

DESIGN REVIEW PROJECT NARRATIVE

Date: Mar 20, 2019

To: City Of Mesa, Arizona

Re: Alpha Creations W baseline Rd between Alma School Rd and Country Club Ave
535 West Baseline Rd Mesa AZ 85210

OVERVIEW

This is a current building with existing 8 suit design. No exterior improvements or alterations will be made at this time or requested. There is currently 52 standard parking spaces and 3 ADA parking spaces with only 49 required parking spaces. The current Property APN # 302-04-008P is zoned C-1. We are proposing to rezone the property LI which requires 50' setbacks from residential for loading zones and rear building access we currently have 70' clear set back buffer from residential to meet this requirement.

TYPICAL BUISNESS OPERATIONS AND ACCESS

This project has ingress and egress from baseline RD east bound traffic. Typical operational hours for this multi-tenant complex is 8am to 8pm with very light commercial delivery access. The complex has road frontage lit signage for tenants at the street side entrance.

PURPOSE OF REZONING

The current owner of the property PD & Investments, LLC has struggled to find tenants with 5 open suites for over 18 months. Listed with multiple different agencies and all lease options on the table the lack of income has created hardship on the landlord. In recent interests of new tenants who prefer the road side frontage but require the Light Industrial Zoning LI. Such as wholesale pool equipment stores, Cabinet Refinishing Shops, Dental Manufacturing, Agriculture Testing Facilities, and Medical Marijuana Dispensaries have all been possible proposed tenants. However without the correct zoning on the property we are un able to lease to these possible tenants. The current situation of the property to date we have Alpha Graphics in three suites, Foot Massage in one suite and 4 current vacancy's we hope to fill with new tenants. Due to the lack of rental income the property has been placed for sale as of Feb 2019. We would like to get rezoned into LI in hopes of pulling out of this rut.

During the rezoning case we plan to bring the property up to all current landscaping codes originally passed in the 2005 case when the property was built. We are not proposing any exterior changes or modifications to property at this time other than the landscaping improvements. We are not requesting any changes in the zoning ordinance for the LI rezone. The parcel currently meets the required setbacks. We would be perusing a special use permit for the property in efforts of moving in a strongly interested tenant Kind Meds Inc. They would

be relocating into our space from a joining property located on Vineyard. They are interested in taking two of our suites located on the far west end of the property. If this were to happen we would have 2 vacancies remaining that we could then offer to the other interested parties in the property in hopes they have not moved onto another location already in order to fill all of the vacancy's.

Sincerely,

Matt Rettig