



Board of Adjustment



BOA22-00718



Request

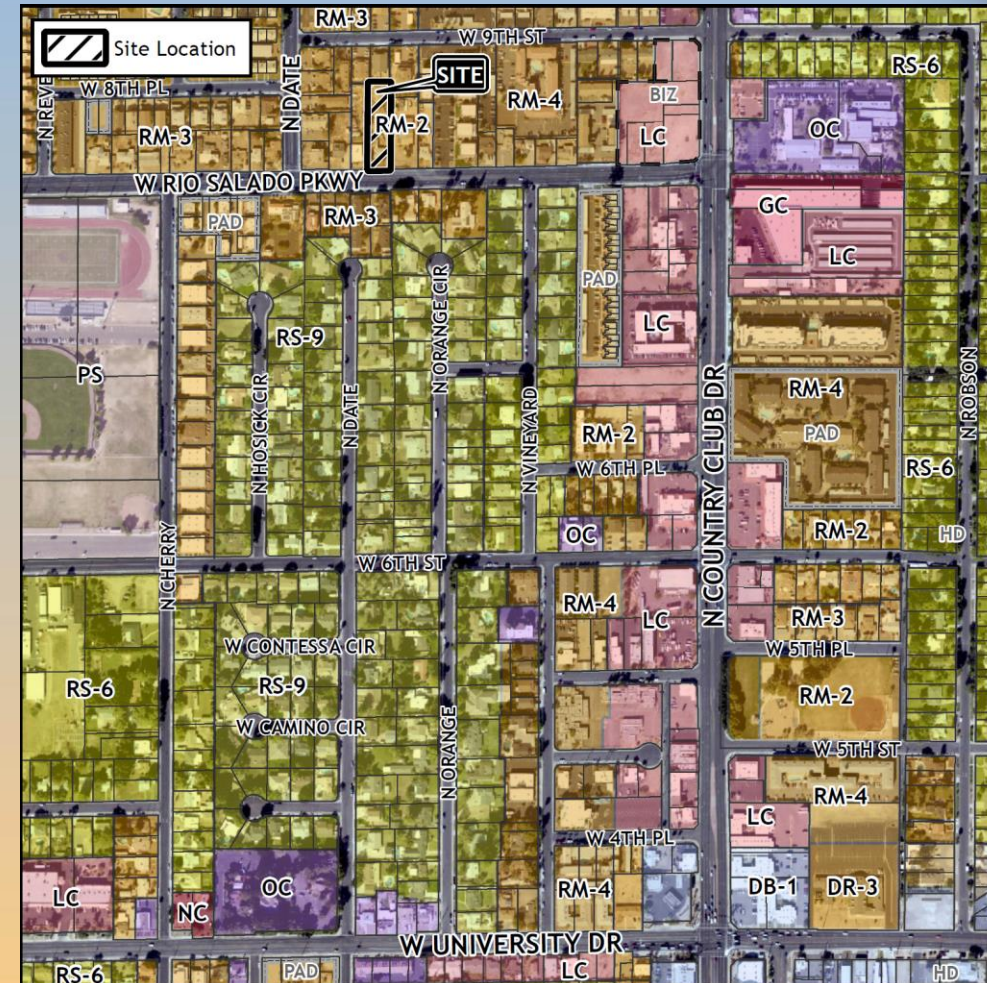
- For a Development Incentive permit to allow for deviations from certain development standards to construct multiple residence (4-dwelling units)





