

Rezoning Narrative
for
1102 E University Drive LLC
0.468 acres
at: 1102 E University Drive, Mesa, AZ

Submitted by:



Mesa, AZ 85203

Submitted on Behalf of:

1102 E University, LLC

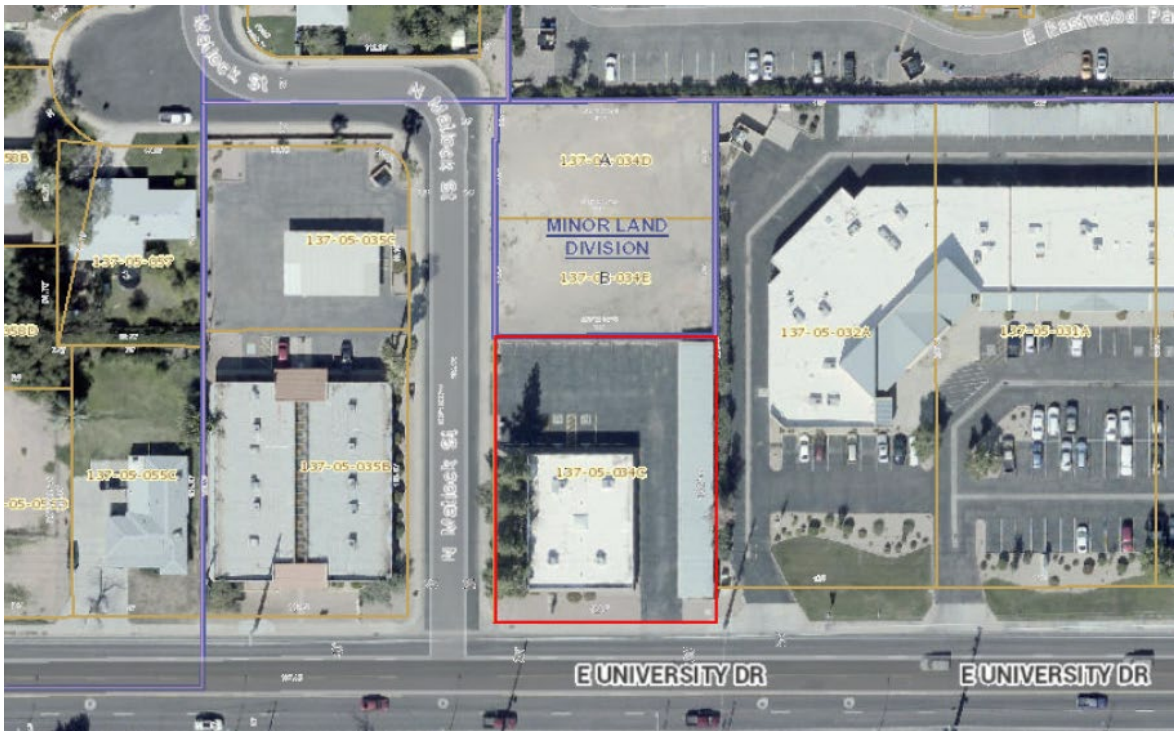
Submitted to:

City of Mesa Planning Division
55 N Center Street
Mesa, AZ 85201

December 2019

1. Purpose of Request

The purpose of this request is to entitle the subject property with the NC (Neighborhood Commercial) zoning and to follow with the accompanying Substantial Conformance Improvement Permit (SCIP) to allow for the existing office building to continue to have the existing hair salon and cosmetology services be expanded within the building. Currently the zoning on the site restricts the amount of the entire building which can be used as such.



2. Description of Proposal

This existing development is located at 1102 E University Drive in Mesa, Arizona (APN #137-05-034C). This property is 0.468 acres and currently zoned RM-4 (Multiple Residence). The existing building was built in 1972, as a 5-suite office building. The current tenants include a hair salon within Suites 1 & 2, a nail salon in Suite 3, and Suites 4 & 5 are vacant (previously the owner's Real Estate company office). Suites 4 and 5 currently act as one suite. It will be subdivided into 6 hair salon suites that share common restrooms, laundry, break area, and lobby. The building has a central interior courtyard, with entry into each suite from the courtyard. The total existing building is 3,256 SF. plus the 776 SF covered courtyard.

