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Superstition Villas  
2055 E. Hampton Ave.  
Mesa, Az 85204  
Substantial Conformance Improvement Plan  
Justification Narrative for a new  
Covered parking installation  
Tuesday, December 13, 2016  
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**Project Scope:**

The scope of this proposal includes new covered parking for residents of the existing multi-family development. These carports are small in nature (less than 3,000sq.ft.) and scattered throughout the site to give occupants the best option for a covered parking stall in reasonable proximity to their dwelling unit. The proposal includes 26 carport structures that will cover 238 parking stalls. There are approximately 569 parking stalls already existing on the site, so the new carports will cover approximately 42% of the off-street parking.

**Fitting within the context of the existing development:**

The existing development is a cluster of small single-story multi-family structures with painted stucco finishes in earth tone palettes. The proposed carports will also be small (less than 3,000sq.ft and less than ten feet tall) in scale and will be finished to match the adjacent structures. The new carports will be installed on existing surface parking, so no landscaping areas will be impacted.

**Fitting within the context of surrounding development:**

The proposal is similar, if not smaller in scale than the surrounding development. Largely, the carports are located on the interior of the site, away from adjacent properties. The proposal aims to locate the carports such that the existing streetscape is largely unaffected by the installation.

**Maintenance or development of new buffering mechanisms between dissimilar uses:**

The subject property is bounded by US60 to the South, limited commercial property and S Gilbert Rd to the West, E Hampton Ave to the North, and single-family residential to the East. The proposal does not locate any covered parking along the existing parking aisle on the east side of the main north-south drive on the east side of the property. This will provide the perimeter landscaping, the first parking aisle, and the drive (+/- 48') of separation from the carport closest to the single-family properties.