



Board of Adjustment



BOA23-00617

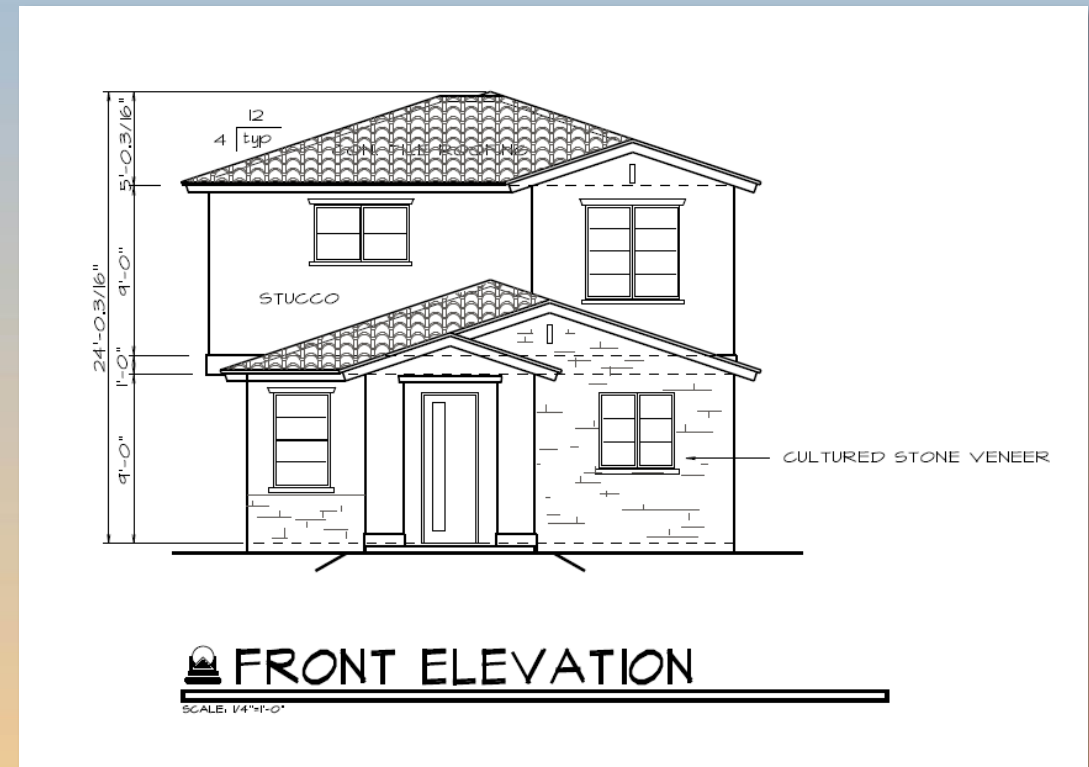
Charlotte Bridges, Planner II

November 1, 2023



Request

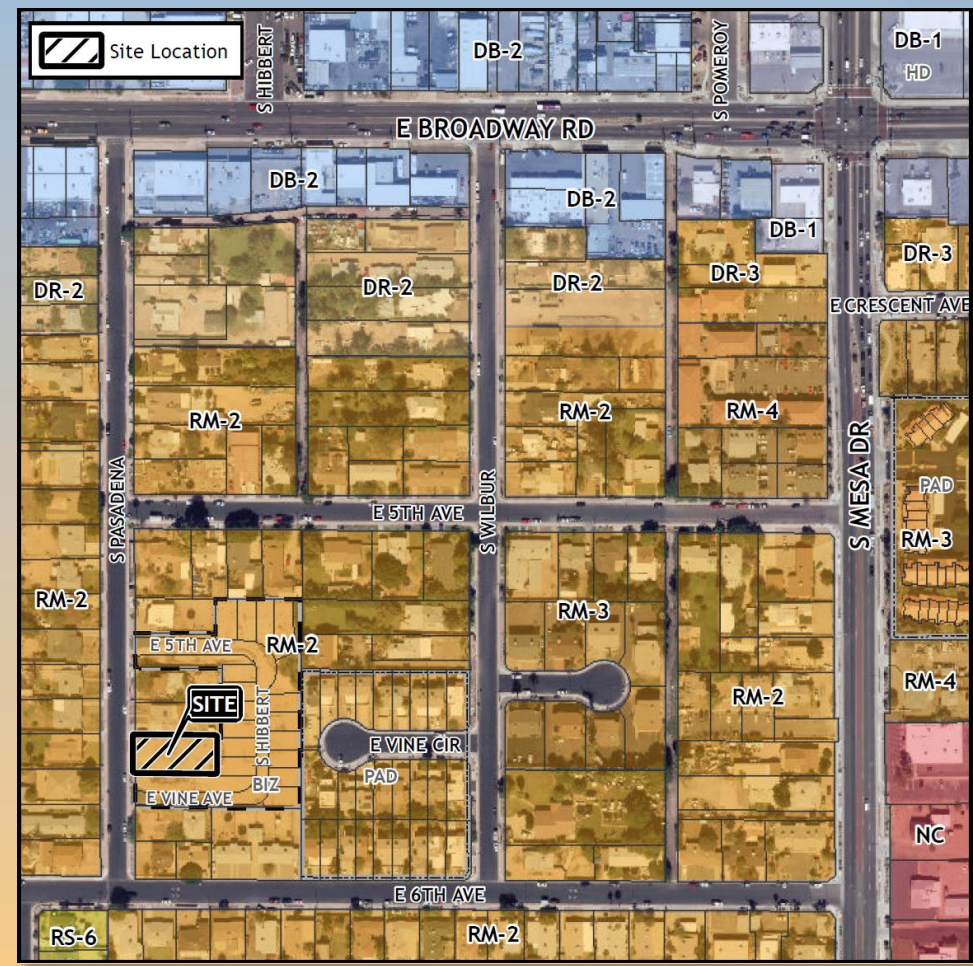
- Development Incentive Permit (DIP) to deviate from development standards for a duplex development





