



BOARD OF ADJUSTMENT

September 7, 2022



BOA22-00584



Request

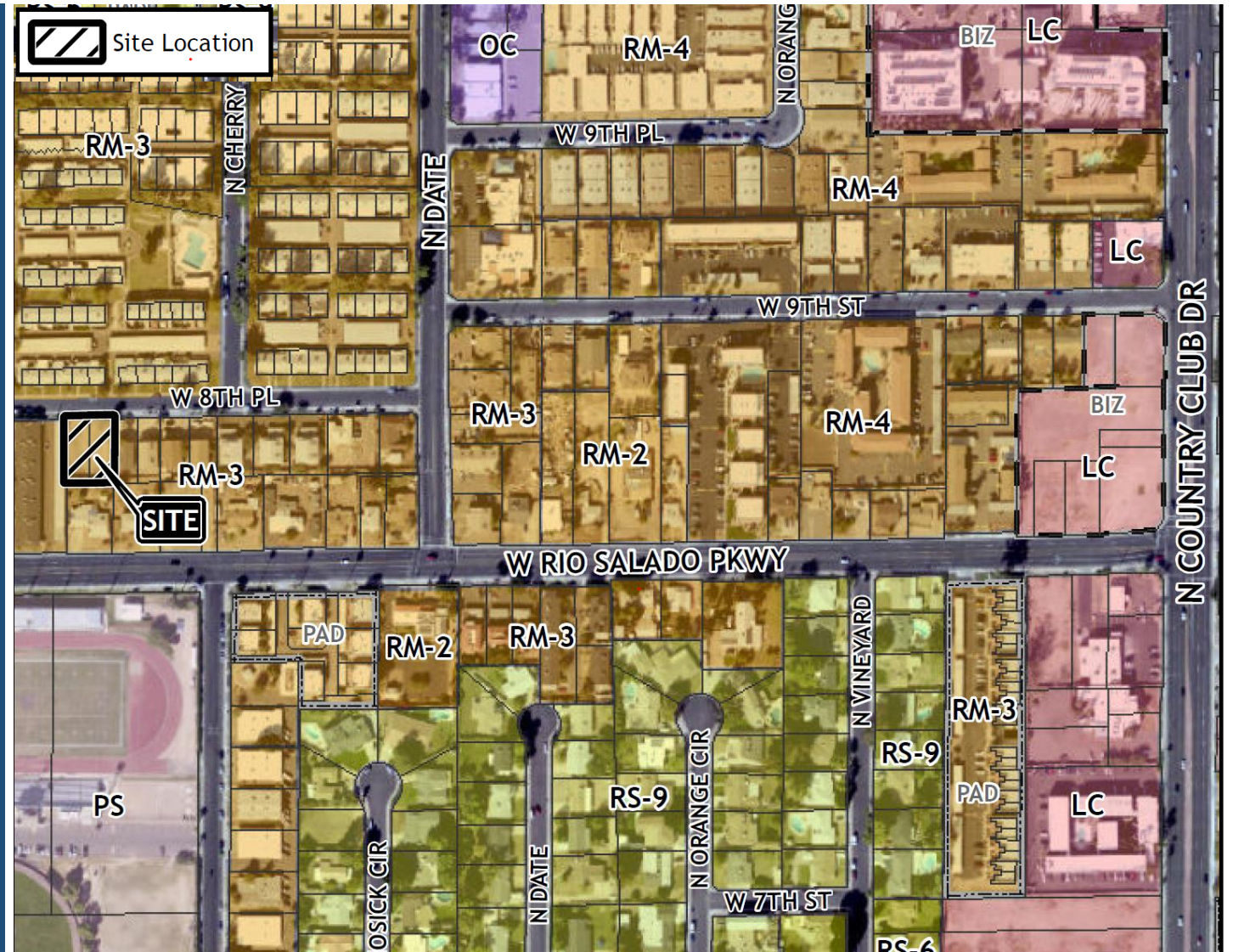
- Development Incentive Permit

Purpose

- Allow for deviations from certain development standards to construct multiple residence (3-dwelling units)

Location

- West of Country Club Drive
- North of Rio Salado Parkway
- 727 West 8th Place (south side)





