JUSTIFICATION & COMPATABILITY STATEMENT FOR SPECIAL USE PERMIT –

Mesa Cars & Coffee – 3.20.21

The proposed project for this special use permit is a free public car show in the parking lot of Red Mountain Promenade (6663 E. McDowell Rd. Mesa, AZ 85215) once (1x) per month on the 3rd Saturday 7am-10am, with a total not exceeding twelve (12x) events per calendar year. The use of this permit shall only apply to the activity pertaining to the car show and not grant access to business use of the property beyond such activity.

Responses to Special Use Permits, Section 11-70-5 of the Mesa Zoning Ordinance (MZO):

E. **Required Findings.** A SUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria. It if is determined that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established in the record.

1. 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; *by allowing the special use permit for Mesa Cars & Coffee to use this paved parking lot for a car show during a low use time of day for more than the allowed four (4x) special events per calendar year with approval of property owner, management, and local businesses.*

2. 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*; by keeping to the areas on the site map and directing the participants with cones and caution tape to provide a perimeter, allowing the remainder of the property for general business use.*

3. 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; *Mesa Cars & Coffee is held at an established retail shopping center using an existing paved parking lot, and by utilizing such a property in an already common manner does not create injurious or detrimental activity.*

4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project. *The presence of a large onsite trash dumpster is available for show use, as well as restroom facilities at nearby local restaurants. Ample outdoor parking lot space is available to accommodate safe social interactions and regulated movement of vehicles at 5mph or less.*

Responses to Special Use Permits, Section 11-31-27 of the Mesa Zoning Ordinance (MZO):

A. Special events as defined in Chapter 87 of this Title are permitted in all zoning districts, provided that:

1. The event is licensed in accordance with the provisions of Title 5 of the Mesa City Code; *Mesa Cars & Coffee has consistently applied for and has a history of special event license application approvals*

2. The duration of the event does not exceed the time period specified in the special event license or a maximum of 4 consecutive days, whichever is less*; Mesa Cars & Coffee maintains a four-hour activity window 1x Saturday per month.*

3. No more than 4 events are conducted on the same premises during the calendar year; *It is for this reason Mesa Cars & Coffee is applying for the special use permit through the City of Mesa*

4. The site of the event is adequately served by utilities and sanitary facilities; *as stated in responses to subsequent required findings of Section 11-70-5 E.4.*

5. The event will not present a safety hazard or public disturbance and will not cause substantial adverse impacts on surrounding properties or land uses by creating excessive noise, glare, heat, dust, odors, or pollutants as determined by the Director and Fire Marshal. *Mesa Cars & Coffee continues to comply with all city departments as the special event permit process requires.*