Location

- South of Main Street
- West of Mesa Drive
- 537 South Pasadena (east side)





General Plan

Neighborhood

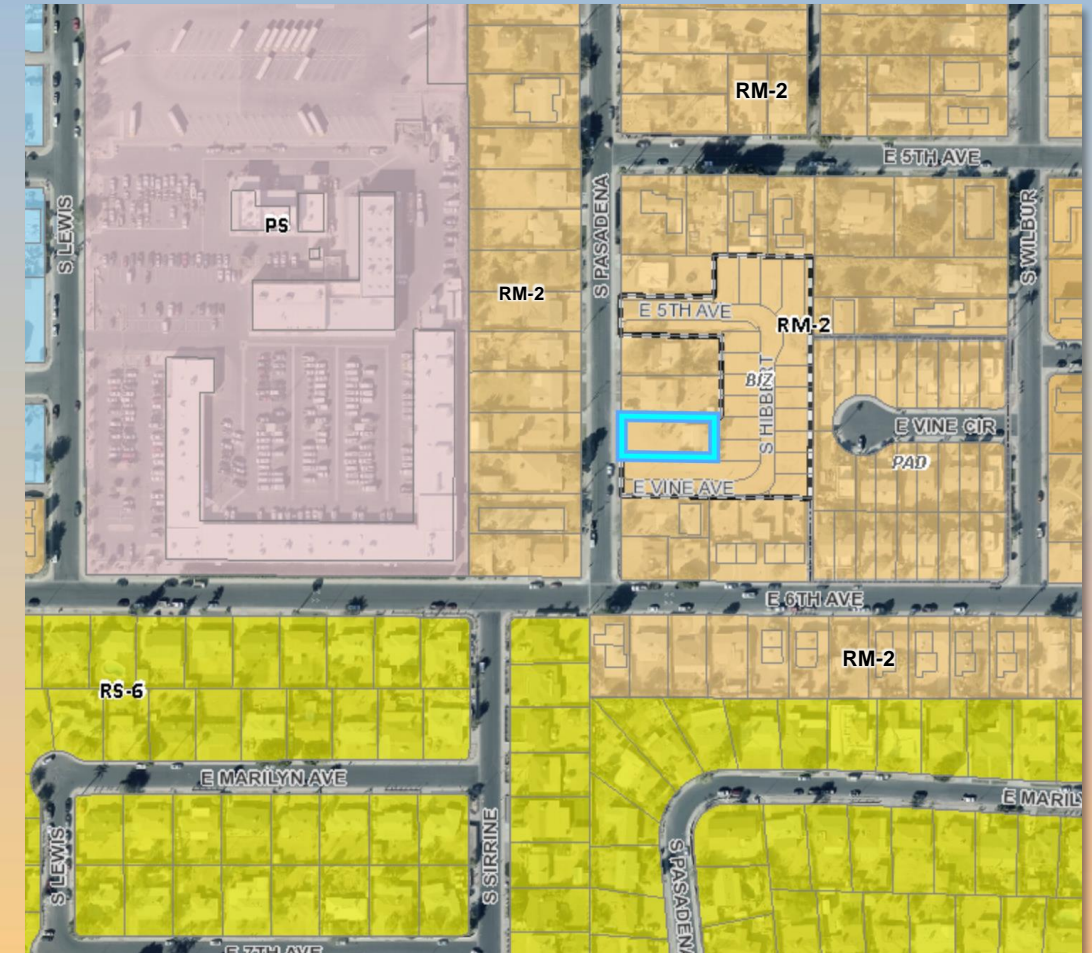
- Safe places for people to live
- Feel secure and enjoy their surrounding community
- May contain a wide range of housing options





