

Board of Adjustment



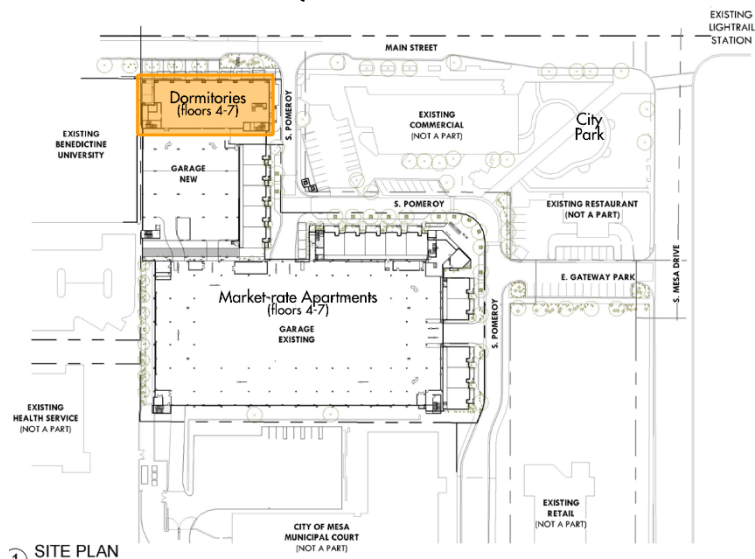
Staff Report

CASE NUMBER: BOA18-00588
STAFF PLANNER: Kim Steadman
LOCATION/ADDRESS: 233 E. Main Street - The 200 block of East Main Street (south side) and the 100 block of South Pomeroy (west side) – Located at the southwest corner of Main Street and Pomeroy.
COUNCIL DISTRICT: District 4
OWNER: City of Mesa
APPLICANT: Espiritu Loci, Inc. – Trevor Barger

REQUEST: Requesting a Special Use Permit (SUP) to allow the Group Housing land use category for dormitories in the T5MS transect.

SUMMARY OF APPLICANT'S REQUEST

This request is for a Special Use Permit (SUP) for dormitories on floors 4 – 7 of the north building of a proposed mixed-use development in the T5 Main Street (T5MS) transect. The property is developing to Form-Based Code (FBC) standards. (The FBC uses “transects” instead of zoning districts.) The FBC requires a SUP for dormitories in the T5MS transect. The narrative describes the dorms as seventy-five “urban flats called micro units...” The units provide a galley kitchen and built-in furniture. The location of the dormitory units is highlighted in the document: Grid – Dormitory drawings.



STAFF RECOMMENDATION

Staff recommends **approval** of case BOA18-00588, **with the following conditions:**

1. Compliance with all requirements of the Development Services Department in the issuance of building permits except as modified by this request.
2. Compliance with the document: Grid – Dormitory Drawings.

