



Board of Adjustment



BOA23-00723

Jennifer Merrill, Senior Planner

November 1, 2023



Request

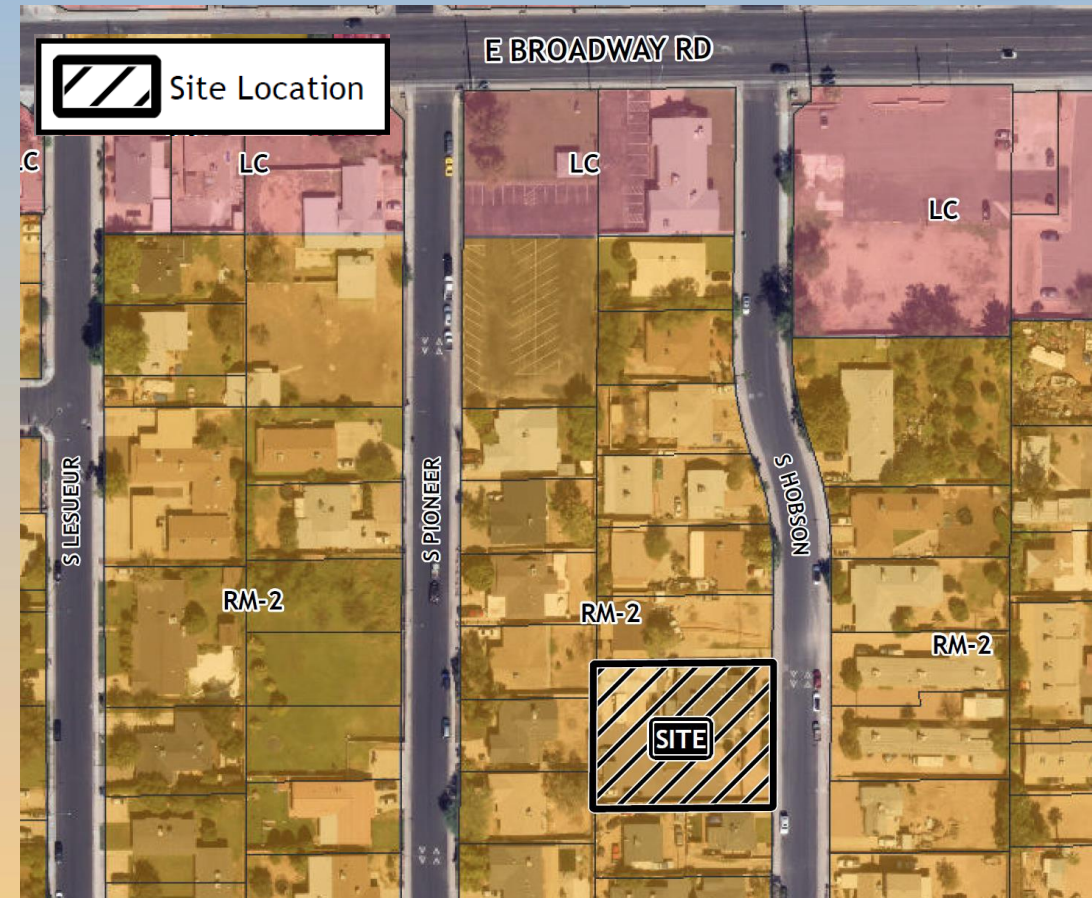
- For a Development Incentive permit for deviations from development standards to expand an existing multiple residence development