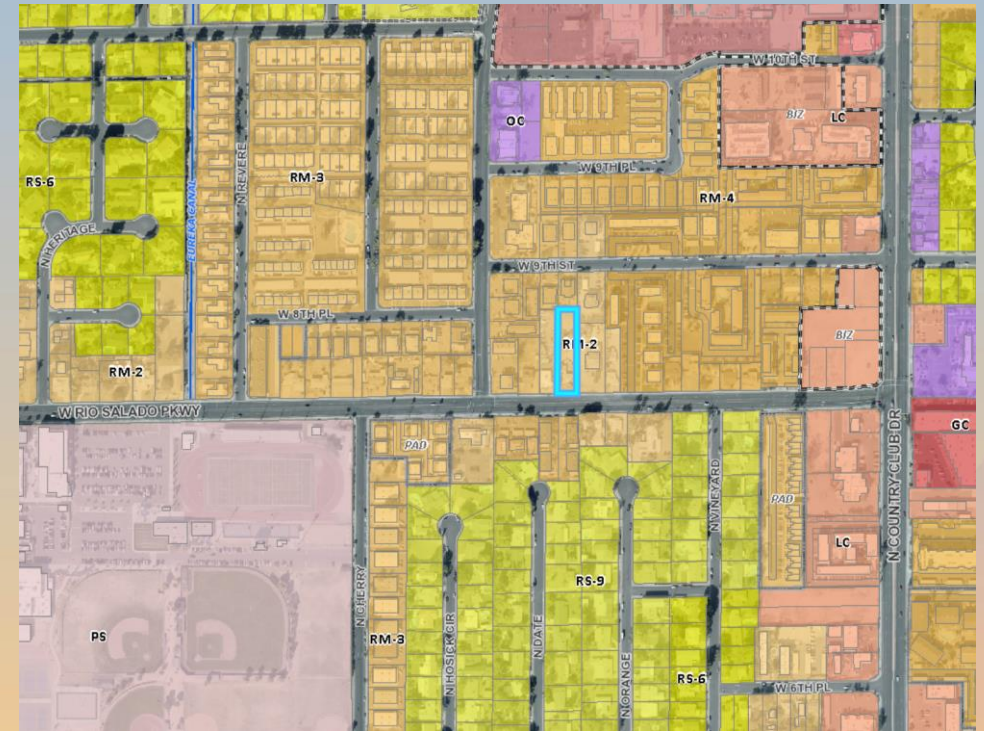
Location

- 554 E Rio Salado Parkway
- West of Country Club Drive, north of University Drive





Zoning





Site Photos



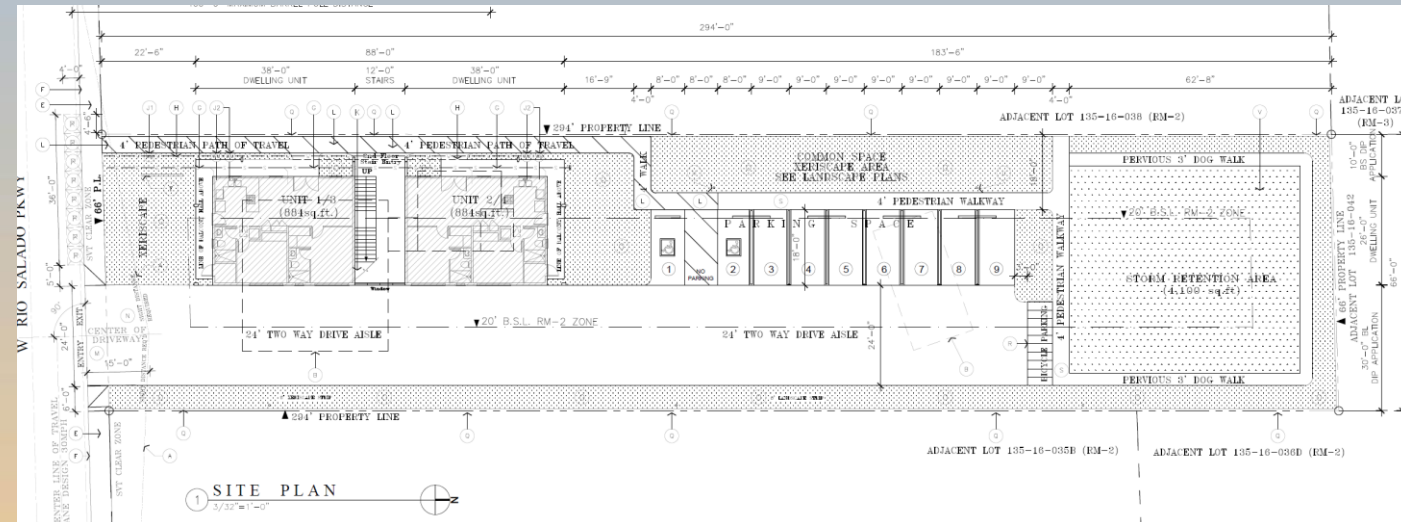
January 2023

[illegible]



Development Incentive Permit – Site Plan

- Reduced western setback from 30 ft to 10 ft
- Trash and refuse location to be allowed on collection days to be the front yard
- Reduction in Landscape yard from 20 ft to 6ft and reduced required plantings
- Reduction of required





