



A & S Engineering, Inc.

Planning

Engineering

Project Management

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### Justification and Compatibility Statement

*The entire development site will be brought into substantial conformance. 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:*

The entire development site will be upgraded to achieve the maximum feasible compliance with the Mesa Zoning Ordinance, subject to limitations outlined. Substantial conformance efforts will prioritize, physical improvements, such as site access, ADA accommodations, landscaping, exterior lighting, to align with the current standards.

Our project will not require:

1. Demolition of any existing buildings or major structures, aside from replacing existing roof that was damaged due to fire and also refurbishing building exterior finishes.
2. Termination of the sites legally conforming use as a food mart and gas station, not will they prevent future lawful uses, permitted in this zoning category.
3. Creation of new non-conforming elements on the site, the retrofits will enhance compliance, rather that introduce any code violations or grandfathered issues.

*The demolition or reconstruction of existing buildings or other significant structures (except signs);*

Our project plan intentionally preserves all primary buildings and significant structures. Only minor exterior refreshes and sign adjustments will occur, ensuring the business operations and potential future uses remain fully authorized by Mesa zoning code.

*The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.*

All improvements are strictly designed to maintain ongoing conforming use and allow flexibility for any other permitted activities under City code. There will be neither cessation nor restriction placed on the ability to operate as a food mart/gas station or transition to another permissible use in the future.

*The creation of new non-conforming conditions.*

Scope of work for the project, has been carefully reviewed by our architects and engineers to ensure that every modification (e.g., accessibility upgrades, updated parking lot, etc.) will enhance site compliance, with no element creating a new non-conforming situation.

*The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.*

The improvements under the Site Compliance Improvement Program (SCIP) will result in a site that is visually and functionally compatible with neighboring properties and consistent with the community character. All upgrades will mitigate potential impacts (traffic, lighting, safety) and are intended to support a safe and attractive neighborhood environment, rather than detract from surrounding property values or use.

1. Landscaping and exterior design are selected to harmonize with adjacent sites. Addition of new desert adapted shade trees within the landscape areas and near pedestrian paths and parking spaces to provide increased shade, reduce urban heat island effects, and improve customer comfort.
2. Lighting and signage will meet both city regulations and neighborhood expectations for aesthetic and safety.
3. Improved ADA access, traffic flow and pedestrian safety features align with city priorities and local needs.