



Board of Adjustment



BOA23-01324

Charlotte Bridges, Planner II

August 2, 2023



Request

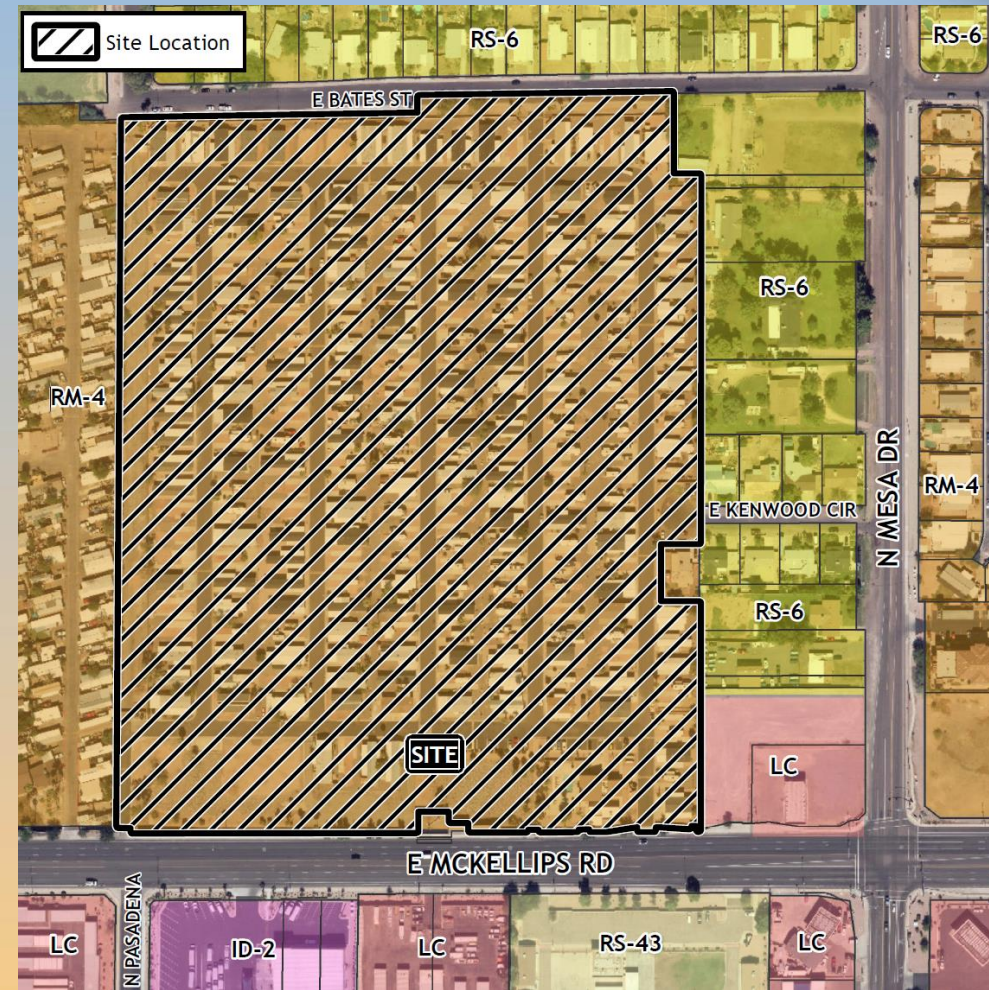
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards
- To allow for the new site improvements to an existing manufactured home community





