



BOARD OF ADJUSTMENT

December 1, 2021



BOA21-00787



Request

- Development Incentive Permit

Purpose

- Allow for deviations from certain development standards to construct an apartment complex





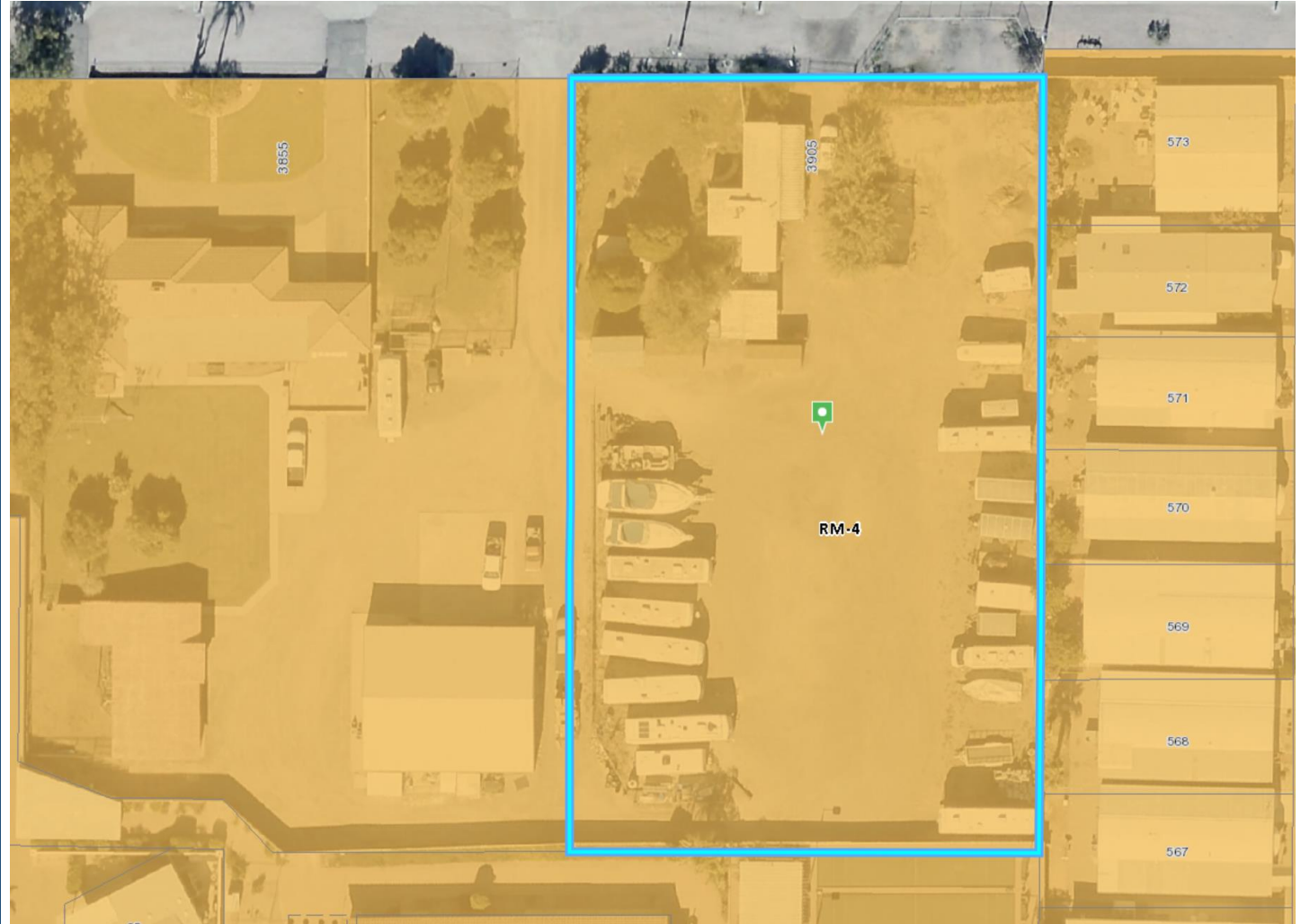
General Plan

Neighborhood

- Provide a safe place for people to live
- Includes a variety of housing types including multiple residence

Zoning

- Multiple Residence 4 (RM-4)
- Proposed use allowed per Table 11-6-2 in the MZO subject to the applicable development standards



