



BOARD OF ADJUSTMENT

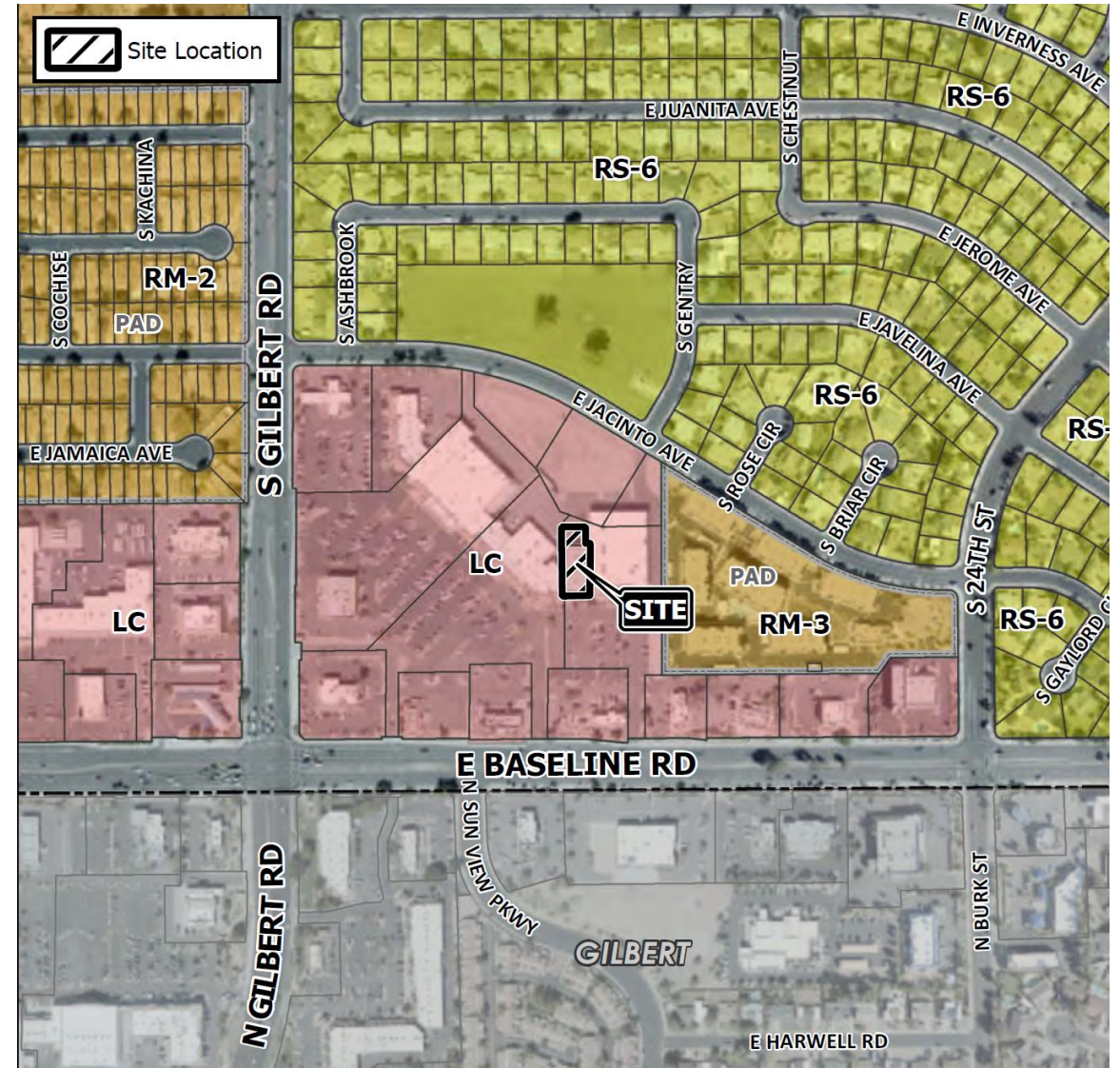
June 2, 2021

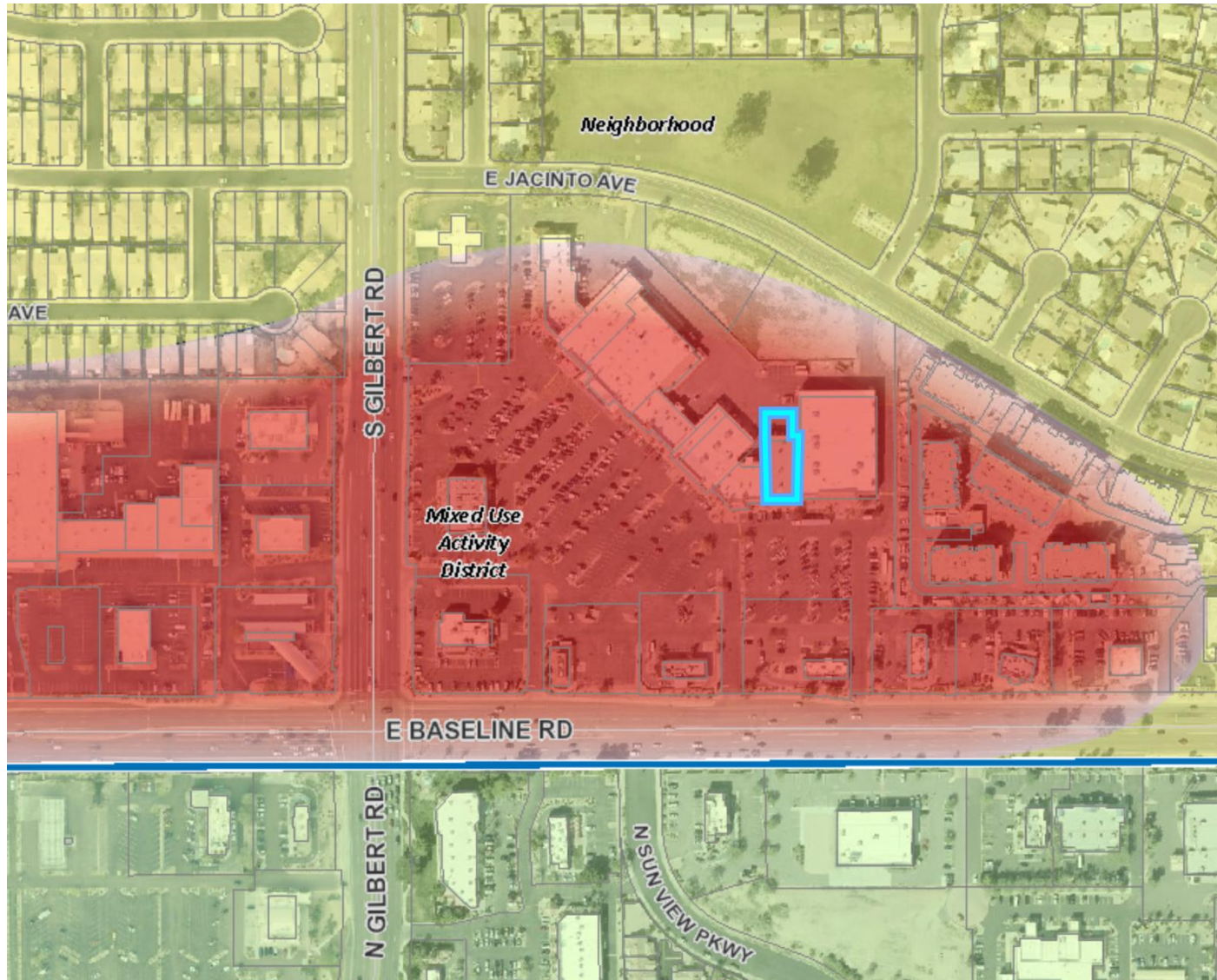


BOA21-00325

Location

- North of Baseline Road
- East of Gilbert Road
- Located in the Mesa Shores Shopping Center





