

July 6, 2016

Project Narrative for CUP application;

Re; 1919 West Main Street, Mesa, Arizona

Application for Council Use Permit for Large format retail use in the LI-Light Industrial zoning district

The property;

The Subject Property consists of an irregular-shaped parcel of land, approximately 5.65 acres in size located at 1919 West Main Street in a commercial area of Mesa, Arizona (the 'Property'). The existing improvements consist of one single-story retail building constructed in 1989. The building contains one commercial tenant space. The Property also contains parking for 327 automobiles including 8 ADA accessible spaces. Total building area is 68,066 sf (62,867 sf of Ground floor area and 5,199 sf of mezzanine containing office, storage and mechanical rooms).

The building was built for a grocery market and used until its closure in 2007 and reopened as a Retail store. Retail store is closed year 2014. The property is located in LI (Light Industrial) zone which requires CUP for retail. The CUP requirement for a retail use in industrial districts was adopted after the original commercial center. The site was considered 'grandfathered' or legal but non-conforming, but the grandfathered right has lapsed because the retail use of the building has been vacant for over one-year.

Introduction of new tenant;

The proposed Hmart a Grocery market is Asian-American supermarket chain that has been in business for over 30 years, specializing in Asian and Western Groceries, fresh/frozen meats, seafood and produce. Since the first Hmart was opened in Woodside, NY in 1982, Hmart has expanded its market continuously. As a result, Hmart has opened 53 stores across the nation.

All Hmart stores are operated by five modern warehouse/distribution centers, one primary food processing facility, and over 3,500 passionate employees that have supported each store every day. Hmart hires and trains competent employees, providing them with opportunities to be more proficient. In addition, Hmart tries to conduct business in an open and above-board manner to pursue transparent, fair, and reasonable operations. Hmart has been praised by numerous U.S. media for its high quality products and customer-driven environment with annual sales exceeding \$1 billion. In addition to a wide variety of Asian, Hispanic and American foods and related items, Hmart typically offers a number of retail concessionaires for a one-stop shopping environment including a pharmacy, video/DVD shops, cosmetics stores, gift shops, a Korean-style food court and cafe/bakery.

Project Description:

1. Proposed Tenant Improvement work for the grocery market will be limited to interior improvement only. Improvement will include, but not limited to, new nonstructural partitions, new walk in coolers, new produce, meat and seafood preparation area, deli kitchens, sales area, restrooms, mechanical rooms, storage area, loading area, employee rooms, office and dining area. The grocery market will contain small retail booths and gourmet kitchens providing international food. There will be a dining area for market customers. Each gourmet kitchen and retail booths will be built and operated by Hmart but it could be operated by individual owners in the future.
2. MZO Section 11-70-2 requires the applicant to provide the burden of proof that the application meets the Ordinance requirements for granting of any use permit. There will be no exterior alteration or improvement other than new paint, cleaning, new signage and roof top mechanical units with screening panel. Exterior signage shall be submitted for separate permit.

Review Criteria:

This project meets Review Criteria for approval of City Council with a recommendation from P & Z as follow:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies:
 - a. This project site located within Mixed Use Activity District character area with a transit corridor of Mesa General Plan 2040. The General Plan describes; The Mixed Use Activity Districts are largescale community and regional activity areas that usually have a significant retail commercial component including shopping areas such as malls, power centers, or lifestyle centers that are designed and developed to attract customers from a large radius. This project meets the criteria of Mixed Use Activity District.
 - b. This project site is further identified in the Economic Activity Area of West Mesa and the Economic Activity District of Broadway Corridor. General Plan 2040 demands this area to be the Creation of Place / Quality Employment Centers. Proposed Grocery market will provide and maintain job base and busy, vibrant places which draw people and business together.
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
 - a. Existing 1 story 68,066 sf building was built for Albertson's and situated in a large scale shopping center. The location fits well into Mixed Use Activity District, but the size, and design is already fixed. Exterior will be enhanced with new paint and lighting to meet design criteria.
2. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City;

- a. The shopping center has been in this location since 1989 and serve the community with all necessary grocery, retail and services. There will be no injurious or detrimental element to surrounding properties but encourage harmonic growth.
3. Adequate public services, public facilities and public infrastructure are available to serve the proposed project;
 - a. As this project had been in adequate element of the district, reuse of vacant store will vitalize the community in many positive ways.

Operation Plan & Good Neighbor Policy

1. H Mart operates from 8 am to 10 pm
2. Garbage will be contained in designated area and odor shall be kept from neighboring properties. It will be maintained in city standard.
3. Noise from roof equipment shall be blocked by sound attenuation wall around roof equipment. Noise level shall be lower than 40db at the property line.
4. All operational plan and floor plan shall meet building, and fire safety regulations
5. At the front of the store, contact information of store manager will be posted for any complaint or suggestion from neighbors.
6. Any complaint shall be followed up with responsible correspondence in timely manner.