



BOARD OF ADJUSTMENT

August 4, 2021



BOA21-00389



Request

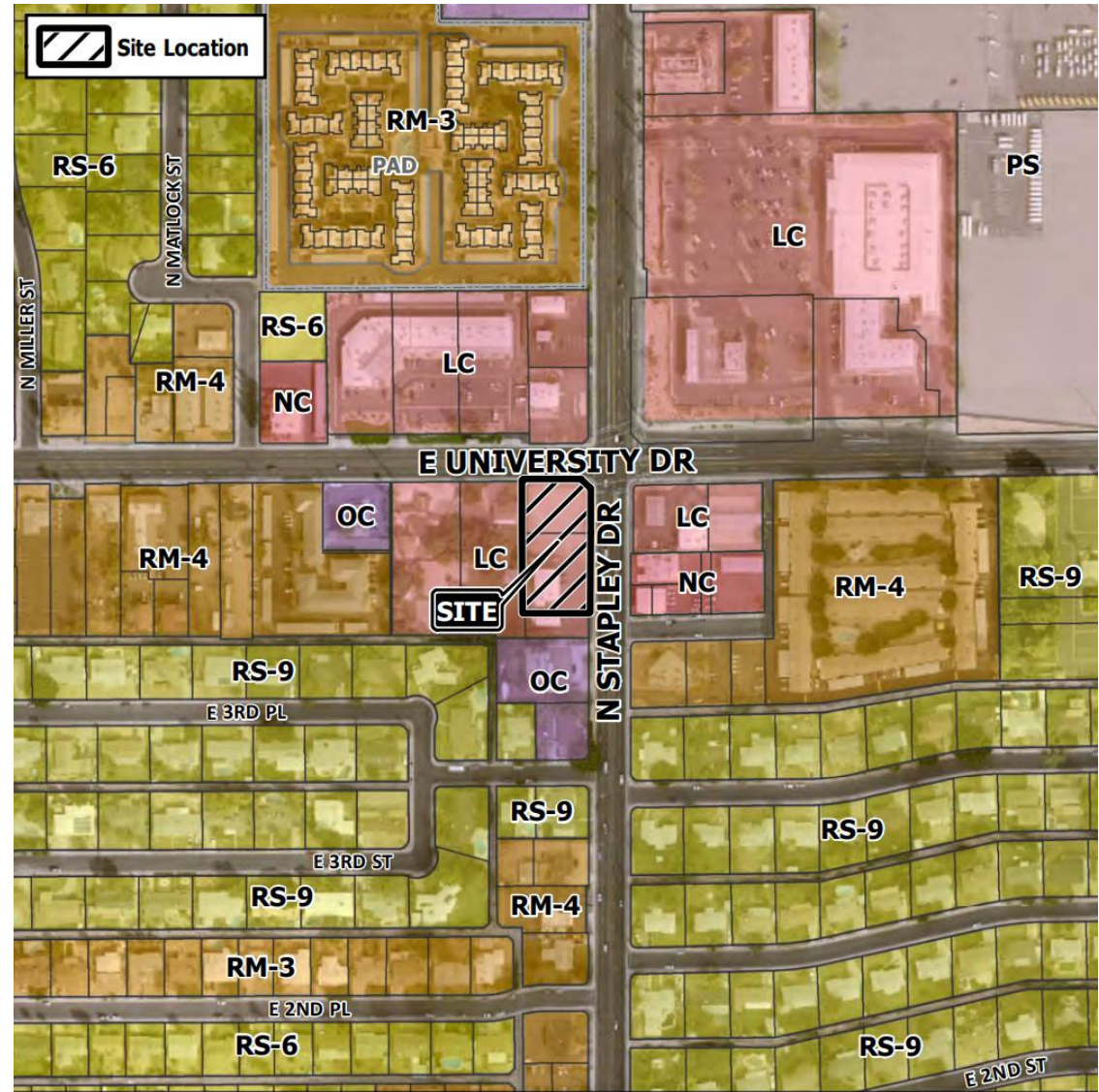
- Development Incentive Permit