General Plan

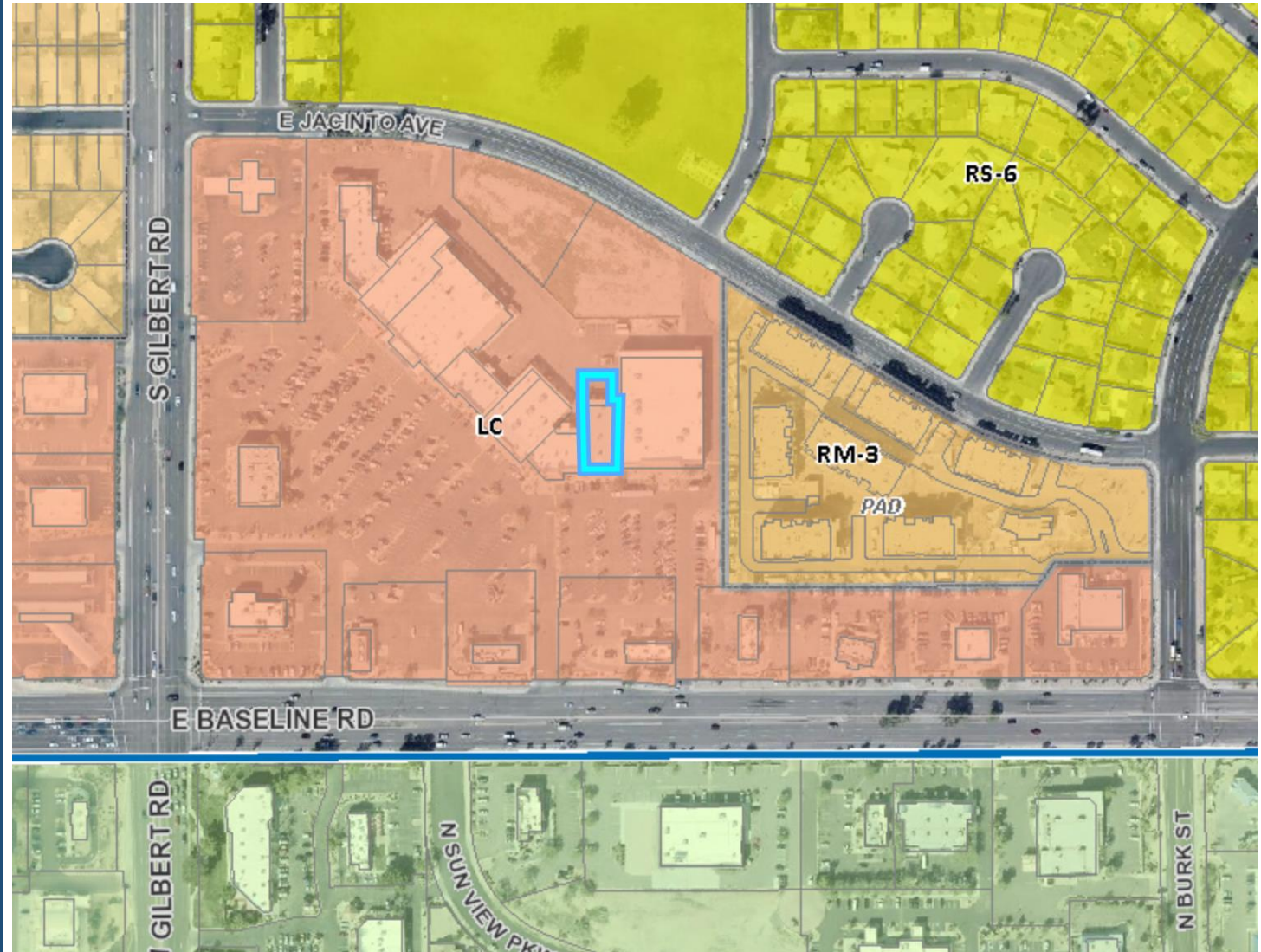
Mixed Use Activity

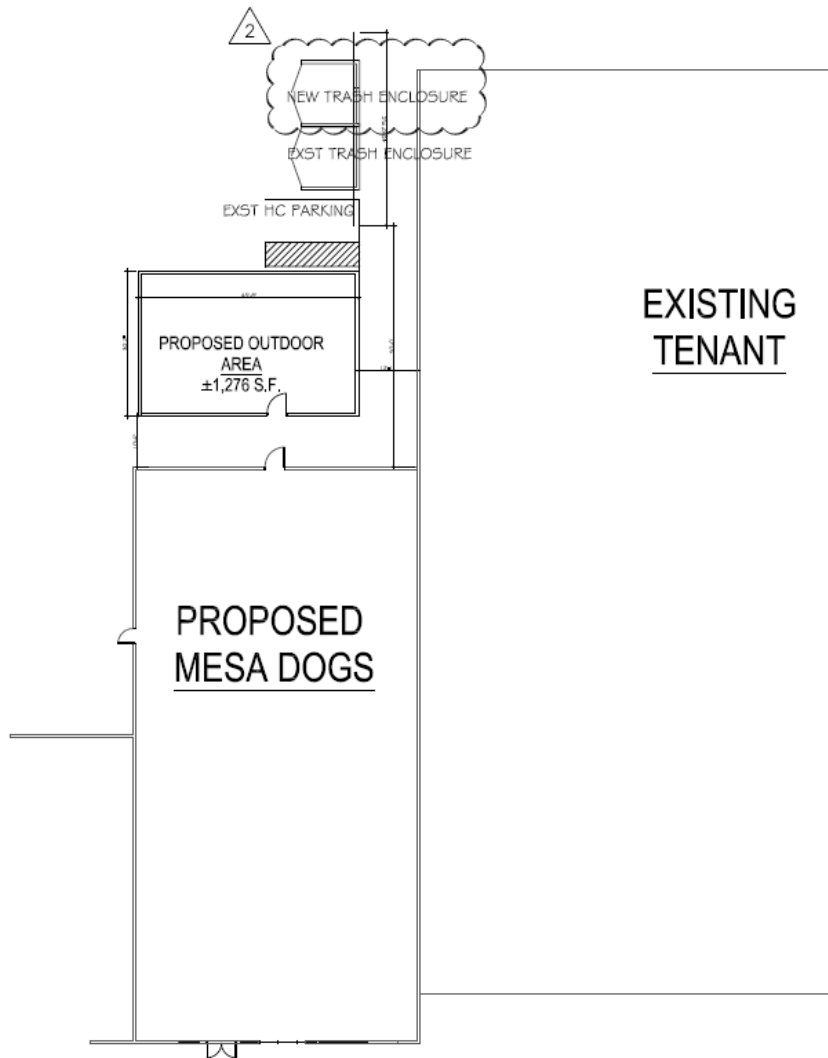
- Strong, viable centers of commercial activity
- Serve nearby population