The existing building will remain as-is with no proposed exterior building upgrades or expansions. All site lighting will remain, and the existing 2,845 SF parking canopy will remain as is.

This project involves the conversion of Suites 4 & 5 into additional hair salons. This would create a salon use of a

total of 3,256 SF within an RM-4 zoning. Pursuit to Chapter 11, 11-5-2 Land Use Regulations, a Personal Service within an RM-4 zoning district is an allowed use with a SUP. However, item 11 limits this area to a maximum of 1,500 SF, therefore, we are requesting a rezoning from RM-4 to NC to allow the Personal Service use within the entire 3,256 S. F. building.

The Proposed Project would be updated in a manner sensitive to the surrounding properties and only the interior use of the existing use will be expanded to fill the entire building.

Proposed Updates to the Site

Under the proposed rezone, the hair salon would be allowed to expand with its success into the rest of the building under the NC zoning which allows for Personal Services. The hair and nail salon are permitted existing uses; however, they have been highly successful, and they would like to utilize more of the building.

This project will be attempting to update the site as much as is possible to come closer into compliance to the current code while leaving the existing building in place. The project site will be providing the following site updates:

1. Provide additional landscaping along the northern property boundary.
2. Restriping the ADA parking spaces to comply with current regulations.
3. Extending the existing sidewalk to the public pedestrian way along Matlock Street for pedestrian accessibility.
4. Removal and replacement of both driveways to meet current commercial driveway details.
5. Removal and replacement of the existing ADA ramp at the SW corner of the site to meet code.
6. Addition of a required 6-foot-high masonry screen wall along the shared northern property line.
8. A new screened refuse barrel coral.
9. Additional landscaping throughout the site.
10. Provide new onsite retention areas to better addresses storm water onsite.

Table 1 – Proposed Development Standards

Standard	NC (Proposed)	NC
Minimum Lot Area (SF)	5,000	5,000
Maximum Height	30'	30'
Minimum Lot Width	50'	50'
Minimum Lot Depth	100'	100'
Minimum Setbacks		
- <i>Front</i>	15'*	15'
- <i>Side (Adjacent to a LC zone)</i>	2'	15'
- <i>Side (Adjacent to a local street)</i>	19'	20'
- <i>Rear (Adjacent to a RS-6 zone)</i>	25'***	25'
Landscape setback when less than 2.5 acres located adjacent to RS zone.	20'***	20'
Maximum # of covered parking stalls in a row	16	15
Maximum # of parking stalls permitted onsite	19	12

* 10' setback next to existing canopy

** 3' setback next to existing canopy

Building Elevations

This building was built in 1972, with a style of architecture that has remained timeless, sensitive to growth and development surrounding it, while maintaining it's 1970's charm and character. It's smaller stature, nature inspired colors, and central courtyard, remains pleasing to the eye and pedestrian friendly for many years to come. The centralized courtyard has a calming water fountain and landscape between the suite doors for the pleasure of all customers. The building was freshly painted in 2018 and the red tile roof remains in excellent shape.



Interior Courtyard Fountain

The architecture of this building is very typical of a 70's style office building with low roof line, red roof tile, light cream color stucco, stucco framed windows, arched entries, winged corner walls, and pedestrian friendly scaling.



South Building Facade



University Drive Building Facade

The existing style of architecture of the office building fits in well with the surrounding building architecture, all built within the same time period. The building is well maintained, and additional landscape will only help to enhance the architecture of the building.