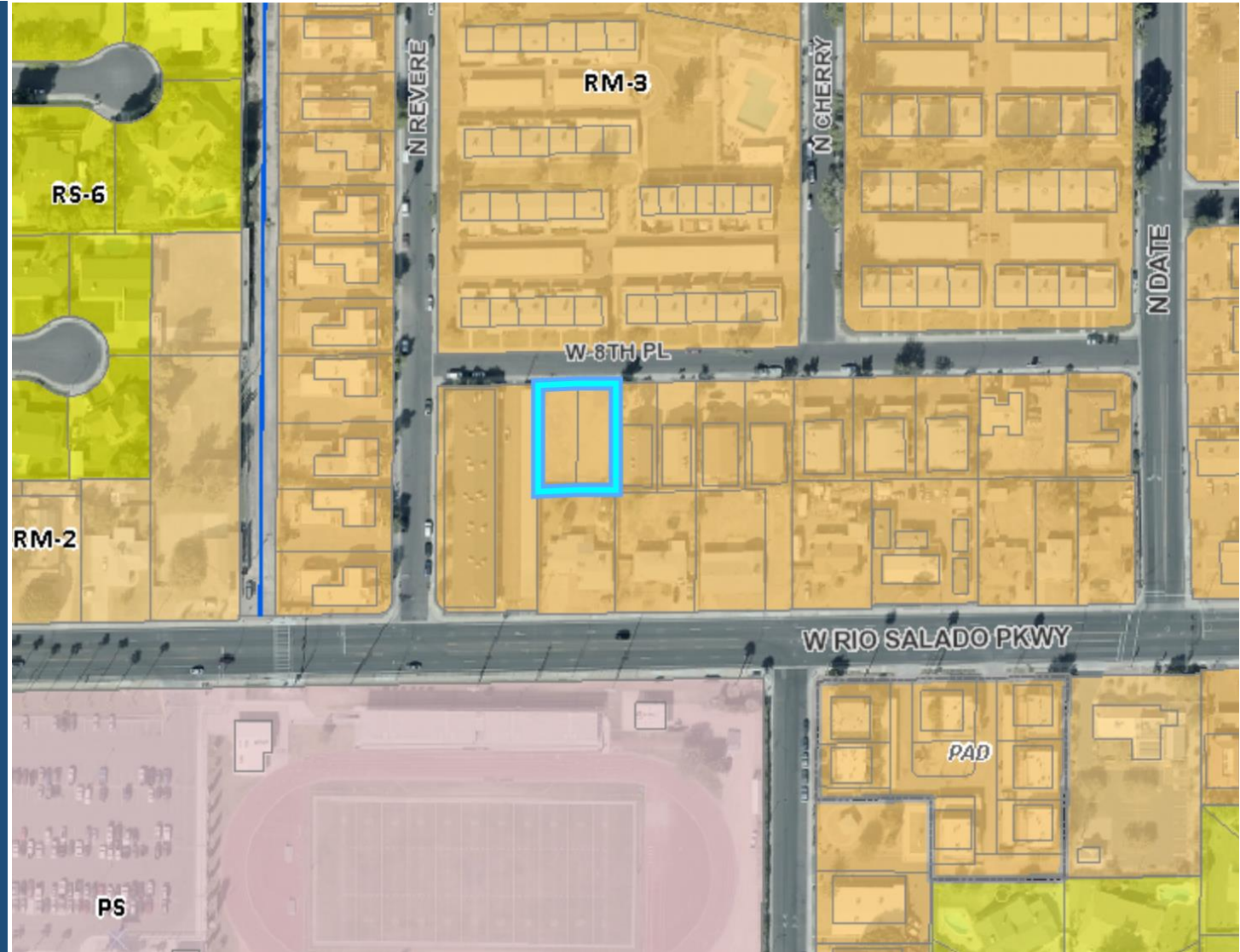
General Plan

Neighborhood

- Provide safe places for people to live, feel secure and enjoy their surrounding.
- May contain a wide range of housing options.

Zoning

- Multiple Residence-3 (RM-3)
- Multiple residence uses with a maximum density of 20 dwelling units per acre
- Subject to applicable development standards
- Proposing 3-dwelling units with density of 12 dwelling units per acre.

