



BOARD OF ADJUSTMENT



BOA21-01099



Request

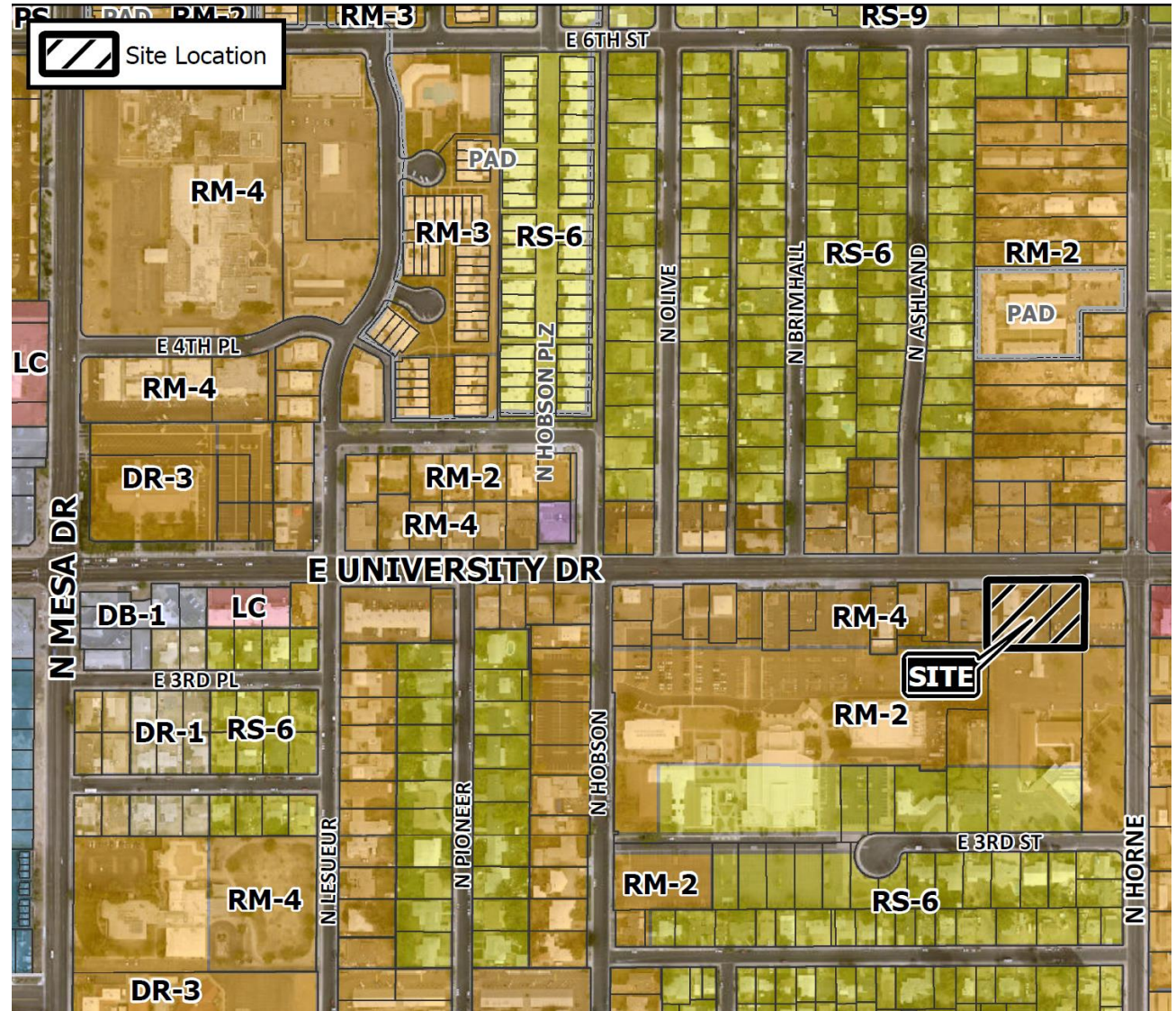
- SCIP

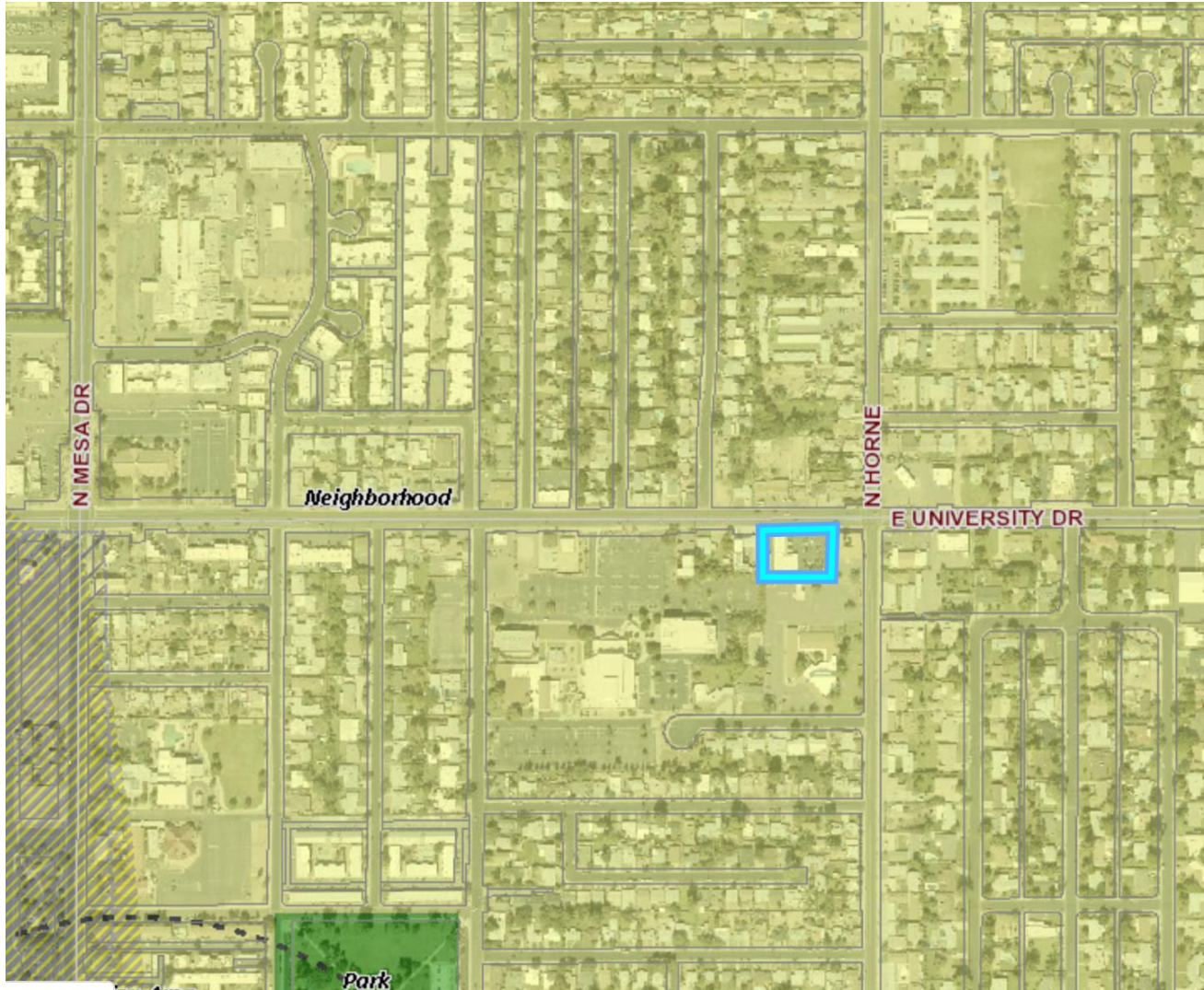
Purpose

- Allow deviations to development standards for conversion of offices into apartments

Location

- 733 E. University Dr.
- East of Mesa Dr.
- West of Horne
- South side of University Dr.