Location

- East of Mesa Drive
- South of Broadway Road
- West side of Hobson





General Plan

Neighborhood

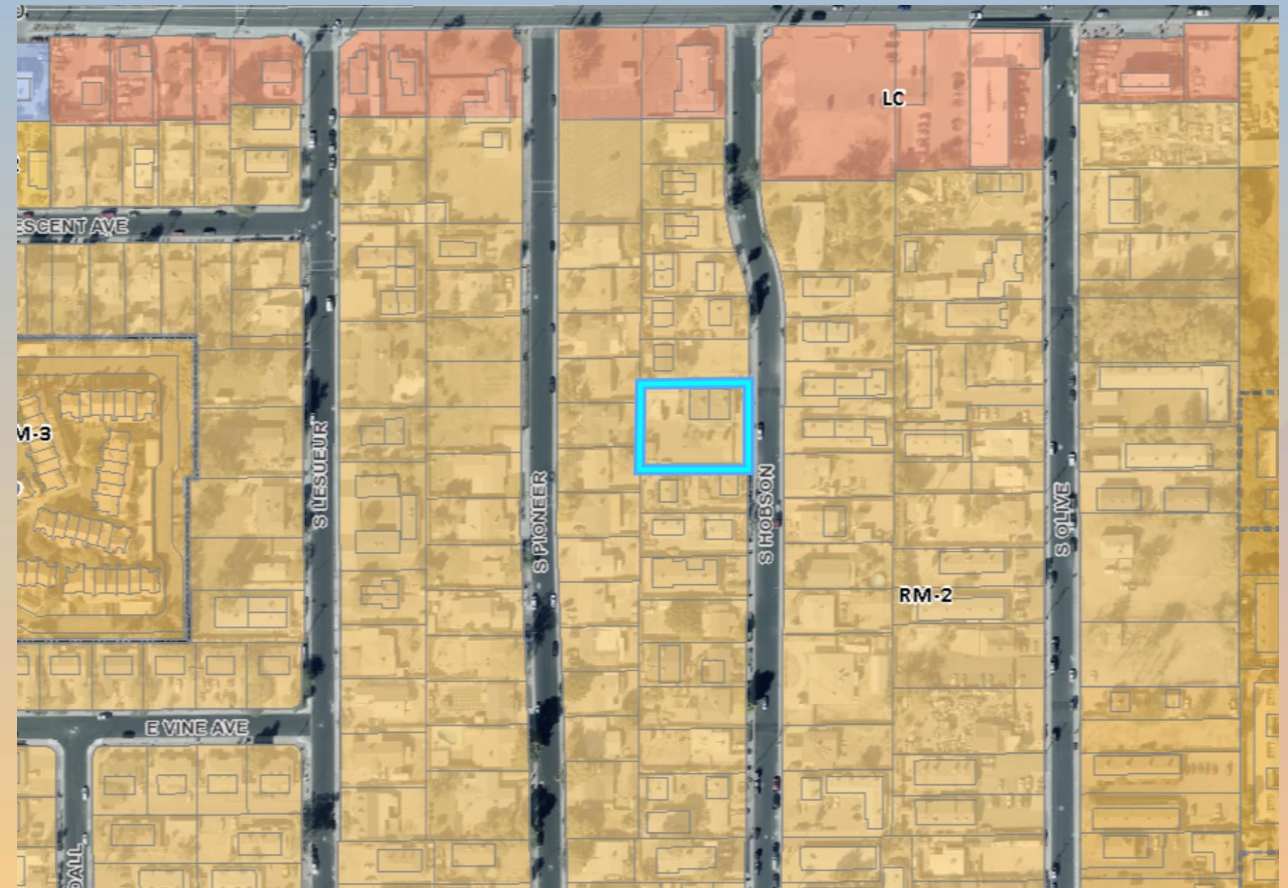
- Safe places for people to live
- Existing and proposed multiple residence use complies with the goals of this character area





