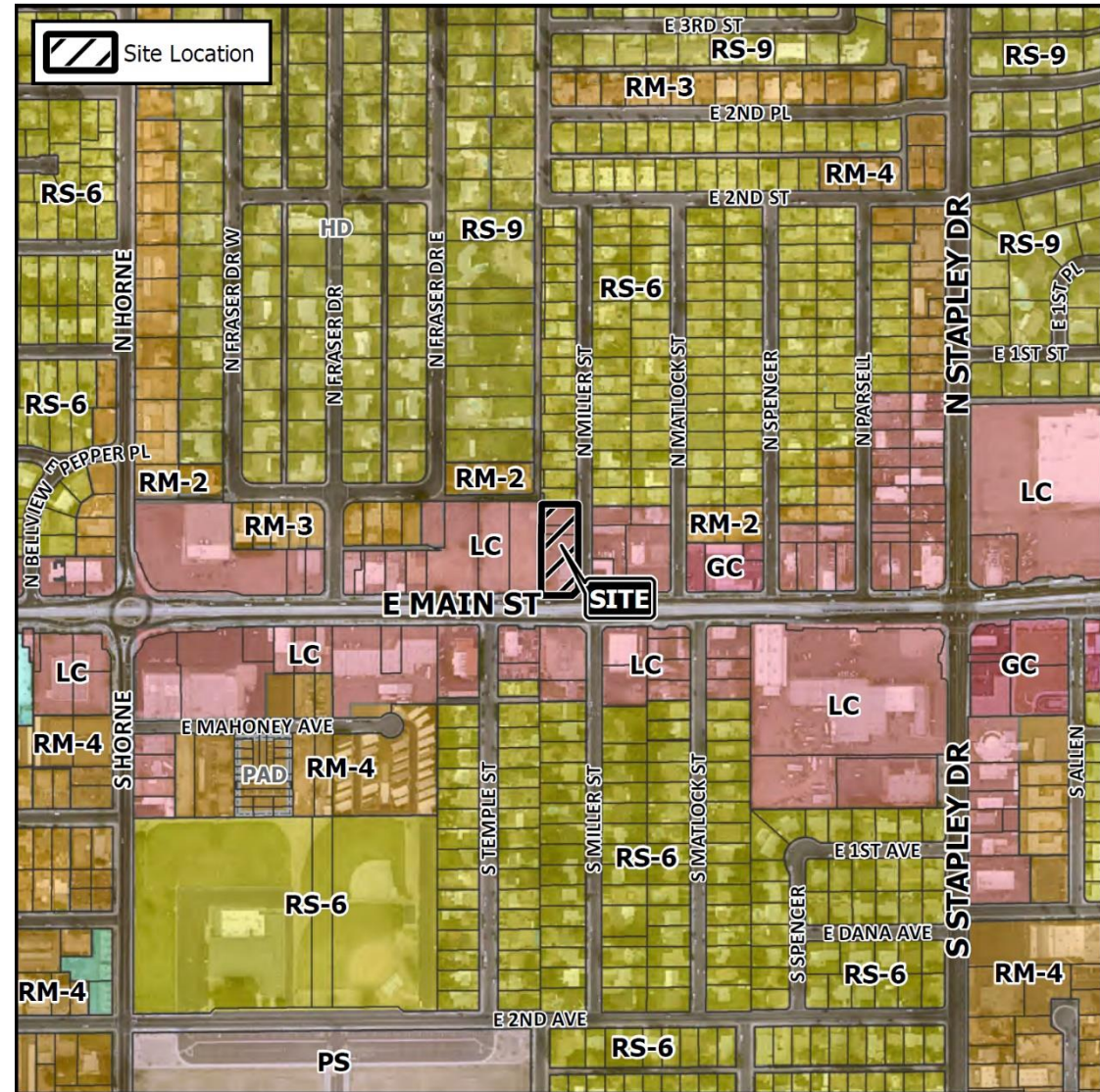




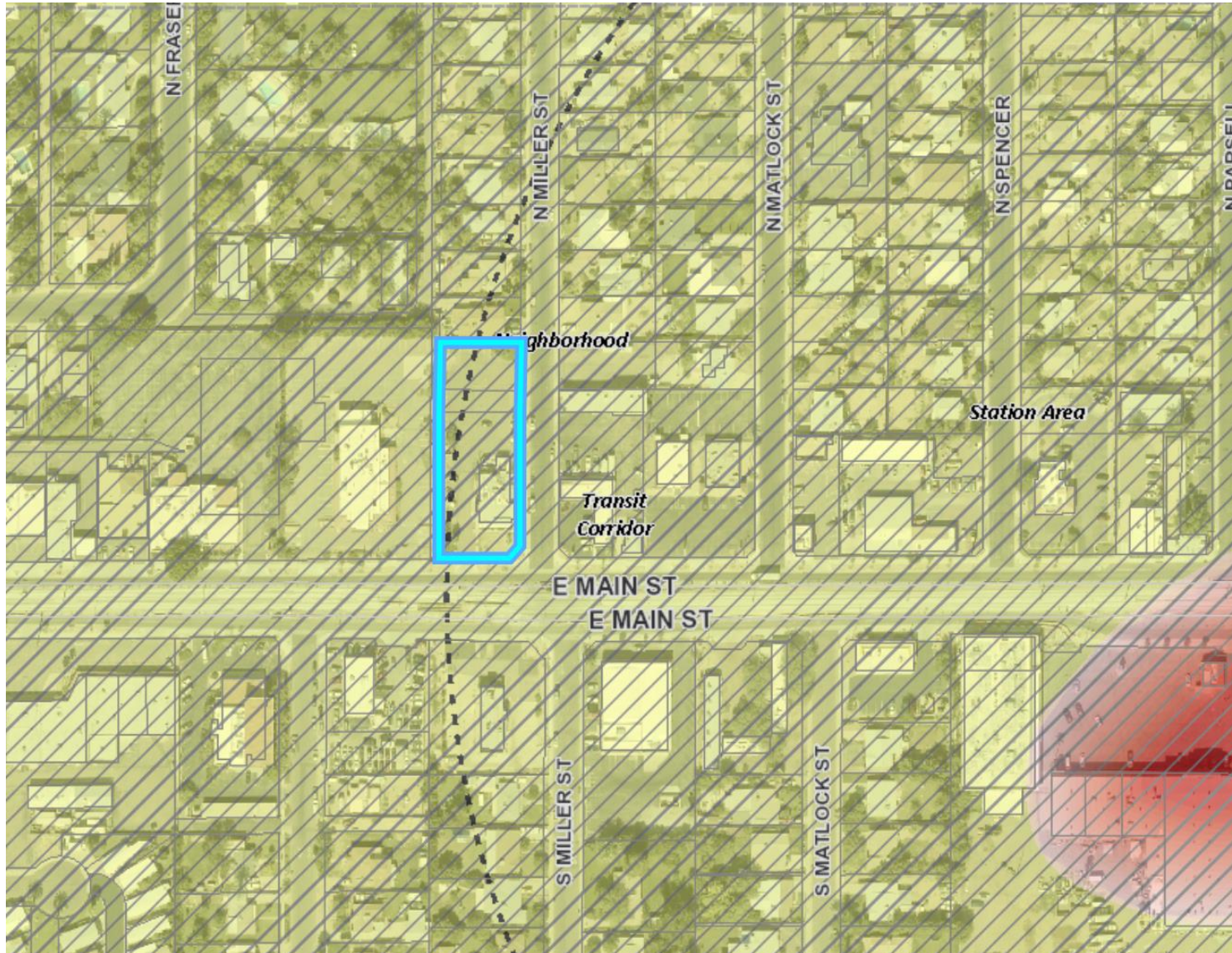
**BOA20-00808**

# Location

- 1002 East Main Street
- Northwest corner of East Main Street and North Miller Street







