

Narrative - REVISED

Baywood Parking
7165 East University Drive
Mesa, AZ 85207

This existing site was originally platted many years ago, and partially built/developed since that time. The Project Owners have experienced several challenges marketing to the changing needs of potential users due to the original site plan configuration and ratio of building area to parking area.

They are proposing a change to the site configuration to decrease the building area by 13,808 sf (down from 111,723 sf to 97,915 sf), and increase the parking count by 47 (up from 366 spaces to 413 spaces). This will allow for a higher percentage of medical office occupancy, as well as office use.

This change will also require a rezoning process to remove paragraph 9 of Ordinance No 3872 and will be handled at the same time. The attached drawings and documents depict the changes requested.