

planning division

MEMORANDUM

To: Board of Adjustment
From: Lisa Davis, Planner II
Date: November 1, 2016
Subject: **BA16-065**-Updated Staff recommendation and conditions of approval

Staff provided the board a staff report within the packet for case BA16-065 recommending continuance of the case. In the report Staff does have conditions of approval listed if the Board chose to approve. Since the staff report was completed the applicant has provided additional parking demand data to include the 6 pm time slot for a total of 6 days.

The additional parking demand data shows minimal parking spaces occupied at the 6 pm time slot. This is the time of day that the proposed Urban Jungle will have peak hours. The impact to parking will be limited. The overall center does contain 316 parking spaces and during the 6-day period the data was collected, the vacancy was between 293 and 307 vacant spaces. A Maximum of 23 parking spaces were utilized on a Wednesday night.

At this time Building A contains the most vacancy at 75% vacant and Building B has 25% vacant and The Auto Zone and Martial Arts building are at capacity. The area that is currently vacant is 16,308 square feet (SF). This would require a total of 59 parking spaces. Based on the data provided, a maximum of 45 parking spaces utilized and that is only 14.2% of the existing 316 parking spaces within the center are utilized. Based on current patterns, there will be adequate parking available when all buildings reach capacity within the center.

Staff concludes that the criteria for approval of the Special Use Permit has been met. Staff finds that the use will be adequately serviced by the proposed parking and the parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area. Condition 4 of the original staff report has been removed because of the supplemental information provided. Staff has received a letter of support and an email of support that we have included with this memo and updated data.

Staff recommends approval of case **BA16-065 conditioned upon the following:**

1. *Compliance with the site plan and parking demand study submitted except as modified by the conditions listed below.*
2. *Compliance with all requirements of the Development Services Division with regard to the issuance of permits.*
3. ***The existing 316 parking spaces must be maintained for the commercial center.***
4. ***Design Review and approval is required for all exterior modifications to the building prior to the issuance of a building permit.***

Adding Finding

11.1 Based on the data provided for parking spaces occupied at 6pm, the maximum number of parking spaces occupied was 33 spaces. This is only 10.4% of the total number of parking spaces.

		5741 E McKellips Ave. Mesa, AZ 85215 - Occupied Parking Space Survey				
		APN 141-44-742	APN 141-44-739A	APN 141-44-740A	Total Occupied Spaces	Total Vacant Spaces
Fri 8/26	9am	6	15	7	28	288
	12pm	8	15	8	31	285
	3pm	6	13	11	30	286
	6pm - Oct 28	8	5	4	17	299
Sat 8/27	9am	12	3	10	25	291
	12pm	33	5	1	39	277
	3pm	8	4	1	13	303
	6pm - Oct 29	6	2	1	9	307
Sun 8/28	9am	5	0	5	10	306
	12pm	9	2	2	13	303
	3pm	7	3	3	13	303
	6pm - Oct 30	6	0	4	10	306
Mon 8/29	9am	7	15	6	28	288
	12pm	11	9	9	29	287
	3pm	7	16	7	30	286
	6pm - Oct 31	8	4	4	16	300
Tues 8/30	9am	4	20	3	27	289
	12pm	7	22	7	36	280
	3pm	9	22	6	37	279
	6pm - Nov 1					
Wed 8/31	9am	6	18	5	29	287
	12pm	10	16	6	32	284
	3pm	17	16	10	43	273
	6pm - 10/26	15	5	3	23	293
Thurs 9/1	9am	7	26	12	45	271
	12pm	7	29	4	40	276
	3pm	6	14	9	29	287
	6pm - 10/27	12	4	4	20	296

Current Parking

Parking required per site plans = 282 spaces

Parking provided on site = 316 spaces

Parking surplus on site = 34 spaces

Parking with Urban Jungle

Parking required with Urban Jungle use (16,500 sf /100 sf) = 399 spaces

Parking provided on site = 316 spaces

SUP Parking reduction = 83 spaces



A R I Z O N A
SPORTS CLINIC
PERFORMANCE CHIROPRACTIC

5735 E. McKellips Rd Suite B-106
Mesa, AZ 85215

To who it may concern,

I am a chiropractor and business owner located in "The Shoppes at Legacy House". This letter is in regard to parking availability for the new Urban Jungle location. I feel that their business would not impact the parking needs of my patients. I currently hold office hours from 8am-5pm Monday thru Friday, their peak hours of operation would fall on times that my office would not be open. I am excited for them to open and feel that they will be a great addition to North East Mesa. Please feel free to contact me with any question you might have, or if I can be of any assistance.

Thank you,

Tyson Marostica, DC

C: 610-906-6164

O: 602-668-8109

t.marostica10@gmail.com

RE: BA16-065

Lisa,

I wanted to send you an email to let you know of my support for Urban Jungle Fun Park. I own and operate Long Term Assurance which is located in the same shopping center to where Urban Jungle is proposing to locate. I am very excited to have them in this shopping center because that building has been vacant for far too long. I think their use will be a great complement to the tenants in the center, anticipate it will have a positive effect on my business and I hope the City will approve their request.

Kind Regards,

Sandy Messer

VA Accredited Claims Agent
Long Term Assurance, LLC CEO

sandy@longtermassurance.info

Click to like us on [Facebook!](#)

Long Term Assurance, LLC

O: 602-288-9094 or Toll Free: 877-286-0402

F: 602-926-2201

5609 E McKellips Suite 107
Mesa, AZ 85215

