



BOA22-00295



Request

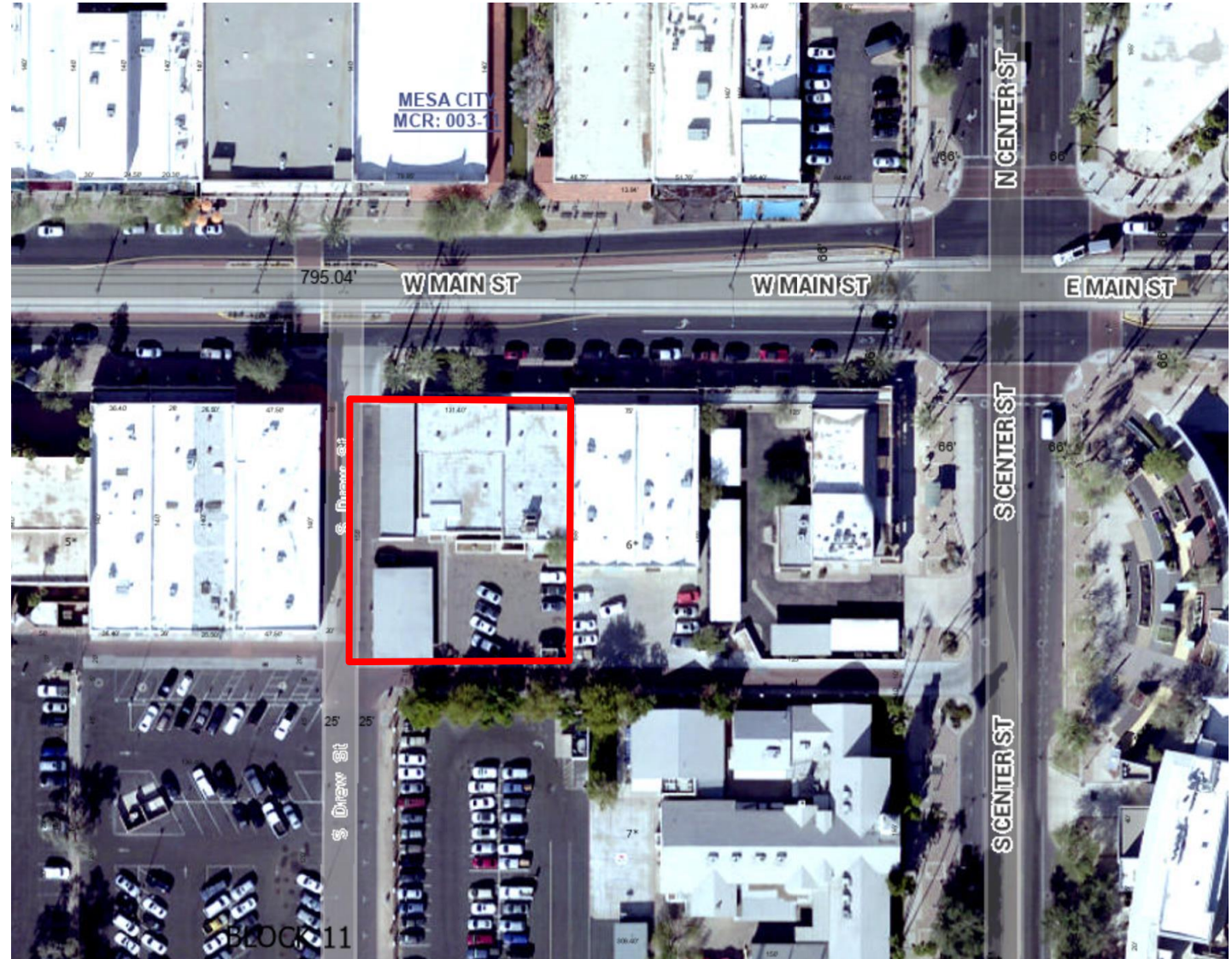
- Variances from Form Based Code

Purpose

- Allow mixed-use development

Location

- 29 West Main Street
- West of Center
