

Mesa Council Chambers Lower Level – 57 E 1st St

Date: October 2, 2024 Time: 5:00 p.m.

MEMBERS PRESENT:

Chair Alexis Wagner
Vice Chair Shelly Allen*
Boardmember Nicole Lynam
Boardmember Todd Trendler

MEMBERS ABSENT:

Boardmember Heath Reed
Boardmember Troy Glover
Boardmember Gerson Barrera

(*Boardmembers and staff participated in the meeting through the use of audio conference equipment)

STAFF PRESENT:

Kelly Whittemore
Jennifer Merrill
Charlotte Bridges
Tulili Tuiteleleapaga-Howard
Vanessa Felix

OTHERS PRESENT:

1 Call meeting to order.

Chair Wagner excused Boardmember Heath Reed, Boardmember Troy Glover, and Boardmember Barrera and declared a quorum present, and the Study Session was called to order at 5:00 p.m.

2 Staff Update: no update

3 Review and discuss items listed on the Public Hearing agenda for October 2, 2024.

***3-a Staff member Charlotte Bridges presented case BOA23-00976 to the Board.**

See attached presentation.

***3-b Staff member Tulili Tuiteleleapaga-Howard presented case BOA24-00335 to the Board.**

See attached presentation.

***3-c Staff member Charlotte Bridges presented case BOA24-00435 to the Board.**

See attached presentation.

***3-d Staff member Tulili Tuiteleleapaga-Howard presented case BOA24-00523 to the Board.**

See attached presentation.

Boardmember Barrera joined the meeting via Zoom at 5:23pm.

***3-e BOA24-00635 continued to November 6, 2024 Board of Adjustment meeting.**

4 Adjournment.

Boardmember Trendler moved to adjourn the Study Session and was seconded by Boardmember Lynam. Without objection, the Study Session was adjourned at 5:29 p.m.

Respectfully submitted,

Jennifer Merrill

Jennifer Merrill,

On behalf of Zoning Administrator (Mary Kopaskie-Brown)



BOA23-00976



Request

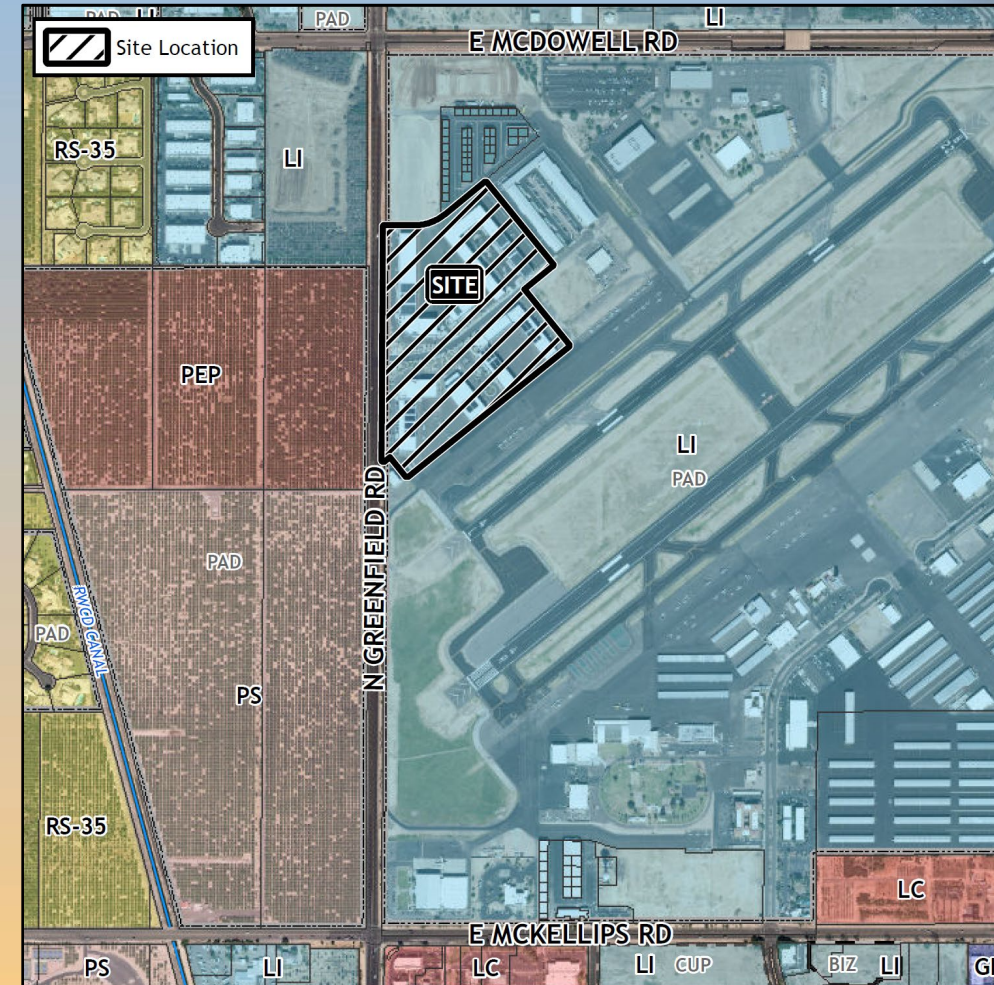
- Special Use Permit for a Comprehensive Sign Plan





Location

- East of Greenfield Road
- North of McKellips Road



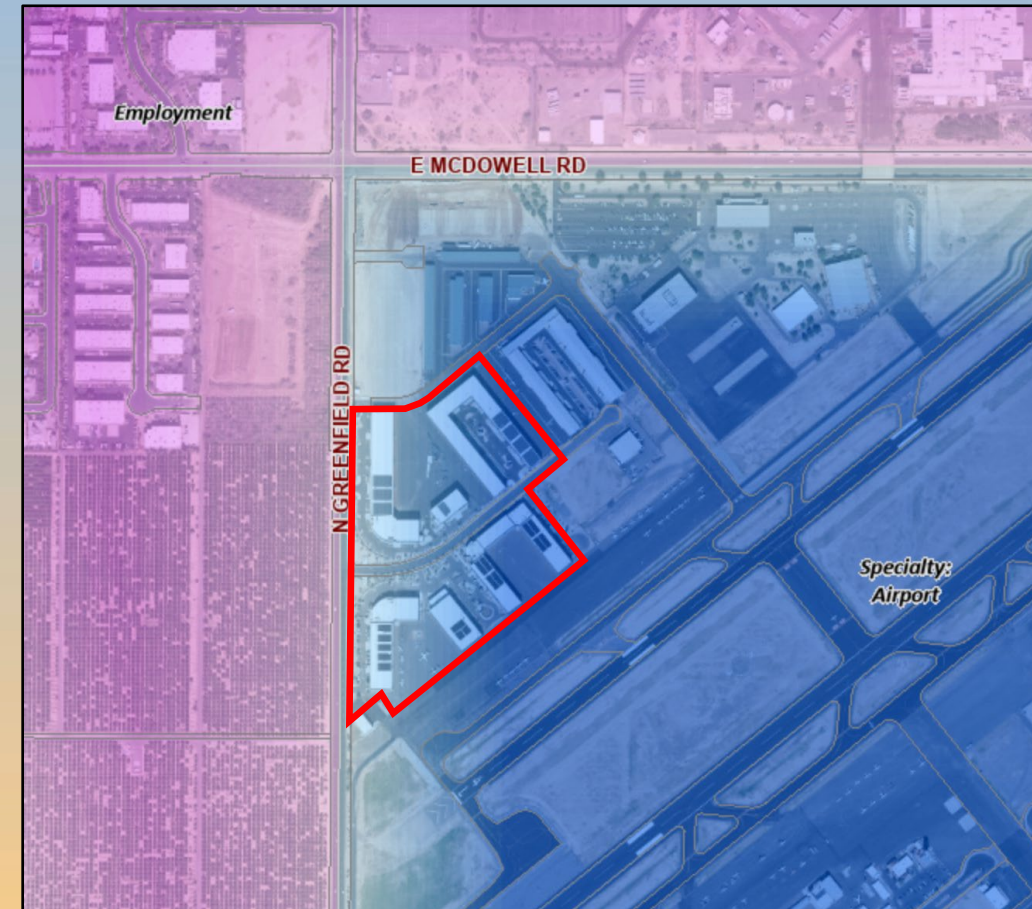


General Plan

Specialty – Airport Sub-type

Falcon Field Sub Area

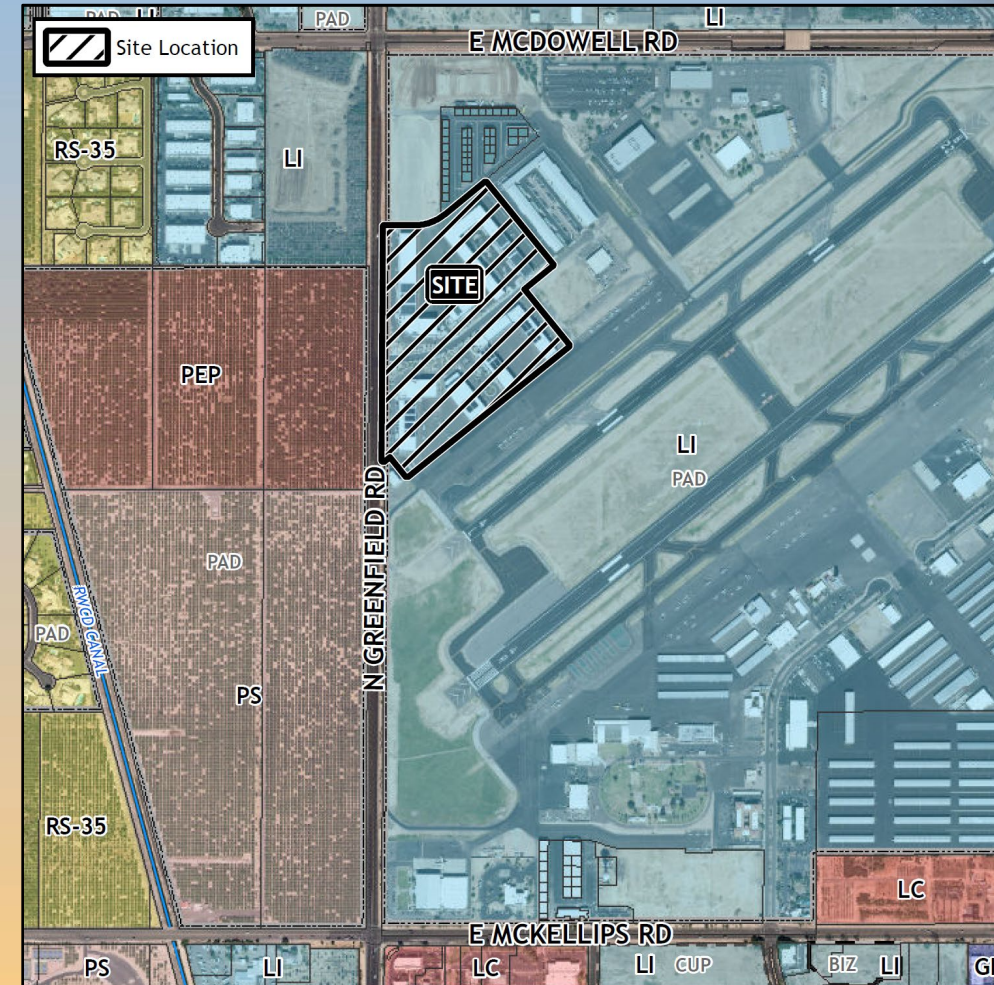
Oasis of abundant, high-quality employment for professionals, technical experts, and highly skilled labor.





Zoning

Light Industrial with
Planned Area
Development overlay
(LI-PAD)





