



Board of Adjustment



BOA23-00156

Chloe Durfee Daniel, Planner II

November 1, 2023



Request

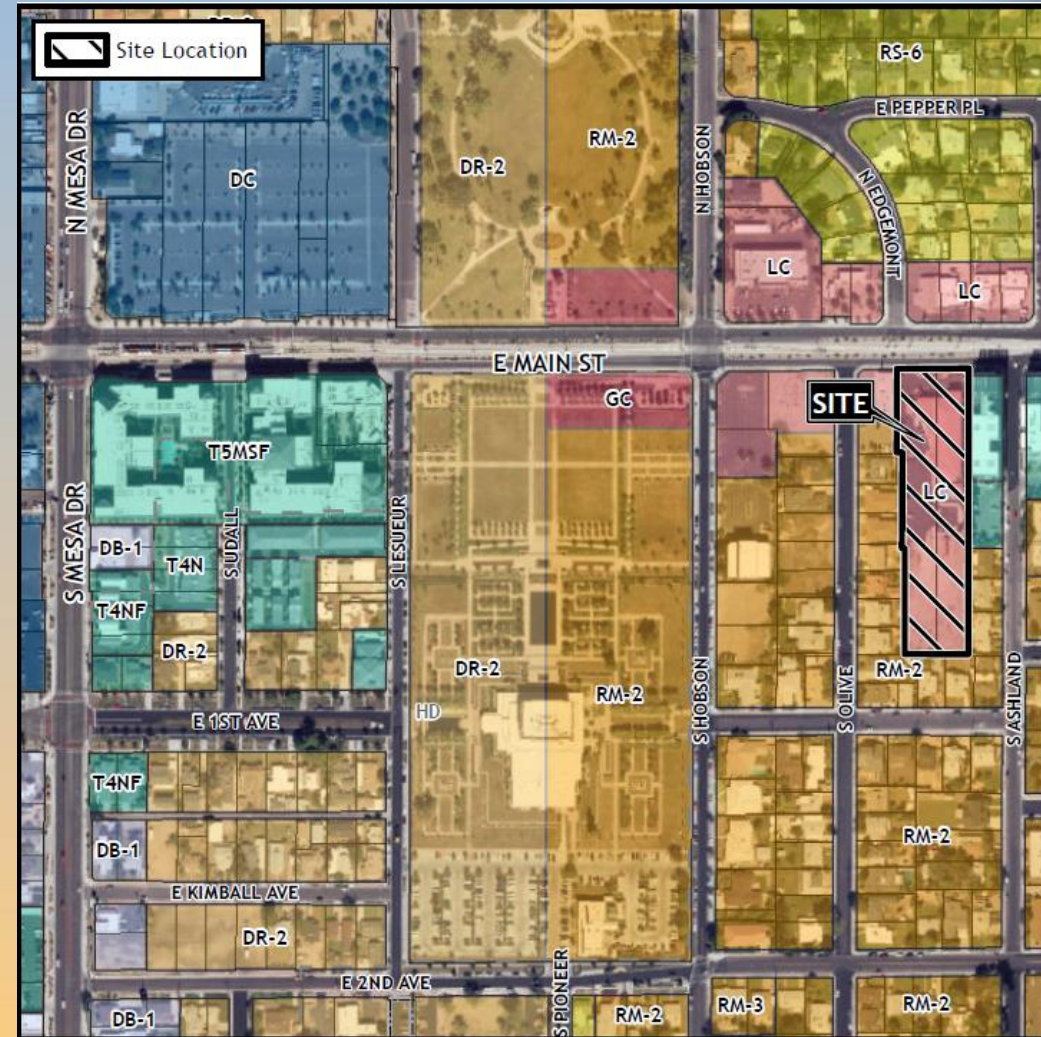
- Development Incentive Permit (DIP) to allow for the expansion of an existing hotel





Location

- East of Mesa Drive
- South of Main Street





General Plan

Neighborhood with a Traditional Sub-type

- Provide safe places for people to live where they can feel secure and enjoy their surrounding community
- May also contain supportive land uses such as small, neighborhood-scale offices, retail, restaurants, and personal services





