



BOARD OF ADJUSTMENT

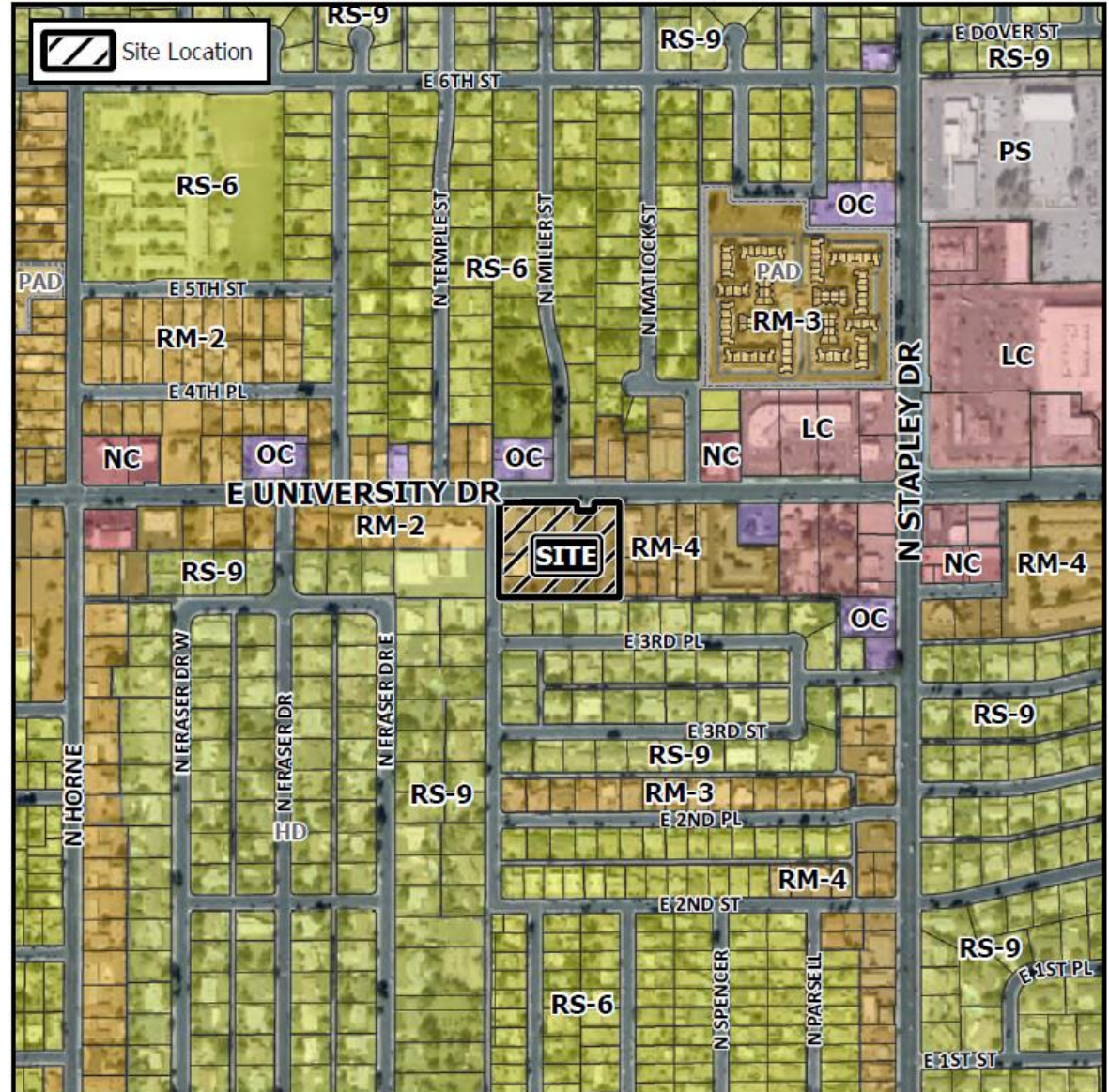
April 7, 2021

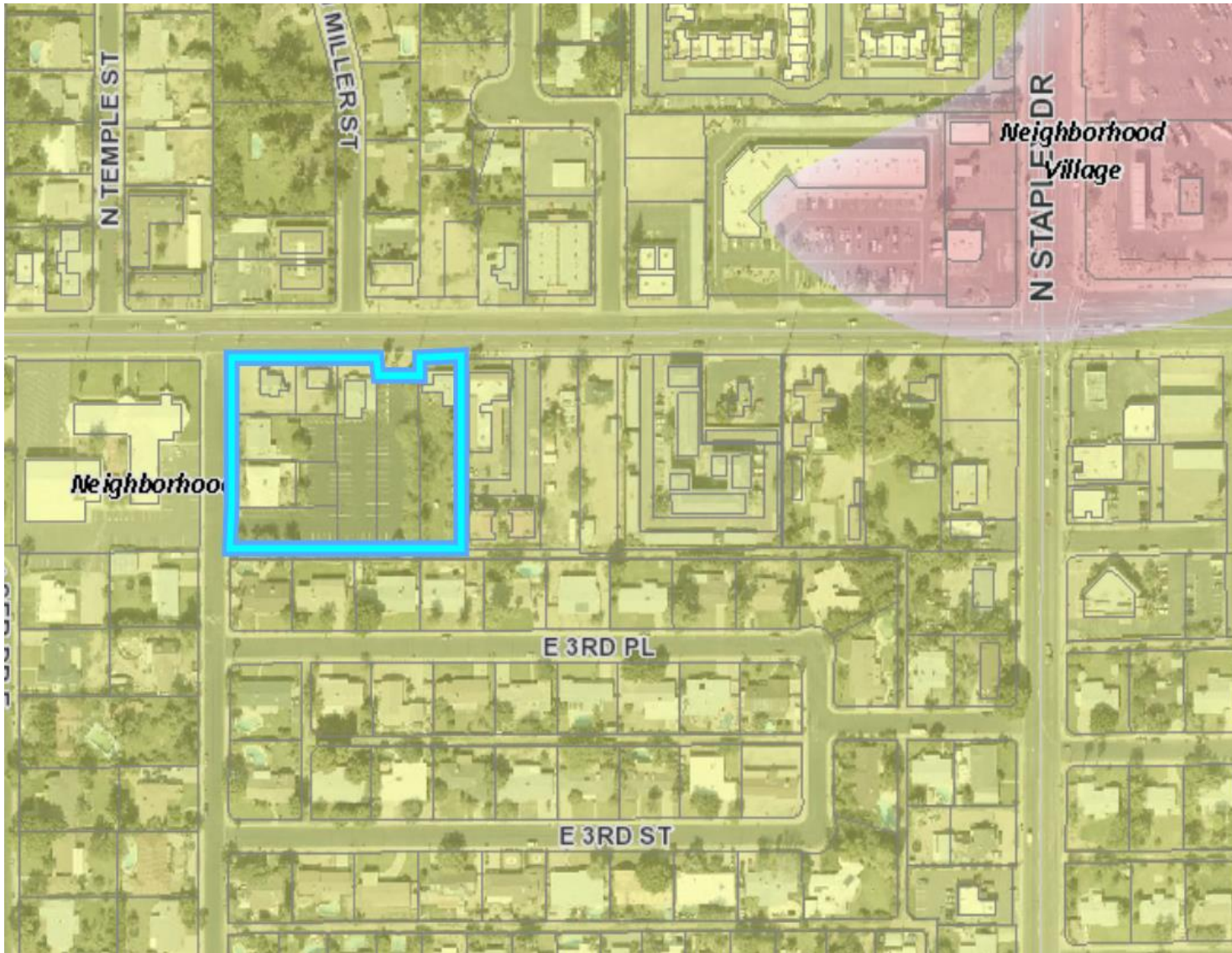


BOA20-00779

Location

- South of University Drive
- West of Stapley Drive





General Plan

Neighborhood

- Provide a safe place for people to live
 - Contains a mix of housing types including multiple residences