Zoning

- Multiple Residence-2 (RM-2)
- Multiple residence uses permitted with a maximum density of 15 dwelling units per acre
- Proposed Project is a duplex, which is 11 dwelling units per acre





Site Photo



Looking east from Pasadena

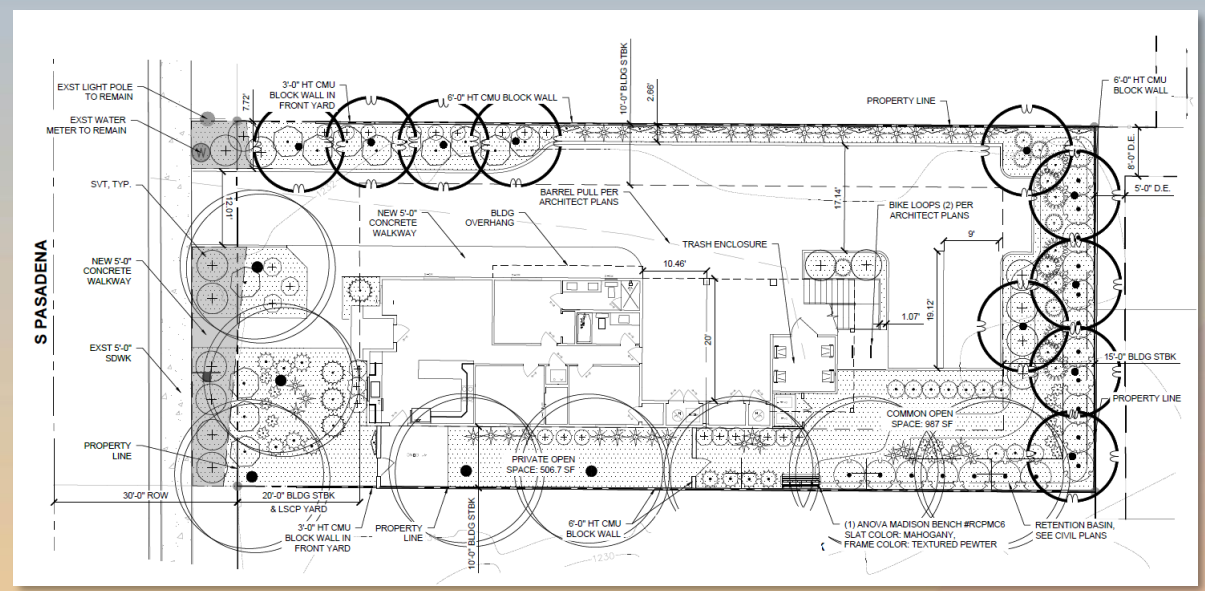


Landscape Plan

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
	10	<i>Sophora secundiflora</i> 'Texas Mountain Laurel'
	3	<i>Ulmus parvifolia</i> 'Evergreen Elm'
	5	<i>Ulmus parvifolia</i> 'Evergreen Elm'
ACCENTS & GRASSES	QTY	BOTANICAL / COMMON NAME
	15	<i>Aloe vera</i> 'Medicinal Aloe'
	39	<i>Asclepias subulata</i> 'Desert Milkweed'
	10	<i>Euphorbia rigida</i> 'Yellow Spurge'
	5	<i>Euphorbia tirucalli</i> 'Sticks on Fire' / 'Sticks on Fire Pencil Tree'
