



PROJECT NARRATIVE SITE PLAN MODIFICATION

CHILD CRISIS ARIZONA 817 N. COUNTRY CLUB DRIVE, MESA, ARIZONA 85201

This Project Narrative has been prepared to accompany Child Crisis Arizona's application for a Site Plan Modification for their property at 817 North Country Club Drive, Mesa, Arizona. This application includes the following site plan modifications; a new playground, adding a new parking lot, and a future playground. At the request of the City of Mesa, First Christian Church of Mesa has been added to this application as a co-applicant.

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 new playgrounds to meet the Federal Head Start requirements and the needs of the children.

CCA recently purchased about 0.05-acres of land from the First Christian Church of Mesa to build a new playground just south of the CCA building. The new playground will be about 2,000 square feet in size with a shade structure. This playground will provide enough playground space to support CCA's two (2) Head Start classrooms. To expedite the approval of this playground, a Minor Site Plan Modification Application will be reviewed through the City's Administrative Review Process

Child Crisis Arizona plans to build a future playground in their northeast parking lot. This new playground will displace 16 parking spaces. To make up for the displaced parking spaces, CCA purchased the adjacent 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 29 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. A Substantial Conformance Improvement Permit (SCIP) has already been submitted to the City of Mesa requesting approval of the reduced setback.

Once the new Child Crisis Arizona parking lot is built, the overall CCA/Church Campus will have a net gain of 29 parking spaces for a total of 166 parking spaces. This will put the Site over the City's maximum parking space limit of 125% more than the minimum required parking of 122 spaces ($122 \times 1.25 = 153$ parking spaces). An Administrative Use Permit may be required by the City of Mesa to allow for the 13 additional parking spaces until the future northeast playground is constructed. After the northeast parking lot is built and 16 spaces are displaced, the overall CCA/Church Campus will have a total of 150 parking spaces which includes 5 regular ADA and 3 van accessible parking spaces.