



Board of Adjustment



BOA25-00459



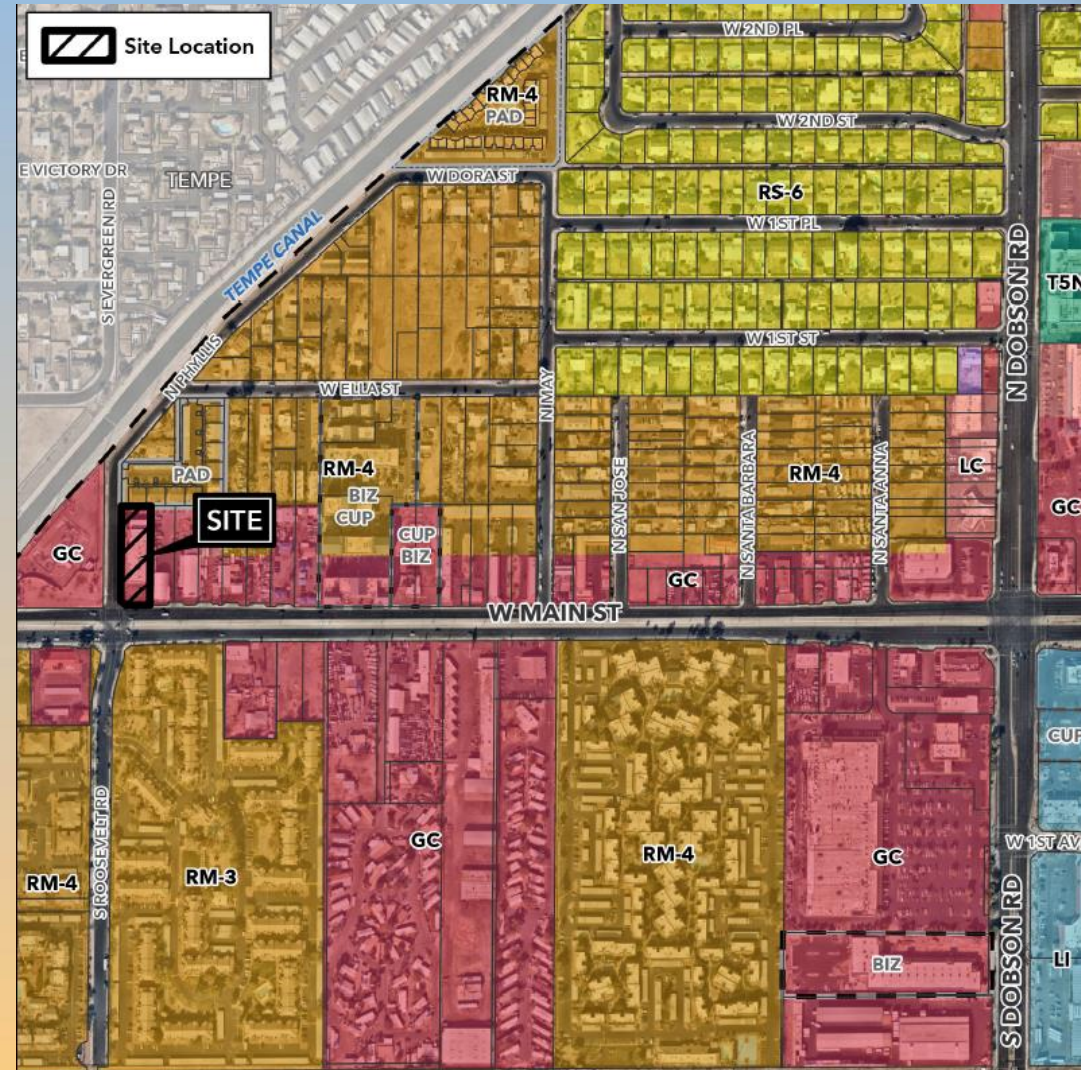
Request

- For a Development Incentive Permit (DIP) to deviate from certain development standards
- Medical Office





Location





Zoning

- General Commercial (GC)

