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PLANNING

Board of Adjustment

BOA24-00421
BOA24-00492
BOA24-00493

Chloe Durfee Daniel, Planner II

July 3, 2024

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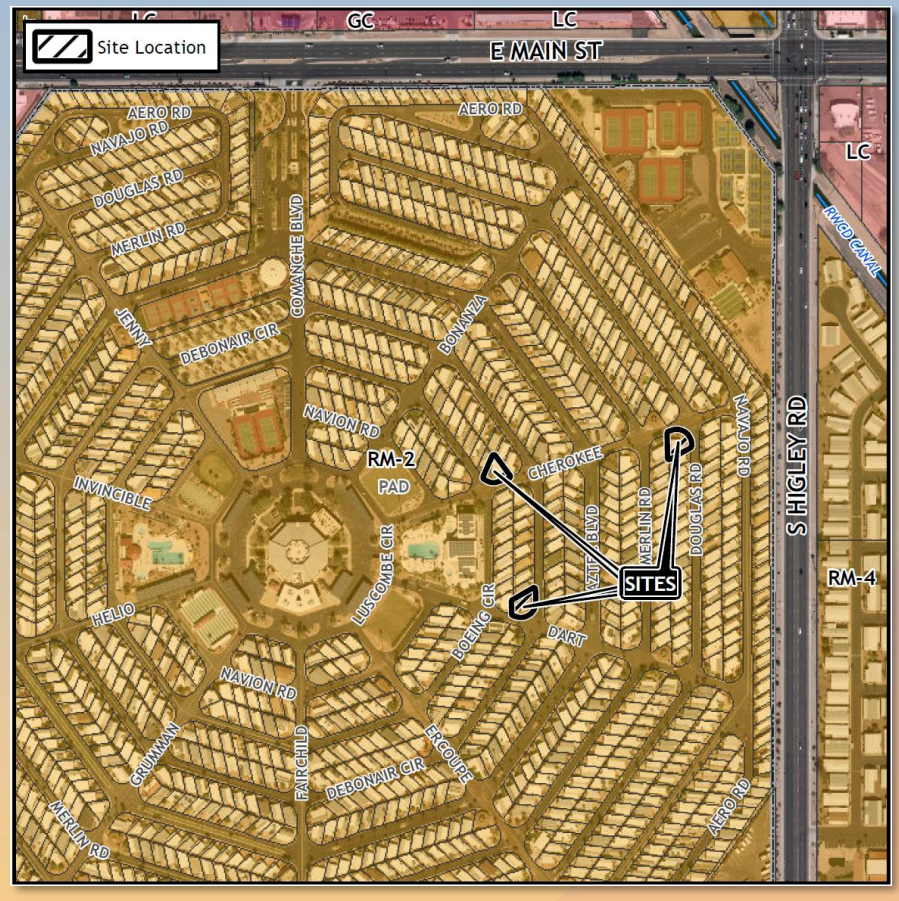
Request

- Requesting a minor modification to an existing Planned Area Development (PAD) overlay to allow for a reduction to the required front yard setback
- Reduction from 20 feet to 4 feet for corner lots



