



# Board of Adjustment



# BOA24-00448

Chloe Durfee Daniel, Planner II

September 4, 2024





# Request

- Development Incentive Permit for deviations from development standards for a multiple residence development

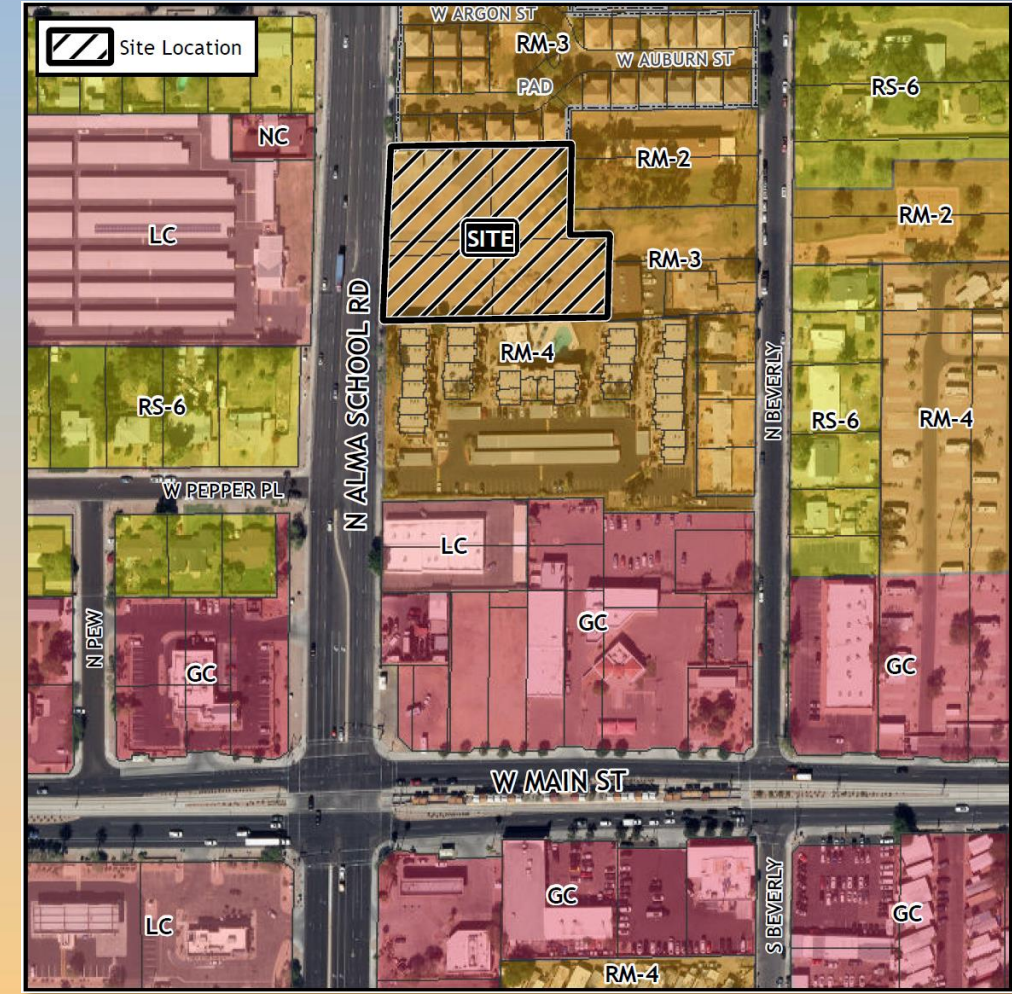






# Location

- North of Main Street
