

JUSTIFICATION & COMPATIBILITY STATEMENT

Proposed Project for 4403 E. Broadway Rd. Mesa, AZ (SCIP)

This building is the old AZ Federal Credit Union bank building and has been vacant for over a year. What we are proposing to do is to make this a funeral home. The zoning is LC which is what is required for a funeral home. By our calculations, we would have ample parking to meet the 75 to 1 ratio for our chapel and 375 to 1 for the remainder of the building.

Proposed construction: The building is actually laid out perfectly for our intended use. We would be adding 2 walls in the lobby making a chapel that would be approximately **1221sqft**. All the other existing offices would remain the same. The next change is to change the entrance to the bathrooms and bring them into ADA compliance. This can be accomplished by simply changing the entrance to the center hallway allowing enough room for wheelchairs.

This is the only needed construction inside the building. Of course we would be beautifying the exterior, painting, landscaping, adding color and class to an ugly eye sore that exists at that location now. We will add the required greenery and foliage to be complaint surrounding the building and the property perimeter.

We need all the current parking spaces to be compliant to the parking requirements. Our landscaping setbacks on the street might not be compliant but that can be compensated because of the additional landscaping area surrounding the building.

Staff Comments #1

Our normal business operations will include meeting with families, arranging cremation options and scheduling for any funeral services if planning through our funeral home. Our normal business hours will be Monday thru Friday 9:00am thru 4:00pm. On weekends we will be by appointment only. The purposed use of the parking under the drive thru canopy will be for staff parking. This should allow customers closer parking to the front doors.

Planning Staff Response for 4403 E. Broadway Legacy

April 14, 2016

Sheet 1 of 2

3. The code deviations that we are requesting on this project, are as follows.

A. We request that the existing landscaping setbacks and landscaping areas remain. On all 4 sides of the property. The west side fronting on Greenway Road. The North side fronting on Broadway Road. The East side fronting the Commercial property. And the South Side fronting the RM-2 Property. With the exception of the new proposed parking landscape island, and the proposed planting area curb modifications to accommodate Emergency Vehicles. (see drawing SD-2) for these modifications.

B. We request that the existing 2 existing driveway curb cuts, the one on Greenway Road and the one on Broadway Road remain as is. Except for modifying The Greenway Road curb cut side walk as per M-42.3.(see drawing A-2).

4. The current landscaping standards can be accommodated in the existing landscaping setbacks. We are adding new landscaping to the existing surviving mature landscaping. This complies with all current COM landscaping standards.(See Drawing L-1)

5. Modifications to site plan.

a. All dimensions on the Drawings have been modified to be readable.

b. All existing right of way dimensions are shown on the existing site plan (Drawing SD-1). All future 65' right of way dimensions are shown on the proposed site plan (Drawing SD-2).

c. All existing landscaping setback dimensions are shown on the existing site plan (Drawing SD-1). All future landscaping setback dimensions are shown on the proposed site plan (Drawing SD-2).

d. All building set back dimensions to the property lines are shown on the existing site plan (Drawing SD-1). All building set back dimensions from future right of way lines are are shown on the proposed site plan (Drawing SD-2).

e. The existing Bank building floor plan is shown on the existing floor plan (Drawing A-1). All interior modifications to the floor plan to turn the Bank into a Mortuary are shown on the proposed floor plan (Drawing A-2). Note there are No changes to the exterior of the building except for the needed repair work and repainting.

- f. All existing conditions on the site are shown on (Drawing SD-1). All proposed modifications to the site are shown on the proposed site plan (Drawing SD-2). Which are, add section of sidewalk to Greenway Road driveway curb cut. Add landscaped parking island in west parking lot facing Greenway Road. Modify the existing planting area curb modifications to accommodate Emergency Vehicles as shown on the proposed site plan (Drawing SD-2). Upgrade the landscaping to comply with all current COM landscaping standards.(See Drawing L-1). Note that signage is a deferred submittal.
6. The Landscape plan (Drawing L-1) lists 2 varieties of existing trees and 2 varieties of new proposed trees.