Location

- West of Mesa Drive
- North side of McKellips Road





General Plan

Neighborhood with a
Manufactured Home sub-type

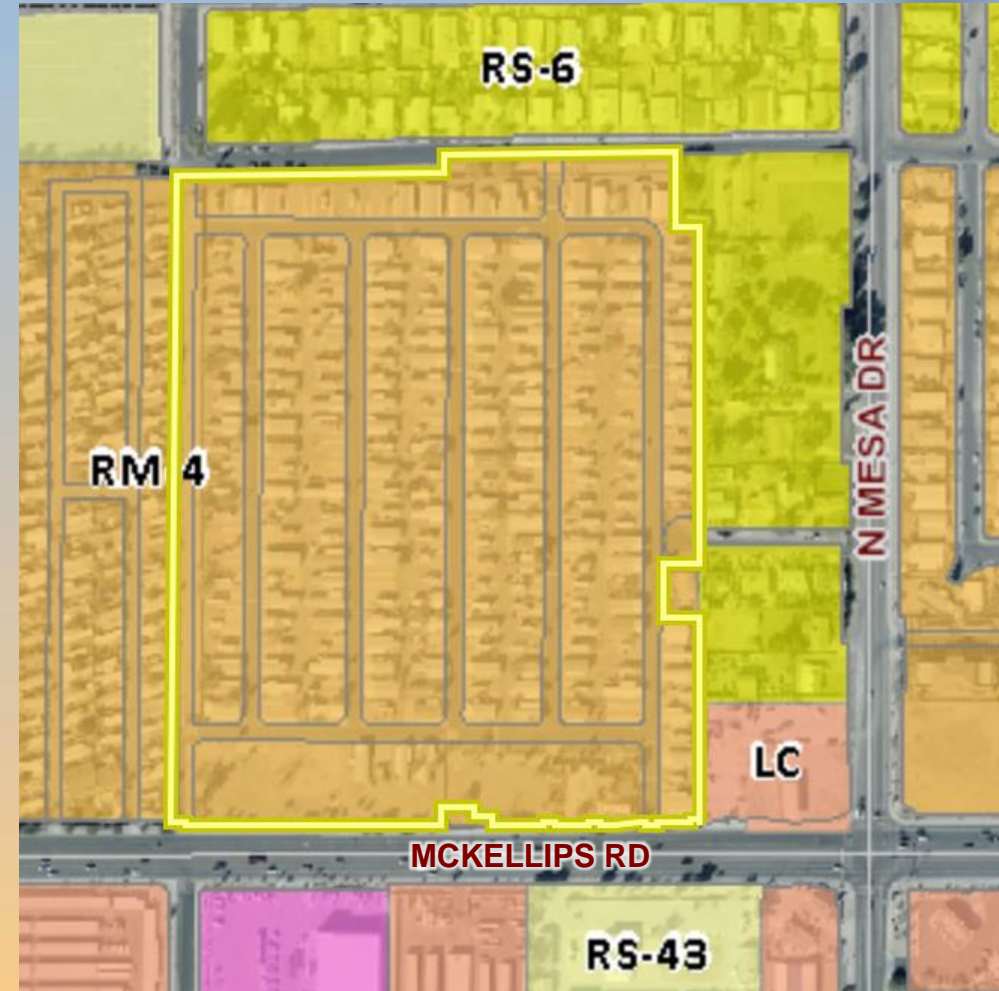
- Provide safe places for people to live and enjoy their surrounding community
- Manufactured Home sub-type includes areas of a least 80 contiguous acres comprised of one of more recreational vehicles or manufactured home parks or subdivisions





Zoning

- Multiple-Residence-4 (RM-4)
- A manufactured home park is permitted in the RM-4 district





