



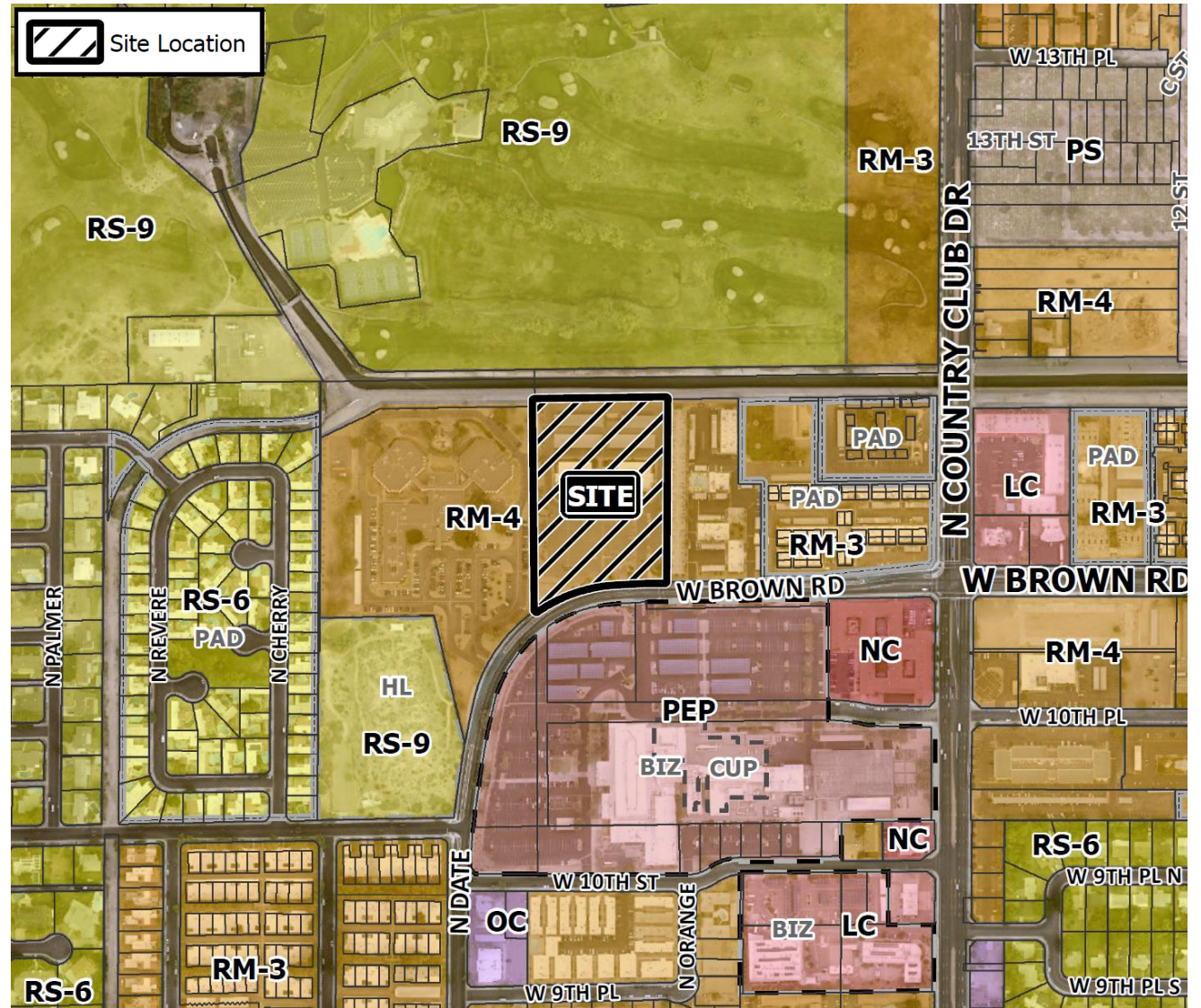
BOARD OF ADJUSTMENT

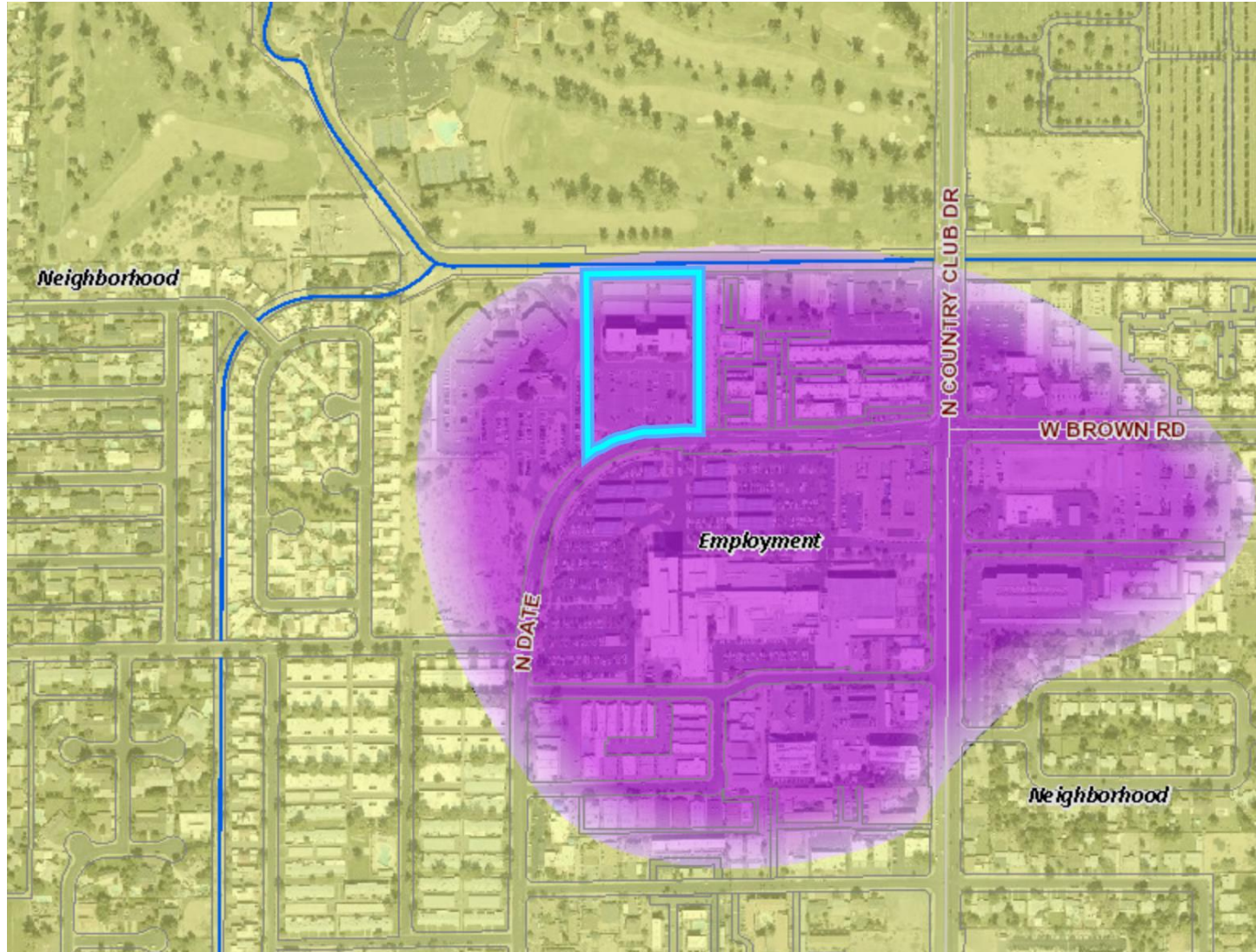


BOA21-01027

Location

- Within the 400 to 600 block of West Brown Rd
- North side of Brown Rd
- West of Country Club Drive





