



# Board of Adjustment



# BOA24-00714





# Request

- Variance from the Form-Based Code Building Form Standards
- To allow for a multiple residence development







The map displays a city block with the following zoning districts and features:

- Streets:** W Main St, W Main Ave, W 1st Ave, W 2nd Ave, S Morris, S Country Club Dr, S Lebaron.
- Zoning Districts:** DC, DB-1, DB-2, DR-2, T4NF, T5MS, RS-6, GC BIZ, RM-2, LI, GI, T4N.
- Site Location:** A hatched rectangle labeled "SITE" is located in the DB-1 district, bounded by S Morris, S Lebaron, and W 1st Ave.





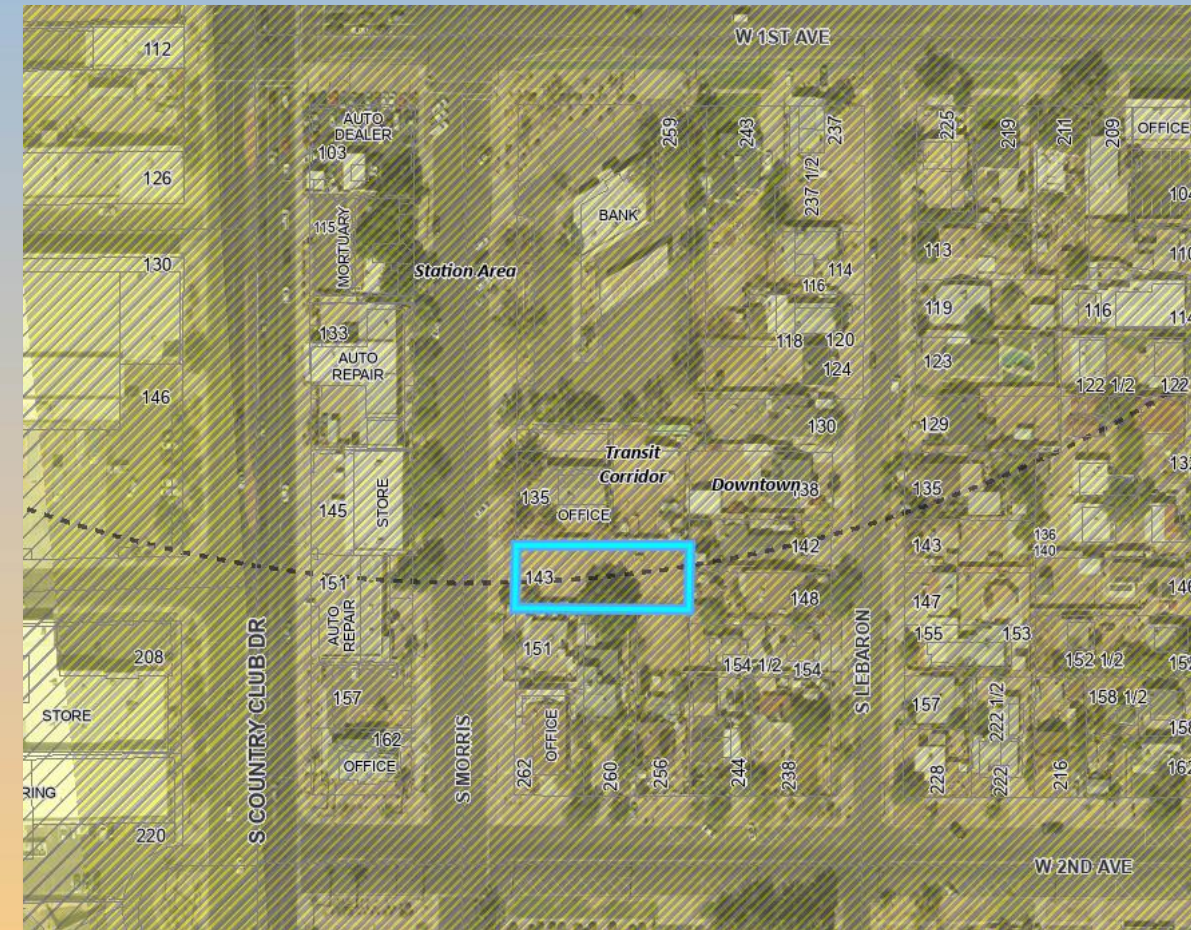
# General Plan

Downtown with Transit District overlay of Corridor Station Area

- Pedestrian oriented
- Variety of housing, entertainment and events

Central Main Street Area Plan - Neighborhood Evolution Area

- Evolve over time into a neighborhood that can include a mix of single residence, duplex and small apartment buildings.

