation base
- Reduction of 20 parking spaces



Approval Criteria

Section 11-73-3

- | | |
|---|---|
| ✓ | Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards. |
| ✓ | Full compliance would discourage redevelopment of the site |
| ✓ | No new non-conforming conditions will be created with the reconstruction of the restaurant building |
| ✓ | Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood |

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets criteria outlined in Chapter 73 of the Mesa Zoning Ordinance

Staff Recommendation

Approval with Conditions



BOA20-00626