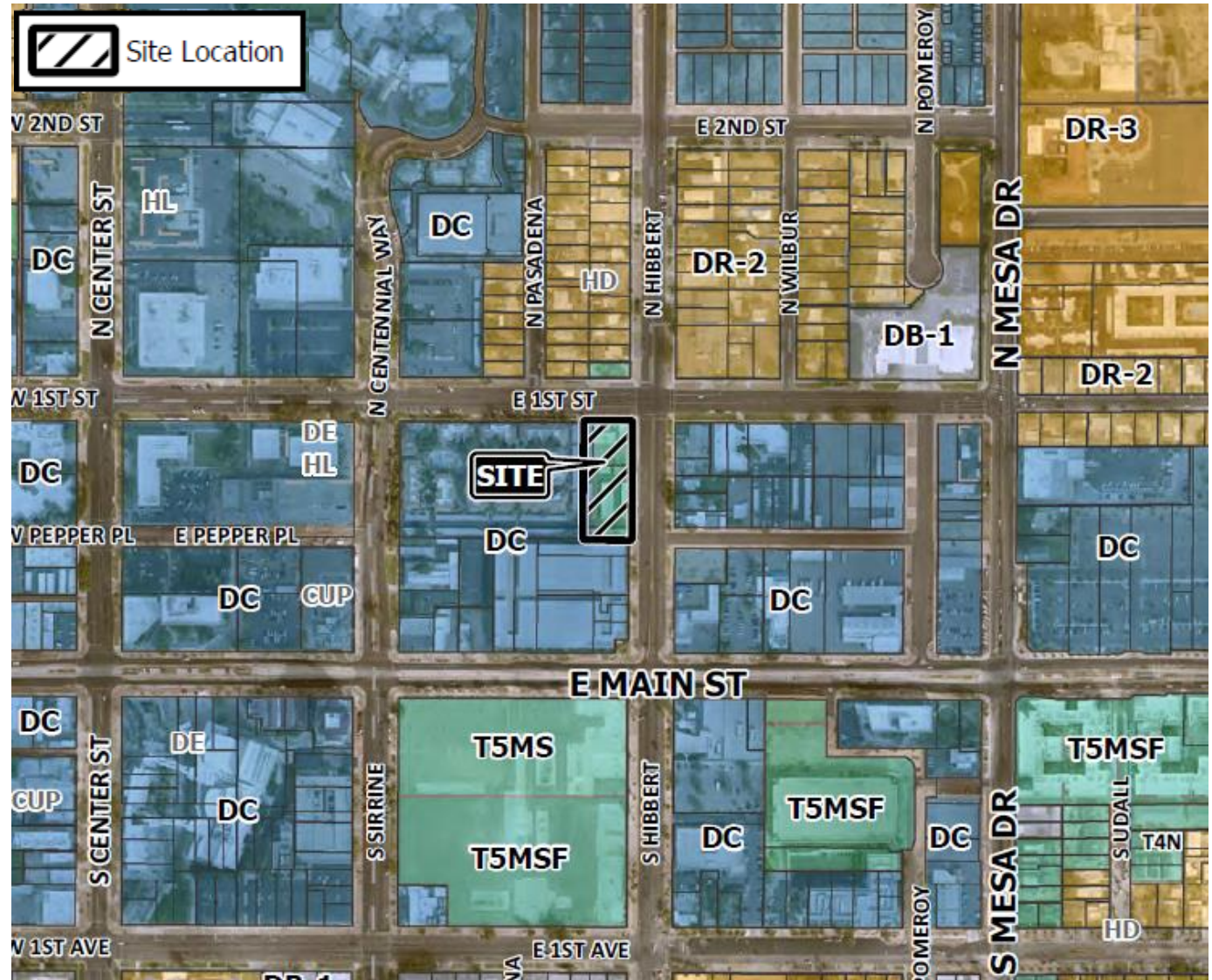


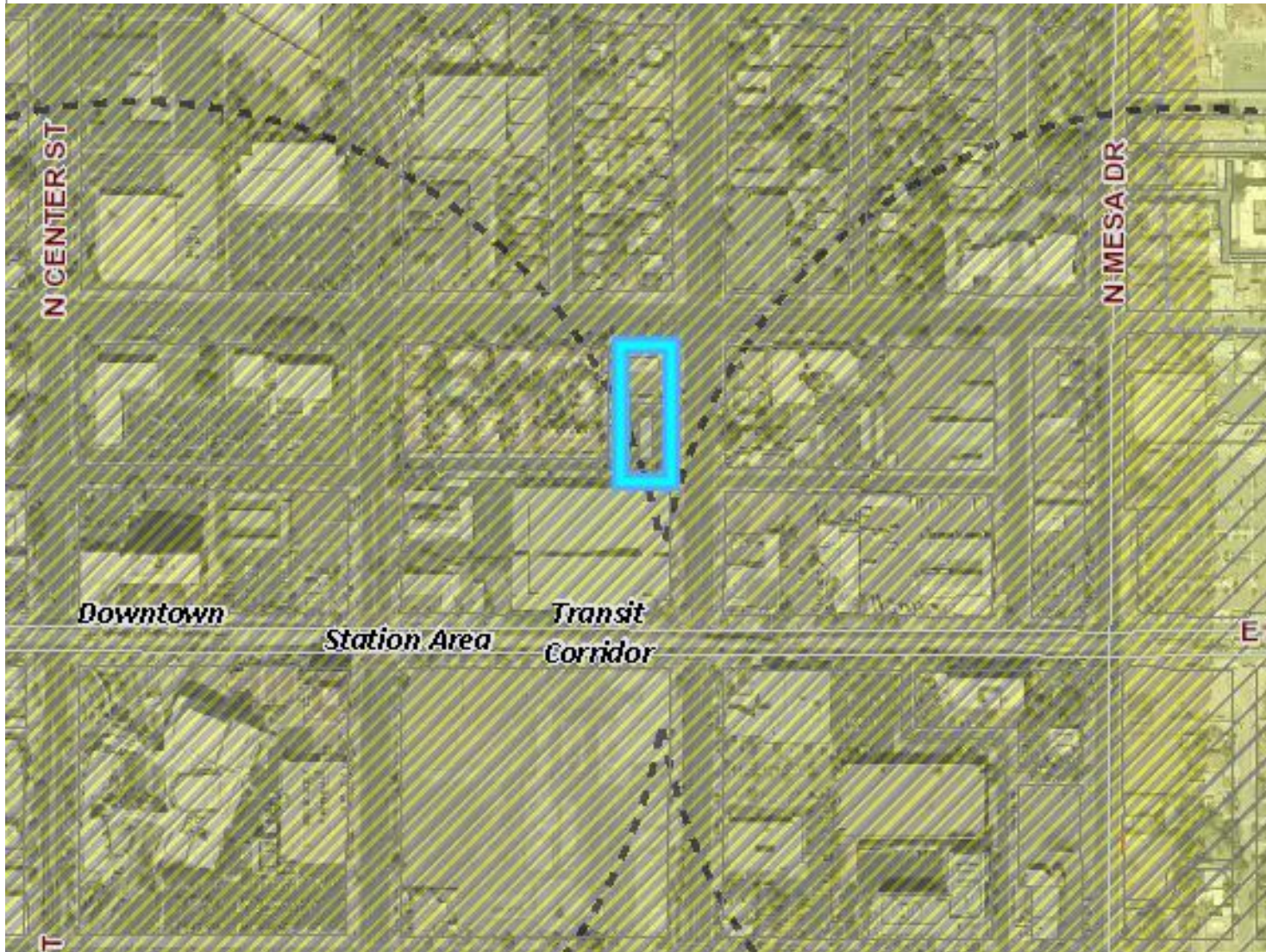


BOA21-00477

Location

- 151 E. 1st Street & 48 N. Hibbert
- West of Mesa Drive and north of Main Street
- Within the original downtown square mile of Mesa

