

Site Location: 1155 S Country Club Dr

APN: 139-44-009C

Acreage: 75,784sf

Current Zoning : LC

### **Urgent Care**

#### **Justification\Compatibility statement for 1155 S Country Club Drive:**

The current owner of this parcel is looking to provide an Urgent Care at the corner of Country Club and Southern Ave. This would be an owner occupied building and use. Under the GC zoning a medical use is permitted. Improvements to this property will only be to the old 7-11 site the other buildings on this parcel are not included in the scope of work. Verde Vintage is also not included in this scope of work.

The site is currently non-conforming in the following areas:

1. Case signage on the building and pole sign on south side of building
2. Current parking for medical use
3. 15' Landscape setback at Country Club
4. Sparse landscape
5. Screened parking at Country Club
6. Foundation base of 15' at west entry (5' at east and north)
7. Use of chain link fence in visible areas.
8. Future CIP planned for 75' R.O.W. measured from monument line(plus 15' landscape setback from Southern Ave.

#### **Justification/modifications to bring property into substantial conformance**

1. Case signage on the building and pole sign on south side of building:  
*The existing case signage on the building will be removed, it will be tentatively planned for back lit letters. Owner would like to propose a digital sign in the future and would propose that by progressing through the sign permit process in the City of Mesa. Pole tenant sign on south side of building will be removed.*
2. Current parking for medical use  
*Current parking for the medical office is 1 per 200 s.f. That would require this building to have 12 spaces. The lot is very tight and has space restrictions. We have added two additional parking spaces at the east side of the lot. This is at the rear of the building and could be used for staff. In the study the diagonal spaces in the front (west side of the building) were too small for standard sizes however they do meet the requirements for compact spaces and will be allocated accordingly (per table 11-32-2.H.2) Min size is 8'x16' provided size is 9'x16'. The site meets all the required aisles dimensions. All parking dimensions have been shown on the plan. Parking calculations have been added to the site plan for the entire site. There is no intention to share parking. The current site is utilizing the 10% required parking load due to the bus stop location within 600' of all three buildings on this property.*
3. 15' Landscape setback at Country Club:  
*Site restrictions limit the ability to do this and per the city comment from Traffic additional ROW at Country Club would not be expects.*

4. Sparse landscape

*The existing site as mentioned before is rather tight on space however per the updated landscape plan we have illustrated the existing and new proposed plants*

5. Screened parking at Country Club

*As previously indicated the west frontage of the building has existing tight parking conditions. There is a pedestrian sideway and approx. 3'6" ROW. The owner will take the option to provide landscaping with shrubbery and ground cover to come into conformance utilizing the ROW area.*

6. Foundation base of 15' at west entry (5' at east and north)

*The current building has only a 6'10" sidewalk at the front of the building. It would not be feasible to create the proper foundation base of 15' at this location without a significant impact on the requirement parking spaces that are required. Therefore we are proposing the addition of rectangular potted planters to provide greenery while maintaining a min of 5' clear walkway for accessibility. North side of building currently has 4'-6" of curbed area with no plants. We are proposing to leave that existing curbing while adding planters and potted plants to this north face of building. The east side of the building we are prohibited to add a 5' foundation base due to the required aisle width of 24' for two way traffic. Currently there is only 25.'*

7. Use of chain link fence in visible areas.

*The chain link fence will be replaced with a new block wall to be painted to match the new building colors*

8. Future CIP planned for 75' R.O.W. measured from monument line (plus 15' landscape setback from Southern Ave.

*The future ROW and landscape setbacks have been added to the plan. Building demolition and the removal of parking would have to be removed per this future requirement. Per MCO 11-73-3.A.1 the property owner would currently not have to comply with this requirement.*

*A. "The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:*

*1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or"*

**Additional improvements/maintenance to the Building/site**

1. Pressure wash the exterior building and sidewalks
2. Contemporary paint design and color scheme the exterior walls and Trim (see photos)
3. Field inspect for damage, leaks ponding drainage of existing roof
4. Replace chain link fence with new block wall
5. Replace the existing sign box on roof
6. Repaint roof (dark gray)
7. Inspect, Repair and replace existing exterior lighting.
8. Clean up and trim existing landscape areas, weed killer throughout site. (see new landscape plan) Add new landscaping per new landscape plan
9. Provide new potted plants at the front (west ).
10. Seal coat and re stripe the parking (add two new spaces for Medical for a total of 12)
11. Remove plywood from the glass repair/replace glass as needed