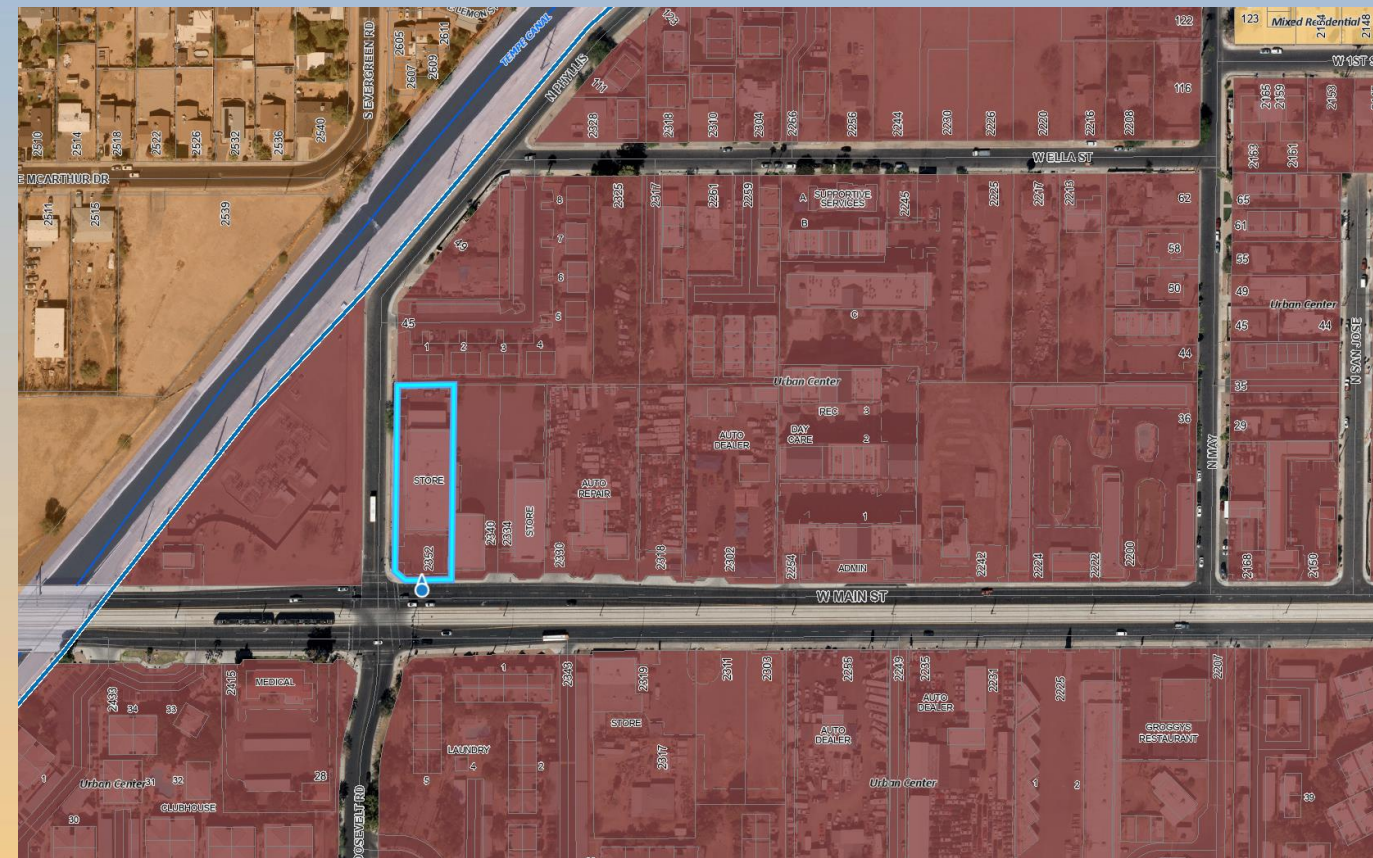




General Plan

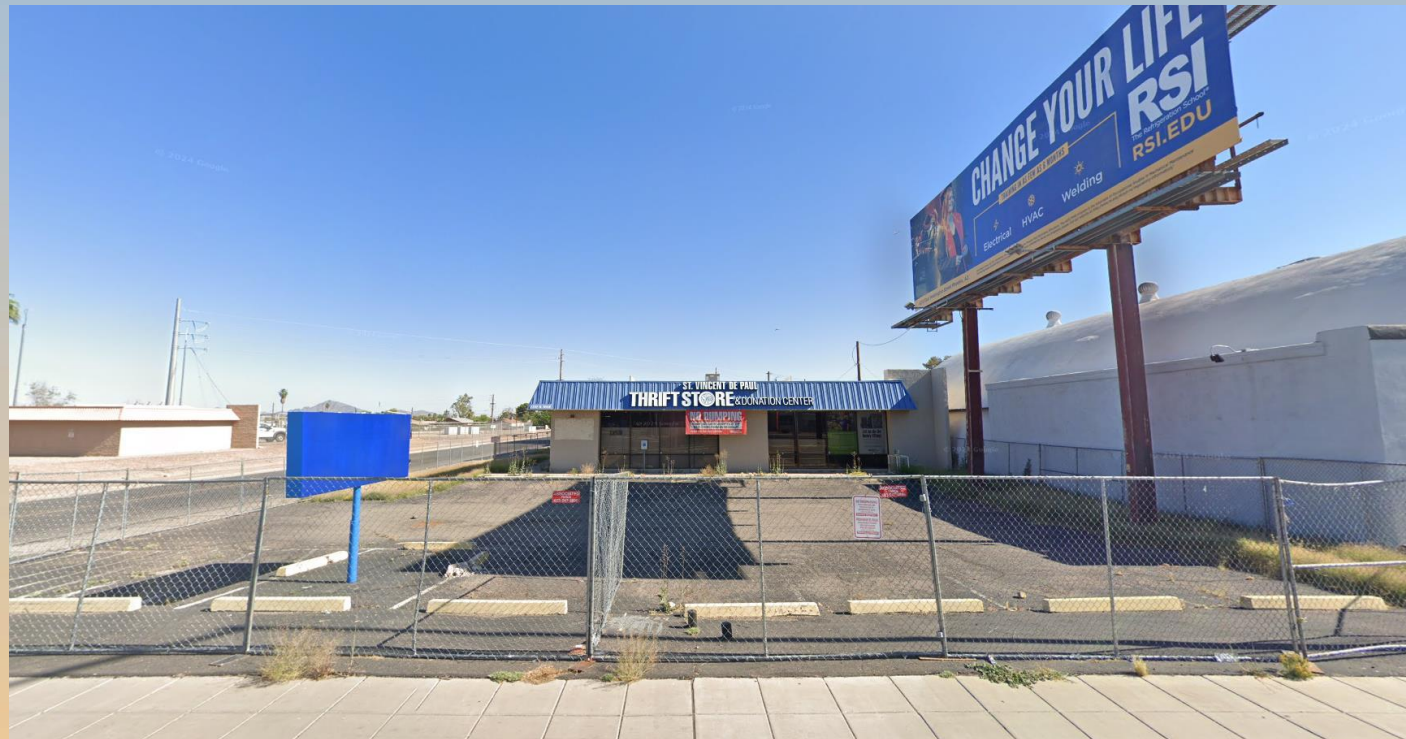
Urban Center Placetype
“Evolve” Growth Strategy

Medical Facilities are a principal
land use.