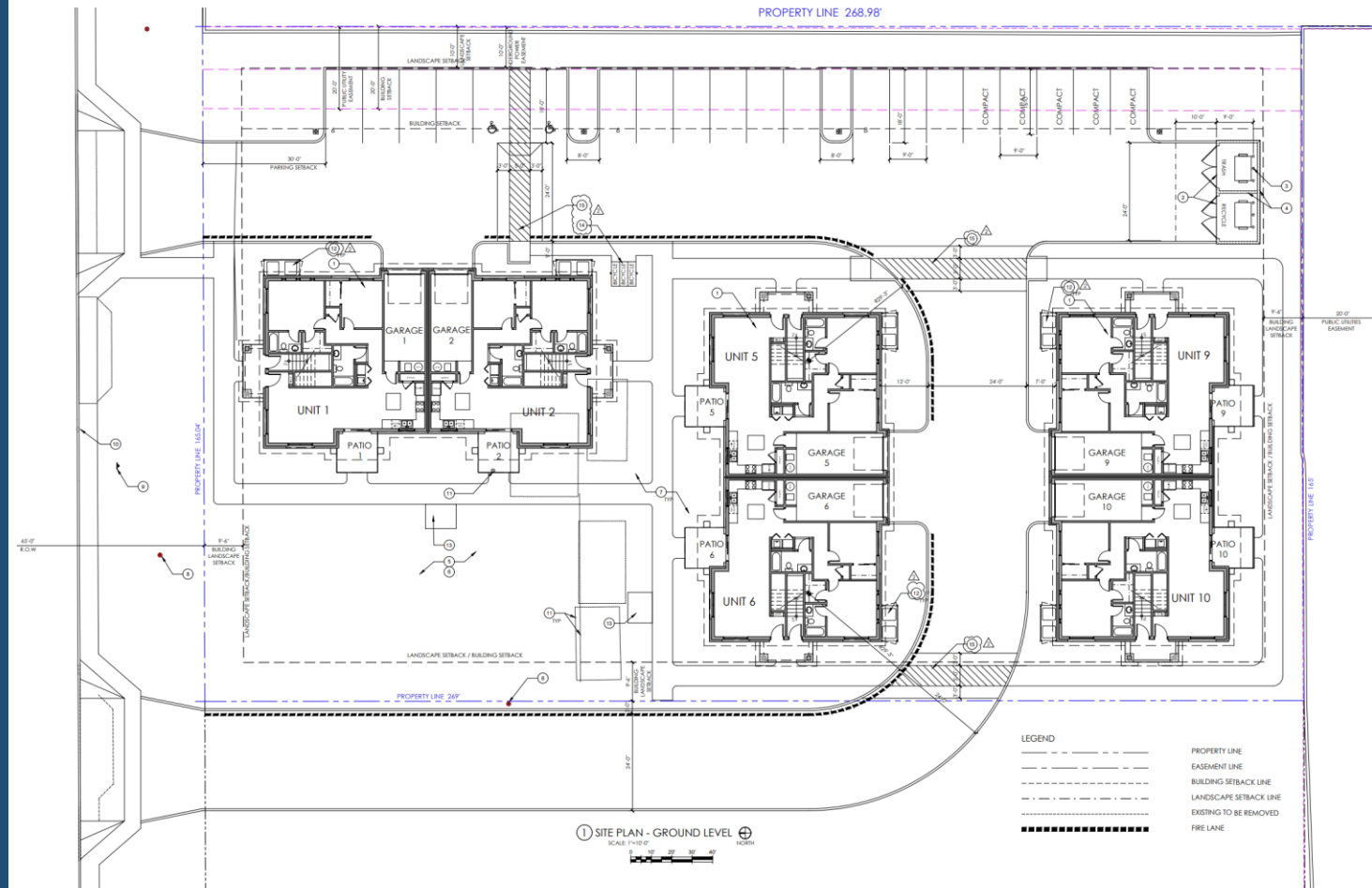
Site Photo



Looking south from University Drive

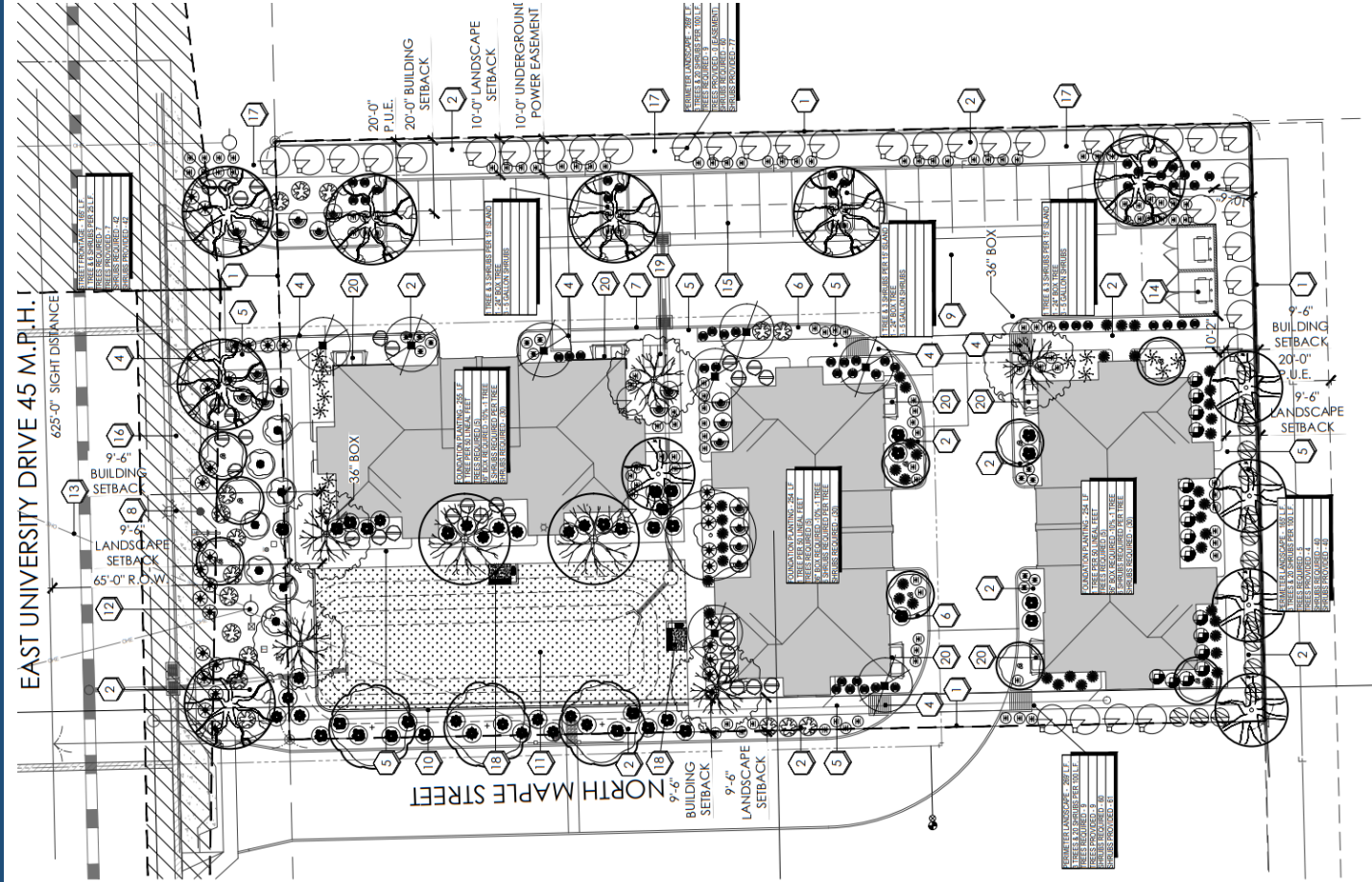
Development Incentive Permit – Site Plan

- Reduced building setback (front, sides, rear)
- Reduction to the required number of covered parking spaces
- Reduction to the parking space setback (across drive aisles)
- Reduction to the minimum building separation requirement



Development Incentive Permit – Landscape Plan

- Reduction to landscape yard width (front, sides, rear)
- Reduction to the required number of trees and shrubs within the street frontage landscape yard
- Reduction to the required number of trees and shrubs within perimeter landscape yards



Approval Criteria

Section 11-72-1 DIP Criteria



#1 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.



#2 The parcel is served by, or has direct access to, existing utility distribution facilities.



#3 The total developable land area (within a 1,200-foot radius of the site) is not more than 25% vacant; and more than half of the total number of lots or parcels have been developed 15 or more years ago.

Approval Criteria



2021 Vacant Parcel



2006 Aerial @ 1200 ft. buffer



2021 Aerial @ 1200 ft buffer

Approval Criteria

Section 11-72-3 Required Findings



#1 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;



#2 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,



#3 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.

Summary

Findings

- Request complies with the 2040 Mesa General Plan
- Site qualifies for a DIP per Section 11-72-1 of the MZO
- Requested incentives comply with the approval criteria for a DIP per Section 11-72-3 in the MZO

Staff Recommendation

Approval with Conditions



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