

## Project Narrative for Hobson 4-plex

See also PRS23-00149.

The proposed Hobson 4-plex is located at 462 S Hobson, Mesa, AZ 85204. The nearest crossroads are South Mesa Dr and East Broadway. Currently there is an existing duplex at this location built in 1971 in an older RM-2 multifamily neighborhood.

As there is a shortage of lower income housing nationwide and in Mesa (especially new quality housing) the plan for this property is to construct an additional 4 units detached and separate from the existing duplex. Each new unit will be a 2 bedroom 1 bathroom apartment, that lower income individuals and/or families in the area will be able to afford.

During the initial pre-application meeting it was decided to change the initial single-story addition to two stories in order to accommodate more onsite parking. For this reason, a reduction in setbacks is being requested via this Development Incentive Plan application. Additionally, due to the setback of the existing duplex, and the future setback of the new construction, reduction in landscaping requirements is being requested for the non-street facing perimeters. The Justification & Compatibility Statement lists the details.

Justification & Compatibility for Hobson 4-plex, 462 S Hobson, Mesa, AZ 85204

DIP Criteria:

DIP Criteria	Requirement	Compliance
Area	Total are of the parcel does not exceed 2.5 net acres, and the parcel has been in its current configuration for more than 10 years; or	APN: 139-24-056A located at 462 S Hobson, Mesa, AZ is 18,117 SF (0.42 acres) is less than 2.5 net acres and has been in its current configuration for more than 10 years.
Area	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 site doesn't exceed 5 net acres.
Utilities	The parcel is served by, or has direct access to, existing utility distribution facilities.	As this parcel is in a previously developed area, utilities are already at the property.
Surrounding Development	Surrounding Development. 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	Total developable (vacant) land is 2.2% per the attached exhibit.
Surrounding Development	2. Greater than 50 percent of the total numbers of lots or parcels have been developed 15 or more years ago.	Fifteen year ago (2008) developed land was 96.9% developed and 3.1% vacant. See attached exhibit.

DIP Incentives:

DIP Incentives	Mesa Zoning Ordinance Requirement	Request for Variance
Building Setbacks	Per Table 11-5-5: Development Standards for the RM District, a side and rear perimeter setback of 15-ft per story is required for RM-2. Since the proposed development is two stories, 30 feet would be required for the side and rear setback.	ILO a 30 feet setback, the proposed two-story development is seeking a 14 foot side (north perimeter) and a 15 foot rear (west perimeter) setback.
Building Setbacks	Per Section 11-5-5.B.2.a of the MZO, awnings, eaves, overhangs, or basement window wells may encroach up to three (3) feet into any required yard. Vestibules, bay windows, nooks, chimneys, or similar wall projections with or without footings may encroach not more than three (3) feet into any required front or rear yard and not more than two (2) feet into any required side yard, provided the aggregate width of all such projections adjacent to any yard does not exceed one-third (1/3) of the length of the building wall.	The Level 2 balcony on the north side of the project is proposed to encroach 6 feet into the proposed 14 foot setback.
Building Setbacks	Per Table 11-5-5: Development Standards for the RM District, a 30 foot setback is required between two buildings on the same lot if the proposed building is two stories.	ILO of 30 foot setback between buildings, a 17' foot setback between the proposed 4-plex and existing duplex is requested.
Landscape Design	Per Section 11-33-3.B.2.a of the MZO, non-single residence uses adjacent to other non-single residential districts and/or uses shall provide a 15-foot landscape yard. The proposed parking along the south property line is located within this required 15-ft landscape yard. The property south of the project is a multi-residence property.	ILO of requesting a reduction in the onsite parking requirement, the proposed development is seeking a variance for the landscape yard of 5 feet ILO 15 feet.
Landscape Design	Per Section 11-33-3.B.2.c of the MZO, non-single residence uses adjacent to other non-single residence districts or uses shall have a minimum of 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line.	The proposed development seeks relief / variance from the MZO requirement of trees and shrubs for the north, west, and south perimeters. The street facing (east) perimeter will slightly exceed the MZO. The proposed development will be one tree short of MZO compliance on the north and south perimeters. The north, south, and west perimeters will also have fewer shrubs than the MZO.
Landscape Design	Per Section 11-33-5.B.1 of the MZO, a minimum of (1) tree per 50 linear feet of exterior wall length of a building shall be provided. Trees in a parking lot and within 30 feet of the building may be counted towards this requirement.	As one side of the proposed development is attached to the existing structure, the proposed development seeks a variance to provide 3 trees ILO of the required 4 trees for the new construction.
Onsite Parking	The proposed development is compliant with 2.1 parking spaces per dwelling unit of the property. Drive aisle width is also compliant with the MZO.	N/A
Building Height	N/A	N/A
RoW Dedication	N/A	N/A
Other	N/A	N/A

Required Findings:

DIP Required Findings	Requirement	Compliance
General Plan	Must be consistent with the General Plan. The General Plan for this area is neighborhood.	The proposed development is residential, compliant with Neighborhood.
Intensity	The zoning for this area is RM-2. There are duplexes, 4-plexes, 6-plexes, 8-plexes, and other similar RM-2 developments on Hobson, as well as the similarly zoning RM-2 areas within a 1200' radius of Hobson.	The proposed development complies with RM-2 density, and isn't more intense than any of the RM-2, RM-3, and RM-4 zoned properties within a 1200 foot radius.
Design & Materials	The vast majority of residential properties within a 1200 foot radius were built in the 1960s and 1970s. Most of these structures are 4/12 pitched roofs with asphalt shingles, with exterior facades of slump block, CMU, stucco, and wood siding materials.	The proposed development would be a mixture of stucco and siding, with a 4/12 pitched roof with asphalt shingles.