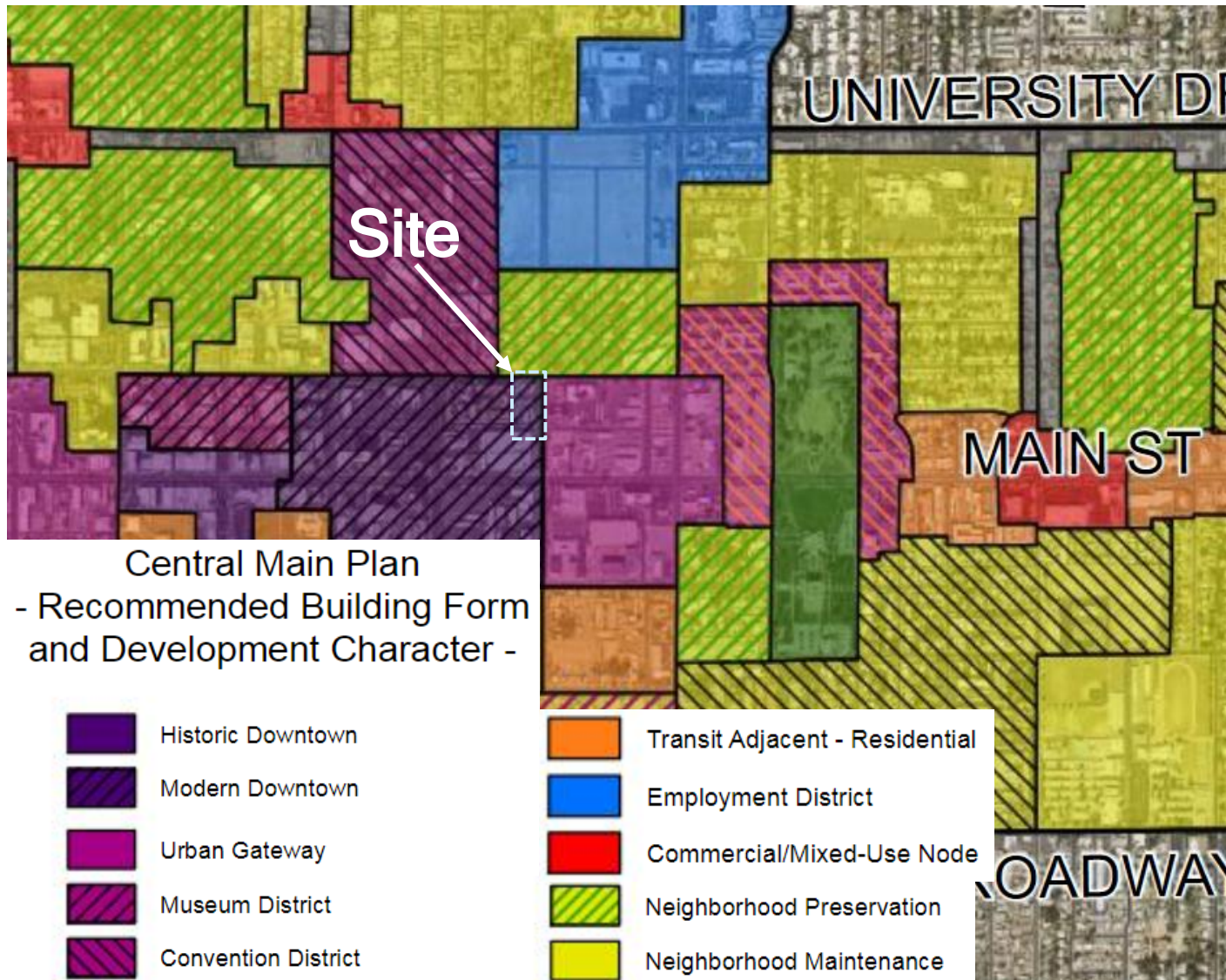




General Plan

Downtown Transit Corridor, Station Area

- Pedestrian-oriented
- Urban building form
- Multiple residence is typical use in Station Area



