

site plan narrative

Name: UTV stereo – Quality Car Stereo **Location:** 7561 E. Baseline Road, Mesa, AZ 85209

Project overview: This request is for Site Plan approval for a +/- 9,536 S.F. building addition to the existing building.

The building will match the existing Architecture, style and color to seamlessly blend together.

Site circulation and access is served by two existing drives to remain. The existing site lighting is to remain with modifications as shown per the photometrics plan.

Landscape will be upgraded with additional landscape islands throughout the existing parking areas, expanded foundation landscaping at the new parking space area along with new landscape around the site to bring into conformance.

This project will support for the growth and service for UTV stereo – Quality Car Stereo, serving the local community.

APN #304-05-980A Zoning: LC – Limited Commercial (no change to zoning)

Lot Size: +/-91,520 S.F. net (+/-2.10 acres net)

Proposed Building: +/-9,536 S.F. building expansion for a +/-26,636 S.F. total building area. The expansion will match the existing design, finishes and colors.

Proposed uses: Existing retail and service building. This will be an expansion for the existing use.

Parking: Required: 71 spaces* | Provided: 53 spaces (4 ADA/49 Standard)

*(SCIP/BOA application concurrent with this Site Plan) Parking and landscape improvements are proposed to further to bring the site into substantial conformance with current ordinance and concurrently with this application thru the City's Substantial Conformance Improvement Permit process(Board of Adjustment).

Site Development: Limited – the site is existing to remain except at area of expansion, this will involve the conversion of the existing retention basin into underground storage. The building expansion will encompass the general area as proposed with the original development when it was an Osco Drug. This will include the addition of (8) new parkings spaces at the NWC of the building.

Landscaping will upgraded throughout the site. This includes new landscape islands in the existing parking areas, expanded foundation landscape on the north side of the building. New trees and bushes are proposed along the west and south property lines adjacent the neighbor to meet City planting requirements for quantity and spacing.

The existing water, sewer and fire line will be extended internally from the existing building with no proposed site work to these lines.

Offsite Improvements: None, existing to remain. No known scope or work.

R.O.W. Dedications/Half Street Improvements: None.

Respectfully submitted by:



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