

SCIP Narrative
for
1102 E University Drive LLC
0.468 acres
at: 1102 E University Drive, Mesa, AZ

Submitted by:



Mesa, AZ 85203

Submitted on Behalf of:

1102 E University, LLC

Submitted to:

City of Mesa Planning Division
55 N Center Street
Mesa, AZ 85201

December 2019

1. Purpose of Request

The purpose of this request is to provide a Substantial Conformance Improvement Permit (SCIP) to allow for the existing non-conforming items on the site to remain.

This existing development is located at 1102 E University Drive in Mesa, Arizona (APN #137-05-034C). This property is 0.468 acres and currently zoned NC (Neighborhood Commercial). The existing building was built in 1972, as a 5-suite office building. The building has a central interior courtyard, with entry into each suite from the courtyard. The total existing building is 3,256 SF. The existing building will remain as-is with no proposed exterior building upgrades or expansions. All site lighting will remain, and the existing 2,866 SF parking canopy will remain as is.



2. Description of Proposal

In discussions with the City of Mesa planning staff, we have determined a Substantial Conformance Improvement Permit (SCIP) process will be required to allow for non-conforming items on the site to remain. With the concurrent rezoning from RM-4 to NC, the site is required to be brought up to current zoning and city regulations. This site was developed in 1972 as a 3,072 SF office building with site parking. Early in the early 1970's a parking canopy was added, but overall the site remained as it was originally designed. We believe a SCIP approval is needed in order to preserve this building and continue its operations as it has been for more than 40 years.

If the site were to come into complete compliance, as required with a rezoning, a portion of the western edge of

the building would need to be demolished to accommodate a larger setback than was originally provided for in 1972. We are requesting to reduce the required setback along Matlock Street to be reduced from 20 feet to 19 feet to accommodate the existing office building.

Also, in the early 1970's, a large covered parking canopy was added along the eastern edge of the site, covering the existing parking spaces. This canopy is within the current code's required setback along the eastern property line. We are requesting to reduce the required setback along the eastern boundary to be reduced from 15 feet to 2 feet to accommodate this existing parking canopy.

With the new NC zoning located next to the RS-6 zoning located to the north of this site, it is required to have a 20-foot setback. The existing building meets that setback, having a 68-foot setback from the northern property line. However, the existing northern parking lot and existing parking canopy is only 3 foot from the shared property line. Therefore, we are requesting a reduction of landscape setback along the northern property line from the required 20 feet to 3 feet to accommodate the existing parking canopy. We have added a 6-foot-high masonry screen wall and some additional landscaping to provide a buffer between the commercial property and the residential property to the north.

We are also requesting a reduction in required landscape islands within the eastern property parking lot area. This parking area is completely covered with a parking canopy which would make landscape difficult to sustain. We are requesting a reduction of 1 required landscape island under this canopy. Current code allows a maximum of 15 stalls under a canopy and the existing canopy provides 16. We have brought the northern parking lot area into compliance with additional landscape islands and material. We have also added landscape at both streets to bring that landscaping up to city requirements, as required with the rezoning case.

The Proposed Project would be updated in a manner sensitive to the surrounding properties and as much of the site brought up to code as is possible without compromising the use and function of the existing building and site layout.

Proposed Updates to the Site

This project will be attempting to update the site as much as is possible to come closer into compliance to the current code while leaving the existing building in place. The project site will be providing the following site updates:

1. Provide additional landscaping along the northern property boundary.
2. Restriping the ADA parking spaces to comply with current regulations.
3. Extending the existing sidewalk to the public pedestrian way along Matlock Street for pedestrian accessibility.
4. Removal and replacement of both driveways to meet current commercial driveway details.
5. Removal and replacement of the existing ADA ramp at the SW corner of the site to meet code.
6. Addition of a required 6-foot-high masonry screen wall along the shared northern property line.
8. A new screened refuse barrel coral.
9. Additional landscaping throughout the site.
10. Provide new onsite retention areas to better addresses storm water onsite.