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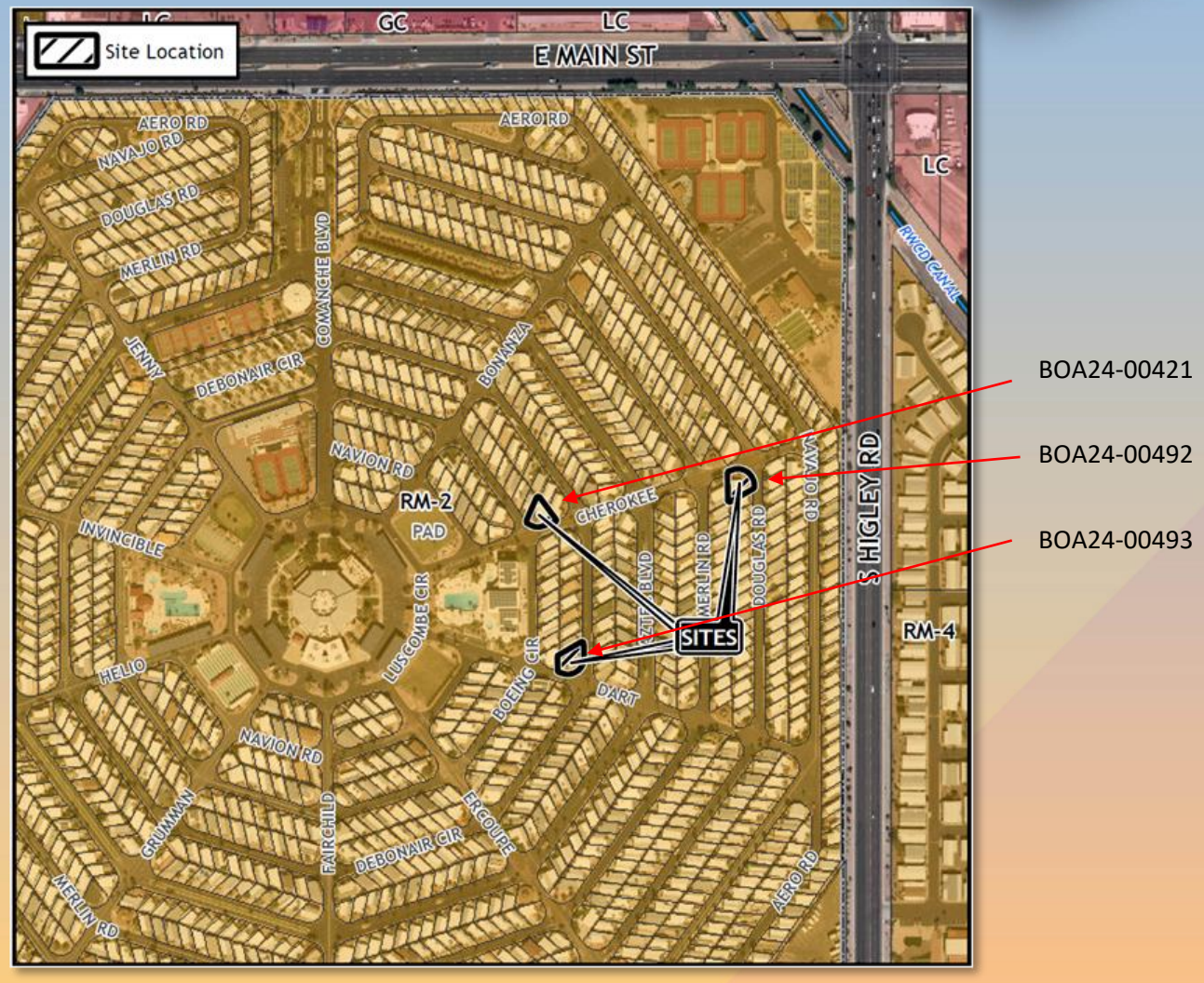
Location

- 5001 East Main Street
  Lots 910, 942, and 1396.

- Located west of Higley Road and south of Main Street.