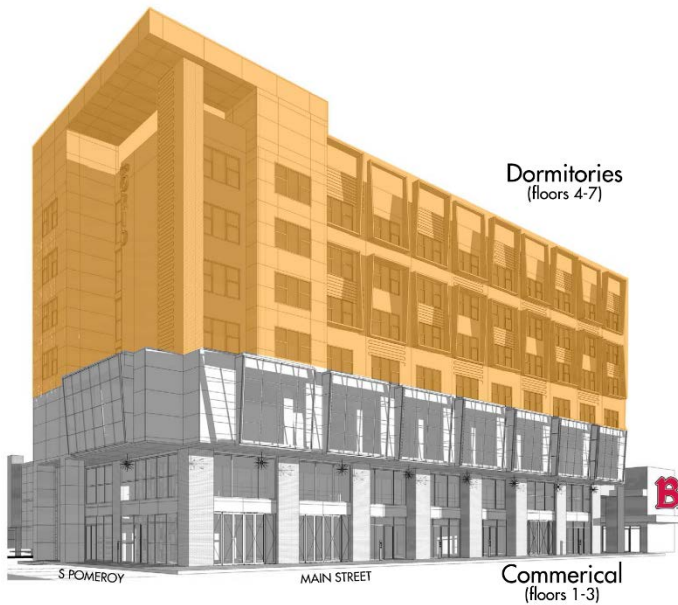
SITE CONTEXT

CASE SITE: Existing parking lot – proposed development for The Grid: 4 stories of dormitories above 3 stories of commercial use – zoned T5MS
NORTH: Ambulance Company, RV Sales – zoned DC
EAST: (Across Pomeroy) Existing office building – zoned DC

SOUTH: Existing parking lot – proposed development for The Grid: 4 stories of residential above a parking structure – zoned T5MSF

WEST: Existing Benedictine University – zoned DC

STAFF SUMMARY AND ANALYSIS:



MZO11-58-10.G lists permitted uses in the T5MS transect. The proposed dormitory units fall within the Group Residential use category and are permitted in T5MS with a SUP. The SUP process allows review of the proposed use to establish it can be designed, located and operated in the specific location so as not to interfere with the use and enjoyment of surrounding properties.

The proposed location, fronting Main Street and directly adjacent to Benedictine University is conducive to dormitories. The dormitory is part of The Grid, an urban, mixed-use development proposed for this block and is within 1/8 mile of the Mesa Drive Light Rail station. The impact on single-residential neighborhoods will be limited, as the nearest existing neighborhoods with single-residential houses are at least a block away in all directions.



MZO 11-70-5.E establishes findings that are required if the Board of Adjustment is to approve a SUP:

1. 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 General Plan designates this area as Downtown, within a Transit Corridor overlay. The proposed dormitories are appropriate to this character area, and the General Plan's goal to provide "options for housing" in Mesa's Downtown. This site is in the Gateway Park area of the Central Main Plan. The plan encourages this style of mixed-use, urban development.
2. 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;	This location provides good access to public transit, the university and multiple businesses and civic uses, consistent with the T5MS transect intent to "integrate medium intensity vertical mixed use...near transit stops, or other pedestrian oriented urban areas.
3. 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	The review establishes adequate separation from single-residential districts that could be impacted by this high-density housing option. The proposed use will not be detrimental to the surrounding neighborhood.
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.	This area is developed, providing all the infrastructure, services and facilities needed.

FINDINGS

1. Group Residential uses, including Dormitories, are a permitted use with a SUP in the T5MS transect.
2. The proposed dormitory use is located at the southwest corner of Main Street and Pomeroy, directly east of Benedictine University.
3. The proposed dormitory use take place on floors 4 through 7 of a proposed 7-story, mixed-use building.
4. The site is not adjacent to any single-residential uses.
5. The Plan of Operation provides contact information and protocol for complaints.

ORDINANCE REQUIREMENTS:

11-70-5: Special Use Permit

- E. **Required Findings.** A SUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria. If it is determined that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established in the record.
1. 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;
 2. 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;
 3. 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

4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

11-86-2: Residential Use Classifications

Group Residential. A residential facility of 6 or more unrelated persons providing living facilities, sleeping rooms, and meals, and which shall have a permit issued by the Maricopa County Health Department as a boarding home.

Boarding House. A dwelling in which the owner(s) or primary occupant(s) provides 3, 4, or 5 bedrooms as lodging for compensation and in which food may be served to the occupants thereof. The occupancy of 1 or 2 bedrooms for compensation shall not be considered a boarding house, provided not more than 2 guests shall occupy each bedroom. The term shall include group homes, dormitories and similar congregate-living arrangements but shall not include hospitals, nursing homes, hotels, group homes for the handicapped, social service facilities as specified in this Zoning Ordinance, hotels and motels, bed and breakfast establishments or a dwelling occupied by 1 or more individuals living together without supervision as a single housekeeping unit.