



# BOARD OF ADJUSTMENT

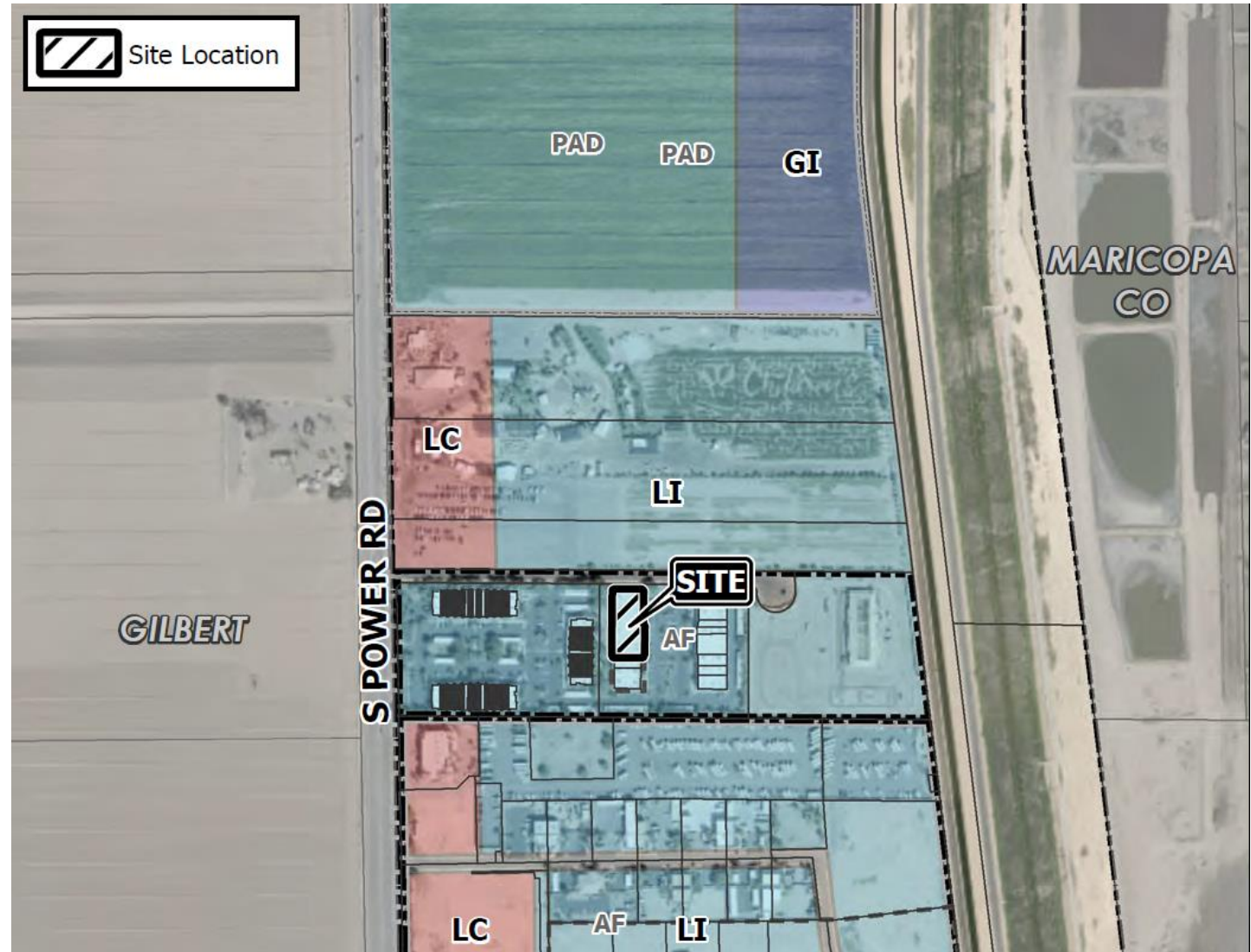
July 7, 2021

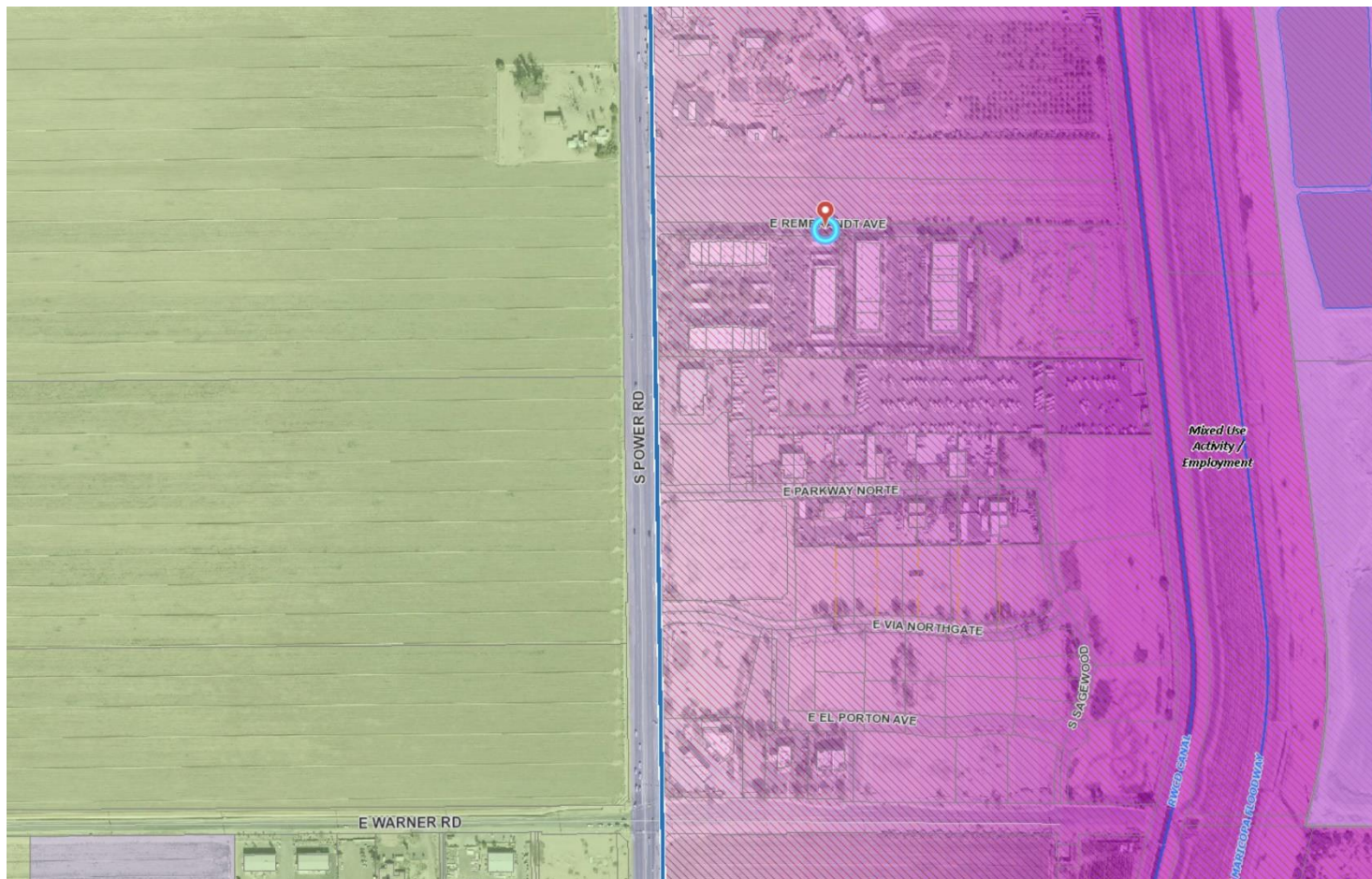


**BOA21-00301**

# Location

- East Side of Power Drive
- North of Warner Road
- Located in the San Tan Commerce Court Condominium Complex





# General Plan

## Mixed Use Activity /Employment District

- Creates strong and viable centers of commercial activity and provides wide ranges of employment opportunities in high-quality settings