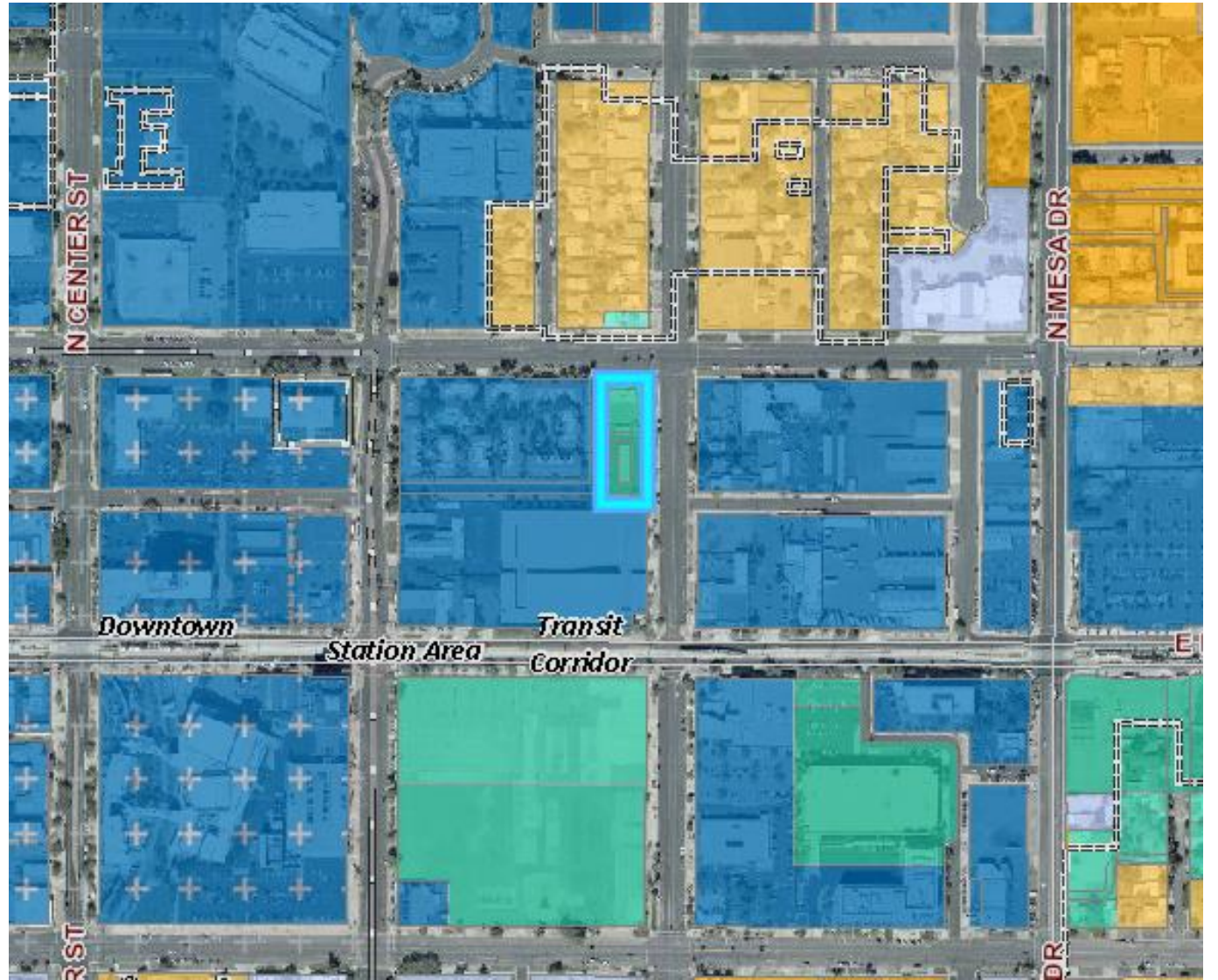
Central Main Street Area Plan

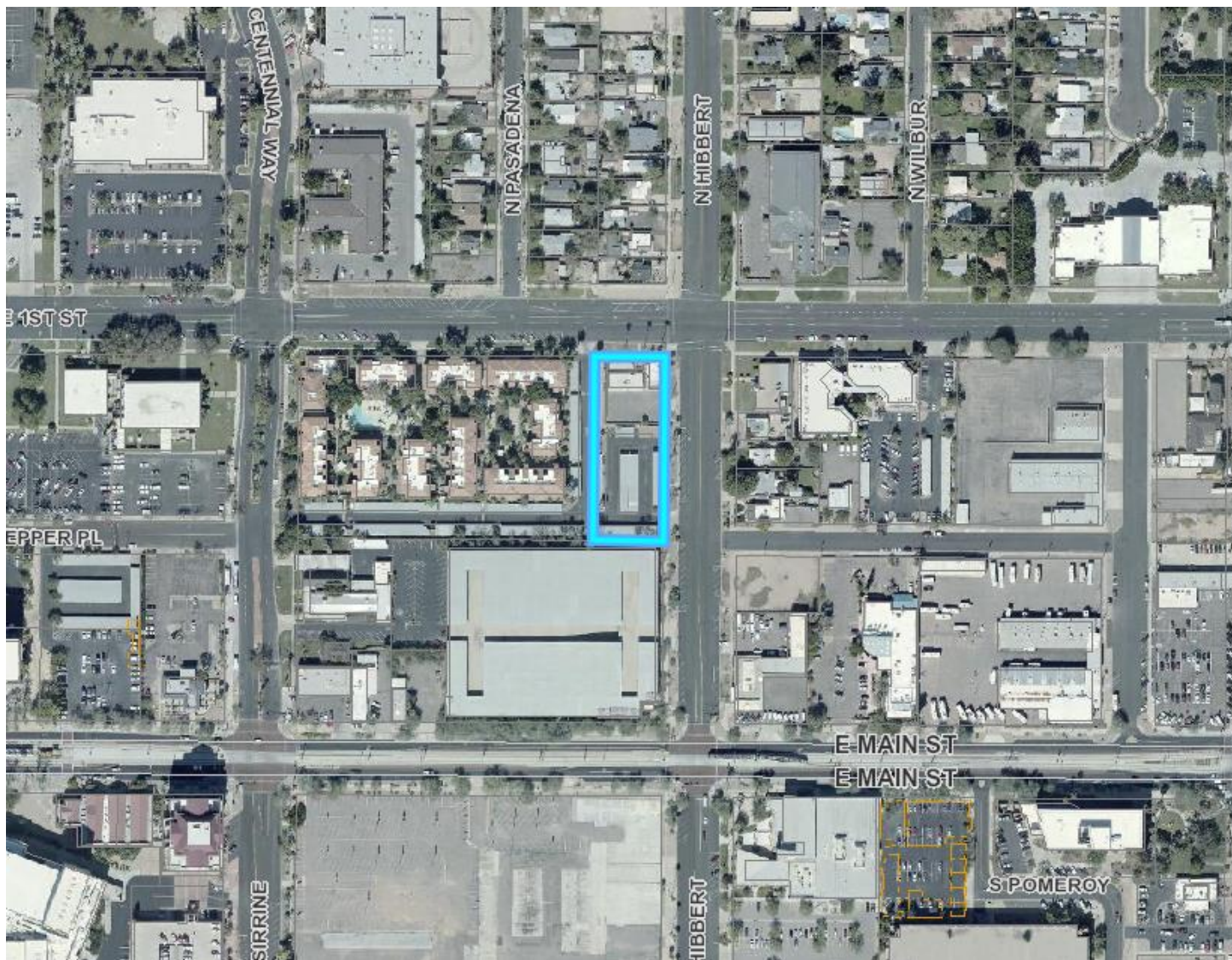
Modern Downtown District

- Buildings at property lines
- Lot coverage 90%
- Structured parking

Zoning

- T5 Main Street Flex (T5MSF)
- Structured parking permitted
- Multiple residence permitted





