



# Board of Adjustment



# BOA24-00437

Charlotte Bridges, Planner II

August 7, 2024



# Request

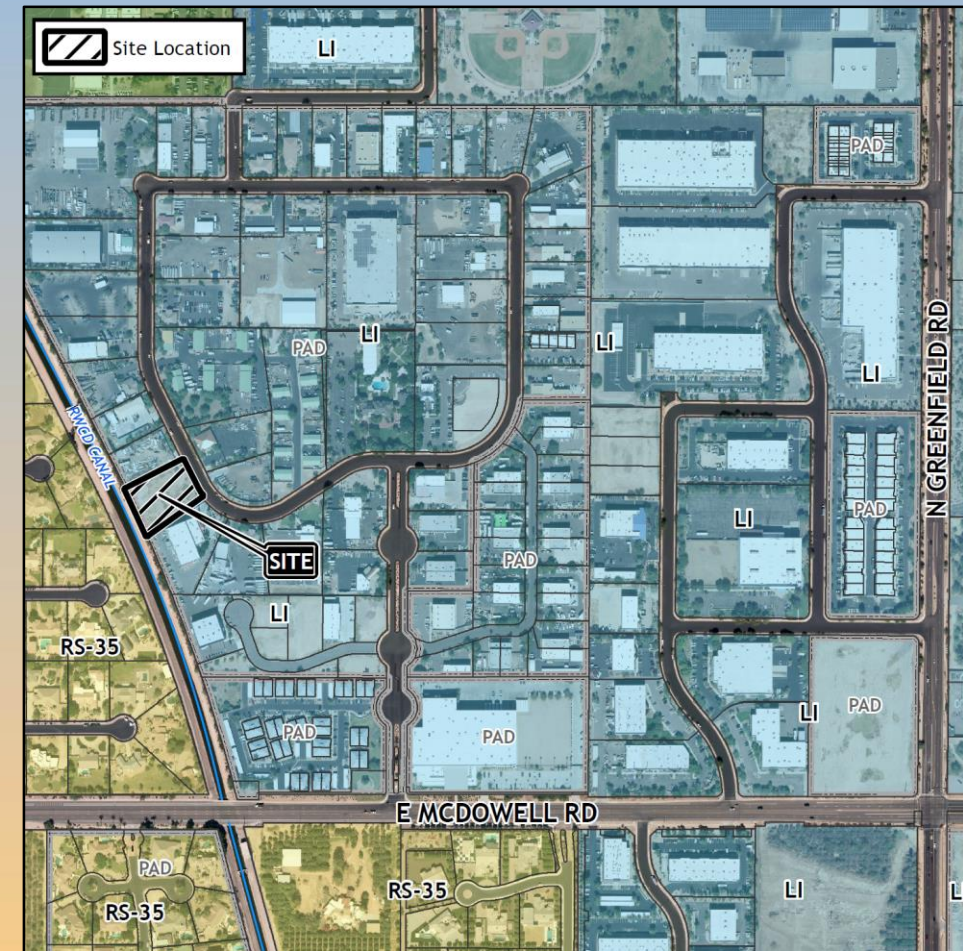
- For a Development Incentive Permit for deviations from development standards for an industrial development





