

To: City of Mesa
Development Services

From: David W. Fulk
Cawley Architects, Inc.

Subject: Request for Alternative Compliance
to the Site Planning and Design
Standards
Parkwood Ranch Marketplace- Pad B
10032 East Southern Avenue

Date: May 26, 2020

NARRATIVE

This Narrative is provided to outline the criteria for a request to utilize the Alternative Compliance section of the Zoning Code to satisfy the Site Planning and Design Standards for the City of Mesa. This request is part of an application to the Design Review Board for a new +/-10,400 square foot one-story medical office building located at 10032 East Southern Avenue.

Request for Alternative Compliance (Zoning Section 11-6-3 (B) (7))

The request is being submitted based on the following criteria relating to the site design of this project:

Article 11-6-3 (B) (7) (b) (i) "...other site conditions are such that full compliance is impossible or impractical...."

The existing site is part of a master plan development, Parkwood Ranch Marketplace, which received site plan approval for Pad B (the subject site) on May 22nd, 2008. Based on the approved site plan, the site as part of the master plan was engineered to collect the required drainage runoff via underground retention tanks as part of a collection system extending to two other parcels of the master plan. The primary underground retention tanks were designed to reside in the middle of this site, following the approved site plan for Pad B. The building site for Pad B has been intended to be on the periphery of the site (to the east or west sides) to allow for the retention tanks to occupy the central portion of the site. The five (5) underground tanks extend north to south virtually from property line to property line,

The current site design follows premise of the 2008 site plan for Pad B with the building located to the west side of the lot, avoiding the retention tanks in the center. This orientation places the main façade of the building facing the parking to the west with an enhanced elevation for the side of the building that would face onto Southern Ave.

The initial Planning and Zoning comments received from the City, made a suggestion of rotating the current building design 90 degrees and place 20 percent of the parking in the rear of the building, as recommended per the City Site Planning and Design Standards (*Article 11-6-3 (B) (4) (d)*). The existing underground retention tanks preclude the ability to rotate the buildings per the City's suggestion and the cost and hardship to remove and relocate the existing underground retention tanks is not feasible. The building design provides an enhanced side elevation to support the planning request for a human scale and welcoming presentation facing onto Southern Ave.

Per the noted criteria for meeting the Alternative Compliance, "*site conditions are such that full compliance is impossible or impractical*", this site meets the referenced stipulation. The current design being submitted will comply with the Building Codes and any other chapters or sections of the Zoning Code.

Thank you for the consideration of this request and we appreciate the City's understanding and willingness to review this matter.

Sincerely,



David W. Fulk,
Partner/Project Director
Cawley Architects, Inc.