## General Plan

### Neighborhood, Transit Corridor, Station Character Area and Central Main Street Area Plan

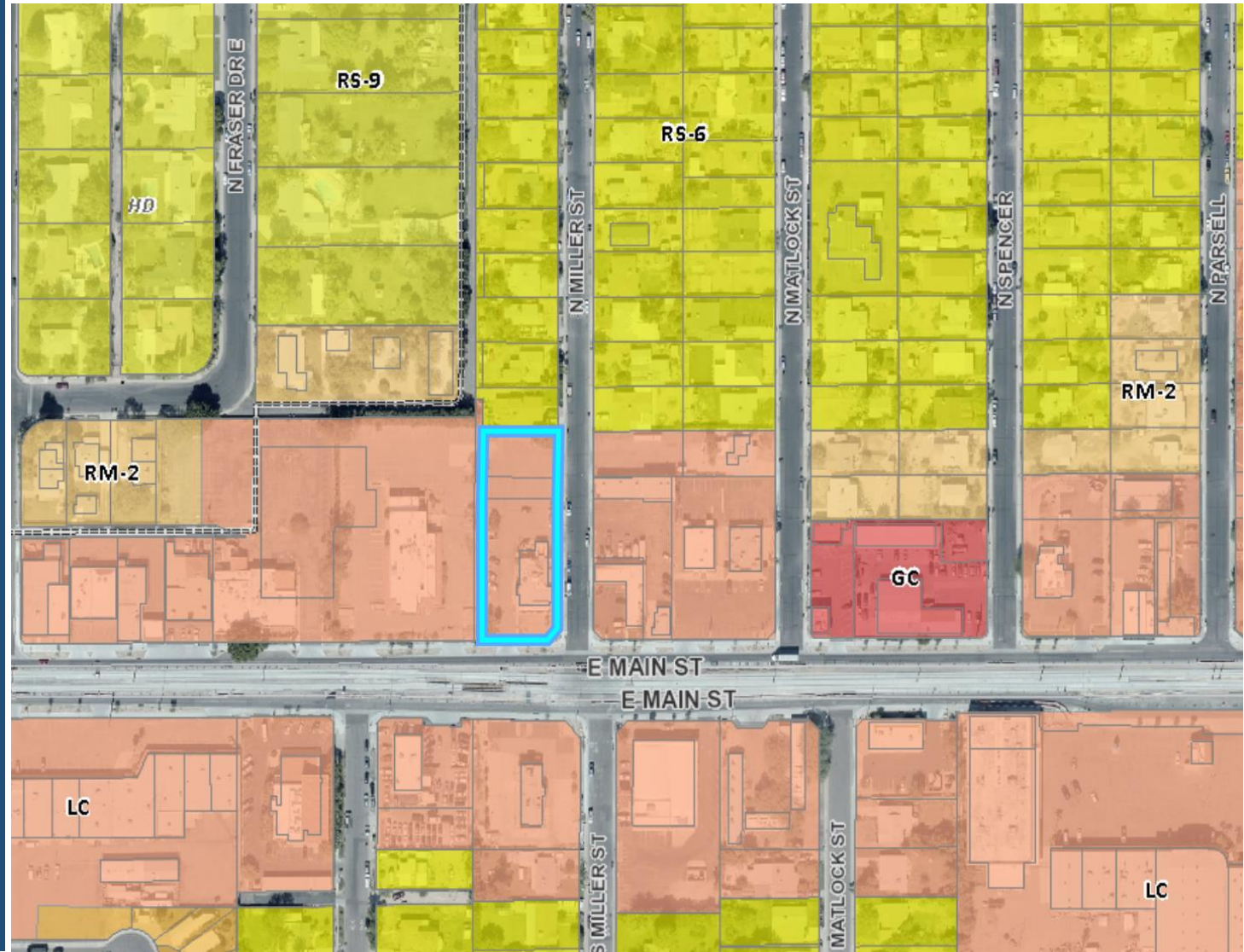
- Primarily single-residence uses
- May contain commercial uses on arterial frontages
- Develop a mixed-use, pedestrian friendly, urban environment within walking distance of light rail stations



