

January 24, 2019

City of Mesa  
Substantial Conformance Improvement Permit (SCIP)

SWD URETHANE  
525 South Drew Street Mesa, AZ

### **JUSTIFICATION & COMPATABILITY STATEMENT**

This project consists of building a new 15,000 square foot warehouse building with an eight space truck dock at 525 South Drew Street, APN #139-38-114B. We are proposing to combine parcels 139-38-114B & 139-38-113B and build the new 15,000 square foot warehouse building adjacent to an existing building located on the North property line of parcel 139-38-113B. We are proposing to build a decorative screen wall with decorative gates around parcel #'s 139-38-114B, 139-38-113B, 139-38-113L, 139-38-113K & 139-38-113M. We have applied for Design Review DRB18-00924 & Site Plan Review ZON18-00847.

Full conformance with the current code requirements would cause the property to not be usable in the manner congruent with the function of the current business and similar industrial uses. Conformance with current landscape and parking requirements would create a situation where the desired warehouse and truck dock would not be able to be built. Foundation base requirements cannot be met without impacting the existing building and site.

These improvements are intended to provide a permanent solution for the current street traffic issues created by off loading trucks, security and the enhancement of the appearance of the existing property and neighborhood.

Conformance with the current code requirements will create non-conformities which include reductions in landscape requirements and will create a need for off site parking. A special Use Permit will be obtained for off site parking located across the street at the owner's office building located at 536 South Drew Street. The proposed parking fits the needs of the business. There are 25-30 employees per shift, the new addition does not increase the number of employees and there are no visiting customers.

Sincerely,

John Manross  
Architect

**SWD Urethane Special Use Permit Narrative:  
525 South Drew Street Mesa, AZ**

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This is a request for a Special Use Permit for offsite parking to be located at 536 South Drew Street and parcel 139-38-113K. There is no available parking spaces located on site at the proposed combined parcels 139-38-114B & 139-38-113B. Parking calculations are provided below.

**525 South Drew Street Parking:**

New Warehouse - 15,000 square feet / 900 = 16.6 spaces required

Existing Industrial - 5,246 square feet / 600 = 8.7 spaces required

Existing Warehouse - 15,738 square feet / 900 = 17.4 spaces required

42.7 or 43 spaces required

**536 South Drew Street Parking: (off site)**

40 spaces provided on this site including 2 ADA spaces

16 spaces required for this site, see site plan provided.

This leaves 24 spaces available for parking from 525 South Drew Street

**Street Parking:**

15 spaces provided on street parking adjacent to the site.

The proposed parking fits the needs of the business and actually provides 9 extra spaces. There are 25-30 employees per shift, the new addition does not increase the number of employees and there are no visiting customers.

Sincerely,

John Manross  
Architect