# Location

- 3000 block of North Maple
- North of McDowell Road
- West of Greenfield Road





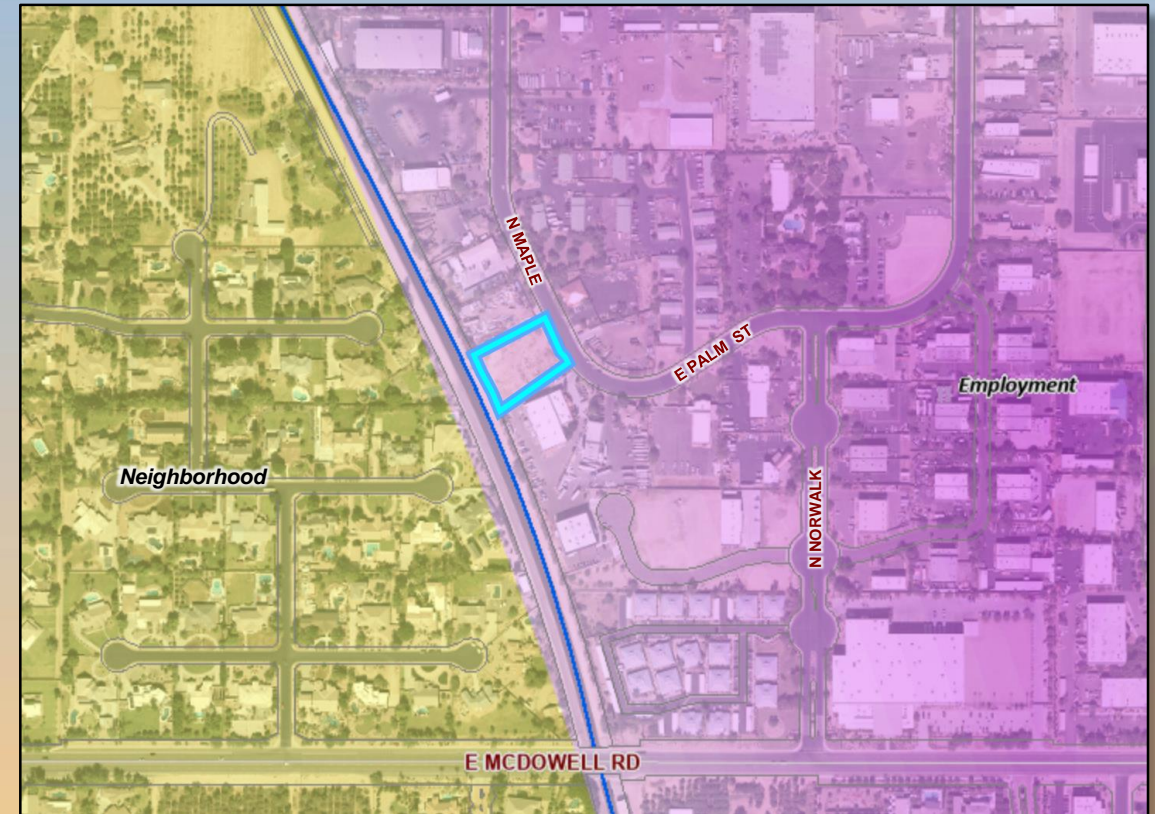
# General Plan

## Employment

- Wide range of employment opportunities in high-quality settings

