



STEWART + REINDERSMA ARCHITECTURE, PLLC.

December 19, 2016

Re: Southern Sunset Plaza
Façade Upgrade
Justification & Compatibility Statement
1300 S. Country Club Drive, Suite 1306
Mesa, Arizona 85210
APN: 134-22-908A

To: City of Mesa
Zoning Administrator Planning and Development Department
55 N. Center Street
Mesa, Arizona 85211

Justification & Compatibility Summary Statement

This letter is to provide justification and compatibility for the façade upgrade of the existing shopping center, Southern Sunset Plaza, at 1300 S. Country Club Drive

We are applying for a Substantial Conformance Improvement Permit (SCIP). The following summary is to provide substantial conformance to explain that the façade upgrade to the exiting shopping center shall meet substantial compliance of the current code:

To establish that we are/ or are not creating any of the following.

- A) The demolition or reconstruction of existing buildings or other significant structures.
- B) The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
- C) The creation of new-conformities such as a decrease in the number of on-site parking spaces below the required minimum, diminution of the water retention areas to less than the minimum required, constriction in the required vehicular access or fire lanes, or reduction of handicapped accessibility.

Current condition of the center.

The center comprises of one "L" shaped in-line shops building with 199,727 sq. ft. of tenant space, of which 84,814 sq. are available for lease. There are four (4) pad buildings on separate lots, two of which are drive-thru restaurants (McDonalds & Taco Bell), a Chase Bank and a check cashing - these pads are not a part of the centers property, but are individual parcels.

The tenants in the "L" shaped existing in-line shops building center include:

- A) AZ Event Center
- B) Carrington College
- C) Antique Mall
- D) American Pacesetters
- E) K-momo
- F) Kona Cleaners

- G) China Panda
- H) Cricket Wireless
- I) Campos Enterprises

Proposed Façade Upgrade:

The proposed façade upgrade of the entire shopping center will greatly enhance the exterior vocabulary of the center. This upgrade will follow the City of Mesa's desired street appeal and pedestrian access, making it a showcase along one of the major thoroughfares of the City.

The center is zoned LC (City of Mesa), and currently has a mixed occupancy of retail, restaurants, cleaners, event center and a college. The parking complies with the minimum standard set by the City's parking regulation. We are not adding nor demolishing any building in the center.

The proposed façade upgrade:

- shall add landscaping to substantially comply with the City's requirements.
- will not include the demolition of any of the existing buildings.
- includes the remodel of the exterior of the entire center, by reconstructing the exterior of the existing building.
- shall not decrease the number of on-site parking spaces below the required minimum, nor shall it diminish of the water retention areas to less than the minimum required, nor will it constrict the required vehicular access or fire lanes, or reduce handicapped accessibility.

The proposed façade upgrade meets the building setback, height limitation, on-site parking and landscape design.

Sincerely,
Stewart + Reindersma Architecture, PLLC



Sake Reindersma, AIA
Sr. Partner