Existing 3 story apartment across University Drive



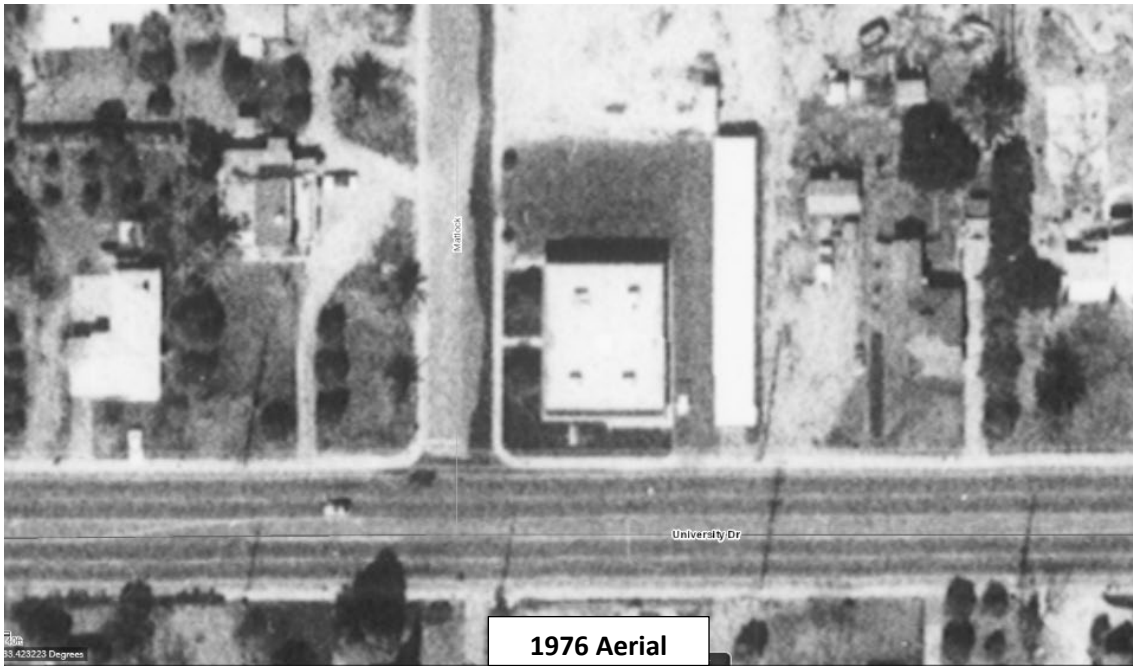
Existing office building west of subject property



Existing retail center east of subject property

3. Site History

The Project is located north of University and east of Matlock Road. The office building was first built in 1972 with the shaded carport according to records and historical aerials from 1976 when it was surrounded by large lot residential homes. By 1986 the entire site was surrounded to the south across University and east by a commercial strip center and office spaces. The vacant property to the north according to historical aerials going back to 1953 has never been built on and has remained a vacant lot since it was converted in 1951 for a large lot farming area.



The building was originally built under 1 room with three separate entrances and an internal courtyard and has remained as such. The proposed project wishes to keep this layout as well.

Over the years the site has seen various uses fill in the offices, however they were all different uses and met the requirement for the zone. The current tenants have been there for the past 6 years with high success and wish to utilize the other suites as well for their business to expand their clients.

4. Relationship to Surrounding Properties

The Project is located along the north side of University Drive and just west of Stapley Road along the east side of Matlock Street. The surrounding properties were historically large lot residential and over the years have converted into higher density apartments and commercial and offices uses around the site and along University Drive. The surrounding existing zoning land uses are detailed below.

Table 2: Surrounding Uses

	Zoning	Existing Use
North	RS-6	Vacant Land
South	RM-4	Apartments
East	LC	Retail
West	RM-4	Apartments

A formal neighborhood meeting was conducted on November 14, 2019 at 6:00 PM and 0 neighbors were in attendance. The architect received 1 email and 1 phone call from neighbors regarding the proposed project. The owner of the office building located at 1050 E University Drive called on November 6th at 11am. He wanted clarification as to what “personal services” was, regarding the proposed use of the building. Architect explained that this use was for a hair salon. He seemed agreeable to that use. The email, received by architect on November 4, 2019, was from Ashley Bulter. She did not mention her association with this site, but ask the following 2 questions: “What exactly are person services? And What superficially will go there?” Again, architect responded that personal services would be a hair salon. Ashley responded that she was satisfied with that answer and had no additional questions or comments.