Site Photo



Looking east at the southeast corner of Greenfield Road and Mallory



Site Photo



Looking east at the northeast corner of Greenfield Road and Mallory



Site Photo



Looking west at the north side of Mallory



Site Photo



Looking west at the south side of Mallory

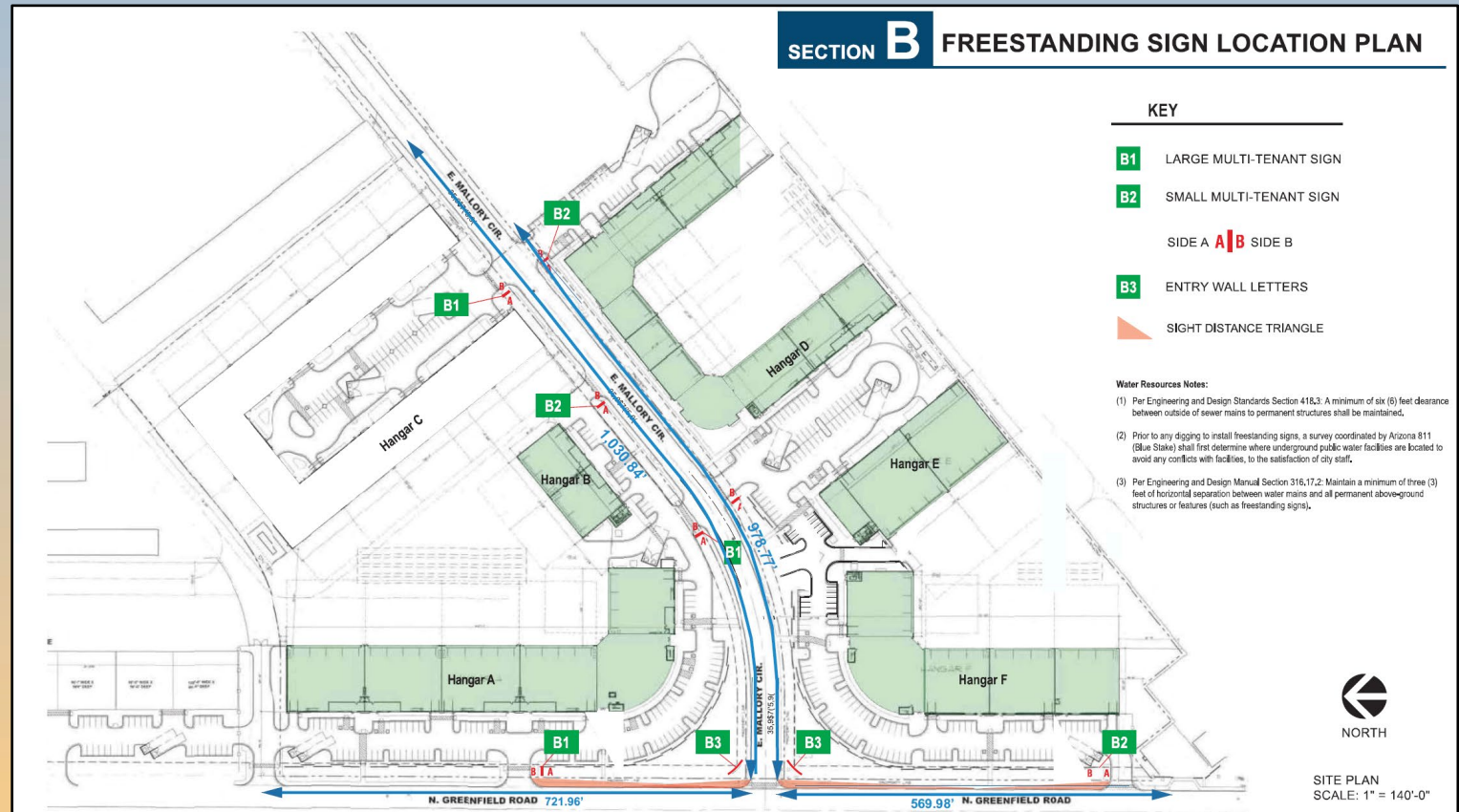


Sign Plan - Detached Signs

Proposed

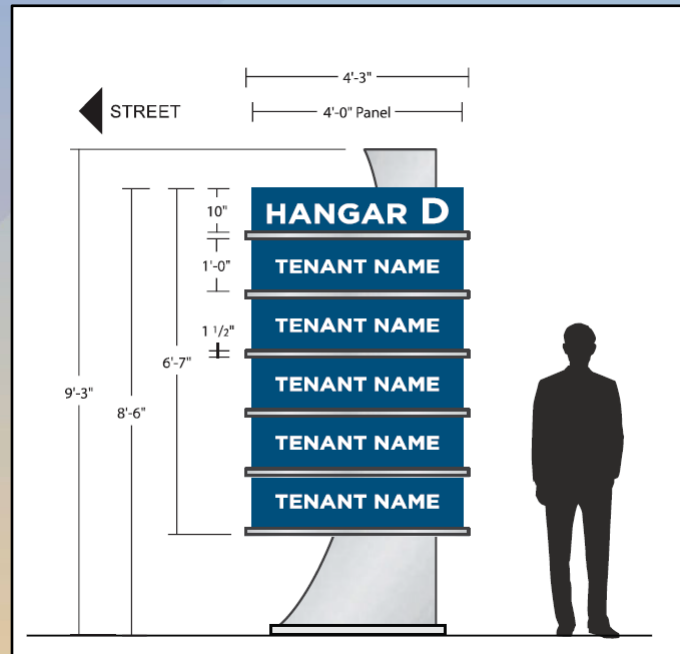
- 4 - B1 multi-tenant
- 3 - B2 multi-tenant
- 2 - B3 Entry

No deviations requested

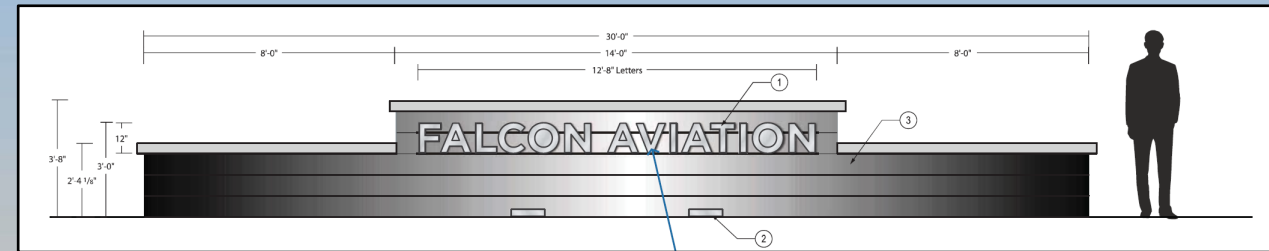




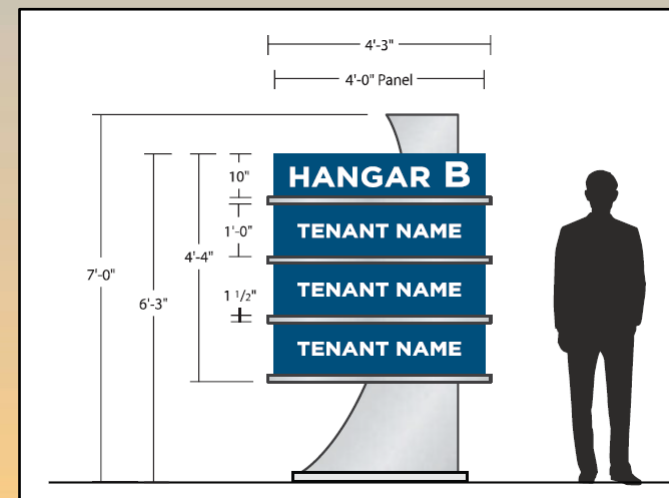
Sign Plan – Detached Signs



B1 Multi-tenant
Height: 9'3"
Area: 26.53 square feet
No deviations



B3 Entry Area: 12.66 square feet
Height: 3' No deviations



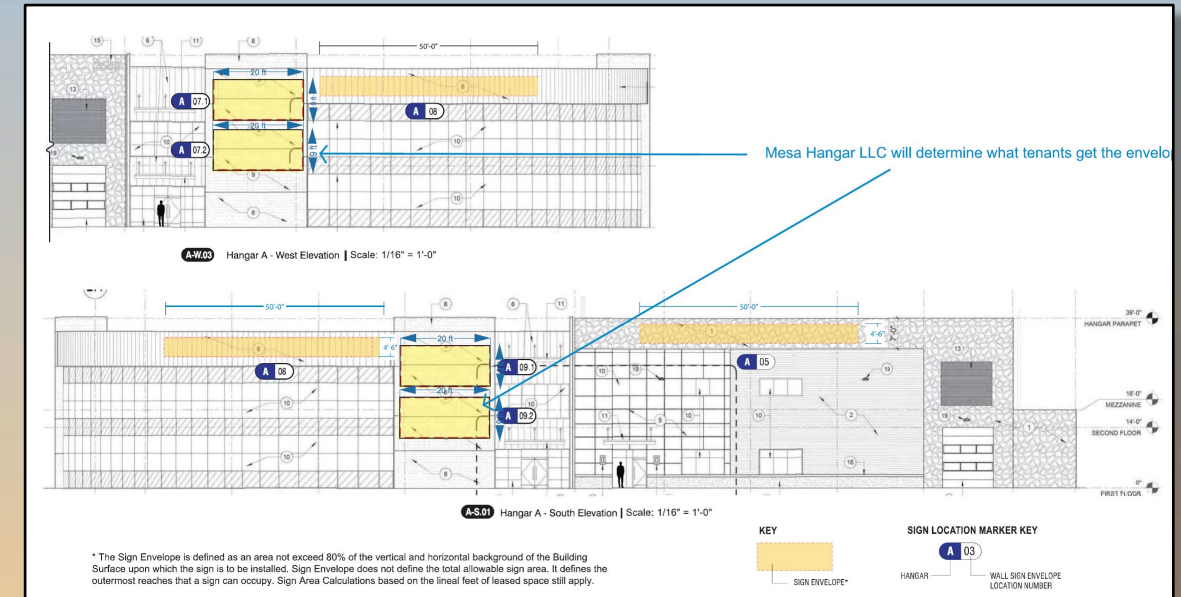
B2 Multi-tenant
Height: 7'
Area: 17.33 square feet
No deviations



Sign Plan – Attached Signs

Proposed:

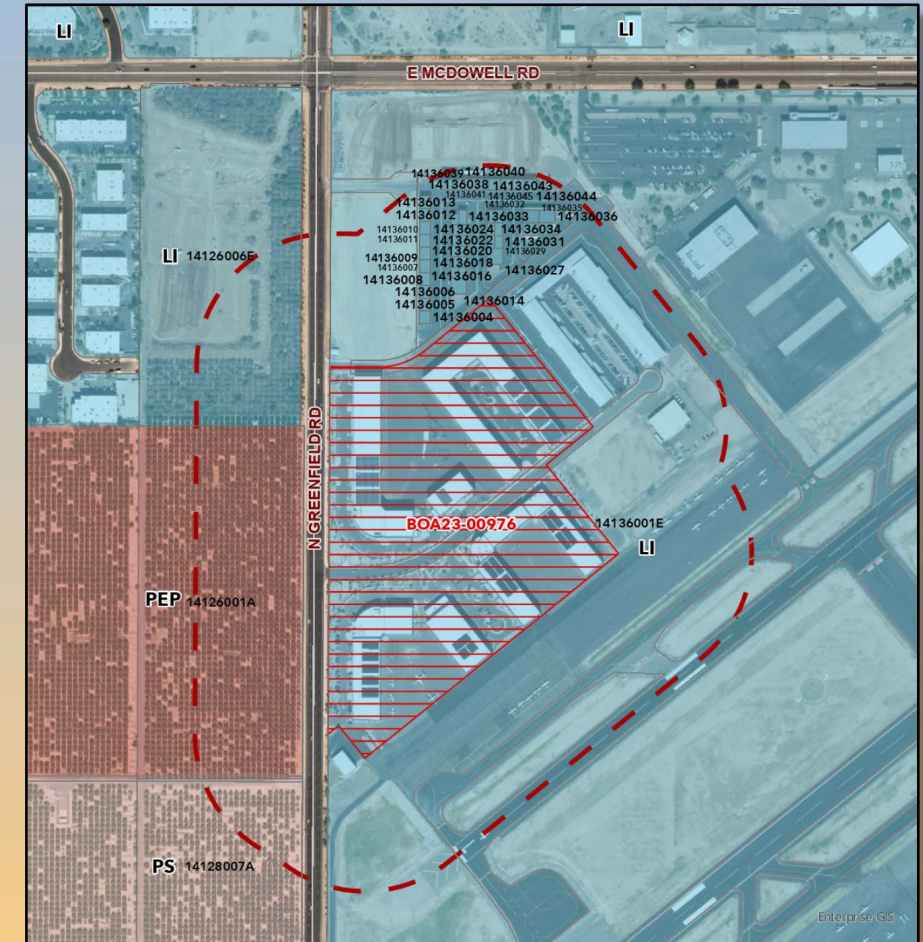
- 2 square feet of sign area per linear foot of leased building frontage per building elevation
- 200 square feet per tenant elevation
- Allow attached signs on elevations not associated with tenant space with approval of landlord





Citizen Participation

- Mailed notification letters to property owners within 500 feet
- No feedback received





Approval Criteria

Section 11-46-3.D CSP Criteria

- ✓ The site contains unique or unusual physical conditions that would limit or restrict normal sign visibility.
- ✓ The development exhibits unique characteristics of land use, that represent a clear variation from conventional development.
- ✓ The proposed signage incorporates special design features that reinforce or are integrated with the building architecture.



Approval Criteria

Section 11-70-5.E Special Use Permit Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for Sections 11-70-5.E and 11-46-3.D of the MZO

Staff recommends Approval with Conditions



BOA24-00335



Request

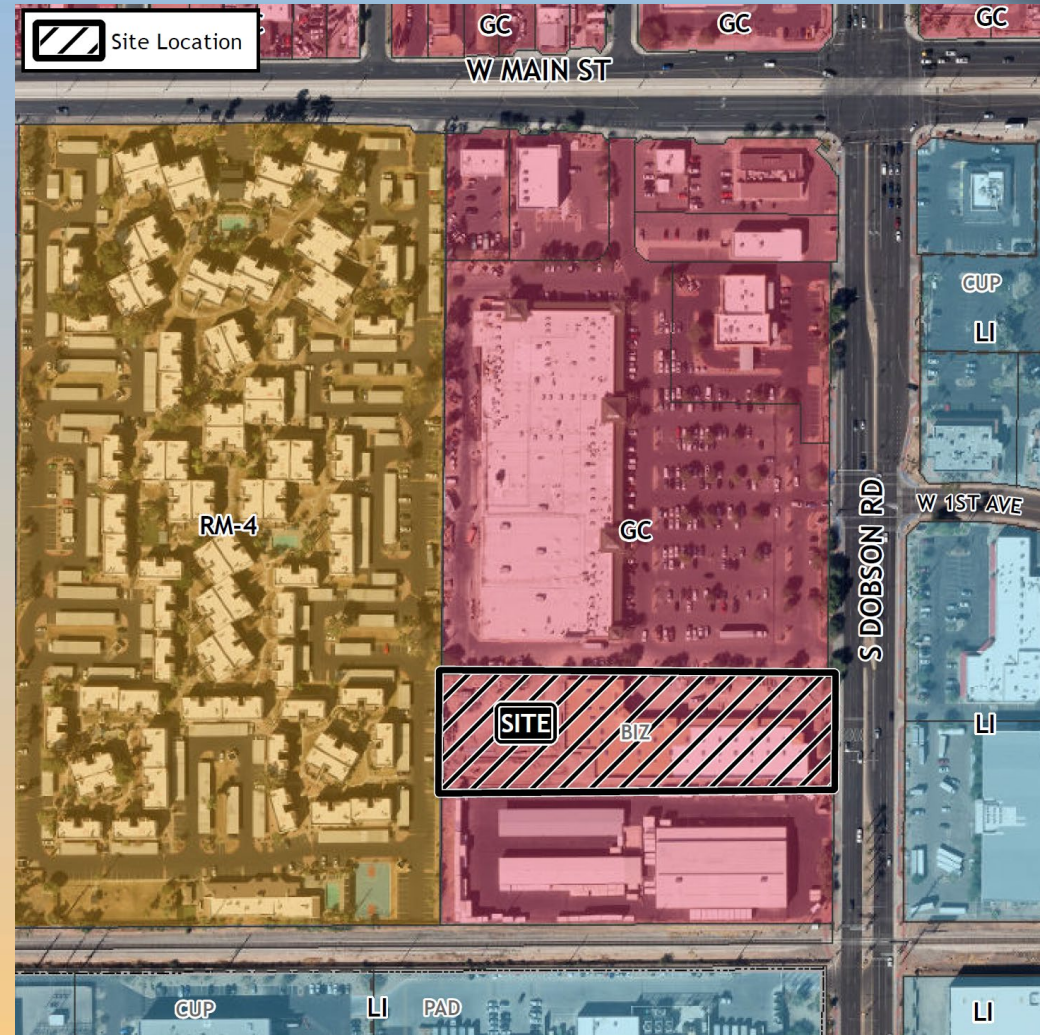
- Special Use Permit for a Comprehensive Sign Plan