- South side of Main Street

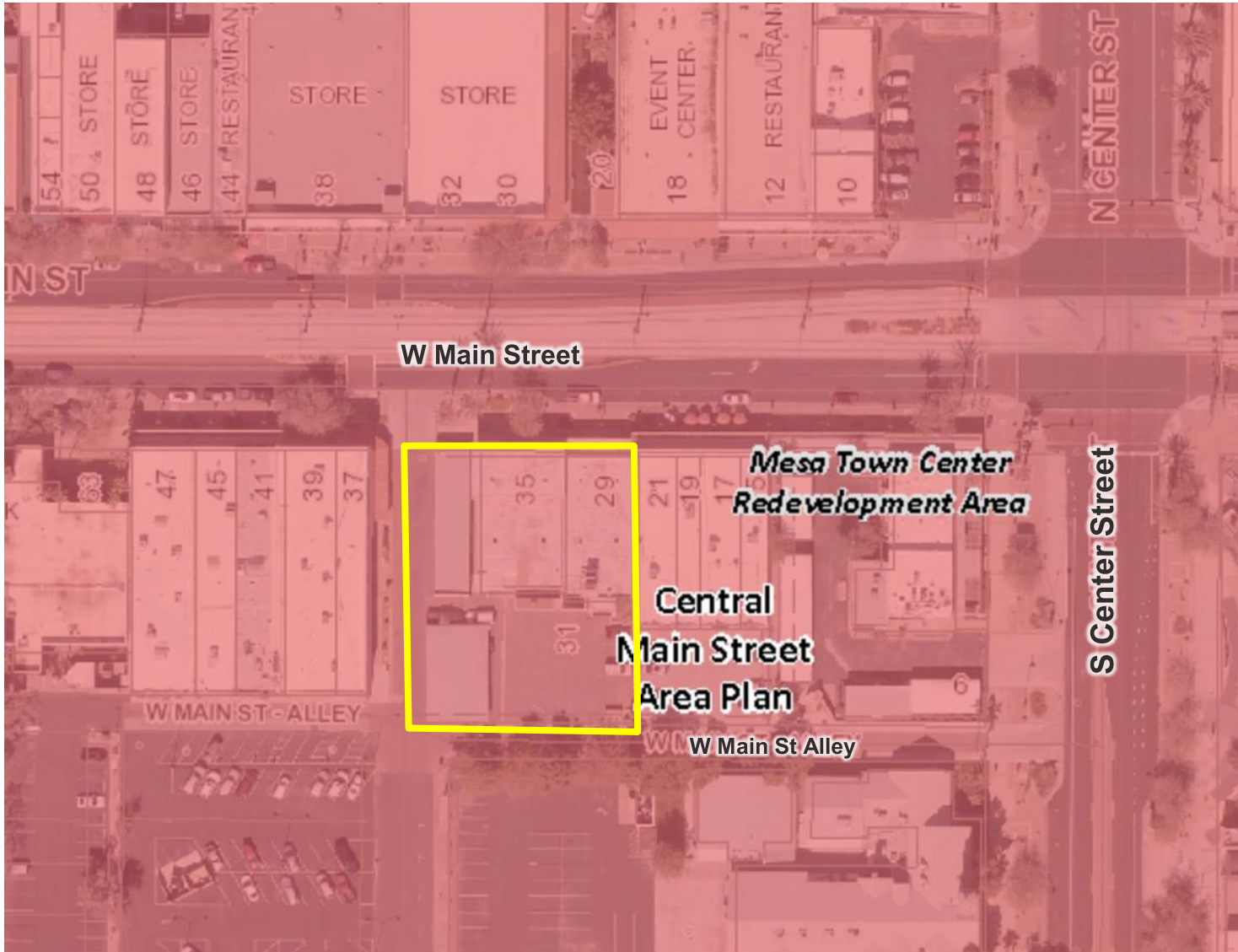




General Plan

Downtown

- Pedestrian-oriented
- Variety of housing, entertainment
- Transit Corridor, Station Areas



