

ZONING EXCERPT

11-31-8 - AUTOMOBILE RENTALS; AUTOMOBILE/VEHICLE SALES AND LEASING

Automobile Rental and Automobile/Vehicle Sales and Leasing, each as described in Section 11-85-4, shall be located, developed, and operated in compliance with the land use regulations in Article 2 and the following standards:

A. Landscaping. In addition to perimeter and foundation base landscaping requirements, landscaping shall comprise a minimum of 10 percent of the site area.

B. Vehicle Display. A maximum of 30 percent of the street side landscape area may be used for vehicle display. A minimum 12-foot wide planter strip shall separate vehicle display areas from sidewalks along the streets. Vehicle display encroachments wider than 30-feet shall be separated by a minimum distance of 30-feet between similar vehicle displays that encroaches into the street side landscape area (illustration needed).

C. Vehicle Loading and Unloading. Vehicle loading and unloading shall occur on-site.

D. Vehicle Display Platforms.

1. Elevated platforms or other structures or devices used for the display of vehicles associated with an approved vehicle sales or rental facility are permitted, provided such platforms, structures, or devices:

- a. Shall only be located in areas currently approved or authorized for vehicle display; and
- b. Shall not project into or over required landscape areas, drive aisles, or fire lanes; and
- c. Shall not be located closer to the public street than the existing, at-grade vehicle display area; and
- d. Shall not exceed four feet (4') in height as measured from the mean finished grade of the display surface.

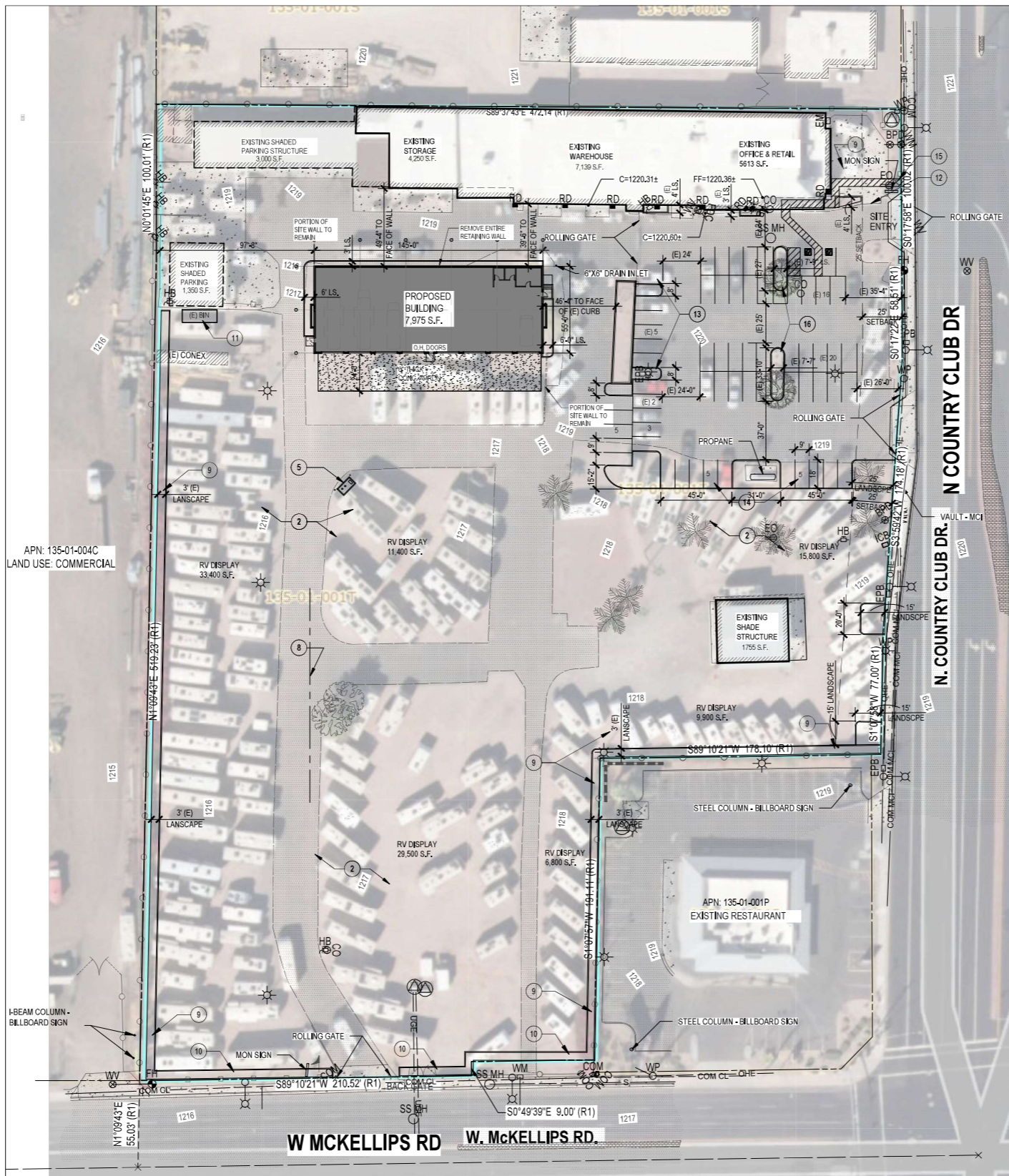
2. Only one (1) vehicle shall be displayed on each platform, structure, or device.