Request

- Variances from Form Based Code

Purpose

- Allow construction of a new multiple residence building and structured parking

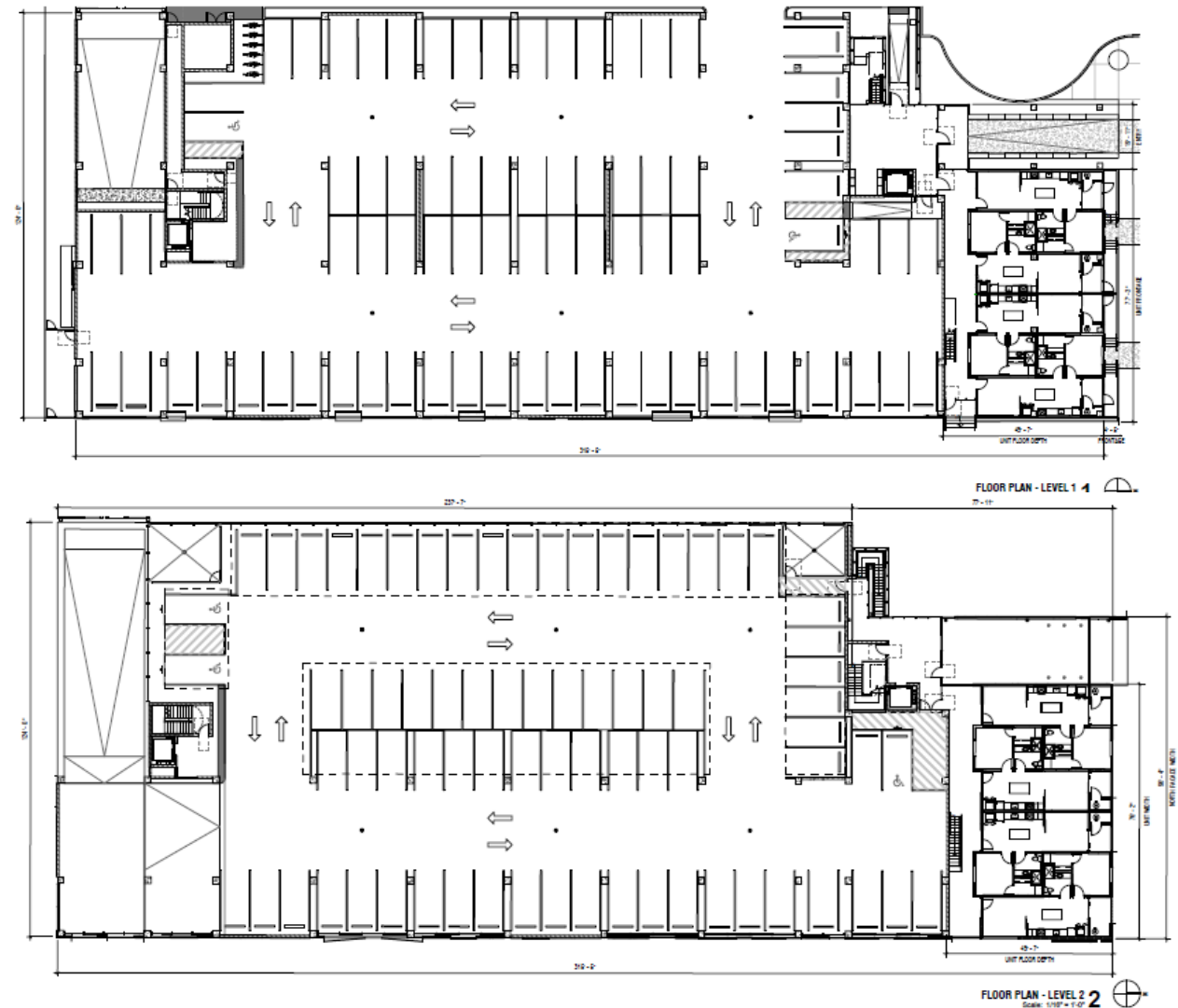
Site Photos



Looking southwest towards the subject site