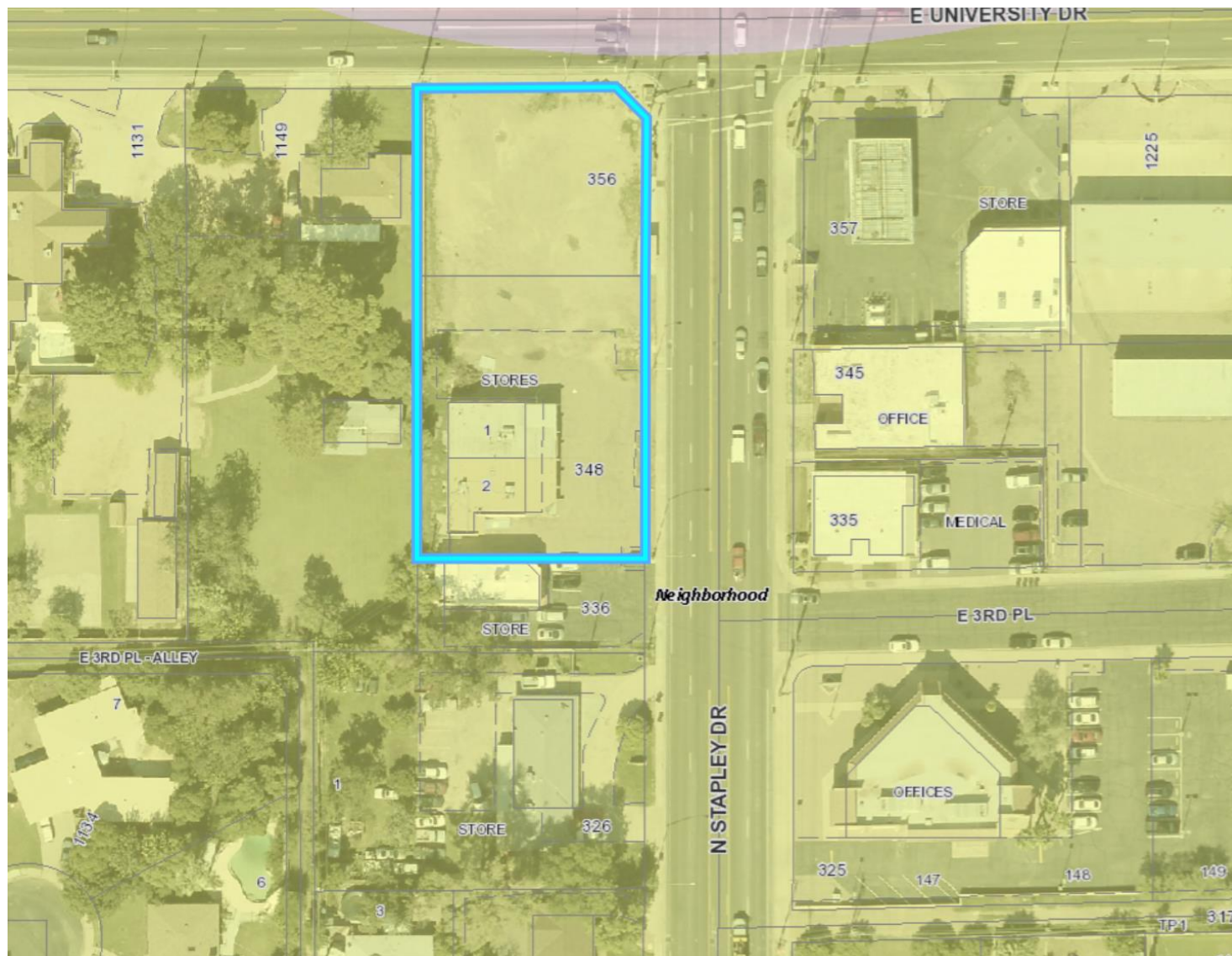
Purpose

- Allow for deviations from certain development standards to construct a coffee shop with drive-thru

