

# REZONING FOR SMILES FOR SPECIAL NEEDS

THE WEST 176 FEET OF THE EAST 832.5 FEET OF THE SOUTH 283 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT THE SOUTH 40 FEET THEREOF.



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JOB NO: 2123

REZONING  
for  
SMILES FOR SPECIAL NEEDS  
1858 E BROWN ROAD  
MESA, ARIZONA 85203

OSCAR E ESCALANTE  
APN: 136-27-048B  
DEED: 2011-0979204, MCR  
ZONING: RS-9

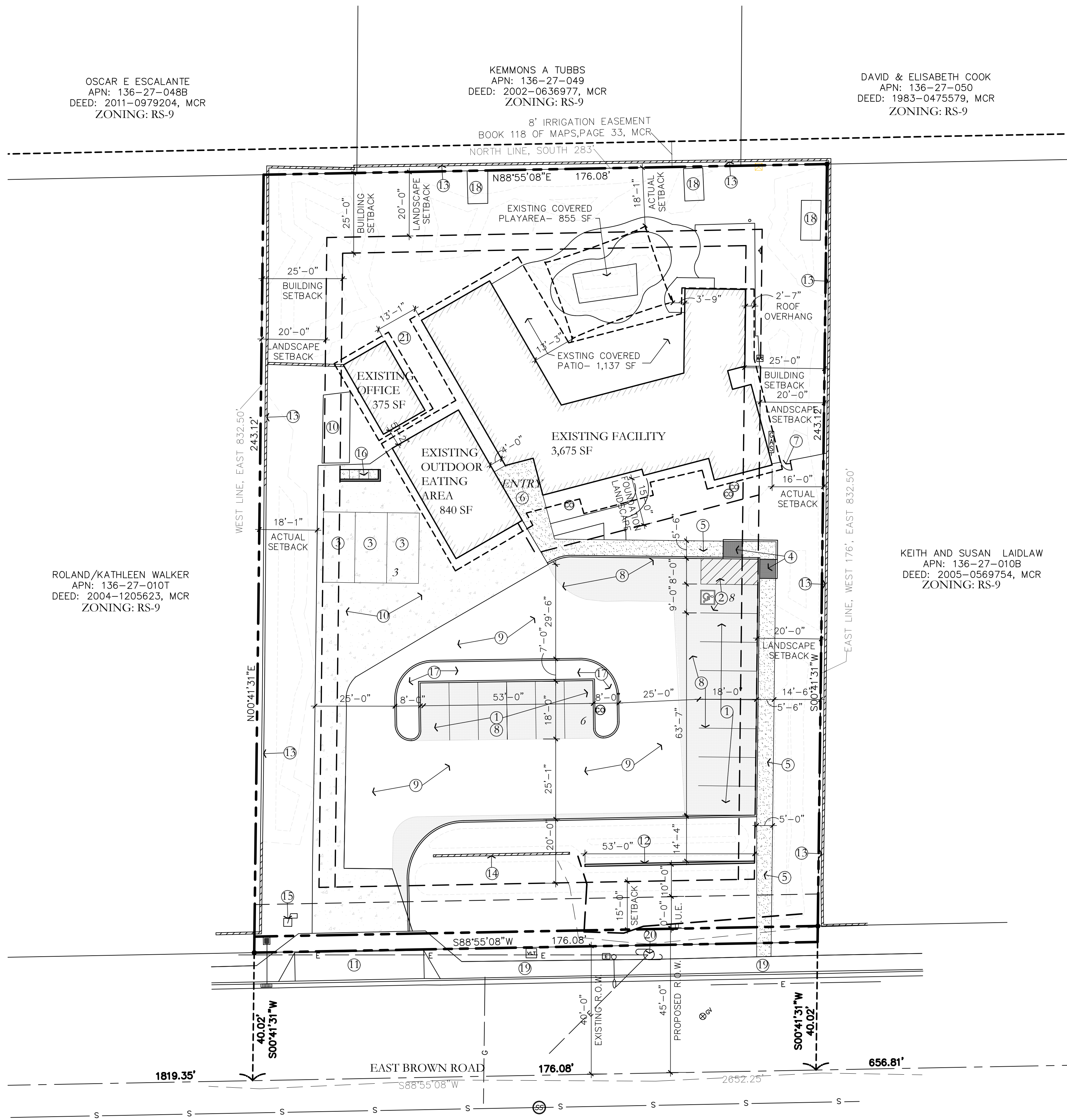
KEMMONS A TUBBS  
APN: 136-27-049  
DEED: 2002-0636977, MCR  
ZONING: RS-9

