

Project Narrative For Parking Reduction Arizona Signature Motorsports

March 24, 2026

To Whom it May Concern:

PROJECT LOCATION & USE

This project is located at 25 South Val Vista Mesa, Arizona 85205. The property is currently being used as a specialty automobile sales facility.

11-32-6(A) of the Mesa Zoning Ordinance **Criteria for Approval**

1. Special conditions - including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site-exist that will reduce parking demand at the site.

ONLINE SALES

This is not a typical automobile sales facility where all customers visit the facility. A substantial amount of the sales are done online. In 2025 there were an average of 76 car deals a month for 912 total sales for the year. Out of the 76 deals a month 36 deals (47%) were out of state/online/in state delivery (further away). A normal online sale scenario would be that the customer calls in & works with a salesman over the phone. Pictures get exchanged, price gets agreed upon, a down payment is collected, paperwork is mailed to the customer and the customer mails the paperwork back. A shipper is lined up and the car is shipped to the customer. The online customers typically never physically set foot on the property.

PARKING STUDY

A parking study was done by the owner from 7-10-25 to 8-10-25. There were an average of 2.7 customers per day during this time period. The facility has never had three customers at the same time. If there were to be more than three customers there would be an open spot in the employee parking for them because there are not two managers on site.

EMPLOYEES

There are (2) sales managers, (5) employees (2) salesman & (1) lot guy that park on site. This is a total of (10) employees. The lot guy works 5 days a week Tues-Sat 9:30 a.m. to 7:00 p.m. There are (2) salesman on site every day. There is (1) manager on site everyday as they work on a rotation. Monday to Saturday the hours are 9:30 a.m. to 7:00 p.m. and Sunday 11:00 a.m. to 6:00 p.m.

2. The use will adequately be served by the proposed parking.

CITY OF MESA PARKING CALCULATION

Parking calculation per Table 11-32-3 of the City of Mesa Zoning Code for outdoor sales and service areas (car lot) is $14,823 \text{ s.f. building area} / 375 = 39.5$ or 40 parking spaces.

PARKING REDUCTION

Based on the average of (2.7) customers per day and (10) employees a total of 13 parking spaces are required for the use. There are currently (52) parking spaces provided on site. We are requesting a parking reduction to allow (13) required spaces including (2) ADA spaces. The remaining parking spaces will be used for outdoor automobile sales display. The requested (13) spaces will be adequate to serve Arizona Signature Motorsports.

3. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.

There currently is no street parking allowed on Val Vista Road or Main Street in the vicinity of the site. The requested parking reduction to allow (13) parking spaces for employees and customers will adequately serve the needs of Arizona Signature Motorsports.

11-70-5(E) of the Mesa Zoning Ordinance **Criteria for Approval**

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and with any other applicable City plan and/or policies;

The 2050 Mesa General Plan's designation for the project site is Urban Center with an Evolve Growth Strategy. Principal uses in Urban Centers include automobile sales. Arizona Signature Motorsports automobile sales is consistent with the 2050 Mesa General Plan.

2. The location, size, design and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan and/or policies;

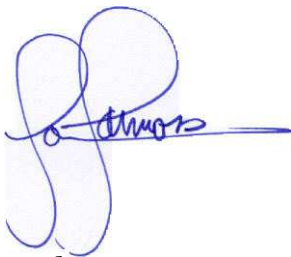
The project is located in the General Commercial (GC) zoning district. Per Table 11-6-2 of the Mesa Zoning Ordinance automobile/vehicle sales and leasing is a permitted use in the GC zoning district. In addition, the GC zoning district is a support zoning district in the Urban Center Placetype.

3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the city;

Arizona Signature Motorsports will not be injurious or detrimental to the adjacent or surrounding properties, the neighborhood or to the general welfare of the City. Arizona Signature Motorsports will actually benefit the area by creating less traffic flow than the previous use by CVS drug store.

4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

Existing public services, public facilities and public infrastructure currently serve Arizona Signature Motorsports.



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