Zoning

- Multiple Residence 2 (RM-2)
- Multiple residence use permitted with ≤ 15 du/ac





Site Photo



North portion of property



Site Photo

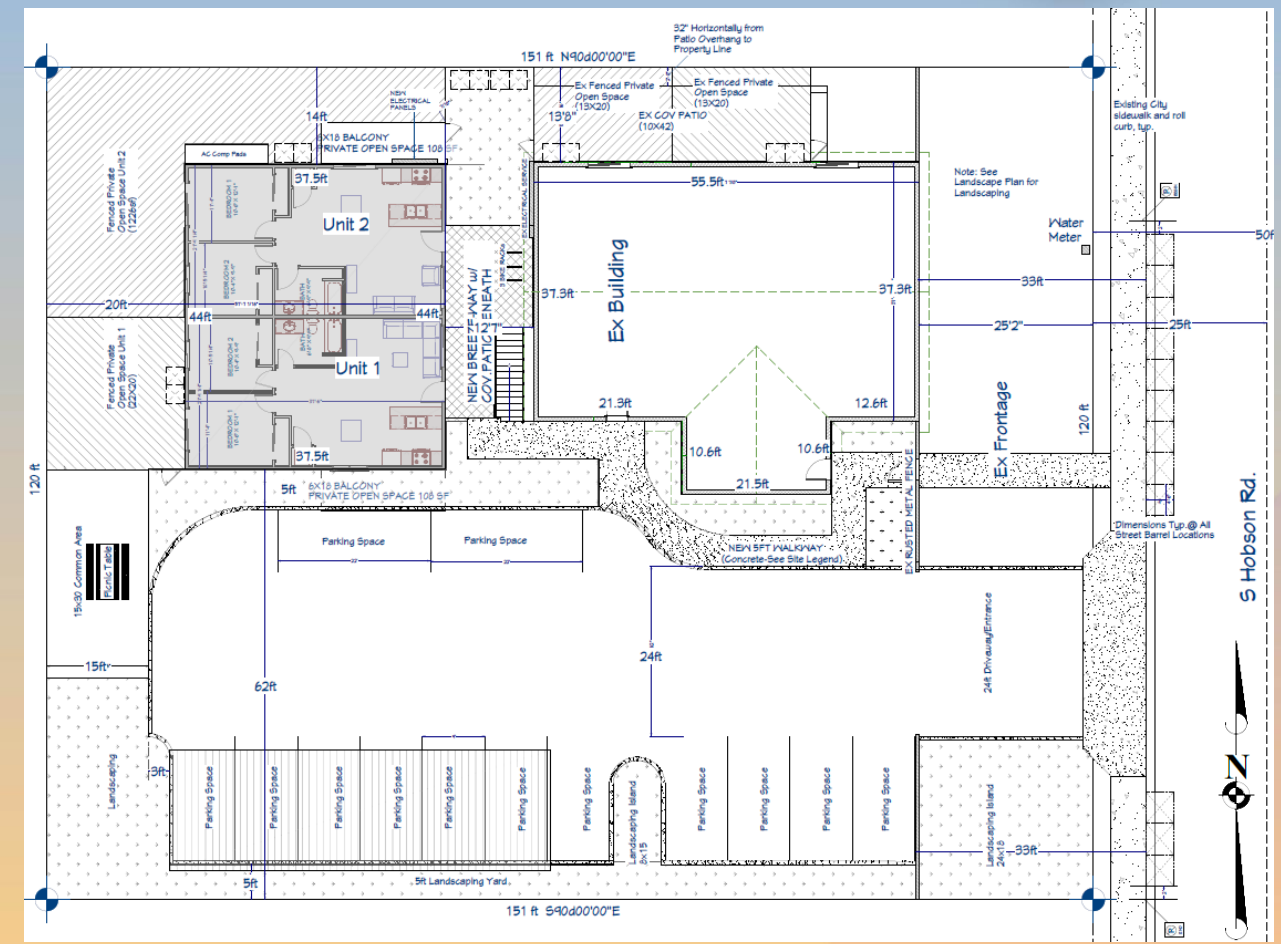


South portion of property