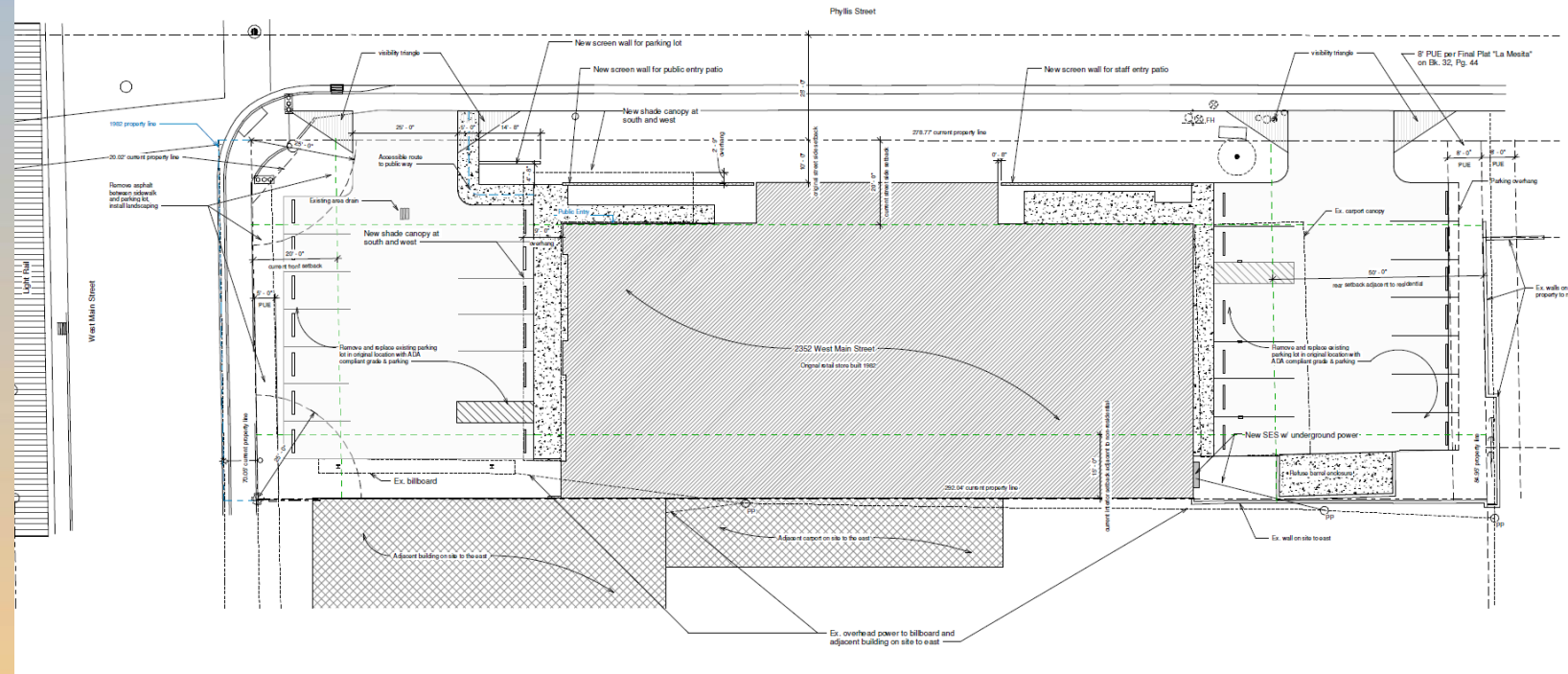
Site Photo



Looking north from Main Street

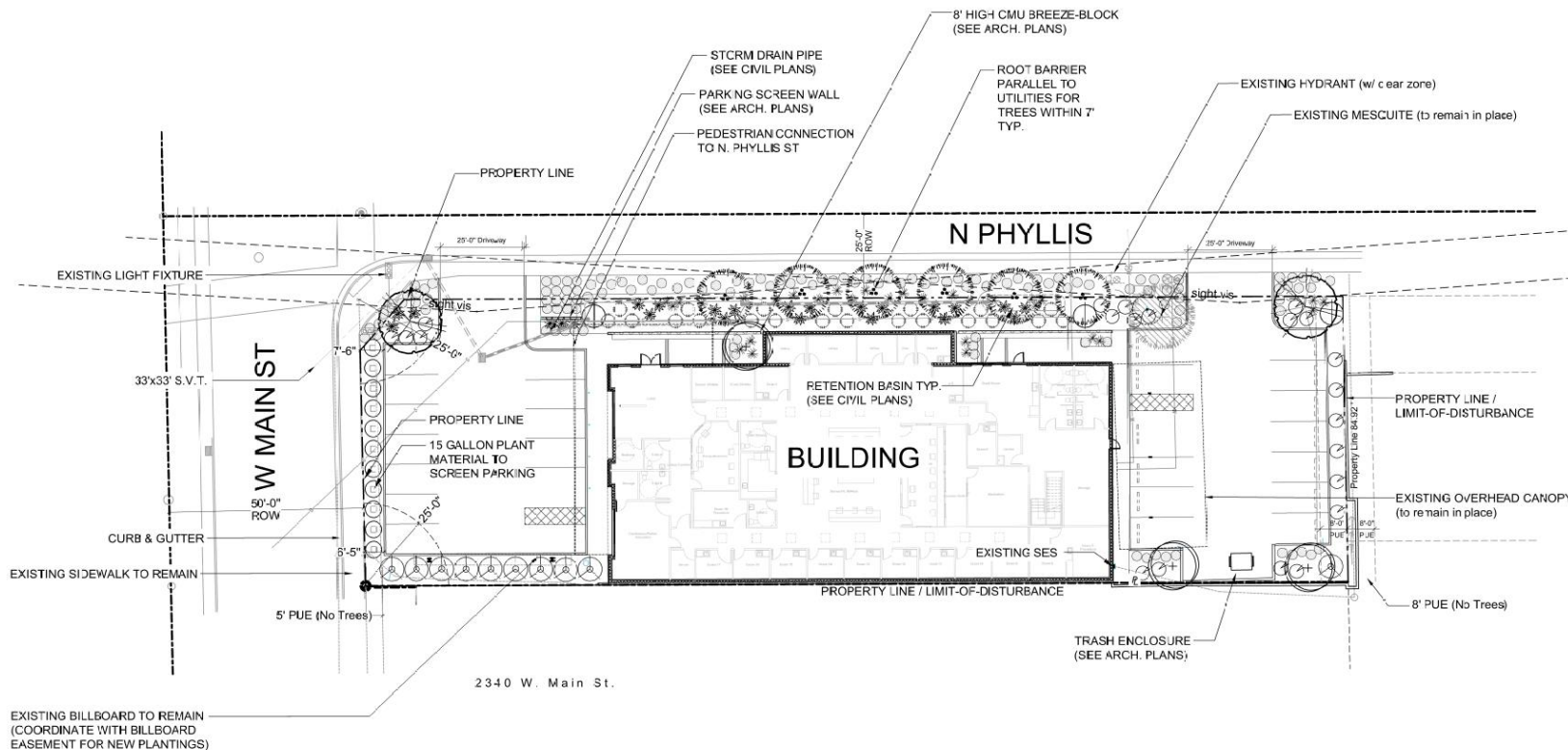


Site Plan
















Landscape Plan



LANDSCAPE LEGEND ALL TREES TO MEET OR EXCEED A.N.A. SPECS.
During bid it shall be the responsibility of the Contractor to determine required quantities of plants, as no compensation will be made for error in plant quantities. If plant counts occur on plant legend, it is for the convenience of the contractor only. Verify plant counts with plan. In case of discrepancy, plan shall govern.

TREES	SIZE	QTY
 Prosopis alba Argentine mesquite	48" box, matching	2
 Quercus Virginiana Southern Live Oak	24" box, standard	6
 Caesalpinia mexicana (tree form) Mexican Bird of Paradise Tree	36" box	3
 Existing Mesquite Tree to remain and be protected	selectively trim to 7' canopy	1

SHRUBS	SIZE	QTY
 Muhlenbergia rigens Deer grass	5 gal.	21
 Hesperaloe parviflora 'yellow' Yellow Yucca	5 gal.	30
 Caesalpinia mexicana Mexican Bird of Paradise	5 gal.	3
 Leucophyllum frutescens 'Green Cloud' Compact Green Cloud Sage	5 gal.	22
 Hesperaloe funifera Giant Hesperaloe	5 gal.	24
 Tecoma stans Yellow Bells	15 gal.	10
 Dodonaea viscosa Green Hopseed Bush	15 gal.	11