General Plan

Central Main Street Area Plan
and within Transit Corridor
overlay

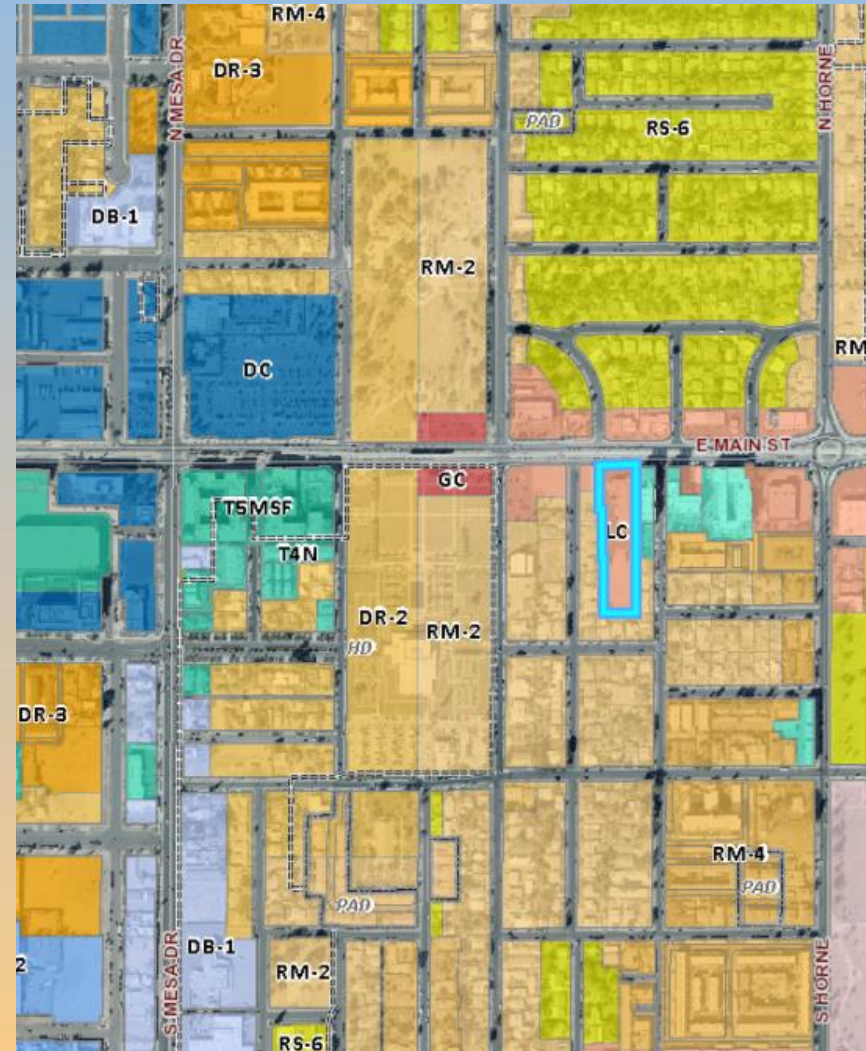
- Mixed-use, pedestrian-oriented, urban environment
- Mixed-use villages centered on the light rail connected by a pedestrian-oriented urban transit corridor