## Falcon Field Sub Area Plan

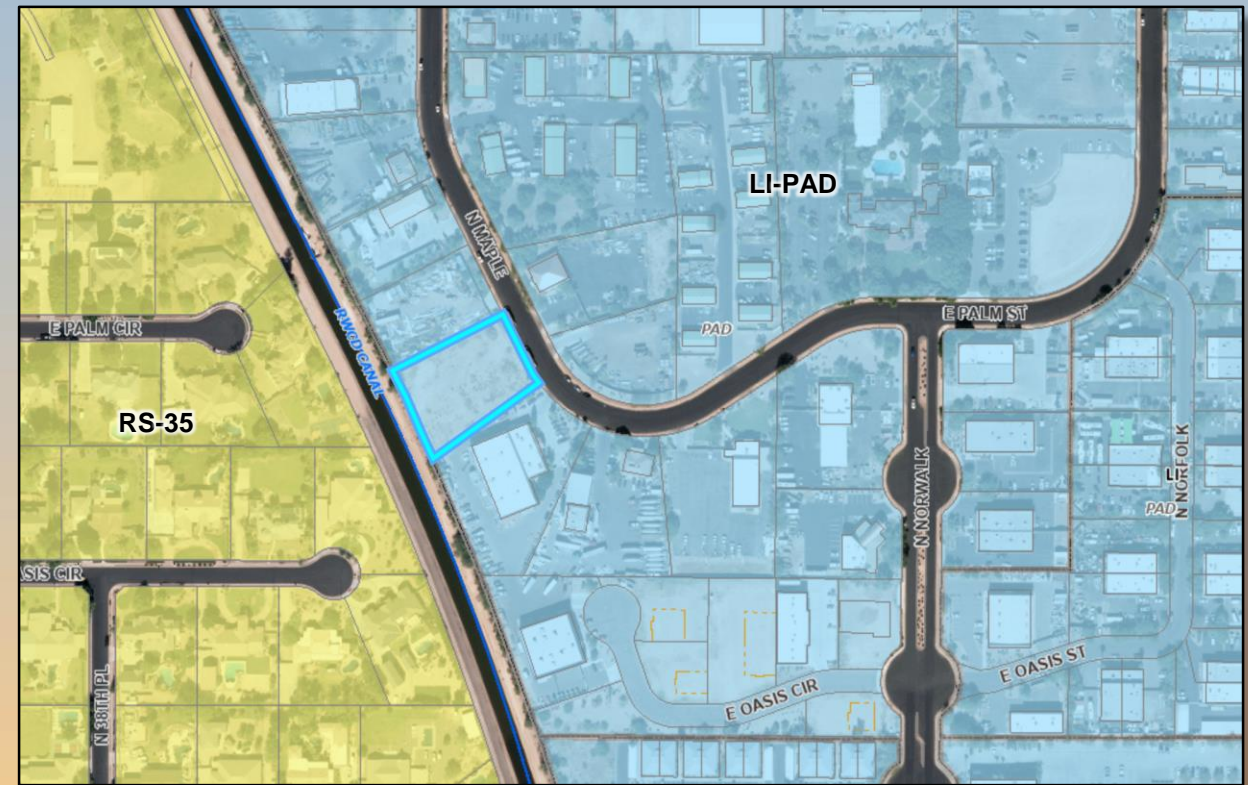
- Oasis of abundant, high-quality employment for professionals, technical experts, and highly skilled labor.





# Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)
- An office and warehouse use is permitted





