



# Board of Adjustment



# BOA23-00736

Josh Grandlienard, Senior Planner

August 7, 2024



# Request

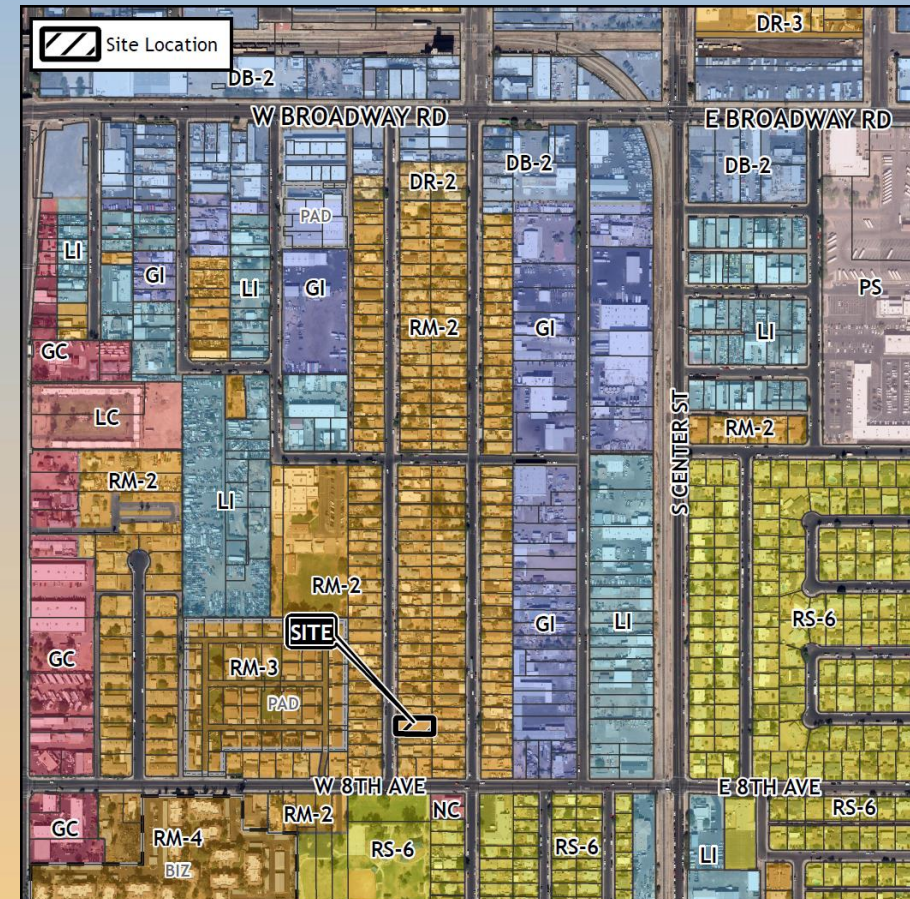
- For a Development Incentive Permit for deviations from development standards to develop a new Duplex