DAVID & ELISABETH COOK  
APN: 136-27-050  
DEED: 1983-0475579, MCR  
ZONING: RS-9

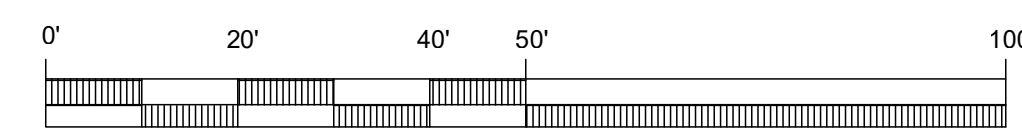
8' IRRIGATION EASEMENT  
BOOK 118 OF MAPS, PAGE 33, MCR  
NORTH LINE, SOUTH 283'

ROLAND/KATHLEEN WALKER  
APN: 136-27-010T  
DEED: 2004-1205623, MCR  
ZONING: RS-9

KEITH AND SUSAN LAIDLAW  
APN: 136-27-010B  
DEED: 2005-0569754, MCR  
ZONING: RS-9



**SITE PLAN EXHIBIT**  
SCALE: 1" = 20'



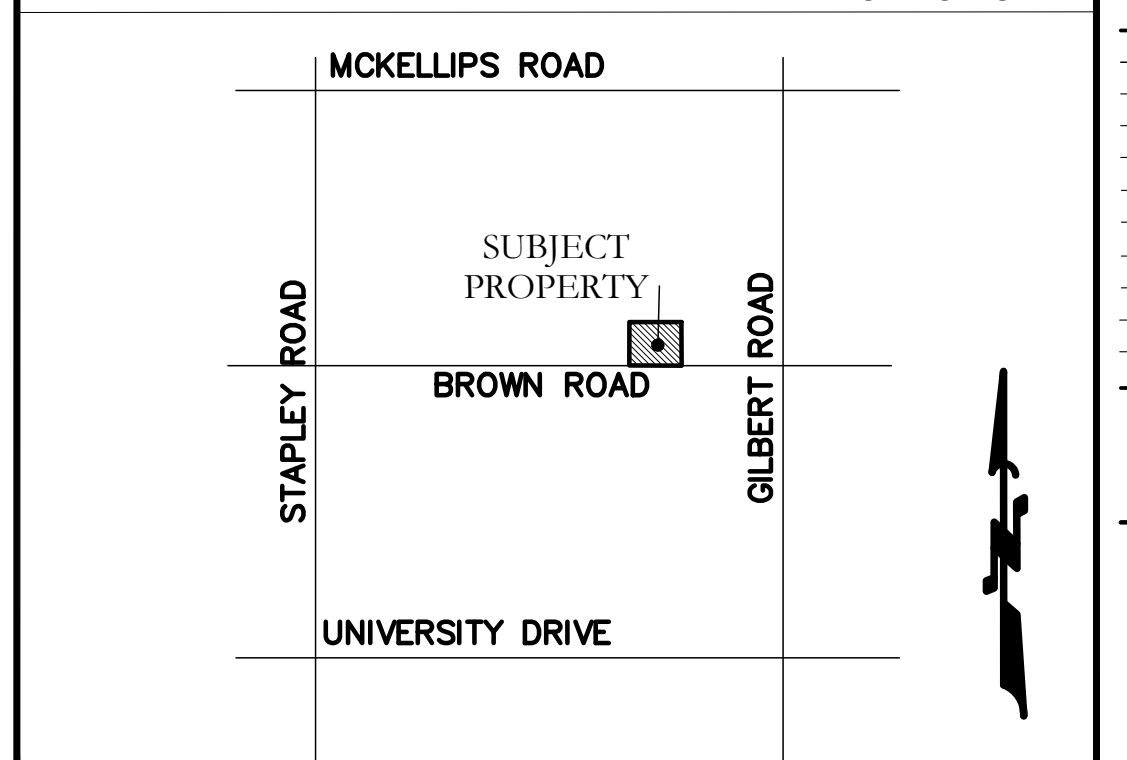
## REMODEL SITE PLAN NOTES

- 1 NEW PARKING 9' WIDE X 18' DEEP PARKING SPACES.
- 2 NEW H/C PARKING SPACE WITH 8' WIDE DROP OFF ZONE.
- 3 NEW 11' WIDE X 20' DEEP BUS PARKING SPACES.
- 4 NEW H/C RAMP & SIGNAGE.
- 5 NEW 5' WIDE CONCRETE SIDEWALK.
- 6 ADA ACCESS TO FRONT DOOR.
- 7 EXISTING 3' WIDE STEEL GATE IN EXISTING FENCE.
- 8 NEW ASPHALT PAVING.
- 9 EXISTING ASPHALT PAVING.
- 10 EXISTING CONCRETE PAVING.
- 11 NEW 30' WIDE CONCRETE DRIVEWAY & SIDEWALK.
- 12 NEW 32" HIGH MASONRY SCREEN WALL. TO MATCH EXISTING.
- 13 EXISTING MASONRY SCREEN WALL AT PROPERTY LINE TO REMAIN.
- 14 EXISTING 32" HIGH MASONRY SCREEN WALL TO REMAIN.
- 15 EXISTING MAILBOX.
- 16 NEW TRASH BARREL CORAL.
- 17 NEW LANDSCAPE ISLAND.
- 18 EXISTING PLAY STRUCTURES TO REMAIN.
- 19 EXISTING PUBLIC SIDEWALK TO REMAIN.
- 20 EXISTING POWER POLE TO REMAIN.
- 21 EMPLOYEE SECURED BIKE PARKING.

## PROJECT DATA

ASSESSOR PARCEL:	136-27-014C
LAND OWNER:	HUGHES JOSEPH/ MILES SUZAN 2424 E SOUTHERN AVE MESA, AZ 85204-5409
