



# Board of Adjustment



# BOA23-00397

Chloe Durfee Daniel, Planner II

August 2, 2023



# Request

- Special Use Permit:
  - For a new freestanding communication facility
- Development Incentive Permit
  - To allow deviations from certain development



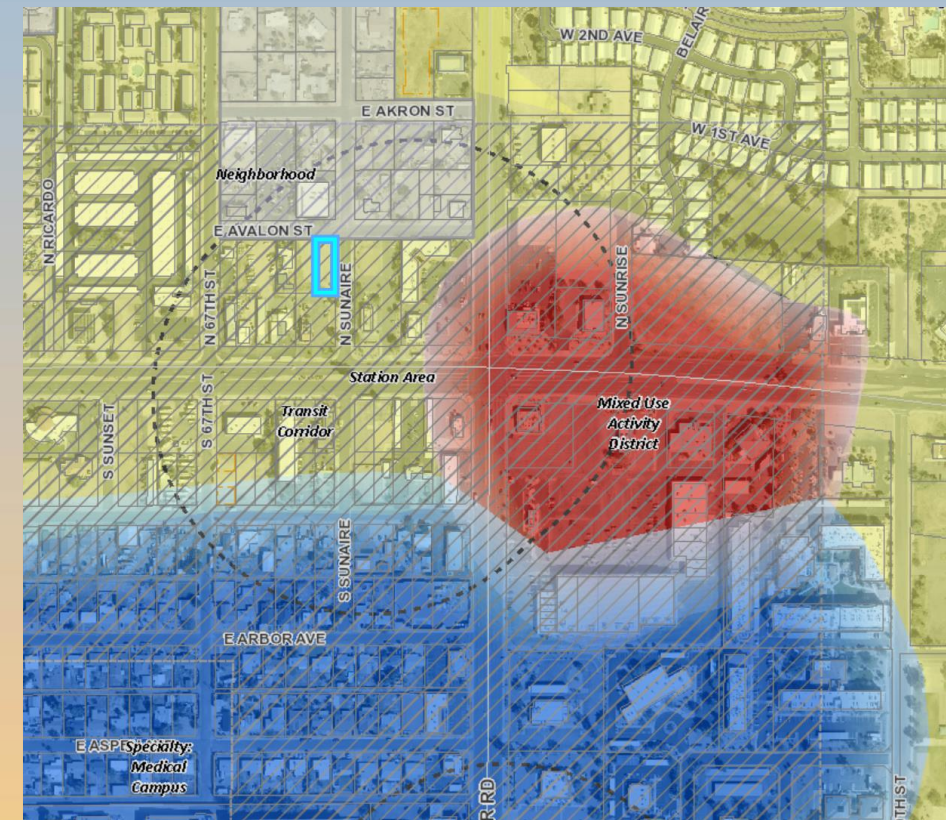




# General Plan

## Neighborhood/Station Area/Transit Corridor

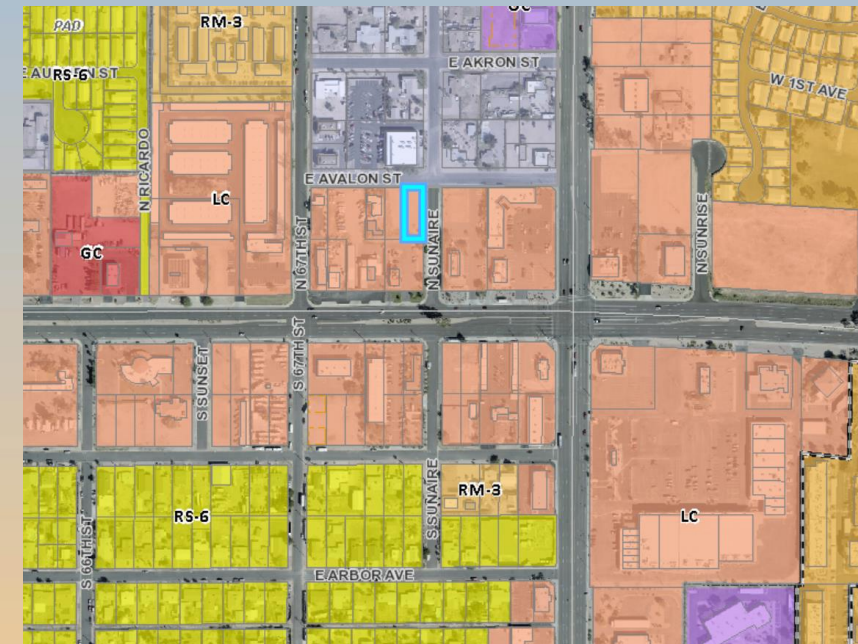
- Safe places for people to live
- Wide range of housing options allowed
- Pedestrian oriented
- Urban development