Zoning

- Limited Commercial
- Hotel use is allowed by right





Site Photo

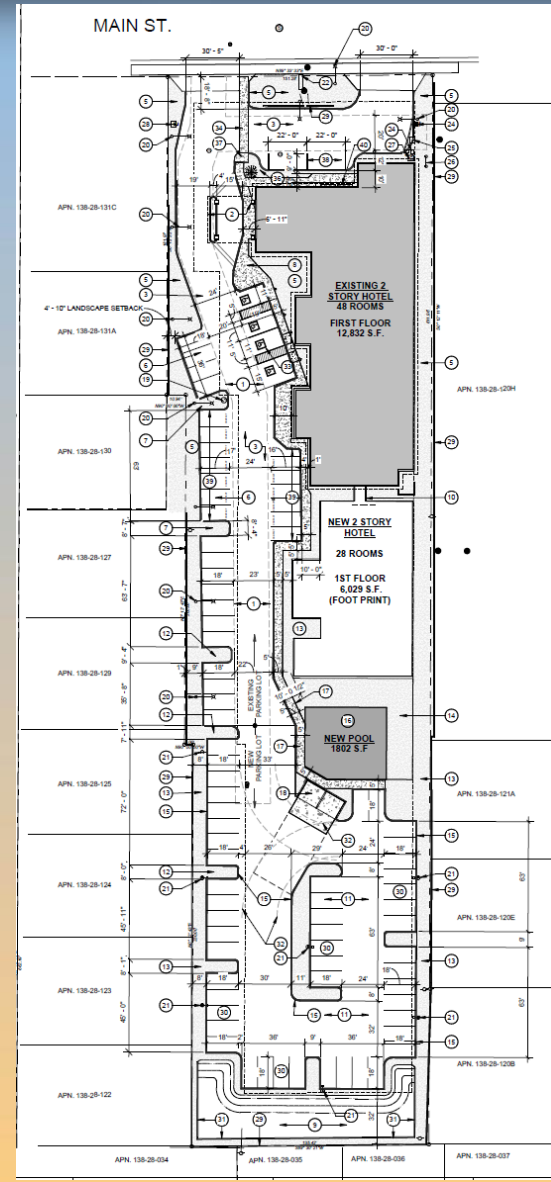


Looking south from Main Street



Site Plan

- Addition of 12,058 SF two story extension of hotel
- Relocation of pool
- Existing parking at 31 spaces
- Total provided at 82 spaces





