

PROJECT INFORMATION

ADDRESS: 2333 SOUTH POWER ROAD
MESA, ARIZONA 85209

APN: 304-05-045N

OWNER: POWER ROAD ANIMAL HOSPITAL
(480) 641-4141

ARCHITECT: BRIAN T. JOHNS
ASSOCIATED ARCHITECTS, INC.
6 EAST PALO VERDE STREET, STE. 1
GILBERT, ARIZONA 85296
(480) 964-8451

BUILDING CODES: 2006 I.B.C. 2006 I.M.C. 2006 I.R.C. 2005 N.E.C. 2006 I.P.C. 2006 MESA ADMINISTRATIVE CODE 2006 I.F.C. 2006 I.F.G.C. 2009 I.E.C.C. AZ W/ DISABILITIES ACT - FEDERAL ADA (ADAAG)

OCCUPANCY GROUP: B

CONSTRUCTION TYPE: V-B A.F.E.S.

BUILDING AREA: 42,750 SQ. FT.
(ALLOWABLE)

BUILDING AREA: 3,370 SQ. FT.
(ACTUAL)

NEW ADDITION: 2,639 SQ. FT.
TOTAL: 6,009 SQ. FT.

USE: VETERINARY CLINIC

EXISTING ZONING: LC

GROSS SITE AREA: 59,195 SQ. FT. = 1.36 ACRES

NET SITE AREA: 47,926 SQ. FT. = 1.1 ACRES

SITE COVERAGE: 30,133 SQ. FT. = .69 ACRES

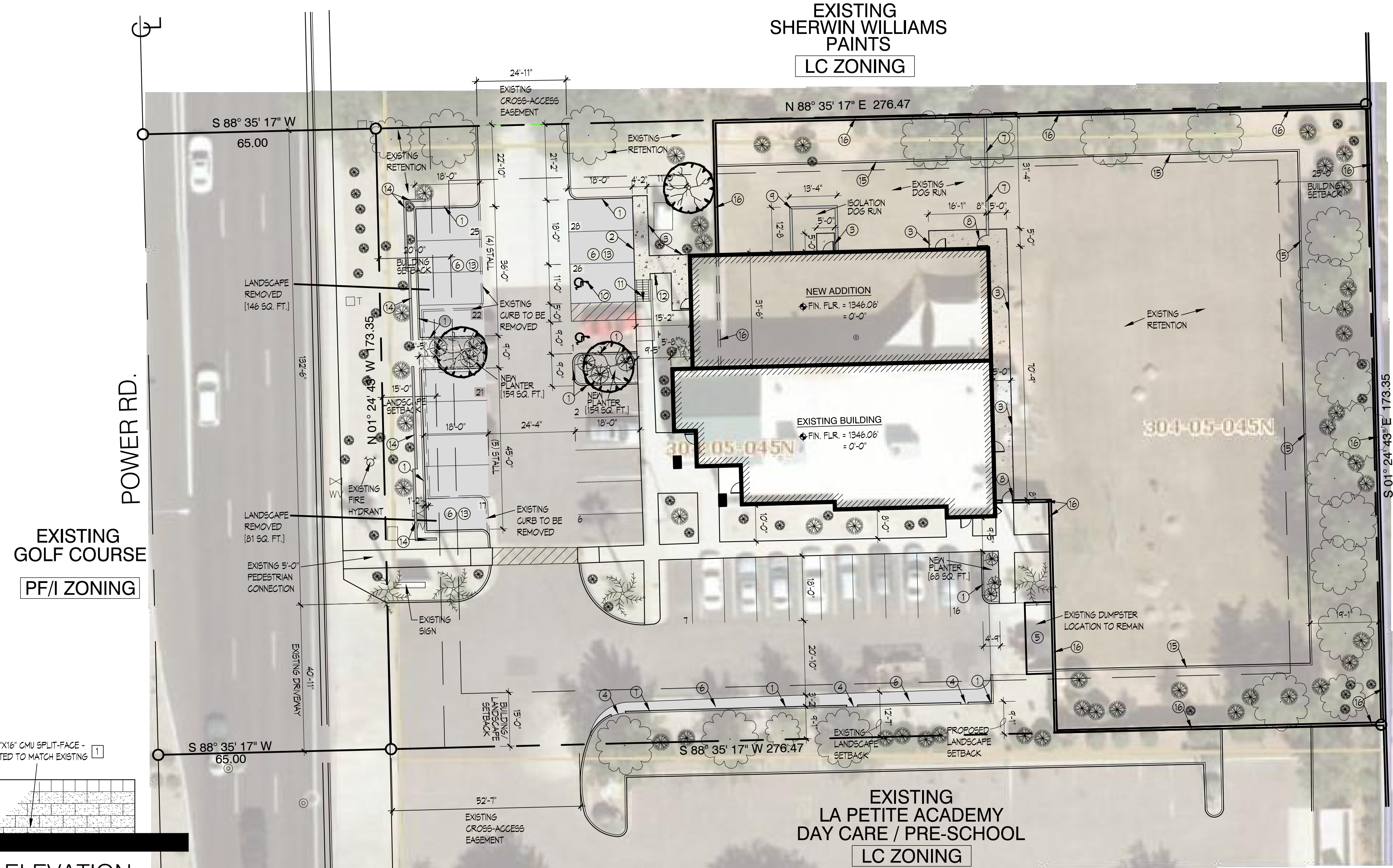
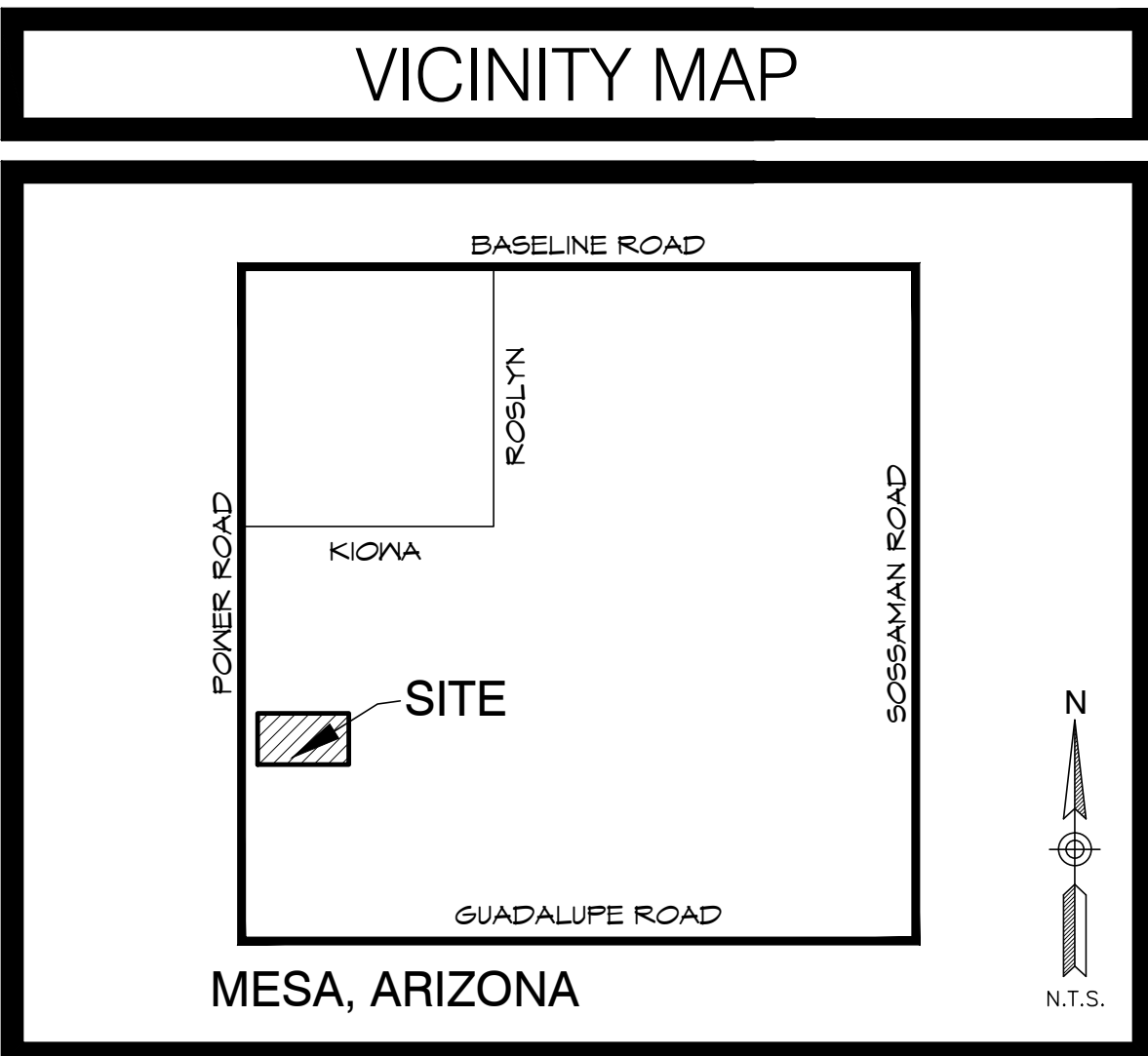
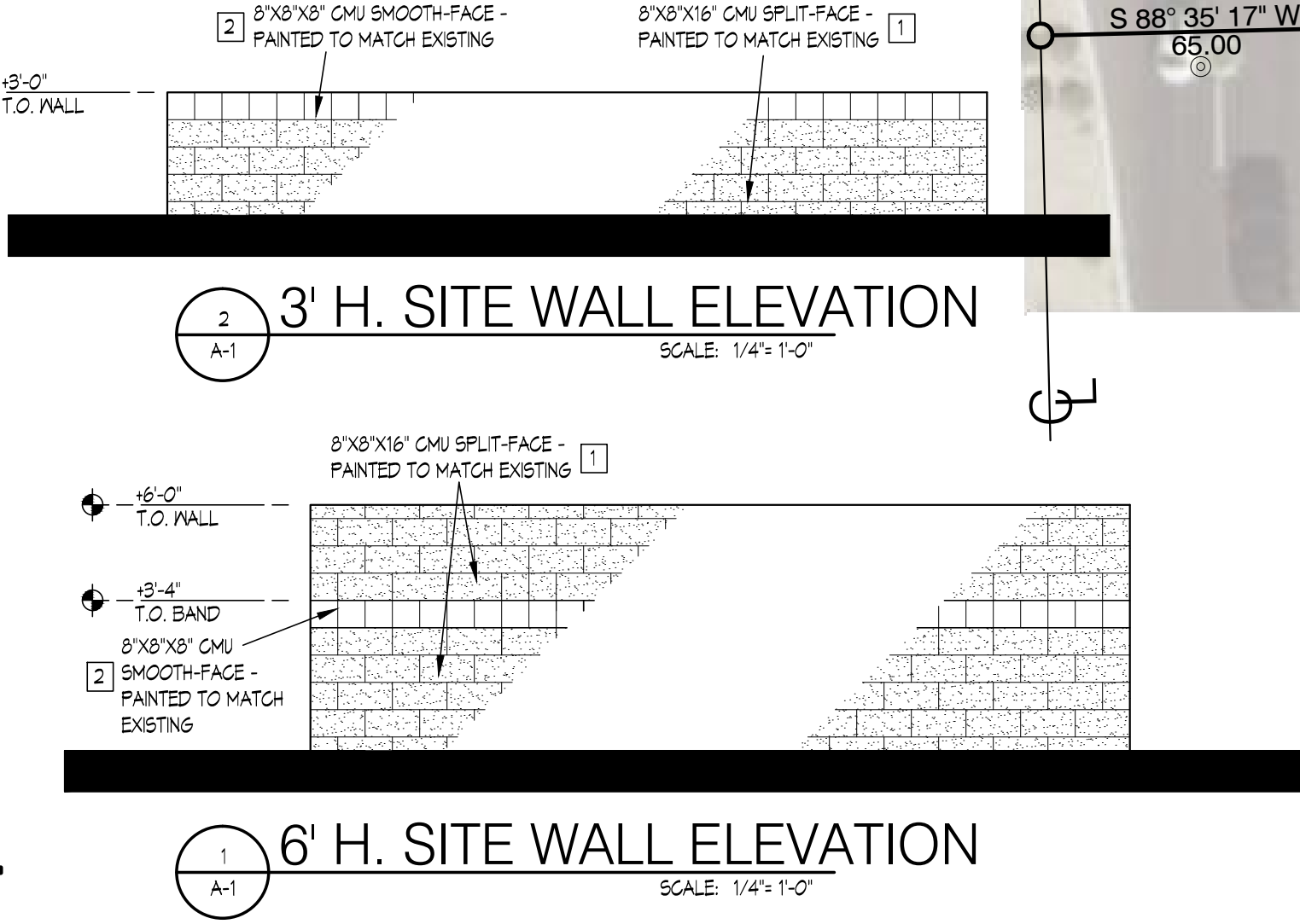
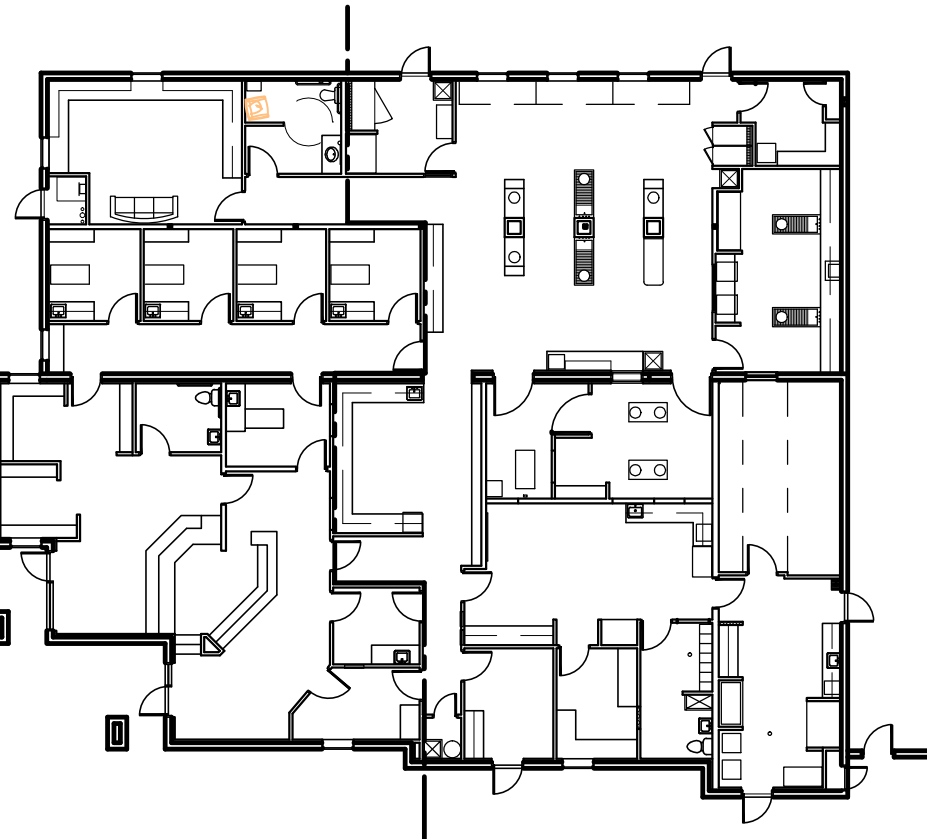
LANDSCAPE AREA: 17,793 SQ. FT. = .41 ACRES

