

City of Mesa

Board of Adjustment

BOA26-00502

La Jolla Villas

Josh Grandlienard, AICP

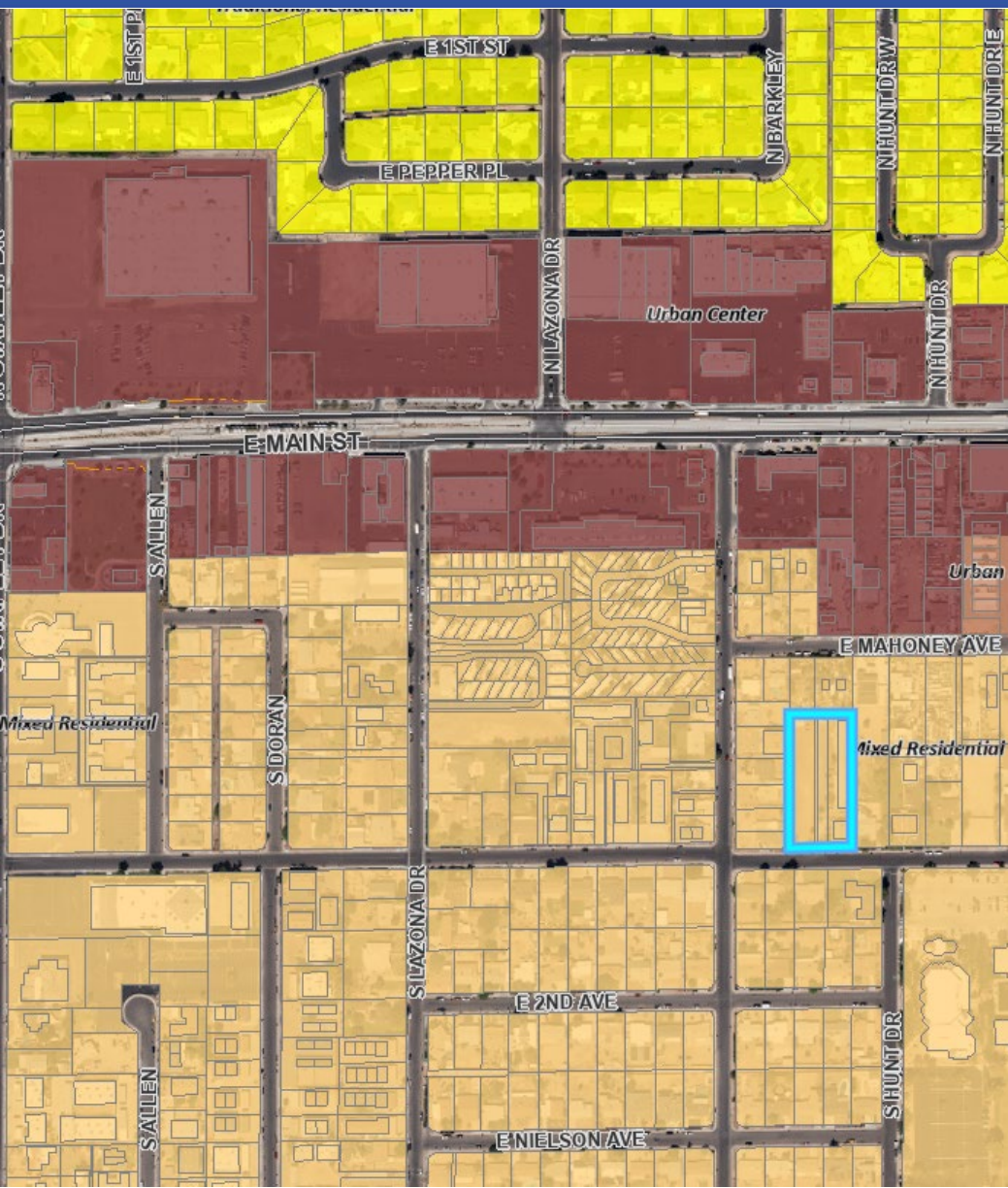


Request

- Substantial Conformance Improvement Permit (SCIP)

