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Robert Long

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Justification and Compatibility Statement

1433 and 1457 W. University Drive.
Excel Courtyard Apartments

It is proposed that a new rental and management office be constructed at this location and the buildings along University Drive receive new facing elements in order to update the current appearance.

The project will not meet the building separation requirements due to the existing structures being closer than current zoning codes would allow.

The Required parking for the parcels is also not in compliance with the current required parking spaces.

The building setbacks are not being met along the center line between the two parcels, where 15' is required only 8' is provided.

All of these non-complying conditions currently exist and would require significant demolition and reconstruction of several structures. The proposed addition and remodel of the structures along University will not remove any existing parking nor require any additional parking.

Sincerely,
Robert Long.