

2018 July 10

Ref: ZON18-00351
1150 W. Southern Avenue
Mesa, Arizona 85210

BIG O TIRES PROJECT NARRATIVE

A site plan modification for the property located at 1150 W Southern Avenue, Mesa. This project will be for the development of a tire store in an existing vacant building which is part of an existing retail/shopping center. Existing zoning of this parcel is LC (C2) and proposed use (Retail, Automobile/Vehicle Service and Repair Minor) is permitted in this zoning. Scope of this application is tenant improvement for the proposed tire store, to add overhead roll up doors for service bays, to improve/change elevation of the building and reconfiguration of parking layout to provide access of vehicles to the overhead roll up doors.

The existing building is 9,879 gross square feet and the proposed changes do not add or subtract from that total. There will be a total of 8 roll up overhead doors added to the exterior elevations, 6 on the south elevation for the service area and 2 on the north elevation for the staging bay where no service work shall take place. All storage for this future tire and service center will be internal or fully screened per the city of Mesa zoning code.

To improve the elevations of the existing building, a new parapet profile enhancement element has been added to the south elevation above the new roll up doors, along with a cantilevered steel roof canopy. A new tower element has been added to the Northwest corner parapet area that will match the existing tower element on the Southwest corner, both of which are facing Alma School road to the West and their respective North and South facing elevations.

The existing building will receive new parapet cap treatments, new storefront doors and new storefront windows, new enhanced decorative LED lighting in the interior and exterior, new exterior stucco surface treatments and a fresh paint scheme throughout.

Sincerely,

Neil Feaser
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