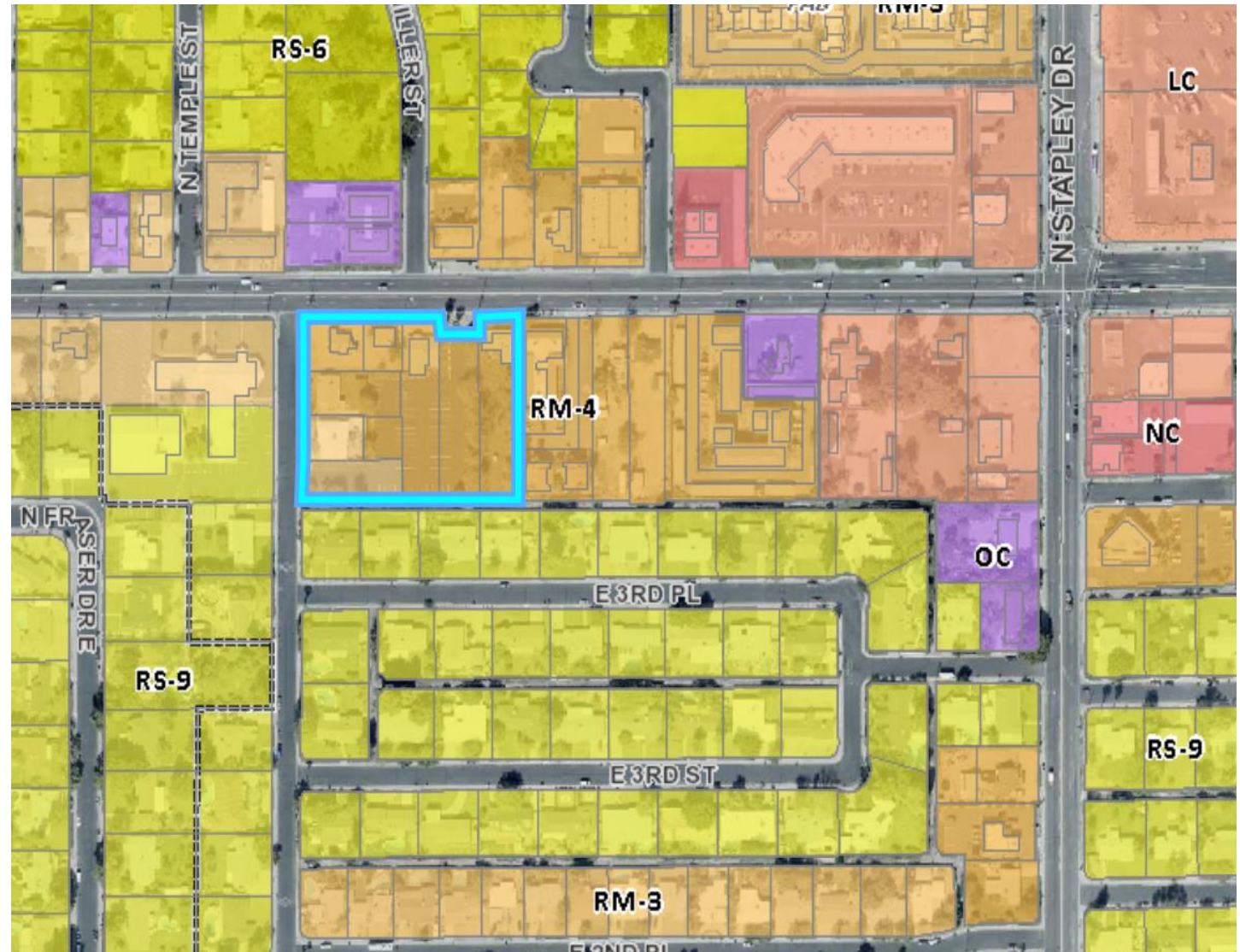
Central Main Street Plan

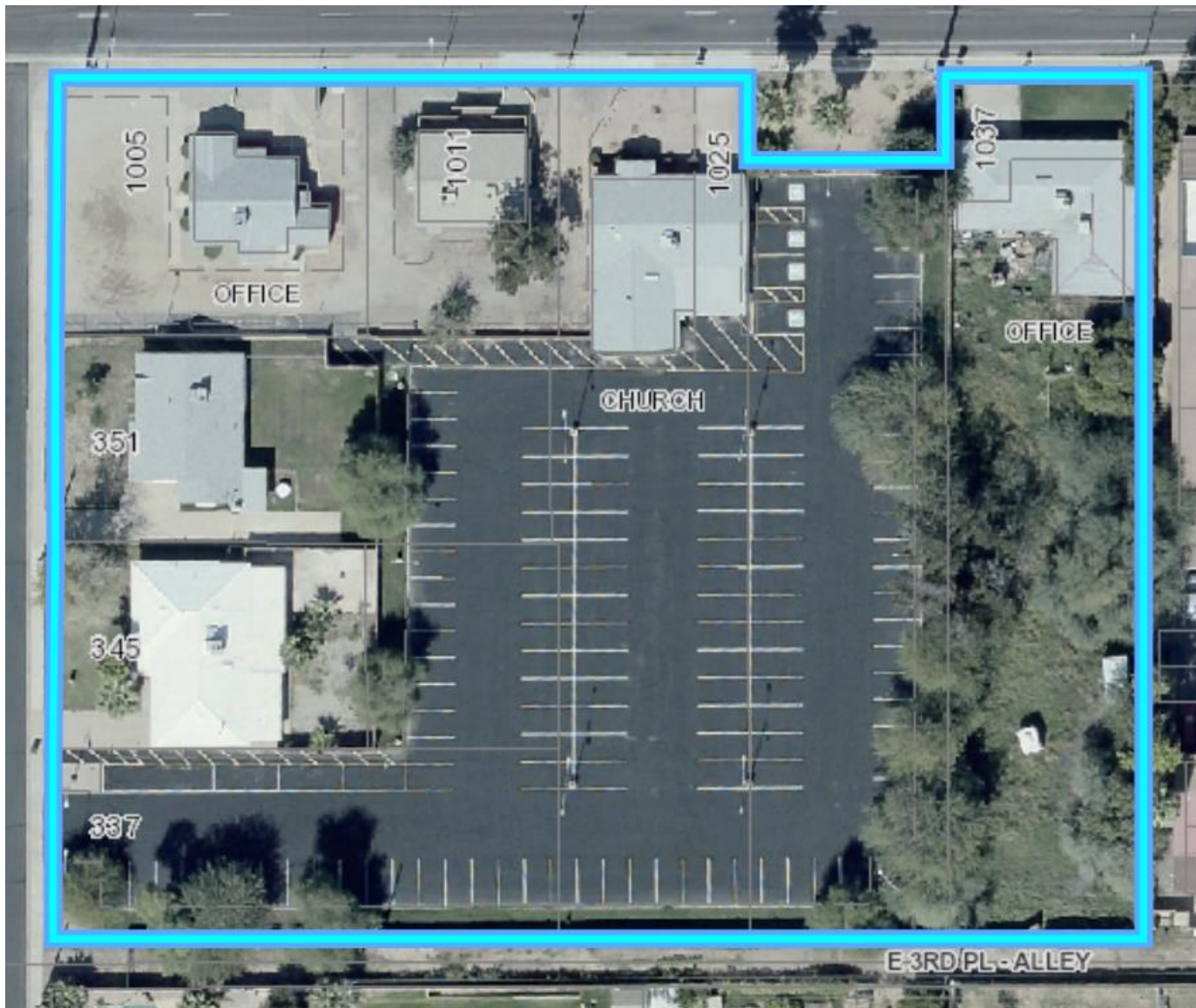
- Evolution Corridor
 - Decrease auto-oriented development and encourage development that enhances the streetscape and pedestrian realm.

Zoning

RM-2 and RM-4

- Not requesting to rezone





Request

- Development Incentive Permit

Purpose

- Allow for deviations from certain development standards to develop nine (9) underutilized parcels into a 53-unit multiple residence project.

