

Justification & Compatibility Statement

Substantial Conformance Improvement Permit (SCIP)

- (A) The demolition or reconstruction of existing buildings or other significant structures (except signs).

There will be no demolition of any structures for this permit

- (B) The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.

There is no change in the existing zoning and use of this property. This request is compatible with the exiting use.

This is a permanently mounted, non-movable kiosk installed with a City of Mesa building permit that will meet or exceed current building codes in affect. All "trailer" references have been removed from the plans.

All mechanical equipment will be screened from view and the unit will fit in architecturally to the center and existing building.

- (C) The creation of new non-conformities such as the decrease in the number of on-site parking spaces below the required minimum, diminution of the water retention areas to less than the minimum required, constriction in the required vehicular access or fire lanes, or reduction of handicapped accessibility.

88 parking and 5 ADA accessible parking spaces are required per city code. 135 parking spaces and 4 ADA accessible parking spaces are provided currently on the site. This will change to 128 parking spaces and 5 ADA accessible spaces provided.

There is no landscape areas being removed, only parking spaces. Landscape areas will be added to aid in on-site water retention. There will be no constriction of the required vehicular access lanes, or reduction of handicapped accessibility.

Basic overview of the proposal including the type of development and uses:

This proposal is to install a stand-alone, self-contained ice dispensing kiosk in the parking lot of an existing commercial zoned C-2 – retail property. The kiosk will be installed on a concrete slab and will be ADA accessible. The existing buildings are retail. The property is next to Residential homes to the north, apartments to the west (behind) and a Dominos to the south.

How the request is in conformance with the Mesa General Plan:

This proposal conforms to the Mesa General Plan and will attract the same type of customer to the area that already exists.

What improvements and uses currently exist on the property:

This property has water, sewer and electric for the current building use. Sidewalks and driveways along Gilbert Road and rear access to the existing building/shops for delivery and loading.

Any unique physical features or environmental considerations impacting the property:

None that we are aware of.

How the proposal is compatible with the surrounding area:

This fits in nicely with the existing retail surroundings for the type of customer and will not degrade the area by attracting different types of customers.

Describe the circulation, parking and design, drainage, architecture, and lot design:

Customers will enter in one of 3 driveways on Gilbert Rd. and park in an existing parking place. Return after obtaining ice and drive to their next destination. There is existing driveways on the north and south end of this property for easy access and not interfere with existing traffic patterns or parking requirements. This proposal does not adversely affect any design, drainage, architecture or lot design of this property.

Business Operations and Hours of operation

This is an un-manned self-service walk-up ice kiosk. Similar to the movie rental machines at many convenience stores around the area. Customers can buy ice and water 24 hours a day, 7 days a week. The machine has 24/7 remote monitoring of operations and activity via proprietary apps for the owner. This includes money used by customers and when to replenish supplies (bags for ice.) It is never occupied/manned as all access for service is from the outside.



ICEBORN™ KIOSK

NEW MODEL. MANY OPPORTUNITIES.

The IceBorn Kiosk is our mid-size ice and water vending machine and is engineered to incorporate the IceBorn Express' appeal with the patented internal components of the reliable IceBorn House. This mid-size model has multiple capacity options along with the variability of utilizing one to three ice makers. With a footprint of less than 100 ft² and only requiring single-phase electricity, the IceBorn Kiosk has the versatility to fit into tight locations or fill in areas that cannot host the IceBorn House. Thanks to the development of the IceBorn Kiosk, the potential locations for ice vending machines have dramatically increased throughout the United States.



LOOKING NORTH



LOOKING SOUTH



VIEW OF SPACE/SITE



LOOKING WEST