Site Photo



Looking northeast from McKellips Road



Site Photo

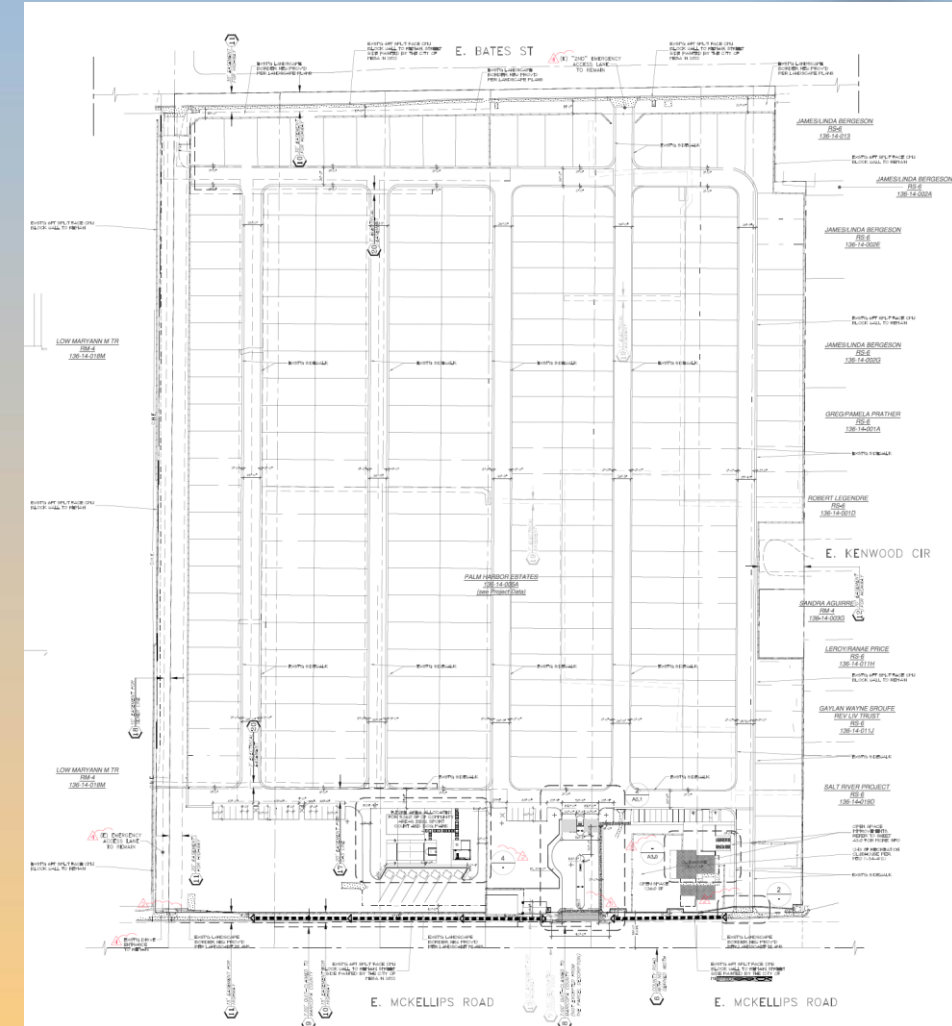


Looking northwest from McKellips Road



Site Plan

- Existing 246 unit manufactured home park
- New centrally located, gated entry and access
- Closing existing access drive on east side of the park
- 35 new visitor parking spaces
- Centralized trash enclosure compound
- An additional 11,471 square feet of common open space
- SCIP request for existing non-conforming conditions

