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Vending Logistics, LLC  
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Proposed Development: Vending Logistics  
Address: 5405 South Power Road  
Mesa, Arizona 85212  
Parcel Number: APN 304-37-017

5/9/2017  
SCIP Application

## **SCIP Justification/ Compatibility Statement**

This SCIP is a supplemental application to the recent development proposals submitted and approved to the DRB and P&Z for the Vending Logistics project located at 5405 South Power Road (Z17-00 and DR17-00; PLN2017-00046 and 00047). The lot is divided into two zoning designations, LC adjacent to Power Road and LI adjacent to Saranac. Currently, an existing welding facility and accessory storage facility, owned by Dwight Udall is in operation on the LI "rear" portion of the lot. This application seeks an exemption to this code, which would require full site improvements and conformance to the code as part of this development. These requirements would require the demolition of the existing covered work area, increase in parking and pavement for the existing welding operation, and excessive landscaping/screening requirements. We are also asking to have the 25' Right of Way and the In Lieu payment to be waived, in line with similar adjacent properties that were recently developed.

Part of the site improvements for the proposed new development is that a solid screen wall will be erected along the north property line, and directly adjacent to the new commercial retail building planned for phase 1 and 2 in the center of the lot. This wall would replace the existing chain link fence on the property. As a result of these screening improvements, the existing welding facility and LI portion of the lot will be effectively shielded from view from the public parking on the west side of the lot, and from the lots on the north. The property lines to the west and the south adjoin to matching zoning and do not require screen elements between LI/LI and LC/LC.

As part of the development process, the welding/storage facilities would also need to provide access and paving for fourteen new parking spaces. The proposed development plan would provide eleven new parking spaces, an excess of the current employee demand at the welding shop. An exemption from the fourteen required parking spaces is requested as part of this SCIP. The parking proposed for the commercial development on the west end of the property is currently over-parked by one space, and maybe more by the time the shell buildings are assigned a use.

The steel storage building on the east side of the site will be reduced on the northern edge of the property, where it is currently over northern setback, bringing that portion of the building into confor-



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mance. This will require removing about 670 sqft of the existing building. The east edge of the existing storage building is slightly over the eastern setback by about 10" on one corner and about 5" on another corner, for a length of about 45', totaling about 33 square feet. Bringing this into conformance is much more difficult, and would create a hardship to reduce the structure by 33 square feet. We are requesting that this portion of the existing structure be allowed to remain.

The existing welding shop does have an element of outdoor storage, which is required to be screened from public view. We have screened this use to the north and the west, but are not screening the storage to the south or east, as it is private property and a right of way, not part of a public use. The lot to the South is owned by the Udall family, on which a private residence is located on the portion located towards Saranac. The residence is directly adjacent to the owner's business, (the welding facility) making the buffering requirements unnecessary.

We have utilized the existing trees on the east and southeast edges of the property, and we have added a few trees to meet the landscape calculations and requirements in this area. All of the landscape requirements and the foundation base requirements are being met for the new development. We are asking that the existing welding facility on the LI zoned portion of the lot be exempt from any landscaping behind the screen wall, including the foundation base since its effects will be minimal.

Also, it is anticipated that the LC portion of the lot to the south will also be developed as Group Commercial, therefore a seven foot landscaping buffer and cross access agreement has been provided as part of the development plan.

We are proposing to exempt the property from requiring a 25' (+8' PUFEE) right of way on the east side of Saranac (185th Street) along with the In Lieu payment for future developments and support for detail M-19.01. There is currently a single 25' easement granted for ingress and egress. This easement is primarily accessing the properties east of Saranac, all of which are located between Saranac and the Canal. These properties are also zoned LI with the exception of the lots closer to Ray Road to the North (zoned LC). Properties on the west side of Saranac are using Power Road for all utilities and access, reducing the demand for further development of Saranac. The current utilities for this parcel are being fed from above ground power lines to the welding shop from Saranac. Our proposal is to use this power for the existing use and phase 1 of the development, only in an effort to save time. Phase 2 will have new underground power provided from Power Road and this power will replace the power provided from the welding facility for phase 1 and feed all 3 phases of the newly developed property, reducing the over head power and maintenance demands on Saranac.

The required building separation of 30' between all structures, new and existing is being met. There is no existing retention or open space to maintain, but new retention and open space is being proposed for all new development. Pedestrian connections are being made for the commercial development, but the intent is to isolate any pedestrians towards the existing welding shop in the LI zoning.

The project fits into the existing commercial context facing Power Road. The eastern part of the property is essentially the beginning of the LI zoning in the area, and the new building and screen walls are an appropriate visual separation between zones.



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The request of this appeal to remove the requirements noted above, citing the following;

1. The ingress/egress which that is denoted as 'Saranac Road' is a 25' private easement dedicated serving adjacent lots beyond the scope of this project and historically do not provide or imply access to or from this lot.
2. The dedication of any R.O.W. on this development would be inconsistent with the developments directly north of and fronting on Power Road. These developments utilize all connections for service and access from Power or Ray Road.
3. The R.O.W. request places an undue and unfair burden on this development. The dedication of any R.O.W. on this lot would create an 'offset' road/access inconsistent with the existing access easement provided.
4. Any 'Development Agreement' and/or 'In-Lieu Payments' is an unfair and unjustified request as this lot is directly served by existing R.O.W. and roads with no intent to be served else wise. The parcel # 304-37-035 was granted a waiver for the Paid In Lieu, and we believe additional developments to the north also had this waiver granted.
5. The existing 'Saranac Road' easement serves lots outside of the scope of this project and inconsistent with adjacent developments. The dedication will adversely affect the property rights and development options as provided in the attached documents, of which no self imposed hardship is evidenced in this appeal.
6. Reduced parking for the welding shop is still above the actual parking used for the current use. The new parking and drive aisles will provide the required fire access.
7. The reduced landscape and foundation base is an unnecessary burden to the LI zoned part of the property, where screen walls are being provided. Screen walls and landscape seems redundant for this applicaiton. We are planning on installing some additional landscape on the south and east property lines, to meet current requirements where there is no screen wall.
8. The current use and appearance of the property is a blight on the recently improved Power Road, and the new development will be more in tune with current development, restricting the LI/ welding use in its properly zoned area of the parcel.