Within the Inner Loop  
District in the Gateway  
Strategic Development  
Plan

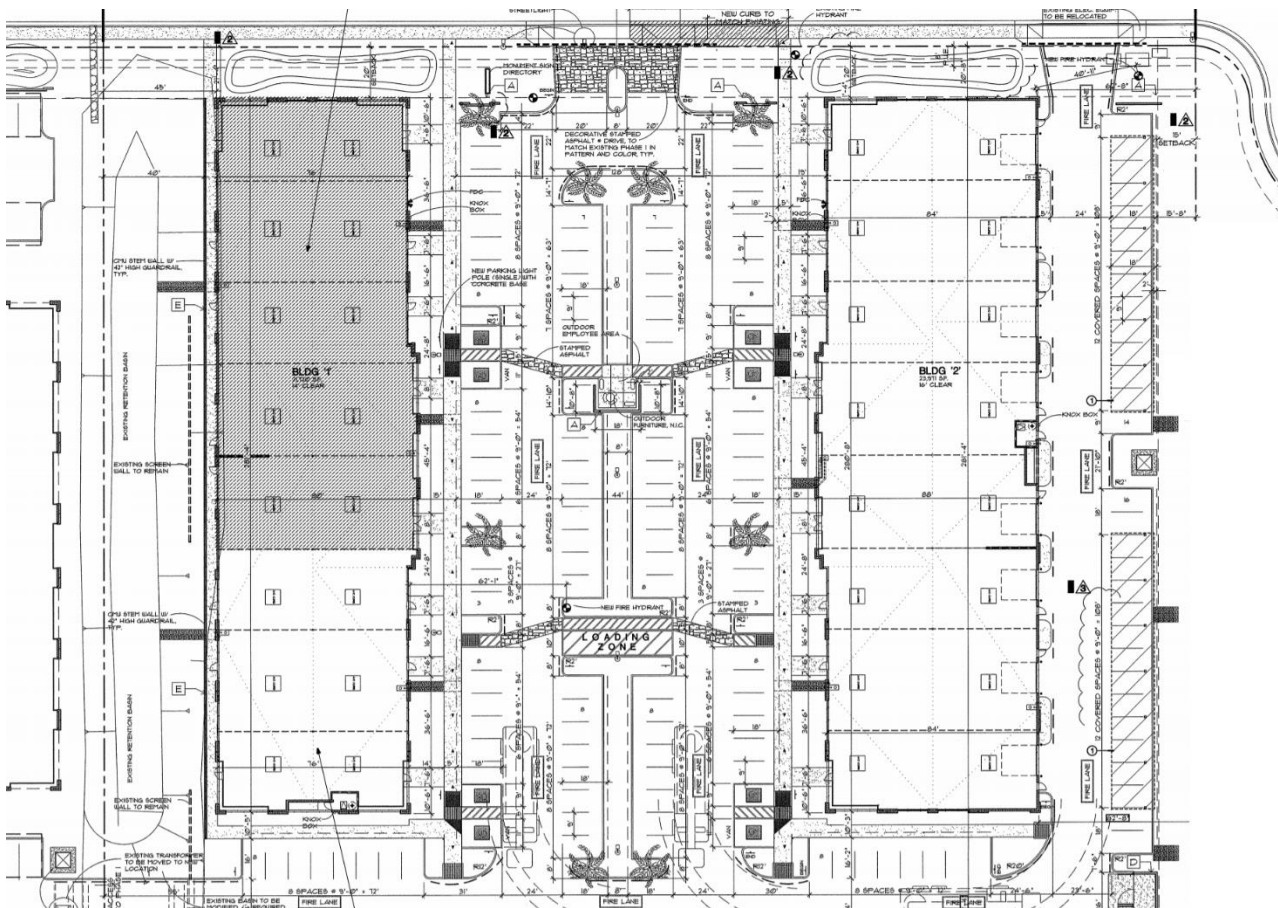


# Zoning

## Light Industrial (LI)

- A clinic is a permitted use in the LI zoning district with the approval of a Special Use Permit (SUP)





# Request

- Special Use Permit

# Purpose

- Allow for an Outpatient Surgical Center in the Limited Industrial (LI) zoning district