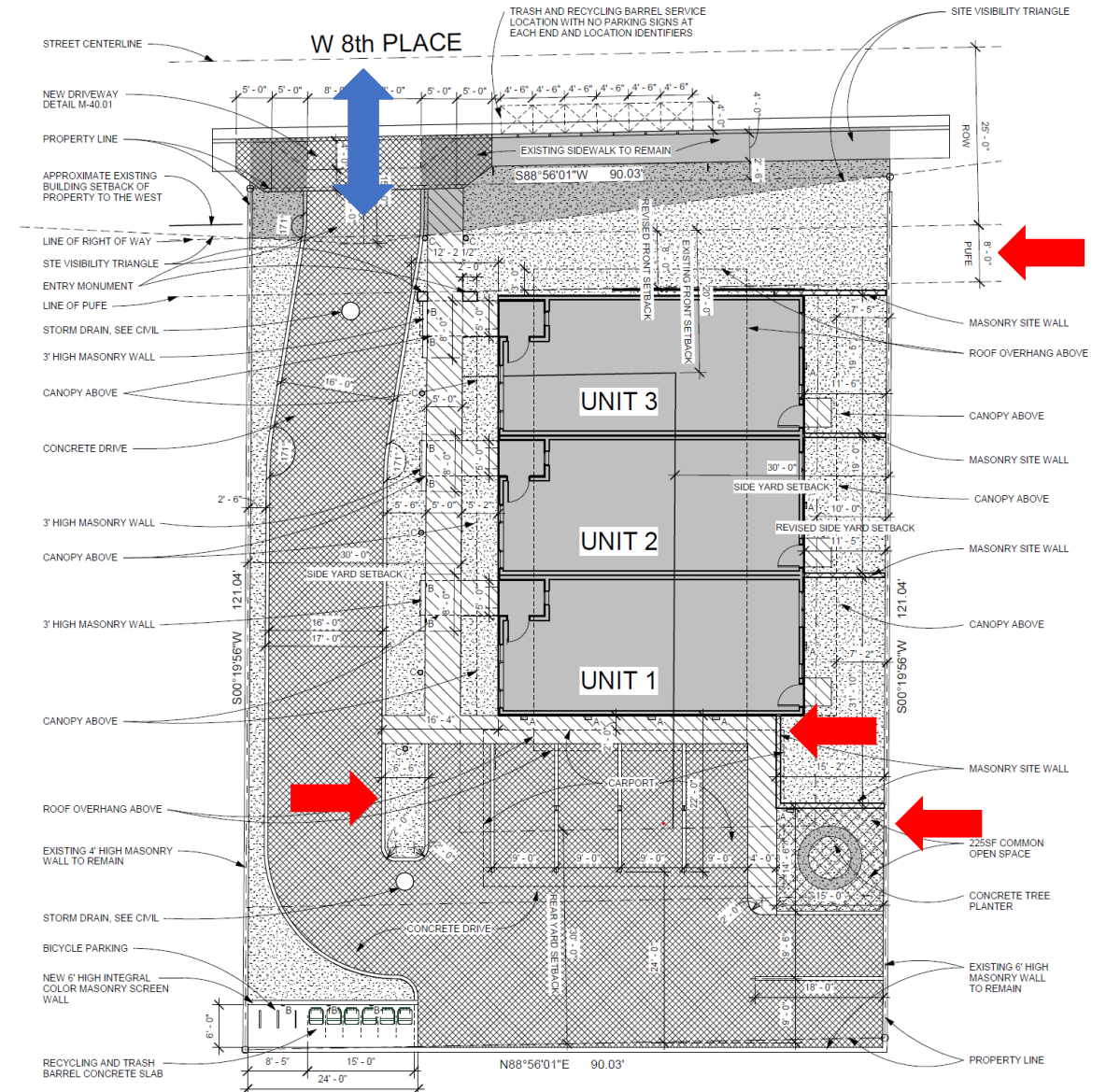


Site Photo



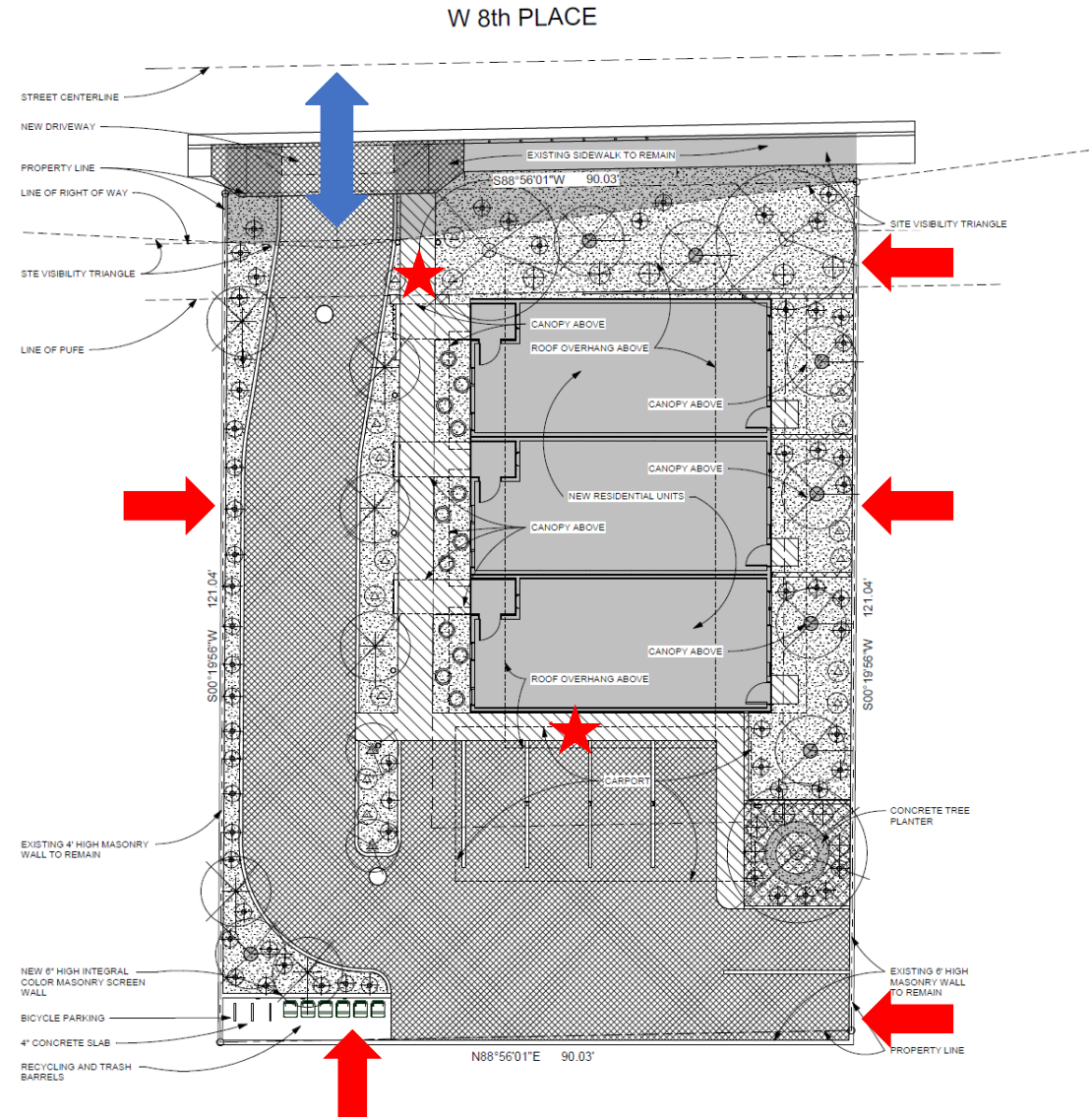
Looking south from West 8th Place

- Reduced building setback adjacent to front property line
- Reduced building setback adjacent to east property line.
- Reduced separation between building and parking canopy
- Reduced minimum common open space dimension
- Reduced parking island width



Development Incentive Permit – Landscape Plan

- Reduced landscape yard widths along the front, east, south and west property lines
- No landscape plants within landscape yard along south property line
- Reduced foundation base widths along west and south elevations
- Trash barrel storage within landscape yard adjacent to south property line



DIP Criteria

Section 11-72-1 DIP Criteria



#1 Total area of the site does not exceed 5 net acres and was created by the assembly of 2 or more individual, contiguous parcels.



#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.

DIP Criteria



2005 Aerial



2022 Aerial

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

- Complies with the 2040 Mesa General Plan
- Site meets DIP criteria per Section 11-72-1 of the MZO
- Requested incentives comply with DIP approval criteria per Section 11-72-3 in the MZO

Staff Recommendation

Approval with Conditions



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