



# ARCHICON ARCHITECTURE & INTERIORS, L.C.

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February 16, 2017

Lisa Davis  
Planner II  
55 N. Center St.  
PO Box 1466  
Mesa, Arizona 85211-1466

Regarding: SWD Urethane Mesa AZ.

Dear Lisa,

Per our pre-submittal meeting back on November 22, 2016, Archicon is requesting a Substantial Conformance Improvement Permit (SCIP) for the above mentioned project.

## **Justification and Compatibility Statement**

### **Substantial Conformance Improvement Permit (SCIP):**

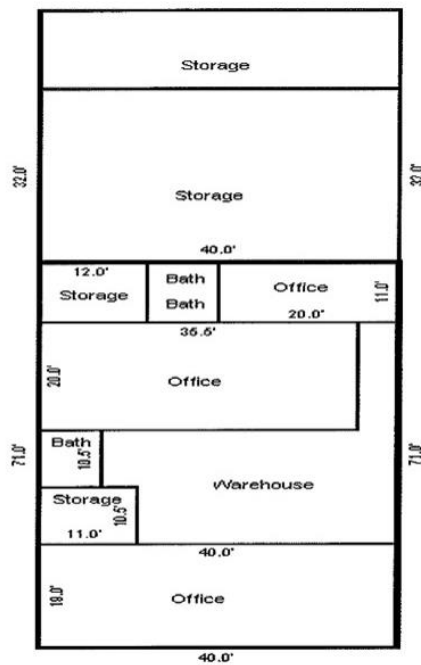
#### **Background**

This property is a small industrial facility situated along the west of Drew Street, south of Broadway road in Central Mesa with operating hours from 8:00AM – 5:00PM M-F. The property consists of a single story 3,280 square foot industrial building. In addition, the property features two covered storage areas at the rear of the structure covering 1,860 square feet of concrete pad that is used for equipment testing storage.

The building has a steel post and beam frame with masonry block walls. It also has two overhead roll-up doors, each measuring 10' wide X 12' high. The property is not sprinklered. The property has a large gravel lot along the east and north sides.

The property has some functional issues that provides less than optimal office space limiting the need for one of the roll-up doors.

The structure is reported to have been built in 1968. The improvements are situated on a rectangular shaped site containing 25,087 square feet, zoned M-2, General Industrial District by the City of Mesa.



### **Proposed Use**

It is our desire to convert the building into a laboratory facility for our research and development personnel who are currently working across the street at 539 S. Drew St. in the manufacturing facility where they occupy approximately 1,800 square feet of office and lab space. They have outgrown the facility there limiting our ability to hire additional needed chemists for research and development. We would like to keep them in the area of our manufacturing facility and main office which is directly south of this property at 540 S. Drew St. This needs to be an attractive, functional facility to allow us to attract and keep well educated professionals needed for our continued growth.

We propose to raise the existing metal roof structure approximately 3 feet allowing for a 2<sup>nd</sup> story in the building. The new lab facility will occupy the entire 2<sup>nd</sup> floor as well as all but 400 square feet of the first floor at the front of the building. That small area will be occupied by an office and storage area for a small equipment parts department. All the 2<sup>nd</sup> floor research and lab area will be office type space. The lower floor area will be warehouse areas where we will have testing equipment. The existing office area behind the roll up door will become warehouse space. This improvement significantly increases the space available for our research and development team allowing us to add needed people and resources.

It is our intention to remodel, beautify and update the physical appearance of the building. We have met twice with the planning department on this project and agreed to add a sprinkler system to the building, asphalt the parking lot (currently graveled), maintain the current retention requirement, add landscaping, remove the barbed wire from the street frontage, and include ADA parking and a sidewalk. The remodel will increase the existing usable footage by approximately 20%.

**Specific areas where project does not comply with current development provisions:**

South Drew Street is a congested commercial traffic area. Many of the businesses in these older industrial areas do not have sufficient parking areas to accommodate the employees that work out of those facilities. This property currently provides daily off street parking for approximately 35 vehicles for the employees of SWD, Arizona Foam & Spray and Seamless Services, Inc. greatly alleviating the congestion in the street which is still significant. Multiple deliveries and shipments of large commercial trucks take place every day and are often times hampered by the congested street conditions.

Current development provisions regarding landscape design, if required, will significantly reduce the available and needed parking areas for employees of these companies. Our proposal is to maximize the number of parking spaces by adding landscape areas but at less than current provision landscape requirements. As indicated on the accompanying site plan, landscape areas have been added to beautify the property but minimized to accommodate existing parking. Additionally, areas have been designated for bicycle and motorcycle parking as various employees utilize those modes of transportation.

These proposed improvements will significantly enhance the visual appearance of a dated commercial building and property in an older industrial area. The SCIP permit will allow the continued use of said property to help alleviate parking congestion on S. Drew Street. In addition, the functionality of the edifice will be enhanced allowing for a professional employment base in what has been a rather blighted area. We respectfully request a substantial conformance improvement permit for current development provisions for landscape design that conform to the accompanying landscape plan..

Your consideration of this request is greatly appreciated. Please feel free to contact me if you have any questions, comments or concerns.

Sincerely,

Orlando Taylor  
Project Manager