# Location

- West of S Center Street
- South of Broadway Road
- East side of Grand

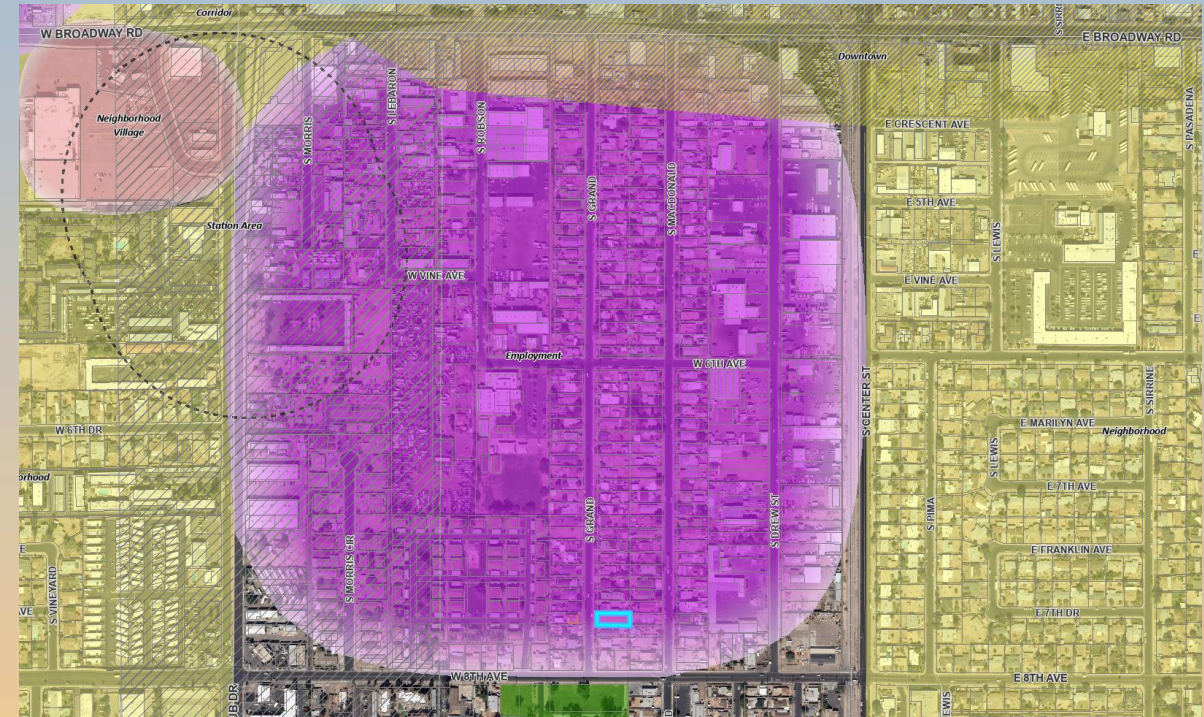




# General Plan

## Employment

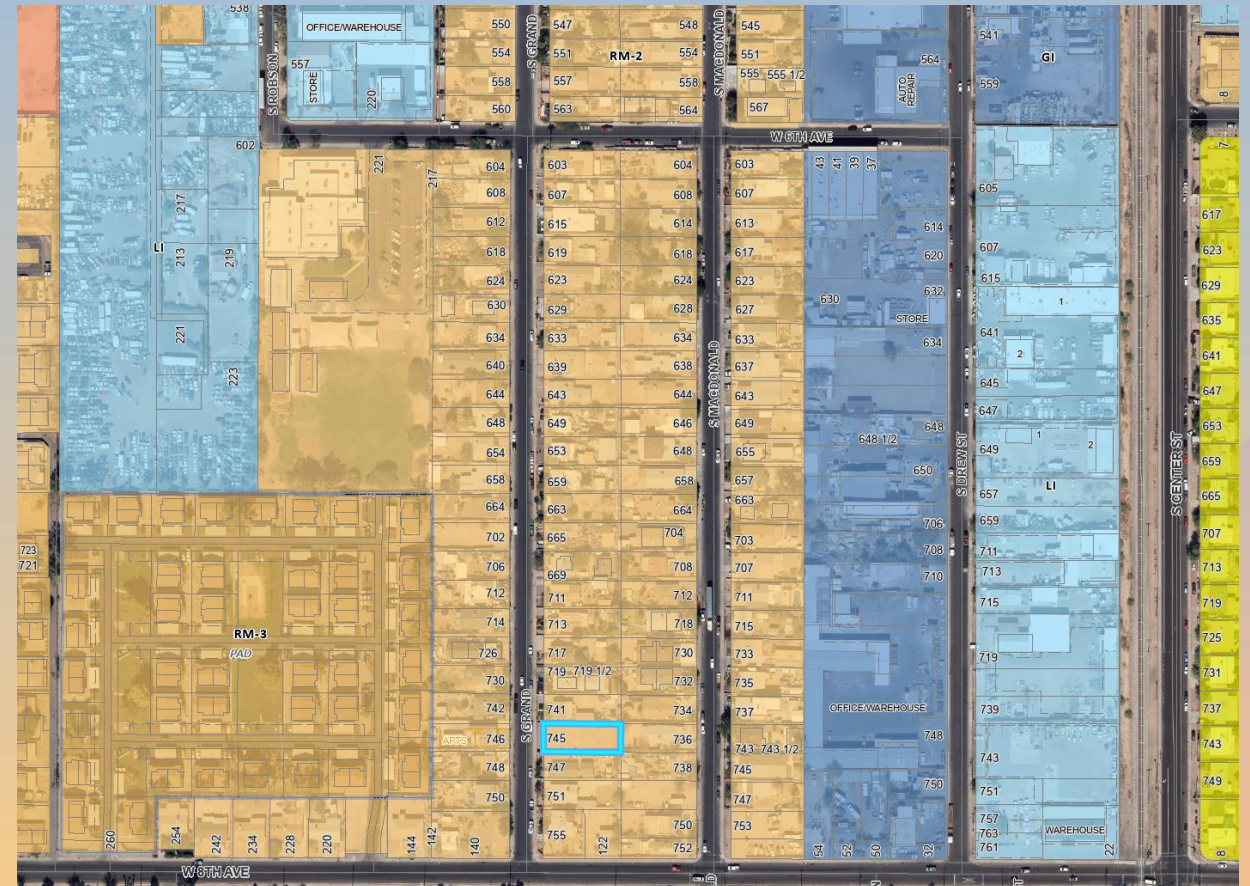
- Safe places for people to live to support nearby businesses
- Existing and proposed multiple residence use complies with the goals of this character area