Location

- South of Main Street
- West side of Dobson Road





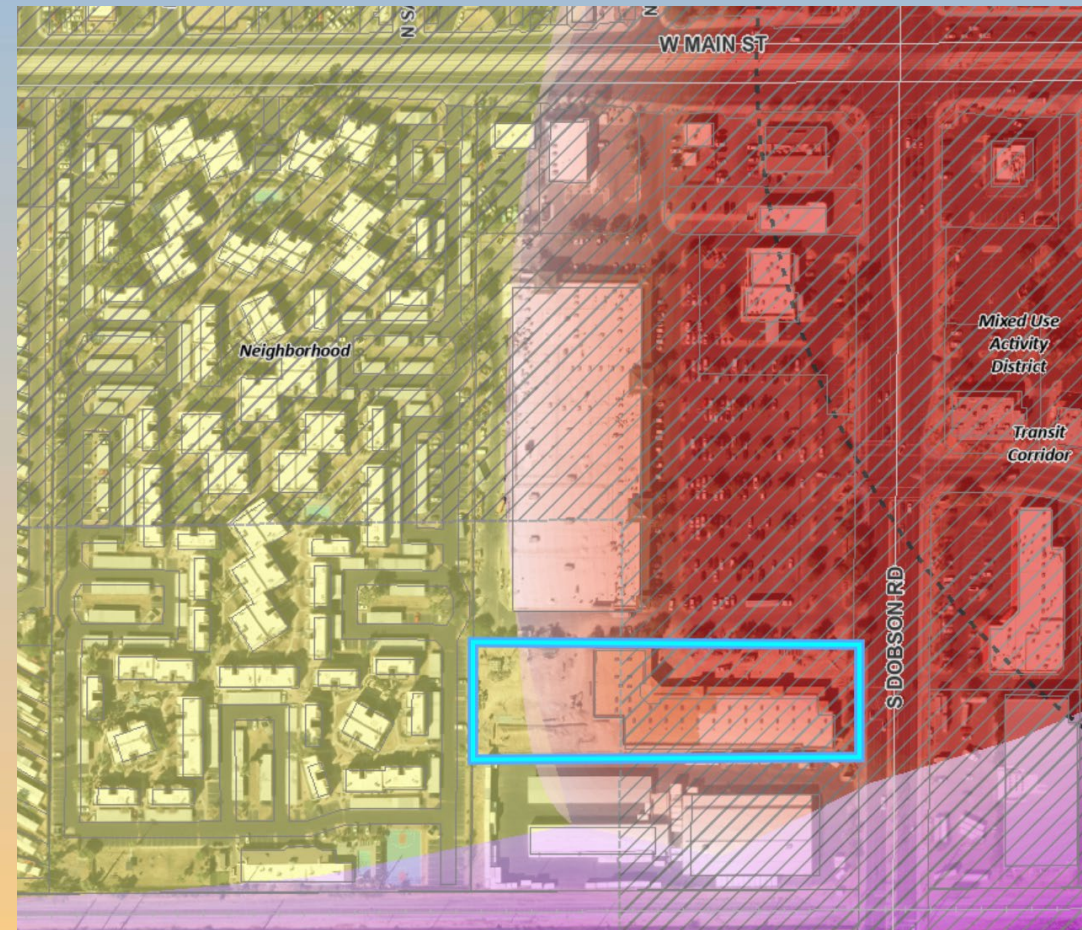
General Plan

Mixed Use Activity District

- Strong and viable centers of commercial activity

West Main Street Area Plan

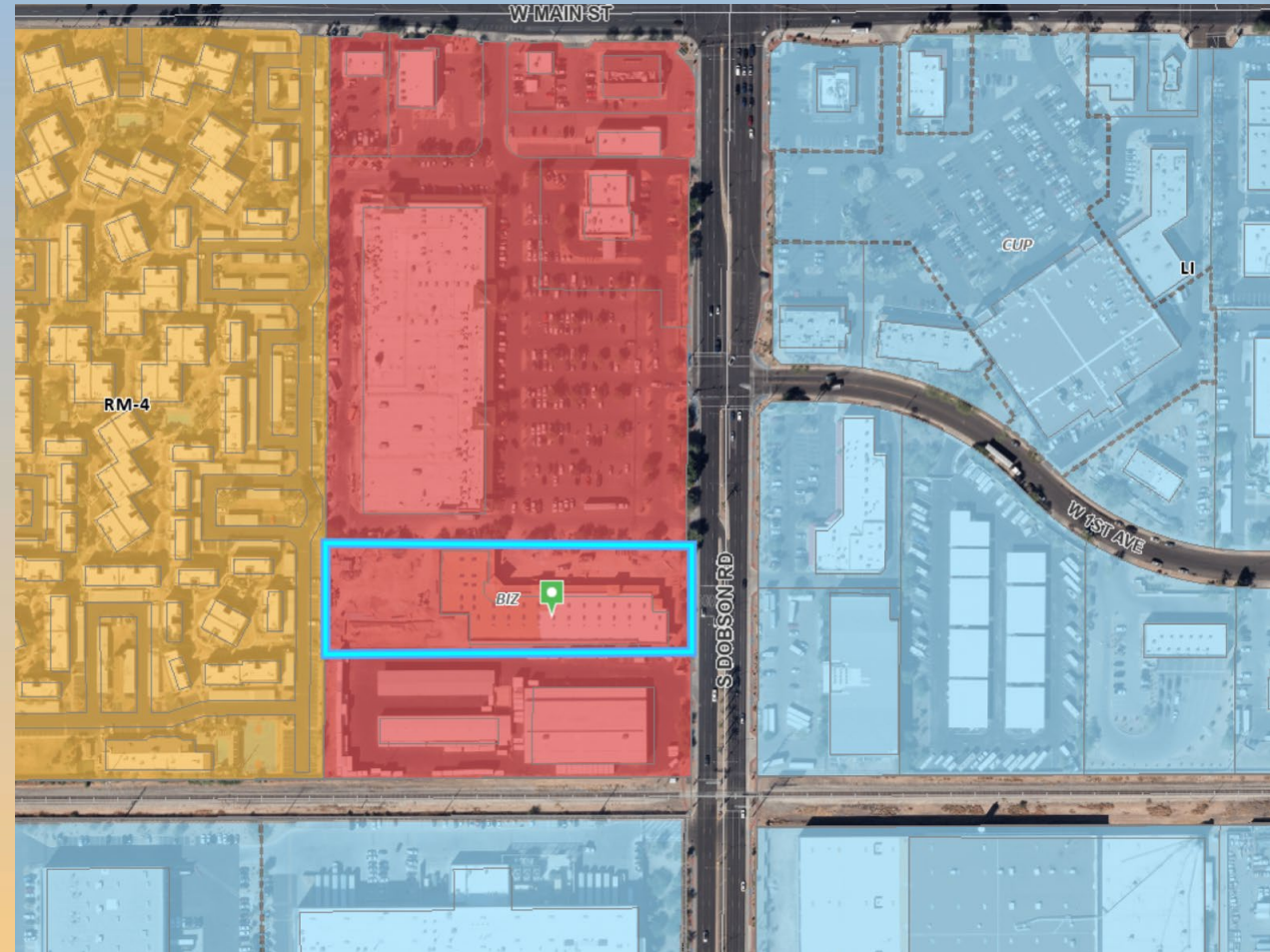
Transit Corridor





Zoning

General Commercial
with a Bonus Intensity
Zone Overlay (GC-BIZ)

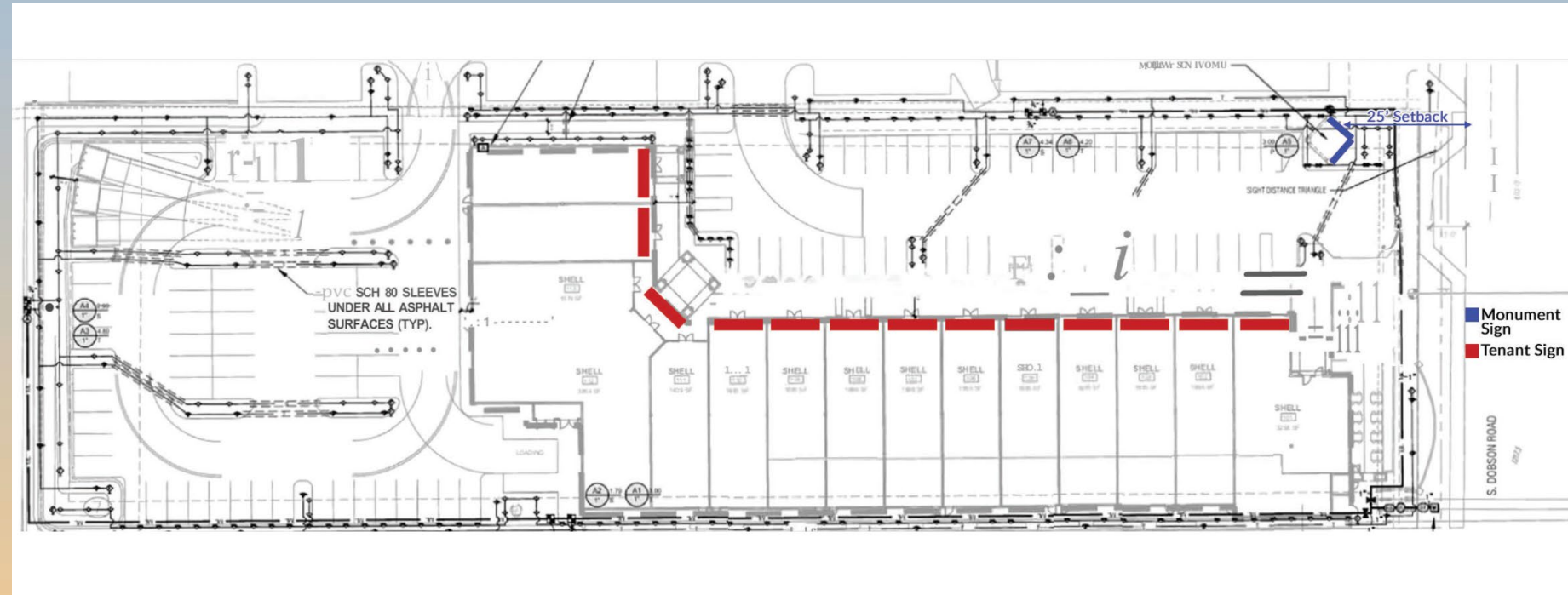




Sign Plan

Proposed Signage

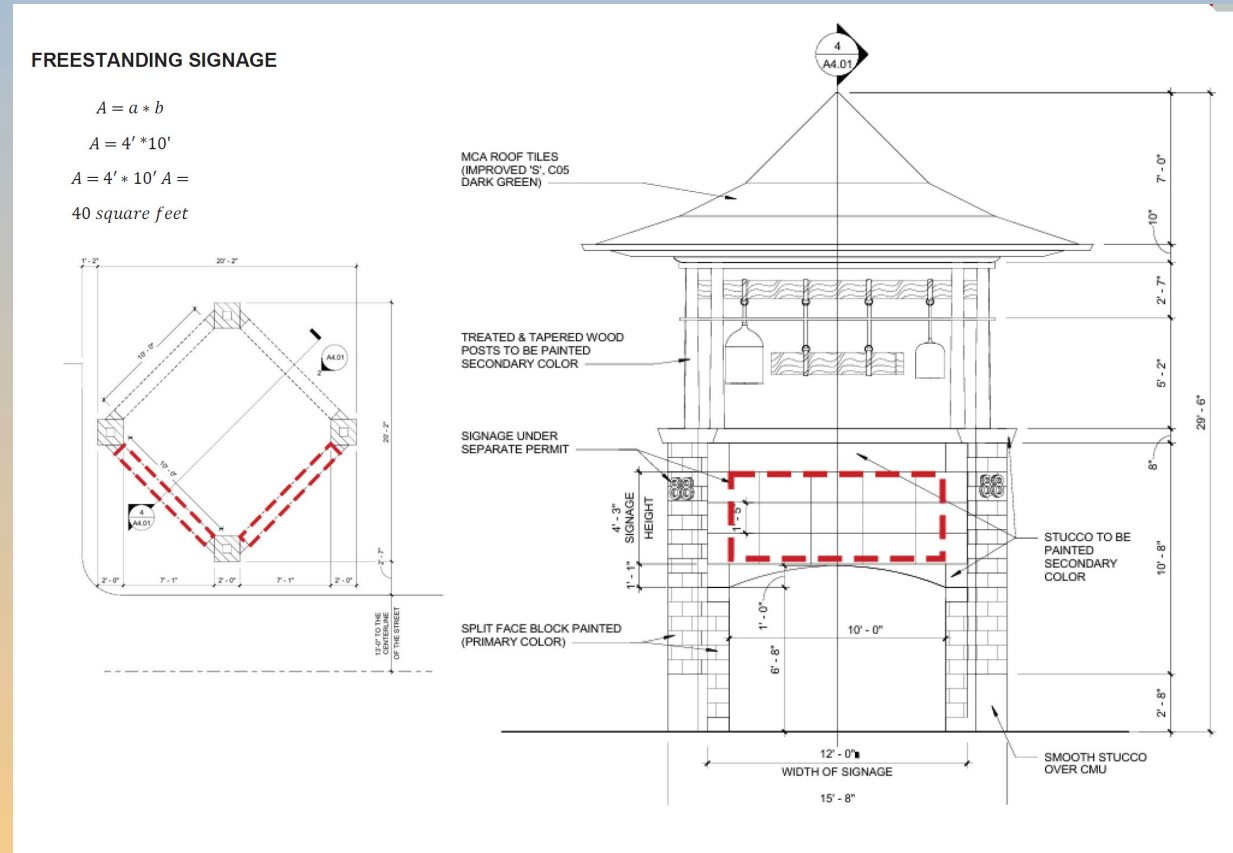
- Attached Building Signs for Commercial Tenants
- 1 Freestanding Monument Sign





Sign Plan – Freestanding Monument Sign

- Comprised of two (2) digital sign faces
- Total area 64 sq. ft.
- Sign height ±29 ft.