# Zoning

## Limited Commercial (LC)

- A restaurant with outdoor seating is a permitted use in the LC district







## Request

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- SCIP

## Purpose

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- Allow deviations to development standards for the redevelopment of a restaurant with outdoor seating



# Site Photos



Looking west at existing site



Looking north at existing site

# Requested SCIP

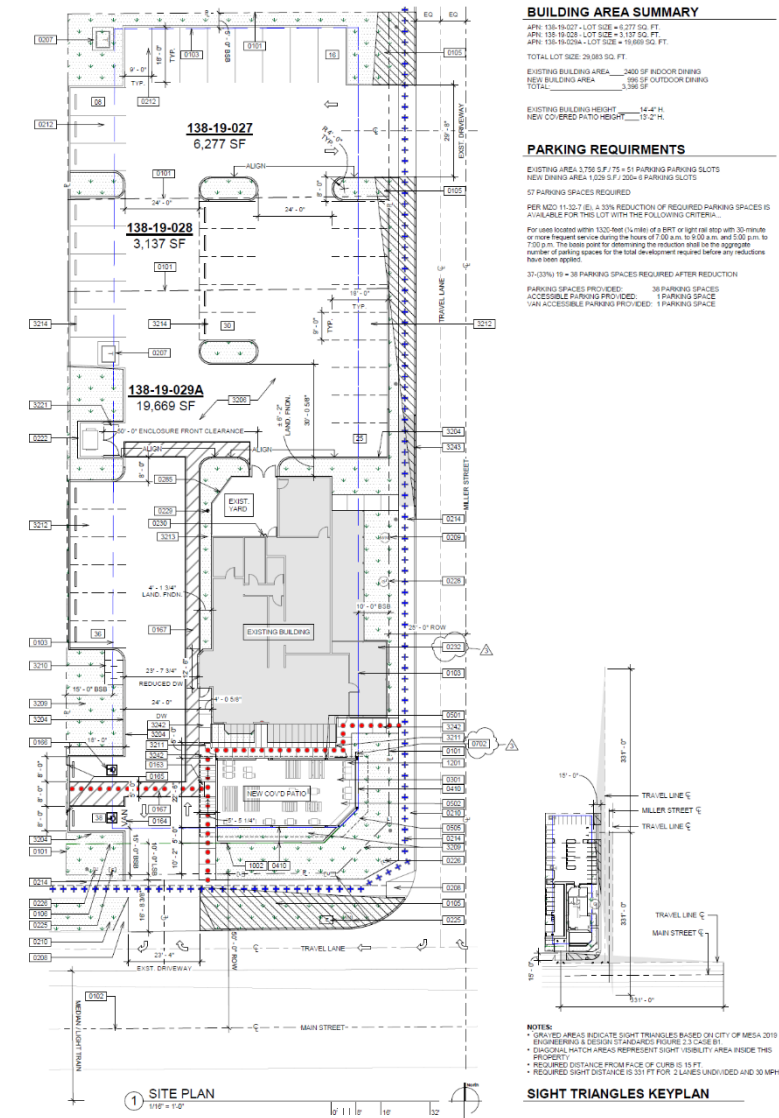
- Reduced landscape area adjacent at the north and west property lines
- Reduced building setback along Miller Street
- Reduced perimeter landscaping along west property line
- Reduced foundation base (west of building)
- Landscape islands every 9 spaces
- No parking lot screening wall
- Reduced setback of cross drive aisles from Miller and Main Street.





