

Date: 2019Oct21  
Property Address: 550 West Ninth Street – Mesa, AZ  
Subject: Special Use Permit Application

### **Project Data**

**Zoning:** RM-3 ~No change proposed under this Scope.  
**Project Use:** Multi-Family Residential ~ No change proposed under this Scope.  
**No. Dwelling Units:** Quad-Plex/Four (4) DU ~No change proposed under this Scope.  
**Lot Area:** 9,768 SF @ 4 DU = 2,442 SF / DU ~ Conforming with No change proposed under this Scope.  
**Bldg Footprint:** Approximately 800 SF (Livable) @ Four (4) DU % ~ No change of building footprint is proposed under this Scope.  
**Bldg Area Under Roof:** No change to building footprint is proposed. The new second-story addition, as proposed, is directly atop the existing building and new exterior walls coplanar with the existing building footprint. New Proposed work, subject to review, provides front patio entry elements (@72SF @ each unit w/ balconies above. Intent is to provide a sense of entry for each of the four (4) dwelling units and to provide improved street aesthetic and undulation of the building elevation while still complying with front & rear building setbacks.  
**Building Setbacks:** New scope of work as proposed is a second-story addition directly above atop current building footprint. Existing front and rear building setbacks ~ Conforming with No change proposed under this Scope. Existing project is currently legal non-conforming at the side setbacks.  
**Lot Coverage :** Existing Lot Coverage is Conforming and less than 50% =@31% ~ No change proposed under this Scope.  
**Building Height:** Allowable Maximum Building Height is 40'. Proposed Height is @25'+/- .  
**Parking:** Six (6) Spaces are Existing at 9'x19' ~ No change proposed under this Scope.  
**Landscape:** At Front setback areas & front parking areas, new work proposes to improve areas with new plantings.

### **Project Scope Narrative**

As per City of Mesa Zoning Ordinance Chapter 11-36-6 - Damaged or Partially Destroyed Structures, Paragraph B: *If the cost of repair or reconstruction exceeds 50 percent of the construction value, exclusive of the foundation, of the building or structure replacement, the land and building shall be subject to all of the requirements of this Ordinance. However, the Zoning Administrator may approve a Special Use Permit for the structure to be rebuilt to less than the size, extent, and configuration as previously existed as long as the previous use is continued or the original use is reestablished, as provided for in this Chapter.*

The existing multi-family residential property is no longer occupiable due to extensive water & fire damage. The reconstruction/repairs required for the structure to be occupiable exceeds 50% of the construction value. A Special Use Permit is requested for this property and the scope as submitted herein. The proposed scope of work includes interior remodel of the existing single-story multi-family quad-plex residence w/ a second-story addition directly above the existing residences. No change in the number of dwelling units is proposed under this Scope of Work.

As per City of Mesa Zoning Ordinance Chapter 1-70-5 - Special Use Permit, the Scope of Work proposed is intended to meet the goals and objectives of and is consistent with the policies the General Plan and further enhance the existing property. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes and enhance this property. There is existing and adequate public services, public facilities and public infrastructure available to serve the project as proposed.

The project enhancements proposed will also meet current market demands in the area. The project's proposed enhancements compliment the current, existing, and adjacent properties in the neighborhood. Included herein as part of this application, are large format site plan and project concept sheets (a.01 &a1.0 date10/9/19) for additional supporting documentation of the proposed Project. Neighborhood contextual photos provided below.

**Contextual Photos**

Subject Property

Address: 550 W. 9<sup>th</sup> Street

# of Stories: One (Existing)



'Two (Proposed)



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Address: 544 W. 9<sup>th</sup> Street

# of Stories: One (Existing)



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Address: 604 W. 9<sup>th</sup> Street

# of Stories: One & Two (Existing)



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Address: 532 W. 9<sup>th</sup> Street

# of Stories: Two (Existing)



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