# Zoning

- Multiple Residence 2 (RM-2)
- Multiple residence use permitted with  $\leq 15$  du/ac





# Site Photo

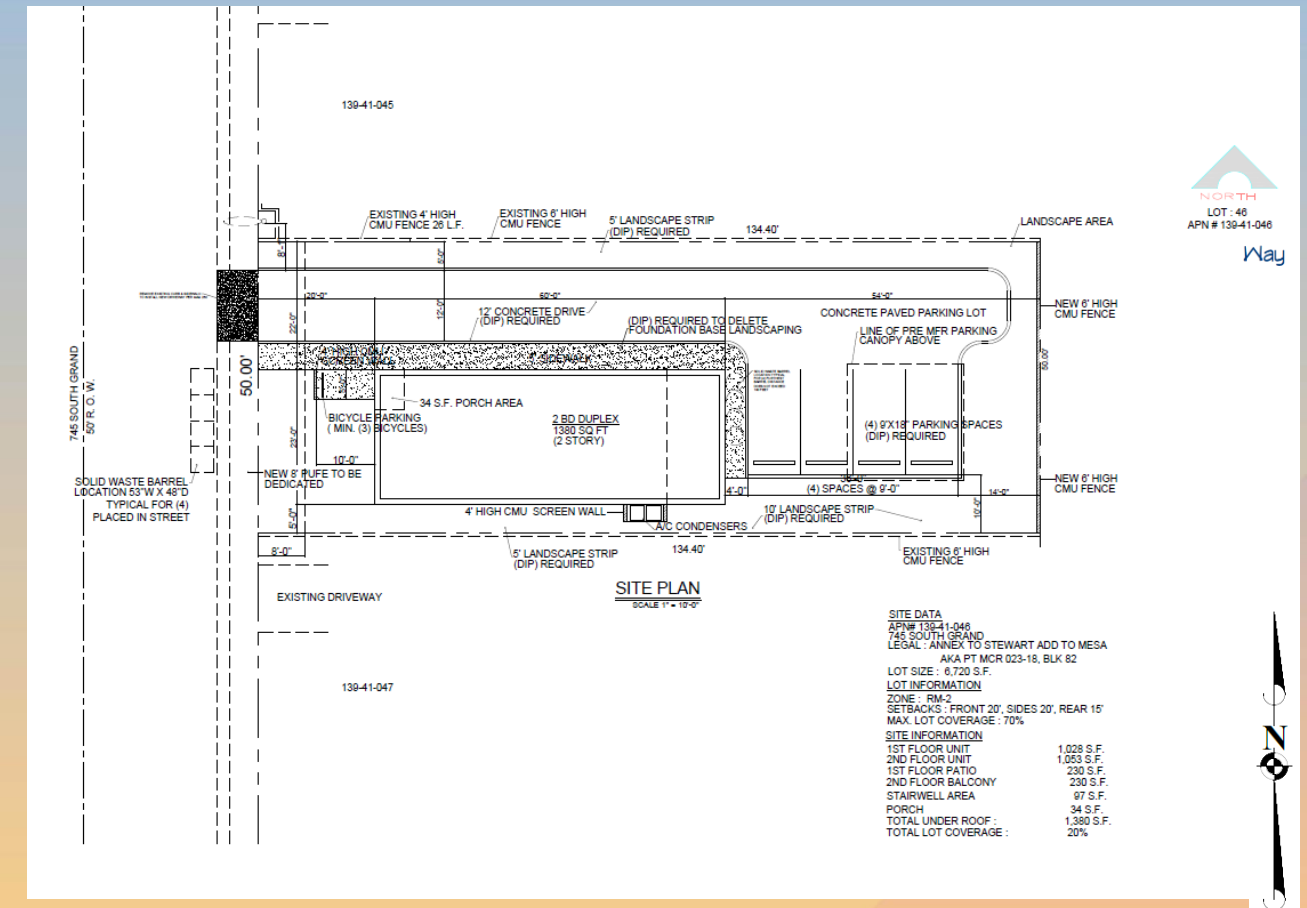


Looking east from Grand



# Site Plan

- Proposed 1380 SF 2-story duplex
- 4 parking spaces required/provided (2 covered)

