

Board of Adjustment



BOA23-00736

Josh Grandlienard, Senior Planner

August 7, 2024



Request

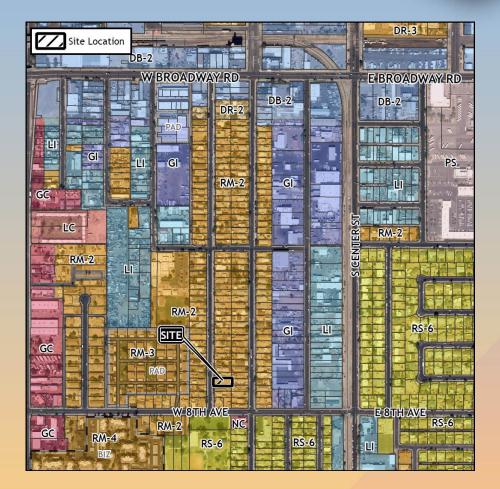
 For a Development Incentive Permit for deviations from development standards to develop a new Duplex





Location

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

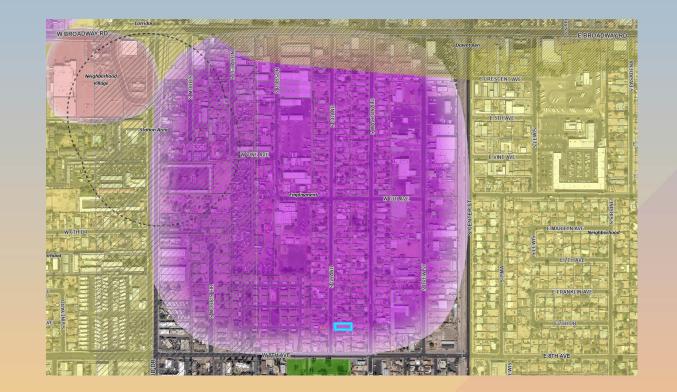




General Plan

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 <15 du/ac

538 OFFICEWAREHOUSE	550 2 547 548	545	541
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	700 708	708	711 713
	708 669 708 712 711 712	710 711	
	714 713 718 3	715	715 719
RM-3	726 31,717 730	733	725
	730 719 719 1/2 732	735	719 731
	742 741 734	737 OFFICE WAREHOUSE	739
	APTS 746 0 745 736	748	BI 743
	748 747 738	743 743 1/2	743
	750 751	750	751 749
	750	747	757
255 2542 2542 2542 2542 2544 144	755 G 752 a	755 7 8 8 8 8 8	763 WAREHOUSE
WETHAXE			



Site Photo

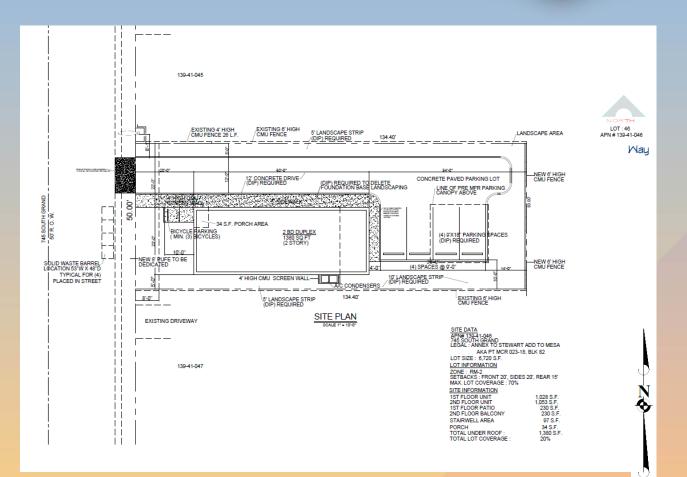


Looking east from Grand



Site Plan

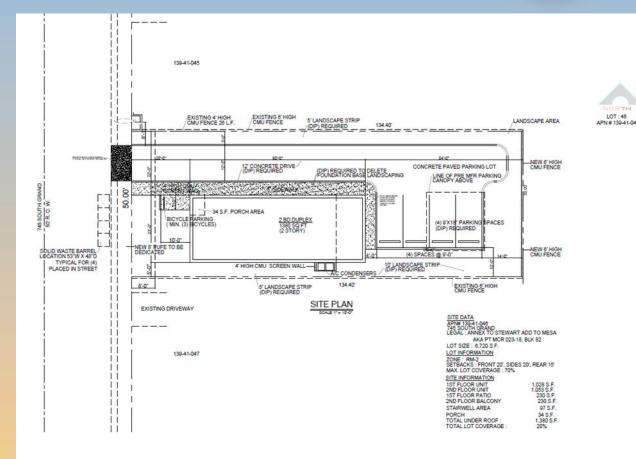
- Proposed 1380 SF 2-story duplex
- 4 parking spaces required/provided (2 covered)





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





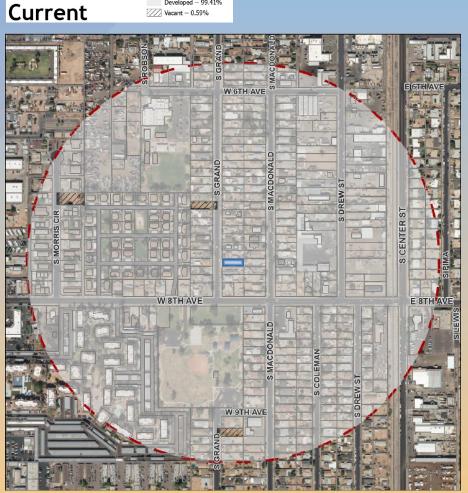
DIP Approval Criteria

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.







2009

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Development Status

Developed -- 98.81%





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.





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



Board of Adjustment