



BOARD OF ADJUSTMENT

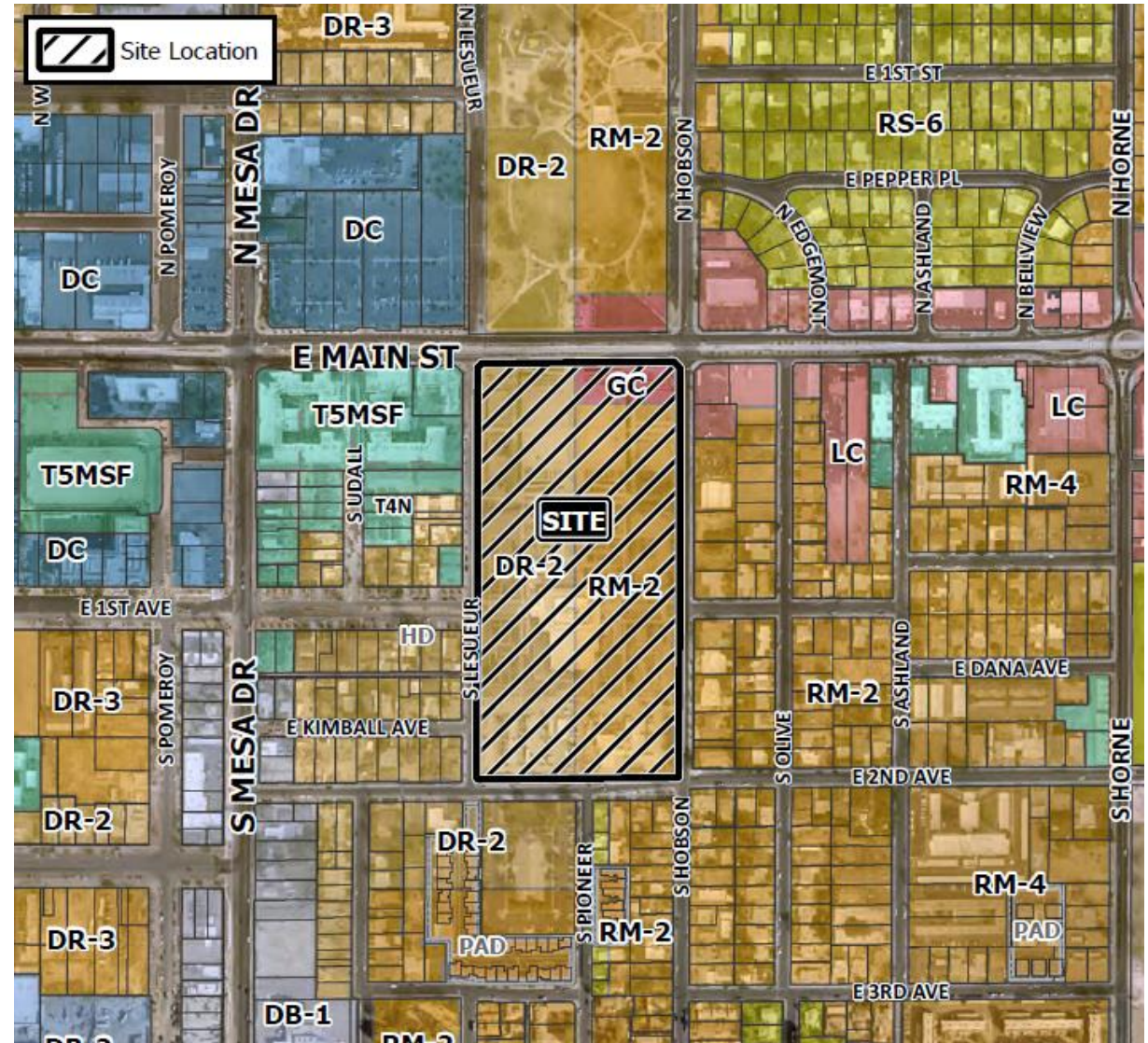
September 1, 2021

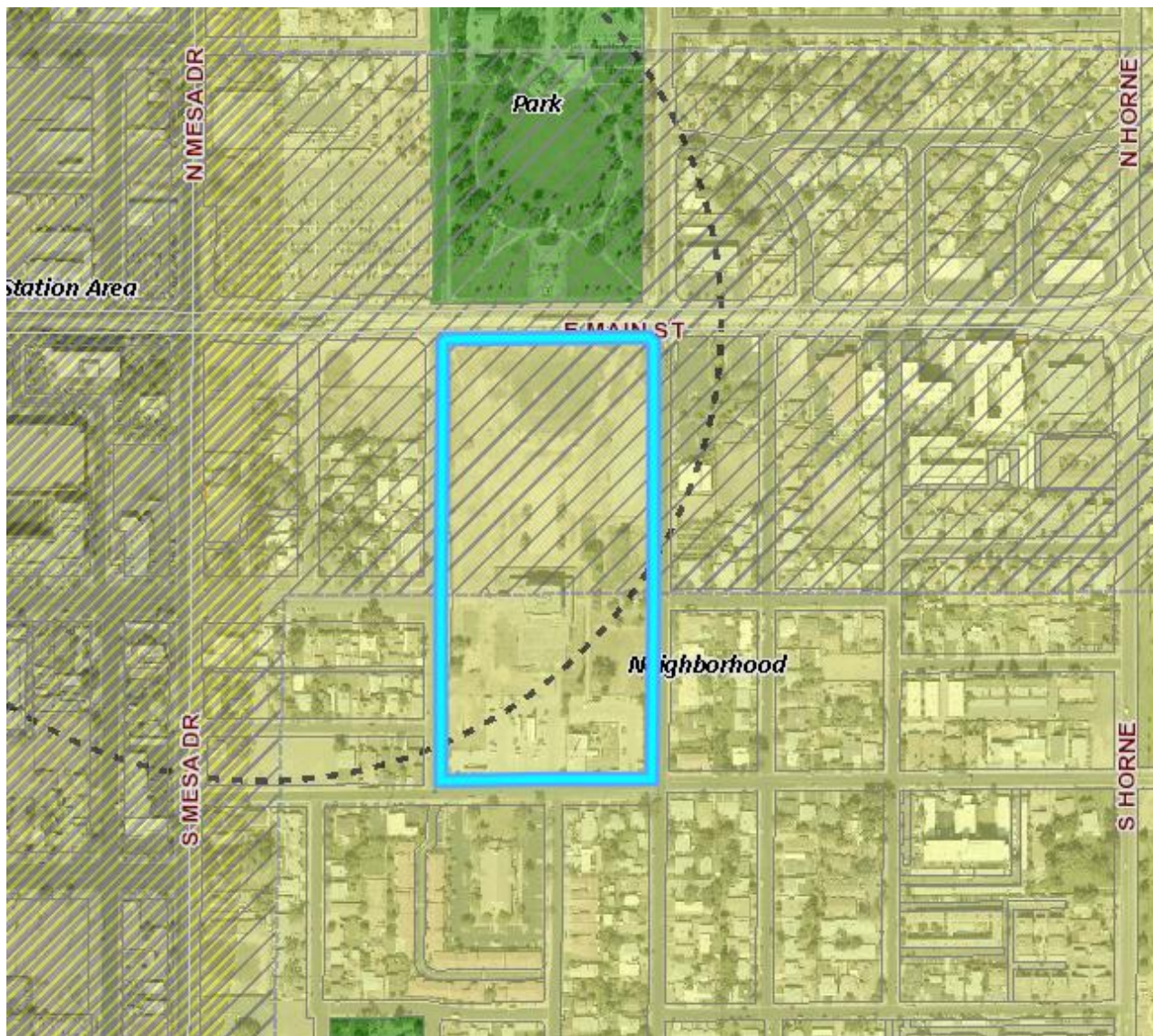


BOA21-00766

Location

- Mesa Arizona Temple
- East of Mesa Drive
- Between Main Street and 2nd Avenue, and between LeSueur and Hobson