Table 1 – Proposed Development Standards

Standard	NC (Proposed)	NC
Minimum Lot Area (SF)	5,000	5,000
Maximum Height	30'	30'
Minimum Lot Width	50'	50'
Minimum Lot Depth	100'	100'
Minimum Setbacks <ul style="list-style-type: none"> - <i>Front</i> - <i>Side (Adjacent to a LC zone)</i> - <i>Side (Adjacent to a local street)</i> - <i>Rear (Adjacent to a RS-6 zone)</i> 	15'* 2' 19' 25'***	15' 15' 20' 25'
Landscape setback when less than 2.5 acres located adjacent to RS zone.	20'***	20'
Maximum # of covered parking stalls in a row	16	15
Maximum # of parking stalls permitted onsite	19	12

* 10' setback next to existing canopy

** 3' setback next to existing canopy

Building Elevations

This building was built in 1972, with a style of architecture that has remained timeless, sensitive to growth and development surrounding it, while maintaining it's 1970's charm and character. It's smaller stature, nature inspired colors, and central courtyard, remains pleasing to the eye and pedestrian friendly for many years to come. The centralized courtyard has a calming water fountain and landscape between the suite doors for the pleasure of all customers. The building was freshly painted in 2018 and the red tile roof remains in excellent shape.



Interior Courtyard Fountain

The architecture of this building is very typical of a 70's style office building with low roof line, red roof tile, light cream color stucco, stucco framed windows, arched entries, winged corner walls, and pedestrian friendly scaling.



South Building Facade



University Drive Building Facade

The existing style of architecture of the office building fits in well with the surrounding building architecture, all built within the same time period. The building is well maintained, and additional landscape will only help to enhance the architecture of the building.



Existing 3 story apartment across University Drive



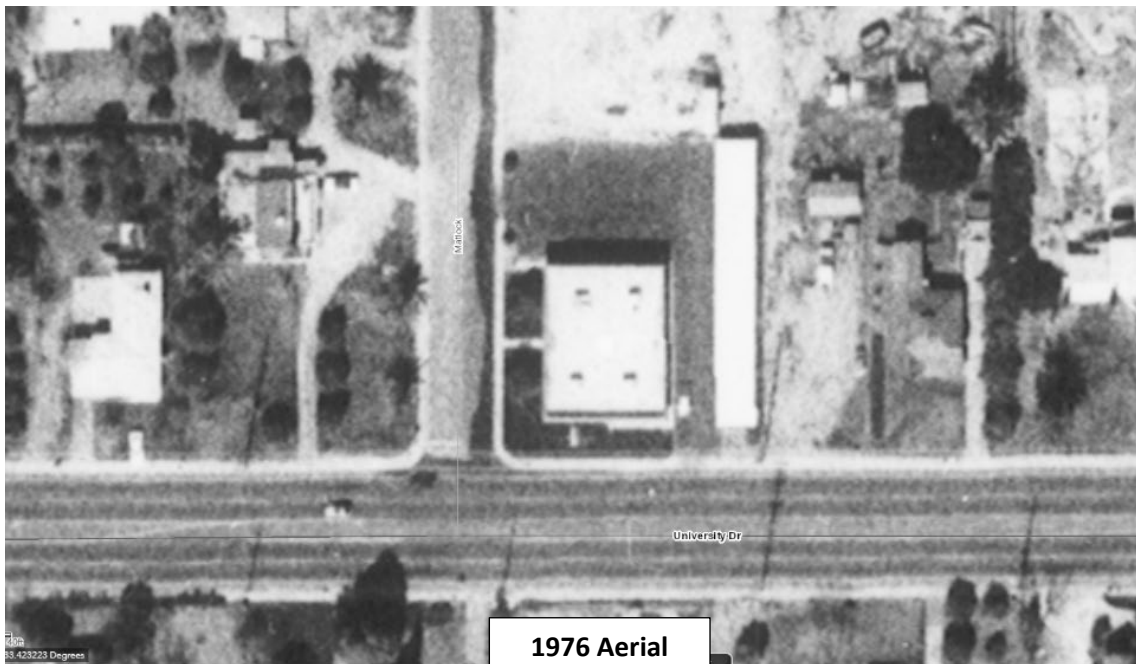
Existing office building west of subject property



Existing retail center east of subject property

3. Site History

The Project is located north of University and east of Matlock Road. The office building was first built in 1972 with the shaded carport according to records and historical aerials from 1976 when it was surrounded by large lot residential homes. By 1986 the entire site was surrounded to the south across University and east by a commercial strip center and office spaces. The vacant property to the north according to historical aerials going back to 1953 has never been built on and has remained a vacant lot since it was converted in 1951 for a large lot farming area. The building was originally built under 1 room with three separate entrances and an internal courtyard and has remained as such. The proposed project wishes to keep this layout as well.