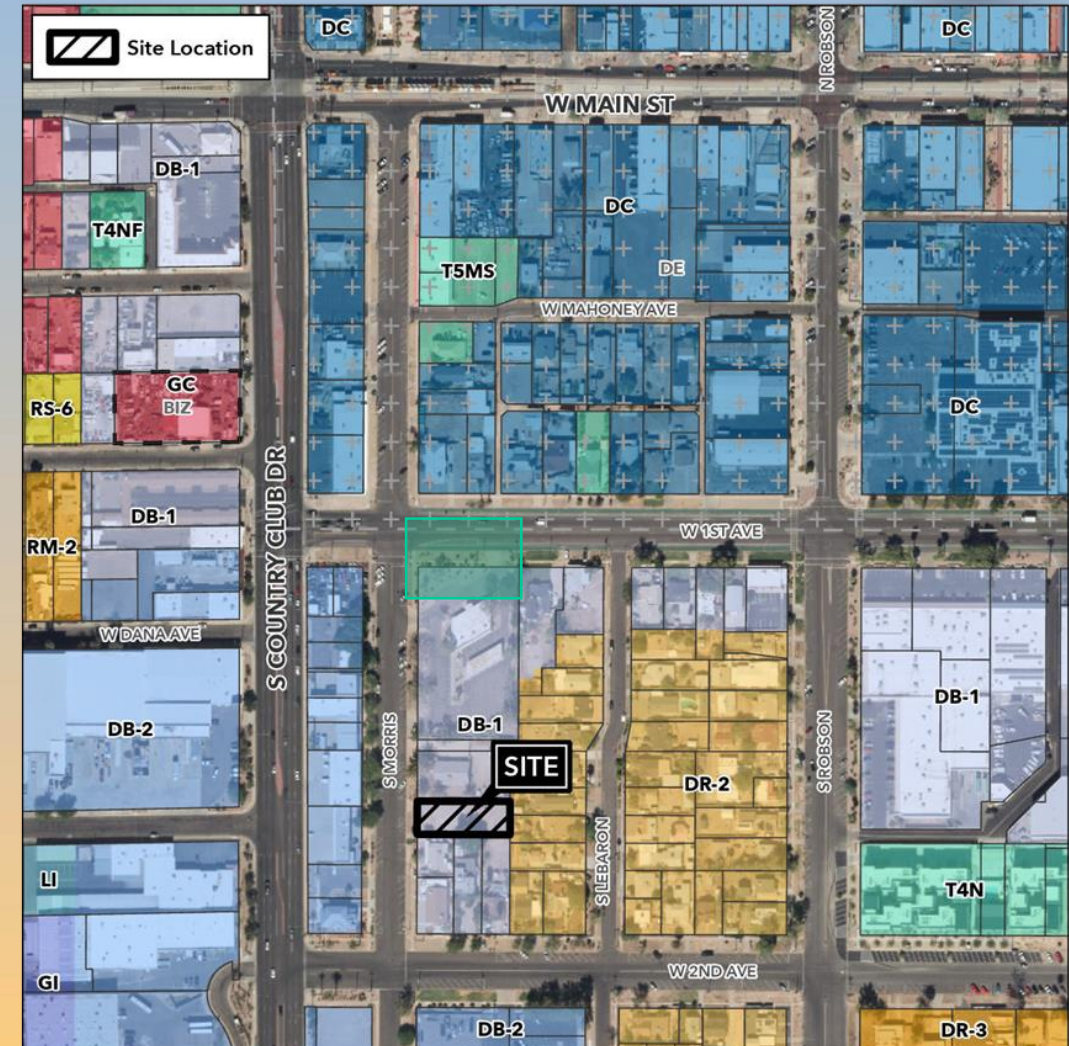






# Zoning

- Transect 3 Neighborhood (T3N) district
- Proposed use is allowed in the T3N district







# Site Photos

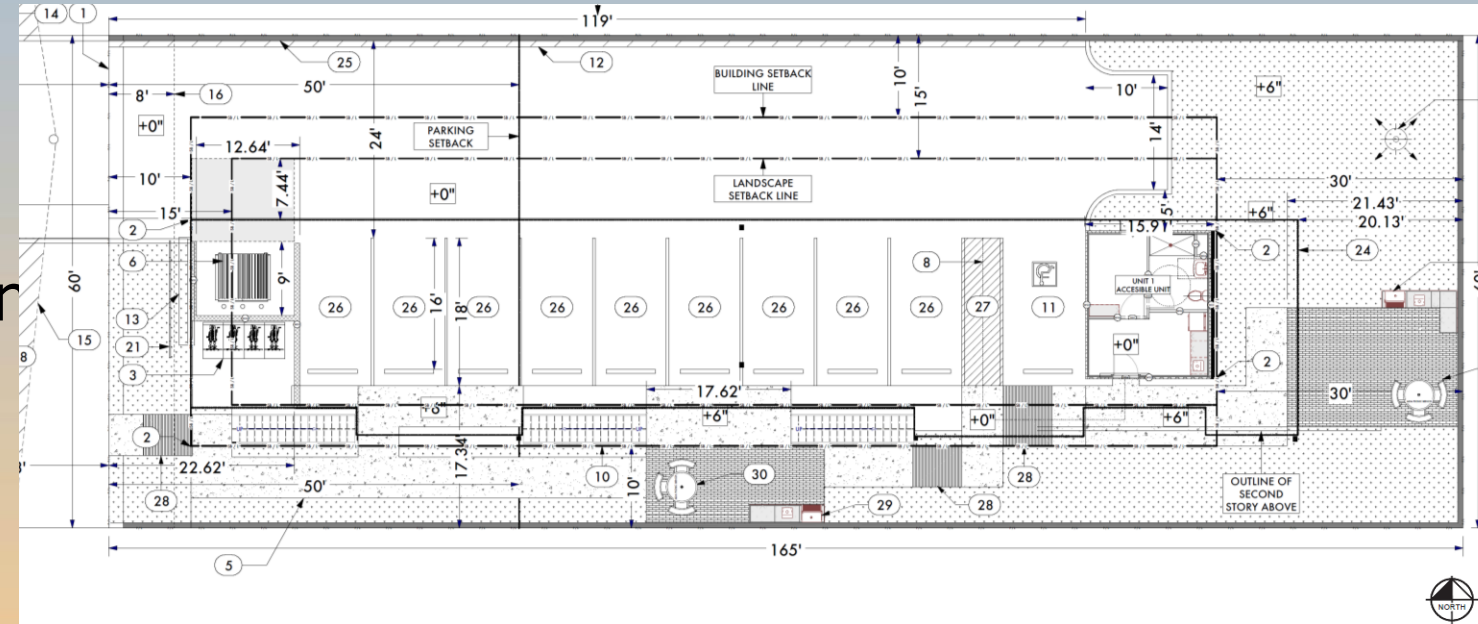


Looking east towards the site from Morris



# Site Plan

- 6,168 sq. ft. two story multiple residence development
- 2,524 sq. ft. parking area and 311 sq. ft. livable area on ground floor
- 9 residential units



