

EXISTING SITE PLAN - FOR REFERENCE CUP AND REZONING ONLY

SCALE: 1" = 100'



PROJECT DESCRIPTION

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REZONING FROM LI TO LC

PROPOSED SCOPE OF WORK IS A REQUEST FOR REZONING OF THIS PARCEL, WITH EXISTING IMPROVEMENTS, FROM LI TO LC WITH USE PERMIT TO ALLOW PAWN SHOP USE. NO OTHER CHANGES PROPOSED TO EXISTING SITE, EXISTING BUILDING OR LANDSCAPE.

PROJECT DATA

APN:	140-67-088
LOT #:	5
LOT AREA:	7.159 AC (311,852 SF)
LAND USE:	NEIGHBORHOOD COMMERCIAL
EXISTING ZONING:	LI-CUP
PROPOSED ZONING:	LC - CUP
EXISTING BUILDING AREA:	35,000 S.F.
1) FITNESS	16,900 S.F.
2) RETAIL/SHOPS	51,900 S.F.
TOTAL EXISTING BUILDING AREA:	

PARKING CALCULATION

REFERENCE: MESA ZONING TABLE 11-32-3.A

BUILDING	LOT #	OCC. TYPE	REQUIRED	PROVIDED
FITNESS		ASSEMBLY	35,000/100=350	
SHOPS		RETAIL	16,900/375=45	
TOTAL			375	276 (SEE SHARED PARKING BELOW)

ACCESSIBLE PARKING REQUIRED = 5

ACCESSIBLE PARKING REQUIRED = 11

SHOPPING CENTER SHARED PARKING

BUILDING	OCC. TYPE	REQUIRED	PROVIDED
SPORTSMAN'S	RETAIL	50,000/375=133	262
SHOP A	RETAIL	16,198/375= 43	141
NAVY BANK	BANK	10,000/375=27	40
PAD B	RESTAURANT	10,000/100= 100	100
TCF BANK	BANK	+/-6000/375=16	38
RETAIL	RETAIL	+/-5,000 /375= 16	48
MATTRESS FIRM	RETAIL	+/-4,000/375= 11	30
WAL-MART	RETAIL	+/-228,395/375=609	840
ADDITIONAL	0		149
TOTAL		955	1,648

TOTAL PARKING REQUIRED FOR EXISTING FITNESS CENTER AND EXISTING RETAIL SPACES: 375+955 = 1,330 STALLS REQUIRED.

TOTAL PARKING PROVIDED FOR EXISTING FITNESS CENTER AND EXISTING RETAIL : 276+1,648 = 1,924 STALLS PROVIDED

THERE ARE 594, (1,924-1330= 594), ADDITIONAL EXTRA PARKING SPACES AVAILABLE ON THIS SHOPPING CENTER.

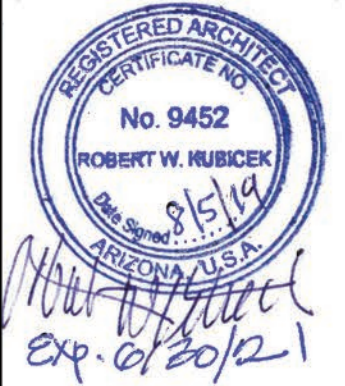
VICINITY MAP



THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.



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NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE
THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES IN 15 DAY CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON 15 DAY CYCLES OTHER THAN THIRTY DAYS. THIS CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES, A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
OWNER:
ADDRESS:
CONTACT NAME:
PHONE:

GREENFIELD GATEWAY
LOT NUMBER - 5

1728 SOUTH GREENFIELD ROAD,
MESA, ARIZONA 85206

Preliminary review - Rezoning

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design by:
drawn by:
checked by: --

SP-1
project #: 18128

07-31-2019

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