3. The number of display platforms, structures, or devices shall not exceed a ratio of one (1) per one hundred feet (100') of linear street frontage of the at-grade display area (exclusive of driveways).

4. The Design Review Board may approve modifications or variations to the above provisions when such platforms, structures, or devices are a component of a site development plan reviewed and approved in accordance with Section 11-15-9 of the Title. Such modifications or variations shall only be approved upon a finding by the Board that such platforms, structures, or devices:

- a. Constitute a design component, or incorporate architectural features, associated with the primary buildings or structures on the development site; and
- b. Serve only to enhance the visibility of vehicles, and do not display or portray an advertising message, or commercial signage; and
- c. Will not impede or obstruct the visibility of traffic maneuvering on the development site or traveling upon the public-street; and
- d. Incorporate increased setbacks, enhanced landscaping, or other screening measures to effectively mitigate the impact of the platforms.

An New RV Maintenance Building For: Little Dealer Little Prices of Mesa



SITE PLAN
SCALE: 1" = 40'-0"

SHEET INDEX

ARCHITECTURAL
A000 COVER SHEET AND SITE PLAN
A100 3-D SITE VIEWS
A201 FLOOR PLAN & BW ELEVATION
A300 COLOR FLAT ELEVATIONS & MATERIAL LEGEND

LANDSCAPE
L&01 PRELIMINARY LANDSCAPE

SITE LIGHTING
SITE LIGHTING IS EXISTING, NO NEW FIXTURES

PROJECT TEAM

ARCHITECT / PROJECT CONTACT:
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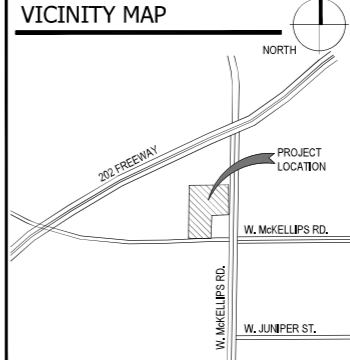
LANDSCAPE ARCHITECT:
TJ McQueen and Associates
10450 N. 74th Street Suite 120
Scottsdale, Arizona 85258
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EMAIL: tmjmcqueen@tjma.com

BUILDING OWNER:
2038 NORTH COUNTRY CLUB DRIVE LLC
MAILING ADDRESS:
2038 N COUNTRY CLUB DR
MESA, AZ 85201

CITY NOTES

PRE-SUBMITTAL NUMBER PRS25-00611
SCP NUMBER BOA25-00815
DESIGN REVIEW NUMBER DRB25-00910
SITE PLAN SUBMITTAL ZON25-00911

NOTE: ALL SITE LIGHTING IS EXISTING. NO NEW SITE LIGHTING PROPOSED.



PROPERTY INFORMATION

PROJECT DESCRIPTION
A NEW 7,975 S.F. ACCESSORY BUILDING WITH DECORATIVE MASONRY VENEER AND INTERIOR RESTROOMS, USED FOR SERVICE WORK OF RECREATIONAL VEHICLES.
NEW LANDSCAPE AND IRRIGATION AS REQUIRED NEAR PROPOSED BUILDING.
NO OTHER SITE WORK

OWNER
2038 NORTH COUNTRY CLUB DRIVE LLC

PARCEL NUMBER
135-01-001T

LOT SIZE (sq ft)
250,909 S.F., NET (5.8 ACRES)

JURISDICTION
CITY OF MESA

ZONING
GC - General Commercial

USE
Large Vehicle and Equipment Sales, Services, & Rental PERMITTED IN GC PER TABLE 11-6-2

SETBACKS
25'-0" FRONT
15'-0" SIDEREAR

SEPARATION OF BLDGS, ON SAME LOT
30' MIN. FOR Building height between 20 and 40 ft.