- East side of Alma School Road



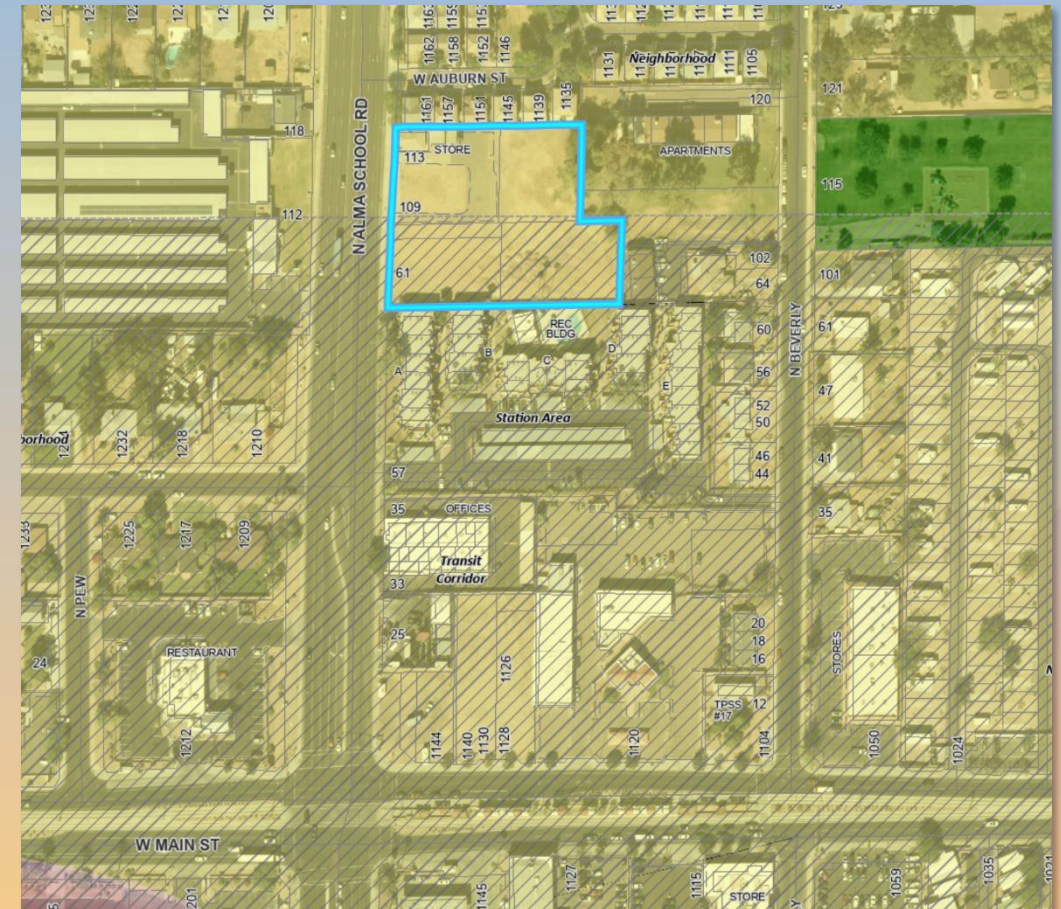




# General Plan

## Neighborhood: Traditional, Transit Corridor, and Station Area

- Mainly single residence in character but may contain a variety of lot sizes and dwelling types.
- Develop a mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops

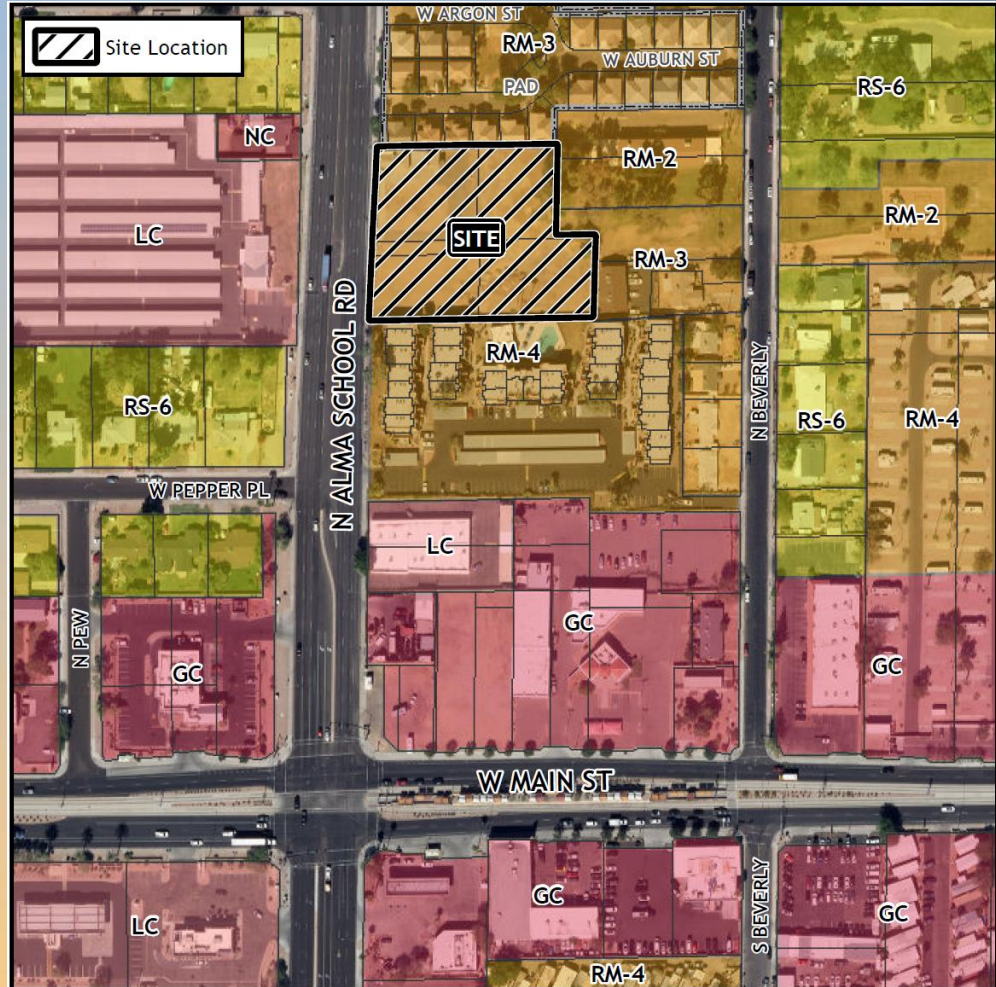






# Zoning

- Multiple Residence – 4 (RM-4)
- Multiple residence developments are a permitted use