Location

- South of E. University Drive
- West of N. Stapley Drive





General Plan

Neighborhood

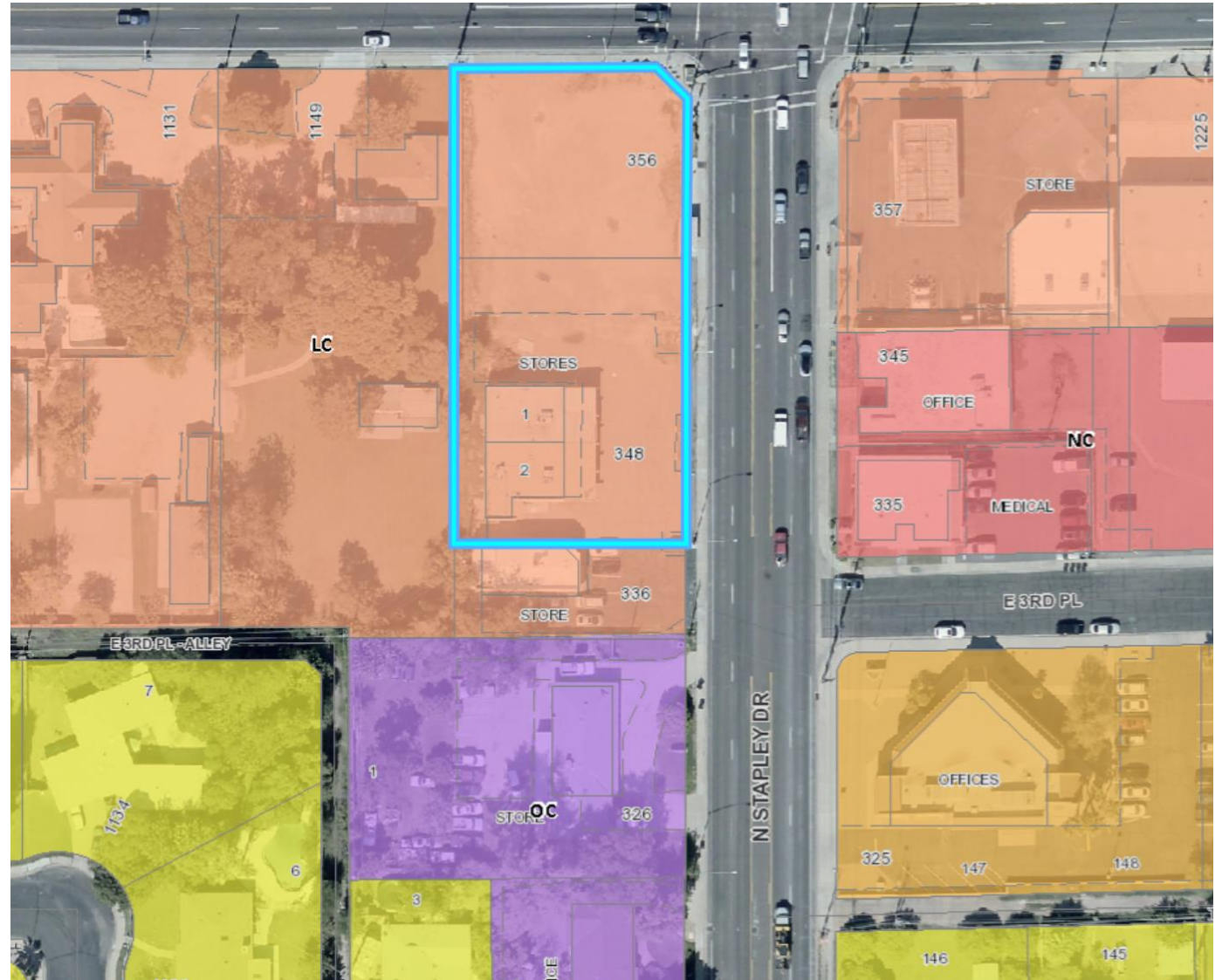
- Provide a safe place for people to live
 - Includes nonresidential uses