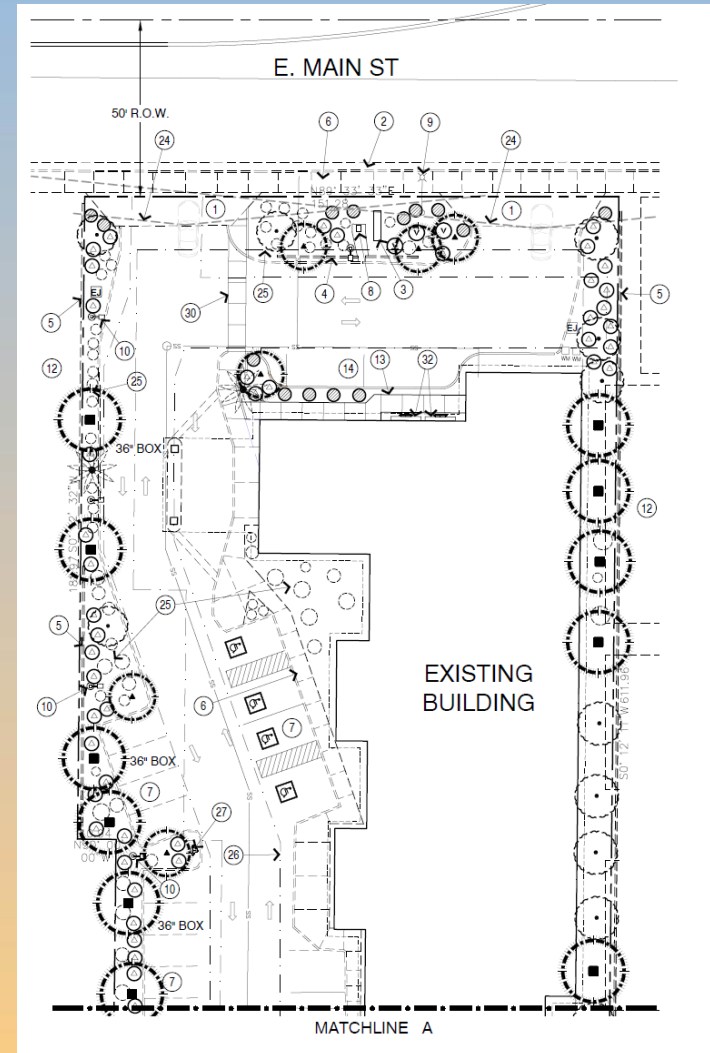
Landscape Plan

PLANT LIST			
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE QUAN.	REMARKS
	Trees	36" BOX	12' Ht., 6' Sp., 3" Cal.
	ULMUS PARVIFOLIA EVERGREEN ELM	2	
		24" BOX	10' Ht., 4' Sp., 2" Cal.
	ACACIA SALICINA WILLOW ACACIA	10	
		36" BOX	12' Ht., 5' Sp., 3" Cal.
		24" BOX	10' Ht., 4' Sp., 2" Cal.
	PISTACIA LENTISCUS MASTIC TREE	9	
		12	9' Ht., 4' Sp., 2" Cal.
	CHILOPSIS LINEARIS DESERT WILLOW	24" BOX	7' Ht., 4' Sp., 1 1/2" Cal.
		9	
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	15 GAL.	3' Ht., 2' Sp., 1" Cal.
		3	
	Shrubs		
	LEUCOPHYLLUM LANGMANIAE 'Lynns Legacy'	5 GAL.	
	LYNN'S LEGACY SAGE	34	
	SENNA NEMOPHYLLA GREEN CASSIA	5 GAL.	
		26	
	EREMOPHILA MACULATA 'VALENTINE'	5 GAL.	
	VALENTINE BUSH	16	
	LANTANA MONTEVIDENSIS 'NEW GOLD'	5 GAL.	
	'NEW GOLD' LANTANA	30	
	LANTANA MONTEVIDENSIS 'PURPLE'	5 GAL.	
	PURPLE TRAILING LANTANA	11	
	TECOMA STANS YELLOW BELLS	5 GAL.	
		58	
	MYRTUS COMMUNIS 'COMPACTA'	5 GAL.	
	COMPACT MYRTLE	149	
	HESPERALOE FUNIFERA GIANT HESPERALOE	15 GAL.	
		3	
	HARDENBERGIA VIOLACEA LILAC VINE	5 GAL.	
		2	
	(On Metal Trellis-See Key Note #32)		

DECOMPOSED GRANITE - 3/4" SCREENED, 2" DEPTH IN ALL AREAS OF PLANTING. (Match Existing Adjacent Type and Color)

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS."