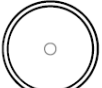
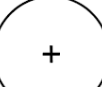







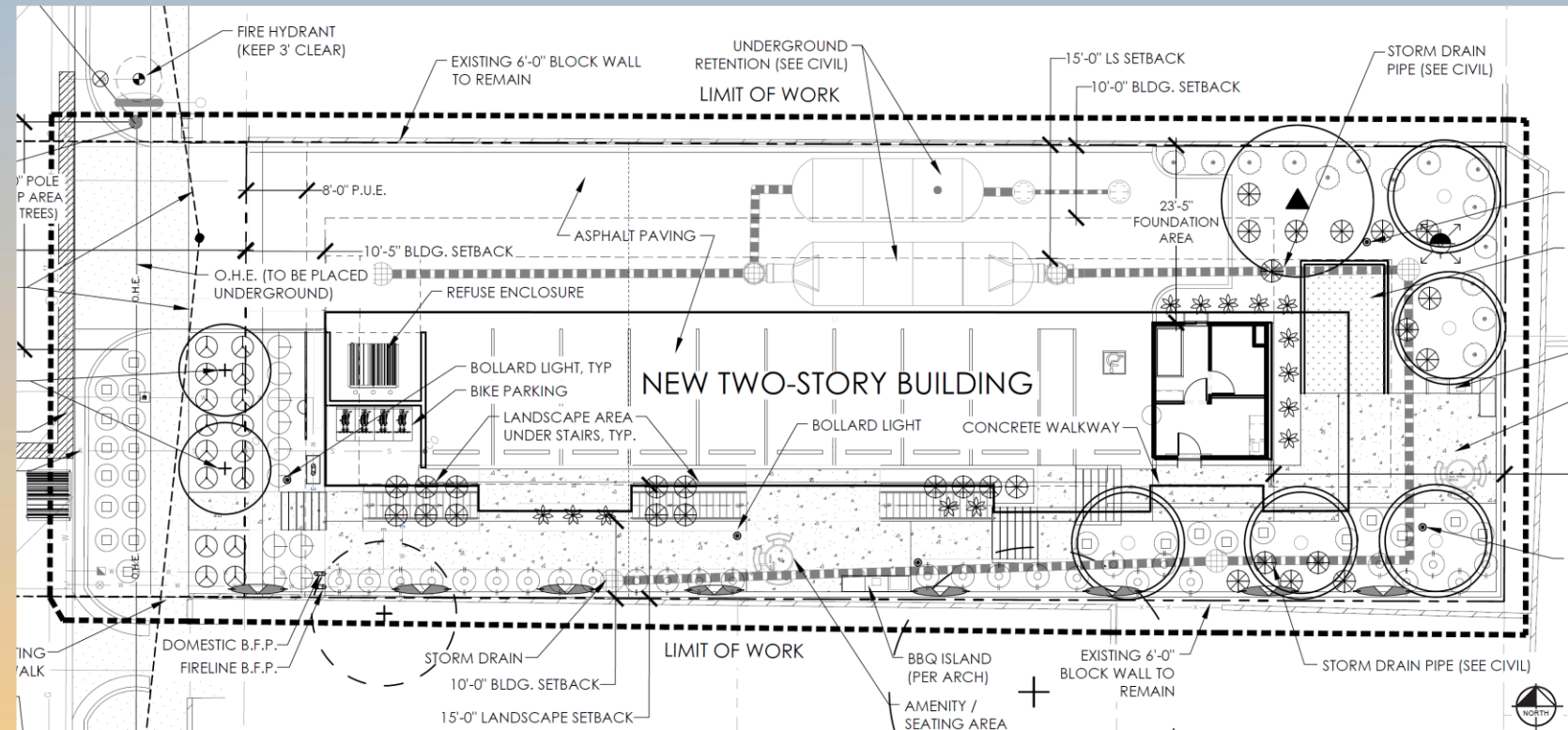


# Landscape Plan

## PLANT SCHEDULE

\*CAN BE PLANTED UNDER POWER LINES

TREES	SIZE / REMARKS	QTY
	LYSILOMA CANDIDA PALO BLANCO	36" BOX / STANDARD 5
	*PISTACIA LENTISCUS MASTIC TREE	36" BOX / STANDARD 2
	PROSOPIS SEEDLESS HYB 'AZT' SEEDLESS HYBRID MESQUITE	36" BOX, MULTI-TRUNK, MATCHED 1
ACCENTS	SIZE	QTY
