



JUSTIFICATION STATEMENT

Substantial Conformance Improvement Permit

Gravity Energy Drinks Addition

2121 S. Power Road

Items listed below are a summary of the comments made during the PreApplication and Design Review Processes that require us to apply for a Substantial Conformance Improvement Permit. We have done our best to make this site improvement work for the Owners and for the City of Mesa. The improvements needed for this project to be compatible with the neighborhood and adjacent properties are as follows:

Section 11-6-3 MZO:

The maximum lot coverage for the LC zoning district is 80%. Lot coverage is defined in Chapter 87 of the MZO as the area of a lot that is covered with impervious surfaces, such as buildings, patios or decks with roofs, carports, tennis courts, parking lots or any other type of structure. Please calculate and indicate the proposed lot coverage on the Site Plan per this definition.

Resolve: This site lot coverage with the addition is at 63.4% which is conforming.

Section 11-33-5 MZO:

All buildings shall provide a foundation base of plant materials such as trees, shrubs, ground covers, and/or accent plants and hardscape such as decorative pavement adjacent to the exterior walls. Pedestrian areas and building entrance plazas should be shaded with trees and shade structures.

- a. For exterior walls with public entrance(s), a 15-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall. For buildings with corner entries, both adjacent walls require a 15-foot-wide foundation base.*
- b. For exterior walls without public entrance(s), a minimum of 10-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall adjacent to parking stalls. A minimum 5-ft-wide foundation base shall be provided along the entire length of the exterior wall adjacent to drive-aisles. Please ensure that these requirements are met.*
- c. A minimum of 1 tree per 50 linear feet or less of exterior wall length of a building shall be provided. Trees in a parking lot and within 30' of the building may be counted towards this requirement. Provide additional trees on the adjacent landscape*

islands or include this non-conformity in your SCIP narrative. Also include the foundation base requirements on the landscape plans.

Resolve: The existing building has a 13'-6" covered gallery that wraps around the west and north sides of the building. Underneath this covered gallery is a 2' wide area for landscaping. This area abuts the 7' wide sidewalk, parking spots and then the drive aisles. This cannot be moved to allow for a 10' landscape foundation base that the planner is requiring. The total dimension from door to edge of curb is 25' and then the existing parking spots. Again, this was an existing condition that could not be modified enough to meet the landscape buffer requirement. There are small, landscaped islands within the existing parking area on the North, East and West sides of the building. These existing areas will be updated with new planting materials as per the landscape plan. The East side foundation planting area will be expanded to 5' to meet the city requirements.

Resolve: For the existing building on the South side, an existing 5' paved area (separated by an existing curb) shall be converted into a landscape foundation base for compliance.

Resolve: The proposed addition has no public entrances. To accommodate our landscape coverage and percentages, a 26' deep foundation planting area has been provided on the West side of the addition and 2' foundation planting around the remainder of the addition on the North side. On the South Side of the addition, a 6' deep foundation planting area has been provided.

Resolve: On the North side of the building, we have provided 3 trees in the landscape islands when 4 are required. There is no way for us to fit 4 trees in these spaces therefore, the City deems us non-conforming. On the West side of the building, facing Power Road, the required amount of trees is 3 and we have provided 2.

Section 11-33-4 MZO:

Parking lot landscape islands shall be installed at each end of a row of stalls and in between for a maximum of 8 contiguous parking spaces.

Resolve: This requirement has been met as per the Site Plan.

Section 11-6-3B5:

Buildings and structures shall be constructed of durable, high-quality materials appropriate for the climate, such as brick, stone, integrally tinted and textured masonry block, precast concrete, wood, architectural metals, natural and synthetic stone, stucco and synthetic stucco, as well as glazing. a. To reduce the apparent massing and scale of buildings, facades shall incorporate at least three (3) different and distinct materials.

-No more than fifty percent (50%) of the total façade may be covered with one (1) single material. Provide material area calculations on the elevations by façade to demonstrate compliance with this requirement.

Resolve: The existing building will be updated to match the addition providing a uniform, cohesive look. Redwood colored Nichiha siding along with stacked stone and cream-colored stucco blend nicely with the Dunkin Donuts and the Tire Center built to the North of the site. Please refer to the Elevations and Colored Elevation Exhibits for details and material percentages.

Section 11-32-4A:

Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the street. Please list this condition in the SCIP request narrative as one of the modifications needed to accommodate the existing, non-conforming drive entrance depth.

Resolve: Parking spaces along S. Power Rd are 23'-0" from curb to edge of property line. It is 41'-6" from the edge of S. Power Road curb to inside curb of these parking spots. The existing site does not conform with this requirement. Neither does the Tire Store to the North, the Dunkin Donuts to the North or most properties along S. Power Rd and even E. Baseline Rd. This has been a subject of debate for this project, as we are only adding a 700 square foot addition. The existing run of parking spots along S. Power Rd has been modified from 9 spaces to 4 spaces in compromise, however, none of the shared parking spaces for the Tire Store were required to be modified.

Section 11-32-2H1 MZO:

The minimum basic dimension for a standard parking space is 9 feet by 18 feet. The submitted site plan shows an existing parking dimension of 10 feet by 16 feet. Please list this condition in the SCIP request narrative as one of the modifications needed to accommodate the existing, non-conforming parking spaces on the site.

Resolve: -The existing dimensions of the parking spots are 10'x16' and are approximate based off-site visits and existing drawings provided to our office. There are no parking spots being added. These are all existing conditions. They also match all of the spaces on the property to the East where we share a cross access agreement with. These have been noted on the drawings since the PreApplication phase.