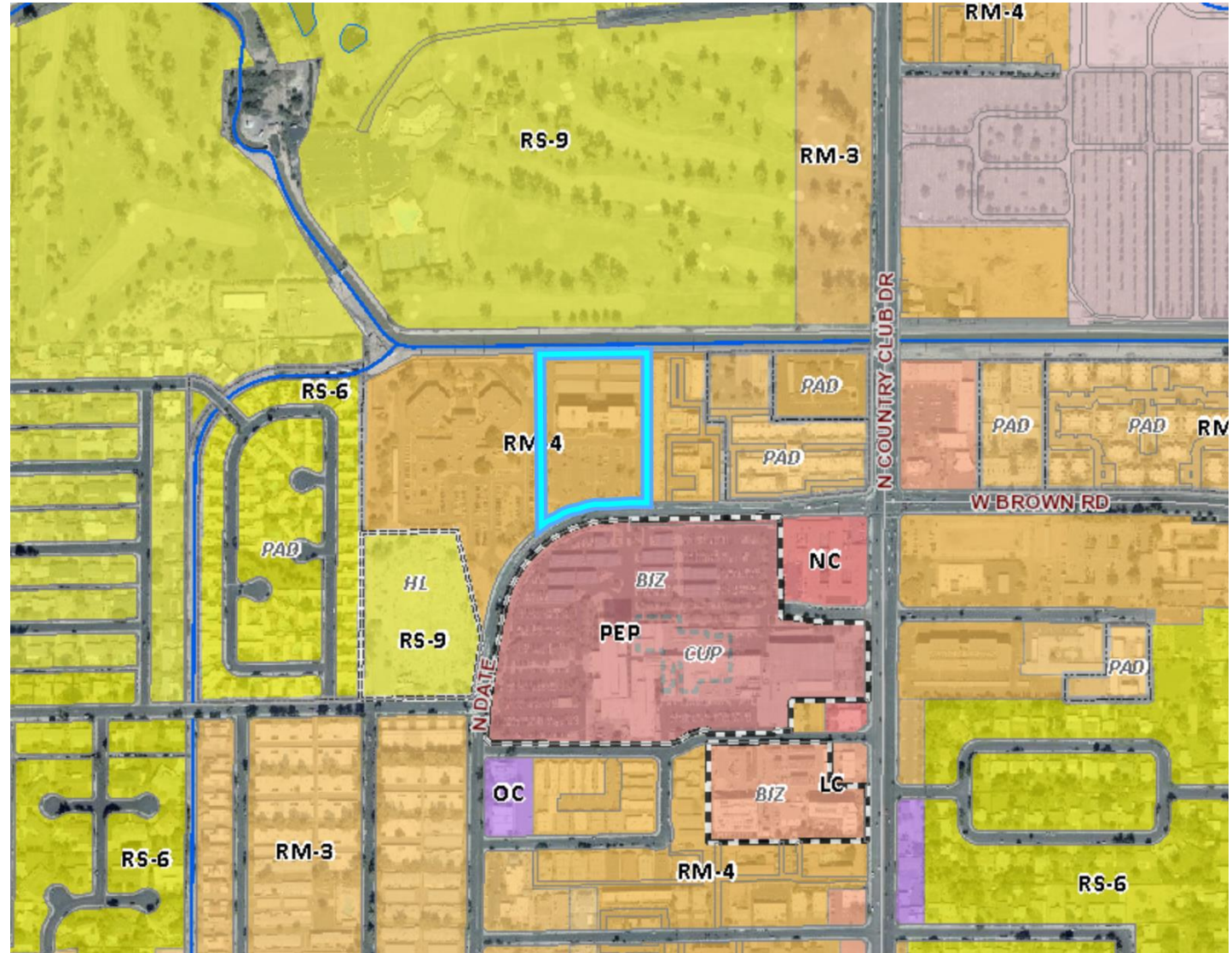
General Plan

Employment

- Ch. 16 states it is the Zoning Ordinance that establishes the permitted land uses
- Ch. 4 encourages infill with neighborhood-appropriate development

Zoning

- Multiple Residential 4 (RM-4)
 - Apartments are permitted in the RM-4 zoning district





Request

- SCIP

Purpose

- Allow deviations to development standards for Conversion of medical offices into apartments