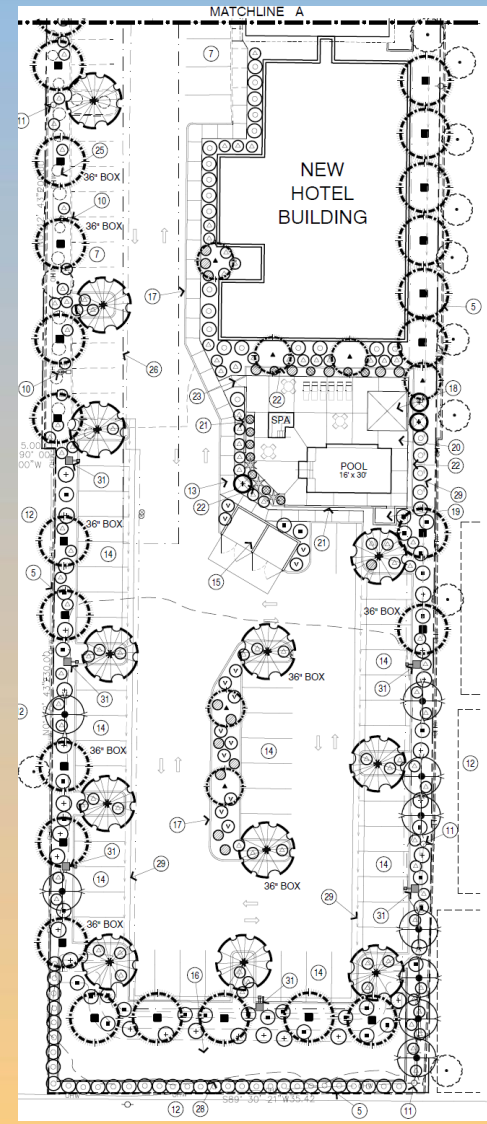
EXISTING TREES AND SHRUBS TO REMAIN





Landscape Plan

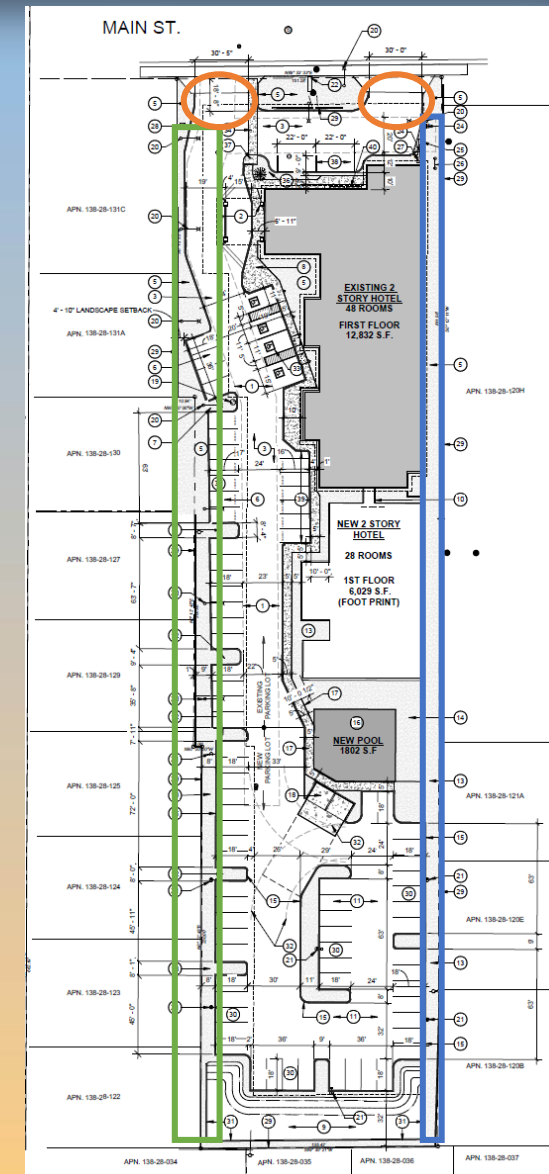
PLANT LIST			
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE QUAN.	REMARKS
Trees			
	ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX 2	12' Ht., 6' Sp., 3" Cal.
		24" BOX 10	10' Ht., 4' Sp., 2" Cal.
	ACACIA SALICINA WILLOW ACACIA	36" BOX 9	12' Ht., 5' Sp., 3" Cal.
		24" BOX 25	10' Ht., 4' Sp., 2" Cal.
	PISTACIA LENTISCUS MASTIC TREE	36" BOX 12	9' Ht., 4' Sp., 2" Cal.
	CHILOPSIS LINEARIS DESERT WILLOW	24" BOX 9	7' Ht., 4' Sp., 1 1/2" Cal.
	SOPHORA SECUNDFLORA TEXAS MOUNTAIN LAUREL	15 GAL. 3	3' Ht., 2' Sp., 1" Cal.
Shrubs			
	LEUCOPHYLLUM LANGMANIAE 'Lynns Legacy' LYNNS LEGACY SAGE	5 GAL. 34	
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	HESPERALOE FUNIFERA GIANT HESPERALOE	15 GAL. 3	
	HARDENBERGIA VIOLACEA LILAC VINE (On Metal Trellis-See Key Note #32)	5 GAL. 2	
DECOMPOSED GRANITE - 3/8" SCREENED, 2" DEPTH IN ALL AREAS OF PLANTING. (Match Existing Adjacent Type and Color)			
ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS."			
	EXISTING TREES AND SHRUBS TO REMAIN		





