



BOARD OF ADJUSTMENT

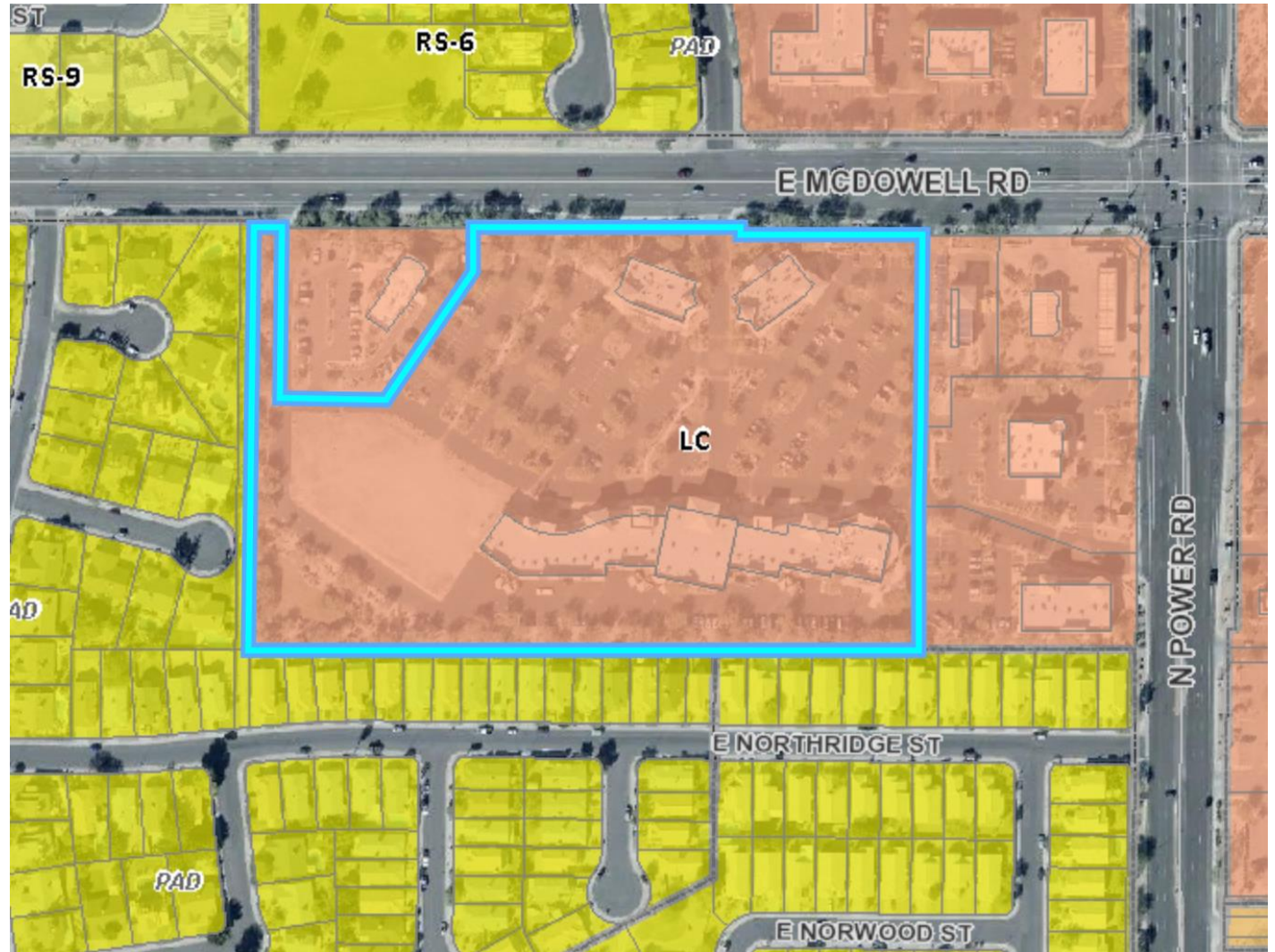
May 5, 2021

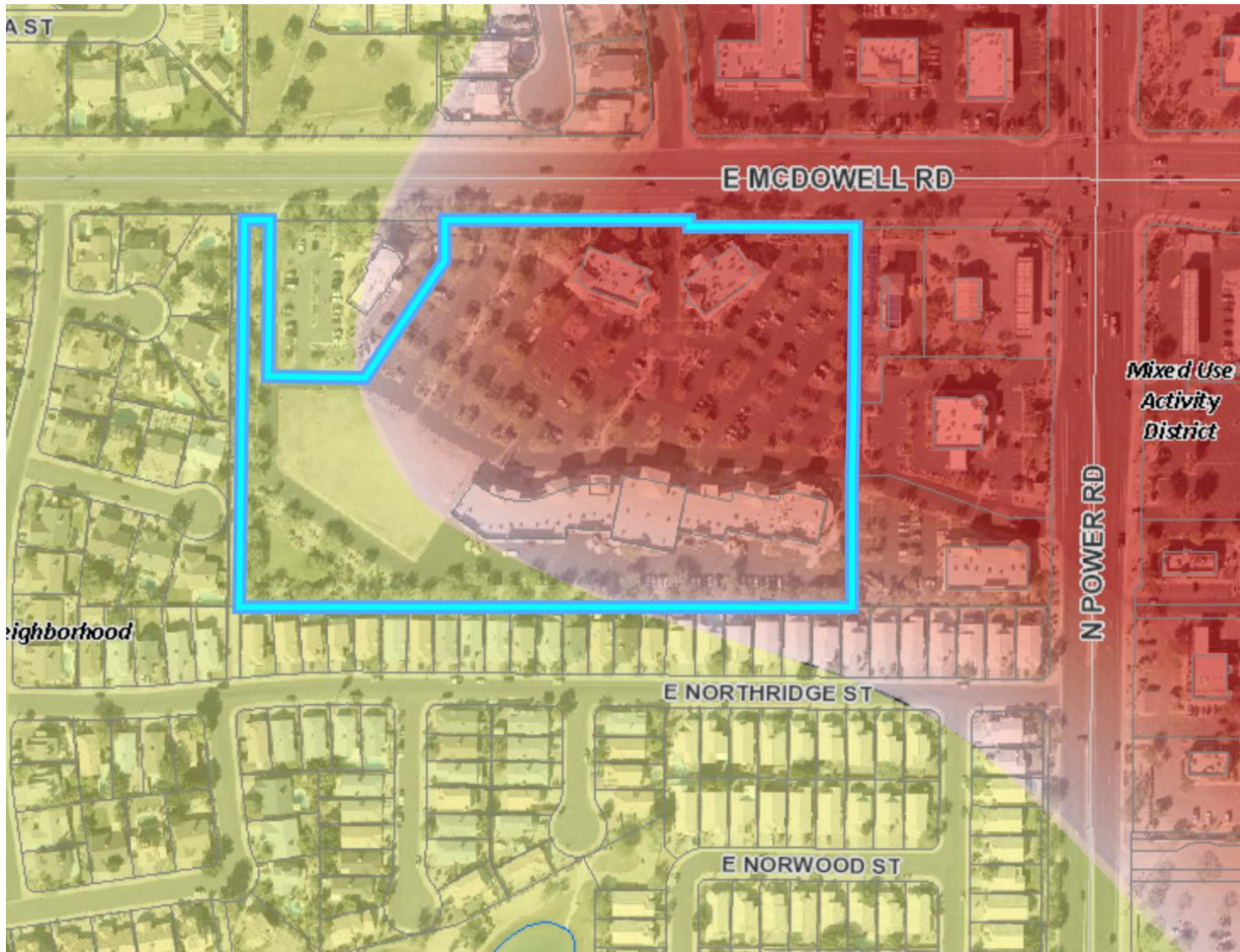


BOA21-00251

Location

- 6663 E McDowell Road
- South Side of McDowell Road
- West of Power Road





General Plan

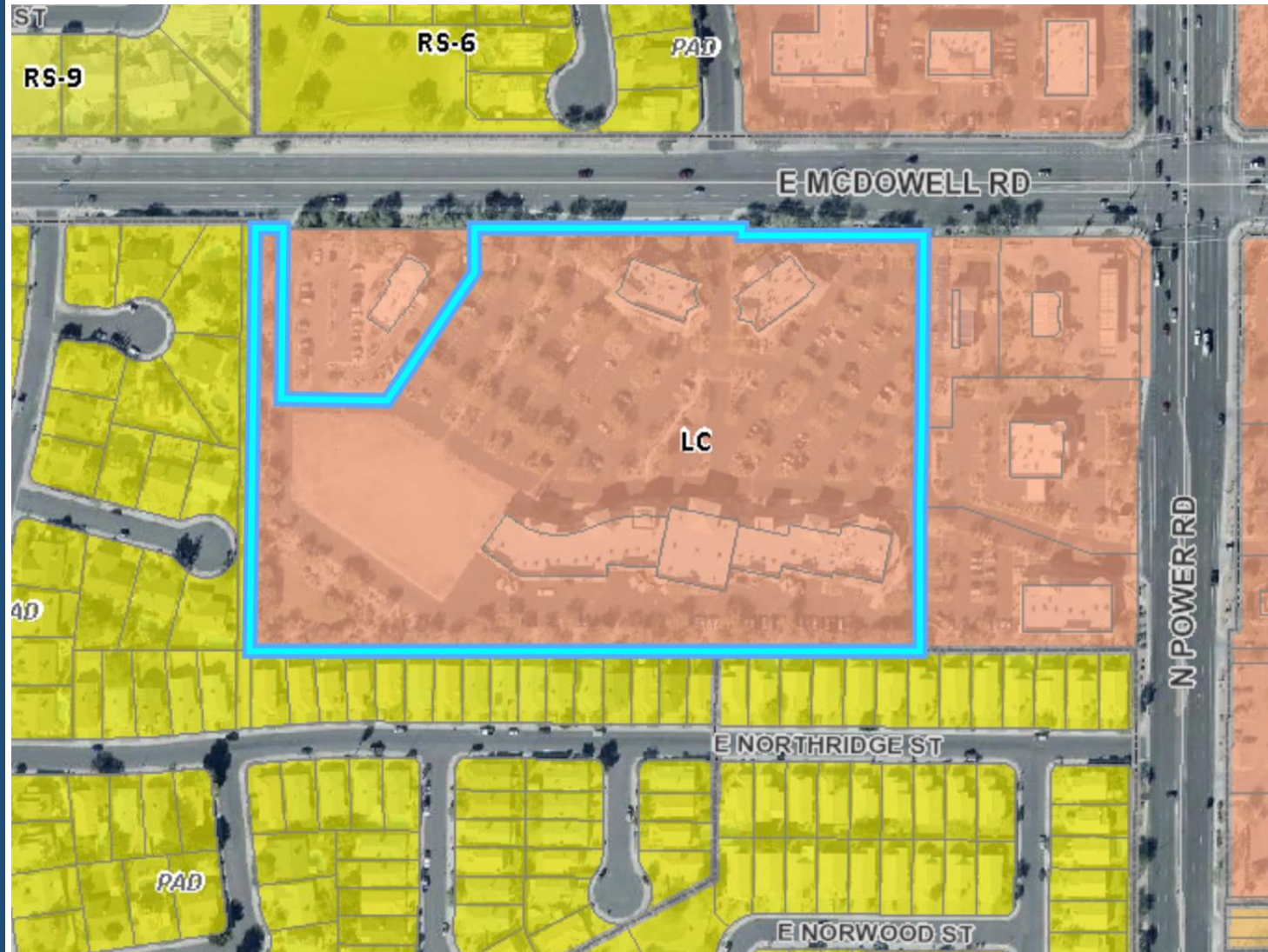
Mixed Use Activity District

- Strong and viable centers of commercial activity
- Unique shopping and entertainment experiences

Zoning

Limited Commercial (LC)

- Special Events are permitted in all zoning districts
- Maximum 4 consecutive days per event
- Maximum 4 events on the same premises per calendar year





Request

- Special Use Permit

Purpose

- Allow the Mesa Cars & Coffee event to occur up to one time per month for a maximum of 12 times per year

Site Photo



Looking northeast across event area

SUP Request

- Section 11-31-27 of the MZO allows four events per year, and additional events with approval of a SUP
- Request: monthly Cars & Coffee events, up to 12 per year



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
- Meets the criteria outlined in section 11-70-5 (E) for a SUP

Staff Recommendation

Approval with Conditions



BOARD OF ADJUSTMENT

May 5, 2021