# Zoning

- Limited Commercial (LC)
- Freestanding Communication Facility allowed with SUP





# Site Photos

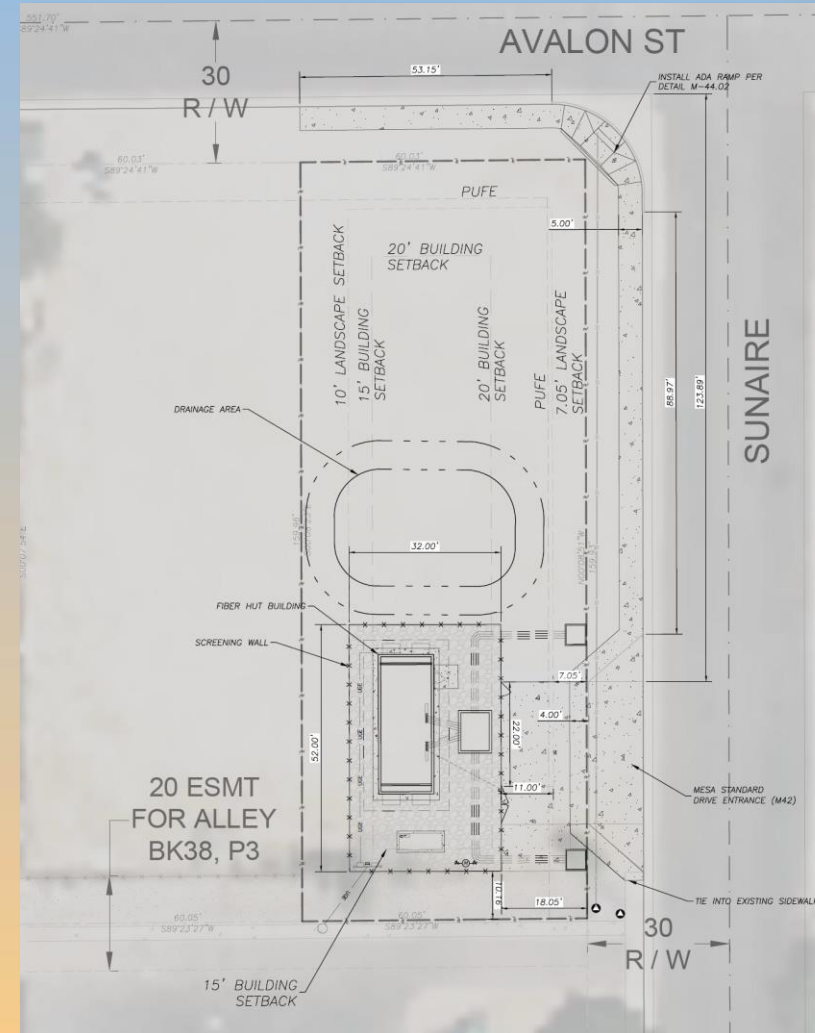


Looking northwest at the site from Sunaie



# Site Plan

- 360 square foot building
- Two access gates
- Installation of:
  - Retention area
  - Sidewalks
  - Landscaping
  - Parking space