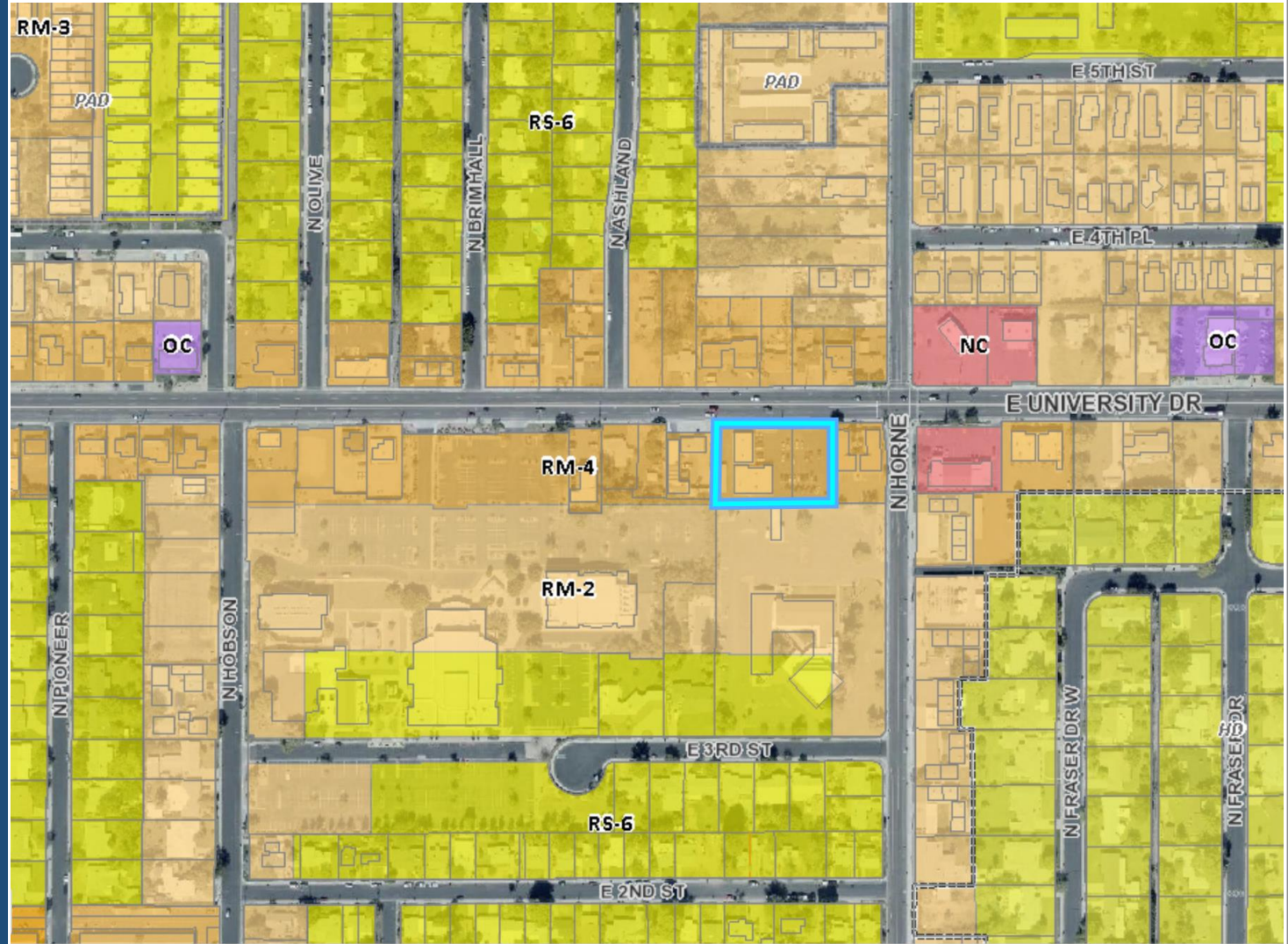
General Plan

Neighborhood

- Safe places to live
- Wide range of housing options

Zoning

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