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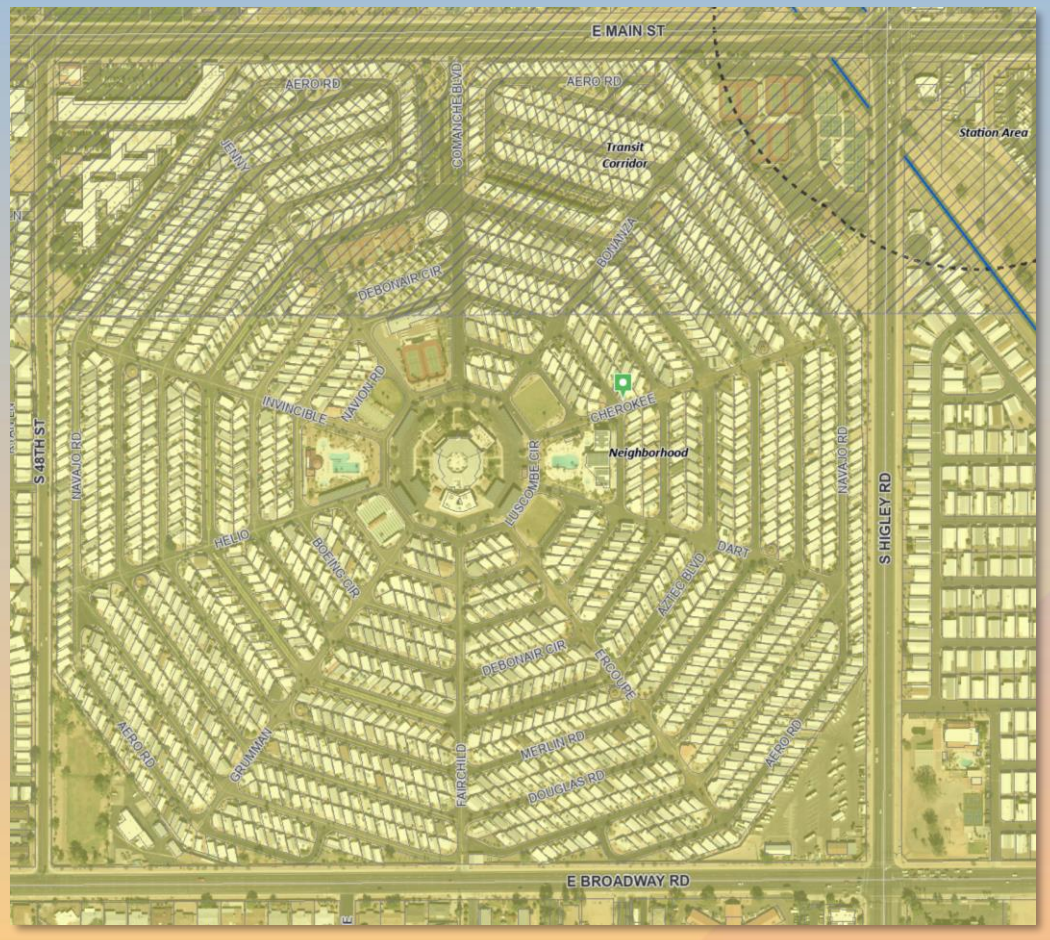
General Plan

Neighborhood

- Safe places for people to live
- Wide range of housing options allowed
- Existing use complies with the goals of this character area