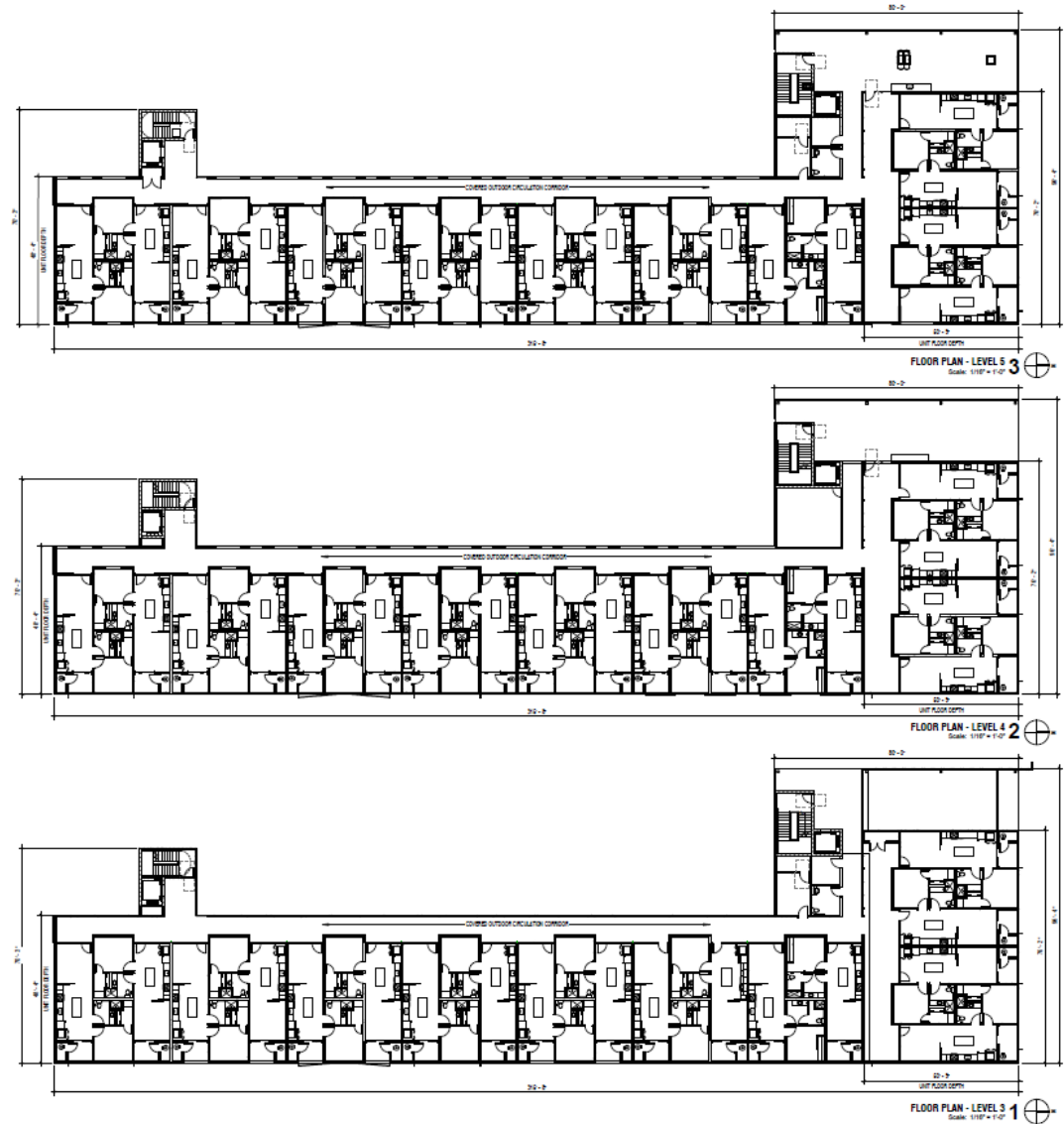
Floor Plan

- 1st level: Structured parking and 6 residential units fronting onto 1st St
- 2nd level: Structured parking and 6 residential units fronting onto 1st St