Site Photo



View of existing building from Brown Road



View of existing building from north property line

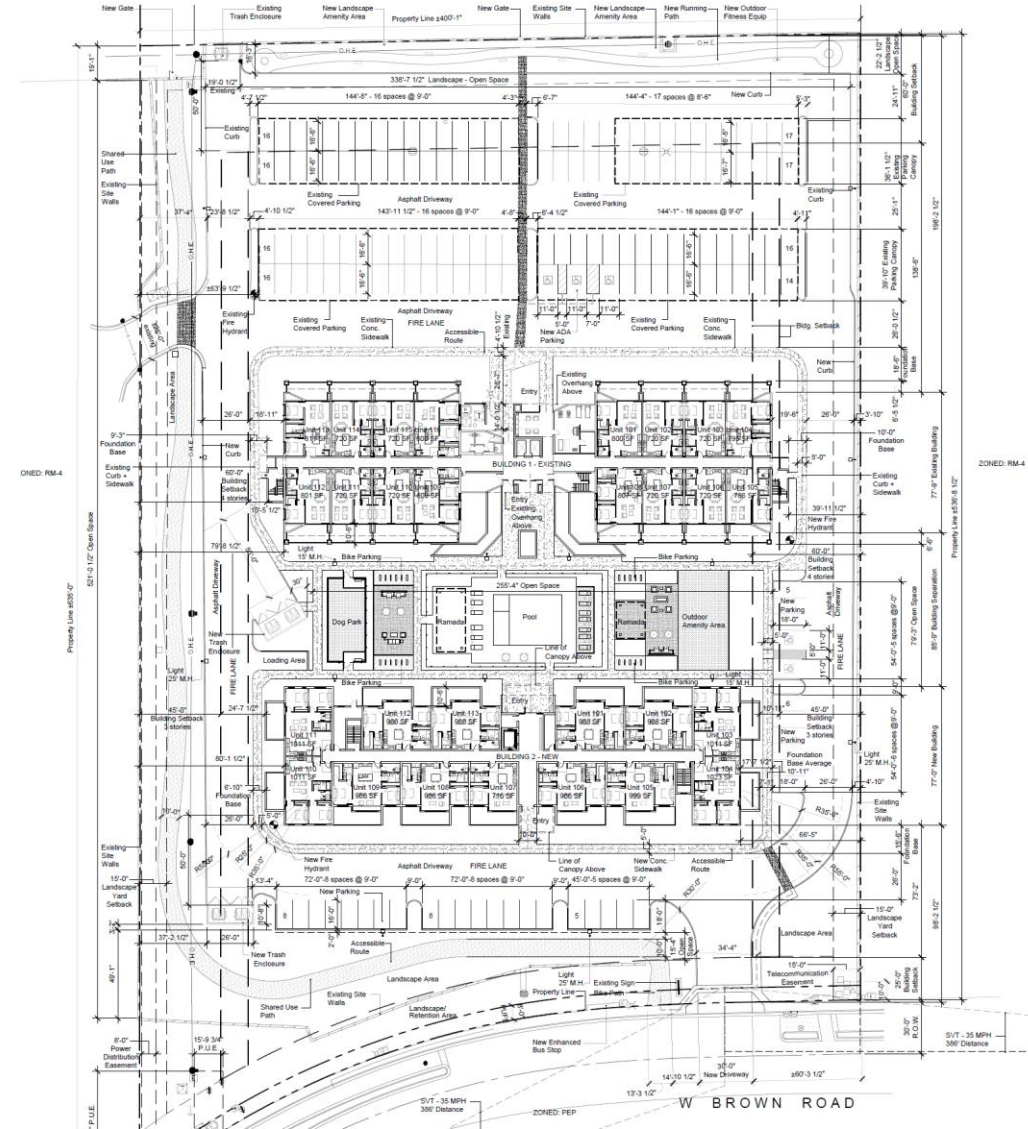
Requested SCIP

- Reduced setbacks along east property line
- Reduced parking space and landscape island sizes
- Reduced private open space
- Increased parking canopy length
- Increased distance to parking
- Increased building height
- Increased parking visible along ROW