4. Relationship to Surrounding Properties

The Project is located along the north side of University Drive and just west of Stapley Road along the east side of Matlock Street. The surrounding properties were historically large lot residential and over the years have converted into higher density apartments and commercial and offices uses around the site and along University Drive. The surrounding existing zoning land uses are detailed below.

Table 2: Surrounding Uses

	Zoning	Existing Use
North	RS-6	Vacant Land
South	RM-4	Apartments
East	LC	Retail
West	RM-4	Apartments

5. Location & Accessibility

Location

The project site is located in Section 14, Township 1 North, Range 5 East, in the City of Mesa incorporated boundary of Maricopa County.

Access

The site has existing driveway access off of University Drive and Matlock Street. University Drive is designated as an arterial roadway while Matlock is a local roadway.

Off-Street Parking

The site currently has access existing parking onsite which is paved for the entire site. Of the parking, there are currently 16 existing covered parking spots from when the building was built in 1972. An additional 17 parking spaces are uncovered on the site, of which 2 are ADA spaces for a total of 33 existing parking spaces.

The existing parking canopy was placed on the site when the building was built in 1972 and contains 16 spaces underneath it. The current code only allows 15 spaces in a row to be under the canopy, so this site would request to deviate from the current standard by 1 parking stall.

According to the current City of Mesa code, 1 parking stall is required per 375 sq. feet for general office, retail and service uses. The existing building is 3,256 sq. ft. which equals 9 required parking stalls. The proposed site plan proposed to reduce the existing parking from 33 parking spaces to 19 spaces. The City of Mesa permits a max of 125% of the minimum required spaces which would equal a maximum of 12 parking spaces.

The use of the site however is a salon use which equates to a cosmetologist and a client. With this approval, the salon will have 14 customer chairs available for clients. This project will be reducing the existing parking from 33 to 19 including the 2 ADA spaces to move further towards compliance. Reducing the number further would likely cause an issue during busy times of days and around holidays for fully booked appointments of clients and clients waiting for their service.

6. Signage, Walls & Screening

This site has an existing 4' 8" masonry wall located along the eastern property boundary and a 3'4" masonry wall along the south side to screen parking under the existing parking canopy. These walls are proposed to remain and a new 6' tall masonry wall is proposed to be added along the northern property line. Additional screening will be provided internally around the trash barrel corral to shield the view from visitors onto the site.

The existing monument sign is located in the front of the building along University Drive shall remain. The existing sign is 8' tall and the signage area is 25 sq. ft. in signage area.



It is understood that should the sign need future modifications; it would require the sign to come into full conformance with the current MZO sign regulations.

7. Landscaping

Currently on site are four (4) large and healthy Pine Trees which will remain as well as all the existing healthy Crepe Myrtle, Texas Sage and Lantana.

Although the landscaping around the building has been well manicured and maintained, it does not currently meet all the requirements for the City. Landscaping for the site is being improved and additional plantings and landscape areas are being added to the site to bring it closer into compliance. The following are deviations from the required landscape code per the MZO.