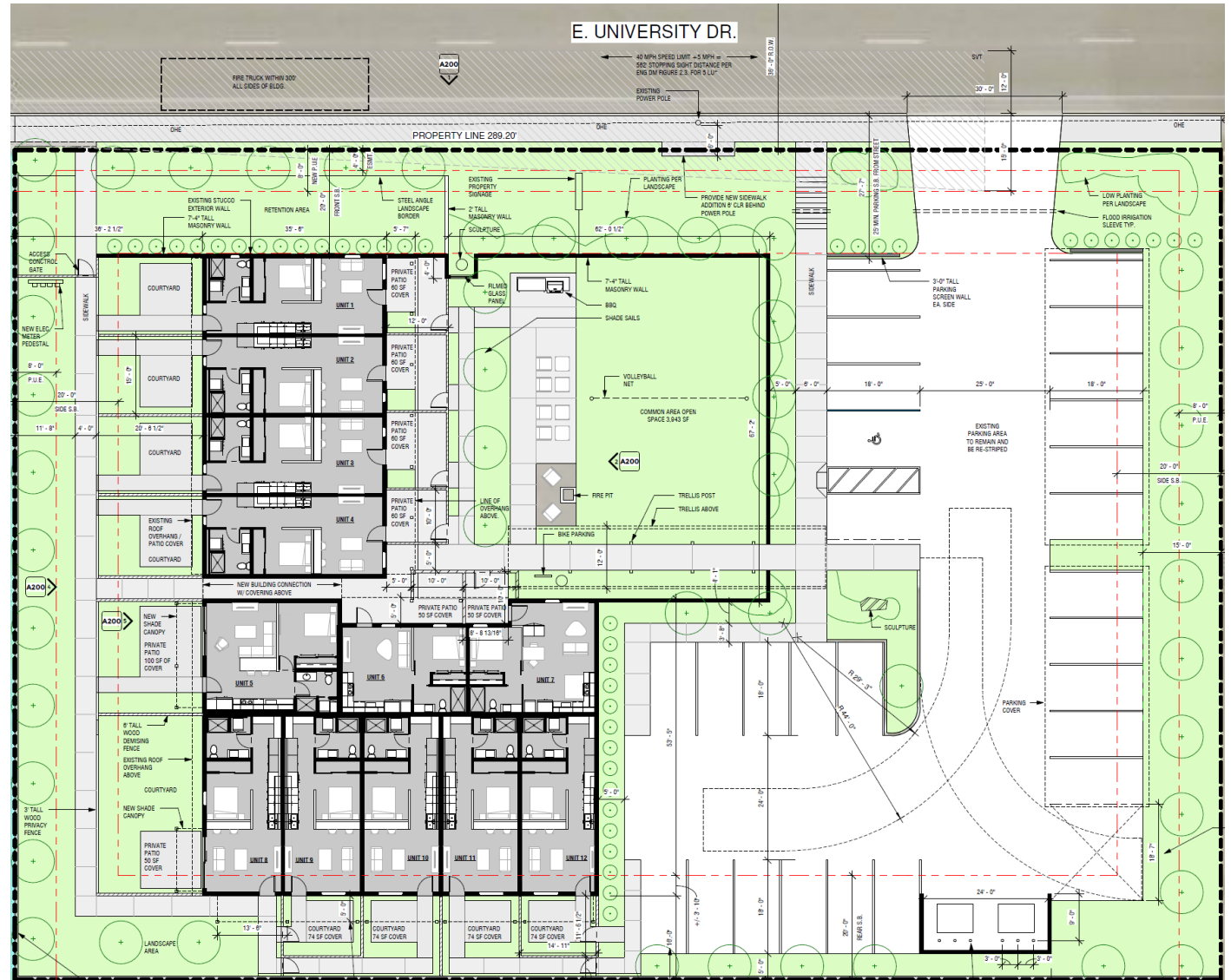
Site Photo



View of existing buildings from University Drive

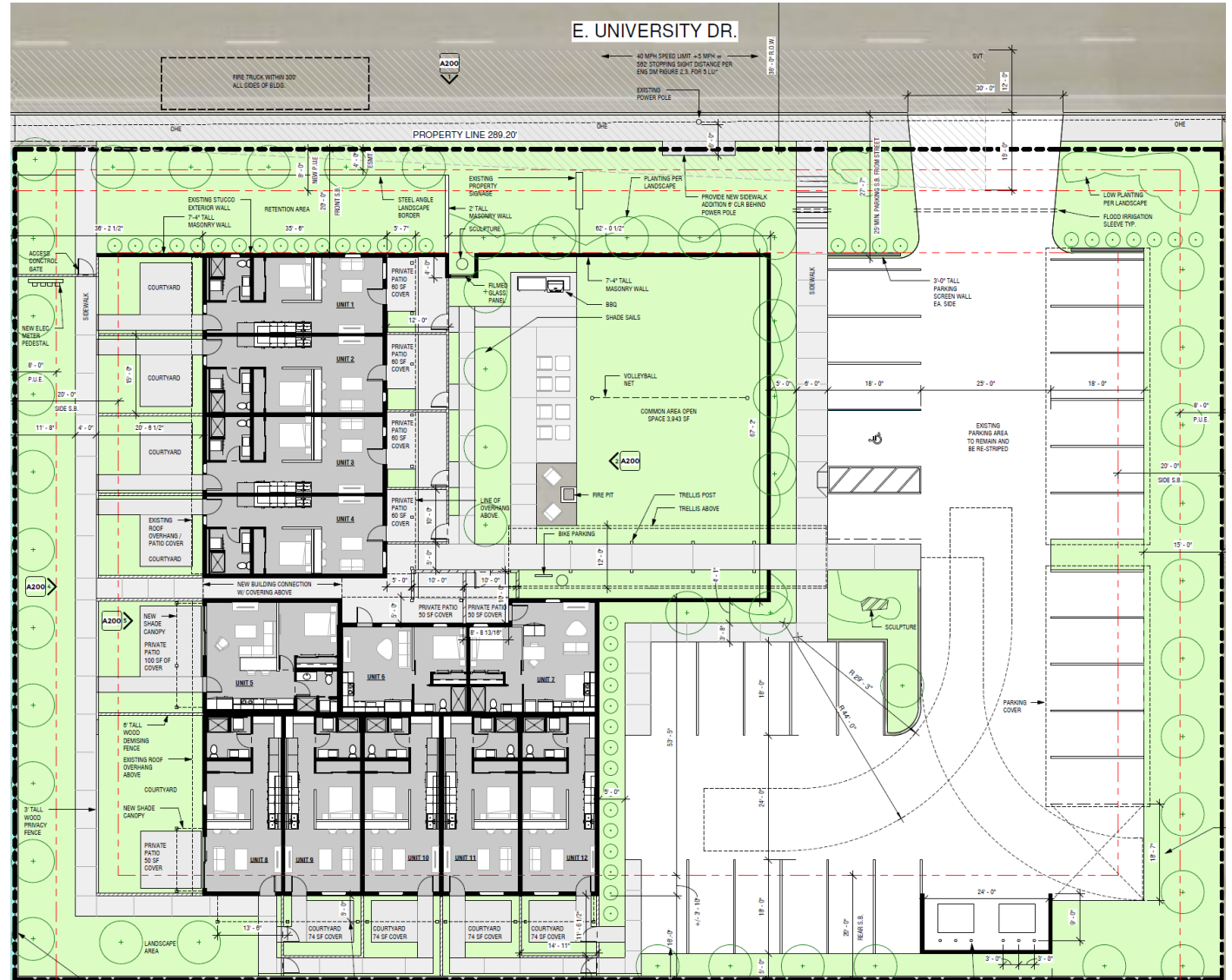
Site Plan

- Existing buildings to be connected
- Increased landscaping; reduced lot coverage
- Private and common open space
- Pedestrian connections
- Covered parking
- Bicycle parking