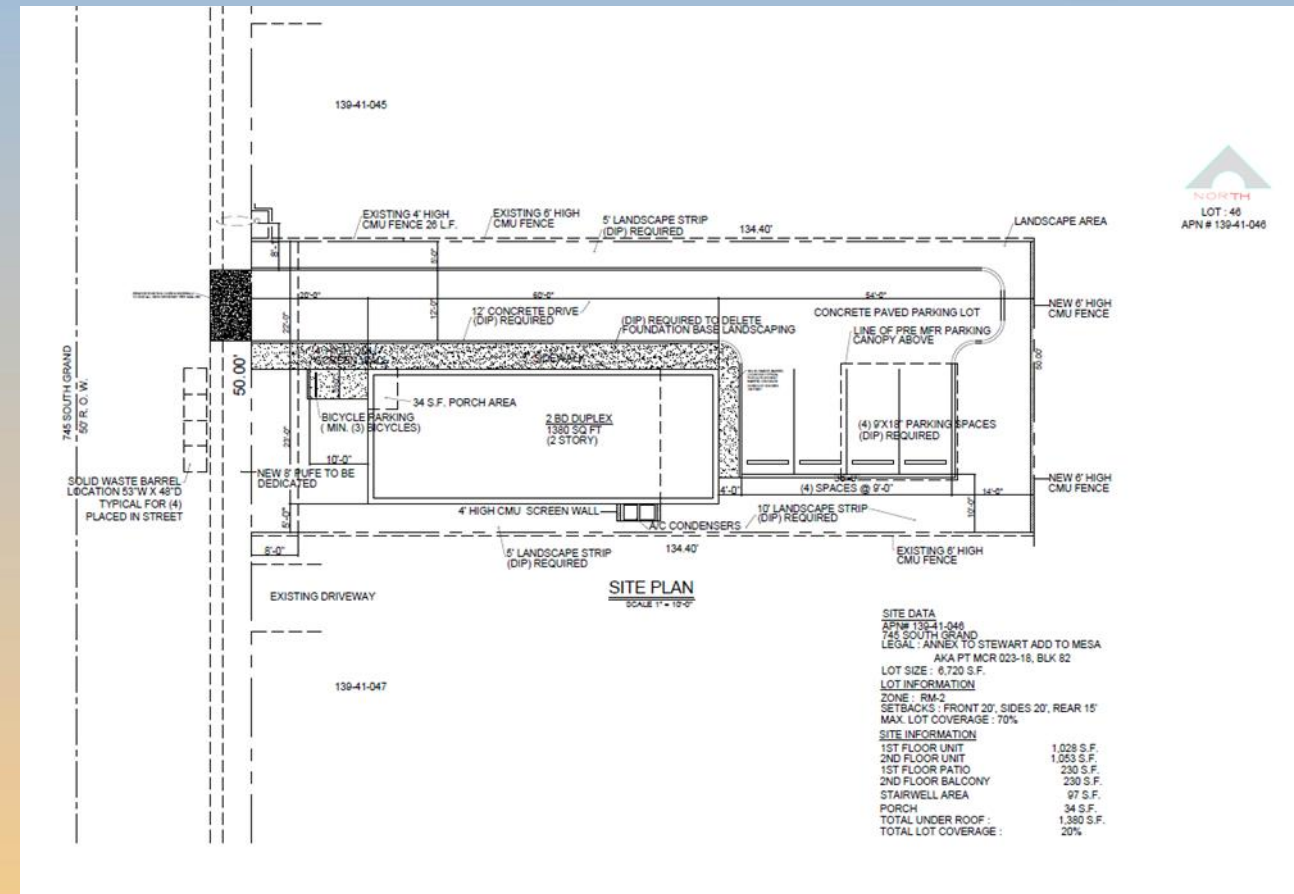






# Development Incentive Permit – Site Plan

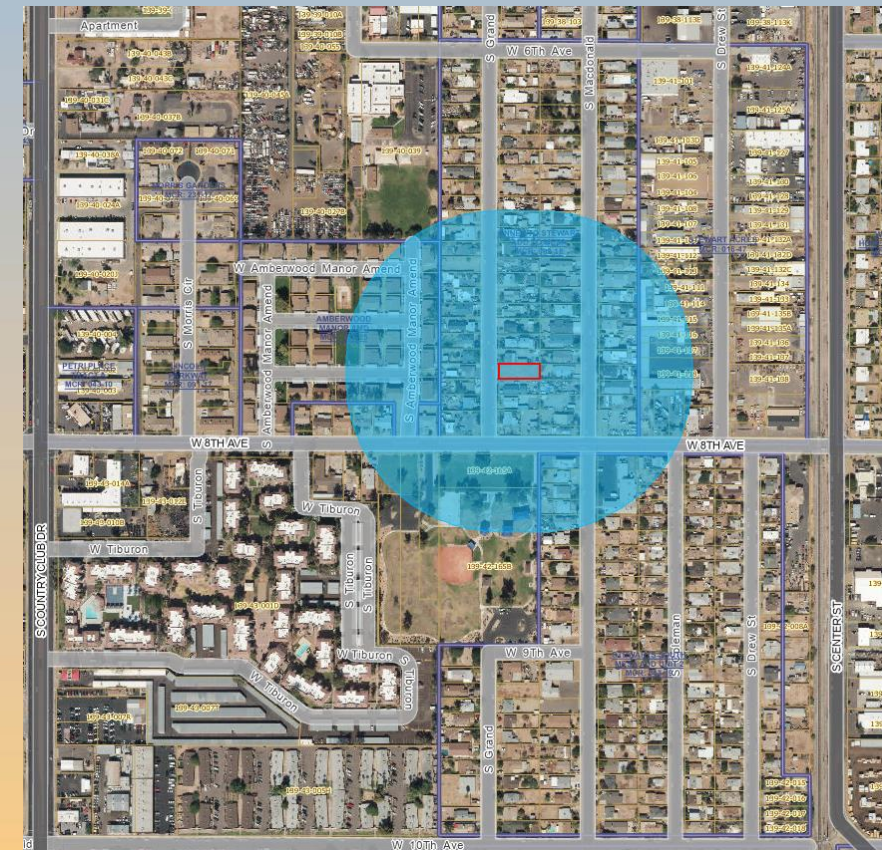
- Reductions to building setbacks along north and south property lines; 5 ft requested
- Reduction to rear setback from 15 ft to 14 ft for parking Canopy
- Reduction to Building Entrance Reduction from 50 sq ft to 34 sq ft