 Lantana montevidensis Trailing Lantana 'Purple & Gold Mound' 50/50 Mix for Colors	1 gal.	127

INERT MATERIAL	SIZE
 Decomposed Granite-3/4" Screened Rock Pros Mahogany 2" min thickness in all landscape areas	

SUBMIT SAMPLES OF ALL INERT MATERIAL TO LA FOR APPROVAL

TREE CALCULATIONS

TREES	CANOPY SIZE	x	QTY	=	SQFT
Prosopis alba Argentine mesquite	314 sqft.		2		628
Quercus Virginiana Southern Live Oak	254 sqft.		6		1524
Caesalpinia mexicana (tree form) Yellow Mexican Bird-of-paradise	176 sqft		3		528
Existing Mesquite Tree to remain and be protected	314 sqft		1		314
TOTAL				SQFT	%
Total Square Footage of Site: 28,492					2,994 10.5%



DIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
Street-Facing Setback – Table 11-6-3-A - N. Phyllis St. (collector) - W. Main St. (arterial)	20' 15'	10' 12'-10"
Interior Side Setback Adjacent to Non-Residential District Table 11-6-3.A	15'	0'
Screening: Parking Areas Section 11-30-9(H)	Parking screen wall	No screen wall
Screening: Common Property Lines Section 11-30-9(I)	6' screen wall between commercial and residential uses	No screen wall
Setbacks at Intersections Section 11-30-10	25' setback radius	<25' setback radius

