



PLANNING DIVISION
STAFF REPORT

Board of Adjustment

June 5, 2024

CASE No.: BOA24-00327	PROJECT NAME: Hancock Residence
Owner’s Name:	Douglas Hancock
Applicant's Name:	Devin Bell
Location of Request:	919 East Lehi Road. Located east of Horne and south of Lehi Road.
Parcel No(s):	136-08-001G
Nature of Request:	Requesting a Special Use Permit (SUP) to allow the aggregate area of all detached buildings to exceed the square footage of the primary residence within the Single Residence 43 (RS-43) District.
Zoning District:	Single Residence 43 (RS-43)
Council District:	1
Site Size:	2.2± acres
Existing Use:	Single Residence
Hearing Date(s):	June 5, 2024 / 5:30 p.m.
Staff Planner:	Tulili Tuiteleapaga-Howard, Planner I
Staff Recommendation:	Approval with Conditions

HISTORY

On **July 6, 1970**, the City Council annexed 1,395± acres of land, including the project site, into the City of Mesa (Ordinance No. 672).

On **July 26, 1993**, the Planning Director approved a land split for 5.5+ acres, establishing three lots (Case No. LS93-009).

On **August 21, 2023**, the City Council approved the establishment of the Lehi Heritage Neighborhood (Case No. ZON23-00611, Resolution No. 12083).

PROJECT DESCRIPTION

Background:

The applicant is requesting a Special Use Permit (SUP) to allow the aggregate area of all detached buildings to exceed the square footage of the primary residence in the Single Residence 43 (RS-43) zoning district.

The site as it exists has a total lot area of 97,820 square feet, with an existing primary residence of 1,010 square feet in size. To the west of the primary dwelling there is an existing 780 square foot barn, which currently comprises of 77% of the square footage of the primary residence.

Driving this project request, the applicant is requesting the addition of a new 4,000 square foot garage in the rear yard. Combined with the existing barn, the aggregate area of the total proposed detached buildings on the site will amount to 473% of the primary residence.

Per Section 11-30-17(B)8 of the Mesa Zoning Ordinance (MZO), in the RS-43 districts, where multiple detached accessory buildings exist, the aggregate area of all such detached buildings may not exceed the square footage of the primary residence, unless approved by Special Use Permit.

Although the proposed aggregate area of all detached structures on this site would be 473% of primary residence's square footage, the combined lot coverage of all existing and proposed improvements to the site would amount to just 7.4%. The maximum lot coverage permitted for single residences in the RS-43 zoning district as provided in Section 11-5-3 of the Zoning Ordinance is 40%. Besides the restrictions placed on detached structures by the size of the existing home, the addition of the 4,000 sq. ft. garage will not intensify the lot to the point of non-conformity from the development standards set forth in the MZO for the zoning district.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan character type designation on the property is Neighborhood. Per Chapter 7 of the General Plan, the primary focus of the Neighborhood character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Neighborhoods can contain a wide range of housing options and often have non-residential uses such as schools, parks, places of worship and local serving businesses. The proposed request complies with the intent of the General Plan character area.

Overall, the existing Single Residence conforms with the General Plan and the intent of the character area.

Site Characteristics:

The address of the subject property is 919 East Lehi Road and is located east of the southeastern corner of local streets East Lehi Road and North Horne. The subject lot is 2.2± acres and the existing Single Residence is 1,010± square feet in size. The applicant is proposing to construct a new 4,000 square foot garage addition to the rear of the house which is proposed to be consistent with the existing building setbacks. Together with the existing 780 square foot barn to the west of the home, the aggregate area of detached accessory structures on the site is proposed to be 473% of the primary home.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Lehi Road) RS-43 Single Residence	North (Across Lehi Road) RS-43 Single Residence	Northeast (Across Lehi Road) RS-43 Single Residence
West RS-43 SRP Sub-Station	Subject Property RS-43 Single Residence	East RS-43 Single Residence
Southwest RS-43 Single Residence	South RS-43 Single Residential	Southeast RS-43 Single Residence

Mesa Zoning Ordinance Requirements and Regulations:

Zoning Ordinance 11-30-17 – Detached Accessory Buildings

Per Section 11-30-17(B)8 of the Mesa Zoning Ordinance, in the AG, RS-90, and RS-43 districts, where multiple detached accessory buildings exist, the aggregate area of all such detached buildings may not exceed the square footage of the primary residence, unless approved by Special Use Permit.

Zoning Ordinance, Section 11-70-5 – Special Use Permit

Per Section 11-70-5(E) of the MZO, the Board of Adjustment shall find upon sufficient evidence when making a decision on Special Use Permits that:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;

The subject property is within the Neighborhood character area of the Mesa 2040 General Plan. The intent of the Neighborhood character area is to provide for a wide range of housing opportunities in various densities.

The proposal meets this criterion.

2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;

The property is located within the Single Residence 43 zoning district. Per Section 11-5-2 of the MZO, the existing single residence is a permitted use in the RS-43 zoning district. Per the narrative submitted, the accessory structure proposed will be used for the storage of various items and is not for commercial use. Additionally, the property is located within the Neighborhood character area of the Mesa 2040 General Plan, which identifies the RS-43 zoning district as a primary zoning district in the Neighborhood character area.

The proposal meets this criterion.

3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and

As the subject property is surrounded by other Single Residences with detached accessory structures, the proposal is not seen to be injurious or detrimental to the subject neighborhood or the general area of the City.

The proposal meets this criterion.

4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

The City of Mesa utilities and public infrastructure are existing and available to serve the residential expansion.

The proposal meets this criterion.

Findings:

- A. The property was annexed into the City of Mesa in 1970.
- B. Strict compliance with the MZO development standards for the RS-43 zoning district would deprive the property of privileges enjoyed by other properties of varying sizes in the subject neighborhood.
- C. Granting this Special Use Permit request will not constitute a special privilege inconsistent with the MZO development standards for the RS-43 district.
- D. Approval of the requested additions to the subject property will advance the goals and objectives of the General Plan for the Neighborhood character area designation and any other applicable City plan and/or policies.
- E. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the RS-43 zoning district where it is located and conform with the General Plan.
- F. Adequate public services, public facilities and public infrastructure are existing and available to serve the proposed project.

Neighborhood Participation Plan and Public Comments:

The applicant sent the required notification letters to all property owners within 150 feet of the site. As of this report, staff has not been contacted by any citizens to express support or opposition to the request.

Staff Recommendation:

Based on the application received and preceding analysis, staff finds that the request complies with the Mesa 2040 General Plan and meets the approval criteria outlined in Section 11-70-5 of the MZO; therefore, staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with the final site plan as submitted.
2. Compliance with all City Development Codes and regulations.

Exhibits:

Exhibit 1 – Staff Report

Exhibit 2 – Vicinity Map

Exhibit 3 – Narrative and Justification Statement

Exhibit 4 – Site Plan

Exhibit 5 – Power Point Presentation