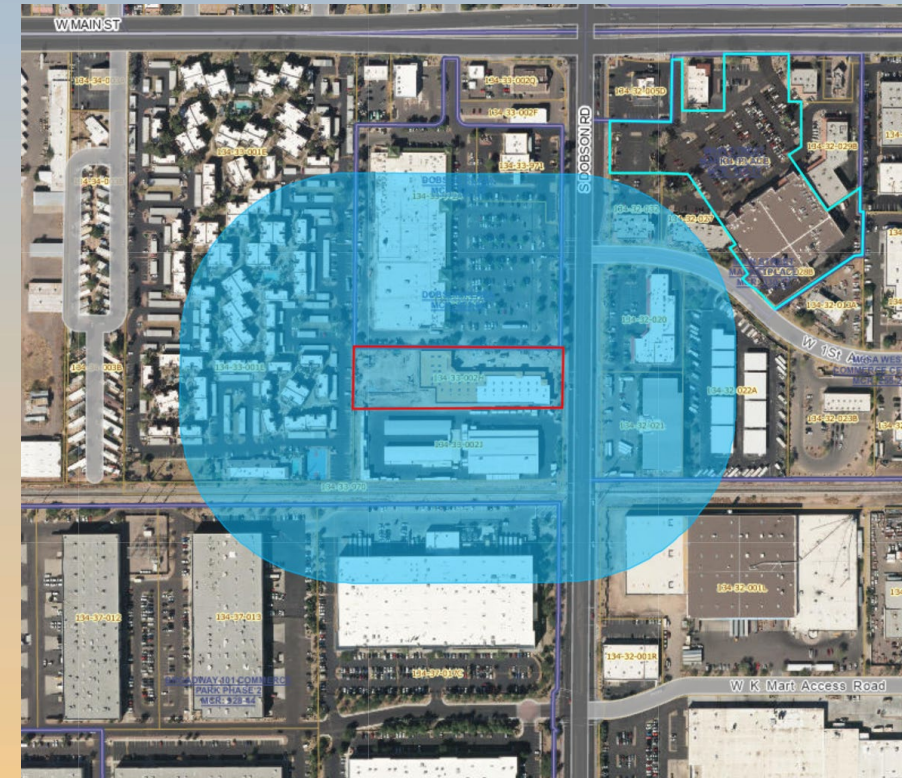
Deviation Request– Freestanding Sign Embellishment

MZO	Permitted	CSP Proposed
<p><i>Section 11-43-2-C.2.D. Design Guidelines for Detached Permanent and Freestanding Signs</i></p> <p>Embellishment added to a sign structure may extend above the allowable height, up to a maximum extension of twenty-percent (20%) of the permitted height of the sign.</p>	<p>12-ft. tall sign 2.4 ft. embellishment</p>	<p>12-ft. tall sign 17 ft. of embellishment</p>



Citizen Participation

- Property owners and businesses located within 500 feet of the subject site were notified
- No feedback received





Approval Criteria

Section 11-46-3.D CSP Criteria

- ✓ The site contains unique or unusual physical conditions that would limit or restrict normal sign visibility.
- ✓ The development exhibits unique characteristics of land use, that represent a clear variation from conventional development.
- ✓ The proposed signage incorporates special design features that reinforce or are integrated with the building architecture.



Approval Criteria

Section 11-70-5.E Special Use Permit Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for Sections 11-70-5.E and 11-46-3.D of the MZO

Staff recommends Approval with Conditions



BOA24-00435



Request

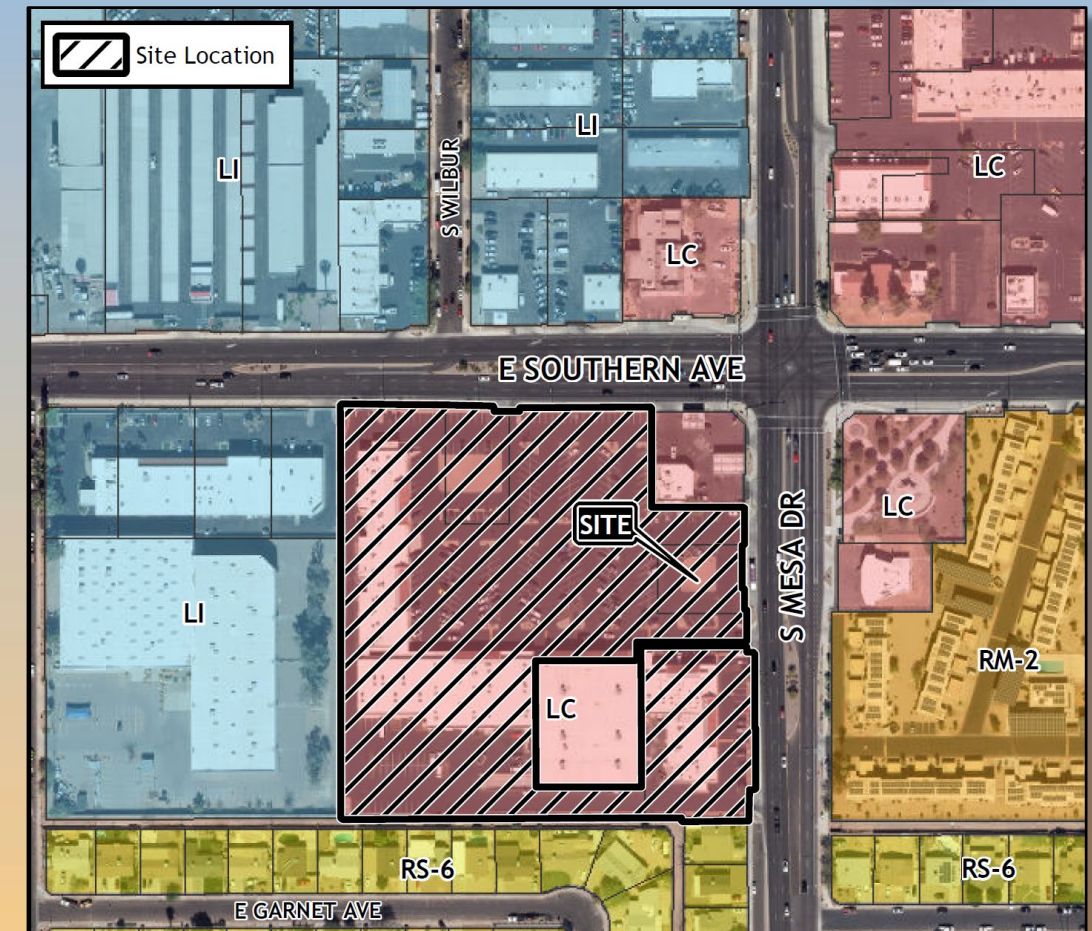
- Development Incentive Permit (DIP) for a limited-service restaurant with drive-thru facilities
- Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for site improvements associated with the development of limited-service restaurant with drive-thru facilities





Location

- West of Mesa Drive
- South of Southern Avenue

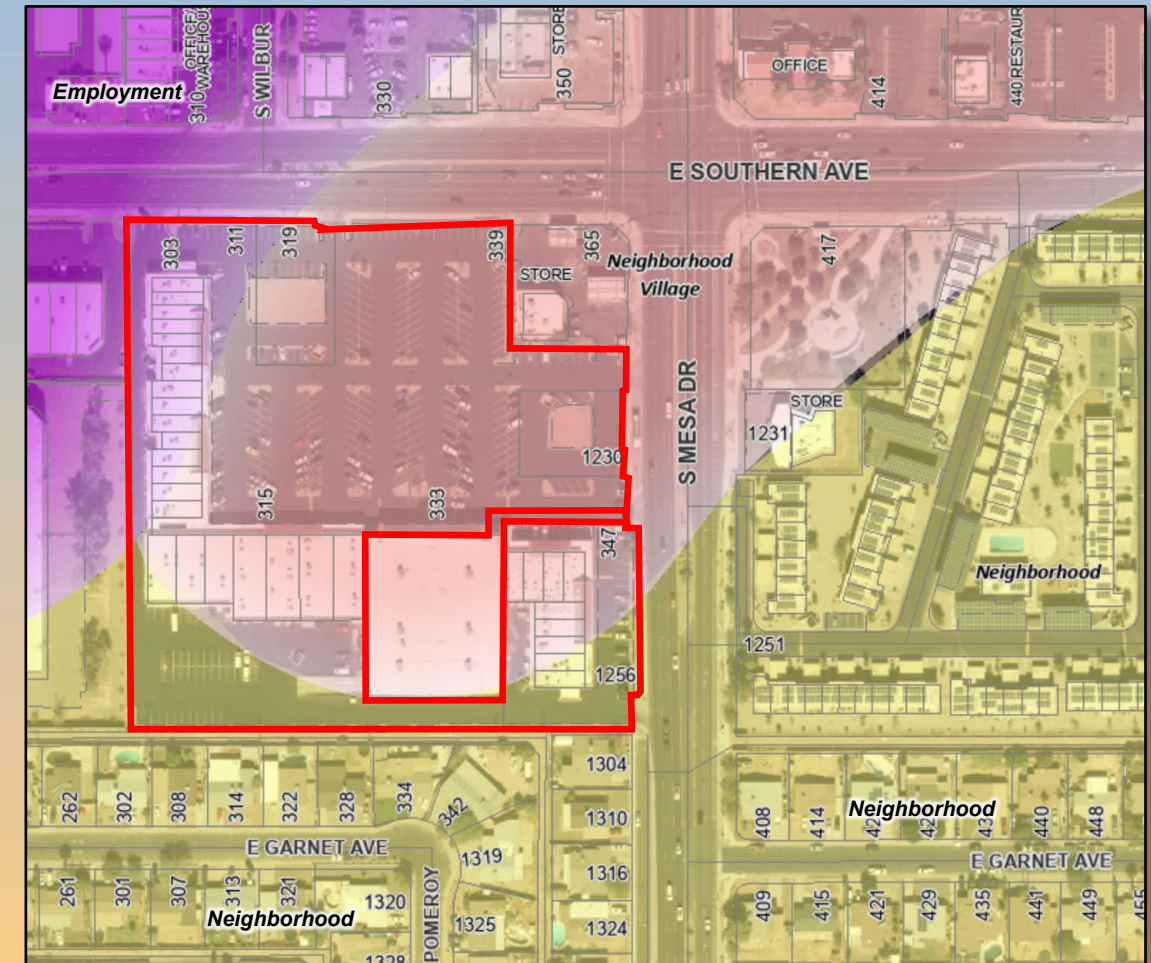




General Plan

Neighborhood Village Center

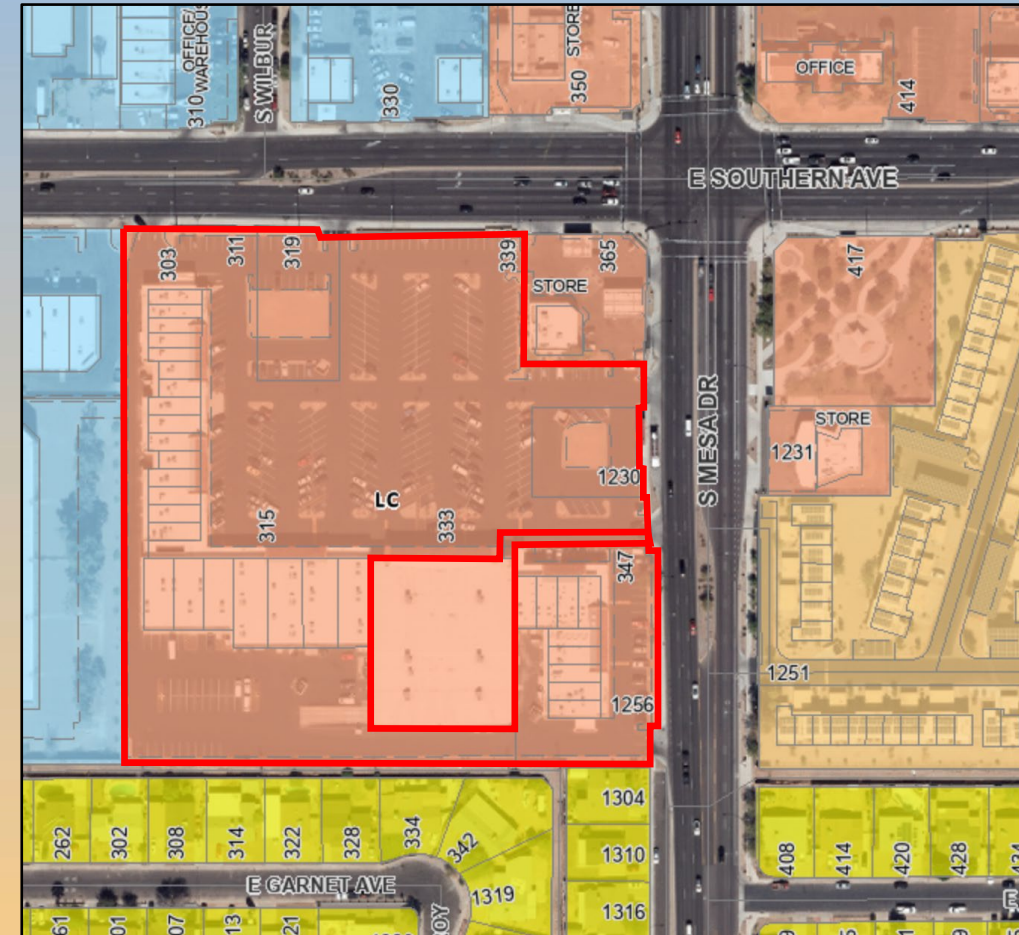
- Provide for the regular shopping and service needs of the nearby population,
- Serve as the focal point for the surrounding neighborhoods





Zoning

- Limited Commercial (LC)