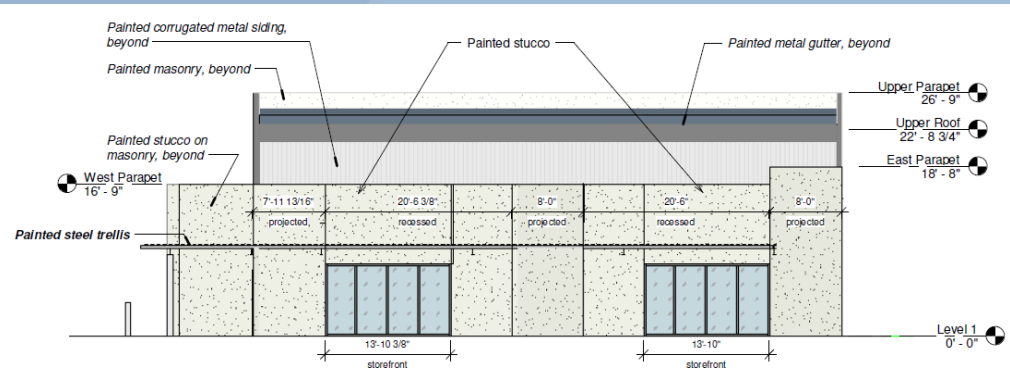


DIP Development Standards

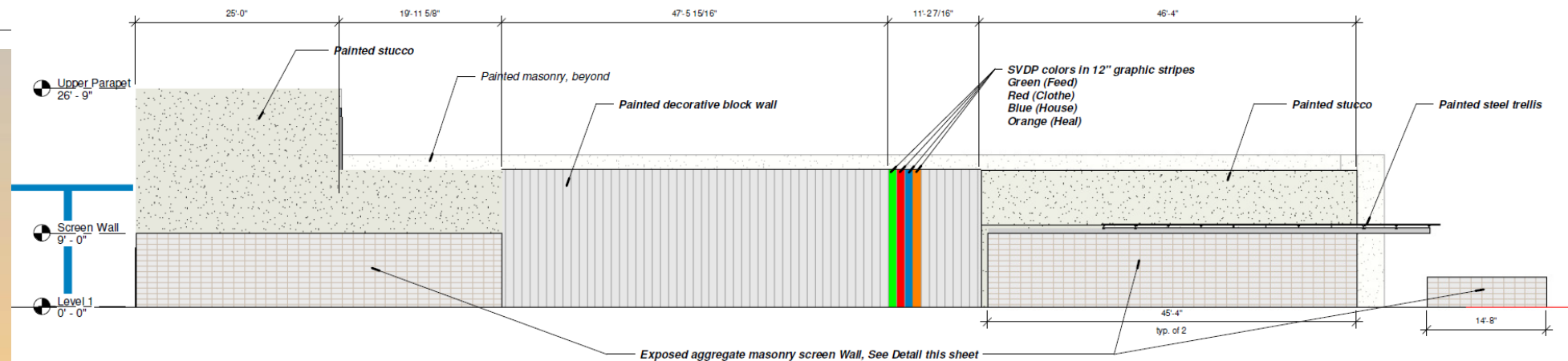
Development Standard	MZO Requirements	Applicant Proposal
<i>Trash and Refuse Collection Areas</i> <i>Section 11-30-12</i>	Trash and refuse collection areas must be located outside any required setback and landscape yards	Barrel trash service to be located within required eastern setback and landscape yard
<i>Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence Uses or Districts</i> <i>Section 11-33-3-B(2)</i>	15' landscape yard on north and east sides	5' landscape yard (north) 7'-5" to 0' landscape yard (east)
<i>Foundation Base along Exterior Walls</i> <i>Section 11-33-5(A)</i>	15' wide foundation base along walls with public entrance	10' wide foundation base along wall with public entrance
<i>Setbacks of Cross Access Drive Aisles</i> <i>Section 11-32-4(A)</i>	50' setback	±13.5' (south drive aisle) ±10' (north drive aisle)
<i>Required Parking Spaces by Use</i> <i>Table 11-32-3.A</i> <i>Medical Offices</i>	Approximately 44 spaces	26 spaces



Elevations – Publicly Visible



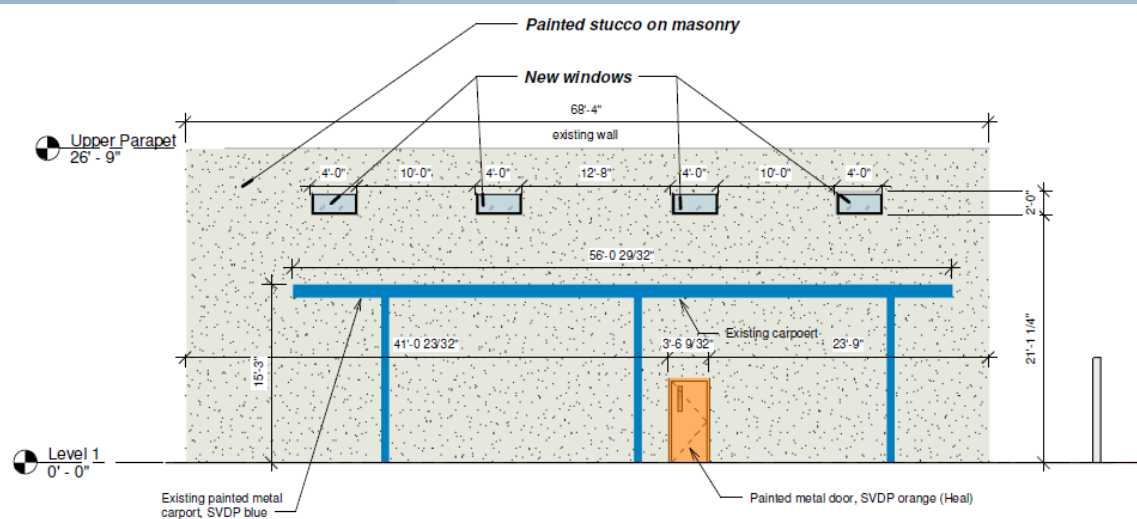
③ COLORED ELEVATION - SOUTH
1/8" = 1'-0"