Central Main Street Plan

- Evolution Corridor
 - Improve the balance between pedestrian automobile needs

Zoning

- Limited Commercial (LC)
- Proposed use allowed per Table 11-6-2 in the MZO



Site Photo



Looking west from N. Stapley

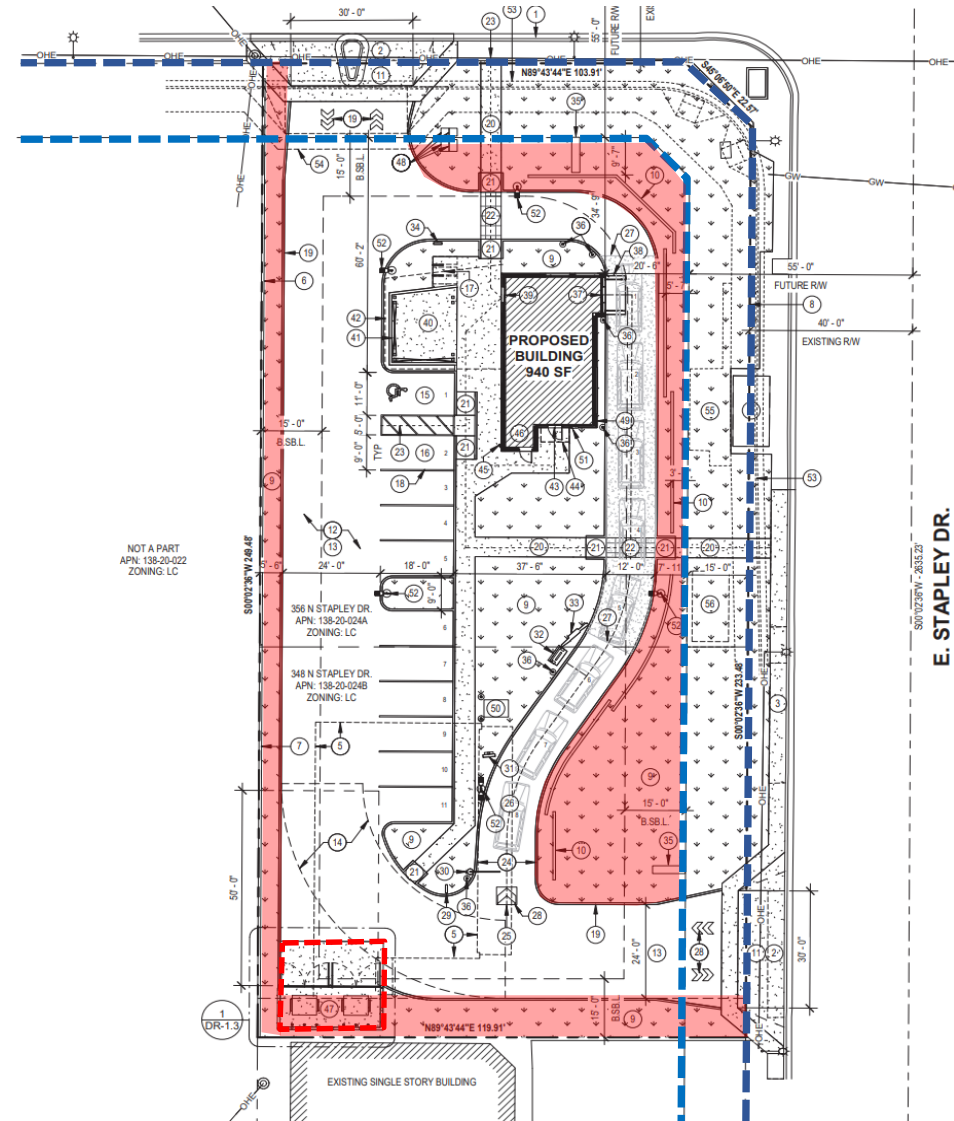
Site Photo



Looking south from E. University

Development Incentive Permit

- Reduced landscape yard adjacent to non-residential zoning districts
- Reduced front and street-facing landscape yard
- Reduced setback (for drive aisles) from street intersections
- Trash enclosure within landscape area



Approval Criteria

Section 11-72-1 DIP Criteria



#1 Total area of the parcel does not exceed 2.5 net acres, and the parcel has been in its current configuration for more than 10 years.



#2 The parcel is served by, or has direct access to, existing utility distribution facilities.



#3 The total developable land area (within a 1,200-foot radius of the site) is not more than 25% vacant; and more than half of the total number of lots or parcels have been developed 15 or more years ago.

Approval Criteria

2020 Aerial Photo



2004 Aerial Photo



Approval Criteria

Section 11-72-3 Required Findings



#1 The proposed development is consistent with the General Plan, any other applicable Council adopted plans and/policies, and the permitted uses as specified in this Ordinance;



#2 The incentives do not allow development that is more intense than the surrounding neighborhood; commensurate with existing development within a 1,200-foot radius of the by-passed property; and,



#3 The architectural elements, construction and landscape materials, and other site improvements of the proposed development meet the intent of the Design Standards of this Ordinance.

Summary

Findings

- Request complies with the 2040 Mesa General Plan
- Site qualifies for a DIP per Section 11-72-1 of the MZO
- Requested incentives comply with the approval criteria for a DIP per Section 11-72-3 in the MZO

Staff Recommendation

Approval with Conditions



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