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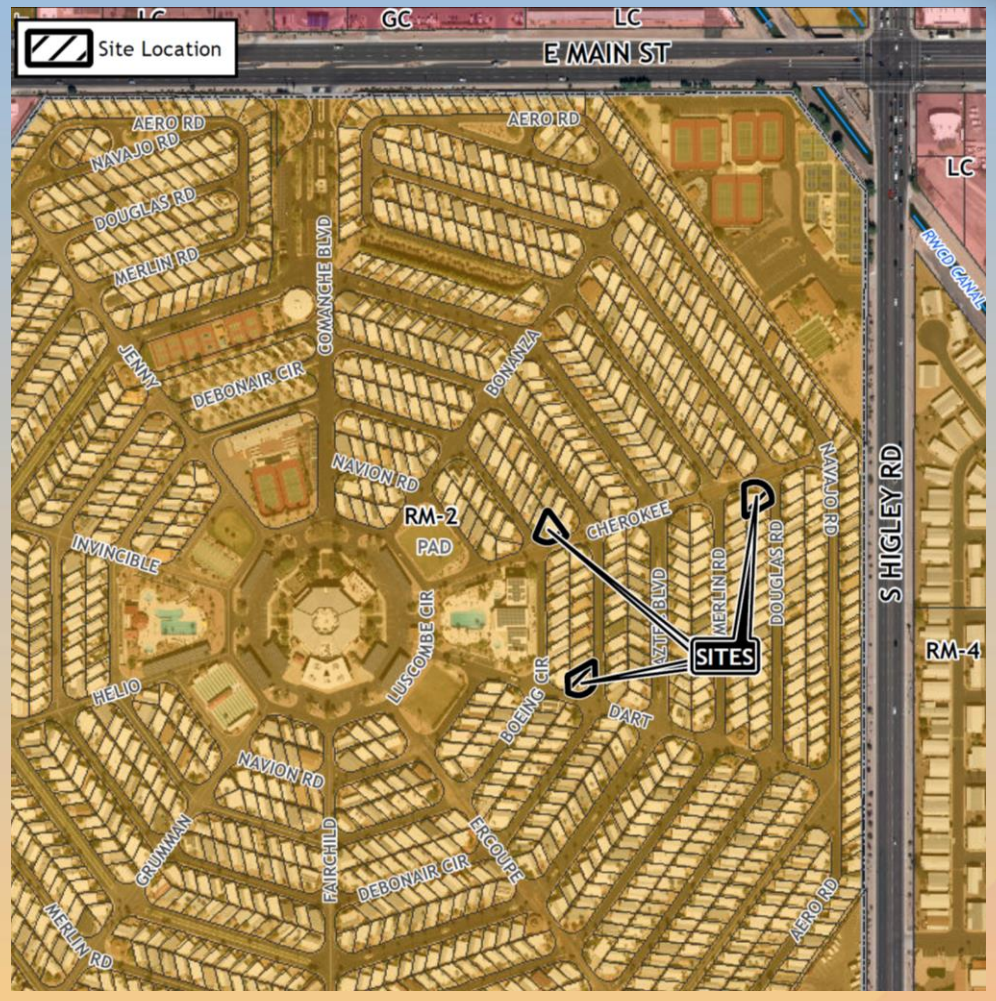
Zoning

- Multiple Residence-2 with a Planned Area Development overlay (RM-2-PAD)



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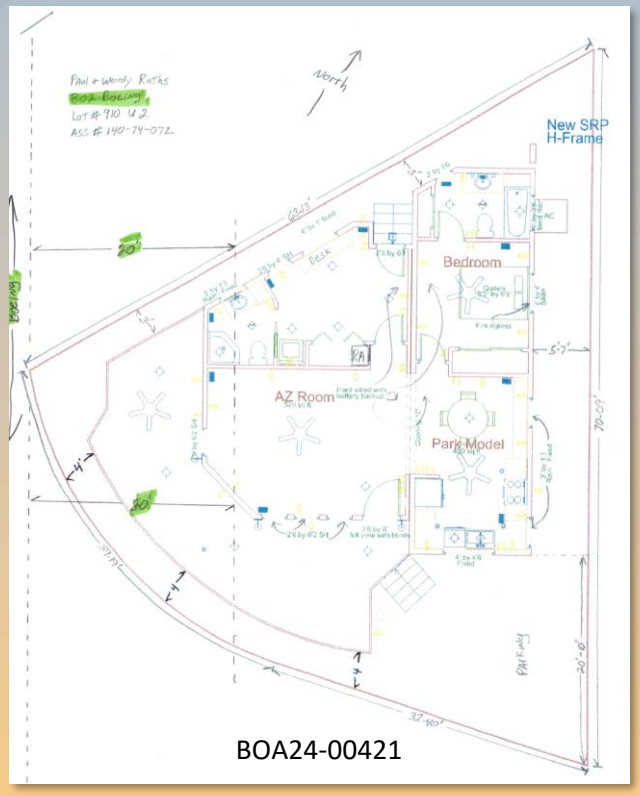
Example Site Plan