# Site Photos



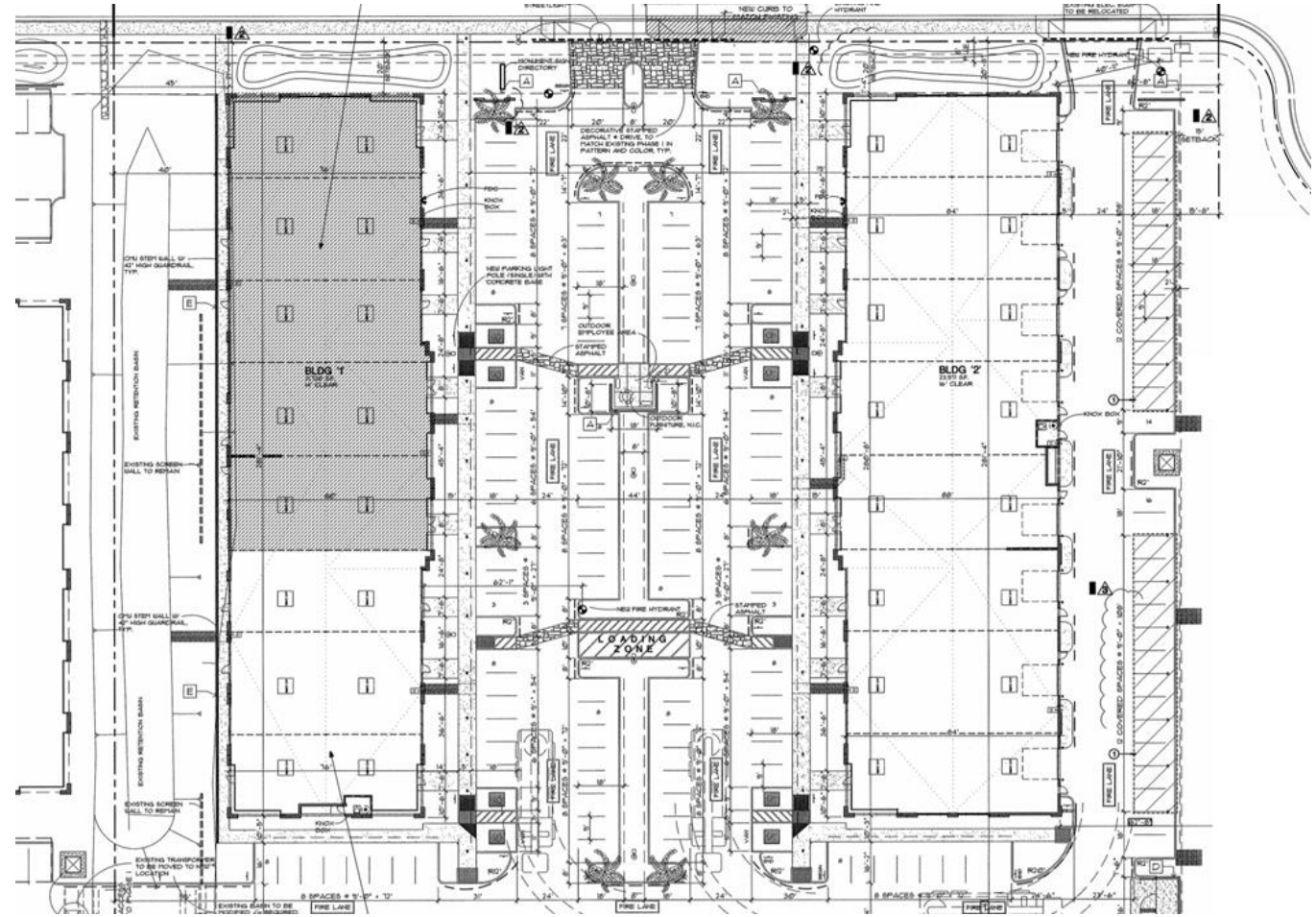
Looking west at the site  
from inside the complex



Looking south at the site  
from Rembrandt Ave

# SUP Request

- The clinic/outpatient surgery center use would occupy suites 101-109, as shown on the site plan, for a total of 14,424 sq. ft.





# 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
- Clinic/outpatient surgical center is permitted 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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