

Board of Adjustment

Staff Report

CASE NUMBER: BA17-011 (PLN2016-00934)
LOCATION/ADDRESS: 536 S Drew Street
COUNCIL DISTRICT: District 4
STAFF PLANNER: Lisa Davis, Planner II
OWNER: GS Property Holdings LLC
APPLICANT: Archicon AAI- Tim Rasnake

REQUEST: *Requesting a Substantial Conformance Improvement Permit (SCIP) for the development of a non-conforming site to allow for a building addition in the GI district.*

SUMMARY OF APPLICANT'S REQUEST

Requesting a Substantial Conformance Improvement Permit (SCIP) for modifications to development standards of the Mesa Zoning Ordinance (MZO) to allow an addition to an existing industrial site at 536 South Drew Street. This SCIP request would reduce the required landscape development standards, allow for a second floor addition of 3,240 square feet (SF) to the existing 3,280 SF building, and parking lot improvements without bringing the entire site into conformance with current standards.

STAFF RECOMMENDATION

Staff recommends **approval** of the SCIP, case **BA17-011**, *conditioned upon following:*

1. Compliance with the site and landscape plan submitted, except as modified by the conditions below;
2. Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.
3. **As per MZO Section 11-30-9 screening of roof mounted mechanical equipment shall be required.**
4. **The building design shall comply with the building form standards of MZO 11-7-3.A.**
5. **The existing barbed wire at the top of the walls adjacent to the right of way shall be removed.**
6. **There shall be a minimum of 3 bicycle parking spaces provided as per MZO Section 11-32-8.**
7. **The existing 6' high masonry wall adjacent to Drew Street shall be painted.**

CASE SITE: Existing industrial – zoned GI
NORTH: Existing industrial – zoned GI
EAST: (Across Drew Street) Existing industrial - zoned GI (SWD Urethane)
SOUTH: Existing industrial – zoned GI (SWD Urethane)
WEST: Existing single residences – zoned RM-2

PROJECT DESCRIPTION

	Existing site	Proposed changes
Site area	.5± acre or 25,102 SF	.5± acre or 25,102 SF
Building area	3,280 SF	6,280 SF
Minimum required parking	8 spaces	17 spaces
Parking provided	25 unimproved spaces-more than 315% over minimum parking	42 spaces- 247% over the minimum parking

STAFF SUMMARY AND ANALYSIS

The .5 ± acre site is located south of Broadway Road and east of Center Street in a heavy industrial area. A portion of the building was constructed in the 1968. The single family residences to the west of the site were constructed in the 1950's. SWD Urethane is currently utilizing the existing building and the facility to the south (BA12-005, an approved SCIP), with the larger facility across Drew Street to the east. The intent of this SCIP is to allow the 3,280 SF building to be increased in size, adding floor area to the first floor and adding a second floor to the building and improve the parking area for 42 employee parking spaces. It will be utilized for the research and development department that is currently housed at the main building across Drew street but have outgrown their space.



Development Standard	Code Requirement	Applicant Proposed	Staff Recommended
<i>Setback (building/landscape)</i>			
Drew Street	20'	10'-6" landscape at the existing retention area	As proposed
North Property Line	0'	0'	As proposed
West Property Line	21' building & landscape	3' landscape & 38'-9" building	As proposed
South Property Line	0'	5' adjacent to the sidewalk	As proposed
<i>Landscape material</i>			
Drew Street	4 trees & 16 shrubs	2 trees & 4 shrubs	As proposed
North Property Line	none	none	As proposed
South Property Line	none	5' adjacent to sidewalk	As proposed
West property line	5 trees	0 trees and 6 shrubs	As proposed
<i>Foundation Base</i>			
East elevation	15' at the main entrance	5'	As proposed
North elevation	10' adjacent to parking	8'-11"	As proposed
<i>Landscape material at Foundation Base</i>	3 trees	0 trees	As proposed
<i>Landscape islands</i>	2 islands	0	As proposed
<i>1/8 parking spaces</i>			

Reviewing the site plan, there is an existing retention basin adjacent to Drew Street just south of the main driveway. The applicant is proposing to add two trees along with shrubs and vegetative ground cover in this area. An ADA accessible pedestrian sidewalk is proposed at the north side of the property to connect the existing sidewalk to the main entrance of the site. A 5' landscape area has also been incorporated at the south property line.

There is an existing masonry wall north of the driveway and an existing wrought iron fence, both topped with wrought iron adjacent to Drew Street. To be consistent with MZO requirements, Staff recommends that all barbed wire adjacent to the Drew Street be removed and the existing masonry wall should be painted to be consistent with the color scheme of the building.



Currently there are approximately 25 unimproved parking spaces on the site and a minimum of 8 spaces are required based on the area of the building. The proposed 42 parking spaces for the project far exceeds the minimum number required of 17 spaces for the addition. The number of parking spaces proposed exceeds the allowed 125% maximum over the minimum required number of spaces. Overall it

reduces the percentage of parking spaces that exceed the maximum from over 300% to 240% over the minimum number of parking spaces required. The applicant is also proposing no landscape islands within the parking area to allow for more parking spaces. As noted in the narrative, the company needs all of the additional parking.

The front elevation adjacent to Drew Street will be maintained with the existing fabric canopy at the entrance and the existing windows. New windows will be added at the east and north elevations. No new finish materials are proposed to be added to the elevations. An additional 3' in height is proposed, however Staff is concerned the 3' will not be adequate to screen the roof mounted mechanical equipment as is required.

As justification for the SCIP, the applicant has noted that

1. SWD Urethane has been in business for over 35 years;
2. Improvements to the building with the proposed increase of the second story;
3. Addition of landscape material; and
4. Removal of barbed wire and inclusion of landscape material.

The intent of a SCIP is to recognize existing site constraints, and work with the applicant to proportionately improve the property based upon current development standards. The proposed improvements, and those recommended in listed conditions of approval, constitute the greatest degree of compliance with current development standards without requiring demolition of existing buildings or other significant improvements to the site. Deviations to current development standards are necessary to accommodate the continued viable use of this site. The deviations requested will allow the development of the site in a manner that is consistent with development at other similar sites. The deviations will result in a development compatible with and not detrimental to the surrounding neighborhood.

FINDINGS for the SCIP:

1. The .5± acre site was developed in 1968.
2. The current building is 3,280 SF.
3. The improvements to the site will include installation of landscape material, removal of the barbed wire from the wall adjacent to Drew Street and a 3,840 SF addition to the existing building.
4. Full compliance with development standards would require demolition of the existing site improvements.
5. The modifications requested along with the conditions of approval are consistent with the degree of change requested to improve the site.
6. The proposed improvements together with the recommended conditions of approval will help bring the site into a closer degree of conformance with current standards.
7. The proposed improvements will result in a development that is compatible with and not detrimental to the adjacent properties or neighborhood.

ORDINANCE REQUIREMENTS:

Section 11-73-3 Required Findings

A SCIP shall not be granted unless the Zoning Administrator, acting as a Hearing Officer, or Board of Adjustment shall find upon sufficient evidence that:

- 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
 2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
 3. The creation of new non-conforming conditions.
- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.