

Project Narrative for Hobson 6-plex

See also PRS23-00149.

The proposed Hobson 6-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 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 attached to 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.

Additionally, alternative compliance per Section 11-5-5.B.6 for the exterior building finishes is being requested. Section 11-5-5.B.5 of the MZO, requires primary exterior building materials to make up 75% of the exterior finishes and secondary materials to make up 25%. The proposed alternative is aesthetically more complementary to the site, better first into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the design objectives as described in the City's General Plan.

DIP Required Findings	Requirement	Compliance
General Plan	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 proposed development is residential, compliant with Neighborhood.
Intensity	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,	Within a 1200 ft radius of the proposed development many sizes of residential developments can be found. There are single family homes, duplexes, four-plexes, eight-plexes, and even a 12-plex one street over on Olive. As these properties were developed in the 1950s, and sometimes the 1970s, the Mesa Zoning Ordinance was quite different back then so the dwelling units per acre was quite intense, with much less restrictive setbacks and parking ordinances. The proposed development will not be more intense than the surrounding neighborhood as even the requested setback reductions through the DIP are still more lineal feet than many of the surrounding structures. Additionally, the proposed development is providing much more onsite parking than the neighborhood properties as they appear to mostly provide just one space per dwelling unit while the proposed development is providing 2.17 parking spaces per dwelling unit.
Design & Materials	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.	Most of the neighboring properties have slump block construction, with the occasional stucco or "cardboard" siding. For this reason it can be challenging to comply with contemporary design standards and still blend in with the surrounding properties. For this reason we've elected to go with a mixture of modern synthetic stucco and modern wood siding for this project as stucco and siding are common in the surrounding properties. We elected not to go with slump block because of energy efficiency concerns with older, outdated slump block wall assemblies. (Many of the older slump block assemblies don't have sufficient wall furring to accomodate required insulation thicknesses.) Additionally, we are complying with all the various MZO standards for RM-2 except for the exception requests made in this DIP. This property will stand out to prospective tenants in this area as it'll offer outdoor private space, common space, a rustic metal ribbon fence screening the parking from the street, and a better parking environment than other neighborhood options, which spill over onto the streets.