LANDSCAPE COVERAGE: 37.1%

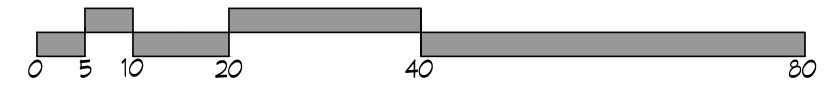
PARKING CALCULATIONS:

MEDICAL:
1 STALL PER 250 S.F.
6,009 SQ. FT. / 250 = 24 STALLS

24 STALLS - REQUIRED
28 STALLS - PROVIDED
2 H/C STALLS - PROVIDED (INCLUDED IN PROVIDED)



SITE PLAN








SITE PLAN KEY NOTES:

- NEW 6" EXTRUDED CONC. CURB
- NEW TURNDOWN AT ASPHALT
- NEW TURNDOWN AT WALK
- NEW DEPRESSED CURB
- EXIST. DUMPSTER ENCLOSURE TO REMAIN
- NEW ASPHALT OVER ABC 1 COMP. FILL - SEE CIVIL DNGS.
- NEW 6'-0" HIGH CMU SCREEN WALL - MATCH EXISTING
- NEW 3'-0" WIDE WROUGHT IRON GATE
- NEW 6'-0" HIGH CMU FENCE ENCLOSURE
- NEW PAINTED SYMBOLS PER ADA STDS.
- NEW CONC. H/C RAMP
- NEW H/C PARKING SIGN
- NEW 4" WIDE WHITE PAINTED STRIPES
- NEW 3'-0" HIGH CMU SCREEN WALL - MATCH EXISTING
- EXISTING LANDSCAPE CURB - TO REMAIN
- EXISTING 6'-0" HIGH MASONRY WALL - PAINT TO MATCH EXISTING
- PORTION OF EXISTING 6'-0" HIGH MASONRY WALL TO BE REMOVED
- NEW 3'-0" HIGH CMU SCREEN WALL - MATCH EXISTING

NOTE:
- INDICATES NEW ASPHALT
- INDICATES NEW LANDSCAPE ISLAND

LANDSCAPE LEGEND / PLANTING CALCULATION:

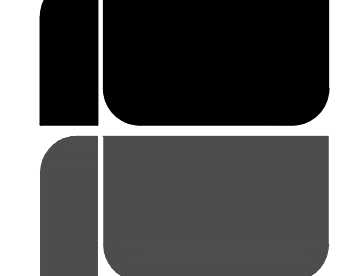
	- INDICATES EXISTING PALM TREE TO REMAIN	<u>EXISTING FOUNDATION BASE SHRUBS & GROUND COVER</u>	<u>EXISTING FOUNDATION BASE TREES</u>		
		14	3		
	- INDICATES EXISTING TREE TO REMAIN	<u>EXISTING STREET FRONTAGE SHRUBS & GROUND COVER</u>	<u>EXISTING STREET FRONTAGE TREES</u>		
		28	4		
	- INDICATES EXISTING SHRUB / GROUND COVER TO REMAIN	<u>NEW TREES & SHRUBS AT NEW LANDSCAPE ISLANDS</u>			
	- INDICATES NEW TREE	<u>QUANTITY</u>	<u>SIZE</u>	<u>TYPE</u>	<u>EMITTER TYPE</u>
		3	24" BOX	5650 TREE Dialbergia 5650	6 GAL/H/R (2)NBT-10-6
	- INDICATES NEW SHRUB	4	5 GAL SHRUB	RIO BRAVO SAGE Leucophyllus Langumiae 'Rio Bravo'	1 GAL/H/R (1)NBT-10

NOTE:
ANY DEAD OR MISSING LANDSCAPE IS REQUIRED TO BE REPLACED IN ORDER TO MEET ALL CURRENT CODES.

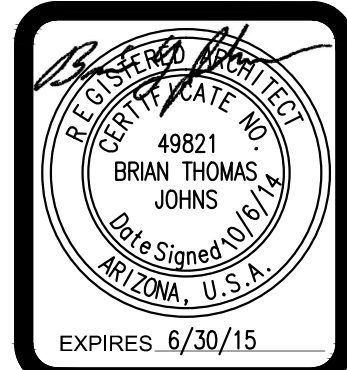
NOTE:
ALL NEW PLANTS SHALL BE CONNECTED TO EXISTING IRRIGATION - CONTRACTOR TO VERIFY EXISTING LOCATION