	6	<i>Hesperaloe parviflora</i> 'Perpa' / 'Brakelights' / 'Red Yucca'
	9	<i>Muhlenbergia capillaris</i> 'Pink Muhly'
	12	<i>Pedilanthus bracteatus</i> 'Tall Slipper Plant'

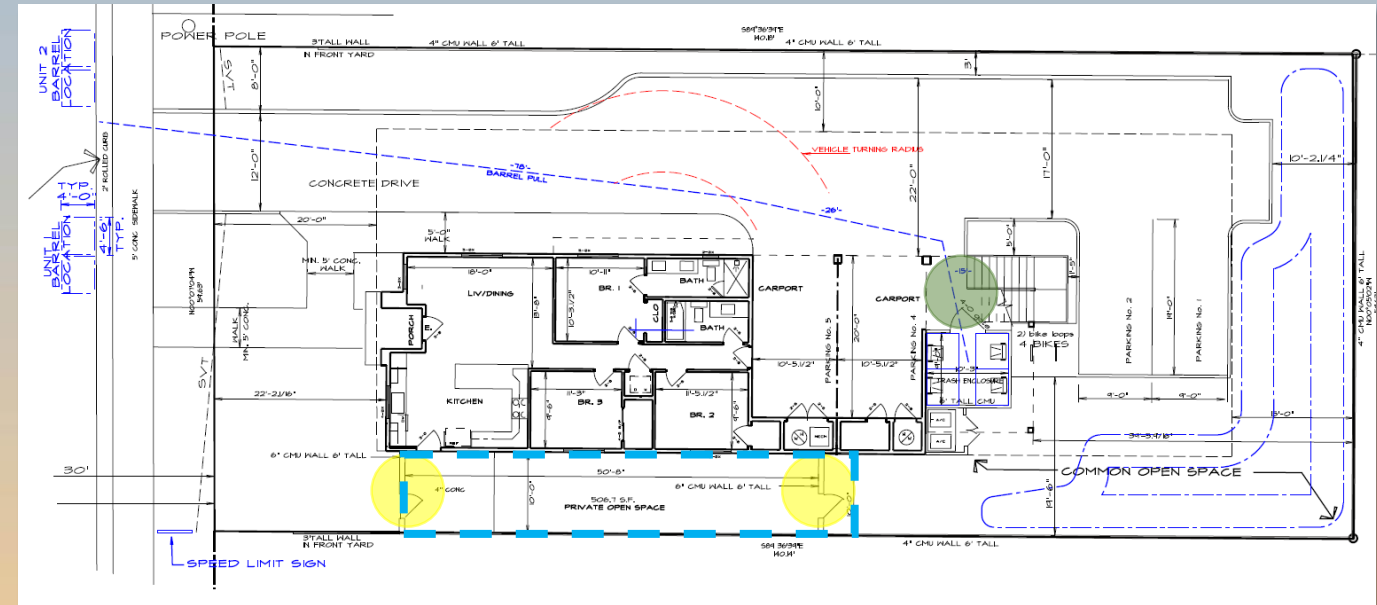
GROUNDCOVER & SHRUBS	QTY	BOTANICAL / COMMON NAME
	9	<i>Bignonia capreolata</i> 'Tangerine Beauty' / 'Tangerine Beauty Cross Vine'
	10	<i>Eremophila hygrophana</i> 'Blue Bells' / 'Blue Bells Emu Bush'
	19	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy' / 'Lynn's Legacy Texas Ranger'
	13	<i>Rosmarinus officinalis</i> 'Prostratus' / 'Trailing Rosemary'
	12	<i>Ruellia brittoniana</i> 'Purple Ruellia'
	15	<i>Sphagnetocola trilobata</i> 'Yellow Dot'