# Citizen Participation

- Mailed notification letters to property owners within 500 feet
- No comments received





# DIP 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 have been developed 15 or more years ago.



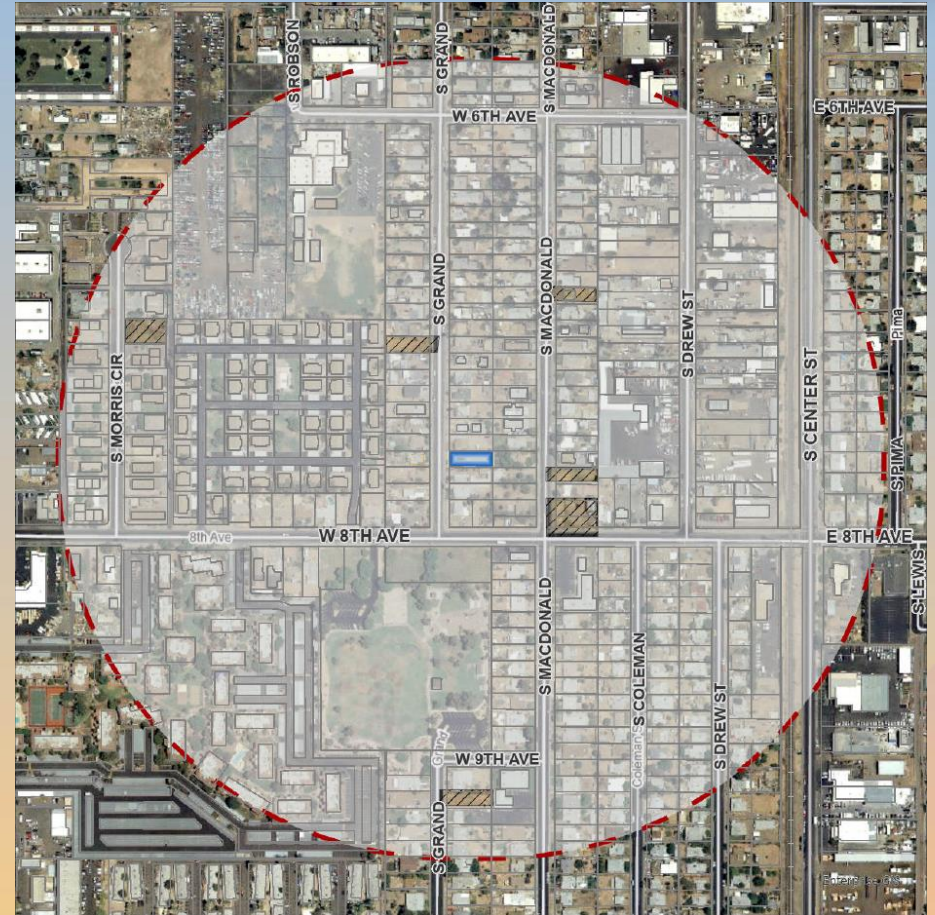
## Current

- Site
- 1200-ft Buffer
- Development Status**
- Developed -- 99.41%
- Vacant -- 0.59%



## 2009

- Site
- 1200-ft Buffer
- Development Status**
- Developed -- 98.81%
- Vacant -- 1.19%





# 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 1,200 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.



# Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Meets required findings for a DIP in Section 11-72-3 of the MZO

*Staff recommends Approval with Conditions*



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