BUILDING HEIGHT
30'-0" MAXIMUM PER ZONING Table 11-6-3.A
24'-0" TO RIDGE AT NEW BUILDING

LOT COVERAGE
80% MAXIMUM PER ZONING Table 11-6-3.A
1,350 S.F., EXISTING BLDG.
3,000 S.F., EXISTING BLDG.
4,250 S.F., EXISTING BLDG.
7,139 S.F., EXISTING BLDG.
5,613 S.F., EXISTING BLDG.
1,755 S.F., EXISTING BLDG.
7,975 S.F., PROPOSED BUILDING
31,082 S.F. = 12.4% COVERAGE WHICH IS < 80%

PRE-SUBMITTAL NUMBER
PRS25-00611

CONSTRUCTION TYPE
2-B (METAL BUILDING)

FIRE SPRINKLERS
YES

PARKING CALCULATIONS

TABLE 11-32-2-4-1: STANDARD PARKING SPACE AND AISLE DIMENSIONS:
9'-0" WIDE x 18'-0" WITH 24'-0" TWO-WAY AISLE WIDTH

TABLE 11-32-2-4-1: STANDARD PARKING SPACE AND AISLE DIMENSIONS:
9'-0" WIDE x 15'-0" WITH 24'-0" TWO-WAY AISLE WIDTH

Outdoor sales and service areas (car lots, plant nurseries, building supplies, etc.)
1 space per 375 square feet of sales and service building, but not less than 4 spaces per use
5,613 S.F. / 375 = 15 SPACES

Warehousing and Storage, excluding Mini-storage
1 space per 900 square feet
4,250 + 7,139 S.F. / 375 = 30.4 SPACES

Industrial (new service/maintenance bldg)
1 space per 600 square feet
7,975 S.F. / 375 = 13.3 SPACES
= 59 SPACES REQUIRED

61 SPACES PROVIDED (THIS INCLUDES 1 VAN ACCESSIBLE AND 1 STANDARD ACCESSIBLE)

KEYNOTES:

- 1 NEW METAL BUILDING. REFER TO ARCHITECTURAL AND PEMB DRAWINGS
- 2 EXISTING UNPAVED AND PAVED RV PARKING AREAS TO REMAIN
- 3 DRIVEWAY - 6" THICK CONCRETE APRON
- 4 8" CMU WALL WITH RAILING AT CONCRETE STEPS
- 5 NEW RV DUMP STATION
- 6 NEW ELECTRICAL PANEL. REFER ELECTRICAL DRAWINGS
- 7 RELOCATE POLE MOUNTED LIGHT TO FACE OF NEW BUILDING. 20'-0" HEIGHT AND POSITION TO PROVIDE COVERAGE OF O.H. DOORS
AC CONDENSER UNIT LOCATION: 4" THICK CONC. PAD. COORDINATE FINAL PAD LOCATIONS WITH UNITS AND SIZE REQUIREMENTS
- 8 SEWER LINE EXTENSION THIS END OF PROPERTY. CONNECTED NEW BUILDING. EXISTING SEPTIC SYSTEM, AND NEW DUMP STATION, EXTEND TO MCKELLIPS RD.
- 9 EXISTING PERIMETER LANDSCAPE AREAS (VARIES 3' TO 5') NO CHANGE
- 10 NEW 5'-0" WIDE LANDSCAPING ADJACENT TO STREET/FENCE
- 11 EXISTING 30 YARD ROLL-OFF TRASH BIN
- 12 NEW 5'-0" WIDE STRIPED ACCESSIBLE ROUTE TO STREET R.O.W.
- 13 NEW 8'-0" WIDE LANDSCAPE ISLAND. SEE LANDSCAPE DRAWINGS
- 14 NEW STANDARD SIZE PARKING SPACES
- 15 NEW ACCESSIBLE RAMP AND GATE TO CITY R.O.W.
- 16 EXISTING LANDSCAPE ISLANDS AT EXISTING PARKING LOT. NO INCREASE IN SIZE PROPOSED. REFER TO LANDSCAPE FOR NEW LANDSCAPE DESIGN



In association with:

An RV Maintenance Building For:
Little Dealer Little Prices of Mesa
2038 N Country Club Dr,
Mesa, AZ 85201

2038 N Country Club Dr,
Mesa, AZ 85201

DATE	ISSUE
10.10.2025	SCP AND PLANNING SUBMITTALS
12.28.2025	SECOND SUBMITTAL
02.08.2026	THIRD SUBMITTAL

PROJECT # 129

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SHEET: COVER SHEET / SITE PLAN

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