# Site Photo



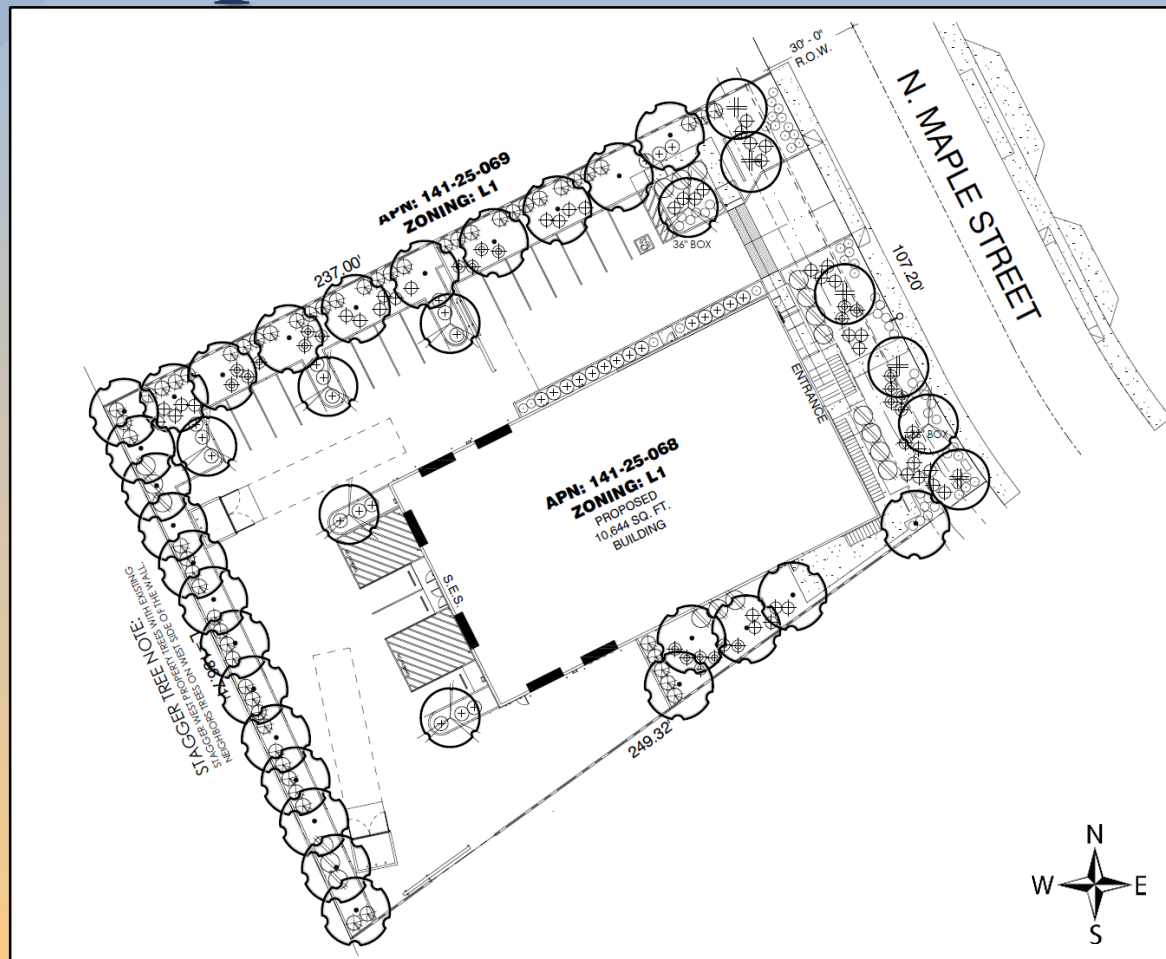
Looking west from Maple







# Landscape Plan



**LANDSCAPE LEGEND**

TREES

⊕ PISTACIA X 'RED-PUSH'  
RED PUSH PISTACHE  
36" BOX (6)

● ACACIA SALICINA  
WILLOW ACACIA  
24" BOX (27)

⊗ ULMUS PARVIFOLIA  
CHINESE ELM  
24" BOX (5)  
36" BOX (IDENTIFIED) (2)

LARGE SHRUBS

⊗ TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON (20)

MEDIUM SHRUBS

⊕ EREMOPHILA MACULATA  
VALENTINE EMU BUSH  
5 GALLON (32)

⊗ LEUCOPHYLLUM FRUTESCENS  
'GREEN CLOUD'  
5 GALLON (57)

ACCENTS

⊕ HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON (45)

⊗ HESPERALOE PARVIFLORA  
YELLOW YUCCA  
5 GALLON (27)

GROUND COVER

○ LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON (32)