# Site Photo



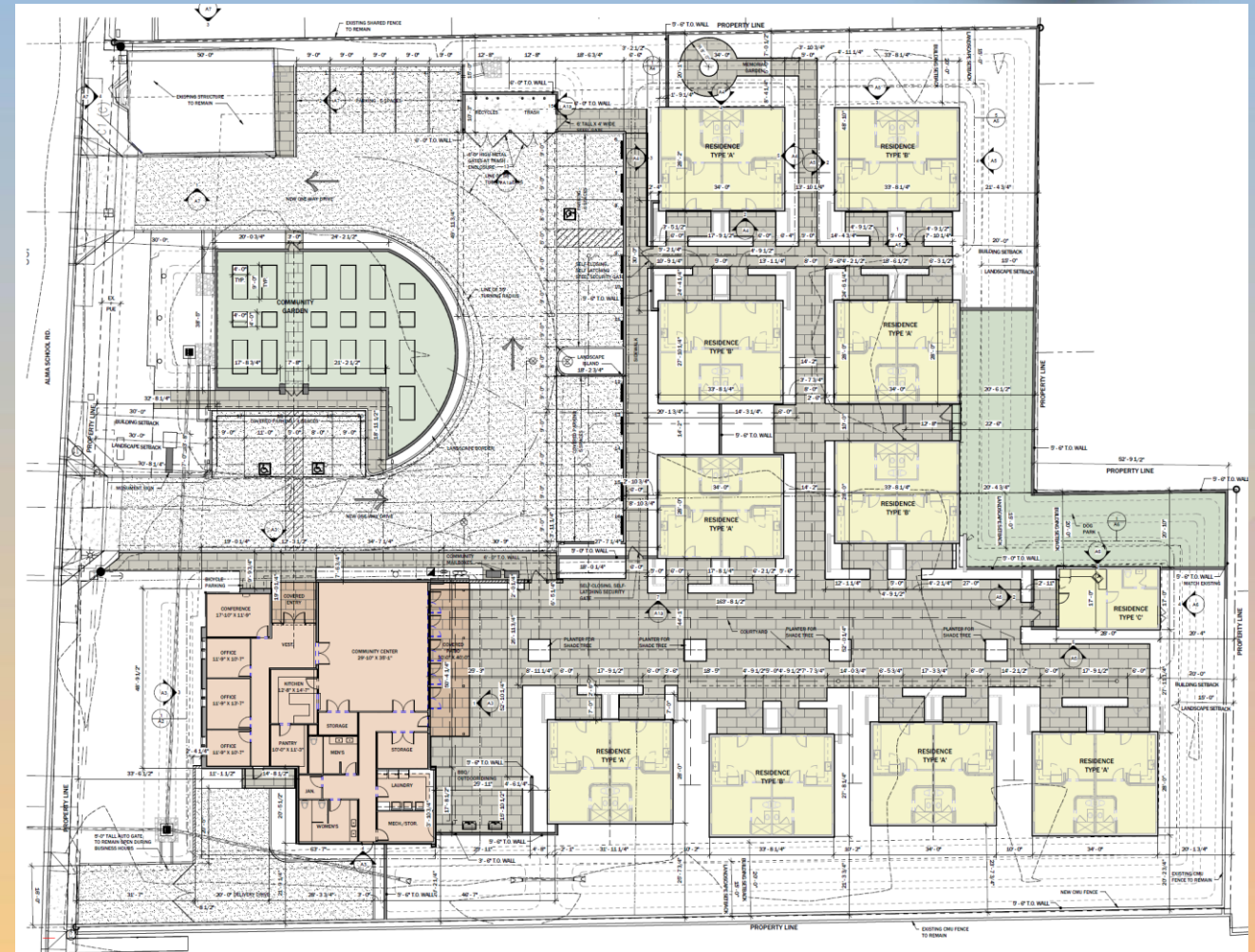
Looking east from Alma School Road





# Site Plan

- 10 duplexes and 1 single unit for a total of 21 dwelling units
- Community garden for both residents and public spaces available
- Community Center for residents
- 20 spaces provided and 9 covered with 28 spaces and 21 covered required



1 SITE PLAN  
1" = 10'-0"

NOTE: THE MAXIMUM ALLOWED LENGTH OF CONTINUOUS, UNBROKEN AND UNINTERRUPTED FENCE OR WALL PLANE ADJACENT TO RIGHT OF WAY OR PRIVATE STREET FUNCTIONING AS PUBLIC SPACE IS 40'-0" PER SECTION 16.04.4 OF THE MCD. THE LONGEST PROPOSED LENGTH OF CONTINUOUS, UNBROKEN FENCE OR WALL PLANE IS 38'-0"