Site Photo



Looking south from Southern Avenue



Site Photo

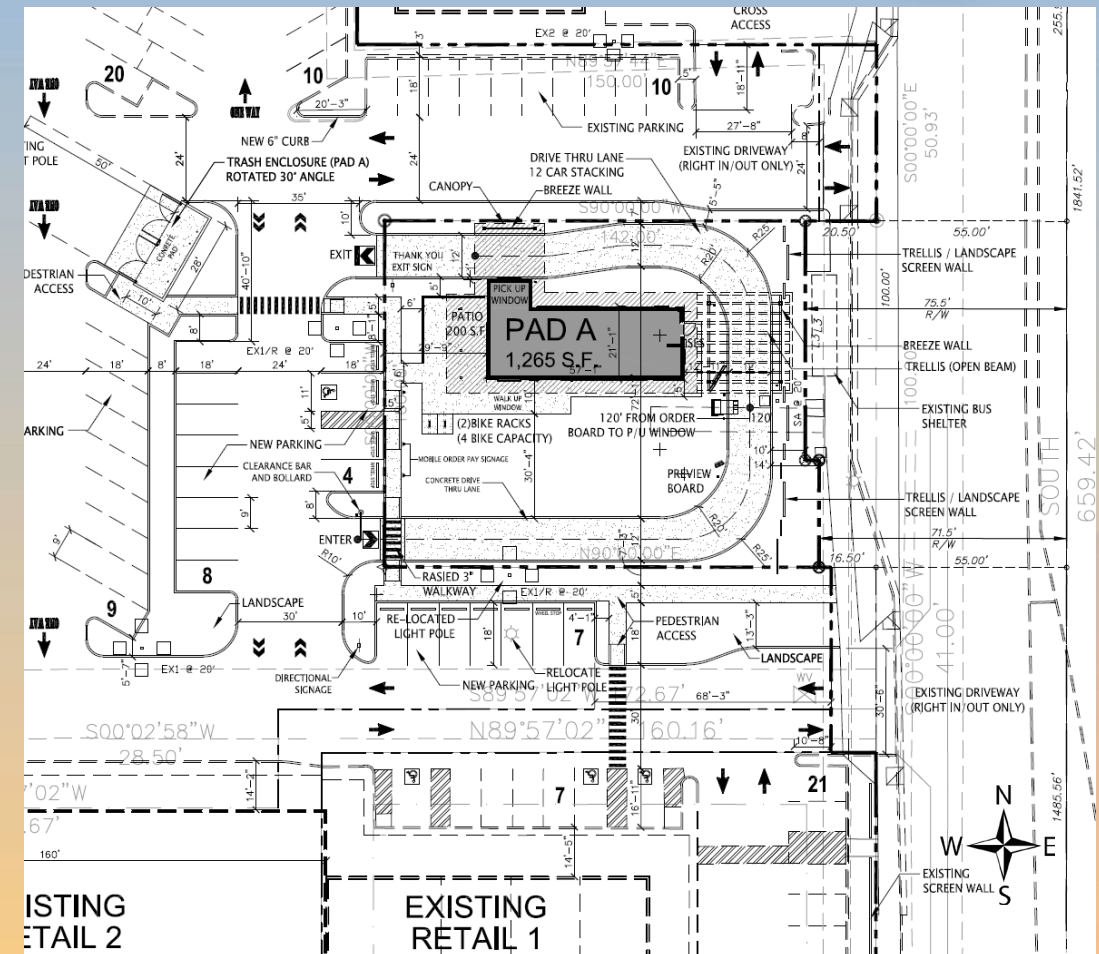


Looking west from Maple



Site Plan- Pad A

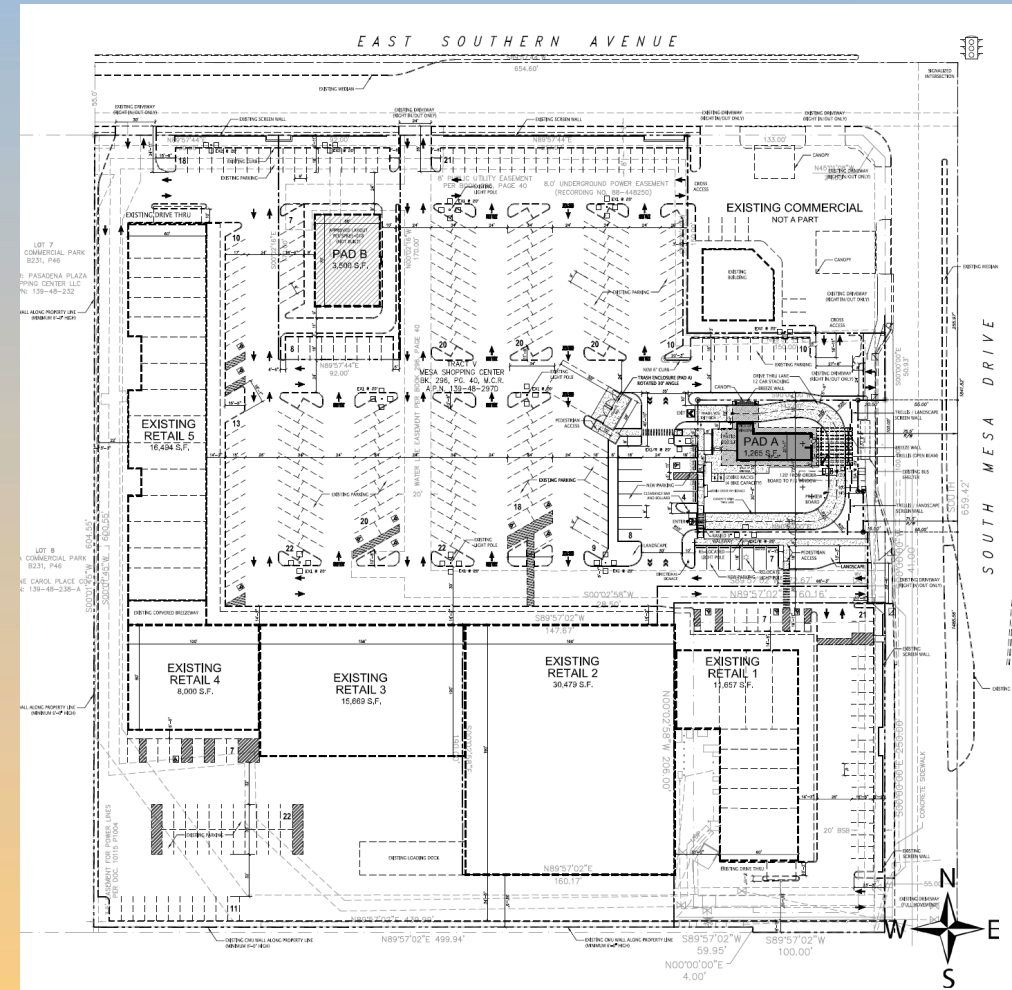
- Proposed 1,265 square foot building
- Drive-thru lane wraps around the south and east sides of building and exits on north side
- Canopy over the pick-up window
- Trellis over a portion of drive-thru thru lane along Mesa Drive





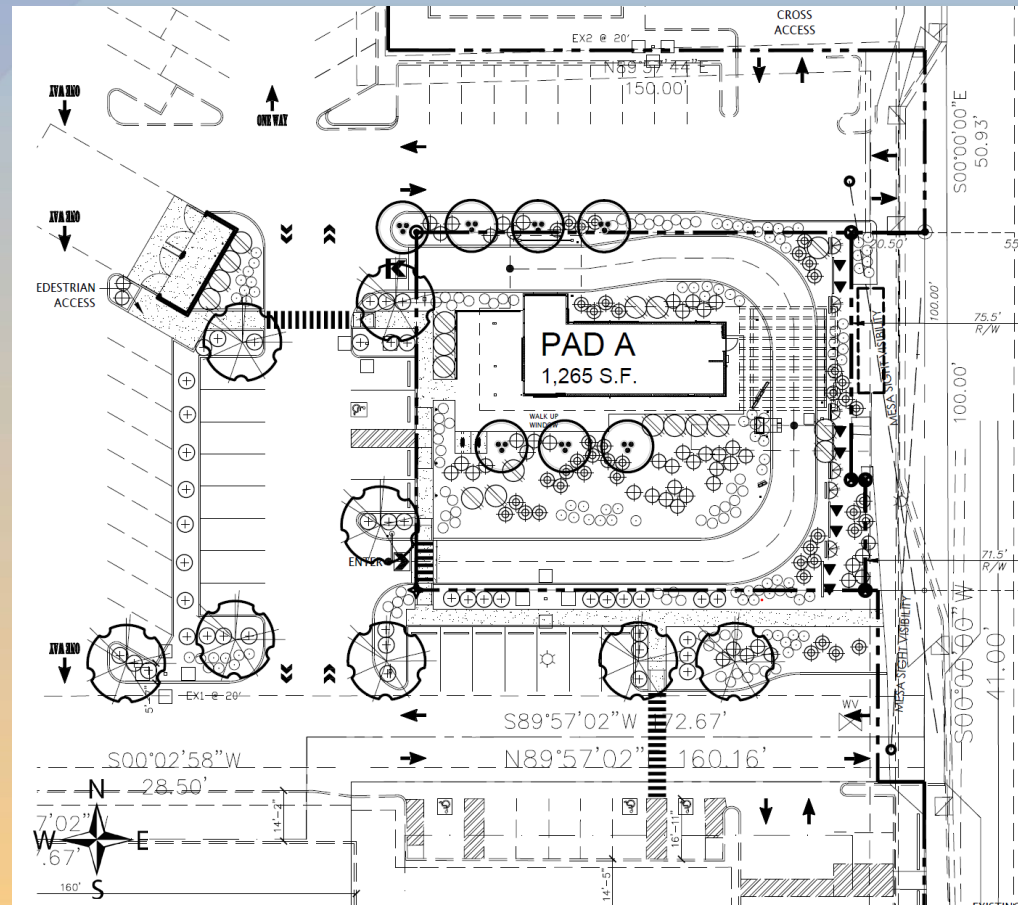
Site Plan – Shopping Center

- Realign parking spaces and drive aisle adjacent to Pad A
- 291 parking spaces required
- 335 spaces provided















Landscape Plan – Pad A



LANDSCAPE LEGEND

- 
 QUERCUS VIRGINIANA
 LIVE OAK
 36" BOX (8)
- 
 CAESALPINIA CACALACO
 CASCALOTE
 36" BOX (7)
- 
 TECOMA 'ORANGE JUBILEE'
 ORANGE JUBILEE
 5 GALLON (19)
- 
 EREMOPHILA MACULATA
 VALENTINE EMU BUSH
 5 GALLON (45)
- 
 HESPERALOE PARVIFLORA
 RED YUCCA
 5 GALLON (49)
- 
 HESPERALOE PARVIFLORA
 YELLOW YUCCA
 5 GALLON (45)
- 
 LANTANA MONTEVIDENSIS
 'GOLD MOUND'
 1 GALLON (90)
- 
 LANTANA MONTEVIDENSIS
 TRAILING PURPLE
 1 GALLON (63)
- 
 PODRANEA RICASOLINA
 PINK TRUMPET VINE
 5 GALLON (6)
- 
 BOUGAINVILLEA 'BARBARA KARST'
 BOUGAINVILLEA
 5 GALLON (8)
- 1/2" MINUS MADISON GOLD
 DECOMPOSED GRANITE
 2" DEPTH IN ALL LANDSCAPE AREAS



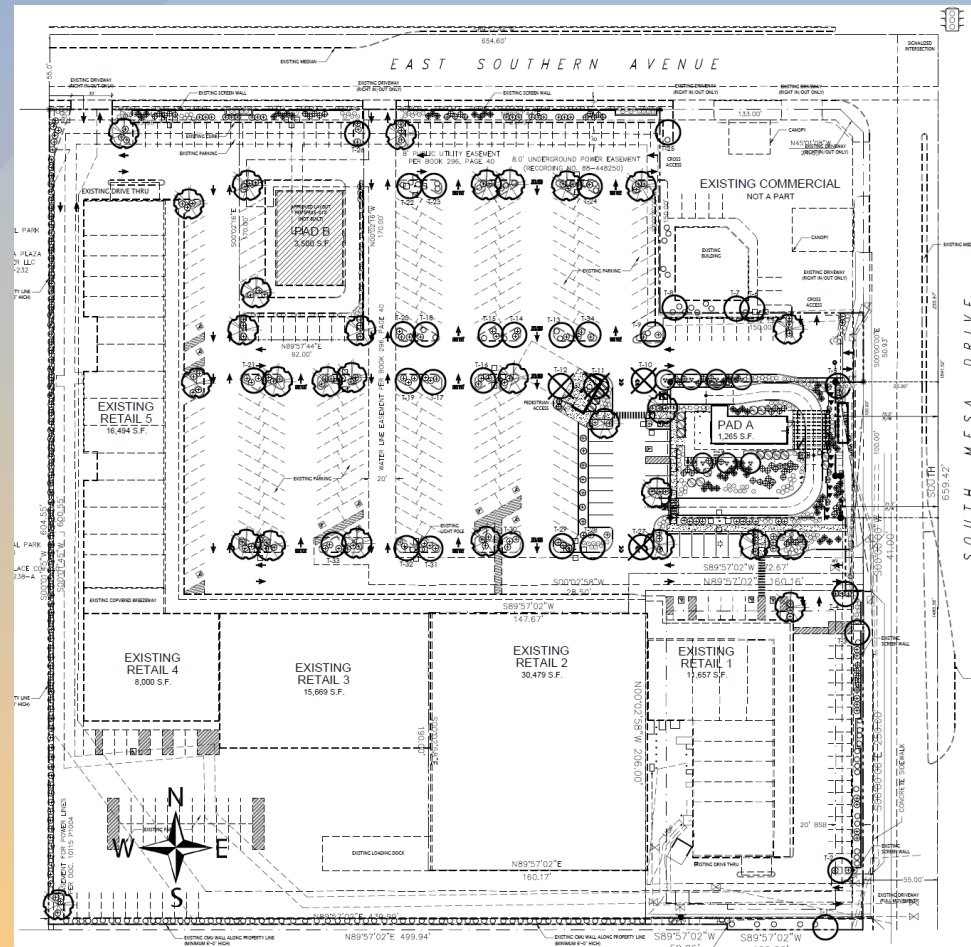
Landscape Plan – Pad A







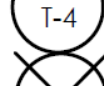








elevation: trellis / landscape screen wall along Mesa Drive
scale: 1/4" = 1'-0"