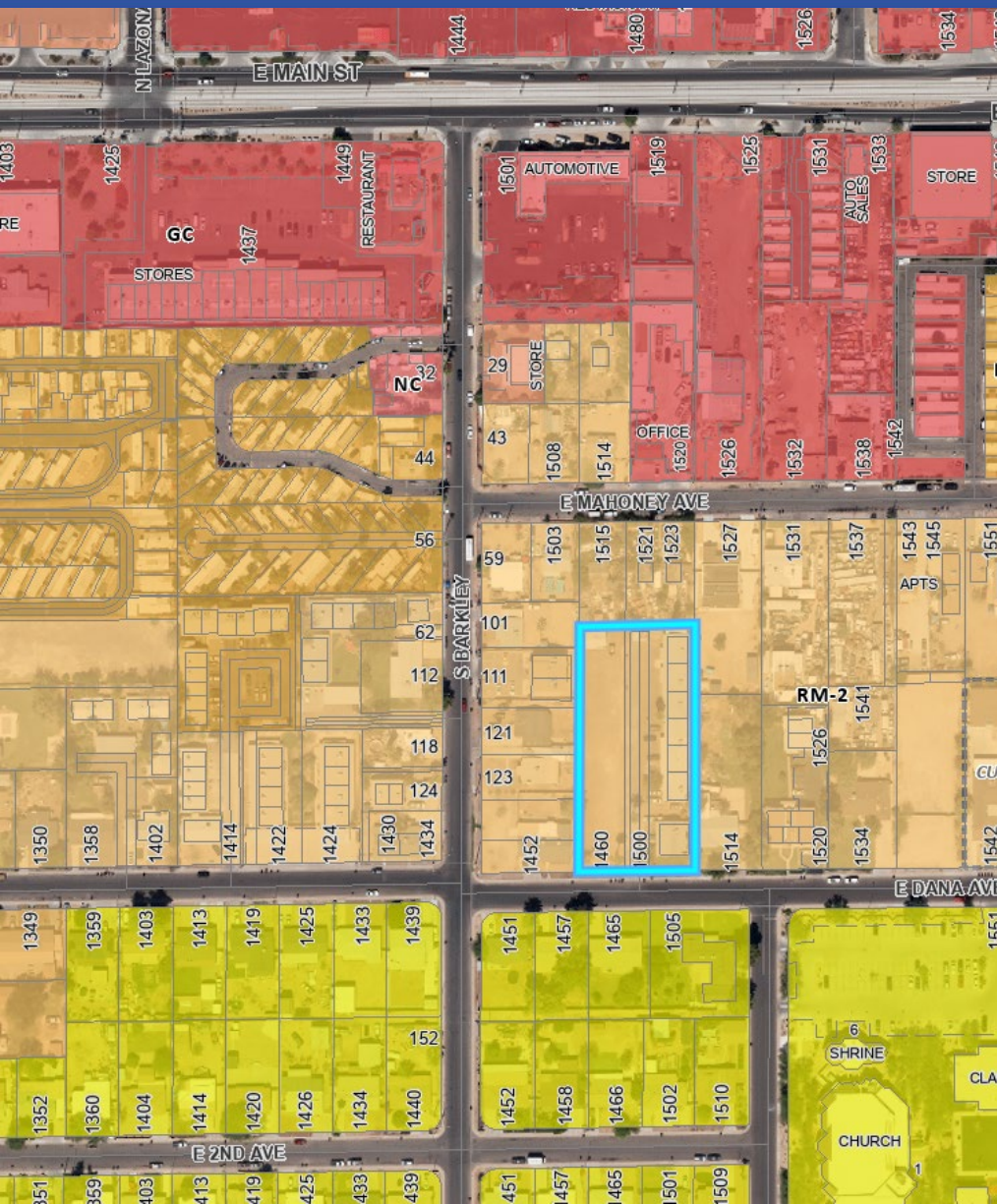


- 1500 E Dana Avenue
- 1± acre parcel
- South of Main Street
- East of Stapley Drive



General Plan

- Mixed Residential Placetype
- Evolve Growth Strategy
- Multiple Residence is a principal land use



Zoning

- Multiple Residence is a permitted use in the RM-2 District.