Areas

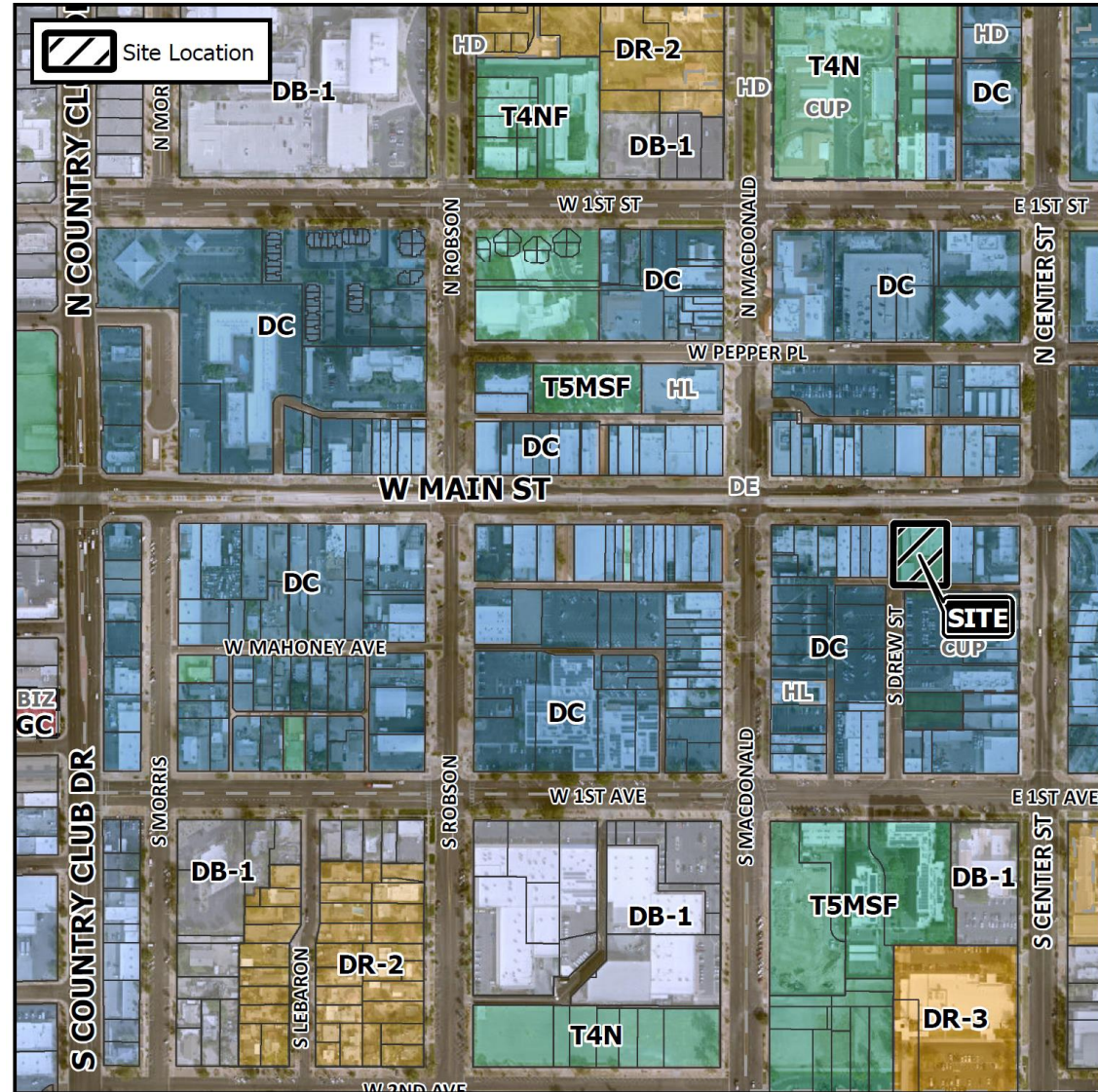
Central Main Street Area

- Mid- to High-Rise
- Pedestrian-oriented, Mixed-use
- West Mesa Economic Activity, Downtown Economic Activity

Zoning

Transect 6 Main Street (T6MS)

- Higher intensity mixed use development
- Ground Floor Commercial
- Upper Floor Residential or Commercial
- Low or no Parking Requirements to promote walkability