BUILDING ADDITION AND REMODEL
FOR
POWER ROAD ANIMAL HOSPITAL
2333 S. POWER ROAD MESA, ARIZONA 85209

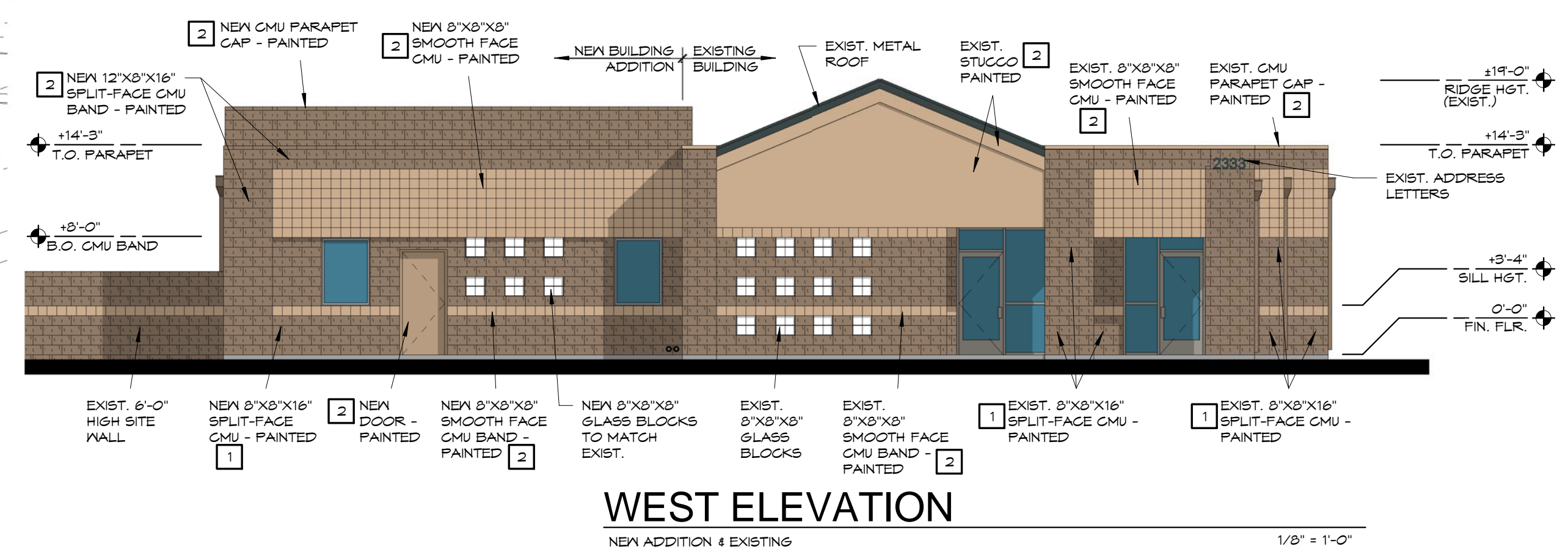
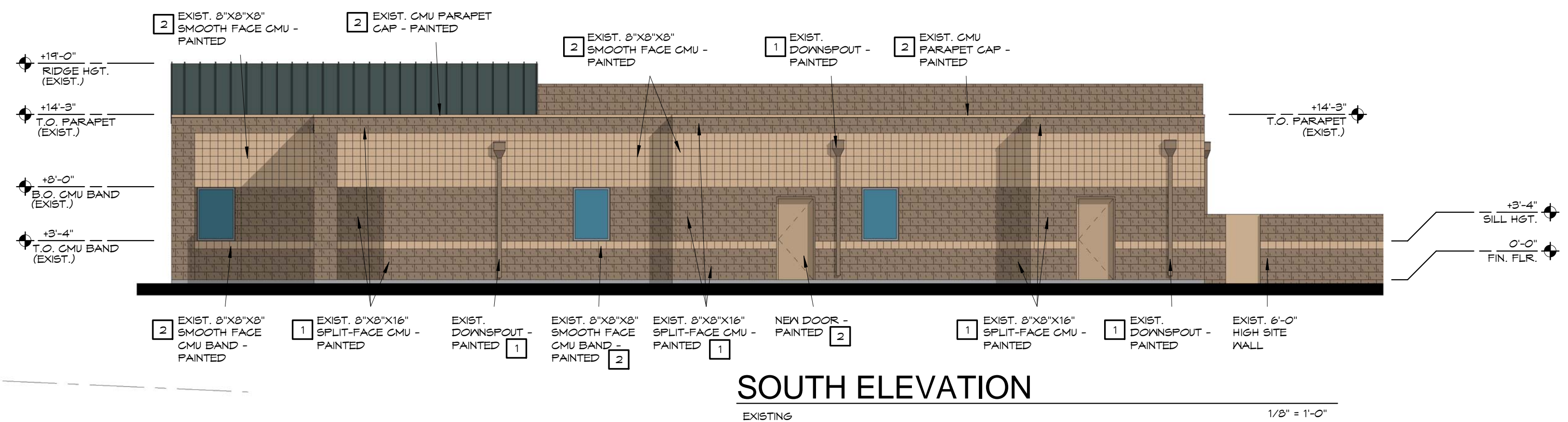
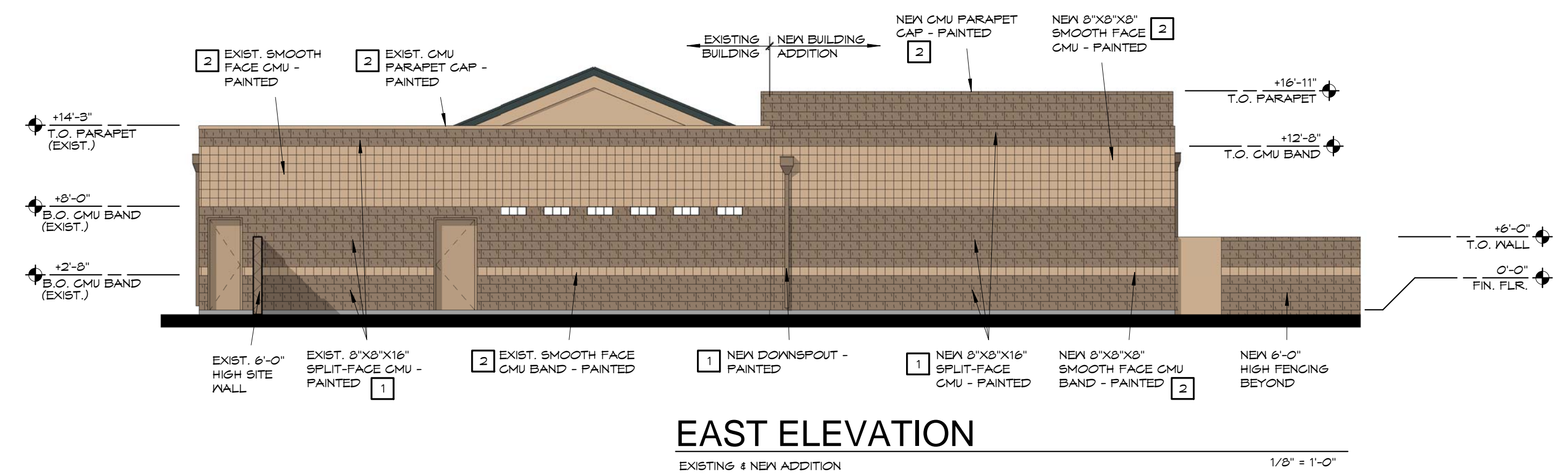
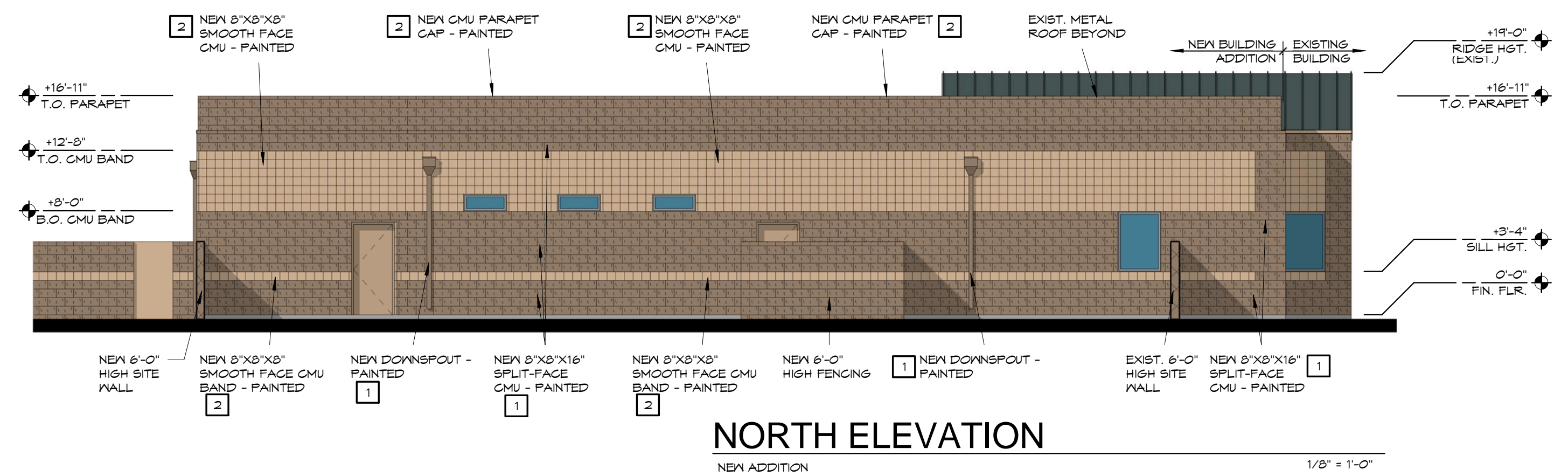
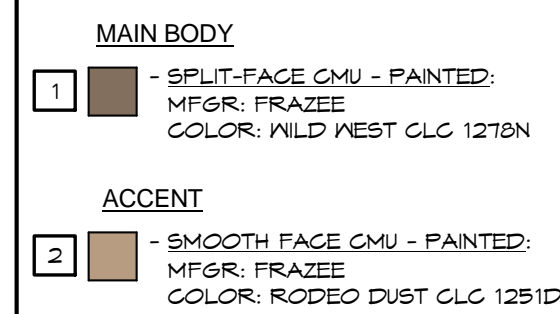
associatedarchitects, inc.
architecture · construction management · planning
p 480-964-8451
6 East Palo Verde Street, Suite 1 · Gilbert · Arizona · 85296
www.associated-architects.com