Landscape Plan – Shopping Center



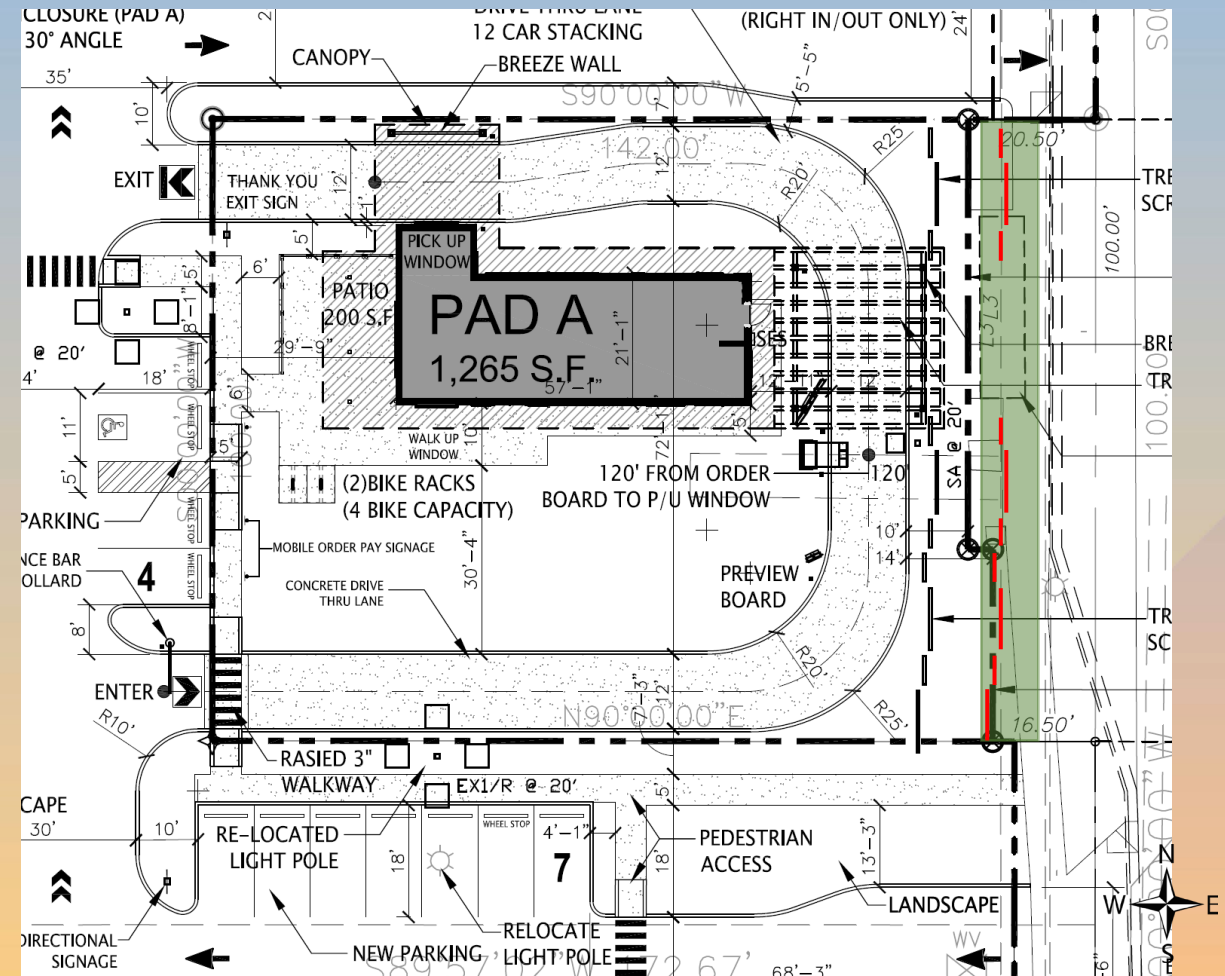
LANDSCAPE LEGEND

	QUERCUS VIRGINIANA LIVE OAK 36" BOX (29)		HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (79)
	CAESALPINIA CACALACO CASCALOTE 36" BOX (7)		HESPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON (60)
	EXISTING TREE PROTECT FROM CONSTRUCTION		PODRANEA RICASOLINA PINK TRUMPET VINE 5 GALLON (6)
	TREE BEING REMOVED DUE TO NEW CONSTRUCTION		BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA 5 GALLON (8)
	EXISTING SHRUB PROTECT FROM CONSTRUCTION		LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (218)
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (27)		LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON (112)
	EREMOPHILA MACULATA VALENTINE EMU BUSH 5 GALLON (293)	1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS	



Development Incentive Permit – Site Plan

- Reduction to the **building setback** and **landscape yard** along Mesa Drive
- Increased height of **vegetative screen** wall adjacent to Mesa Drive





DIP 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.



BOA24-00435 Developed Land Comparison





The City of Mesa makes no claim concerning the accuracy of the data on this map nor assumes any liability resulting from the use of the information herein.
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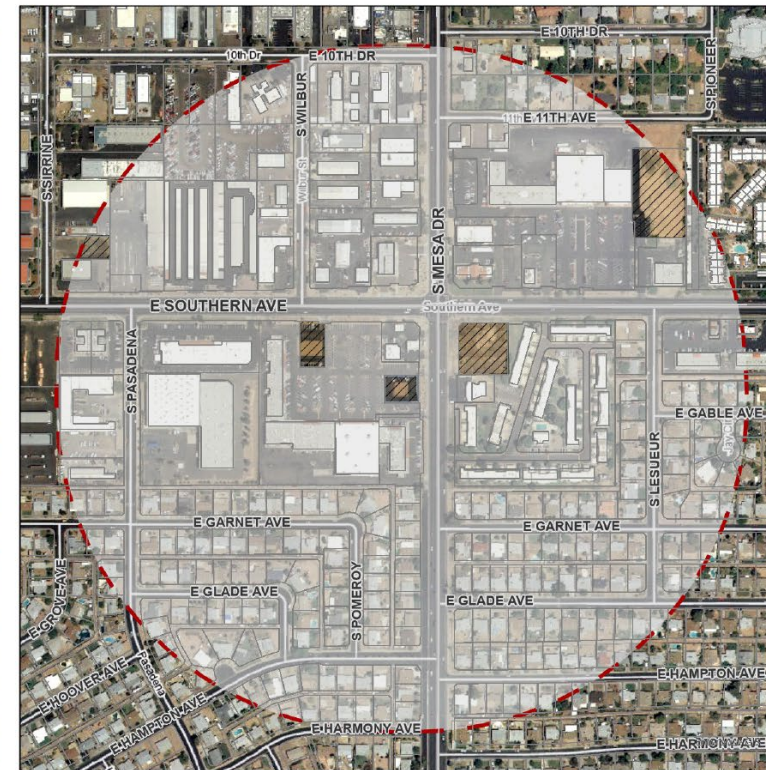
Current

-  Site
-  1200-ft Buffer
- Development Status**
-  Developed - 98.1%
-  Vacant - 1.9%



2009

-  Site
-  1200-ft Buffer
- Development Status**
-  Developed - 97.5%
-  Vacant - 2.5%





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 1,200 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.



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Perimeter Landscape Yard – [Table 11-6-3]:</i> Southern Avenue: Main Street:	15 feet 15 feet	10 feet minimum (existing) 10 feet minimum (existing)
Maximum Lot Coverage – <i>[Table 11-6-3.A]:</i>	80%	92.2% (existing)
<i>Pedestrian Connection – [Section 11-30-8.A]:</i>	An on-site walkway shall connect the main entry of each building or each primary entry to a public sidewalk on each street frontage of the site, and to any transit stop adjacent to the site.	No pedestrian connection to Southern Avenue; New 5-foot wide pedestrian connection to Mesa Drive



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Truck Docks, Loading and Service Areas – [Section 11-30-13.A]:</i> <i>Minimum distance from residential district:</i>	Not permitted within 50 feet of the boundary on any residential district or use.	34 feet, 11 inches from truck dock/loading area to Single Residence-6 (RS-6) district to the south (existing)



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Setback to Cross Drive Aisle – [Section 11-32-4.A]:</i>		
Southern Avenue: West:	Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 feet from the property line abutting the street.	34 feet, 11 inches (existing)
East:		35 feet (existing)
Mesa Drive: North:		35 feet, 8 inches (existing)
Middle:		23 feet, 3 inches (existing)
South:		10 feet, 8" (existing)



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Bicycle Parking – [Section 11-32-8.A.1]:</i>	34 bicycle parking spaces	4 bicycle parking spaces on Pad A
<i>Perimeter Landscaping, Required number of Plants by Street Type – [Table 11-33-3.A.4]:</i> Arterial Street: Southern Avenue – (450 feet @ 1 tree and 6 shrubs per linear foot): Mesa Drive – (455 feet @ 1 tree and 6 shrubs per linear foot):	18 trees and 108 shrubs 18 trees and 108 shrubs	0 trees (existing) 55 shrubs 2 trees (existing) 30 shrubs



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Required Landscape Yard, Landscaping for Non-Single Residence Uses adjacent to Single residence Uses or Districts, Width – [Section 11-33-3.B.1.a.ii]:</i></p> <p>South property line:</p>	<p>Sites five (5) acres or more adjacent to an RS or RSL district must provide a minimum 25-foot landscape yard</p>	<p>5 feet wide, minimum</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Required Landscape Yard, Landscaping for Non-Single Residence Uses adjacent to Single residence Uses or Districts – [Section 11-33-3.B.1.c.1.ii]:</i></p> <p><i>South property line (600 feet @ 4 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line:</i></p>	<p>18 trees and 120 shrubs</p>	<p>1 tree (existing) and 75 shrubs (existing)</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Required Landscape Yard, Landscaping for Non-Single Residence Uses adjacent to Other Non-Single Residence uses or districts, Width – [Section 11-33-3.B.2.a.i]:</i></p> <p><i>Properties that are part of group commercial, development must provide a seven foot wide perimeter landscape yard except where a cross-access drive aisle occurs within the required landscape yard.</i></p> <p>East property line (adjacent to Lot 2 of the Mesa Shopping Center subdivision):</p> <p>North property line (adjacent to Lot 2 of the Mesa Shopping Center subdivision):</p>	<p>7 feet</p> <p>7 feet</p>	<p>3 feet, 5 inches, minimum (existing)</p> <p>3 feet minimum (existing)</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Required Landscape Yard, Landscaping for Non-Single Residence Uses adjacent to Other Non-Single Residence uses or districts, Width – [Section 11-33-3.B.2.a.ii]:</i></p> <p><i>Properties that are not part of group commercial development must provide a 15 foot wide perimeter landscape yard except where a cross-access drive aisle occurs within the required landscape yard.</i></p> <p>West property line:</p>	<p>15 feet</p>	<p>3 feet, 3-inches, minimum (existing)</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Required Landscape Yard, Landscaping for Non-Single Residence Uses adjacent to Other Non-Single Residence uses or districts, Number of Plants – [Section 11-33-3.B.2.c]:</i></p> <p><i>A minimum of three (3) non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided.</i></p> <p>East property line (144.5 feet adjacent to Lot 2 of the Mesa Shopping Center subdivision):</p> <p>North property line (134 feet adjacent to Lot 2 of the Mesa Shopping Center subdivision):</p> <p>West property line (604 feet):</p>	<p>5 trees and 29 shrubs</p> <p>4 trees and 27 shrubs</p> <p>18 trees and 120 shrubs</p>	<p>0 trees and 0 shrubs (existing)</p> <p>0 trees and 0 shrubs (existing)</p> <p>0 trees and 90 shrubs (existing)</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Parking Lot Landscape Island – [Section 11-33-4.B.1]:</i>	Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces.	5 missing islands at the end of a single row parking spaces (existing) 2 missing double islands at the end of a double row of parking (existing) Maximum of 21 contiguous single row parking spaces without an island Maximum of 11 contiguous double row parking spaces without an island



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Parking Lot Landscape Island – [Section 11-33-4.B.2]:</i>	Landscape islands shall be a minimum of eight feet wide	5 feet, minimum width (existing)
<i>Foundation Base, Exterior Walls with Public Entrance – [Section 11-33-5.A.1]:</i>		
East elevation:	15 feet	14 feet, 2 inches (existing)
North Elevation:	15 feet	14 feet, 2 inches



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Foundation Base, Exterior Walls without a Public Entrance adjacent to parking spaces – [Section 11-33-5.A.2.a]:</i></p> <p>South side of Retail 4:</p>	10 feet	6 feet, 5 inches (existing)
<p><i>Foundation Base, Exterior Walls without a Public Entrance adjacent to drive aisles – [Section 11-33-5.A.2.b]:</i></p> <p>West elevation:</p> <p>South elevation:</p>	<p>5 feet</p> <p>5 feet</p>	<p>0 feet (existing)</p> <p>0 feet (existing)</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<p><i>Plant material within Foundation Base – [Section 11-33-5.3]:</i></p> <p>Exterior Walls Visible From Public Parking or Right-of-Way with Public Entrances.</p>	<p>A landscape area shall be provided equal in length to 33 percent (minimum) of adjacent exterior wall.</p>	<p>0 feet (existing)</p>
<p>Exterior Walls Visible From Public Parking or Right-of-Way without Public Entrances. A landscape area shall be provided equal in length to 25 percent (minimum) of adjacent exterior wall.</p>	<p>A landscape area shall be provided equal in length to 25 percent (minimum) of adjacent exterior wall.</p>	<p>0 feet (existing)</p>
<p>Exterior Walls Not Visible From Public Parking or Right-of-Way without Public Entrances. A landscape area shall be provided equal in length to 10 % (minimum) of adjacent exterior wall.</p>	<p>A landscape area shall be provided equal in length to 10 percent (minimum) of adjacent exterior wall.</p>	<p>0 feet (existing)</p>



SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Perimeter Landscape Yard – [Table 11-6-3]:</i> Southern Avenue: Main Street:	15 feet 15 feet	10 feet minimum (existing) 10 feet minimum (existing)
<i>Maximum Lot Coverage – [Table 11-6-3.A]:</i>	80%	92.2% (existing)
<i>Pedestrian Connection – [Section 11-30-8.A]:</i>	An on-site walkway shall connect the main entry of each building or each primary entry to a public sidewalk on each street frontage of the site, and to any transit stop adjacent to the site.	No pedestrian connection to Southern Avenue; New 5-foot wide pedestrian connection to Mesa Drive