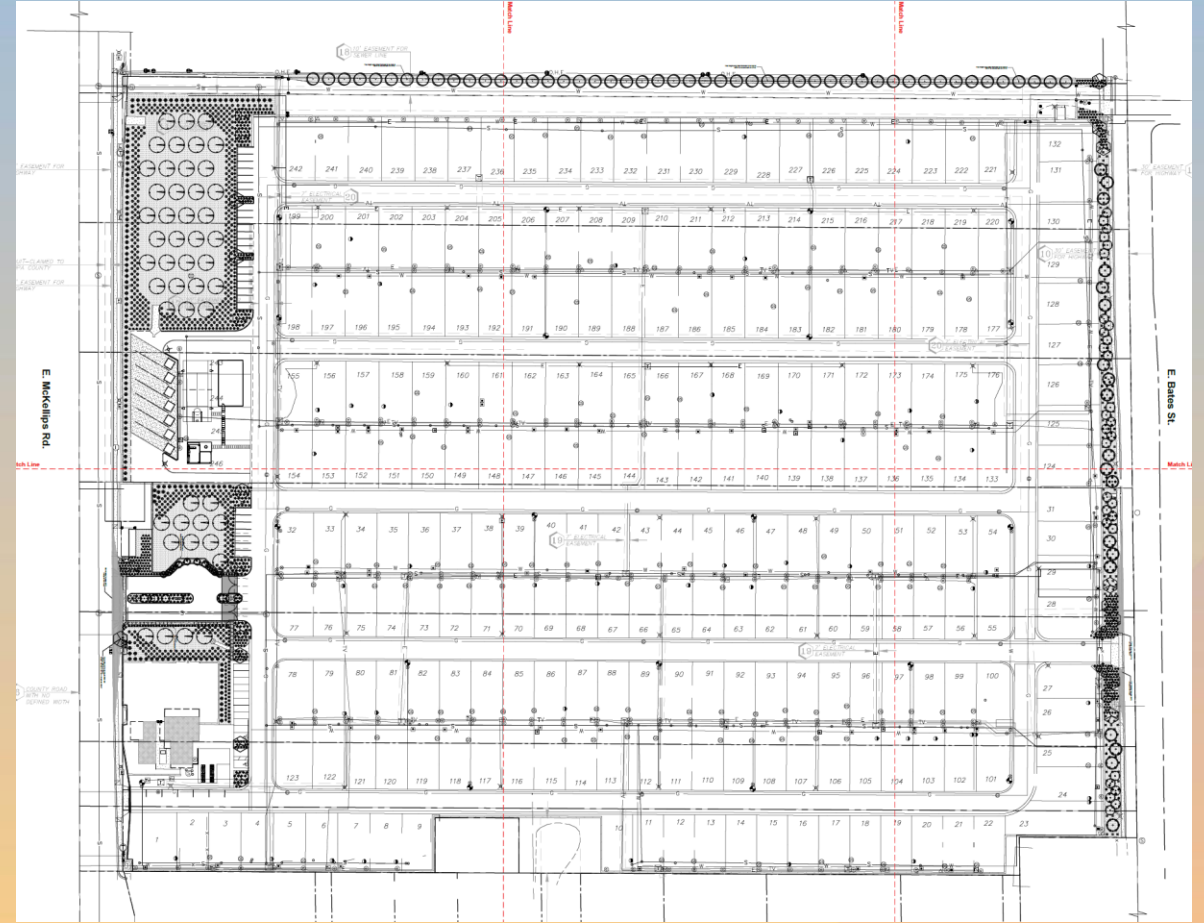




Landscape Plan

PLANTING LEGEND				
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.	SIZE
NEW TREES				
	Date Palm	Phoenix dactylifera	5	20' HT
	Mexican Blue Palm	Brahea armata	4	24" Box
	Mediterranean Fan Palm	Chamaedrops humilis	12	24" Box
	Palo Rojo	Cercidium X sp. 'Palo Rojo'	22	36" Box
	Velvet Mesquite	Prosopis velutina	48	24" Box
	Palo Blanco	Acacia willardiana	30	36" Box
	Desert Willow	Chilopsis linearis	19	36" Box
	Cascalote	Caesalpinia cacalaco	49	36" Box

NEW CACTI / SUCCULENTS				
	Aloe Vera	Aloe barbadensis 'Yellow'	9	5 Gal
	Century Plant	Agave americana	6	5 Gal
NEW GRASSES				
	White Muhly	Muhlenbergia capillaris 'White Cloud'	364	5 Gal
	Pink Muhly	Muhlenbergia capillaris	496	5 Gal
NEW SHRUBS				
	Upright Rosemary	Rosemarinus officinalis	6	5 Gal
	Brittlebush	Encelia farinosa	582	5 Gal
	Texas Ranger	Leucophyllum frutescens	143	5 Gal
	Pink Fairy Duster	Calliandra eriophylla	102	5 Gal
	Goldeneye	Viguiera deltoidea	139	5 Gal
MATERIALS LEGEND				
SYMBOL	MATERIAL NAME	SIZE	QTY.	AREA
	DG Top Dress (Screened)	1/2"	1,048 Tons	104,800 sf.
	Color: Match Clubhouse			
	Granite			





SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Perimeter Landscape Yard:</i> – [Table 11-6-3]:</p> <p>McKellips Road</p> <p>Bates Street</p> <p>[Section 11-33-3.B.2]:</p> <p>East property line</p> <p>West property line</p>	<p>15 feet</p> <p>20 feet</p> <p>25 feet</p> <p>15 feet</p>	<p>One foot, eight-inches, minimum</p> <p>13 foot, two-inches, minimum</p> <p>0 feet</p> <p>0 feet, minimum</p>
<p><i>Perimeter Landscape Yard</i> – [Table 11-33.A.4]:</p> <p>McKellips Road (1,013 linear feet of street frontage)</p>	<p>44 trees, 264 shrubs (1 trees and 6 shrubs per 25 linear feet of street frontage)</p>	<p>1 tree, 6 shrubs (The plant material within the McKellips Road public right-of-way is maintained by the City of Mesa)</p>