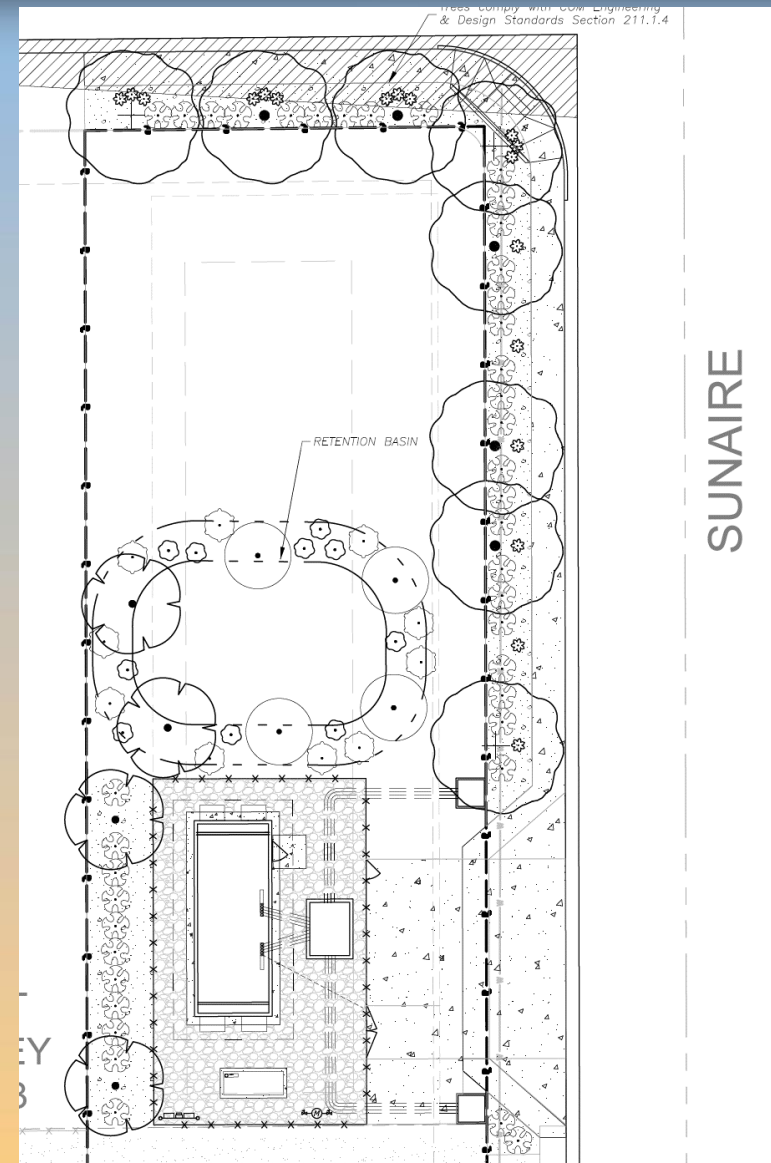






# Landscape Plan

- Installation of perimeter landscaping, a retention area, and overall screening



PLANT SCHEDULE			
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT
	5	Acacia pendula / Weeping Myall	24"box
	3	Acacia pendula / Weeping Myall	36"box
	4	Cordia boissieri / Anacahuta	24"box
SHRUBS			
QTY	BOTANICAL / COMMON NAME		SPEC
	4	Acacia redolens 'Low Boy' / Low Boy Bank Catclaw	5 gal
	18	Chrysactinia mexicana / Damianita	1 gal
	41	Dalea frutescens / Black Dalea	5 gal
	10	Heliandthus maximiliani 'Lemon Yellow' / Lemon Yellow Maximilian Sunflower	1 gal
	10	Leucophyllum langmaniae 'Lynn's Legacy' / Lynn's Legacy Langman's Sage	5 gal
MULCH SCHEDULE			
	DECOMPOSED GRANITE Fine to 1/4" particle size, 3" depth, Tan color or equivalent.		1,690 sf



# DIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<b>Perimeter Landscape Setbacks:</b>		
East property line	15'	<b>7.05'</b>
West property line	15'	<b>10'</b>
North property line	15'	<b>10'</b>
South property line	15'	<b>10'</b>
<b>Setbacks:</b>		
East property line	15'	<b>18.05'</b>
West property line	15'	<b>10'</b>
South property line	15'	<b>10.16'</b>
<b>Minimum Number of Parking Spaces</b>		
	4 spaces	<b>1 space</b>
<b>Setback of Cross Dive Aisle and Parking</b>		
	50'	<b>7.05'</b>
<b>Parking Location</b>		
	Must be in the rear	<b>In front of the building</b>