Site Photos



Looking south towards the site

Site Photos



Looking north towards the site

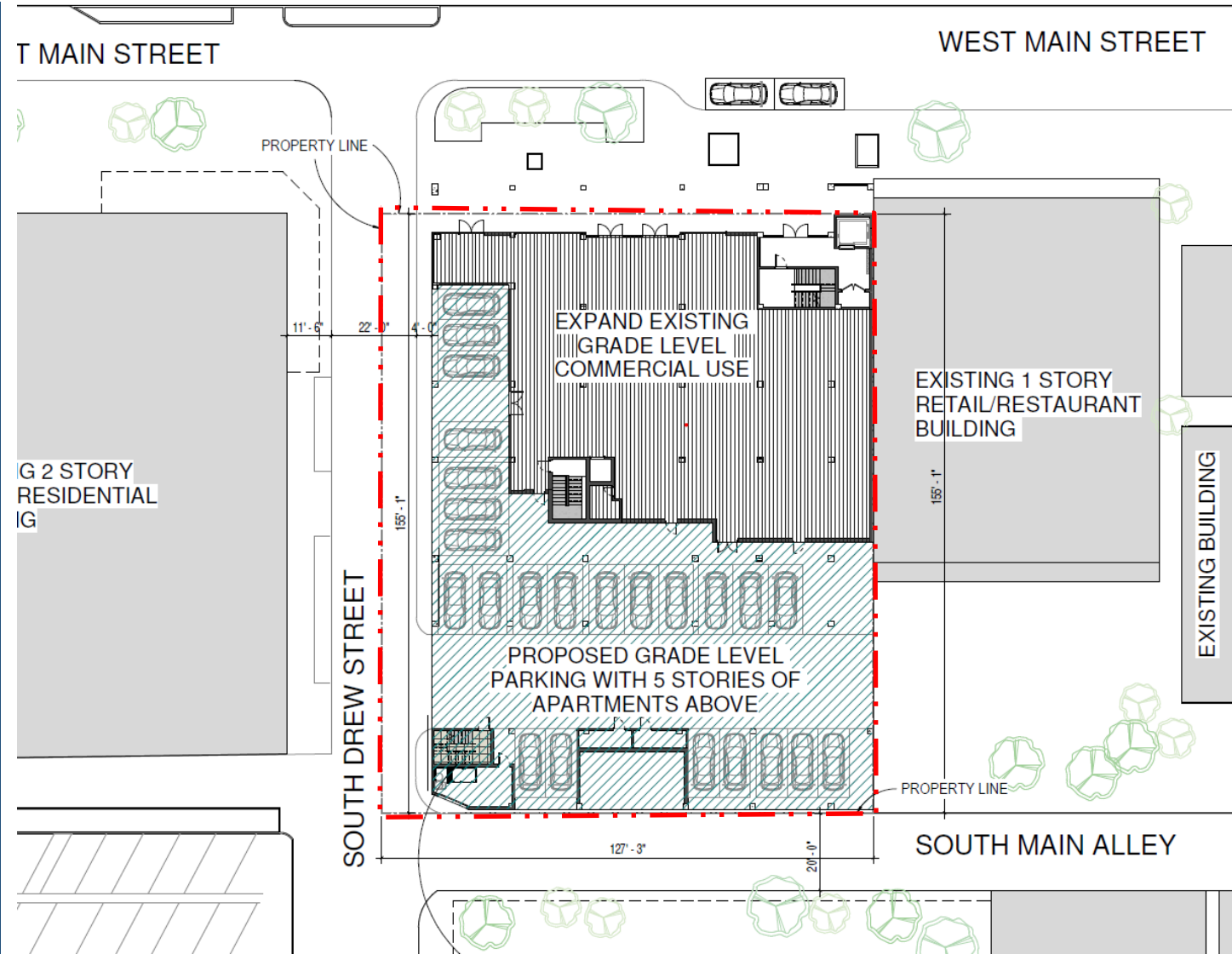
Site Photos



Looking northeast towards the site

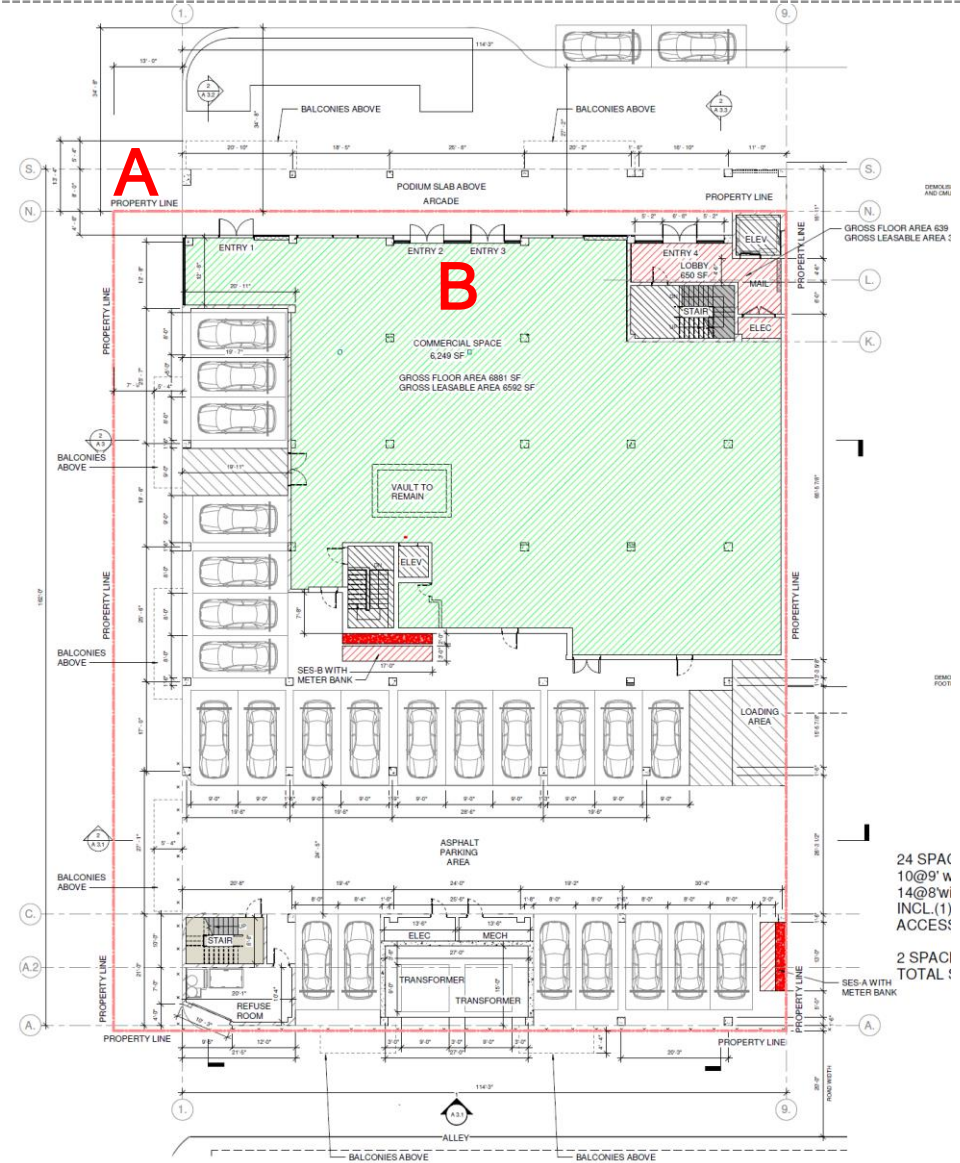
Site Plan

- 6-story mixed-use building
- Ground floor and basement commercial
- Five Floors of multiple residences
- 18 dwelling units per floor
- Total of 90 dwelling units
- 26 parking space provided



Requested Variances

- BTL distance from property line (A)
- BTL defined building (B)

