

## Apple Valley Dental & Braces

### Project overview:

This application is made for approval for the site plan and layout for a new site and building development for Apple Valley Dental & Braces. This will bring their services, that includes general dentistry, orthodontics, and oral surgery to the whole community of Mesa.

Visit: <http://www.applesmiles.com/> Apple Valley Dental & Braces will be a new business and community member in the City of Mesa and is excited to be expanding into the City.

<b>Name:</b>	Apple Valley Dental & Braces - Lot 2 of the Sprouts Center
<b>Location:</b>	5215 E. Southern Avenue, Mesa, AZ (E of S.E.C. of Higley Rd and Southern Ave.)
<b>APN #</b>	141-53-884
<b>Zoning:</b>	LC – no change to zoning
<b>Building Setbacks:</b>	Existing to remain – this project will be a 'PAD' development within the existing developed Sprouts Center and will be built within the 'PAD' limits.
<b>Landscape Setbacks:</b>	Existing to remain – the perimeter/frontage landscaping and pedestrian paths, hardscape and connections were installed with the initial development and we'll be limited to new landscaping internally as required, which will be match the existing palette.
<b>Parking:</b>	Required: 47 spaces ( $9,490 / 200 = 47.4$ ) Provided: 47 spaces (including (2) ADA, (4) covered spaces and (4) bike spaces)
<b>Lot Size:</b>	+/-42,930 S.F. net (+/-0.985 acres net)
<b>Lot Coverage:</b>	22.3% - OK
<b>Amended Plat?</b>	No, existing Lot 2 of the Sprouts Center
<b>Proposed Building(s)</b>	Single building +/-9,490 S.F. to provide dental services to the community.
<b>Drive Access</b>	No new drives, site access and circulation is connected to and/or will complete the planned internal centers circulation.
<b>Proposed uses</b>	Dental office to provide dental and orthodontic services.
<b>Site Development</b>	This project will complete the 'PAD' areas onsite for the new parking, drives and circulation as shown.
<b>Offsite Improvements</b>	None proposed/known. The project will connect to existing stubs/infrastructure for water, sewer, fire line and electrical.
<b>R.O.W. Dedications/Half Street Improvements</b>	None, all improvements are existing to remain.
<b>Phased development?</b>	No.

## **Alternative Compliance written request – MZO Section 11(7)(3)(B)(6)a. and 6(b)iv,**

ALTERNATIVE COMPLIANCE PER SECTION 7. B. (6) iv:

i.v. The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the design objectives as described within the City's General Plan.

- This development is the final infill lot within the existing Sprouts shopping center and is utilizing like materials, colors, canopies, parapet caps and articulated building columns. The predominant features are the CMU base wainscot, full height storefront windows, metal canopies and tie rods and articulation. Per MZO 11-6-3(B)(5) no more than fifty percent of the total facade may be covered with (1) single material. The facade facing the public street has 62%(61.7%) of the STO material which is within the existing centers Architectural style/rhythm and does not lessen or detract from the intent of the section.

### **Company overview,**

Apple Valley Dental & Braces has been successfully delivering dental services throughout Washington State since 2003. We now have 9 clinics serving Washington that work hard to provide the best quality services, in beautiful and fun state of the art facilities, at affordable prices. Our multi-discipline approach is to help families make the most of their time and money allocated for dental services by providing multiple disciplines under one roof. Our facilities are specifically designed to help ease the tension that's related to going to the dentist. Our clinics take on a life of their own to help make children and families feel comfortable in one of our jungle, underwater, or dinosaur themed environments.

Some of the fun and inviting themeing elements are;

- Silhouette Murals of an underwater scene on the exterior walls of the clinics
- Animal characters on our building exteriors that are amazing and larger than life, ranging from octopuses crawling over the roof top to Walruses lounging on our awnings.
- Other exterior design elements have included large pirate ships or animals driving lifesize jeeps.

We're excited to bring Apple Valley Dental & Braces to the community of Mesa.

**Respectfully submitted by:**



Steven Nevala, Principal **FINN architects, llc**