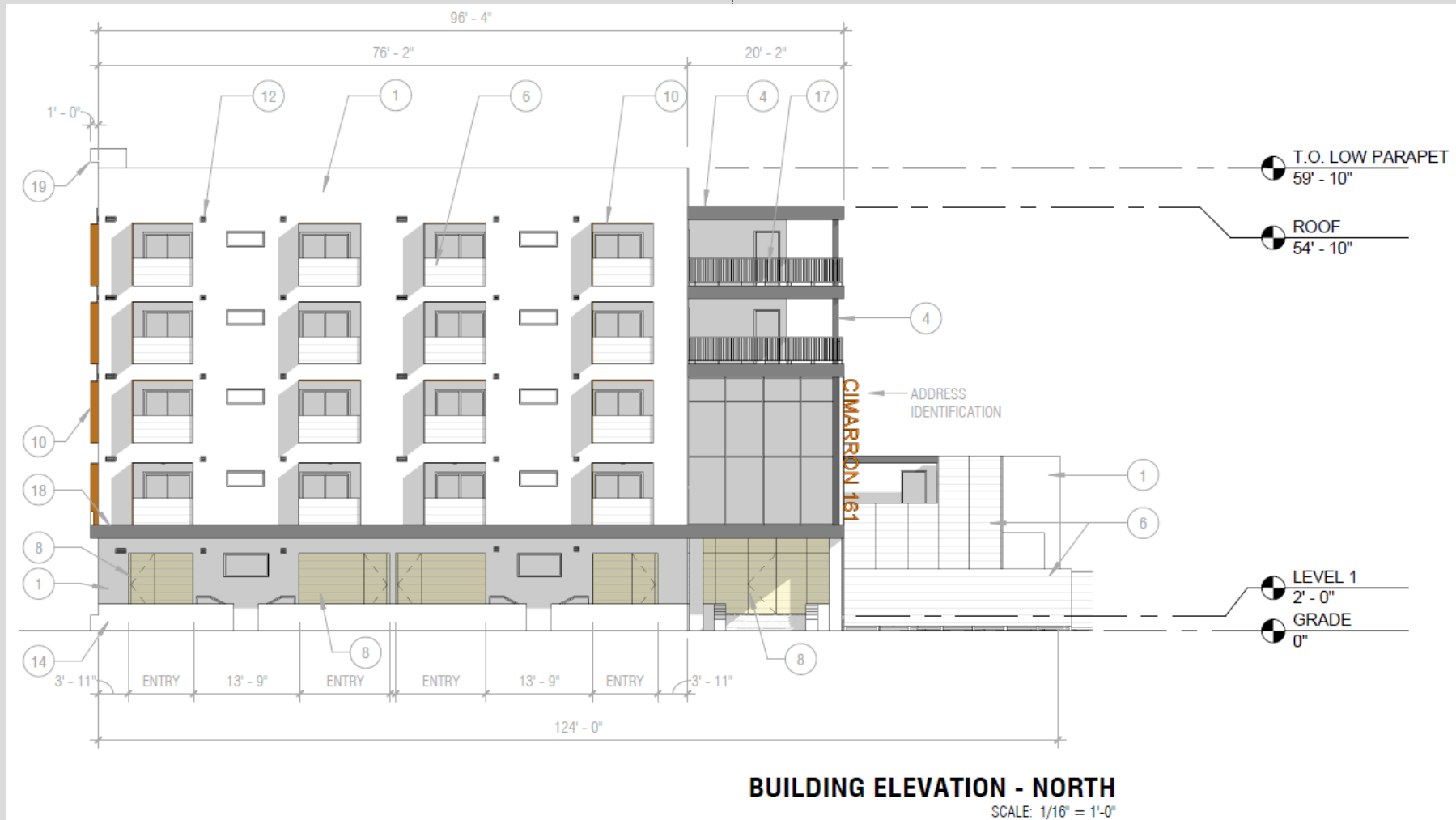


Floor Plan

- 3rd – 5th levels: residential units along 1st Street and Hibbert frontages



North Elevation



East Elevation



- Proposed apartment building: 315'-8" depth
- Proposed access drive width: 38' width



MZO Requirements and Requested Variances

MZO Standard	MZO Requirement	Applicant Request	Staff Recommendation
Section 11-58-9(F): Parking Access Drive Maximum Width <i>Front, >40 spaces</i>	20 feet	38 feet	As Proposed
Section 11-59-14(D): Footprint, Floors 1-2 <i>Maximum Depth</i> Footprint, Floors 3+ <i>Maximum Depth</i>	150 feet 65 feet	315 feet 8 inches 315 feet 8 inches	As Proposed

Approval Criteria

Section 11-80-3

✓	Special circumstances apply to the site due to the size and parking use
✓	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 Central Main Street Area Plan
- ✓ Criteria in Chapter 80 for variances

Staff Recommendation

Approval with Conditions



BOARD OF ADJUSTMENT

September 1, 2021

West and South Elevations