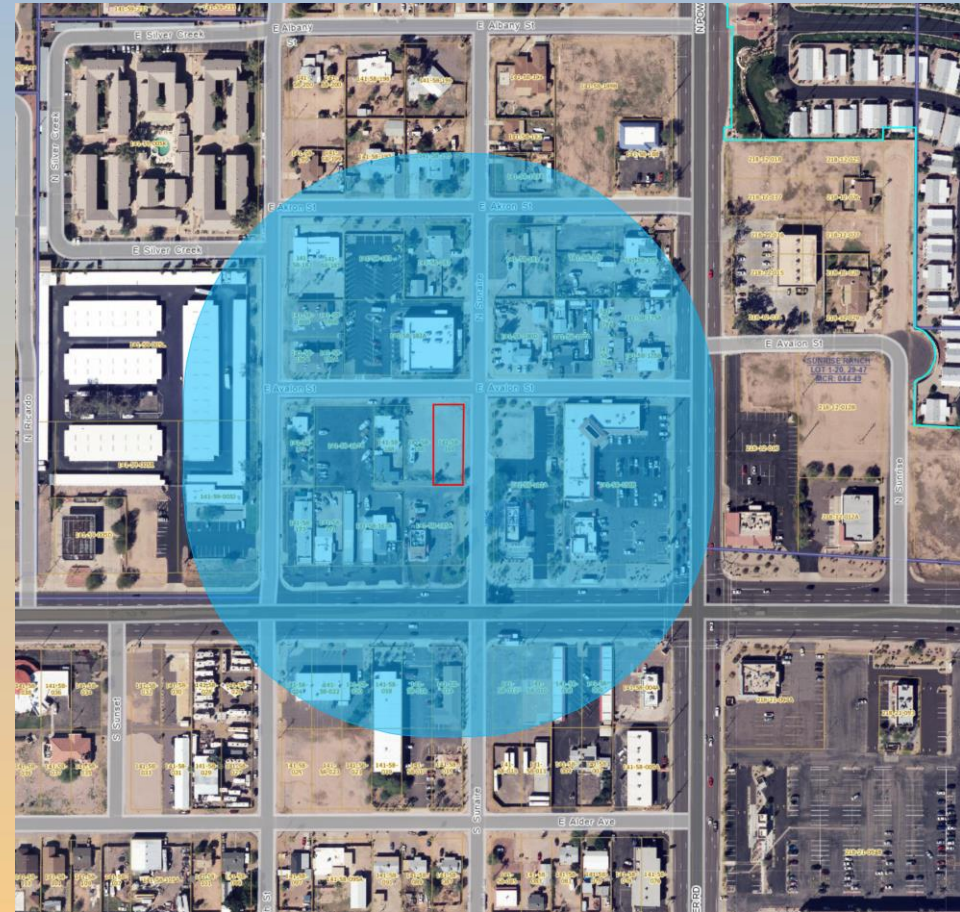
# DIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
Bicycle Required Parking	1 space	Zero spaces
<b>Planting Requirements: Western Property Line (160 linear feet)</b>  <b>3 non-deciduous trees per 100 linear feet</b> <b>50% of trees at min 24" box size</b> <b>20 shrubs per 100 linear feet</b> <b>50% of yard coverage (square feet)</b>	4.8 trees 2.4 trees 32 shrubs 50% planted	<b>3 trees</b> <b>3 trees</b> <b>14 shrubs</b> <b>27% planted</b>
South Property Line Planting	Per Code	No plant zone due to existing utility easement



# Citizen Participation

- Notified property owners within 500 feet
- Staff has not received any calls or emails in regards to this project.