General Plan

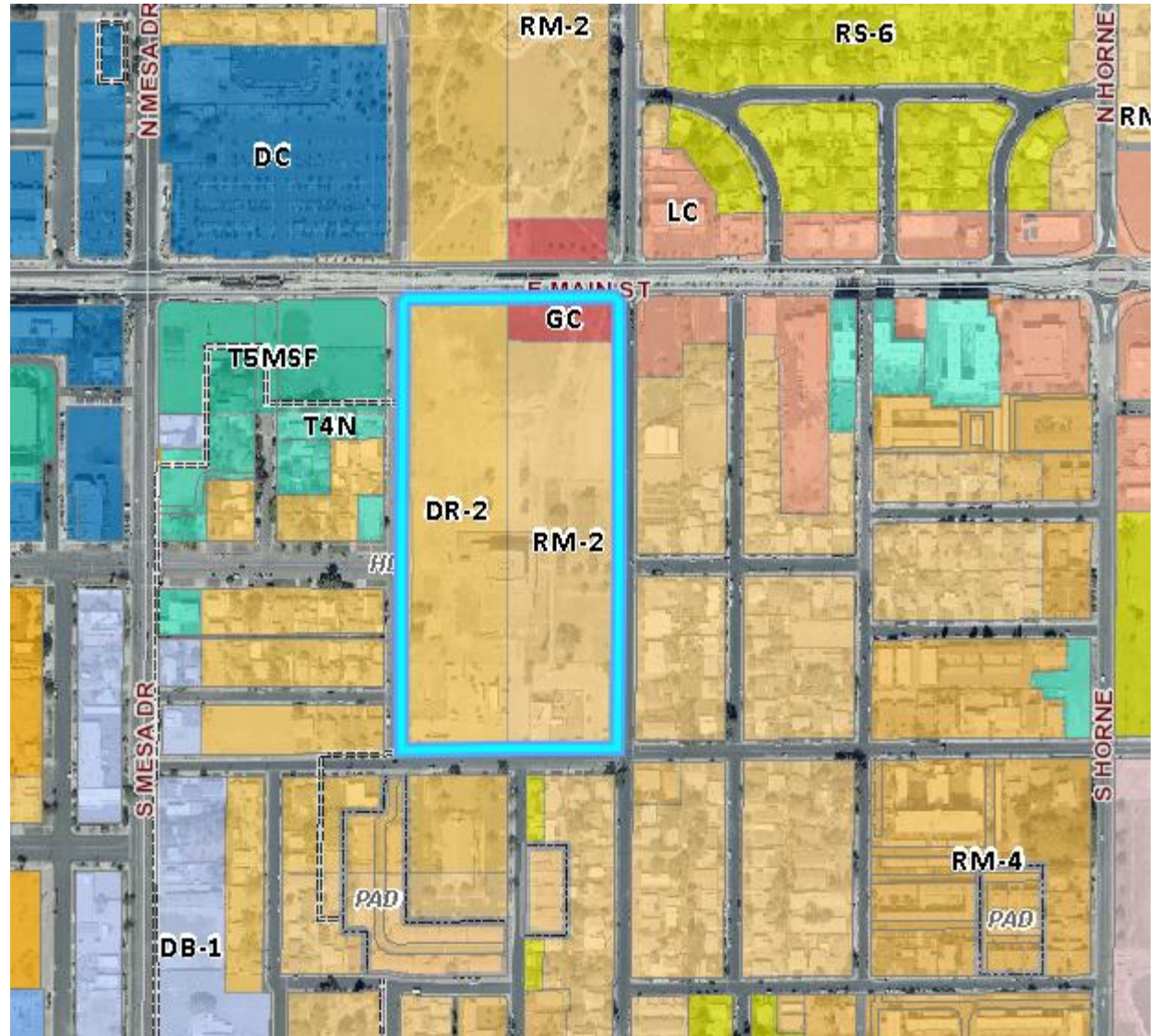
Neighborhood, Transit Corridor, Station Area