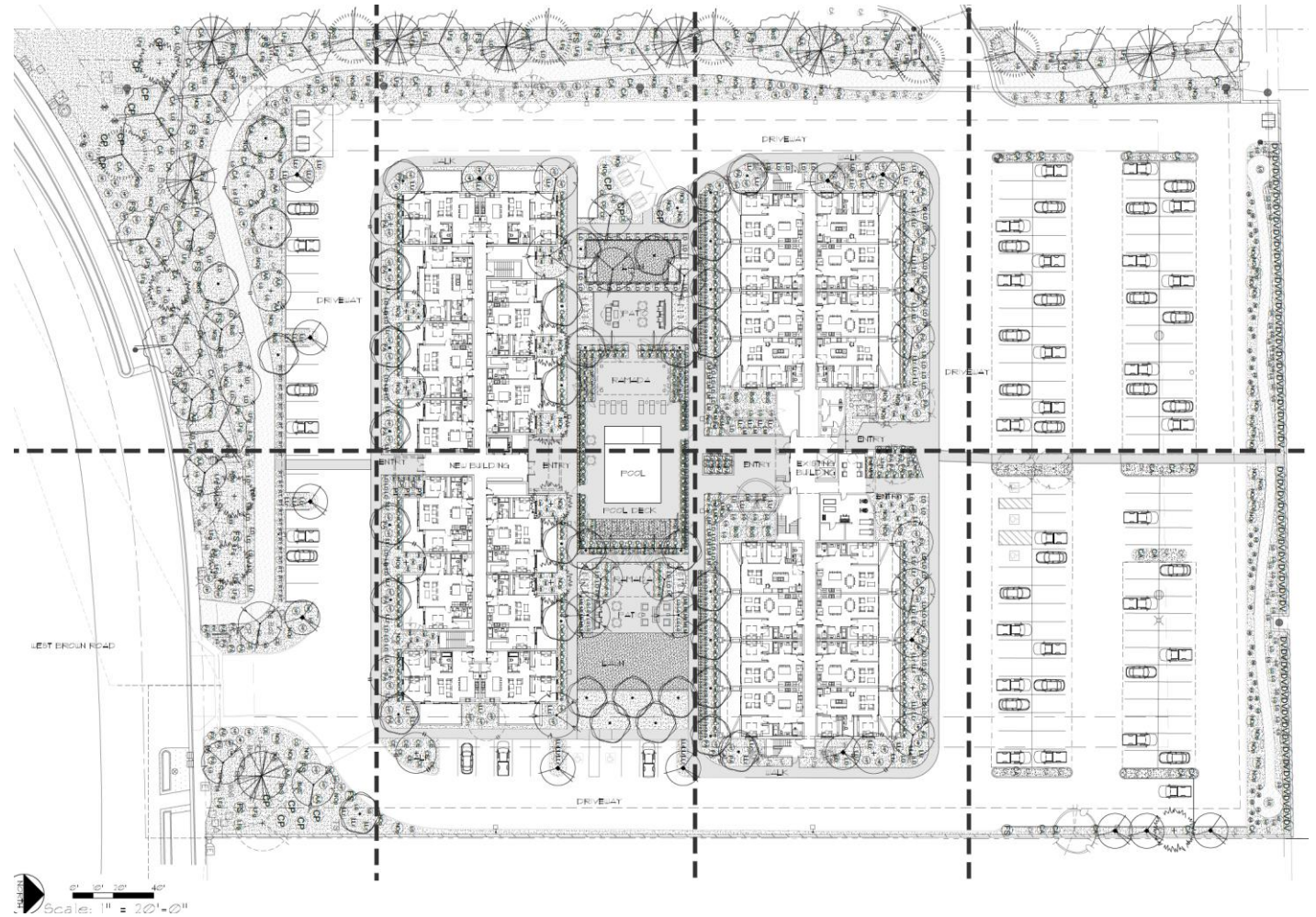
Site Plan

- Existing 4-story building and covered parking
- New 3-story building
- New landscaping
- New amenities
- New multi-use paths



Landscape Plan

- New landscape areas and paths along south, west and north property lines
- New landscaping in foundation base and amenity areas



Approval Criteria

Section 11-73-3

- | | |
|---|---|
| ✓ | Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards. |
| ✓ | Full compliance would discourage redevelopment of the site |
| ✓ | No new non-conforming conditions will be created with the remodel of the office building |
| ✓ | Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood |

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets criteria outlined in Chapter 73 of the Mesa Zoning Ordinance

Staff Recommendation

Approval with Conditions



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December 1, 2021