Site Plan

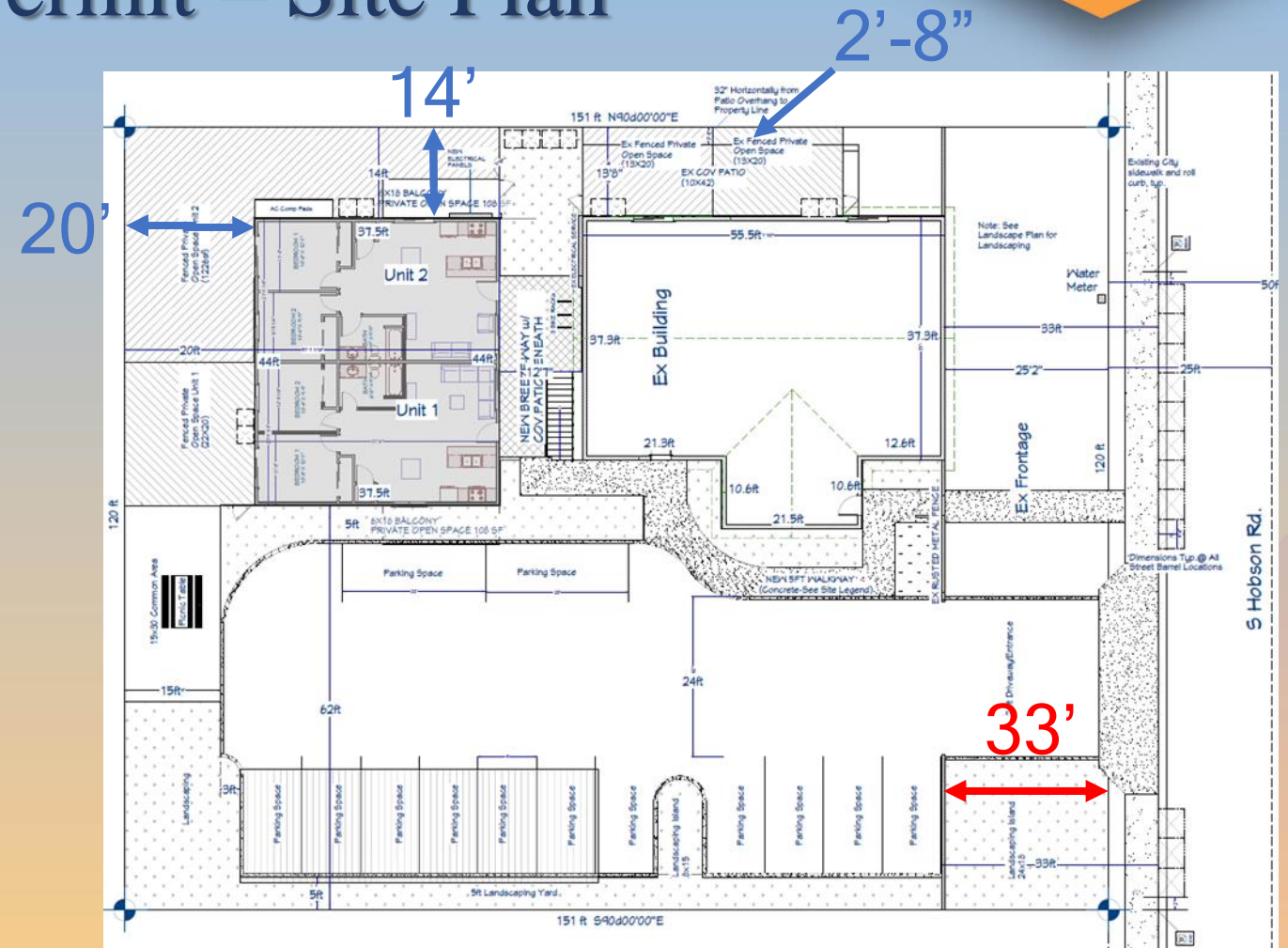
- Existing 2,307 SF duplex
- Proposed 3,300 SF 2-story 4-plex
- Breezeway connection
- Open space requirements
- 13 parking spaces required/provided (6 covered)