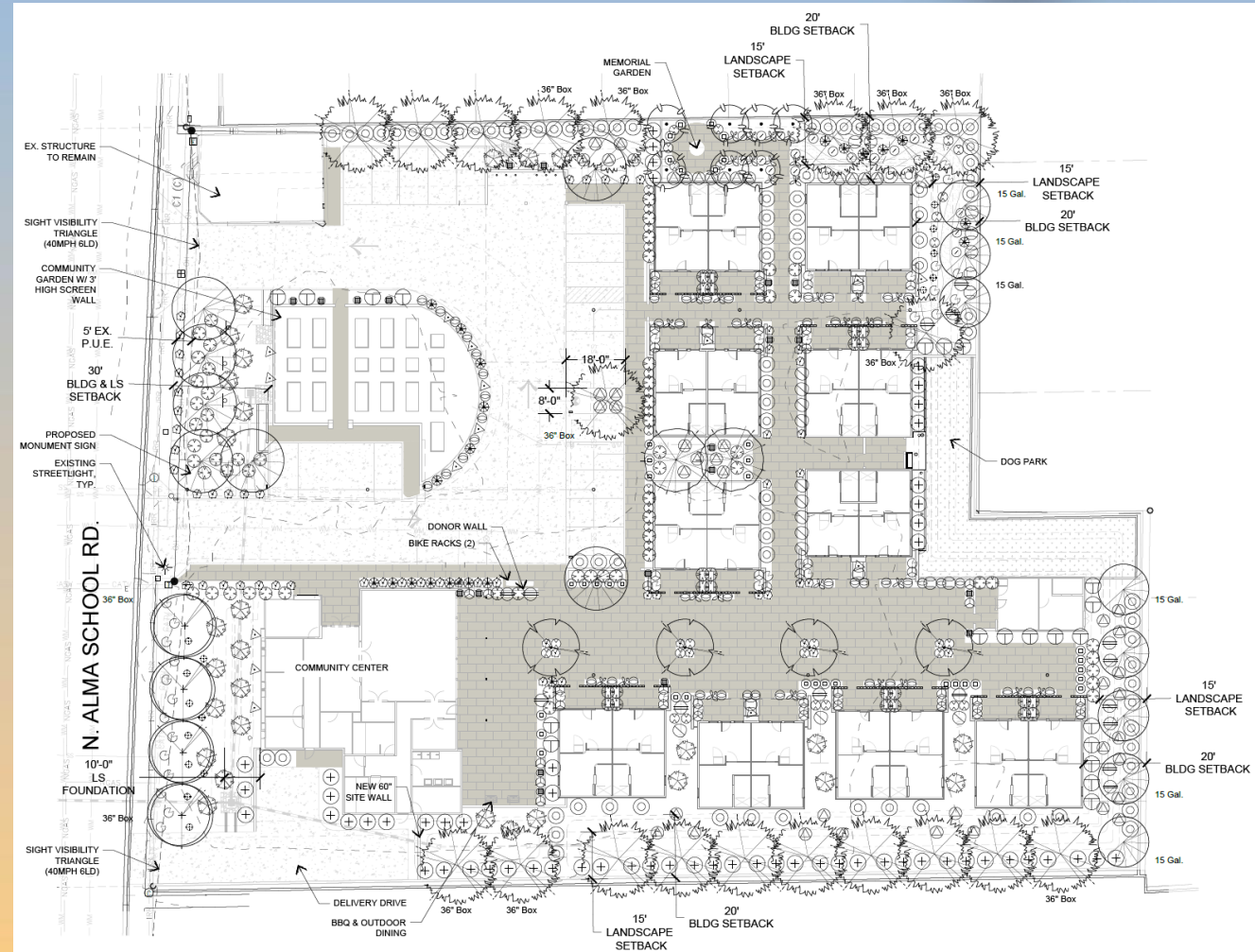




# Landscape Plan

## PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	PLANTING SIZE	CREDIT	QTY	COMMENTS
<b>TREES</b>					
Ulmus parvifolia	Chinese Elm	24" Box	100	4	Multi-Trunk Dense Canopy
Chitalpa tashkentensis	Chitalpa	24" Box	25	2	Standard Trunk Dense Canopy
Ficus M. Nitida 'Columni'	Columnar Ficus	15 Gal.	25	7	Standard Trunk Dense Canopy
Quercus virginiana	Southern Live Oak	15 Gal.	100	6	Standard Trunk Dense Canopy
Pistacia x 'Red Push'	Red Push Pistache	24" Box	50	2	Standard Trunk Dense Canopy
		36" Box	50	2	Standard Trunk Dense Canopy
Cercidium hybrid	Desert Museum Palo Verde	24" Box	50	11	Multi-Trunk Dense Canopy
		36" Box	50	9	Multi-Trunk Dense Canopy
<b>ACCENTS/VINES</b>					
Aloe barbadensis	Medicinal Aloe	5 Gal.	10	21	As Per Plan
Agave desmettiana	Smooth Agave	5 Gal.	10	15	As Per Plan
Bougainvillea	Vine Bougainvillea	5 Gal.	10	15	As Per Plan
Ficus pumila	Creeping Fig Vine	5 Gal.	14	20	As Per Plan
Hesperaloe parviflora	Brakeights Red Yucca	5 Gal.	10	17	As Per Plan
Pedilanthus macrocarpus	Lady Slipper Plant	5 Gal.	10	32	As Per Plan
Streitzia reginae	Tropical Bird of Paradise	5 Gal.	25	43	As Per Plan
<b>SHRUBS</b>					
Caesalpinia gilliesii	Yellow Bird of Paradise	24" Box	50	29	As Per Plan
Russelia equisetiformis	Coral Fountain	5 Gal.	10	84	As Per Plan
Dodonaea viscosa	Purple Hopseed Bush	5 Gal.	50	59	As Per Plan
Eremophila hydrophana	Blue Bells	5 Gal.	10	37	As Per Plan
Hibiscus rose-sinensis	Dwarf Hibiscus	5 Gal.	10	13	As Per Plan
Ruellia peninsularis	Baja Ruellia	5 Gal.	10	47	As Per Plan
Tecoma hybrid	Bells of Fire	5 Gal.	25	12	As Per Plan
Tecoma stans	Yellow Bells	5 Gal.	50	21	As Per Plan
Tecoma stans	Orange Jubilee	5 Gal.	50	93	As Per Plan
<b>GROUND COVERS</b>					
Lantana montevidensis	Purple Trailing Lantana	1 Gal.	25	45	As Per Plan
Eremophila glabra	Outback Sunrise	1 Gal.	25	59	As Per Plan
Eremophila glabra	Winter Blaze	1 Gal.	25	17	As Per Plan