Approval Criteria

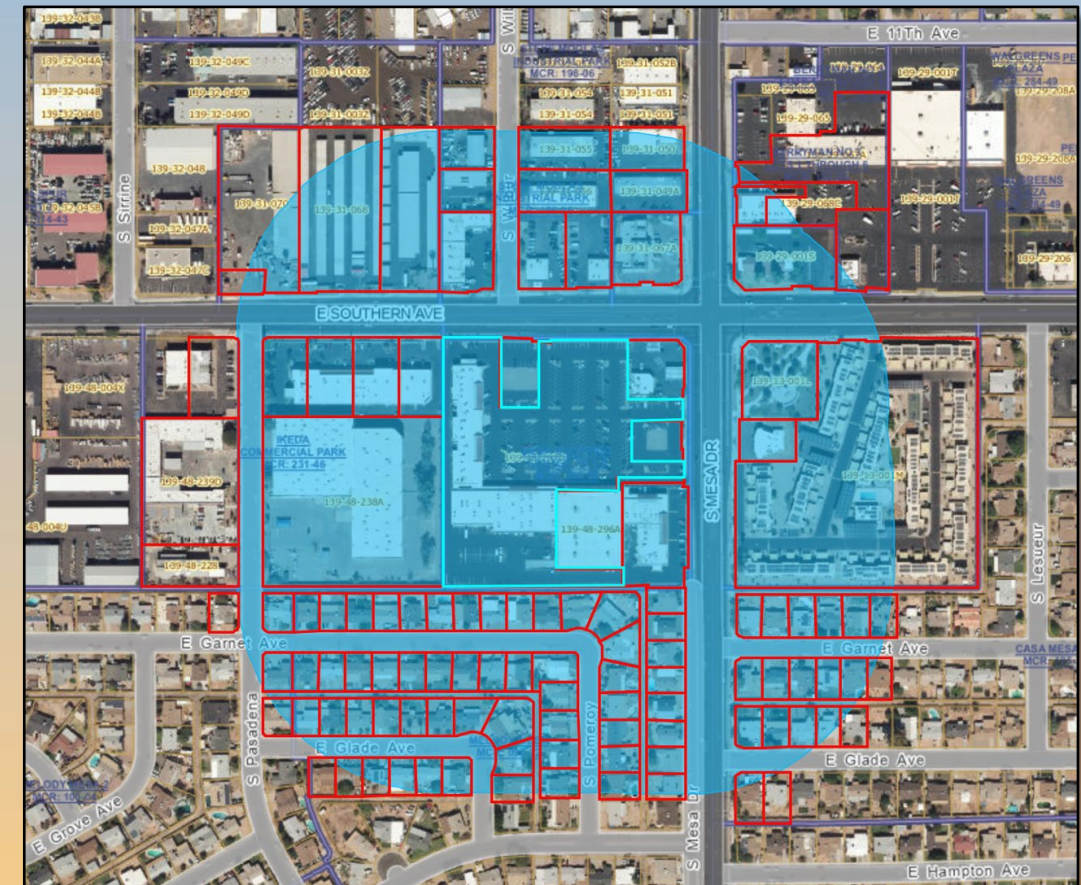
Section 11-73-3 SCIP Criteria

- ✓ Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards
- ✓ Full compliance would discourage redevelopment of the site
- ✓ No new non-conforming conditions will be created
- ✓ Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood



Citizen Participation

- Mailed notification letters to property owners within 500 feet





Findings

- ✓ Complies with the Mesa 2040 General Plan
- ✓ Meets required findings for a DIP in Section 11-72-3 of the MZO
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO

Staff recommends Approval with Conditions



Elevations





BOA24-00523

Tulili Tuiteleleapaga-Howard, Planner I

October 2, 2024



Request

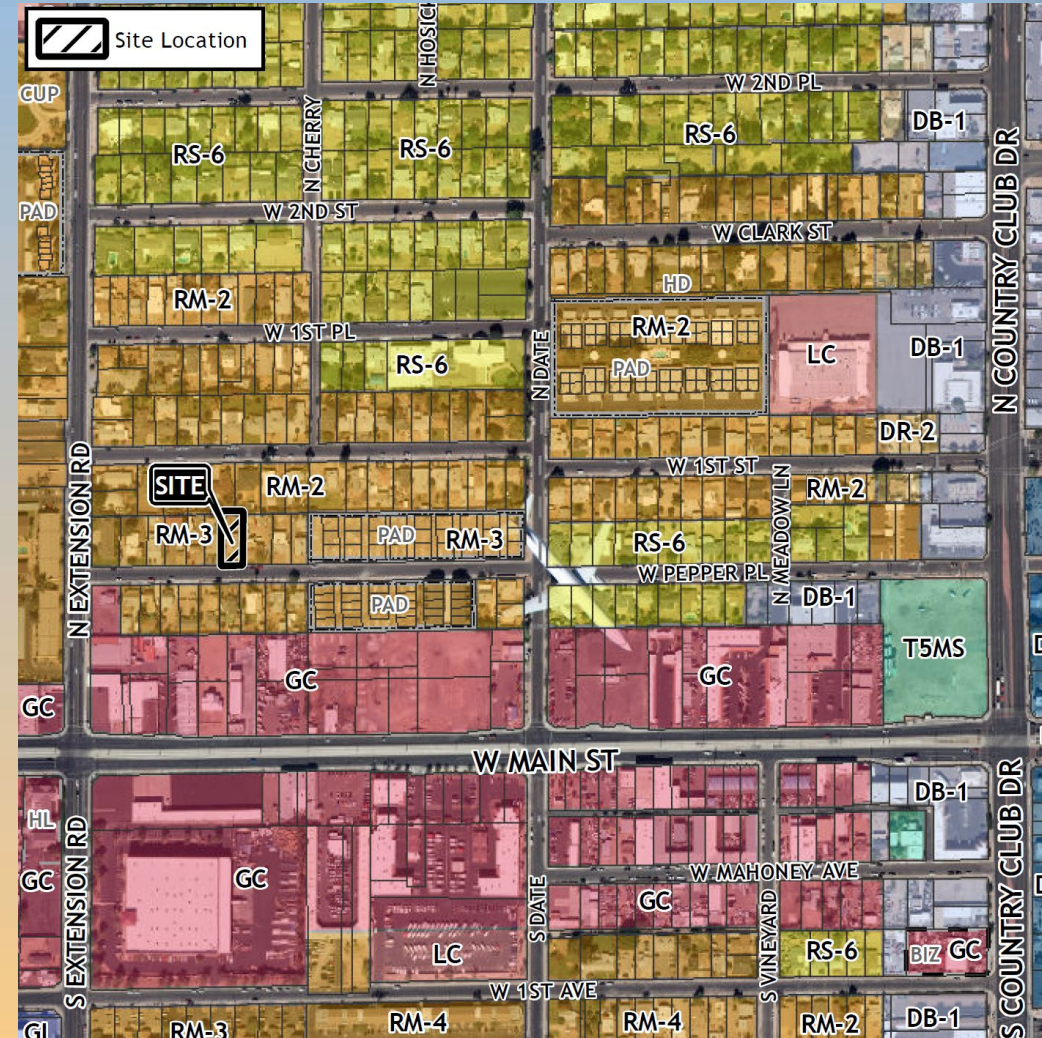
- For a Development Incentive Permit to deviate from certain development standards
- For a multiple residence development





Location

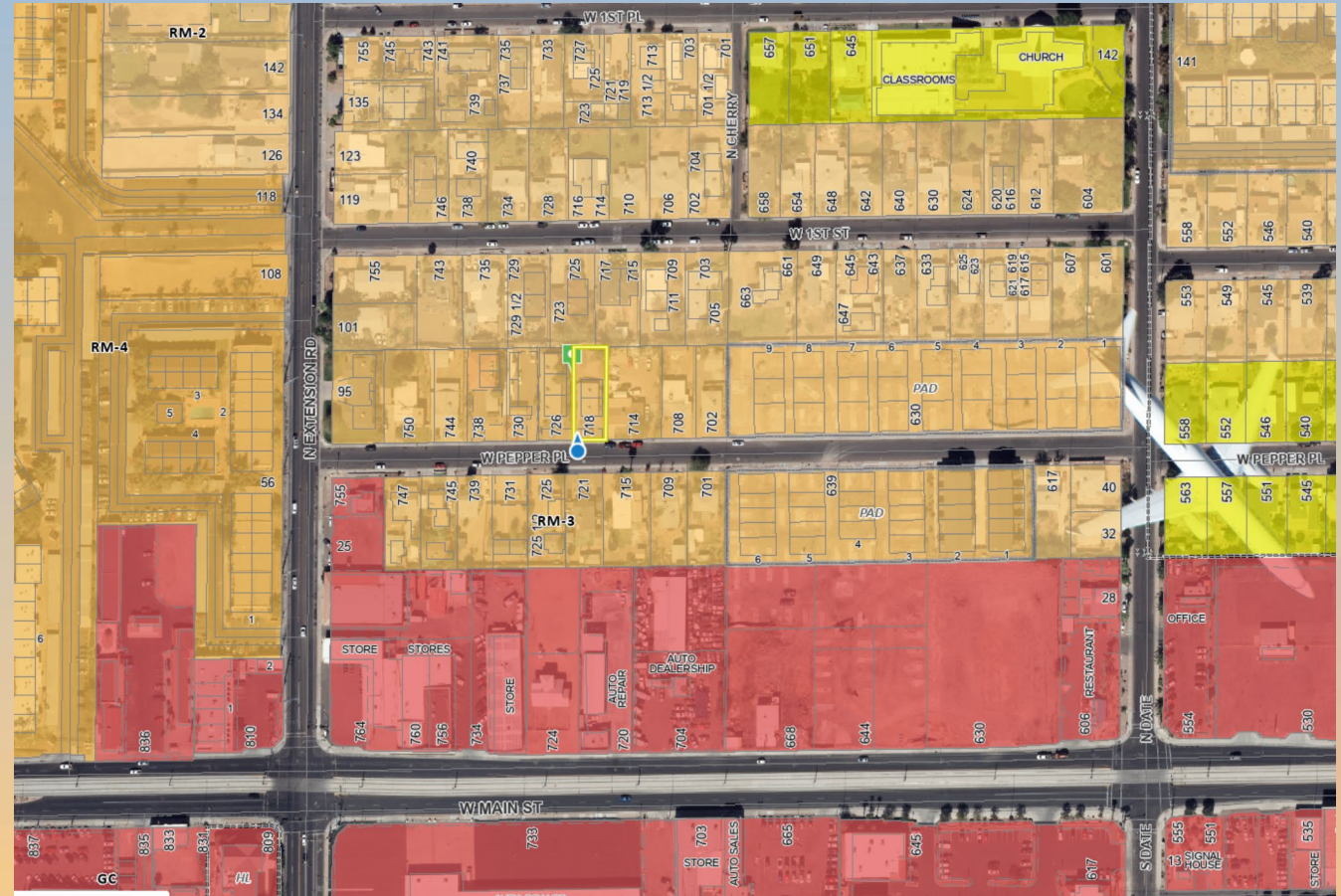
- East of Extension Road
- North of Main Street





Zoning

- Multiple Residence 3 (RM-3)
- Maximum density permitted ≤ 20 du/ac





General Plan

Neighborhood

Safe places for people to live where they can feel secure and enjoy their surrounding community

Traditional Sub-Type

Predominantly single-residence, with a variety of lot sizes and dwelling types





Site Photo

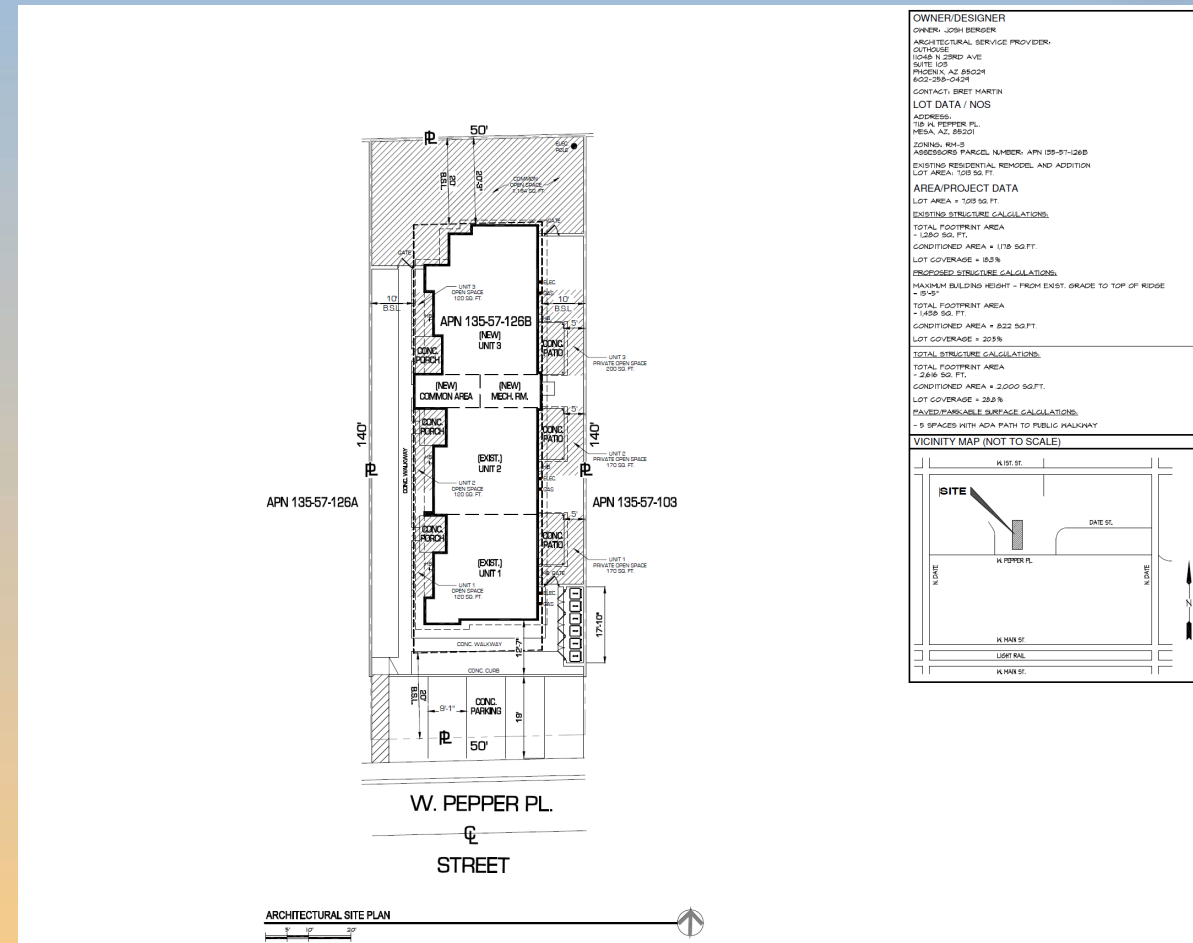


Looking north from Pepper Place



Site Plan










- Existing 1,280 SF duplex
- Proposed 1,336 SF addition
- Proposed 2,616 SF total building size
- 5 provided parking spaces





