



# BOARD OF ADJUSTMENT

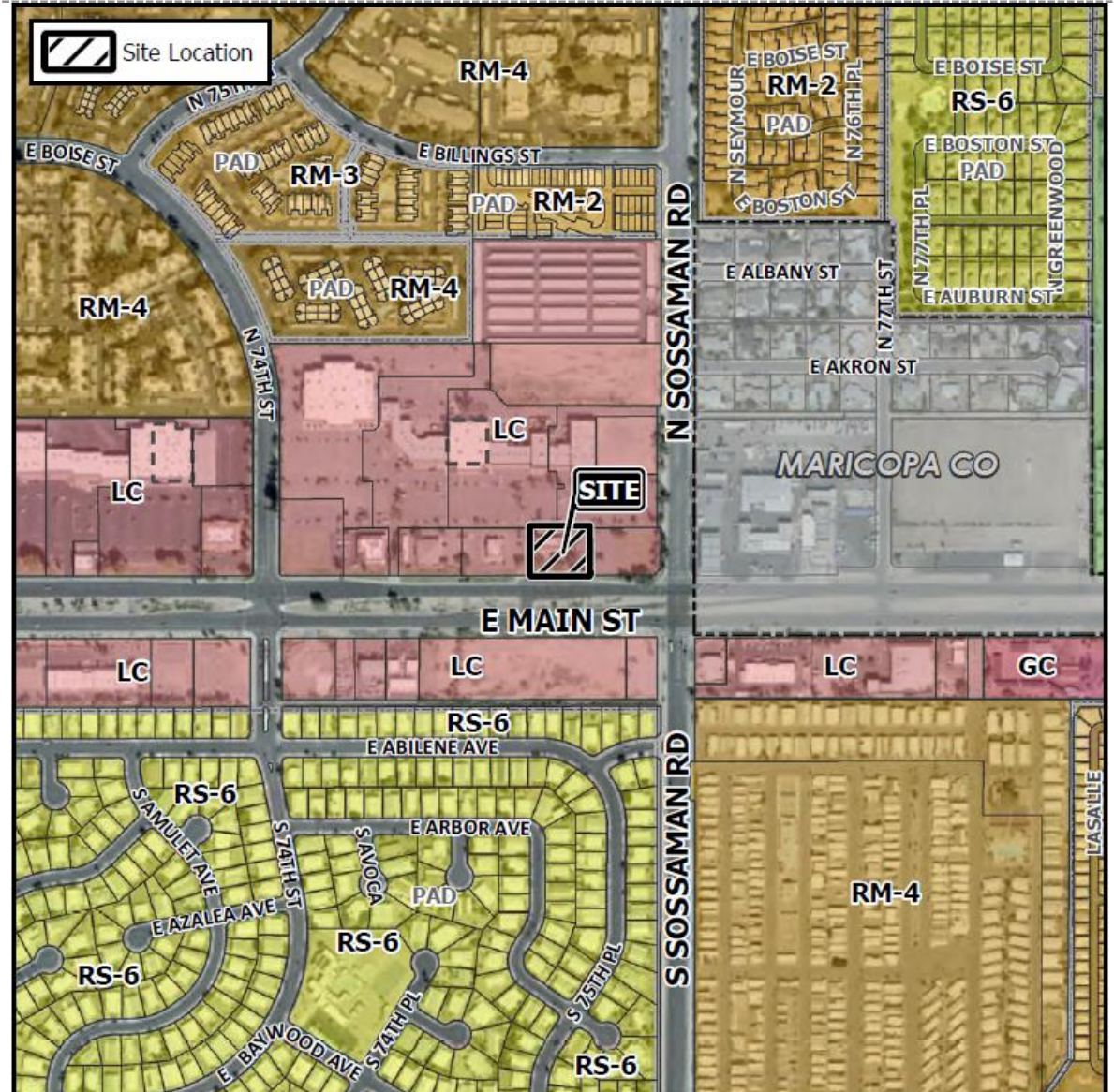
April 7, 2021



**BOA21-00151**

# Location

- North of Main Street
- West of Sossaman Road
- Located in the Sun Valley Shopping Center