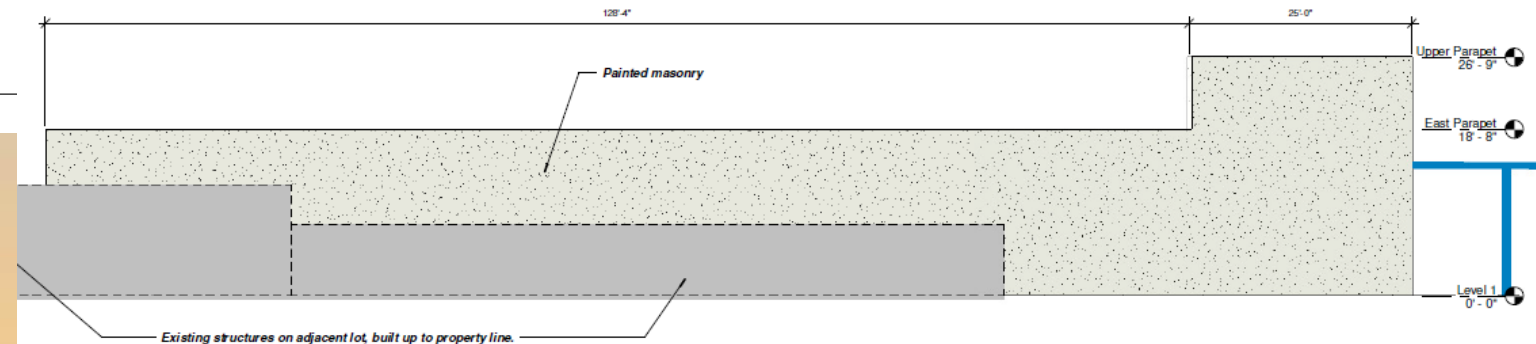
② COLORED ELEVATION - WEST
1/8" = 1'-0"



Elevations



④ COLORED ELEVATION - NORTH
1/8" = 1'-0"



① COLORED ELEVATION - EAST
1/8" = 1'-0"