Development Incentive Permit – Site Plan

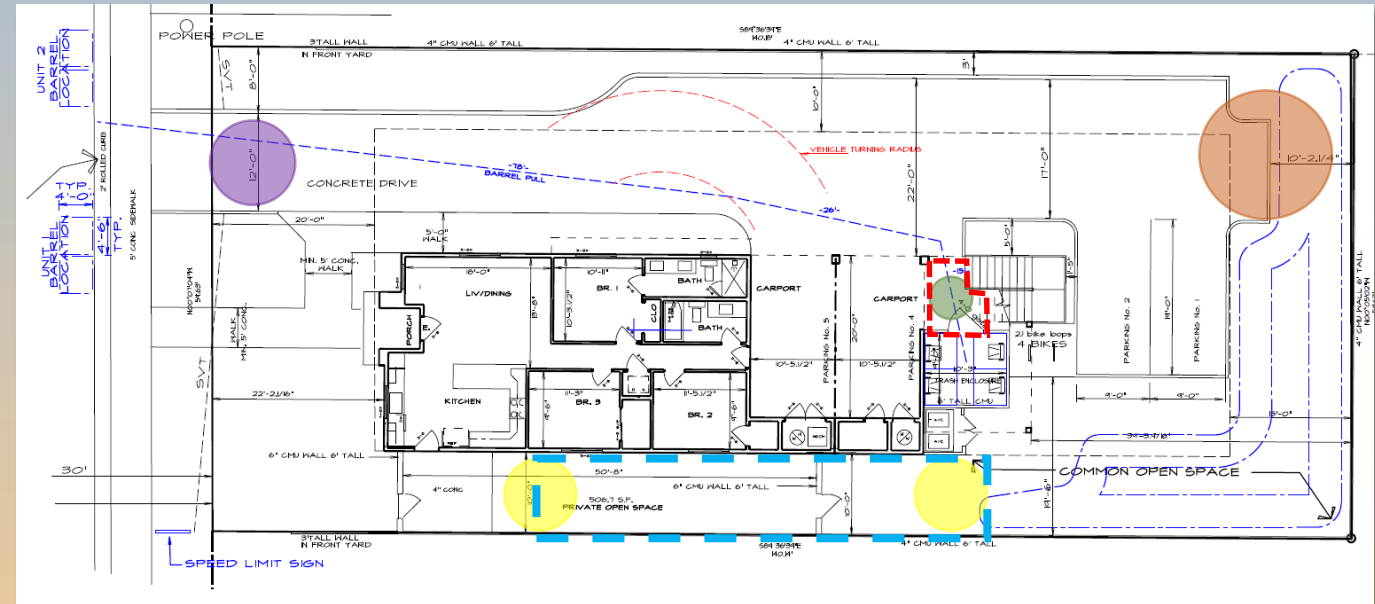
- Access to the ground floor unit private open spaces from **gates**
- Access to the ground floor unit private open spaces from **deck**
- ~~Ground floor unit's private open space is uncovered and enclosed by a fence~~





