

August 15, 2016

City of Mesa  
55 N Center Street  
Mesa, AZ 85201

**Narrative re: Case No.: \_\_\_\_\_**  
**Alternative Compliance with Minimum Parking Requirements**  
**111 South Dobson Road - Mesa, Arizona - 85202**

**Request of Zoning Adjustment Based on Alternative Compliance:**

The purpose of this application is to obtain a Zoning Adjustment to reduce the required onsite parking from the 1 space per 275 sf of building area for Group Commercial Developments per City of Mesa Zoning Ordinance Parking Calculation Table 11-32-3.a to a 33% reduction per City of Mesa Zoning Ordinance Section 11-32-7 (E) due to being less than 1,320 feet from a light rail stop. The actual distance to the light rail stop on Main Street is approximately 1,055 feet.

The existing building is a multi-tenant commercial building with 5 tenants with uses as described in the chart below:

Suite #	Company	Use
101-102	Sonoran Financial Services	Vehicle titles, registration, loans, insurance
103,104,105	Victoria Beauty Supply	Wholesale products on-line
106 & 107	Wing Lee Market	To-go restaurant
108	Vacant	
109	Nan Zhou Hand Drawn Noodles	Chinese restaurant
110	Vacant	
111	EHM, LLC	Warehouse Storage

**Existing Building, Parking Requirements and Actual Parking Counts:**

The total area of the existing building is 20,414 sf with 53 existing parking spaces (including 3 accessible). Per the calculation required in the Zoning Ordinance Table 11-32-3.a, the required onsite parking is  $20,414 \text{ sf} / 275 = 75$  required parking spaces. In applying the 33% reduction, the required spaces would be reduced by 33% ( $75 \text{ spaces} - (75 \times 33\%)$ ) to 51 required spaces. In addition to the building meeting the qualifications of City of Mesa Zoning Ordinance Section 11-32-7(E) Alternative Compliance, the building owner has taken actual parking counts at five times per day during two separate weeks per the tables below:

Parking Counts for June 15, 2016 – June 22, 2016					
	8:00 a.m.	12:00 p.m.	3:00 p.m.	6:00 p.m.	9:00 p.m.
Wednesday, June 15	0	22	18	12	8
Thursday, June 16	4	21	16	14	6
Friday, June 17	13	26	17	10	7
Saturday, June 18	8	8	8	6	3
Sunday, June 19	3	4	7	5	2
Monday, June 20	12	14	16	11	3
Tuesday, June 21	7	25	18	4	4
Wednesday, June 22	4				

Parking Counts for August 3, 2016 – August 9, 2016					
	8:00 a.m.	12:00 p.m.	3:00 p.m.	6:00 p.m.	9:00 p.m.
Wednesday, August 3	6	21	8	7	5
Thursday, August 4	2	16	9	10	7
Friday, August 5	4	15	8	12	6
Saturday, August 6	3	22	7	10	4
Sunday, August 7	5	12	4	4	5
Monday, August 8	2	11	18	8	7
Tuesday, August 9	1	25	14	9	7

As shown, the percentage of parking actually used versus existing parking provided ranges from 1.8% to a maximum of 49%.



**Summary of Actual Conditions:**

This building is located in a pedestrian / urban transit friendly location and also has tenants that typically have little parking use and the needs they have are for short durations of time. In addition, the diverse uses of the tenant suites provide flexible parking demands throughout the day. Sonoran Financial Services typically has customers spread throughout the day, but for short durations. Victoria Beauty Supply is an online retailer with no customers coming to the store, and only delivery trucks picking up supplies a couple of times per day at the rear of the building. Wing Lee Market also typically has customers throughout the day, but again for short durations. Nan Zhou Hand Drawn Noodles is a more typical sit down restaurant, with the majority of customers coming during the lunch and dinner hours. It also offers take out, which results in short durations of customers at the site spread throughout the day. EHM LLC's warehouse space has no customers and does not have any parking demand. Overall, the clients and types of businesses create a diverse demand for parking, with the restaurant and market providing services friendly to customers using public transportation. This development is an excellent candidate for the Alternative Compliance for onsite parking per Zoning Ordinance Section 11-32-7 (E) as it encourages a more urban environment with its mixed uses and amenities to the local area.