DEVELOPER:	SMILES FOR SPECIAL NEEDS contact: JESSICA ANDERSON jessicasmileforspecialneeds@gmail.com
PROJECT ADDRESS:	1858 E BROWN ROAD MESA, AZ 85203
EXISTING ZONING:	RS-9
REQUEST:	REZONE TO OC FOR NEW ADULT DAY CARE FACILITY
CURRENT LAND USE:	CHARTER SCHOOL
PROPOSED LAND USE:	ADULT DAY CARE FACILITY
GROSS ACREAGE:	42,776 SF (0.98 ACRES)
NET ACREAGE:	40,134 SF (0.92 ACRES)
BUILDING AREAS:	3,675 SF EXISTING FACILITY 840 SF EXISTING OUTDOOR EATING 375 SF EXISTING OFFICE AREA 1,137 SF COVERED CONCRETE BACK PATIO 855 SF COVERED PLAY AREA 6,882 SF TOTAL
PARKING REQUIRED:	4,890 SF / 375 = 14 PARKING SPACES
PARKING PROVIDED:	14 STANDARD SPACES (INCLUDES 1 HC SPACE) + 3 BUS PARKING SPACES + 3 BICYCLE PARKING SPACES
ASPHALT AREA:	8,981 SF (NEW PLUS EXISTING)
CONCRETE AREA:	5,366 SF (NOT INCLUDING CONCRETE BACK PATIO)
LOT COVERAGE ALLOWED:	80%
ACTUAL LOT COVERAGE:	21,229 SF / 40,134 SF = 52.9%
MAXIMUM HEIGHT:	30 FEET
EXISTING HEIGHT:	20 FEET
REQUIRED BUILDING SETBACKS:	STREET FRONTAGE: 15 FEET SIDE & REAR: 25 FEET
REQUIRED LANDSCAPE SETBACKS:	STREET FRONTAGE: 15 FEET SIDE & REAR: 20 FEET
PROVIDED BUILDING SETBACKS:	STREET FRONTAGE: 15 FEET EAST SIDE: 16 FEET WEST SIDE: 25 FEET
REAR:	25 FEET
PROVIDED LANDSCAPE SETBACKS:	STREET FRONTAGE: 15 FEET EAST SIDE: 16 FEET WEST SIDE: 18 FEET
REAR:	25 FEET

## VICINITY MAP



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DATE	ITEM
05/04/23	ZONING SUB 1
01/22/24	ZONING SUB 2
03/09/24	ZONING SUB 3

FINAL SITE PLAN

DWG NO:

A1.1

SITE PLAN IS SHOWN FOR EXHIBIT ONLY, NOT FOR CONSTRUCTION