	ALOE BARBADENSIS MEDICINAL ALOE	5 GAL 14
	FICUS PUMILA CREEPING FIG VINE	5 GAL / TRAIN TO WALL 8
	MUHLENBERGIA CAPILLARIS REGAL MIST DEER GRASS	5 GAL 16
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL 29

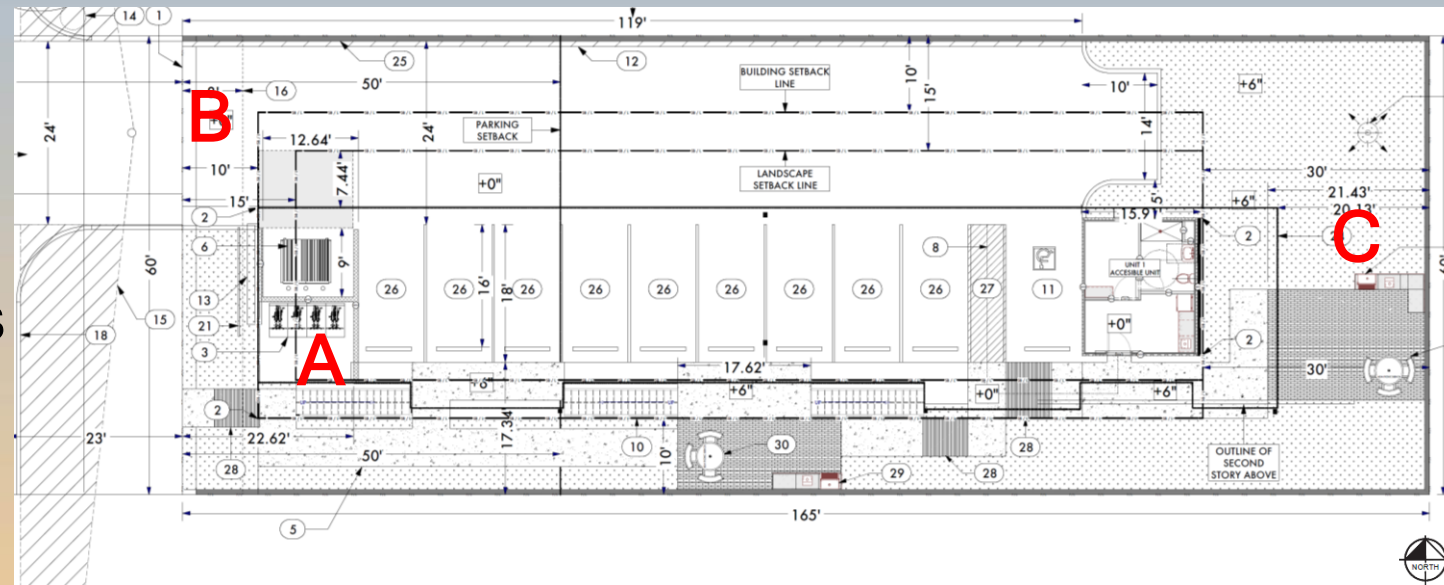






# Request Variances

- Minimum setback of parking spaces from Property Line/ROW (A)
- Maximum width of Parking Access Drive (B)
- Minimum Rear Setback, Main Building (C)