Site Photos



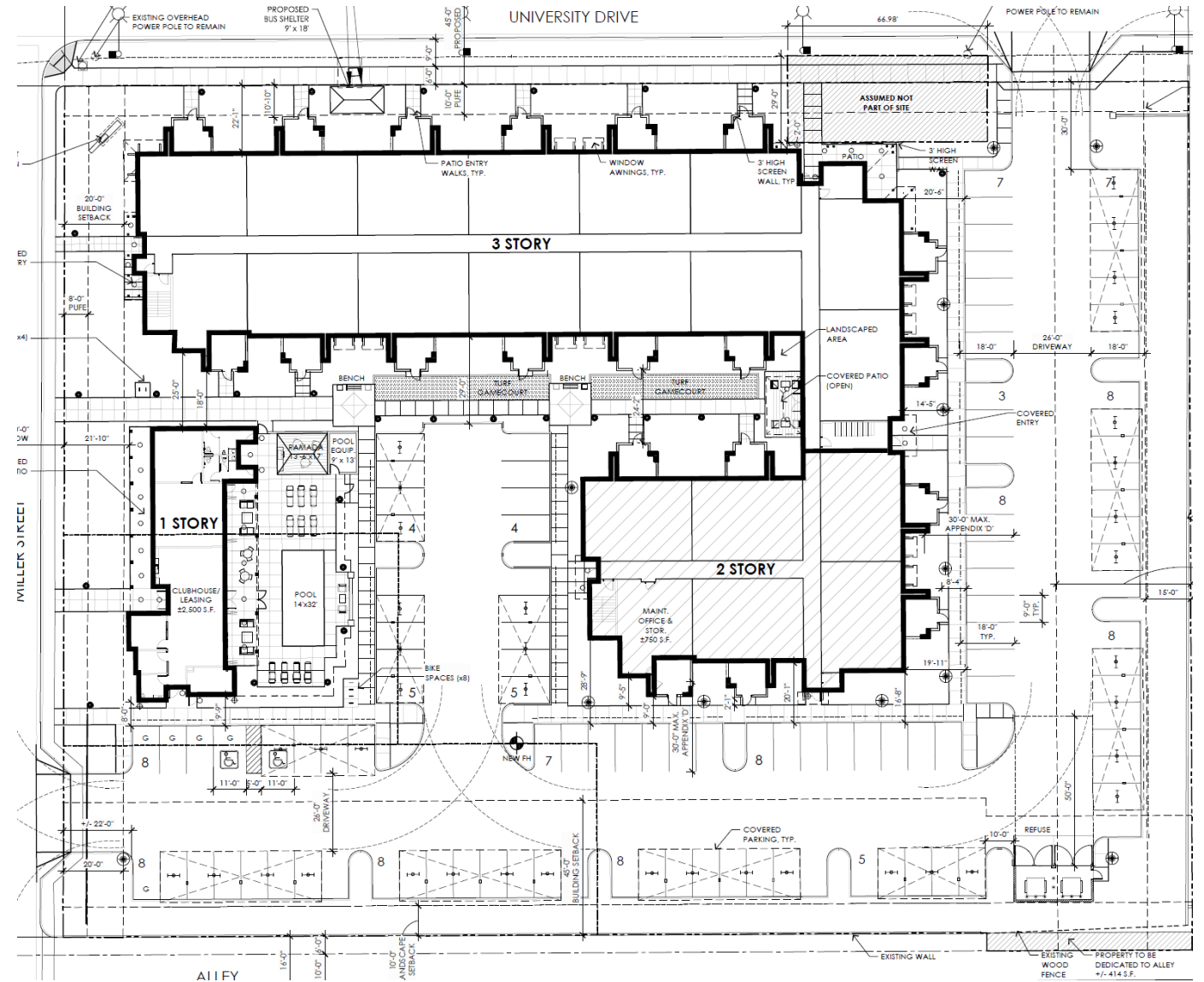
Looking south along University



Looking east along Miller Street

DIP Request

- Reduce landscape yard adjacent to an arterial
- Reduce landscape yard adjacent to single residence
- Reduce building setback along an arterial
- Reduce the foundation base area
- Reduce the setback of cross drive aisles
- Reduce the proximity of parking canopies to one story building
- Reduce the building separation



Approval Criteria

Section 11-72-1 DIP Criteria



#1 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.



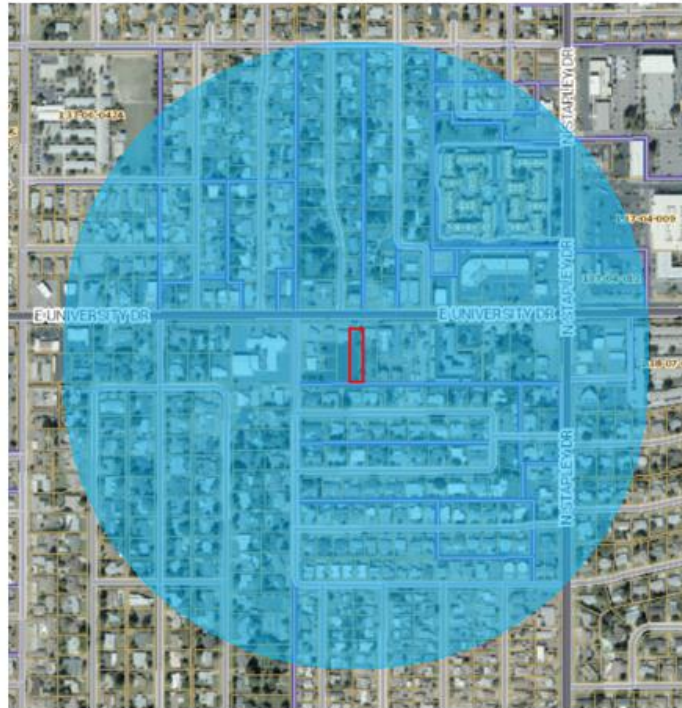
#2 The parcel is served by, or has direct access to, existing utility distribution facilities.



#3 The total developable land area is not more than 25% vacant; and greater than 50% of the total number of lots or parcels have been developed 15 or more years ago.

Approval Criteria

1,200-foot buffer current
aerial photo



2006 Aerial photo



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
- Meets the criteria outlined in section 11-72 for a DIP

Staff Recommendation

Approval with Conditions



BOARD OF ADJUSTMENT

April 7, 2021