Citizen Participation

- Notified property owners within 500 feet
- No comments received from neighboring property owners





Approval Criteria

Section 11-72-1 DIP Purpose and Applicability

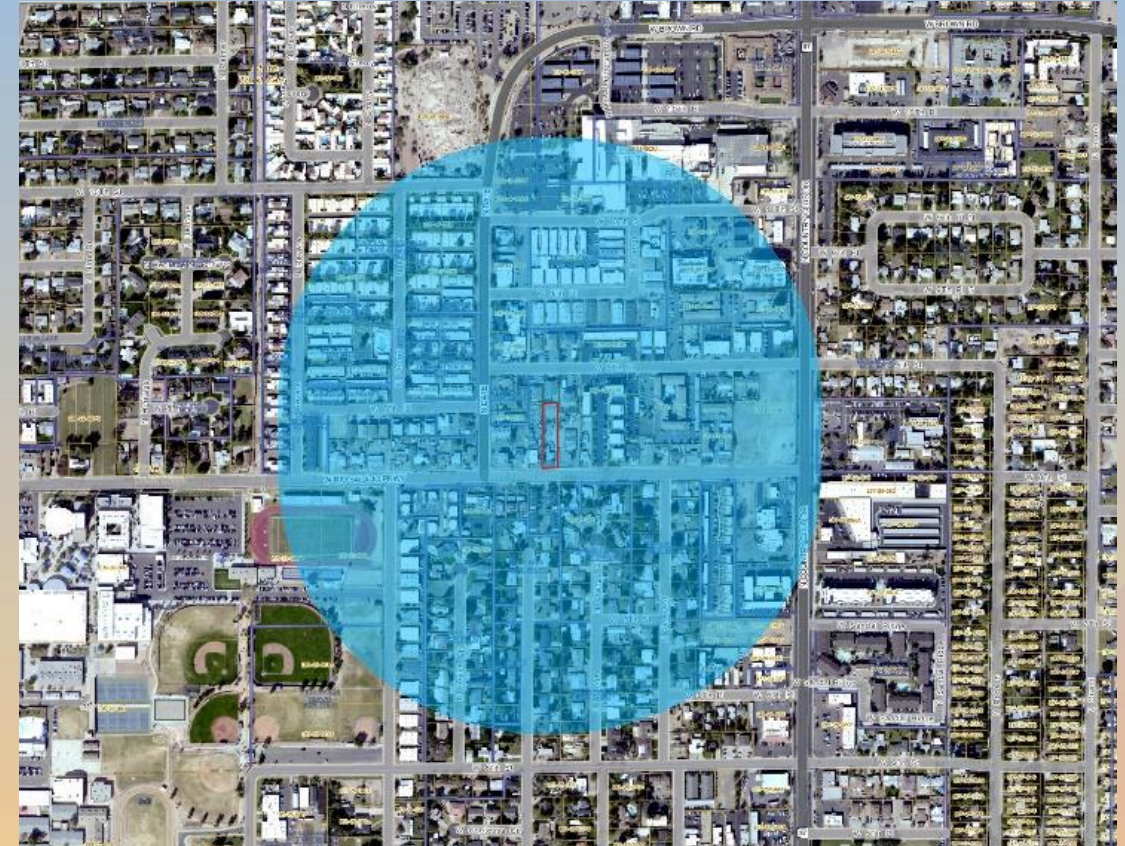
- ✓ Total area of the parcel does not exceed 2.5 net acres, and the parcel has been in its current configuration for more than 10 years;
- ✓ The parcel is served by, or has direct access to, existing utility distribution facilities.
- ✓ The parcel is surrounded by properties within a 1,200 foot radius in which:
 - ✓ 1.The total developable land area is not more than 25 percent vacant; and
 - ✓ 2.Greater than 50 percent of the total numbers of lots or parcels have been developed 15 or more years ago.



Approval Criteria



2005 Aerial Photo



2022 Aerial Photo



Approval Criteria

Section 11-72-3 DIP Criteria

- ✓ 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;
- ✓ The incentives do not allow development that is more intense than the surrounding neighborhood; commensurate with existing development within a 1200 foot radius of the by-passed property; and
- ✓ 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.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for a DIP in Section 11-72-3 of the MZO

Staff recommends Approval with Conditions



Board of Adjustment