



# Zoning Administrator Hearing

## Minutes

Mizner Conference Room  
Mesa City Plaza Building, Suite 130  
20 East Main Street  
Mesa, Arizona, 85201

### Draft

**John S. Gendron**  
Hearing Officer

**DATE** November 20, 2007

**TIME** 1:30 P.M.

**Staff Present**

Jeff McVay

**Others Present**

Michael Knisely

### **CASES**

Case No.: ZA07-125

Location: 1137 East Broadway Road

Subject: Requesting a Development Incentive Permit to allow development of apartments for physically disabled individuals in the R-2 zoning district.

Decision: **Approved with conditions**

Summary: Staff recommends **approval** of case ZA07-125, *conditioned upon the following:*

1. *Compliance with the site plan submitted.*
2. *Compliance with all requirements of the Building Safety Division with regard to the issuance of building permits.*
3. *The Development Incentive Permit (DIP) shall be applicable only upon issuance of a section 811 HUD grant by the time of Certificate of Occupancy.*

Findings:

- The requested Development Incentive Permit would allow development of a multi-residential facility specifically designed for physically disabled adults. The applicant has requested a Development Incentive Permit (DIP) to allow the reduction of onsite parking from 31 spaces to 16 spaces. The site complies with all other development standards.

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- As justification for the request, the applicant has noted that parking needs for this type of facility are greatly reduced due to the physical handicaps of the residents. Other facilities under the same ownership have been approved with similar reductions in onsite parking, which have proven to meet the needs of those complexes.
- The subject property is consistent with the definition of a bypassed parcel, the incentives proposed are necessary to accommodate the proposed development, the incentive approved will allow development commensurate with surrounding existing development, and the incentives will result in a development compatible with, and not detrimental to, adjacent properties or neighborhoods
- Development Incentive Permits are required for bypass parcels that are unable to meet development standards. The applicant has met all current development standards set by the Zoning Ordinance and is only asking for the reduction of parking. Consequently, reasonable conformance of the parking standards would justify the requested DIP.
- The proposed site plan and use have been reviewed and approved by the Planning and Zoning Board and City Council through case Z07-106.
- The site plan submitted allows the development of quality facility for an underserved segment of the population while investing in an older area of the City and providing compatibility with the intent of the Zoning Ordinance. Additionally, the proposed use and improvements will be compatible with, and not detrimental to, adjacent properties in the area.

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There being no further business to come before the Zoning Administrator, the hearing adjourned at **p.m.**

The cases for this hearing were recorded on Zoning Administrator Flash Card, then burned to CD.

Respectfully submitted,

Gordon Sheffield  
Hearing Officer

cb  
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