Landscape Plan

PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
 Existing Tree to Remain - Protect in Place		*ADWR	3
 Acacia stenophylla Shoestring Acacia Caliper Size: 2.0"	24" Box	*ADWR	1
 Acacia aneura Mulga Acacia Caliper Size: 1.5"	24" Box	*ADWR	1
GROUNDCOVERS			QTY
 Lantana montevidensis Trailing Lantana 'gold'	5 Gallon can full	*ADWR	10
SHRUBS / ACCENTS			QTY
 Agave desmettiana Smooth Agave	15 Gallon can full	*ADWR	20
 Euphorbia tirucalli Fire Stick	15 Gallon can full	*ADWR	5
LANDSCAPE MATERIALS			
 Decomposed Granite. 1/4" minus "Apache Gold", 2" deep in planting areas per plan.			2720 s.f.
 Synthetic Grass - Owner Select install per mfg. requirements			240 s.f.
 Fire Pit - Owner Select - vendor purchased install per mfg. requirements			1

*ADWR = Arizona Department of Water Resources
Approved Low-Water Use Plant

SYNTHETIC TURF ZONE 12' X 20'
OWNER SELECT MATERIAL
WITH 6" X 8" CONCRETE
HEADER PERIMETER

BENCH, 6'-0",
OWNER SELECT

FIRE PIT, 4'-0",
OWNER SELECT

APN
135-57-126A

PN 135-

W. PEPPER PL.

STREET
W. PEPPER PLACE

CITY OF MESA LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
PERIMETER LANDSCAPE PER 11-33-3 MESA Z/O LOCAL STREET - U DESIGNATE 1 TREE / 4 SHRUBS PER 25 FEET OF STREET FRONTAGE	2 TREES / 8 SHRUBS	W. PEPPER PLACE: 50' 1 TREES PROVIDED 7 SHRUBS PROVIDED ** SEE DEVELOPMENT INCENTIVE PERMIT FOR MODIFICATION
SHADE COVERAGE AREA	50% OF LS AREA	40% COVERAGE
INTERIOR PARKING LANDSCAPE PER 11-33-4 MESA Z/O: 1 TREE / 3 SHRUB PER PLANTER ISLAND	N/A	N/A ** SEE DEVELOPMENT INCENTIVE PERMIT FOR MODIFICATION
FOUNDATION LANDSCAPE PER 11-33-5 MESA Z/O* 1 TREE / 50 LF BUILDING FACE	5 TREES	273 FT TOTAL EDGE = 5 TREES 5 TREES PROVIDED ** SEE DEVELOPMENT INCENTIVE PERMIT FOR MODIFICATION
FOUNDATION BASE ALONG EXTERIOR WALLS PER 11-33-5 MESA Z/O A 15-FOOT-WIDE FOUNDATION BASE SHALL BE PROVIDED	15'	12' - 7" ** SEE DEVELOPMENT INCENTIVE PERMIT FOR MODIFICATION



DIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Minimum Lot Width (ft.) Multiple-Residence Table 11-5-5</i>	60 feet	50 feet
<i>Minimum Yards – Section 11-5-5 Minimum Front Yard Setback, Local Street</i>	20 feet	0 feet
<i>Minimum Yards – Section 11-5-5 Minimum Interior Side Yard: 3 or more units, single-story</i>	20 feet	10 feet
<i>Required Landscape Yard: Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence Uses Section 11-33-3.B.2.a</i>	15 feet	5 feet on the east; 10 feet on the west

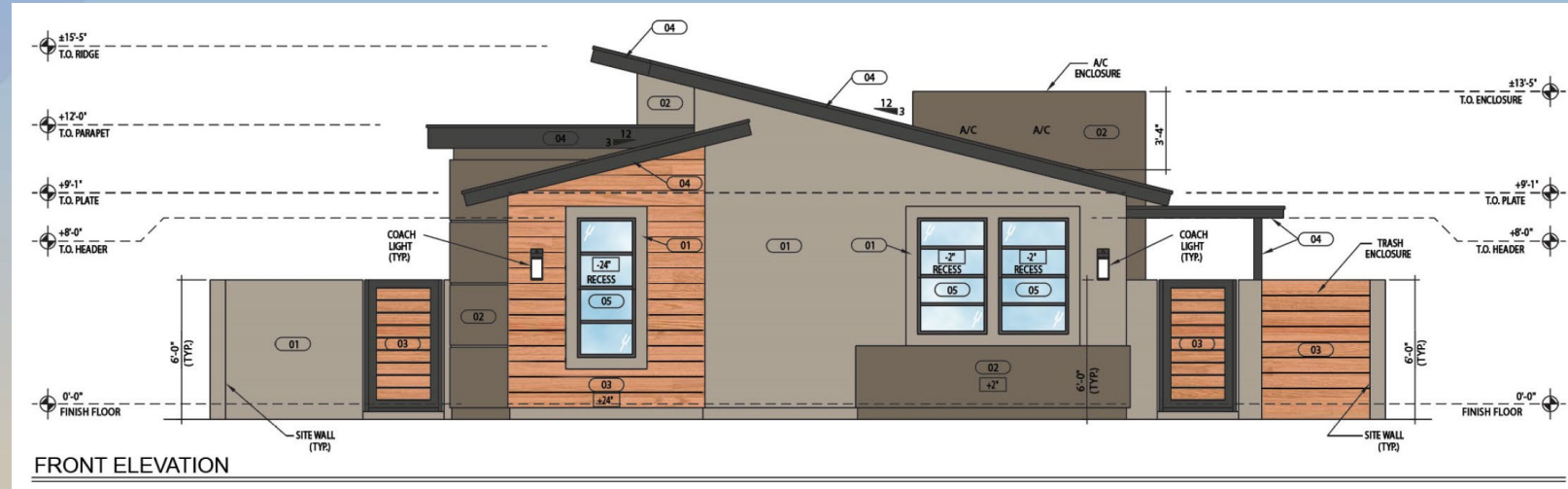


DIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Landscape Islands</i> <i>Section 11-33-4.B</i>	Parking lot landscape islands installed at the end of a row of stalls	No landscape islands installed at either end of the row of stalls
<i>Foundation Base along Exterior Walls without a Public Entrance</i> <i>Section 11-33-5-A.2</i>	10 feet adjacent to parking stalls	0 feet adjacent to parking stalls
<i>Covered Parking Spaces</i> <i>Section 11-32-3-D</i>	3 covered parking spaces	0 covered parking spaces
<i>Perimeter Landscaping:</i> <i>Required Number of Plants by Street Type – Public or Private Local Streets</i> <i>Section 11-33-3.A.4</i>	2 trees and 8 shrubs	1 tree and 7 shrubs

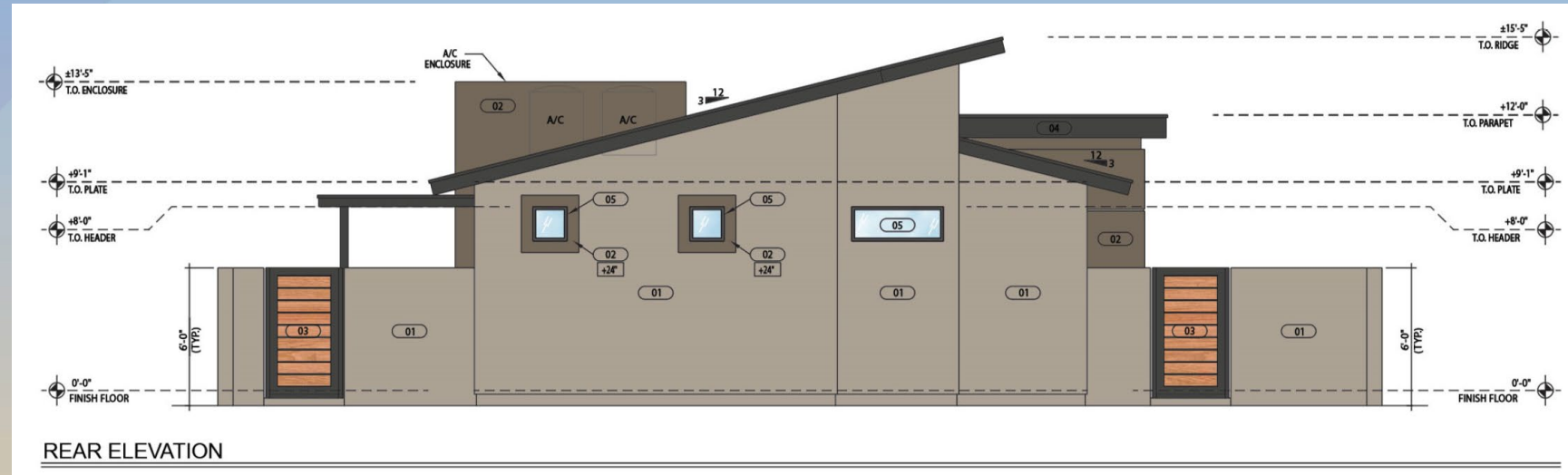


Elevations





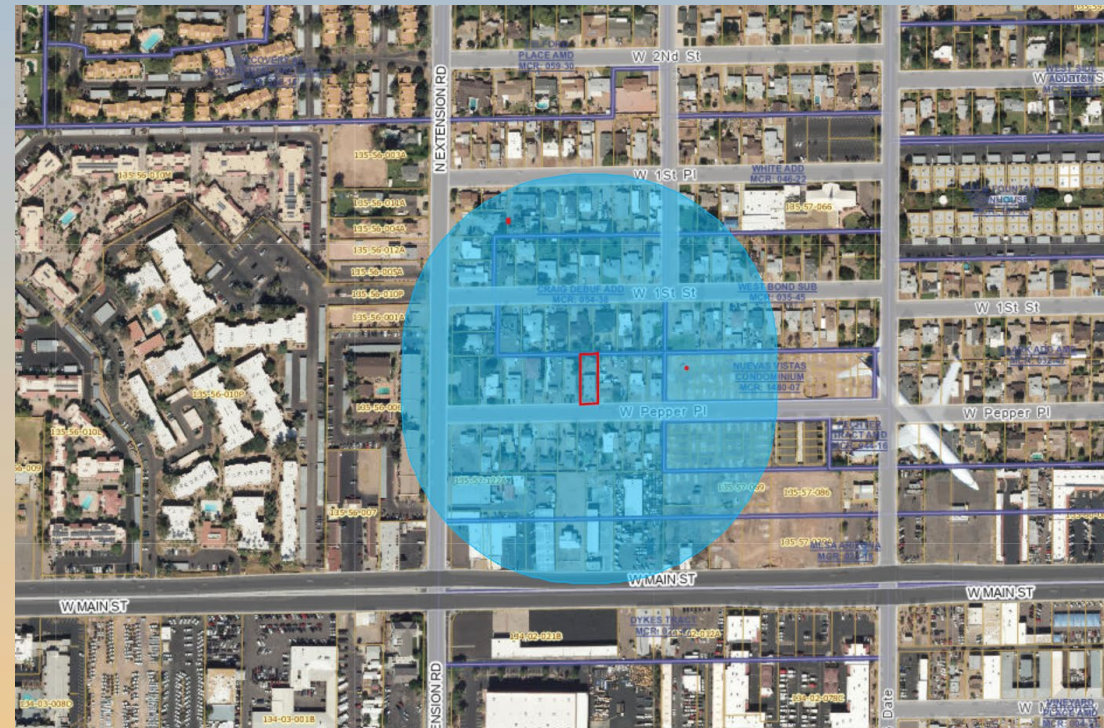
Elevations





Citizen Participation

- Mailed notification letters to property owners within 500 feet
- No comments received





DIP Eligibility 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.



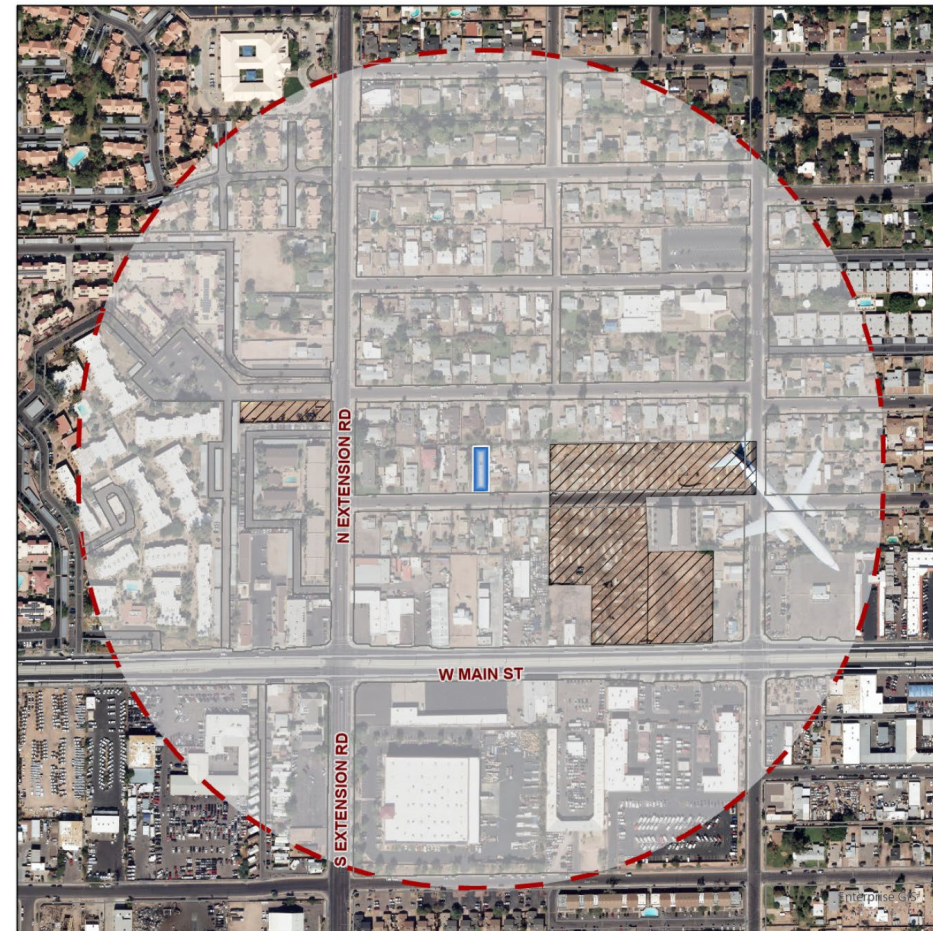
2009

- 1200-ft Buffer
- Site
- Development Status
 - Developed -- 100%
 - Vacant -- 0%



Current

- 1200-ft Buffer
- Site
- Development Status
 - Developed -- 94.3%
 - Vacant -- 5.7%





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 1,200 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 Mesa 2040 General Plan
- ✓ Meets required findings for a DIP in Section 11-72-3 of the MZO

Staff recommends Approval with Conditions