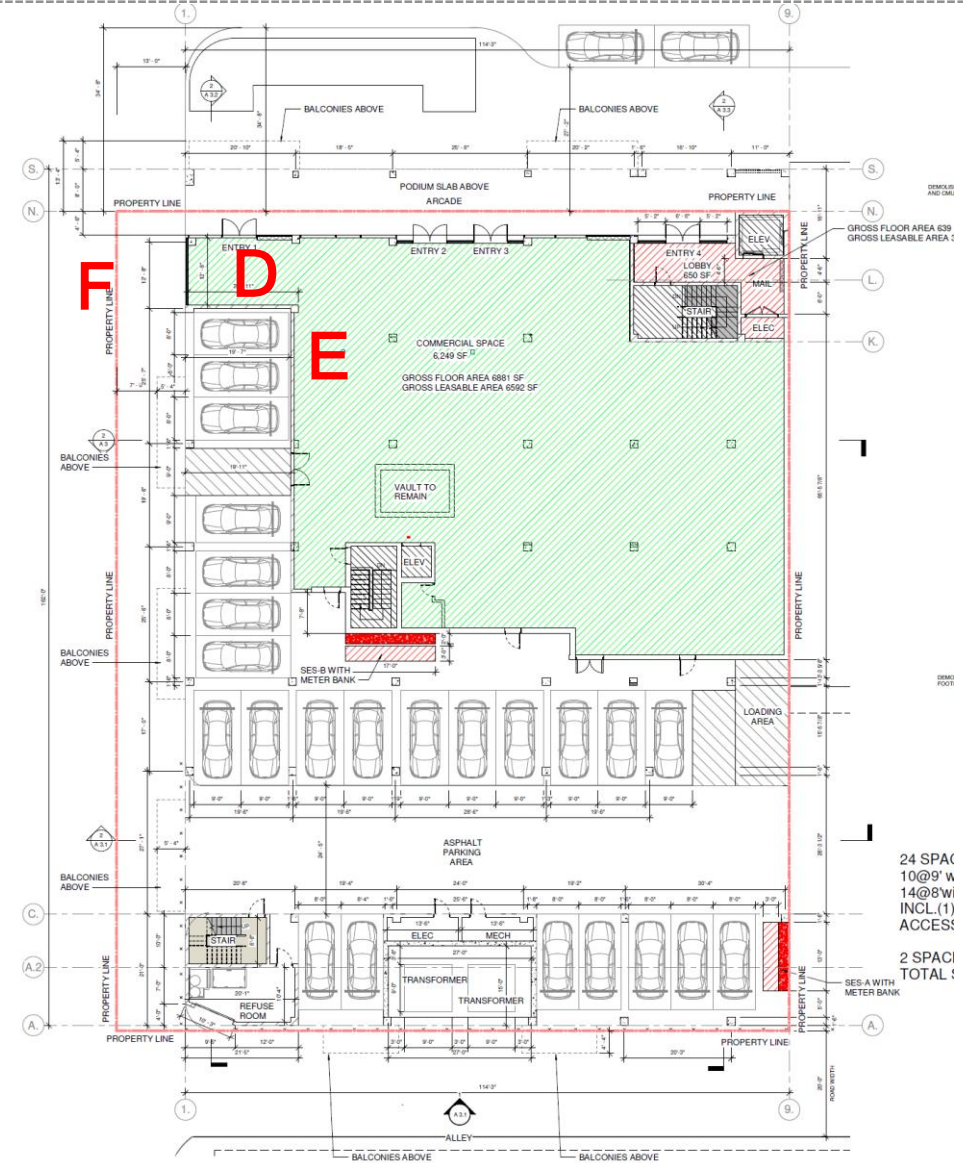


- Height, Upper Floors 2-6 (C)



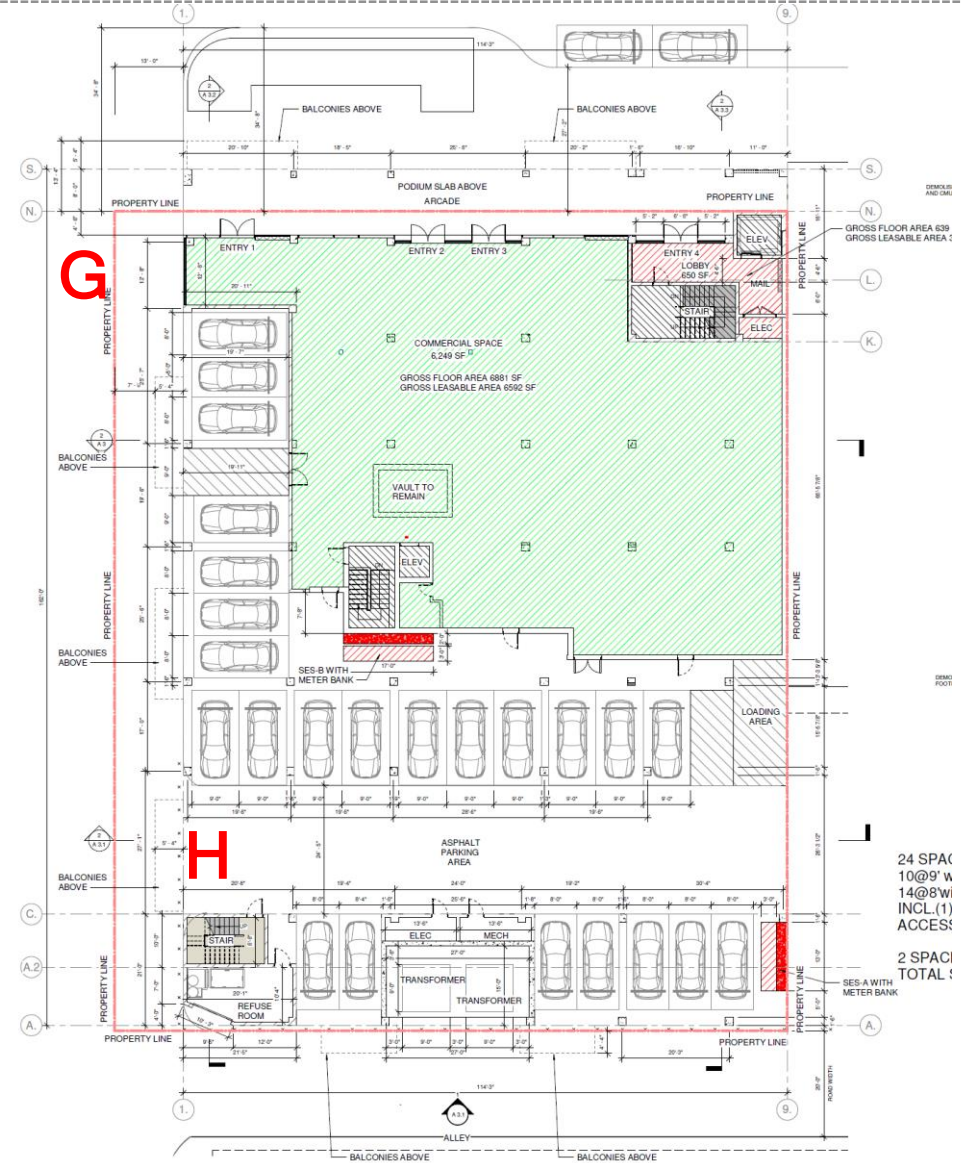
Requested Variances

- Footprint, Depth, Ground-Floor Space (D)
- Parking, Location (Distance from Property Line/ROW), Front Setback, Ground Floor (E)
- Parking Access Drive Width, Front Setback, Ground Floor (F)