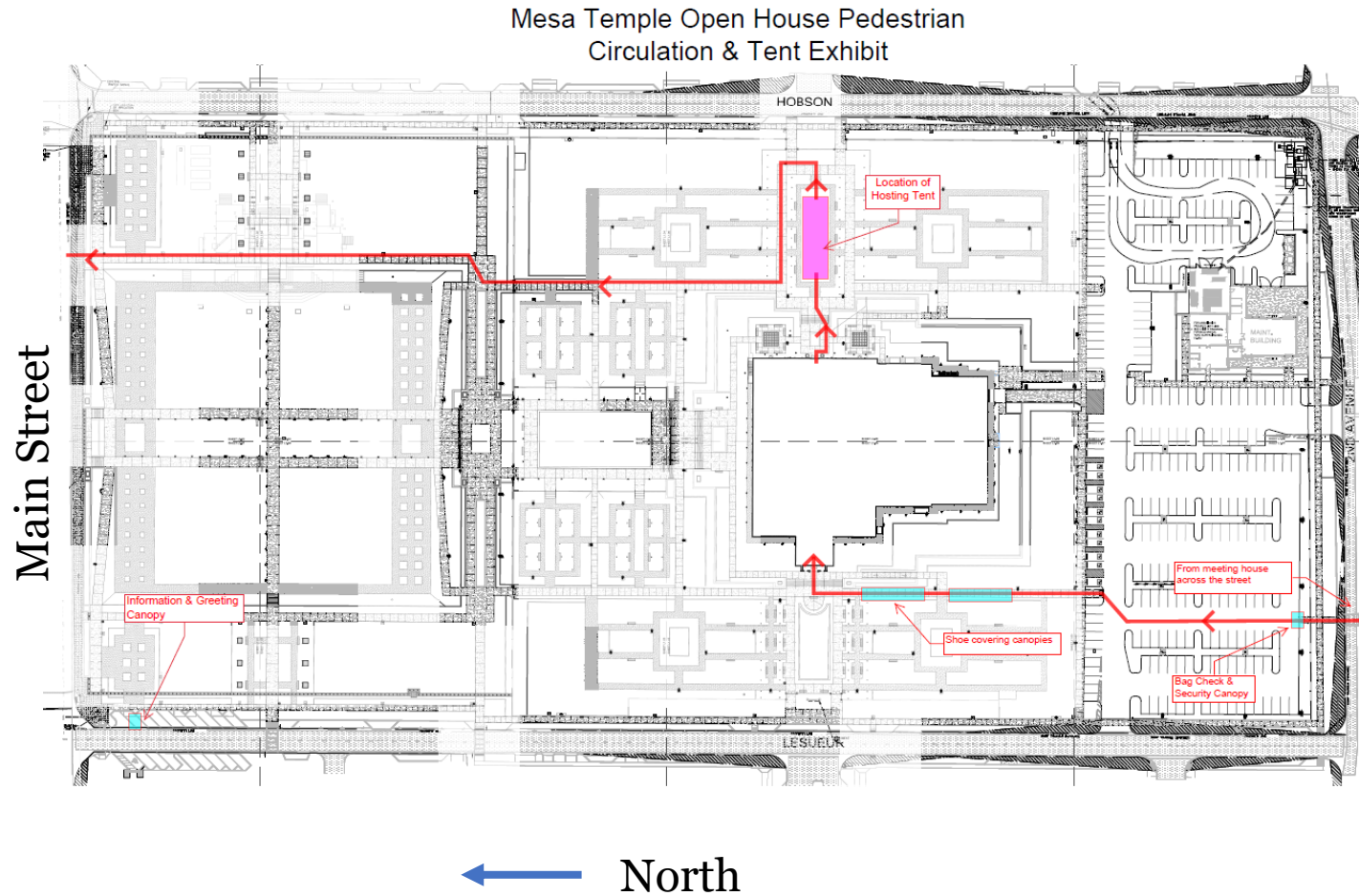
- Designed to bring people together
- Provide a sense of place and connection to larger community

Zoning

DR-2, RM-2, GC districts

- Special Events are permitted in all zoning districts
- Maximum 4 consecutive days per event





Request

- Special Use Permit

Purpose

- Allow the Mesa Temple Open House Special Event for a duration of seven weeks: from October 4 to November 20

