



February 5th, 2019

City of Mesa
Project Narrative – Planning / Zoning Board
Stapley Dr. and 8th Ave. Multi-Tenant Retail Center
Parcel Numbers / APN # 139-04-013A, 139-04-010A

Introduction

This application (the “Application”) is requesting for Site Plan approval through the City of Mesa Planning and Zoning Staff. The project contains two parcels that will later turn into a combined lot and is located on the northeast corner of Stapley Drive and 8th Avenue. The combined lot area will be approximately 36,679 sq. ft. (0.842 acres). The proposed zoning classification will be NC (neighborhood commercial).

Relationship to Adjacent Properties

Moving beyond the Property’s immediate boundaries, the property directly north of our site is existing residential property zoned as RM-3. The properties located to the east of our site are currently residential development and zoned as RS-6. For more information on existing conditions, (See attached Exhibit 1 – Aerial Map and Exhibit 2 – Vicinity map).

Proposed Project Use

The owner desires to develop a new multi-tenant retail center of approximately 6,000 sf while keeping his existing office building (Pro Tax Financial Services, LLC) as part of the First Phase of this development. Typical retail will consist of in-line shop uses for food and service not excluding potential service office uses. The Second Phase of the development may demolish the existing Pro-Tax Office Building to build a new building. (See Site Plans Phase 1 and Phase 2 for more information).

Site Plan Considerations

The site plan will utilize a new curb entrance complying with city standards from Stapley Drive and very close to where the existing curb entrance currently exists on that site). A secondary curb entrance into the site will also be created from 8th Avenue. A central parking area is designed to connect visitors to the new retail building as well as the existing Pro-Tax Office building. Sidewalk connections with ADA accessible ramps are made from 8th Avenue and from Stapley Drive are proposed, with connections throughout the development.

Building Design

The floor plan is an open area concept and has been designed to provide flexibility in tenant occupiable areas. Therefore, the architecture is designed to perform for multi-tenant spaces as well as an overall singular type retail building. The architecture of the building is designed as a clean contemporary style, per the owner’s desires and future needs. Various design efforts have been made to achieve this type of architecture by organizing the structure in proportions, volume, materials and colors. The massing of the overall building is designed to various heights and volumes to provide a relief in the architectural façade. A series of building canopy overhangs provide a visual



interest in the façade treatment while also providing shadow / shade for the storefront. Exterior insulating finishing system (EIFS) provides a smooth finish to the overall building with two main types of paint color applications to achieve an interesting design. At the two angled corners of the building, metal siding panels have been incorporated for further enhancement. In addition, exposed canopy shade structures help to provide accent elements that reinforces the architectural design while also providing shadow / shade. Exterior lighting, such as wall sconces have been implemented throughout all sides of the building, illuminating the surroundings while complying with a contemporary look that matches the style of the building. All exterior attached signage has been placed along the frontage of the building, and these will all require a separate sign permit.

BIZ Overlay:

The site contains an existing office building on a non-conforming site, and therefore with staff suggestions, we request a BIZ overlay which will be considered by the Planning and Zoning board along with the Re-Zoning and Site Plan Review. The BIZ Overlay as identified in MZO Chapter 21 states:

The purpose of the Bonus Intensity Zone (BIZ) Overlay District is to provide for variation from the application of residential densities and other development standards to allow greater intensity of development and encourage unique, innovative developments of superior quality. It must be demonstrated that the resulting development will further the goals and objectives of the General Plan, Specific Plans, and Council policies and will provide significant social or economic benefits to the City. This overlay district applies more frequently to individual projects which may consist of one or more buildings. Moreover, the purposes of this district are to:

- A. Encourage unique, innovative development of superior quality that utilizes sustainable development practices and promotes pedestrian activity.
- B. Allow for the establishment of unique land use regulations and development standards to achieve the goals of the General Plan for the area.
- C. Promote development patterns that encourage conservation of natural resources and provide opportunities for renewable energy production.

Section 11-21-3: Development Standards

- A. Unless specifically modified by the City Council, the specified development standards are based upon the requirements of the underlying base zoning district; including but not limited to minimum lot area, maximum density, maximum building height, minimum setbacks, and maximum lot coverage for each underlying zoning district.
- B. The City Council may approve modifications to the underlying district standards proportionate to number of items and degree of compliance provided by projects that comply either with a combination of Items 1 and 2, below; or with a combination of 1 and 3, below. Projects with few modifications need comply with a lower percentage of criteria. Projects with a higher number and greater deviation from adopted standards shall comply with a higher percentage of criteria.



Since we are providing a BIZ Overlay District to our site parcel, we would like to request the following deviations:

1. We are requesting a 10'-0" building and landscape setback along the northern property line in lieu of the 20 feet building setback / 15 feet landscape setback. The specific purpose for the request is to accommodate the minimum driveway location from the intersection at Stapley and 8th avenue per transportation and engineering requirements. We have met the 75' minimum distance from 8th avenue. Consequently, the building footprint would be greatly reduced and essentially make the project non-viable. The location of the driveway, width of the property and the existing business/building to remain create unique constraints. Allowing the reduction to the setback to 10' along the northern property line would provide compliance to all other development standards. The property to the north is zoned RM-3, however the current use is a converted residence to an office / storage purpose and the reduction in the setback does not adversely impact the adjacent property. The landscape requirements comply with zoning ordinance within the reduced setback. Please reference our revised Architectural Site Plan for additional information. All other building and landscape setbacks around the parcel comply the City of Mesa Zoning Ordinance Standards.
2. The BIZ overlay request greatly enhances the project development by combining underutilized vacant property, provides for an enhanced and maximized development and affords a unique architectural response to an aging part of the city.

Thank you for your consideration and review of our application.

Sincerely,

Vincent P. Di Bella

Vincent P. Di Bella AIA, CSI
Adaptive Architects Inc.
Principal Architect