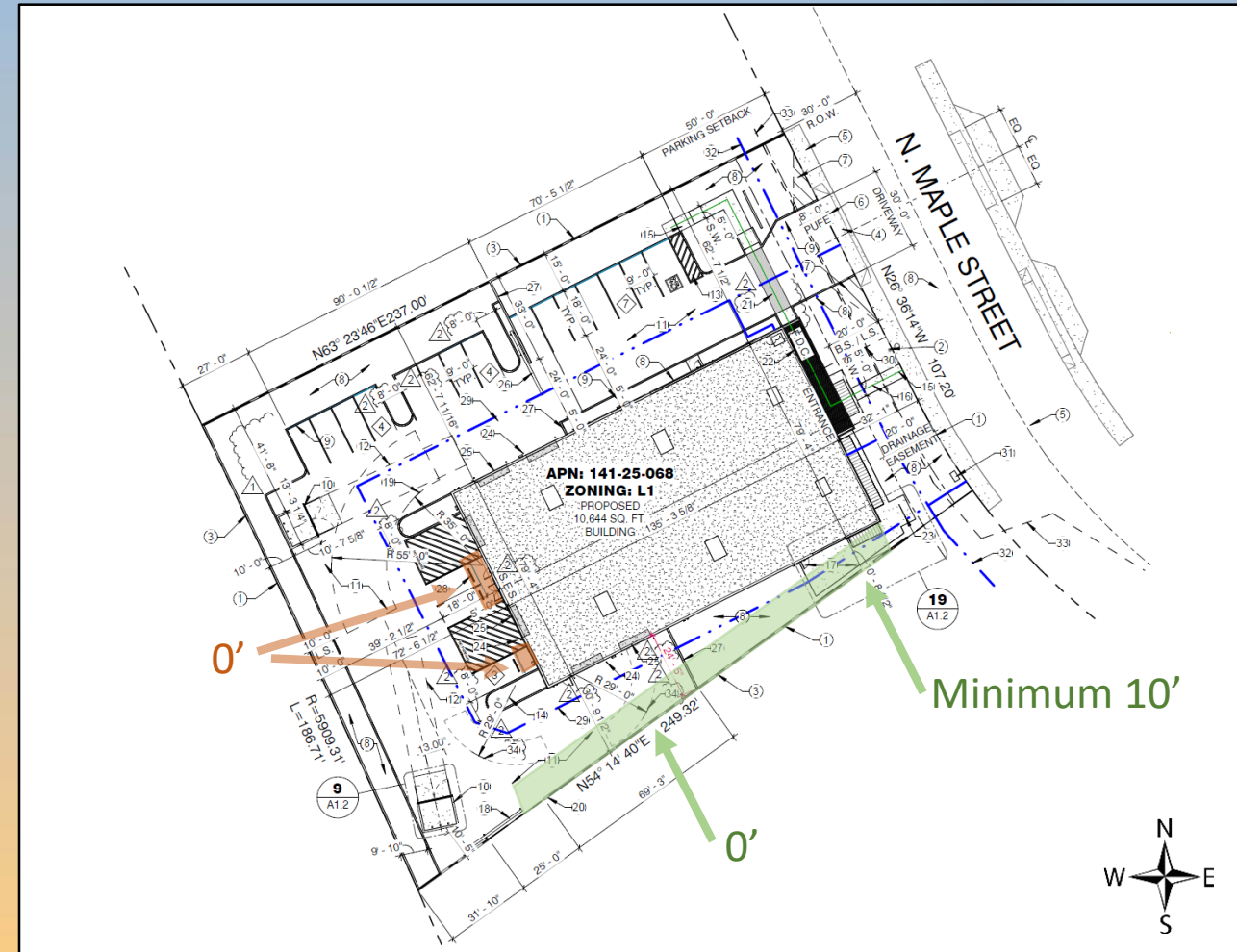
○ LANTANA MONTEVIDENSIS  
TRAILING PURPLE  
1 GALLON (28)

1/2" SCREENED ROCK PROS CARMEL  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS



# Development Incentive Permit – Site Plan

- Reduction to the **landscape yard** along the south property line.
- Reduction to the **foundation base** along the west elevation.





# Citizen Participation

- Mailed notification letters to property owners within 500 feet
- One neighbor contacted Planning with concerns