Front Setback of 4 feet



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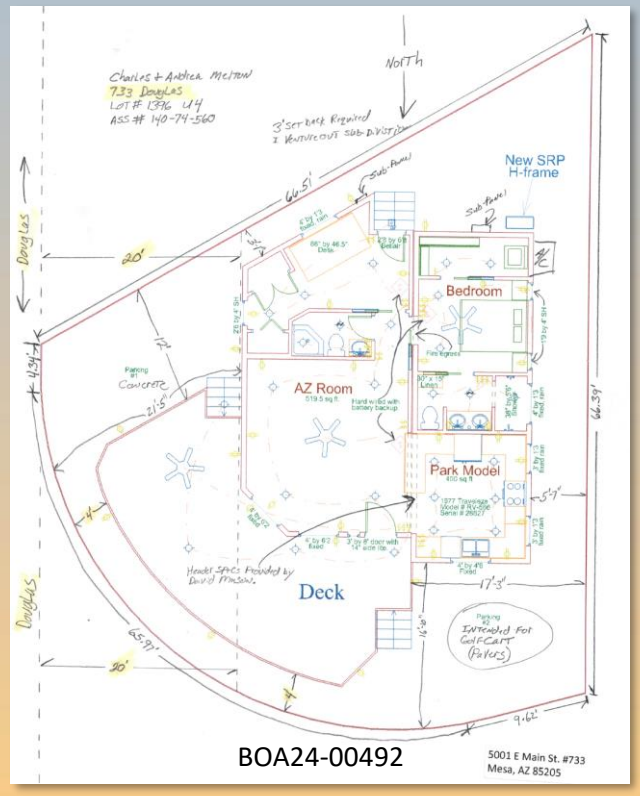

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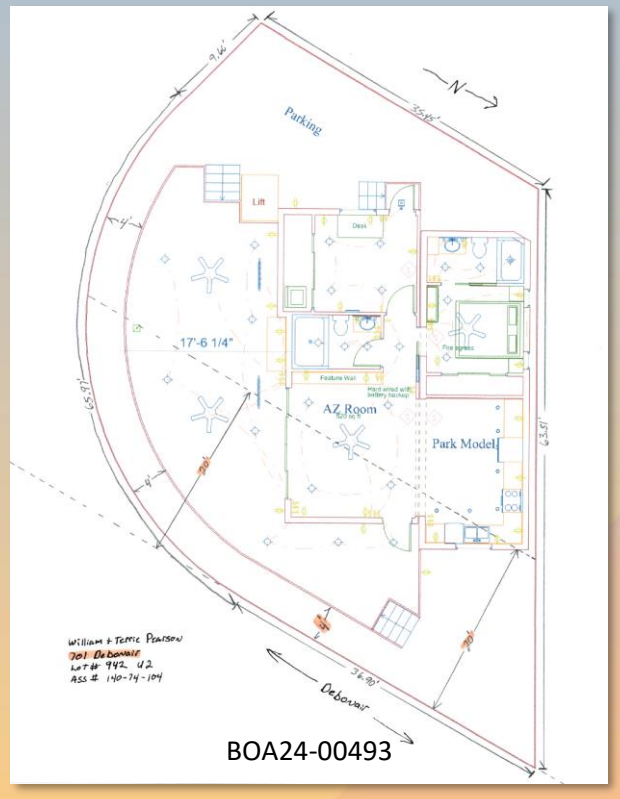

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Citizen Participation

- Notified property owners within 150', HOAs and registered neighborhoods
- Staff has only received calls for clarification of what is being proposed. No concerns raised by neighbors

Approval Criteria

Section 11-22-5(E) Planned Area Development, Conformance with Approved Plan – Modification after Initial Construction

- ✓ . . . any minor extension, alteration, or modification of an existing building or structure may be reviewed and approved by the Board of Adjustment, if the request is found to be consistent with the purpose and intent of the approved development plan.

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Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Modification is consistent with the purpose and intent of the approved development plan
- ✓ Meets the requirements for a Planned Area Development, Conformance with Approved Plan – Modification after Initial Construction from Section 11-22-5(E) of the MZO

Staff recommends Approval with Conditions

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Board of Adjustment