



PROJECT NARRATIVE JUSTIFICATION & COMPATABILITY STATEMENT

CHILD CRISIS ARIZONA 827 N. COUNTRY CLUB DRIVE, MESA, ARIZONA 85201

This Project Narrative has been prepared to accompany Child Crisis Arizona's application for a Substantial Conformance Improvement Permit (SCIP) for their property at 827 North Country Club Drive, Mesa, Arizona. Child Crisis Arizona (CCA) has been serving Arizona's most vulnerable and neglected for decades. CCA is in the process of opening two (2) new Head Start classrooms at their 817 North Country Club Drive Facility this upcoming year. As part of the classroom expansion, CCA is required to provide appropriate playground facilities to meet Federal Head Start Program guidelines. Those guidelines require Child Crisis Arizona to provide 75 square feet of playground space per child. Currently CCA's playground facilities don't meet those requirements. CCA is planning to construct a new playground in their existing parking lot to meet the Federal Head Start requirements and the needs of the children. The playground will be built in the northeast portion of their parking lot and will displace 16 parking spaces. To make up for the displaced parking spaces, CCA recently purchased the property at 827 North Country Club Drive in Mesa, Arizona to construct a new parking lot.

The parcel of property at 827 North Country Club Drive is approximately 0.39-acres in size. According to Maricopa County, the parcel was developed back in 1962 as a professional office complex. The subject Site includes a 3,960 square foot single story office building with associated parking lot. Presently, the Site is not compliant with current City of Mesa Development Standards and Zoning Ordinance. Non-conforming items include; setbacks, trash enclosure, parking lot, ADA accessibility, landscaping, to name a few. Child Crisis Arizona plans to demolish the existing building and parking lot and build a new parking lot. The new parking lot will provide a total of 32 parking spaces including 29 regular parking spaces and 3 compact parking spaces. In addition, a new Child Crisis Arizona monument sign and landscaping will be installed. The new parking lot will be constructed according to the City's current Development Standards and Zoning Ordinance except for a reduced setback requirement and parking stall standards along the northern property line of the subject parcel.

Child Crisis Arizona is requesting a setback variance along their northern property line to allow them to construct a parking lot that is compatible with their existing parking lot to the east. The City's Zoning Ordinance requires a 25-foot setback between the subject properties existing zoning of limited commercial (LC) and the residential properties to the north with residential single dwelling zoning (RS-6). In 2005, the City of Mesa approved a SCIP for the "Family Resource Center" Site (ZA05-058) to allow for a 20-foot setback along the Facility's northern property line. The SCIP also allowed 16-foot parking stalls with a 2-foot overhang that extended into the setback. The Child Crisis Arizona is requesting the City of Mesa approve a 20-foot setback and parking configuration for this Site as well. This request will allow the new Child Crisis Arizona parking lot (827 North Country Club Drive) to be compatible with their existing parking lot to the east (817 North Country Club Drive) while upgrading the Site to be more conforming with current City of Mesa Development Standards and Zoning Ordinance.