Development Incentive Permit

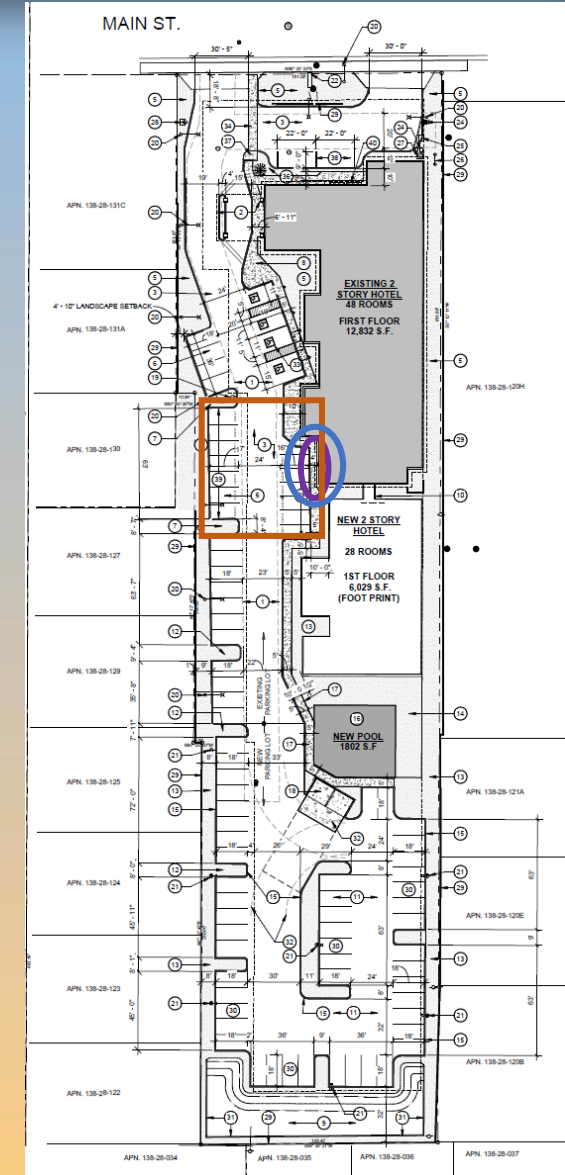
- Perimeter Landscape setback reduction to **8 feet east side** and **4 feet 10 inches minimum west side**
- Building setback reduction to **10 feet** on the east side
- Setback of cross drive aisle reduced to **18 feet 8 inches**





Development Incentive Permit

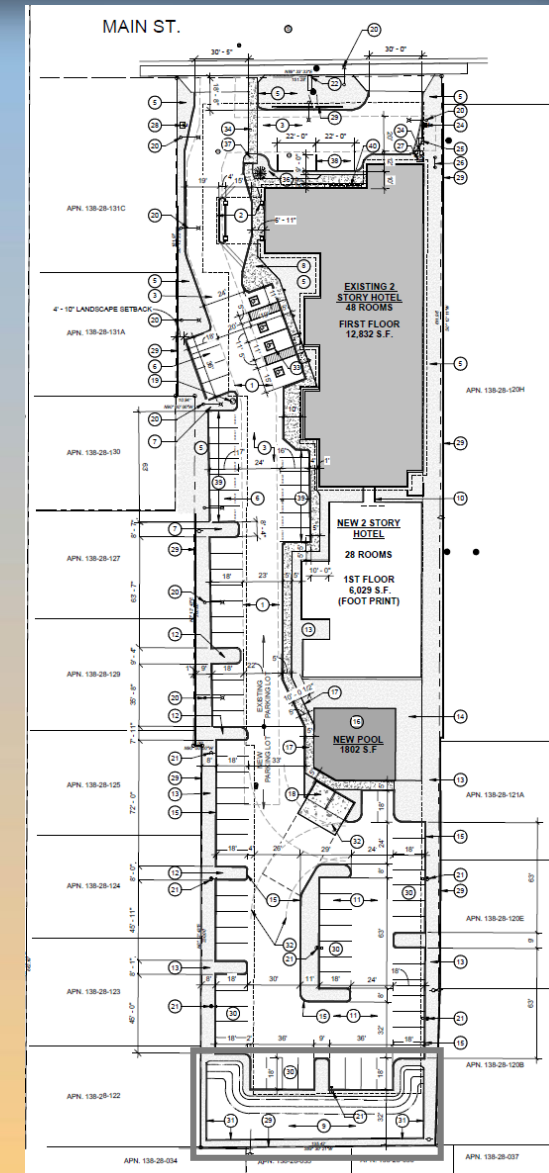
- Sidewalk width reduced to 4 ft at one point
- Compact parking cluster over allowance at 13 spaces
- Foundation base with parking and no public entrance reduced to 4 feet at one location