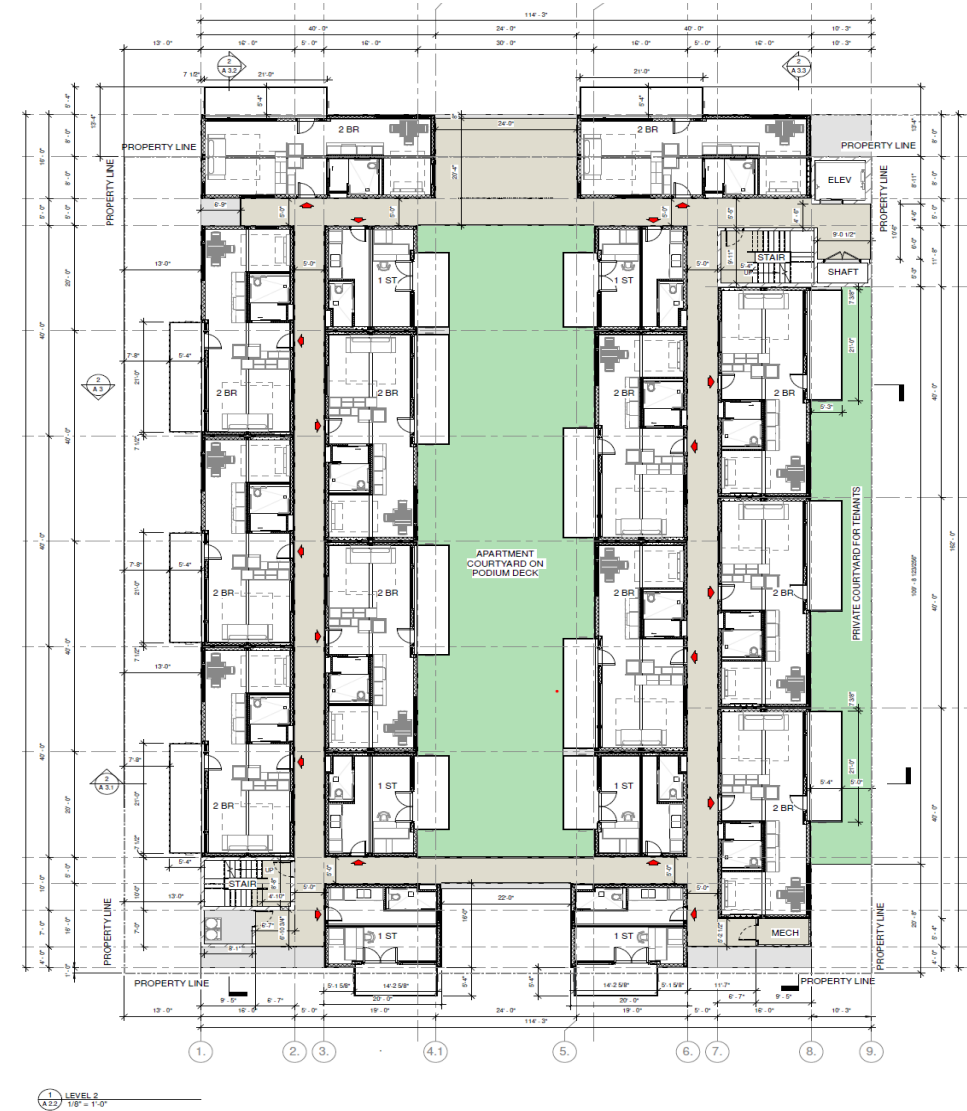
Requested Variances

- Standard Parking Space and Aisle Dimensions, 90°-Angle of Parking, Two-Way Aisle Width (G)
- Parking Access Drive Width , Side Street or Alley (H)