Development Incentive Permit – Site Plan

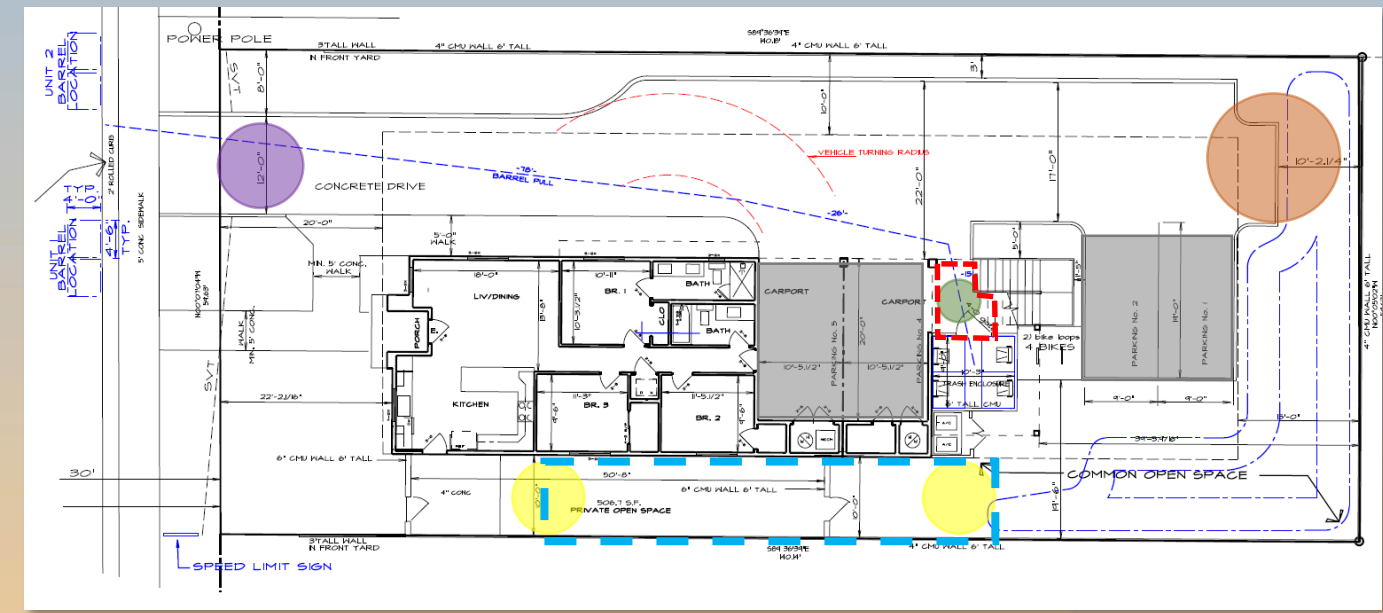
- 2nd floor unit's private open space is uncovered
- Minimum drive aisle width adjacent to 90° parking a minimum of 17 feet
- Minimum drive aisle width adjacent to no parking of 12 feet





