

PROJECT NARRATIVE

Hill Hockey Clinic

140 N. Country Club Drive

General Description

The existing building was constructed in 1959 for a Bowling Alley. Subsequently, it was used by an Auction Company and is currently a Paintball facility.

The Building is being purchased by Hill Hockey Clinic, LLC and will be converted to an Ice Hockey use that will be used for youth hockey players for training and matches.

The existing building has been repainted and improved, however, the parking lot and landscaping have fallen into a state of disrepair.

In order to accommodate the ice rink, the building is proposed to expand approximately twenty five feet to the west. This addition will have the same aesthetics as the existing structure. The building will be repainted and the existing parking lot will provide additional landscape islands to conform to the City of Mesa Zoning Ordinance provisions. The existing parking lot will be patched and resealed. Additionally, the landscaping will be cleaned up with new trees and landscape materials provided (ref: LANDSCAPE PLAN).

Substantial Conformance Improvement Permits (SCIP) Purpose and Applicability

The purpose of this chapter is to establish a review process by which improvement standards required by this Ordinance can be incrementally installed on non-conforming sites when such sites are enlarged; buildings are replaced, extended or have additions constructed; or other site modification developed. The intent is to recognize existing site constraints, and work proportionately with the degree of improvement being sought by the applicant to also improve the property based upon the development standards adopted by the Ordinance, and therefore bring non-conforming developments into substantial compliance with this Ordinance through approval of a Substantial Conformance Improvement Permit (SCIP).

Allowed Modifications

The only development requirements that may be modified in a SCIP are building setbacks, landscaping design, on-site parking, building height, right of way dedication, and other site development provisions, contained in this Ordinance.

ALL REQUESTED IMPROVEMENTS CONFORM TO THE CURRENT MESA ZONING ORDINANCE WITH THE EXCEPTION OF REQUIRED PARKING.

REF: DESCRIPTION OF FACILITY PARKING REQUIREMENTS

Required Findings

A SCIP shall not be granted unless the Zoning Administrator, acting as a Hearing Officer, or Board of Adjustment shall find upon sufficient evidence that:

- A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:

1. The demolition or reconstruction of existing buildings or other significant structures
ALL REQUESTED IMPROVEMENTS CONFORM TO THE CURRENT MESA ZONING ORDINANCE WITH THE EXCEPTION OF REQUIRED PARKING.

REF: DESCRIPTION OF FACILITY PARKING REQUIREMENTS

2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.

A - General Plan/Zoning (AS STATED IN 1st RESPONSE LETTER)

The subject site is zoned Limited Commercial (LC). Small scale commercial recreation is an allowed use in the LC zoning district

3. The creation of new non-conforming conditions.

A - General Plan/Zoning (AS STATED IN 1st RESPONSE LETTER)

The subject site is zoned Limited Commercial (LC). Small scale commercial recreation is an allowed use in the LC zoning district

- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.

A - General Plan/Zoning (AS STATED IN 1st RESPONSE LETTER)

The subject site is zoned Limited Commercial (LC). Small scale commercial recreation is an allowed use in the LC zoning district

Conditions of Approval

After the conclusion of the hearing, the Board of Adjustment or Zoning Administrator Hearing Officer may approve, modify, approve with conditions or disapprove the proposed Substantial Conformance Improvement Permit. The Board or Hearing Officer may condition any approval, and such conditions may include, but are not limited to: review by the Design Review Board; conditions to assure implementation of the submitted plan in accordance with the Mesa General Plan, and other applicable policies and plans adopted by the City; conditions to achieve the purpose and intent of the requested zoning district; and conditions to achieve reasonable compatibility with the proposed use and adjacent land uses.

DESCRIPTION OF FACILITY PARKING REQUIREMENTS

The following is a description of the FACILITY & USAGE, along with the proposed parking requirements:

1. The Hill Hockey Clinic programming will consist of: Learn to Skate / Learn to Play / Public Skating / Hockey Practice / Figure Skating / Games / Adult Hockey
2. A typical team has 10-13 athletes and 1-2 coaches on the ice. For practice assuming all 13 athletes get brought to the rink by their parents and actually stayed to watch (which will never happen - parents tend to drop and go - the rink is often used as a built in babysitter), that would be 15 parking spots needed.
3. During our mainstream of business Monday-Friday, our typical hours of operation will be roughly 6am -11 pm.
4. During the weekends, our typical hours of operations during winter months will be 6am-9pm, however, depending on the time of year this will fluctuate. In the Spring/Summer, weekends are very limited as kids are busy doing other sports. Most of our business will occur during Monday-Thursday time period.

196 Parking Spaces Available

Maximum Practice Parking Required:

13 skaters on ice playing & 2 coaches
13 skaters & 2 coaches (hour before)
13 skaters & 2 coaches (hour after)
2 rink employees = 47 spaces required - 141 parking spaces required

Maximum Game Parking Required:

26 skaters & 4 coaches on the ice playing
hour before 26 skaters & 4 coaches
hour after 26 skaters & 4 coaches
4 rink employees = 94 spots required - 94 spaces provided

Maximum Learn to Skate/Public Skating/Learn to Play Parking Required:

40 Skaters
4 rink employees = 44 spots required - 144 spaces provided