Zoning

Limited Commercial (LC)

- A small animal day care is a permitted use in the LC zoning district with the approval of a SUP, and it's enclosed in a sound-attenuated facility
- Accessory outdoor activities are permitted with the approval of a SUP





Request

- Special Use Permit

Purpose

- Allow for a small animal day care and accessory outdoor activities (dog area) in the LC district.

Site Photos



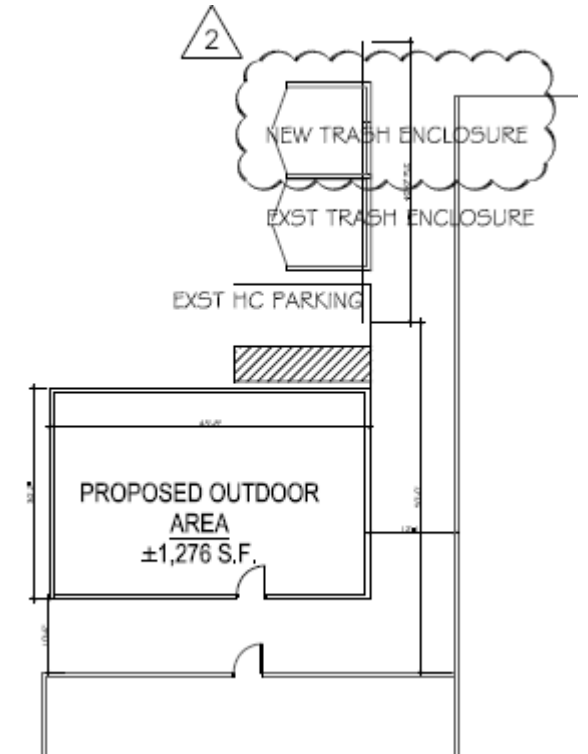
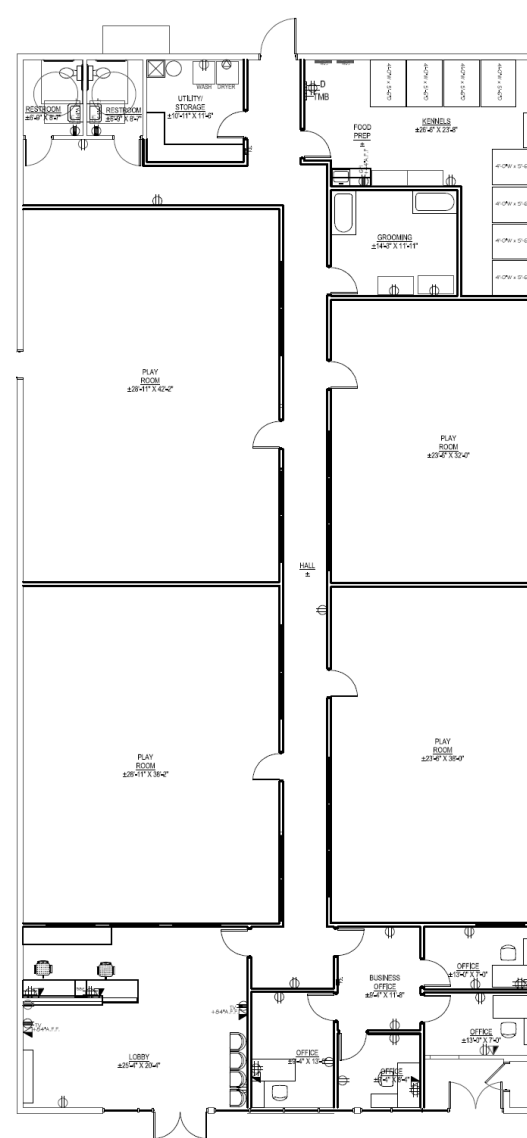
Looking northeast
towards front entrance



Looking southwest towards
rear of business

SUP Request

- 7,100 SF indoor dog daycare
- 1,276 SF outdoor dog area
- Sound attenuated interior rooms
- Operations plan to reduce noise, odors



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
- Small animal day care is permitted with approval of a SUP, and if enclosed in a sound-attenuated facility
- Accessory outdoor activities permitted with SUP
- Meets the criteria outlined in section 11-70-5 for a SUP

Staff Recommendation

Approval with Conditions



BOARD OF ADJUSTMENT

June 2, 2021