Trachelospermum asiaticum	Asiatic Jasmine	1 Gal.	25	37	As Per Plan
Wedelia trilobata	Wedelia	1 Gal.	25	55	As Per Plan
<b>MISCELLANEOUS</b>					
	Decomposed Granite - 1/2" Screened Rock Pros. "Mahogany" or equal 2" Depth In All Planting Areas (Typ) - 20,427 SQ. FT.				
	Mid-Iron Sod w/ 6" Concrete Header - 1,990 SQ. FT.				
	Stabilized Decomposed Granite - 3/4" Screened Rock Pros "Carnel" or equal 2" Depth (Typ) - 343 SQ. FT.				







# DIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Landscape Yard Setback – Section 11-33-3(B)(2)(a)(ii), Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts and not part of a group C-O-I Development:</i></p> <p>North property line</p> <p>South property line</p>	<p>15 feet</p> <p>15 feet</p>	<p>Zero feet for existing structure</p> <p>Zero feet for parking on north side</p> <p>Zero feet for delivery drive</p>
<p><i>Landscape Yard Planting Requirements – Section 11-33-3(B)(2)(a)(ii), Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts and not part of a group C-O-I Development</i></p>	<p>A minimum of three (3) non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line</p>	<p><b>Total required tree and shrub quantities provided. Dog park and Delivery area do not contain landscaping.</b></p>
<p><i>Minimum Yards – Section 11-5-5</i></p> <p>Front and Street-Facing Side (West property line)</p> <p>Interior Side: 3+ units on lot (North property line)</p>	<p>30 feet</p> <p>20 feet</p>	<p>Zero feet for existing structure</p> <p>Zero feet for existing structure</p> <p>15 feet for trash enclosure</p>
<p><i>Foundation Base – Section 11-33-5(A),</i></p> <p><i>Exterior Walls with a Public Entrance – Community Center North side</i></p> <p><i>Exterior Walls without a Public Entrance adjacent parking stalls - Parking adjacent to residences</i></p> <p><i>Exterior Walls without a Public Entrance adjacent to a drive aisle</i></p>	<p>15 feet</p> <p>10 feet</p> <p>5 feet</p>	<p>7 feet</p> <p>8 feet</p> <p>Zero feet for existing building</p>





# DIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Building Separation - Section 11-5-5, Minimum separation between buildings on the same lot</i>	25 feet between one-story buildings 20 feet for detached covered parking canopies	<b>10 feet</b> <b>8 feet</b>
<i>Required Covered Parking - Section 11-32-3(D), Multiple-residence projects shall provide a minimum of 1 covered parking space per unit.</i>	21 Covered Parking Spaces (21 units)	<b>9 covered spaces</b>
<i>Throat Depth – Section 11-32-4 Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be setback from the property line abutting the street.</i>	Min. 50 feet	<b>32 feet from west property line</b>
<i>Community Garden Storage Requirements – Section 11-31-10.C</i>	<i>Must be located in the buildable area and placed in the rear one half of the lot Max building height of 10 feet Maximum area of 200 square feet</i>	<b>Current location of existing structure</b>  <b>12 feet (existing structure)</b> <b>1200 square feet (existing structure)</b>
<i>Private Open Space – Section 11-5-5(A)(3)(e)(i)(1) Private open space located at the ground level (e.g., yards, decks, patios)</i>	No dimension less than ten (10) feet	<b>No dimension less than six feet for Elevation Plans A, B, and C</b>
<i>Landscape Islands – Section 11-33-4(B)</i>	<i>Parking lot landscape islands shall be installed at each end of a row of stalls</i>	<b>Two end of row landscape islands provided</b>





# Rendering







# Rendering







# Citizen Participation

- Notified property owners within 500 ft., HOAs, and registered neighborhoods
- Neighborhood meeting held on July 9, 2024, with several citizen attendees who wanted to better understand the project but had no concerns



# DIP Approval Criteria

## Section 11-72-1 DIP Purpose and Applicability

- ✓ Total area of the site does not exceed 5 net acres and was created by the assembly of 2 or more individual, contiguous parcels;
- ✓ 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.



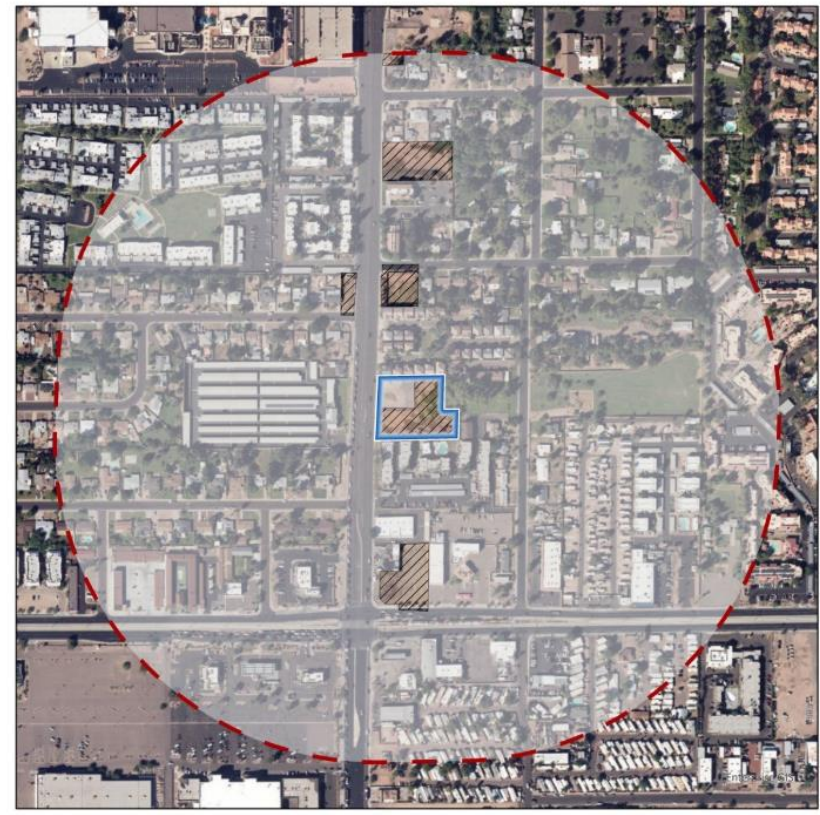


## BOA24-00448 Land Development Comparison

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### Current

- Site
- 1200-ft Buffer
- Development Status**
- Developed -- 97.3%
- Vacant -- 2.7%



### 2008

- Site
- 1200-ft Buffer
- Development Status**
- Developed -- 95.4%
- Vacant -- 4.6%







# 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*



# Board of Adjustment





# Rendering



RESIDENCE TYPE 'A' - FRONT PERSPECTIVE





# Rendering



RESIDENCE TYPE 'B' - FRONT PERSPECTIVE





# Rendering



RESIDENCE TYPE 'C' - FRONT PERSPECTIVE