An additional citizen participation letter was mailed to property owners between 500 feet to 1000 feet of the subject property to invite any comments or discussion. There have been 0 phone calls or emails from any interested parties to date.

5. Public Services

Public Safety

Fire coverage will be provided by the City of Mesa. The site is located between fire station #206 located at: 815 N Lindsay Road and fire station #201, located at: 360 E. 1st Street of which both are located approximately 3-4 miles from the site.

The City of Mesa Police Department will provide law enforcement and protection services for the site. The City has an existing station located at 130 N Robson Road approximately 4 miles from the project site.

Solid Waste Disposal

The site is currently serviced by the City of Mesa for waste and recycling services and currently utilizes curb side trash pickup with roll out bins. The site upgrades will include a new trash barrel coral per COM detail 62.05.

6. Location & Accessibility

Location

The project site is located in Section 14, Township 1 North, Range 5 East, in the City of Mesa incorporated boundary of Maricopa County.

Access

The site has existing driveway access off of University Drive and Matlock Street. University Drive is designated as an arterial roadway while Matlock is a local roadway.

Off-Street Parking

The site currently has access existing parking onsite which is paved for the entire site. Of the parking, there are currently 16 existing covered parking spots from when the building was built in 1972. An additional 17 parking spaces are uncovered on the site, of which 2 are ADA spaces for a total of 33 existing parking spaces.

The existing parking canopy was placed on the site when the building was built in 1972 and contains 16 spaces underneath it. The current code only allows 15 spaces in a row to be under the canopy, so this site would request to deviate from the current standard by 1 parking stall.

According to the current City of Mesa code, 1 parking stall is required per 375 sq. feet for general office, retail and service uses. The existing building is 3,256 sq. ft. which equals 9 required parking stalls. The proposed site plan proposed to reduce the existing parking from 33 parking spaces to 19 spaces. The City of Mesa permits a max of 125% of the minimum required spaces which would equal a maximum of 12 parking spaces.

The use of the site however is a salon use which equates to a cosmetologist and a client. With this approval, the salon will have 14 customer chairs available for clients. This project will be reducing the existing parking from 33 to 19 including the 2 ADA spaces to move further towards compliance. Reducing the number further would likely cause an issue during busy times of days and around holidays for fully booked appointments of clients and clients waiting for their service.

7. Utilities & Services

Water & Wastewater Service

The Project will utilize the City Water and Sewer system which it is currently tied into and serves the site.

Electrical Service

The property is within the service area of Salt River Project and is currently being provided electricity through existing infrastructure.

Telephone/Cable TV/Data Service

The property is within the service area of Century Link and Cox Communications. Either can provide digital and data service to the site.

8. Conformance with General Plan

The site is classified as *Neighborhoods with a suburban sub-type* in the City of Mesa General Plan (**See Existing General Plan Exhibit**). The proposed use is consistent with the existing General Plan land use designation and it adds to the local neighborhood character and services the local community directly as well as is employed by local residents in the area.

The proposed expansion of this use and zone change with site improvements only further encourages a clean and safe neighborhood focus and buffers the residential properties located north from the traffic and intensity of uses along University Drive.

9. Signage, Walls & Screening

This site has an existing 4' 8" masonry wall located along the eastern property boundary and a 3'4" masonry wall along the south side to screen parking under the existing parking canopy. These walls are proposed to remain and a new 6' tall masonry wall is proposed to be added along the northern property line. Additional screening will be provided internally around the trash barrel corral to shield the view from visitors onto the site.

The existing monument sign is located in the front of the building along University Drive shall remain. The existing sign is 8' tall and the signage area is 25 sq. ft. in signage area.



It is understood that should the sign need future modifications; it would require the sign to come into full conformance with the current MZO sign regulations.

10. Landscaping

Currently on site are four (4) large and healthy Pine Trees which will remain as well as all the existing healthy Crepe Myrtle, Texas Sage and Lantana.

