

ALTERNATIVE COMPLIANCE REQUESTS TO THE MESA

ZONING ORDINANCE DESIGN STANDARDS

Terrible's Service Station (Gas Station) Canopy Building (1432 South Crismon Road)

The proposed service station canopy building provides two (2) different materials: stone and EIFS. These materials are in relation/consistent with the proposed convenience store building for Terrible's. The architect's intent is to follow the design language by emulating the design patterns as well as color variations to provide some interest, variation, and grounding to the canopy building (i.e., a utilitarian structure) for customers' comfort/protection while fueling their cars. The canopy building appearance is "clean" and blends well with, but does not overpower, the proposed convenience store building' design.

Adding an additional material, the design would not be cohesive, too complicated (visually), and/or out of character with the proposed convenience store. There is also limited amount of surface area to provide for another material (i.e., narrow columns/canopy roof).

We will need to also request more than fifty percent (50%) of the total façade (i.e., columns and canopy roof/parapet) with one (1) single material (i.e., EIFS). The use of EIFS over fifty percent (50%) is not "overly excessive" in its appearance or reasonable due to the limited building surface area. The cornice detailing along with a different paint color helps to add visual interest.

In addition, varying the canopy/building height by providing at least two (2) changes in height or roof forms that are varied over different portions of the building through changes in pitch, plane, and orientation is a challenge for most service station canopies. The length of the roof/parapet (i.e., 88'-5") is not long enough to accommodate two (2) changes and the canopy roof design is consistent with typical service stations and functions well to provide comfort/protection from the weather as well as not appearing "top heavy" or odd/tacked on design element.

Finally, street-facing and publicly visible façades shall have horizontal projections or recesses, which should not be applicable to the service station canopy building since there is limited building surface area. However, one could argue that we technically meet this with a service station canopy building. For example, the columns are inset twelve (12) feet from the roof canopy on each side creating a large overhang for shade as well as creating shadow lines (i.e., visual interest/"relief").