

# s.ci.p. narrative

**Name:** UTV stereo – Quality Car Stereo **Location:** 7561 E. Baseline Road, Mesa, AZ 85209

**Project overview:** This request is for the Substantial Conformance Improvement Permit (Board of Adjustment) a +/- 9,536 S.F. building addition to the existing building to modify the parking and landscaping. The building will match the existing Architecture, style and color to seamlessly blend together. Site circulation and access is served by two existing drives to remain. The existing site lighting is to remain.

Landscape will be upgraded with additional landscape islands throughout the existing parking areas, expanded foundation landscaping at the new parking space area along with new landscape around the site to bring into conformance. This project will support for the growth and service for UTV stereo – Quality Car Stereo, serving the local community.

**S.C.I.P. modification request:** Request is for (3) items – 1. Parking and 2. Landscaping and 3. Drive throat depth. See included justification and compatibility statement with this application.

**APN #304-05-980A Zoning:** LC – Limited Commercial (no change to zoning)

**Lot Size:** +/-91,520 S.F. net (+/-2.10 acres net)

**Proposed Building:** +/-9,536 S.F. building expansion for a +/-26,636 S.F. total building area. The expansion will match the existing design, finishes and colors.

**Proposed uses:** Existing retail and service building. This will be an expansion for the existing use.

**1. Parking:** Required: 71 spaces\* | Provided: 53 spaces (4 ADA/49 Standard)

\*See S.C.I.P. justification statement with this application. Parking and landscape improvements are proposed to further to bring the site into substantial conformance with current ordinance and concurrently with this application thru the City's Substantial Conformance Improvement Permit.

**2. Landscaping:** Will be upgraded throughout the site. This includes new landscape islands in the existing parking areas, expanded foundation landscape on the north side of the building. New trees and bushes are proposed along the west and south property lines adjacent the neighbor to meet City planting requirements for quantity and spacing.

(29) new trees, consisting of a mixture of red push pistache and live oak. Noting the live oak tree species is for the West and South property lines have been selected to be a 'low litter' tree in response to neighbor feedback.

(288) new shrub and bushes, consisting of a variety – orange jubilees, green cloud sage, mexican bird of paradise and gold mound lantana.

**3. Drive throat depth:** The two existing drive throat depths are 38'-9" (Baseline) and 27'-2" (Sossaman) the current standard throat depth is 50'-0".

**Site Development:** Limited – the site is existing to remain except at area of expansion, this will involve the conversion of the existing retention basin into underground storage. The building expansion will encompass the general area as proposed with the original development when it was an Osco Drug. This will include the addition of (8) new parking spaces at the NWC of the building.

Respectfully submitted by:



Steven Nevala, Principal  
FINN architects, llc

## Justification and compatibility statement

**Name:** UTV stereo – Quality Car Stereo **Location:** 7561 E. Baseline Road, Mesa, AZ 85209

**Project overview:** This request is for approval of a Substantial Conformance Improvement Permit for a +/- 9,536 S.F. building addition with site improvements. New parking and landscape are proposed to bring the site into greatest substantial conformance as feasible and within the existing site and constraints.

**APN #304-05-980A Zoning:** LC – Limited Commercial (no change to zoning)

**Lot Size:** +/-91,520 S.F. net (+/-2.10 acres net)

**Proposed Building:** +/-9,536 S.F. building expansion for a +/-26,636 S.F. total building area.

**Justification and Compatibility Statement:** *(substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:*

1. The demolition or reconstruction of existing buildings or other significant structures(except signs); or
2. The cessation of the existing conforming uses, or the preclusion of any other lawful, permitted use.
3. The creation of new non-conforming conditions.

**Item 1. Parking:** Required: 71 spaces | Proposed Required: 53 spaces  
Request approval of a parking reduction of 18 spaces for a total of 53 spaces required.

1. New parking spaces to the greatest degree have added to the site plan. The parking ratio and justification is based on the breakdown of retail area, non-retail and stockroom areas (similar in context to parking breakdowns for buildings with internal functions) totaling a total of 53 required spaces as follows:

Retail - +/-15,244 S.F. / 375	= 41 spaces
Non-retail/stockroom area - +/-11,392 S.F./900	= 12 spaces
Required parking spaces:	<u>53 total required</u>

Provided parking spaces: 53 provided (4 ADA/49 standard)

**Item 2. Landscaping:** Request approval to maintain the 10'-0" previously approved landscape setback. Current Ordinance requires a 20'-0" landscape setback adjacent residential. The original approval was a 10'-0" landscape setback adjacent residential. It is not feasible to provide the 20'-0" setback which would entail the demolition of the existing building and significant structures, drive aisles, Fire Lane and site access.

We are proposing to bring the landscape to the greatest degree of compliance by the following improvements and/or modifications:

1. Adding new landscaping, trees/bushes in the existing 10'-0" landscape setbacks adjacent the residential. This also includes infill landscaping internally and at both street frontages to meet current Chapter 33 landscape requirements for spacing and quantities.
2. New foundation base landscaping is being added at the northwest side of the building at the location of the new added parking spaces.
3. New parking lot landscape islands are being added every (8) spaces throughout the existing parking areas.

**Item 3. Drive throat depth:** The two existing drive throat depths are 38'-9"(Baseline) and 27'-2"(Sossaman)the current standard throat depth is 50'-0". To meet the current 50'-0" depth would involve demolition and reconstruction of the existing building and parking areas.

Respectfully submitted by:



Steven Nevala, Principal, FINN architects, llc