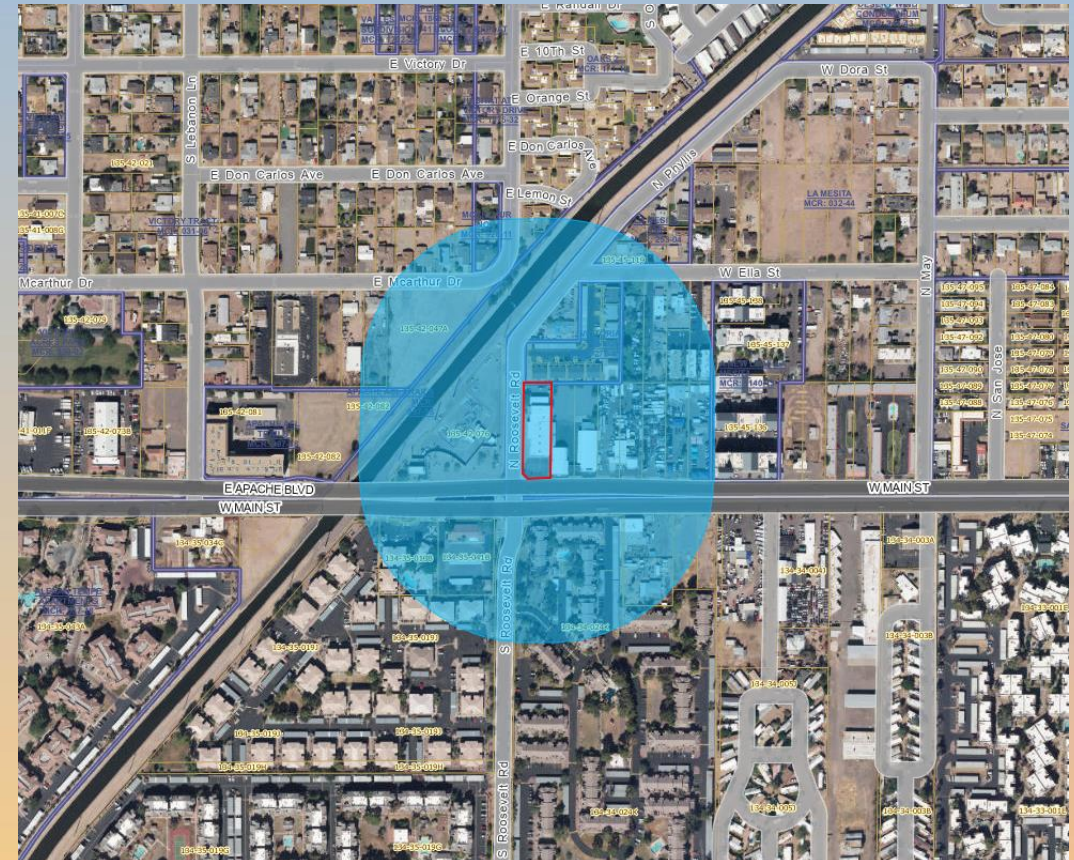
Renderings





Citizen Participation

- Mailed notification letters to property owners within 500 feet
- No comments received





DIP Eligibility 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.



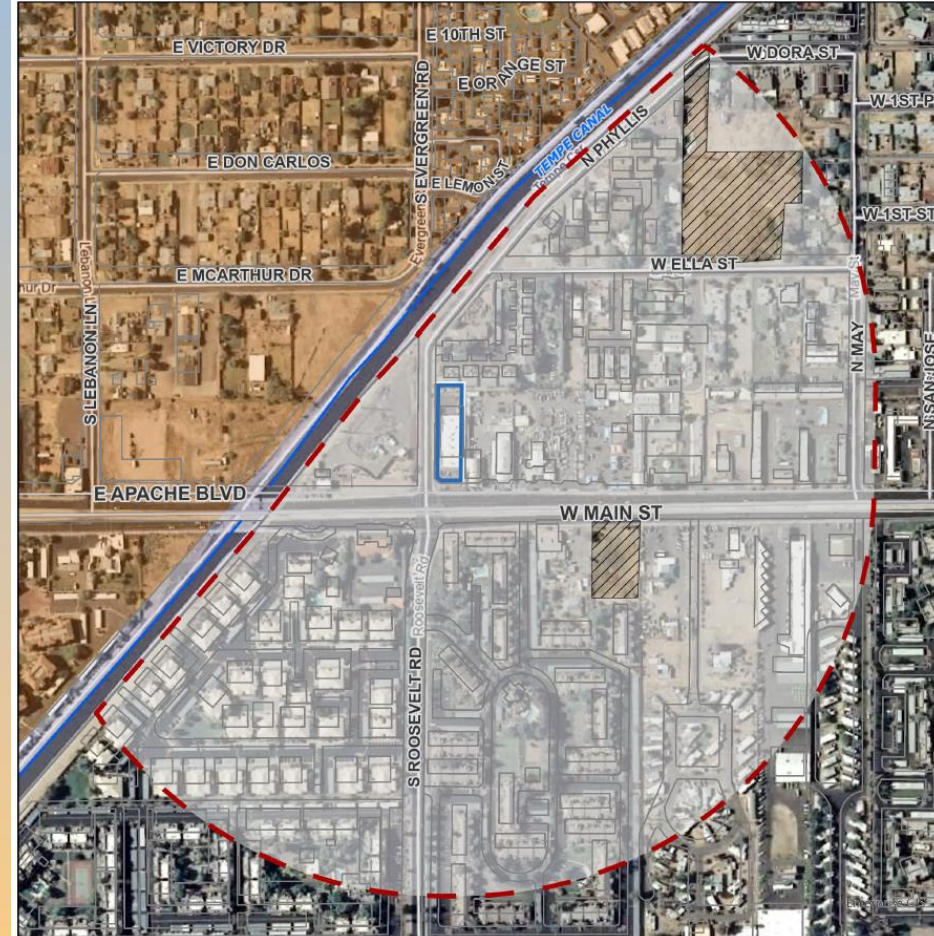
Current

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



2010

- Site
- 1200-ft Buffer
- Development Status
- Developed - 95.5%
- Vacant - 4.5%





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 2050 General Plan
- ✓ Meets required findings for a DIP in Section 11-72-3 of the MZO

Staff recommends Approval with Conditions



Board of Adjustment