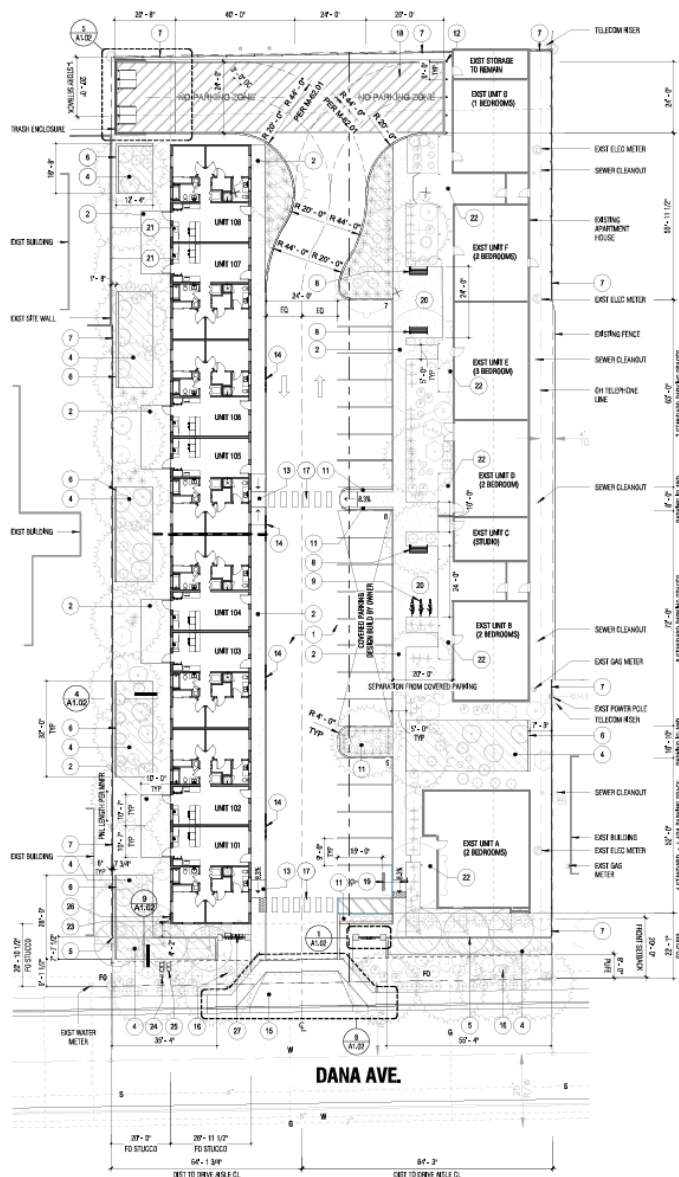
Site Photos

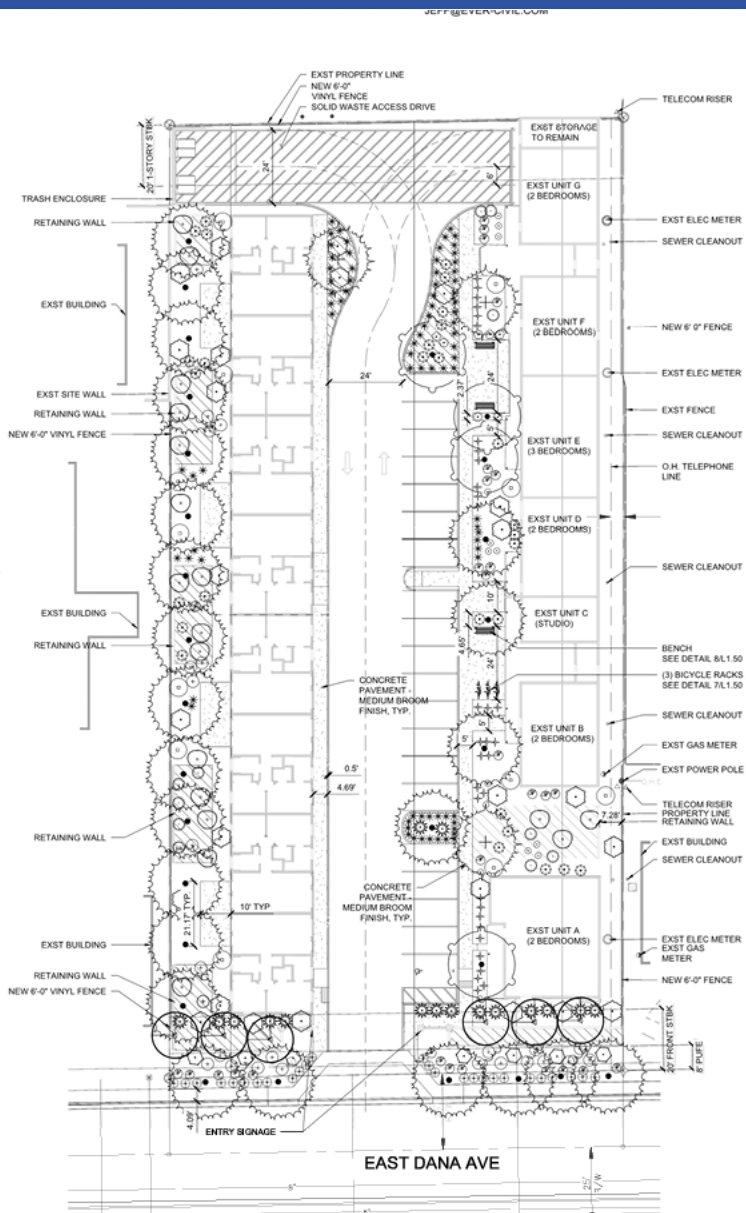


Looking North towards the site

Site Plan

- 7 Existing Units on site
- 8 proposed new units
- 20 parking spaces required
- existing access to Dana Ave



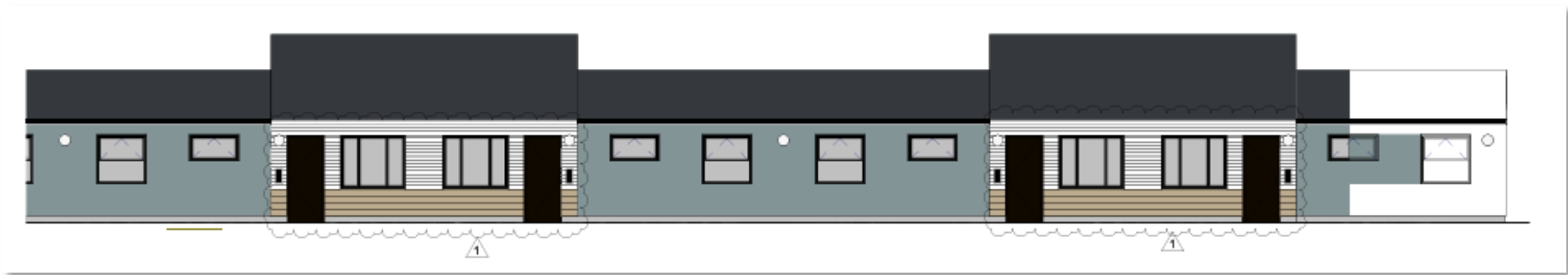


Landscape Plan

- Trees: Thornless Cascelote, Leslie Roy Mesquite, and Live Oak
- Shrubs: Aloe Vera, Wide Leaf Giant Hesperaloe, Brakelight Hesperaloe, Pine Muhly, Spineless Prickly Pear, Tall Slipper Plant



Elevations





Substantial Conformance Improvement Permit (SCIP)

Per MZO Section 11-73-3, a SCIP shall not be granted unless the Board of Adjustment shall find upon sufficient evidence that:

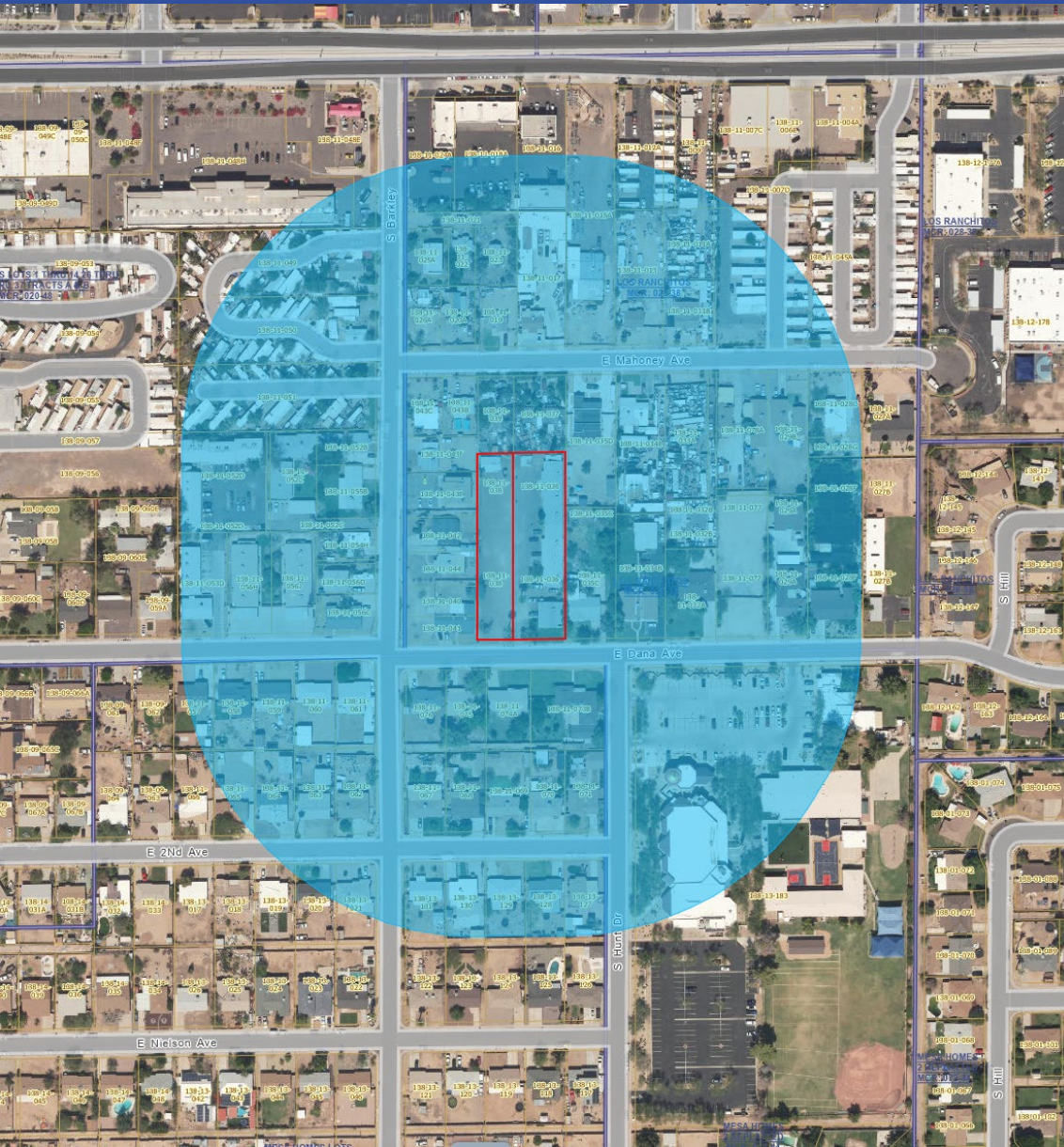
- A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:
 - 1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or
 - 2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
 - 3. The creation of new non-conforming conditions.
- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.



Substantial Conformance Improvement Permit (SCIP)

Modifications to Development Requirements:

- Building Setback – Eastern and Northern Property Lines
- Landscape Setbacks – Eastern and Northern Property Lines
- Perimeter Landscaping – Eastern and Northern Property Lines



Notification

- Notified property owners within 500', HOAs, and registered neighborhood
- Staff has not received any calls or emails regarding the Proposed Project.



Findings

- Complies with the 2050 Mesa General Plan
 - Meet the SCIP findings of 11-73-3



Recommendation

Approval with conditions

City of Mesa

Board of Adjustment