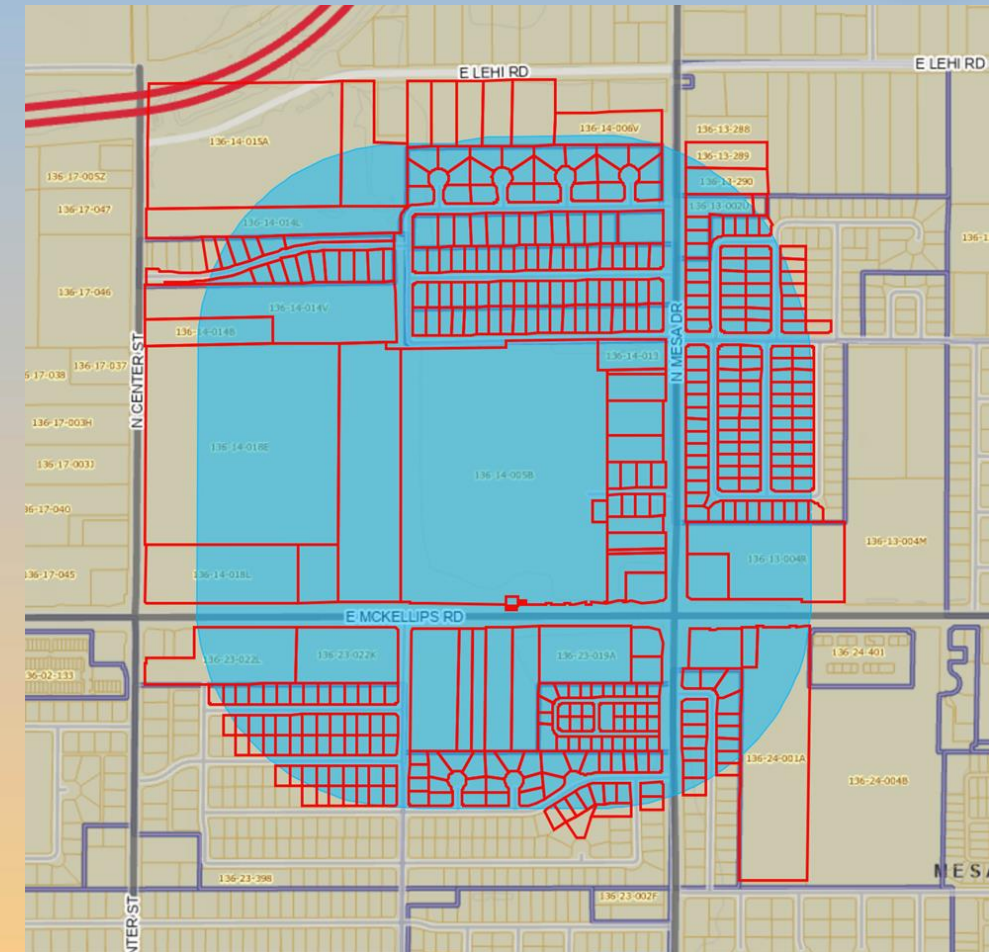
SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Parking Lot Landscape Island</i> – [Section 11-33-4.B.1]:</p> <p>East parking area</p>	<p>Landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces</p>	<p>13 contiguous spaces</p>
<p><i>Minimum Visitor Parking</i> – [Table 11-34-3]:</p>	<p>50 spaces (1 per 5 manufactured home space)</p>	<p>45 spaces</p>



Citizen Participation

- Notified property owners within 1,000 feet
- Neither staff nor the applicant received any comment





Approval Criteria

Section 11-73-3 SCIP Criteria

- ✓ 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
- ✓ Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO

Staff recommends Approval with Conditions



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