Although the landscaping around the building has been well manicured and maintained, it does not currently meet all the requirements for the City. Landscaping for the site is being improved and additional plantings and landscape areas are being added to the site to bring it closer into compliance. The following are deviations from the required landscape code per the MZO.

- A landscape setback of 20' will be provided to the north to come into compliance against the vacant RS-6 zoned property. However, because of the existing canopy, the 20 feet is reduced to 3 feet along the length of the canopy and the associated asphalt driveway. We have placed additional shrubs within this area but are unable to provide additional trees.
- Because of the small stature of the site, as well as reduced setbacks from the increased right of ways on University Drive and the required SVT's at both driveway entries, the additional right of way landscaping material does not fully meet the requirements found within Chapter 11 of the MZO. Along the western and southern boundary we have provided additional shrubs where we couldn't fit in an additional required tree.

- *Per MZO Section 11-33-3.A.6 a minimum of 25% of the required trees shall be 36" box and a minimum of 50% shall be 24" box.* We have provided all new trees at 24" box. There are 4 very large pine trees along the Matlock Street frontage that would be considered a minimum of a 60" box tree. Per Table 11-33-3-A-6 Tree Substitutions, 1- 60 inch or larger box tree is equivalent to 4- 24" box trees. Therefore, we are utilizing these large trees to substitute for the required 36" box tree requirement, as well as a substitute for a portion of the required number of trees required on site.
- The required number of trees on site per MZO Section 11, for this site is 24 trees. A minimum of 6 trees shall be 36" box and a minimum of 12 trees shall be 24" box. We have provided 9- new 24" box trees, 4- existing 60" box pine trees, and 2- existing 24" box crepe myrtle trees, for a total of 11- 24" box trees and 4- 60" box trees.
- The existing landscape base along the perimeter of the building ranges from 5'-8" to 6'-8" along the north and eastern edges of the building, which are the main entries into the central entry courtyard. This width includes a small landscaping strip, as well as the ADA path from the parking area to the entries. The central courtyard is 8 feet of width with a central 5' wide sidewalk and landscaping along each side of the walk path. We are requesting a reduction in the required 15' of foundation landscaping as meeting this requirement would require removal of asphalt paving and make the drive aisles incompatible with city parking regulations.

Table 3 on the next page outlines each requirement per the MZO and the deviations we have requested as part of our SCIP application to bring the site into closer compliance.

The proposed landscape plan is included as part of this application.

Table 3: Landscape Standards

Standard	NC (Proposed)	NC
Minimum Landscape Setbacks - <i>Front</i> - <i>Side (Adjacent to a LC zone)</i> - <i>Side (Adjacent to a local street)</i> - <i>Rear (Adjacent to a RS-6 zone)</i>	15' [*] 2' ^{***} 19' 20' ^{**}	15' 15' 20' 20'
Minimum Foundation Base at walls with public entrances	5'	15'
11-33-3 a minimum of 4 non-deciduous trees and 20 shrubs per 100 linear feet adjacent to RS uses (north)	3 trees 36 shrubs	5 trees 20 shrubs
11-33-3 a minimum of 3 non-deciduous trees and 20 shrubs per 100 lineal feet adjacent to non-single residence uses (east)	0 trees 0 shrubs	6 trees 40 shrubs
11-33-3-A-4 a minimum of 1 tree and 6 shrubs per 25 lineal feet of arterial street frontage (University Drive)	4 trees 35 shrubs	5 trees 30 shrubs
11-33-3-A-4 a minimum of 1 tree and 4 shrubs per 25 lineal feet of local street frontage (Matlock Street)	6 trees 76 shrubs	8 trees 32 shrubs
11-33-3 parking lot landscape islands shall be installed at each end of a row of stalls for a maximum of 8 contiguous parking spaces	1 – 3' wide x 21' deep parking lot landscape island at the north end of existing parking canopy	1- 8' wide x 15' deep parking lot landscape island at each end of the parking canopy

- * 10' setback next to existing canopy
- ** 3' setback next to existing canopy
- *** 2' setback due to existing canopy