Development Incentive Permit – Site Plan

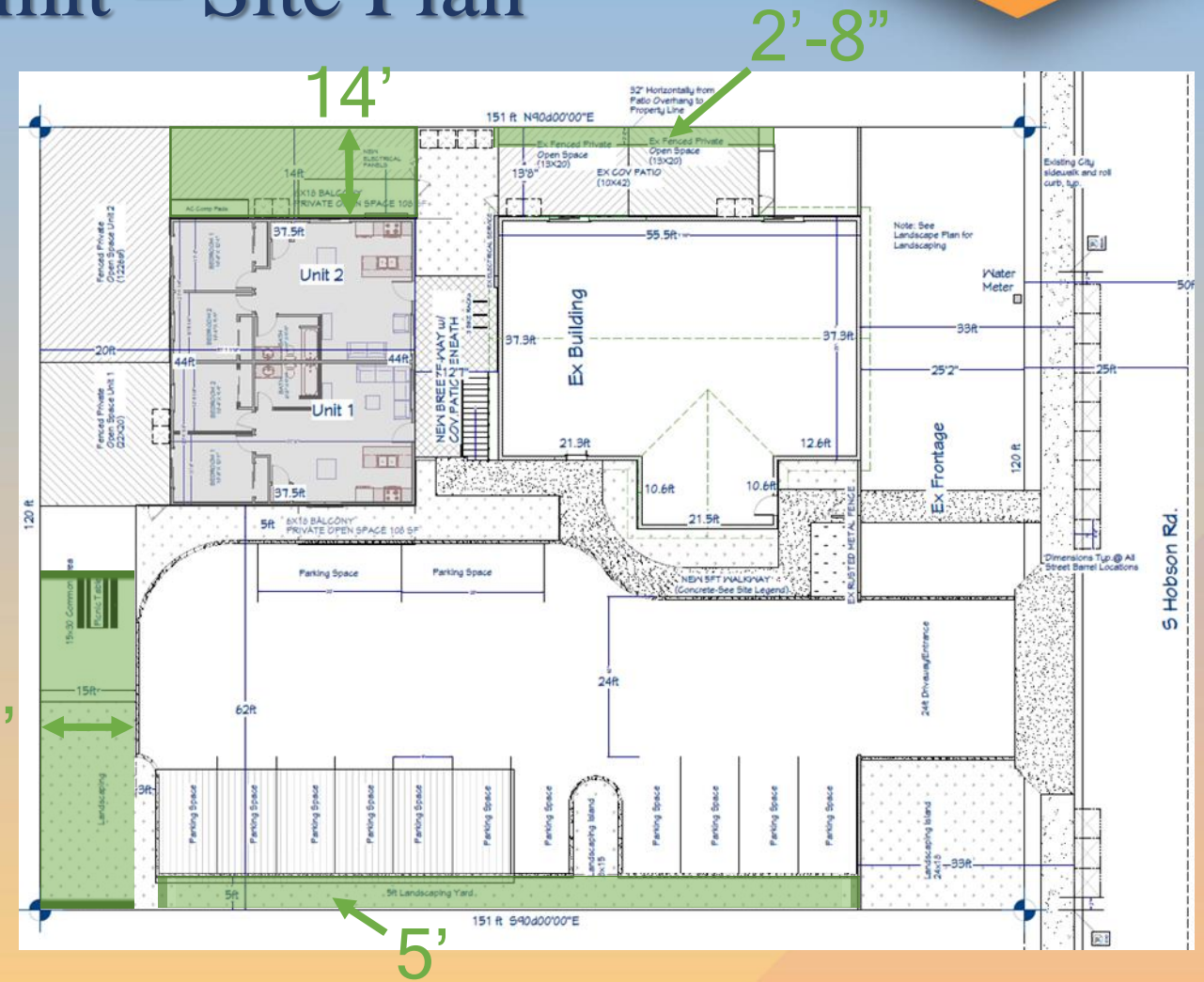
- Reductions to **building setbacks** along north and west property lines;
- Reduction to **parking setback** from Hobson;