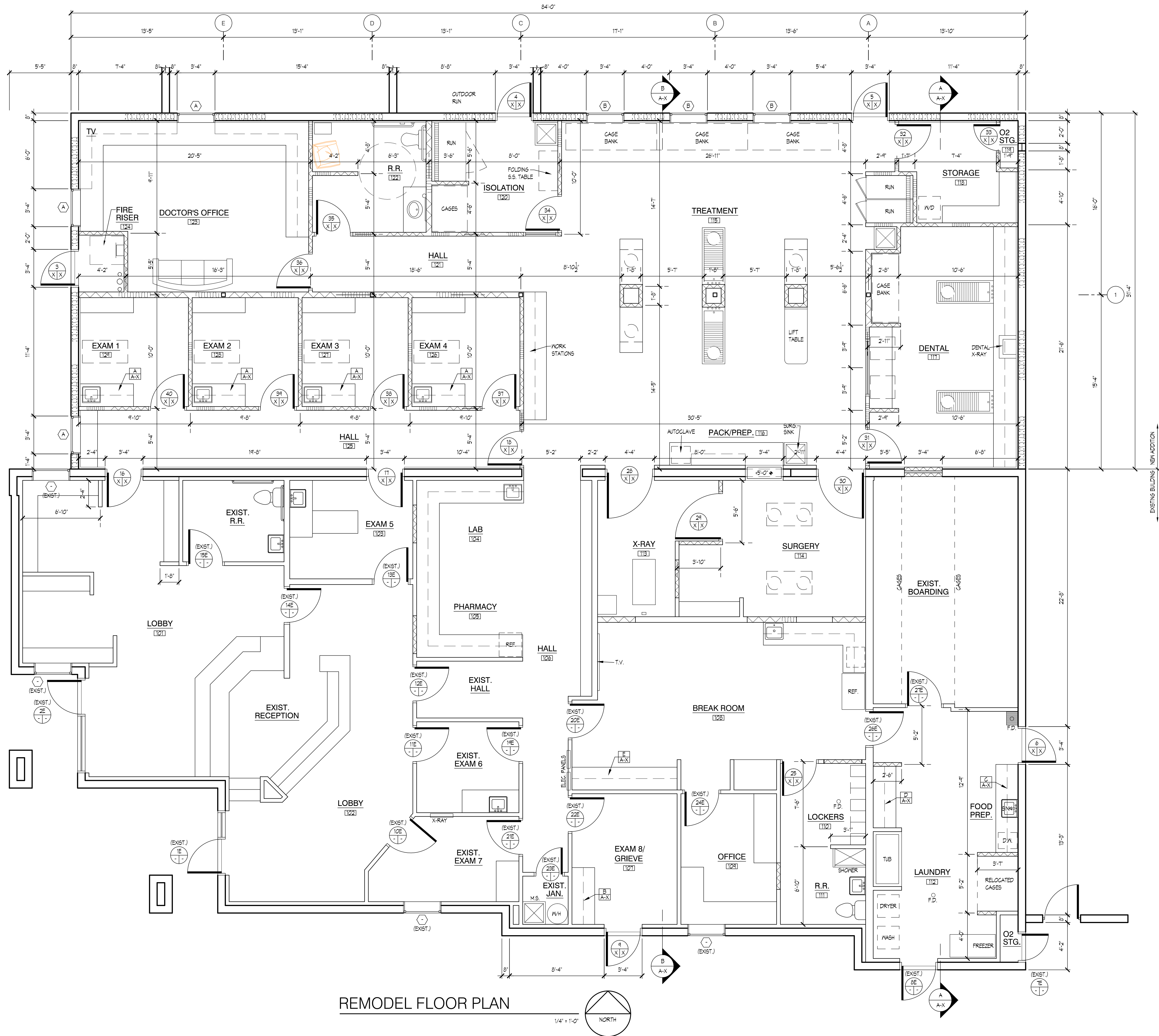


REVISION	DATE	DESCRIPTION
1	11/17/14	1
2	11/17/14	2
3	11/17/14	3
4	11/17/14	4

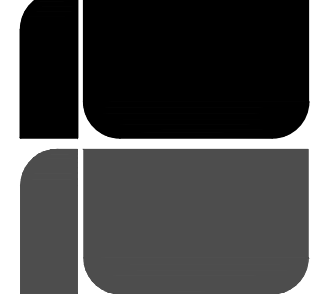


SHEET 1
A-1
OF





REMODEL FLOOR PLAN



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/26/14
2	REVISED	
3	REVISED	
4	REVISED	



PROJECT NARRATIVE

Rezoning, Building Addition and Remodel for
Power Road Animal Hospital
November 20, 2014

Location: 2333 S. Power Rd.
Mesa, Arizona 85209

Occupancy Group: B
Existing Use to remain – Veterinary Clinic
Existing Zoning LC-PAD

Building Area: Existing Building ----- 3,370 Sq. Ft.
New Addition ----- 2,639 Sq. Ft.
Total ----- 6,009 Sq. Ft.

Parking: 1 stall per 250 sq. ft. (Medical) = 24 stalls required
28 stalls provided (2 of which are handicapped)

Request: Rezone from LC to LC (BIZ) and Site Plan Modification

Description:

Rezone from Limited Commercial (LC) to Limited Commercial (LC) with a BIZ overlay to allow nine (9) new parking spaces to encroach into the front yard setback for no more than 3 feet. This project consists of a new 2,639 Sq. Ft. building addition to the existing Power Road Animal Hospital. This existing facility is 3,370 Sq. Ft. This project also includes a minor interior remodel of the existing building, new 6'-0" high site walls, new asphalt paving with new parking stalls, and required landscape upgrades to meet current zoning regulations.

The design of the new building addition will complement the existing building, and all of the building exterior will be painted with a new color scheme. See attached color board.

The addition includes four (4) new exam rooms, doctors office, treatment room, dental suite, storage, isolation and restroom. The existing kennels are for minimal stays for animals that have had procedures.

The fenced in areas to the east and north of the facility are used as an area for the exercise and movement of animals during their stay at the facility. Animals in these areas are always accompanied by staff and are only there a short amount of time. There are no exterior kennels, pens or housing of animals.

The fenced in areas are separated to keep isolation animals from regular animal patients, under staff supervision.

