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Principal

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Development Services – City of Mesa

55 N. Center Street

Mesa, Arizona 85201

October 13, 2025

Project Narrative**SPR, SCIP & DR Applications****Mint Dispensary Remodel / Expansion**

**Address: 330 East Southern Avenue
Mesa, Arizona 85210**

Site Plan Review (SRP), Substantial Conformance Improvement Permit (SCIP) and Design Review (DR) applications to redevelop an existing site located at 330 E Southern Ave, Mesa, AZ 85210.

This redevelopment will occur on 2 parcels:

- APN 139-31-058B and 139-31-057A. Total area = 41,314 SF / 0.95 Acres.

There is an existing 2,500 SF building on parcel 139-31-057A that will be removed.

There is an existing 2,500 SF building on parcel 139-31-058B that will be remodeled and expanded (PAD A).

PAD A:

Existing Building = 2,500 S.F.

New Addition = 2,588 S.F.

Total Building Area = 5,088 S.F.

PAD A (5,088 S.F.) will consist of 2 suites:

Suite 1: Mint Dispensary 4,319 S.F.

Suite 2: Future Medical Office 769 S.F.

Suite 2: Future Medical Office 769 S.F.

No interior improvements are provided for Suite 2 as there is currently no tenant. Suite 2 is future development.

Future tenant improvements for Suite 2 will comply with all Building Code requirements.

There is an existing building to the north on parcel 139-31-056 that is not part of this submittal and will remain as is, but does have cross access with our development

Zoning:

Current zoning of both parcels is LI (Light Industrial).

A marijuana dispensary and medical office are approved uses.

Pursuant to the provisions governing the operations of Medical Marijuana facilities set forth in City of Mesa Ordinance #5025, the applicant confirms and acknowledges the following:

1. The proposed facility addition will not provide a drive-through service or a drive-through window.
2. The proposed facility addition will not provide an outdoor seating area.
3. The proposed facility addition will not provide outdoor vending machines.
4. The proposed facility addition will not provide delivery services.

Furthermore, the facility addition will comply with design requirements pertaining to the maximum allowable gross floor area of 5,000 s.f. for dispensaries.

Site Plan:

- The site plan has been reconfigured to meet City of Mesa Design Standards.
- See provided SP-1 with this submittal.

Driveways:

- Existing driveway on Wilber Street to remain.
- 2 existing driveways are on Southern Avenue. Both driveways will be removed. A new driveway onto Southern is proposed per pre-applications comments.

Setbacks:

- 15' landscape setback and 20' building provided along Southern Ave.
- 19' building and landscape setback provided along Wilber St.

Parking:

- 16 spaces are required
- 51 spaces are provided

The provided parking exceeds the 125% requirement. This use requires more than the required spaces needed as customers are having to park on street. We are seeking a variance to allow addition spaces to provide a safe development for customers.

Landscape:

- Landscape provided along Southern Ave & Wilber St.
- Landscape islands are 8' wide as required.
- Landscape provided per City of Mesa Requirements.

Fire Access and Trash Pick Up:

- Fire Truck access provided through site.
- 2 existing fire hydrants are on Wilber St.
- Trash Enclosure provided in northeast corner with truck access.

Building Elevations:

Proposed building elevations are required to comply with Section 11-7-3(B) Site Planning and Design Standards of the MZO. The design standards in this section address are as follows:

- Per Section 11-7-3(B)(1)(b) of the MZO, Character and Image – No Established Theme or Stand-alone Development. Where there is no established or consistent neighborhood or area character or unifying theme, or where the existing character is not desirable to continue, because it does not reflect a design theme consistent with the development standards as described in this Chapter, the proposed development shall be designed to establish character and a sense of place through the strategic use of architectural elements, building form, materials, landscaping, lighting etc. which creates a cohesive theme or style for future developments and buildings within the area to follow.

Proposed Elevations:

- Exterior building walls are subdivided and proportioned to human scale, using projections, overhangs and recesses in order to add architectural interest and variety and to avoid the effect of a single, massive wall with no relation to human size.
- Various parapet heights have been provided to demonstrate compliance with following MZO development standards.
- All parapets must have detailing cornices.
- Primary building entrance is clearly defined with tower element
- Materials and Colors – Call-out the colors and materials, provide a finish schedule and percentage of each finish material for each façade/elevation on the elevations to demonstrate compliance with the following MZO requirements.
- To reduce the apparent massing and scale of buildings, facades shall incorporate different and distinct materials. These items are stucco, smooth face block, panel siding and metal panel siding. No elevation has more than 50% of a single material.
- All roof-mounted mechanical equipment is screened.

The site will be developed per City of Mesa Design Guidelines, but are our application is requesting relief on the following items with a Substantial Conformance Improvement Permit (SCIP).

Substantial Conformance Improvement Permit (SCIP) Reduction Items:

- Existing 19' building setback along Wilber Street / 20' building setback is required.
- 26' Driveway distance from Wilber Street to parking spaces / 50' is required.
- 38' Driveway distance from Southern Avenue to parking spaces / 50' is required.
- 1' landscape setback along the east property line / 15' is required.
- No landscape plants along eastern property line / a minimum of 3 trees and 20 shrubs are required per 100 linear feet adjacent property.
- Allow lot size under 1 acre / The minimum site area for a lot in the Li zoning district is 1 acre.
- Allow parking to exceed 125% requirement.

Please review the Site Plan Review (SRP), Substantial Conformance Improvement Permit (SCIP) and Design Review (DR) applications to redevelop an existing site located at 330 E Southern Ave, Mesa, AZ 85210.

Sincerely,

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