# Site Plan

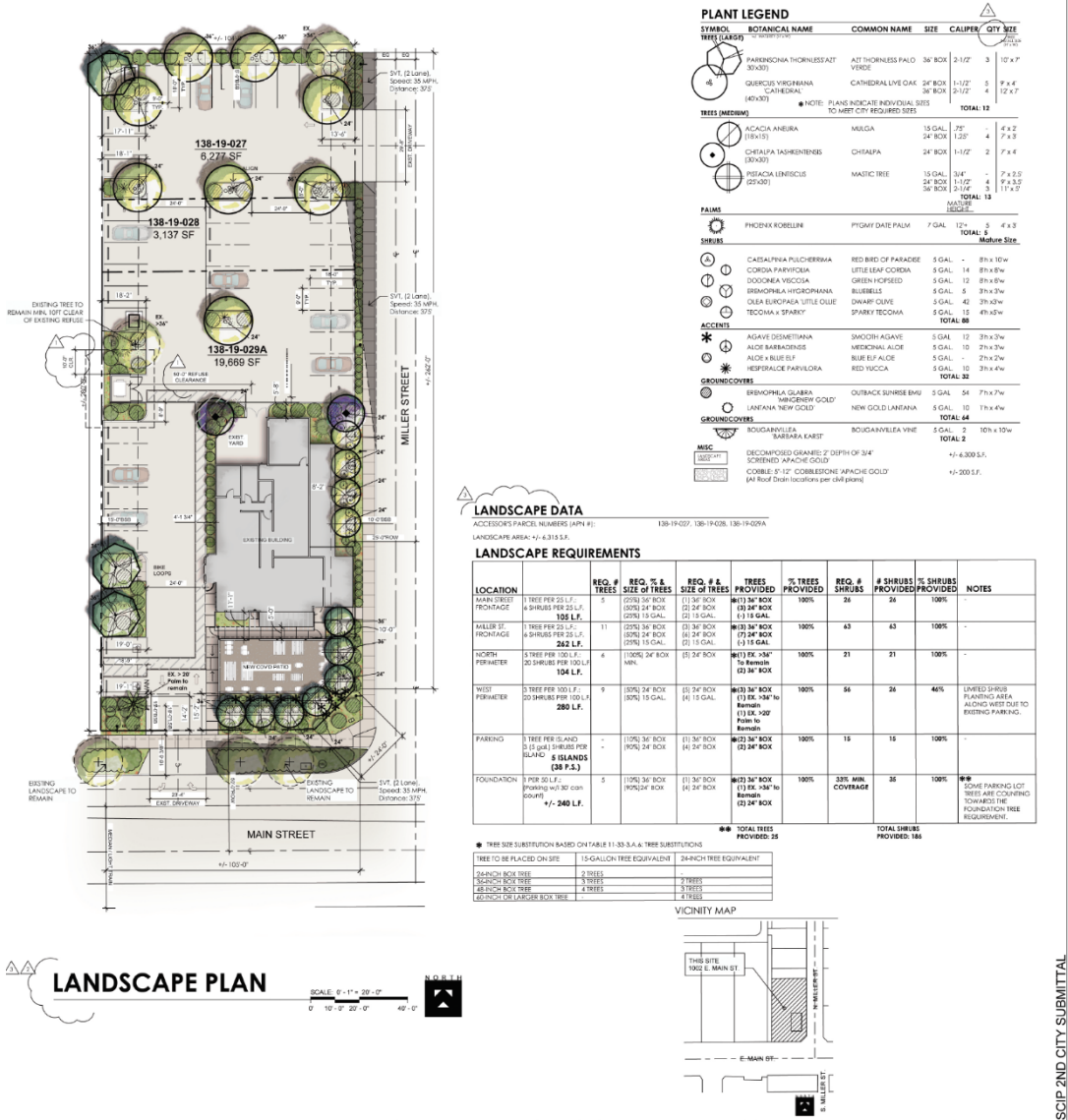
- New 1,029 square foot covered patio
- New parking lot striping and landscape islands
- New foundation base area along north side of building
- New pedestrian crosswalk





# Landscape Plan

- New perimeter landscaping
- New parking lot landscaping
- New foundation base landscaping



- Façade repairs
- New awnings
- New Paint





# Approval Criteria

## Section 11-73-3

- |   |   |
|---|---|
| ✓ | Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards. |
| ✓ | Full compliance would discourage redevelopment of the site  |
| ✓ | No new non-conforming conditions will be created with the reconstruction of the restaurant building                                     |
| ✓ | Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood  |

# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets criteria outlined in Chapter 73 of the Mesa Zoning Ordinance

## Staff Recommendation

Approval with Conditions





**BOA20-00808**