Development Incentive Permit

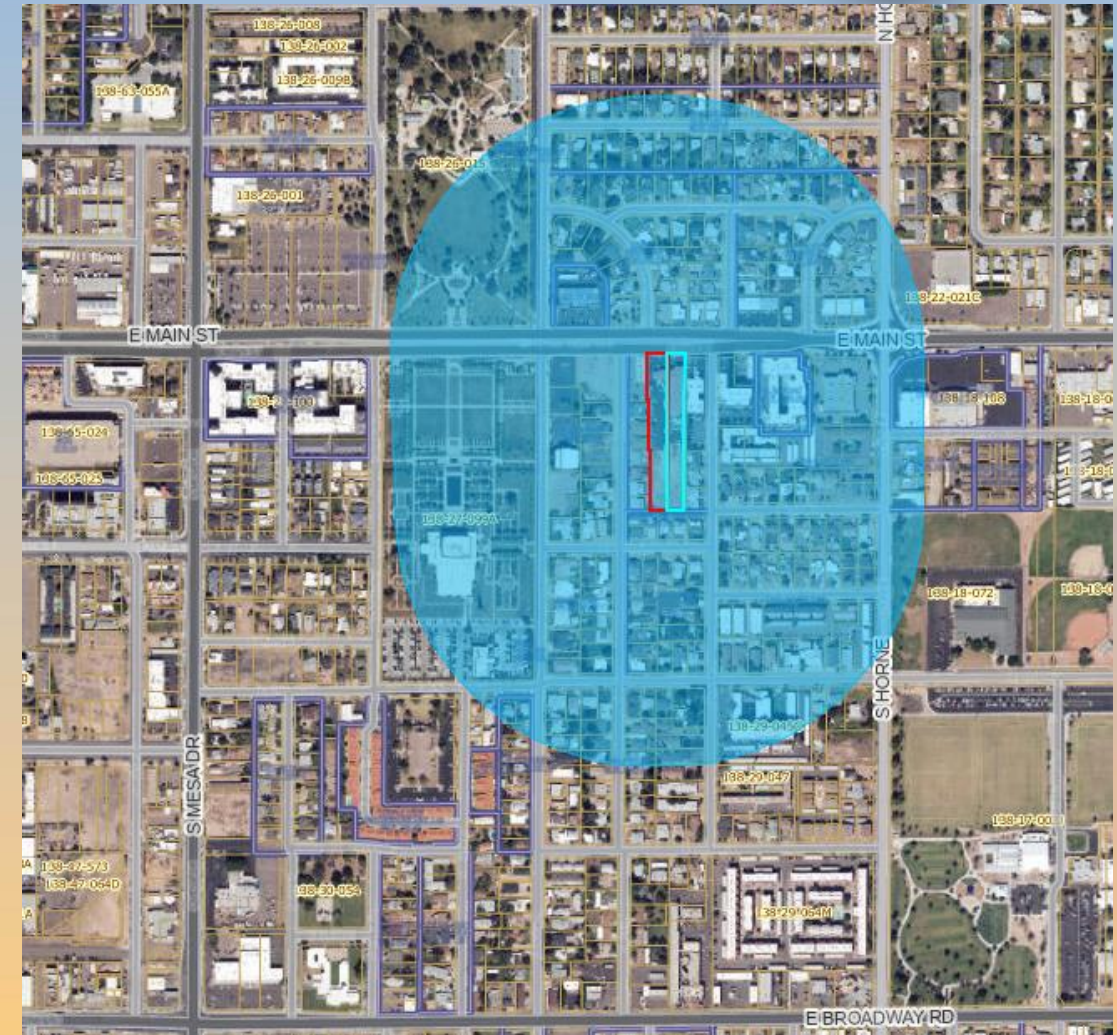
- Retaining wall exceeding 25% of basin perimeter to 75%
- Max wall height of retaining wall exceeding 18 inches to 2 feet 6 inches





Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Completed 3 neighborhood meetings and received one call in support
- Neither staff nor applicants have heard any further comments





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.



Approval Criteria





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 1200 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