# 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.

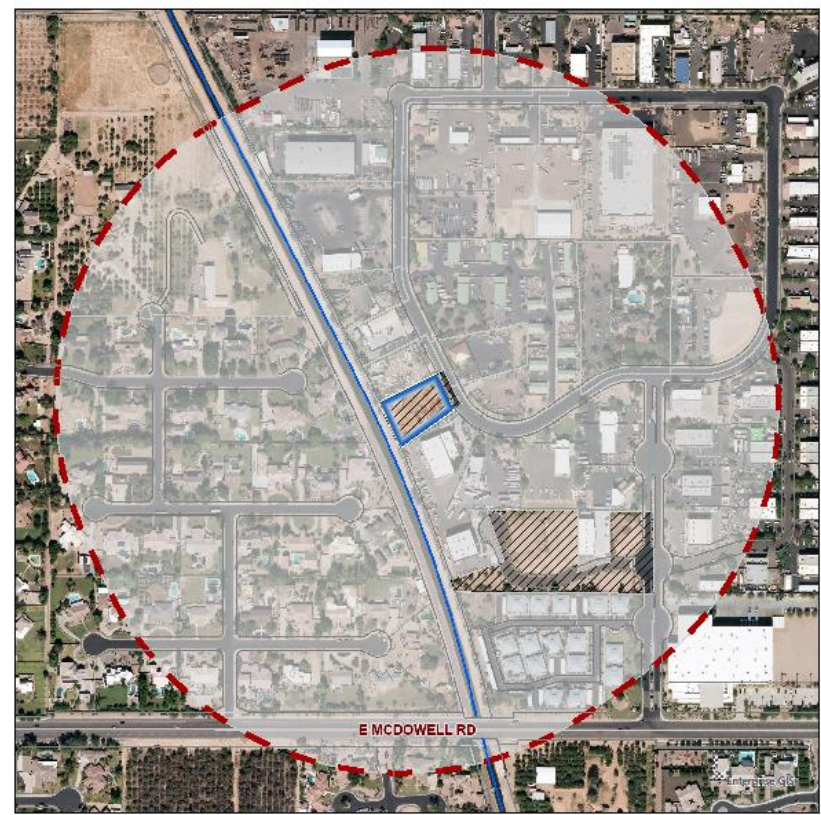


# BOA24-00437 Land Development

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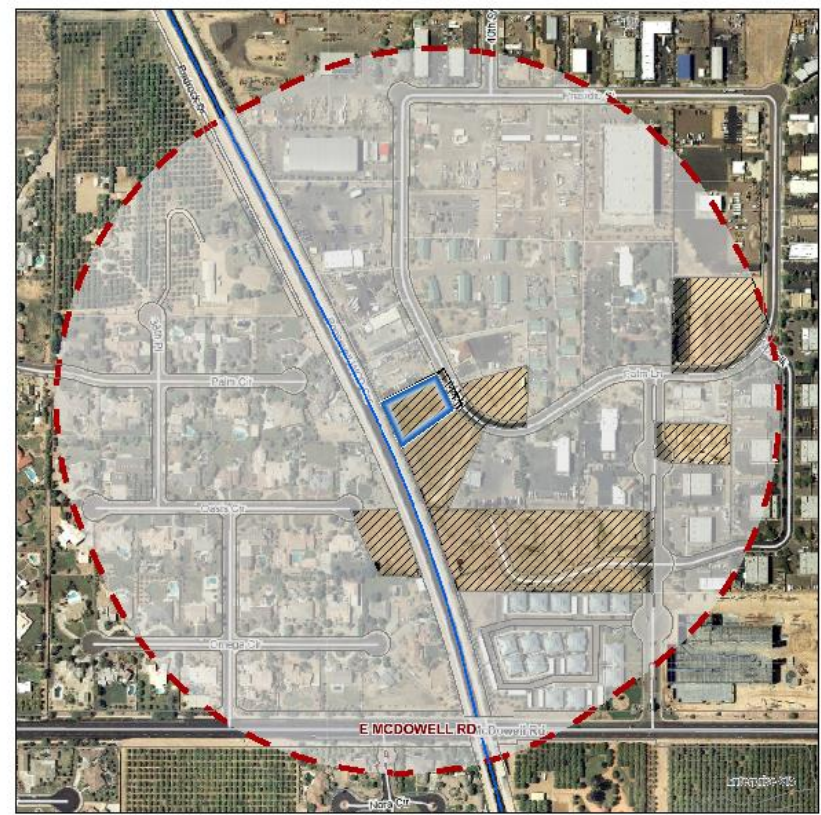
## Current

- Site
- 1200-ft Buffer
- Development Status**
- Developed -- 96.15%
- Vacant -- 3.85%



## 2009

- Site
- 1200-ft Buffer
- Development Status**
- Developed -- 89.4%
- Vacant -- 10.6%





# 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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