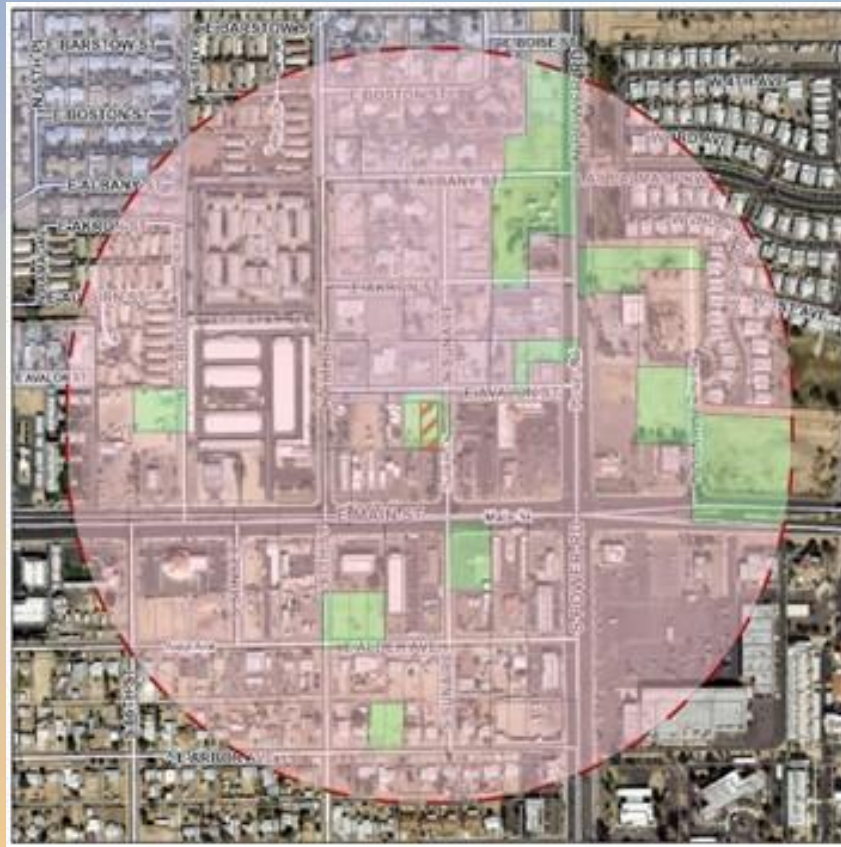
# Approval Criteria

## Section 11-72-1 DIP Purpose and Applicability

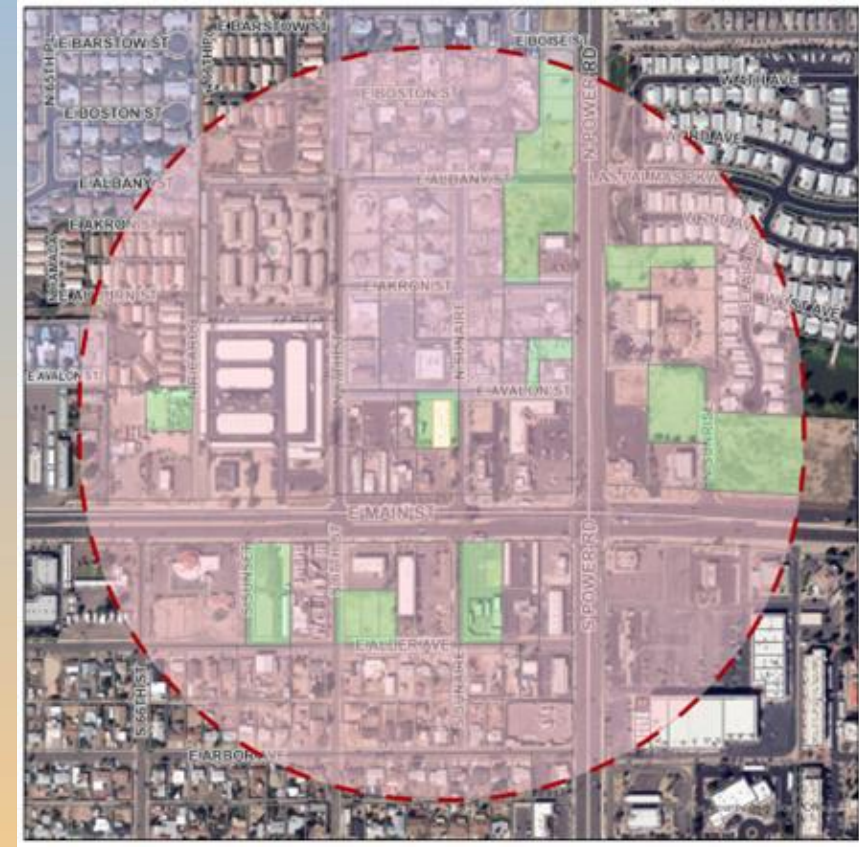
- ✓ Total area of the parcel does not exceed 2.5 net acres, and the parcel has been in its current configuration for more than 10 years;
- ✓ The parcel is served by, or has direct access to, existing utility distribution facilities.
- ✓ The parcel is surrounded by properties within a 1,200 foot radius in which:
  - ✓ 1.The total developable land area is not more than 25 percent vacant; and
  - ✓ 2.Greater than 50 percent of the total numbers of lots or parcels



# Approval Criteria



15-yr Historical Aerial Photo



2022 Aerial Photo



# Approval Criteria

## Section 11-72-3 DIP Criteria

- ✓ The proposed development is consistent with the General Plan, any other applicable Council adopted plans and/policies, and the permitted uses as specified in this Ordinance;
- ✓ The incentives do not allow development that is more intense than the surrounding neighborhood; commensurate with existing development within a 1200 foot radius of the by-passed property; and
- ✓ The architectural elements, construction and landscape materials, and other site improvements of the proposed development meet the intent of the Design Standards of this Ordinance.



# Approval Criteria

## Section 11-70-5 Special Use Permit Criteria

- ✓ #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 plans and/or policies;
- ✓ #2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- ✓ #3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ #4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for a Special Use Permit in Section 11-70-5 of the MZO
- ✓ Meets required findings for a Development Incentive Permit in Section 11-72-3 of the MZO
- ✓ Meets required findings for a freestanding communication facility in Section 11-35-6(E)

*Staff recommends Approval with Conditions*



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