Requested Variances

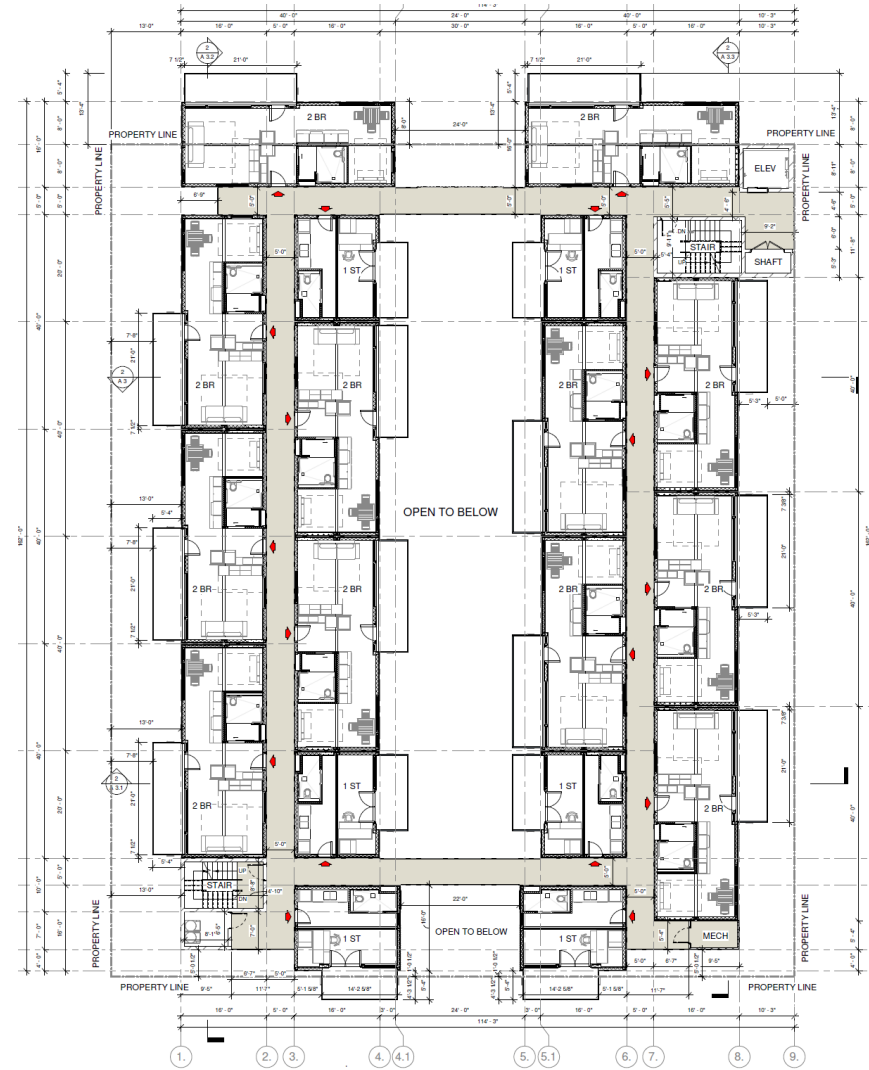
- Footprint, Floors 1-2, Depth (I)



Requested Variances

- Footprint, Floors 3+, Depth (J)

16



1 LEVEL 3RD, 5TH
15' - 1'0"

Requested Variances

- Footprint: the floorplate of any floor may not be larger than the floor below (K)



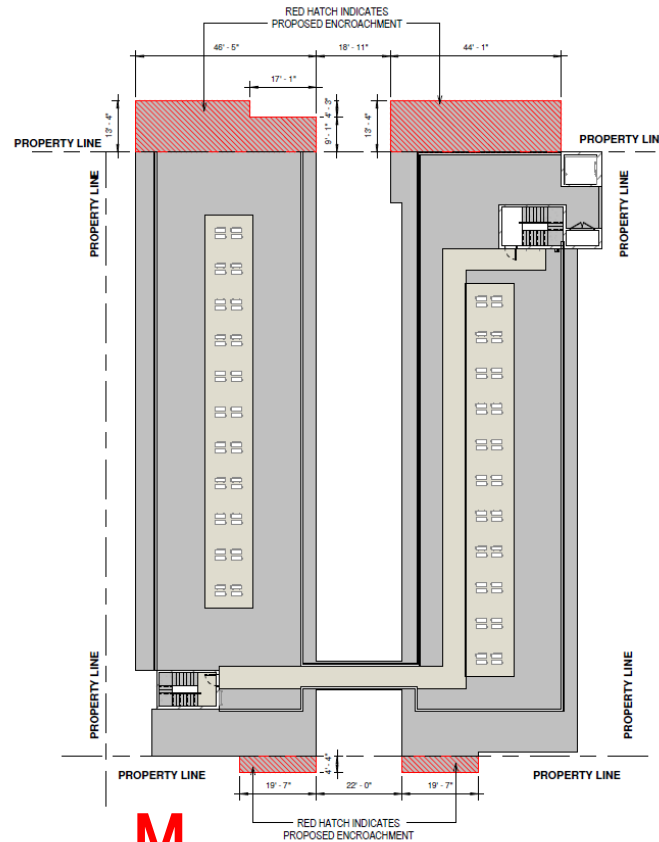
Requested Variances

- Allowed Frontage (L)



Requested Variances

- T6MS, Side/Rear Setback Abutting T5
- Floors 1-5 Main Street Alley (M)
- Floor 6 Main Street Alley (N)