Development Incentive Permit – Site Plan

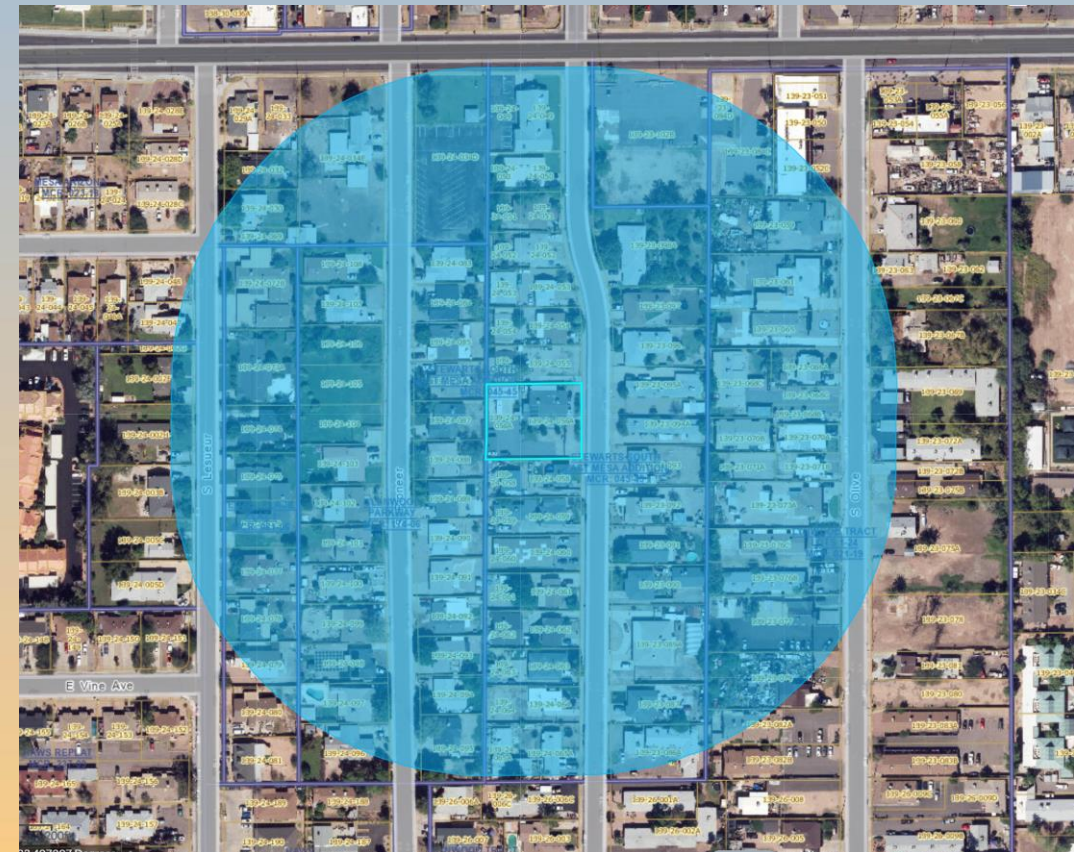
- Reduction to landscape yard widths along north, west and south property lines.