Site Photos



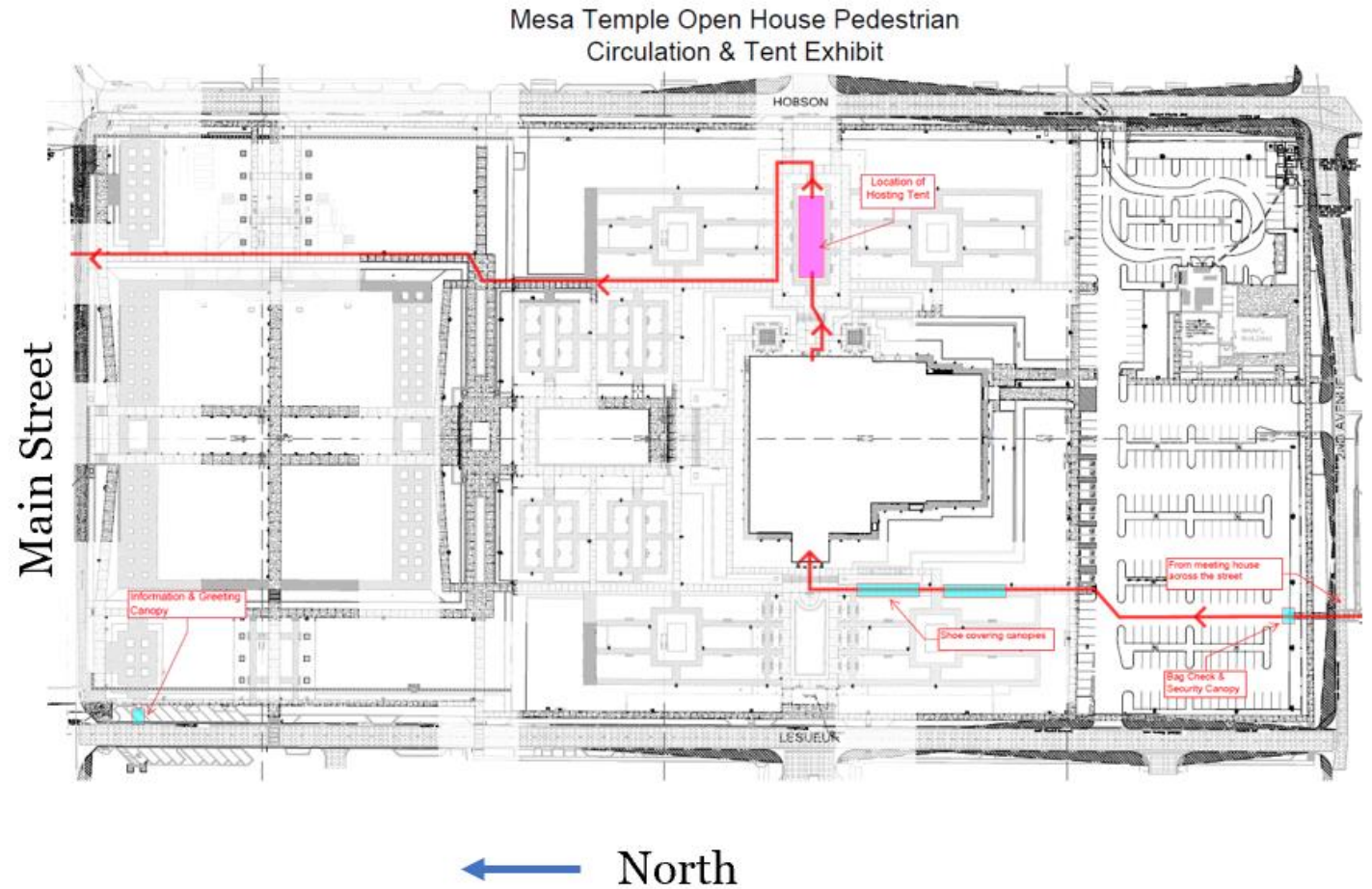
View from Main Street



View from 2nd Avenue

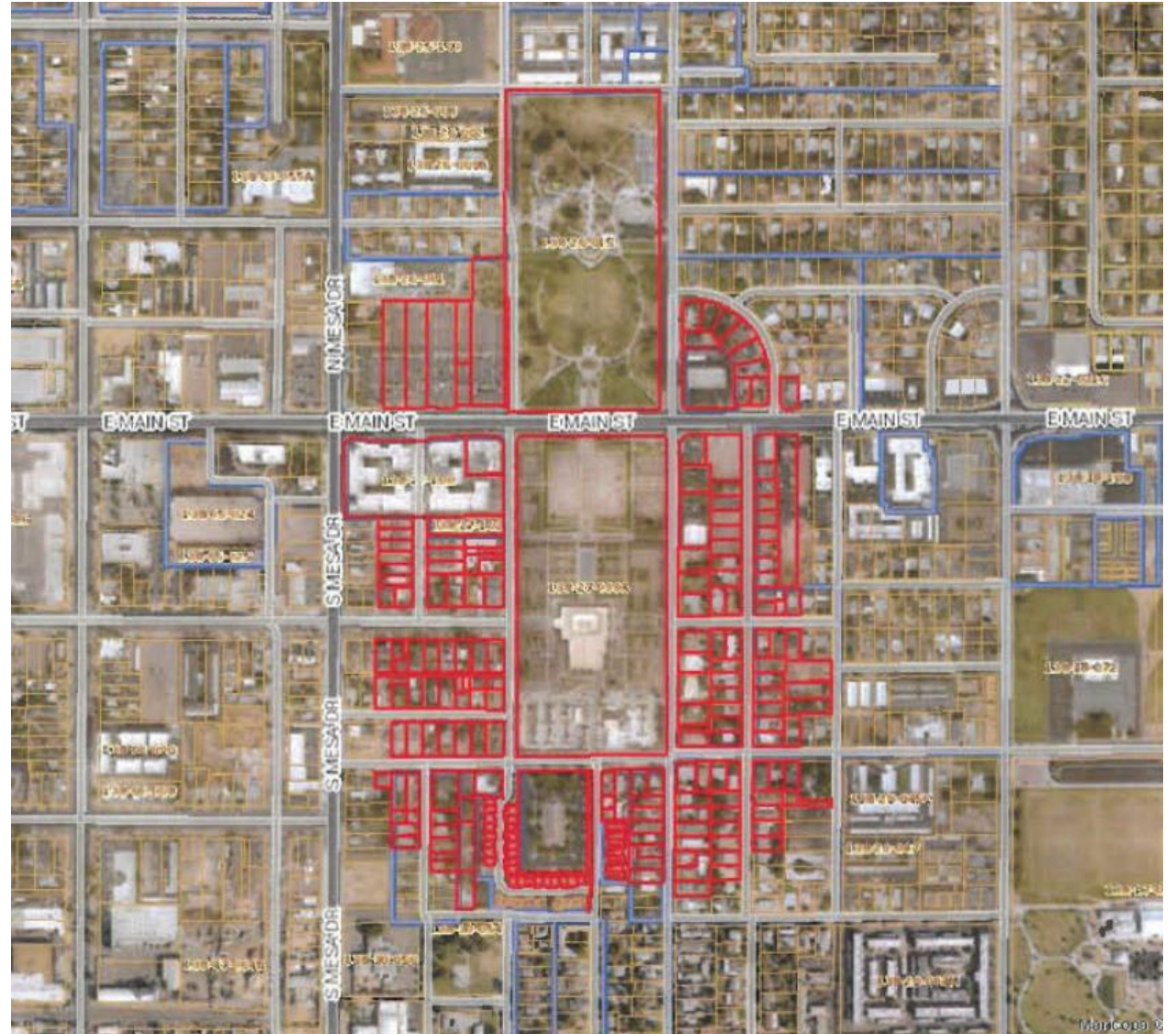
SUP Request

- Section 11-31-27 of the MZO allows special events for a duration of four consecutive days, and longer duration with approval of a SUP
- Request: Open House Event to occur for seven weeks, from October 4 through November 20



Citizen Participation

- Property owners within 500'
- Neighborhood meeting August 26
- One email received



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



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September 1, 2021

Parking Plan

