

JUSTIFICATION & COMPATIBILITY STATEMENT**MESA BOARD OF ADJUSTMENT****Request for Parking Reduction - Grocery Store Remodel****PRA18-00294****Special Use Permit (SUP) and Substantial Conformance Improvement Permit (SCIP)****May 21, 2018**

This appeal to the Board of Adjustment is for a reduction in the Parking requirements stipulated in Chapter 32 of the Mesa Zoning Ordinance "Parking Spaces Required," and more specifically, the minimal on-site parking requirement in Table 11-32-3.A "Required Parking Spaces By Use."

Special Use Permit

Chapter 6 of the Mesa Zoning Ordinance cites the specific purposes of each zoning district. The Subject Property is zoned Limited Commercial (LC) and its purpose is to provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one- to ten-mile radius. Both Large-Scale and Small-Scale Commercial Recreation uses are also permitted in the LC Zoning category.

A large health club fits in the allowable uses and will be compatible with the surrounding uses. It may also act as an anchor, replacing the former grocery operator, and drawing in local residents who will utilize the other businesses in the plaza before or after their workouts.

Required parking for the health club use is 1 space for every 100 square feet, but per the attached Parking Study provided by ASJ Engineering, this has been reduced to one space for every 180 square feet. The Parking Study includes a letter from the proposed operator evaluating this site and how it compares to similar operations elsewhere in Arizona and other states.

The Parking Study is specific to this project and details other factors. Final analysis indicates that the proposed health club will not create a detrimental parking situation for current or future businesses. The Study offers analysis on parking for the entire Orange Tree Plaza (a copy of the cross-parking easement is also provided) and details the required parking by use, reduction of the health club facility square footage by specific use, a time-of-use study, and a shared parking analysis.

Substantial Conformance Improvement Permit

Conformance with the Zoning requirements for parking this project would require over 450 spaces for the Health Club alone.

Full conformance would result in limited development alternatives for the plaza's owners and lessees. Allowing the parking reduction will bring in the equivalent of an anchor tenant who attracts multiple customers to the retail center while not creating business competition. Some of these users will shop or dine at the plazas restaurants and shops. In addition, the site's largest building will be remodeled and repainted, the parking lot will be repaved, and landscape enhancements will be made to the parking area and around the largest building and former anchor tenant.



Reducing the parking also makes it possible for a permitted use to open a business on the site. The high number of parking spaces required by the Ordinance might otherwise make it impossible for a health club to occupy this corner and limit the health needs of many of the surrounding neighbors.