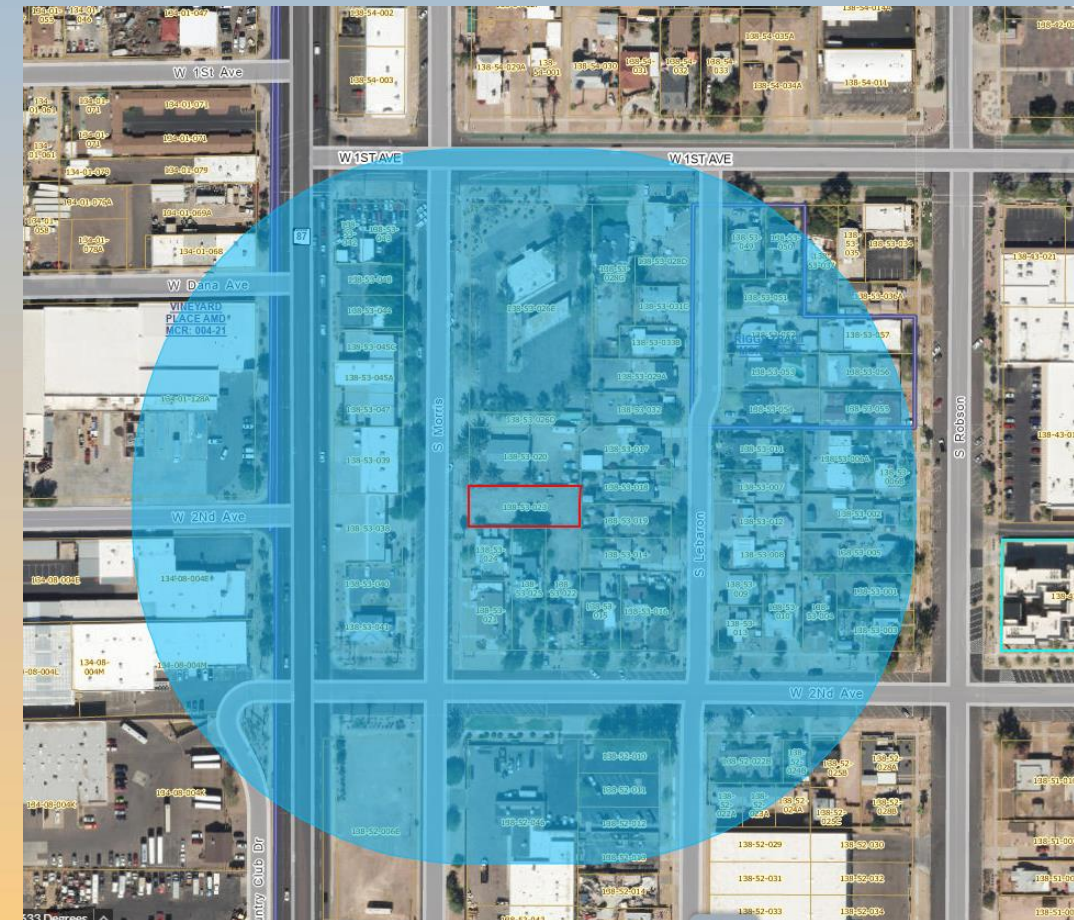






# Citizen Participation

- Notified property owners within 500 feet
- No feedback received







# Approval Criteria

## Section 11-80-3 Variance Criteria

- ✓ There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, and
- ✓ That such special circumstances are pre-existing, and not created by the property owner or appellant; and
- ✓ The strict application of the Zoning Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district; and
- ✓ Any variance granted will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Central Main Street Area Plan
- ✓ Meets the required findings for a Variance in Section 11-80-3 of the MZO

*Staff recommends Approval with Conditions*



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