Citizen Participation

- Mailed notification letters to property owners within 500 feet





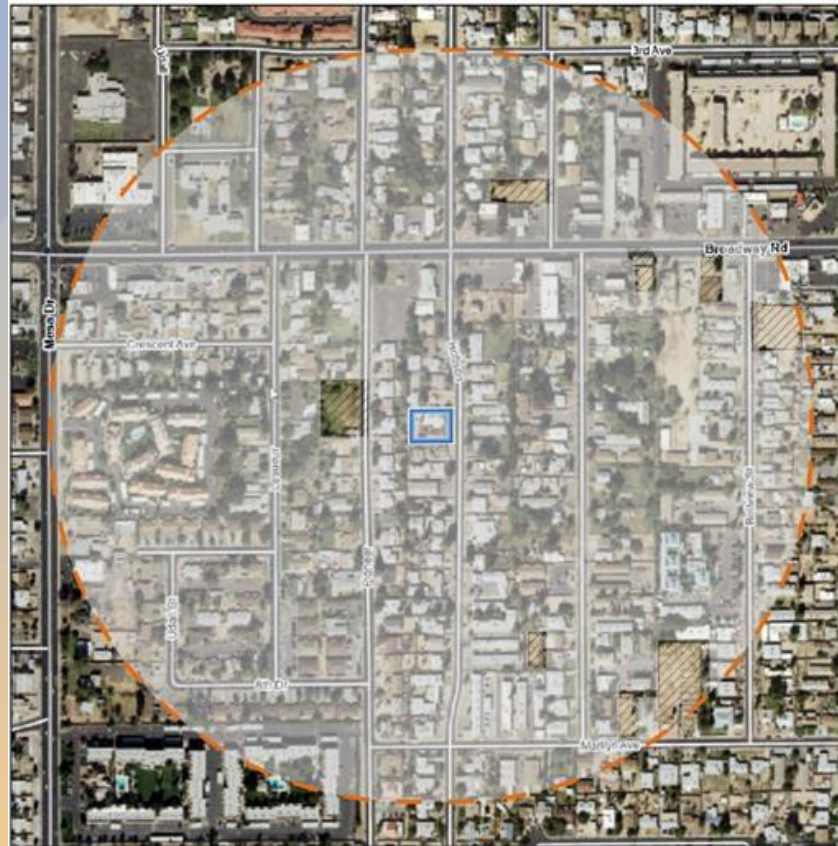
Approval Criteria

Section 11-72-1 DIP Purpose and Applicability

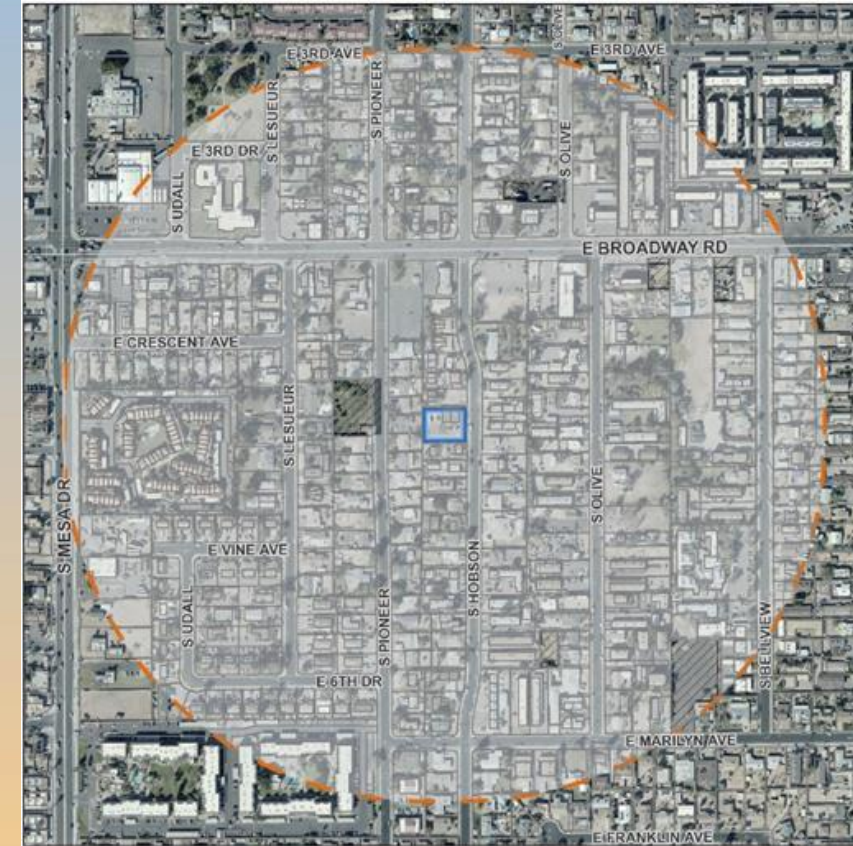
- ✓ Total area of the parcel does not exceed 2.5 net acres, and the parcel has been in its current configuration for more than 10 years;
- ✓ The parcel is served by, or has direct access to, existing utility distribution facilities.
- ✓ The parcel is surrounded by properties within a 1,200 foot radius 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



Approval Criteria



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



Floor Plan