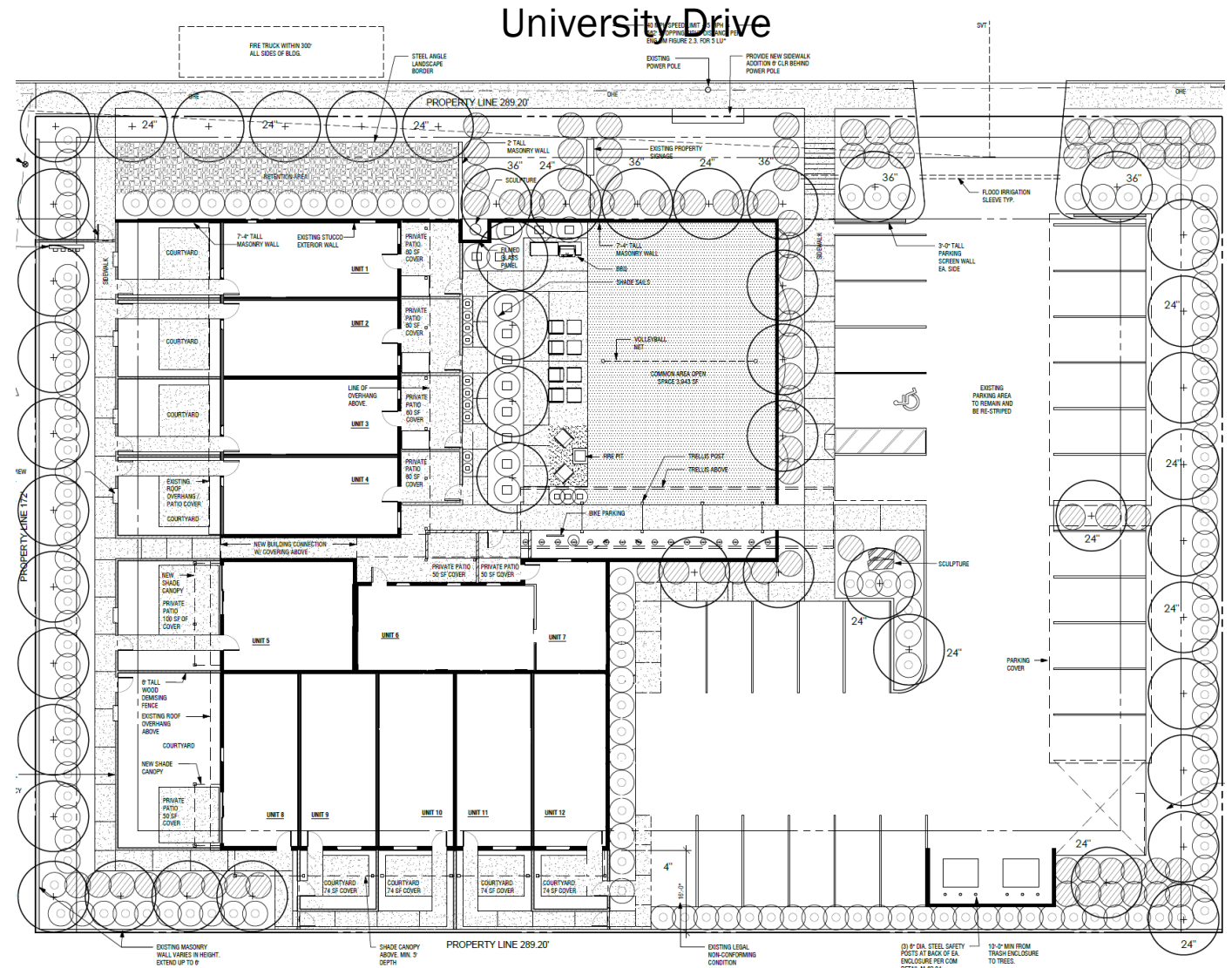
Requested SCIP

- 75% lot coverage
- 16-ft rear setback
- 25-ft parking setback from ROW



Landscape Plan

- New perimeter landscaping
- Common open space landscaping



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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June 1, 2022