- A landscape setback of 20' will be provided to the north to come into compliance against the vacant RS-6 zoned property. However, because of the existing canopy, the 20 feet is reduced to 3 feet along the length of the canopy and the associated asphalt driveway. We have placed additional shrubs within this area but are unable to provide additional trees.
- Because of the small stature of the site, as well as reduced setbacks from the increased right of ways on University Drive and the required SVT's at both driveway entries, the additional right of way landscaping material does not fully meet the requirements found within Chapter 11 of the MZO. Along the western and southern boundary we have provided additional shrubs where we couldn't fit in an additional required tree.
- *Per MZO Section 11-33-3.A.6 a minimum of 25% of the required trees shall be 36" box and a minimum of 50% shall be 24" box.* We have provided all new trees at 24" box. There are 4 very large pine trees along the Matlock Street frontage that would be considered a minimum of a 60" box tree. Per Table 11-33-3-A-6 Tree Substitutions, 1- 60 inch or larger box tree is equivalent to 4- 24" box trees. Therefore, we are utilizing these large trees to substitute for the required 36" box tree requirement, as well as a substitute for a portion of the required number of trees required on site.
- The required number of trees on site per MZO Section 11, for this site is 24 trees. A minimum of 6 trees shall be 36" box and a minimum of 12 trees shall be 24" box. We have provided 9- new 24" box trees, 4- existing 60" box pine trees, and 2- existing 24" box crepe myrtle trees, for a total of 11- 24" box trees and 4- 60" box trees.
- The existing landscape base along the perimeter of the building ranges from 5'-8" to 6'-8" along the north and eastern edges of the building, which are the main entries into the central entry courtyard. This width includes a small landscaping strip, as well as the ADA path from the parking area to the entries. The central courtyard is 8 feet of width with a central 5' wide sidewalk and landscaping along each side of the walk path. We are requesting a reduction in the required 15' of foundation landscaping as meeting this requirement would require removal of asphalt paving and make the drive aisles incompatible with city parking regulations.

Table 3 on the next page outlines each requirement per the MZO and the deviations we have requested as part of our SCIP application to bring the site into closer compliance.

The proposed landscape plan is included as part of this application.

Table 3: Landscape Standards

Standard	NC (Proposed)	NC
Minimum Landscape Setbacks <ul style="list-style-type: none"> - <i>Front</i> - <i>Side (Adjacent to a LC zone)</i> - <i>Side (Adjacent to a local street)</i> - <i>Rear (Adjacent to a RS-6 zone)</i> 	15'* 2'*** 19' 20'**	15' 15' 20' 20'
Minimum Foundation Base at walls with public entrances	5'	15'
11-33-3 a minimum of 4 non-deciduous trees and 20 shrubs per 100 linear feet adjacent to RS uses (north)	3 trees 36 shrubs	5 trees 20 shrubs
11-33-3 a minimum of 3 non-deciduous trees and 20 shrubs per 100 lineal feet adjacent to non-single residence uses (east)	0 trees 0 shrubs	6 trees 40 shrubs
11-33-3-A-4 a minimum of 1 tree and 6 shrubs per 25 lineal feet of arterial street frontage (University Drive)	4 trees 35 shrubs	5 trees 30 shrubs
11-33-3-A-4 a minimum of 1 tree and 4 shrubs per 25 lineal feet of local street frontage (Matlock Street)	6 trees 76 shrubs	8 trees 32 shrubs
11-33-3 parking lot landscape islands shall be installed at each end of a row of stalls for a maximum of 8 contiguous parking spaces	1 – 3' wide x 21' deep parking lot landscape island at the north end of existing parking canopy	1- 8' wide x 15' deep parking lot landscape island at each end of a parking canopy

* 10' setback next to existing canopy

** 3' setback next to existing canopy

*** 2' setback due to existing canopy

8. Criteria Requirements for a SCIP Approval

A. Improvements to the site are being proposed to meet the greatest degree of compliance with the current City of Mesa Ordinance and are being attained without:

1. The demolition or reconstruction of existing buildings or structures. The existing office building and parking canopy are remaining on site in their current configuration. Full compliance with LC zoning standards would require the demolition of the entire canopy and a portion of the western façade of the existing office building.

2. The cessation of the existing conforming use. The existing uses being conducted on-site are continuing their operation and proposed to be expanding. This new zoning will continue to allow for the existing uses and allow for the expansion of the use into the entire building.

3. The creation of a new non-conforming condition. This submittal is attempting to remedy the existing non-conforming conditions of the site and does not propose creating new ones.

B. The improvements provided with this request will continue to provide compatible development to the area and improve the existing site plan and function of the existing building.