# General Plan

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## Mixed Use Activity

- Strong, viable centers of commercial activity

## Community Scale Sub Type

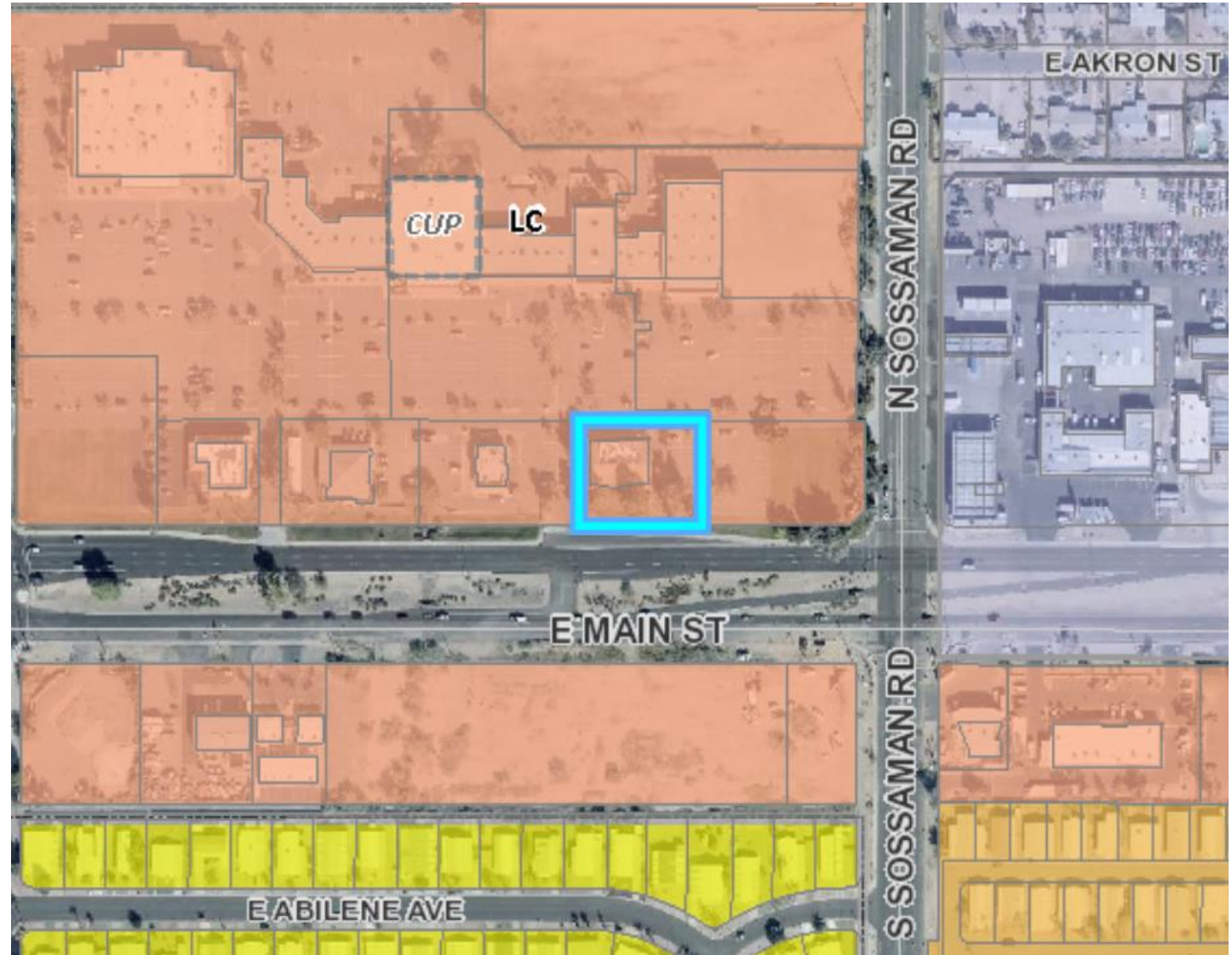
- Serve population within a 4-mile radius

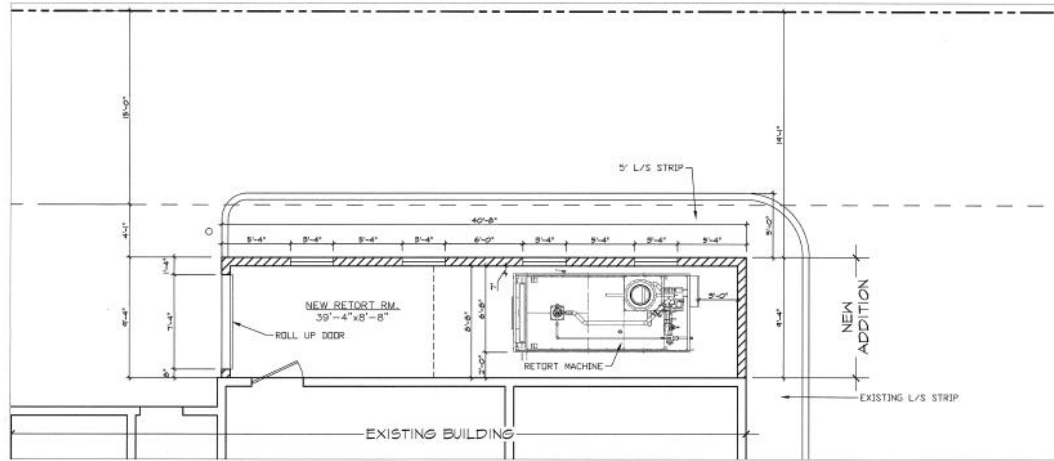


# Zoning

## Limited Commercial (LC)

- A funeral home is a permitted use in the LC zoning district
- An accessory crematorium is permitted with the approval of a SUP.





# Request

- Special Use Permit

# Purpose

- Allow for a an accessory crematory use at an existing funeral home in the LC district.



# Site Photos



Looking north at existing building



Looking west at existing building

# SUP Request

- 380 SF addition
- 5 foot landscaping strip around addition
- No smoke or odor





# 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.

# Summary

## Findings

- Complies with the 2040 Mesa General Plan
- No specific criteria for a crematory
- Crematories are a permitted accessory use with approval of a SUP
- Meets the criteria outlined in section 11-70-5 for a SUP

## Staff Recommendation

Approval with Conditions



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