M

2 ROOF PLAN - - ENCROACHMENT DIAGRAM
1/16" = 1'-0"

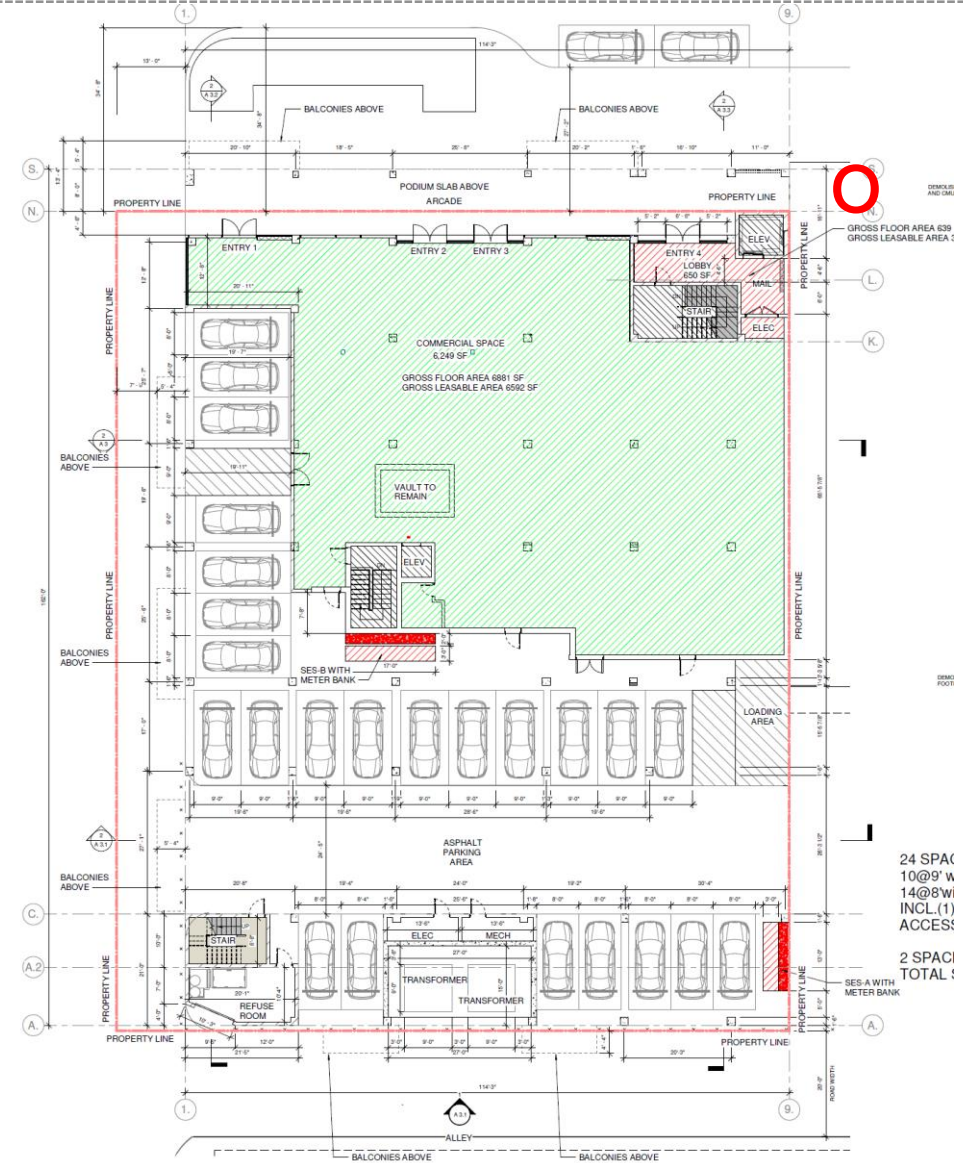


M & N

3 2-6 FLOORS - - ENCROACHMENT DIAGRAM
1/16" = 1'-0"

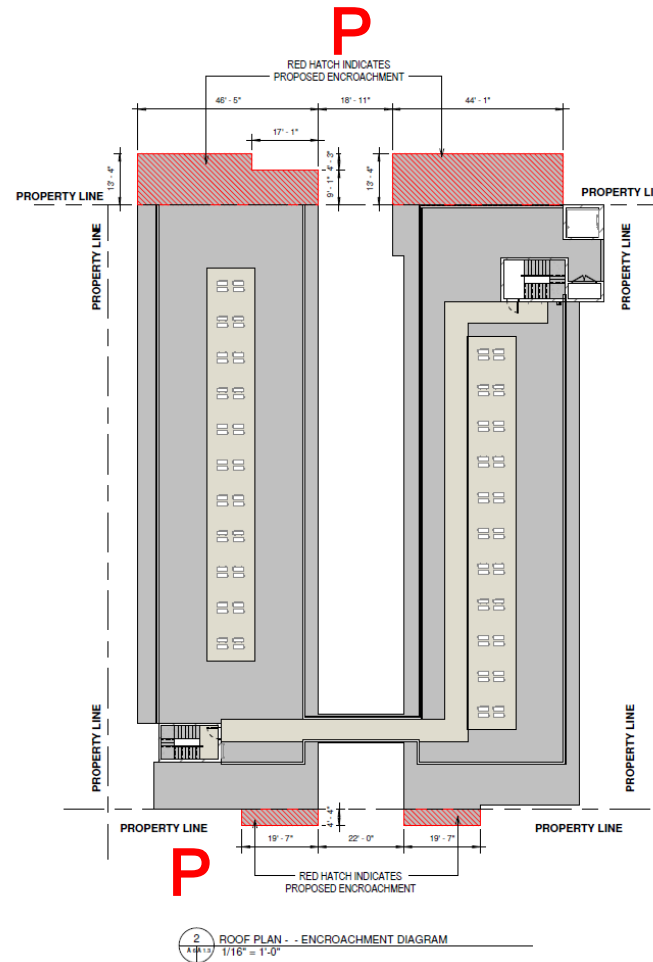
Requested Variances

- Miscellaneous: Arcades must have a consistent depth along a frontage (O)



Requested Variances

- Miscellaneous: Arcades with more than two floors of habitable space above the colonnade may not encroach into a public ROW and must be located so that it abuts a public ROW (P)



Approval Criteria

Section 11-80-3

- | | |
|---|---|
| ✓ | Special circumstances apply to the site due to the size |
| ✓ | Special circumstances are pre-existing |
| ✓ | Strict application of FBC deprives property of privileges |
| ✓ | Approval will not grant special privileges |

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with West Mesa Economic Activity Area, Central Main Street Area
- ✓ Criteria in Chapter 80 for variances

Staff Recommendation

Approval with Conditions



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June 1, 2022