Development Incentive Permit – Site Plan

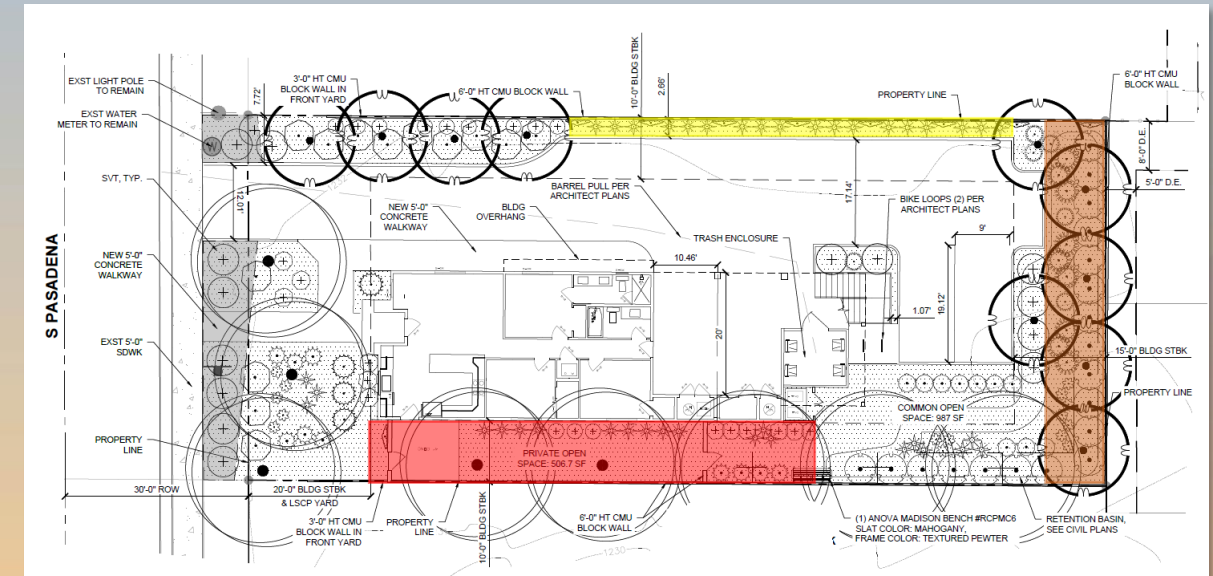
- Parking spaces provided = 4





Development Incentive Permit – Landscape Plan

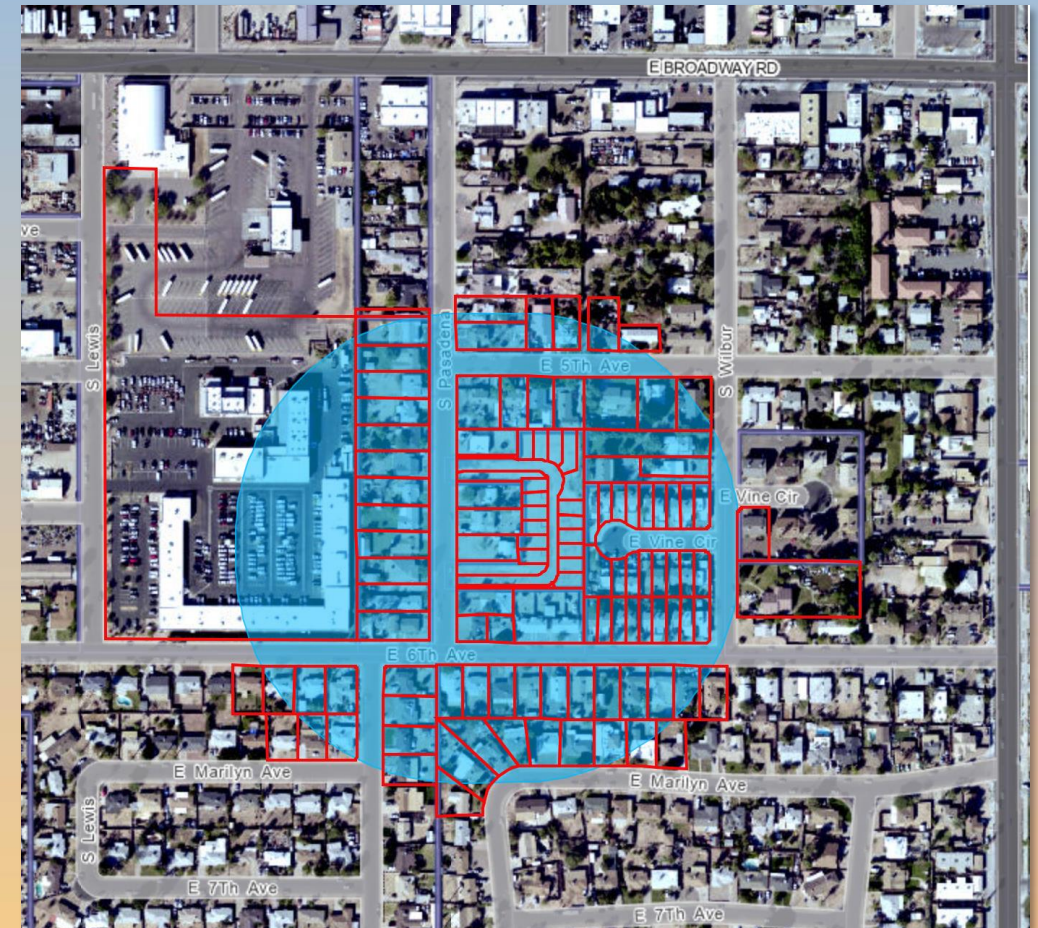
- Minimum **landscape yard** of 3 feet along north property line
- Minimum **landscape yard** of 10± feet along east property line
- Minimum **landscape yard** of 10± feet along south property line





Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- No phone calls or emails have been received





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



2008 (15-yr) Historical Aerial Photo



2023 Aerial Photo



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