Bonus Intensity Zone Overlay:

The purpose of the Bonus Intensity Zone (BIZ) Overlay District is to provide for variation from the application of development standards to allow greater intensity of development and encourage unique, innovative developments of superior quality. It must be demonstrated that the resulting development will further the goals and objectives of the General Plan, Specific Plans, and Council policies and will provide significant social or economic benefits to the City. This overlay district applies more frequently to individual projects which may consist of one or more buildings. Moreover, one of the purposes of this BIZ Overlay is to allow for the establishment of unique (or specific) land use regulations and development standards to achieve the goals of the General Plan for the area.

In this instance, we are requesting the use of the BIZ overlay to allow the reduction of the front yard setback from 15 feet to 12 feet to accommodate nine (9) parking spaces, which will be screened behind a new screen wall being proposed with this site plan modification. With this improvement, we are also proposing to install two (2) new landscape planters along the frontage as shown on the proposed site plan. With the addition of these new planters, the project is actually gaining additional square footage of landscape area than what would otherwise be allowed under the existing code. No new landscape planter is proposed for the south side of the building as that is the current, existing condition.

In addition, the new building addition will include energy efficient design elements including: eliminating windows on the east and west sides of the building to reduce heat gain within the rooms, a high albedo roof (high reflectivity) to reduce heat gain on the roof, masonry exterior walls with spray in insulation within each cell as well as an additional batt insulation within 1- ½" metal furring on the interior, R-38 batt insulation at the roof deck and the use of Low-E Dual Pane windows on the north elevations. All new HVAC equipment will be high efficiency and all new electrical components will meet the new IECC requirements to reduce energy consumption. Any new landscaping will be low water use to meet xeriscape design requirements.

The City Council may approve modifications to the underlying district standards proportionate to number of items and degree of compliance provided by projects that comply either with the BIZ standards. Projects, such as this expansion for Power Road Animal Hospital, with a minimal number modifications need comply with a lower percentage of the BIZ criteria. The applicable BIZ standards met are:

1. Together with the expansion, the new elevations provide distinctive, superior quality design.
2. The site is located on Power Road, which is an area with existing utility and transportation infrastructure and existing community services.
3. The modified site plan is designed to reduce onsite environmental impacts by keeping the customer parking areas closer to each other, and using existing driveways more efficiently, thus maintain the existing open spaces, which are needed as part of the operation of the veterinary clinic and the wellbeing and recovery of the animals.
4. The site design includes priority parking locations near the entrance to the clinic.

In short, the BIZ overlay is being used for a de minimis request to allow a minor encroachment into the front yard setback, which will allow an existing business to expand its facility and remain in the City of Mesa. Once installed with the new landscape planter islands and screen wall, the overall aesthetics of the site will be improved and there will be no negative impact on the public or adjacent property owners.

Citizen Participation Report For A Building Addition and Remodel for Power Road Animal Hospital

Date: December 2, 2014

Purpose: The Report provides the results of the implementation for the Citizen Participation Plan for the addition & remodel for Power Road Animal Hospital. This site is located at 2333 S. Power Road in Mesa, Arizona. This is an application for Site Plan Modification & Rezone from LC to LC-Biz Overlay for an addition of 2,639 Sq. Ft. to the existing "Power Road Animal Hospital", a minor interior remodel of the existing building, new 6'-0" high site walls, new asphalt paving with new parking stalls, and relocate the dumpster enclosure. This report provides evidence that citizens, neighbors, public agencies, and interested parties have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application.

Contact:

Brian Johns, RA
Associated Architects, Inc.
6 East Palo Verde Street, Suite 3
Gilbert, Arizona 85296

Pre-application Meeting: The pre-application meeting with the City of Mesa planning staff was held on September 15, 2014 (PS14-064). Staff reviewed the application and recommended that adjacent residents and nearby registered neighborhoods be contacted.

Neighborhood Meeting:

Letters were sent out October 20th to contact list of owners within 500 sq.ft including, homes, apartments, HOAs, schools and Neighborhood Associations on October 20th to invite them to the neighborhood meeting on Nov. 1st.

The following is the Date and location of the meeting where the citizens were invited to discuss the applicant's proposal:

1. **November 1st, 2014 – Power Road Animal Hospital building at 2333 S. Power Road, 4pm to 5pm. – 0 in attendance. (Architect, Owner and 2 of owner's Staff were in attendance).** The owner did not receive any correspondence from citizens.

Correspondence and Telephone Call:

1. 1st letters mailed to contact list, including homes, apartments, HOAs, schools and Neighborhood Associations on 10-6-14.
2. 2nd Letters mailed to the additional 500 feet of citizens on 10-20-14
3. The owner has received, 0 phone calls 0 emails from citizens in regard to the proposed development.

Results: There are 65 number of persons on the contact list as of the date of this Citizen Participation Report. The owner has received 'undeliverable' mail back from the following addresses on that contact list:

Superstition Springs Community Master Assoc. – 2500 S. Power Rd. Mesa, AZ 85209

Taylor Shari-Lyn – PO Box 1402. Mesa, AZ 85216

Try David L Jr. – 5650 S. Kyrene Rd. Unit 1219. Tempe, AZ 85383

Feltes John Tr. – 6917 E. Laguna Azul Ave. Mesa, AZ 85208

Melissa Buxton – 1058 S. Amulet, Mesa, AZ 85208

Meyer Craig/Jennifer – 10836 W. Adam Ave. Sun City, AZ 85373

Maas Marvin H/Sharon K – 6904 E. Madero Ave. Mesa AZ 85208