

PROJECT TEAM	
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PR01	PRELIMINARY GRADING & DRAINAGE PLAN
L1	PRELIMINARY PLANTING PLAN

SITE DATA TABLE	
EXISTING ZONING	RM-4
PROPOSED ZONING	NC
ZONING CASE #	ZON19-00834
BDA CASE #	BDA19-00833
TOTAL SITE AREA	0.468 AC
LOT COVERAGE	34%
LOT WIDTH	126 LF
LOT DEPTH	198 LF
BLDG SETBACKS F,S,S,R	15*, 2, 19, 25**
LAND. SETBACKS F,S,S,R	15*, 2, 19, 20**
FLOOD ZONE	ZONE X

PROJECT DATA AND STATISTICS	
SITE ADDRESS:	1102 E UNIVERSITY DRIVE
PARCEL NUMBER:	137-05-034C
EXISTING ZONING:	RM-4
REQUESTED ZONING:	NC (NEIGHBORHOOD COMMERCIAL)
EXISTING USE:	OFFICE/ SALON
PROPOSED USE:	SALON (BUSINESS SERVICES)
BUILDING AREA:	EXISTING BUILDING: 3,256 SF COVERED COURTYARD: 776 SF EXISTING PARKING CANOPY: 2,866 SF
ADJACENT ZONING DISTRICTS:	WEST: RM-4 (ACROSS MATLOCK ST.) NORTH: RS-6 EAST: LC SOUTH: RM-4 (ACROSS UNIVERSITY DR.)
LOT SIZE & SITE DIMENSIONS:	20,412 S.F. (0.468 AC) 126' X 192'
PARKING REQUIRED:	1 SPACE PER 375 S.F. SALON: 9 SPACES
PARKING PROVIDED:	19 PARKING STALLS PROVIDED (INCLUDES 2 H/C)
BUILDING HEIGHT:	13'-4"
REQ'D SETBACKS:	FRONT YARD: 15 FOOT REAR YARD: 25 FOOT SIDE YARD: 15 FOOT SIDE YARD (MATLOCK ST.): 20 FOOT
REQUESTED SETBACKS:	FRONT YARD: 15' (NO CHANGE) REAR YARD: 3' SIDE YARD: 2' SIDE YARD (MATLOCK ST.): 19'
LOT COVERAGE:	6,898 S.F. / 20,412 S.F. = 34%

PROJECT DESCRIPTION

THIS PROJECT INVOLVES AN EXISTING OFFICE BUILDING BUILT ORIGINALLY IN 1972 AT 1102 E UNIVERSITY DRIVE. THE PROPERTY IS SUBDIVIDED INTO 5 SUITES. SUITES 1-2 IS AN EXISTING HAIR SALON, SUITE 3 IS AN EXISTING NAIL SALON, AND UP UNTIL RECENTLY SUITES 4-5 WAS A REALTOR OFFICE. THIS PROJECT INVOLVES THE CONVERSION OF SUITES 4-5 INTO ADDITIONAL HAIR SALONS. THE EXISTING BUILDING IS 3,256 S.F. OF INTERIOR SPACE. THE BUILDING HAS A CENTRAL INTERIOR COURTYARD, WITH ENTRY INTO EACH SUITE FROM THE COURTYARD. ALSO ON SITE IS AN EXISTING 2,866 S.F. COVERED PARKING CANOPY TO REMAIN.

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.

WITH THE ENTIRE BUILDING PROPOSED TO BE HAIR SALON SERVICES, A REZONE FROM RM-4 TO NC IS NECESSARY. WE ARE REQUESTING THIS REZONING TO ALLOW THE HAIR SALON USE WITHIN THE ENTIRE FACILITY.

WE ARE ALSO REQUESTING A BOARD OF ADJUSTMENT SCIP APPROVAL FOR A NON-CONFORMING SITE. THIS WOULD INCLUDE REDUCTIONS OF REQUIRED SETBACKS ALONG THE NORTHERN, EASTERN, AND WESTERN PROPERTY LINES. ALSO TO ALLOW THE NON-CONFORMING PARKING CANOPY TO REMAIN AS-IS.

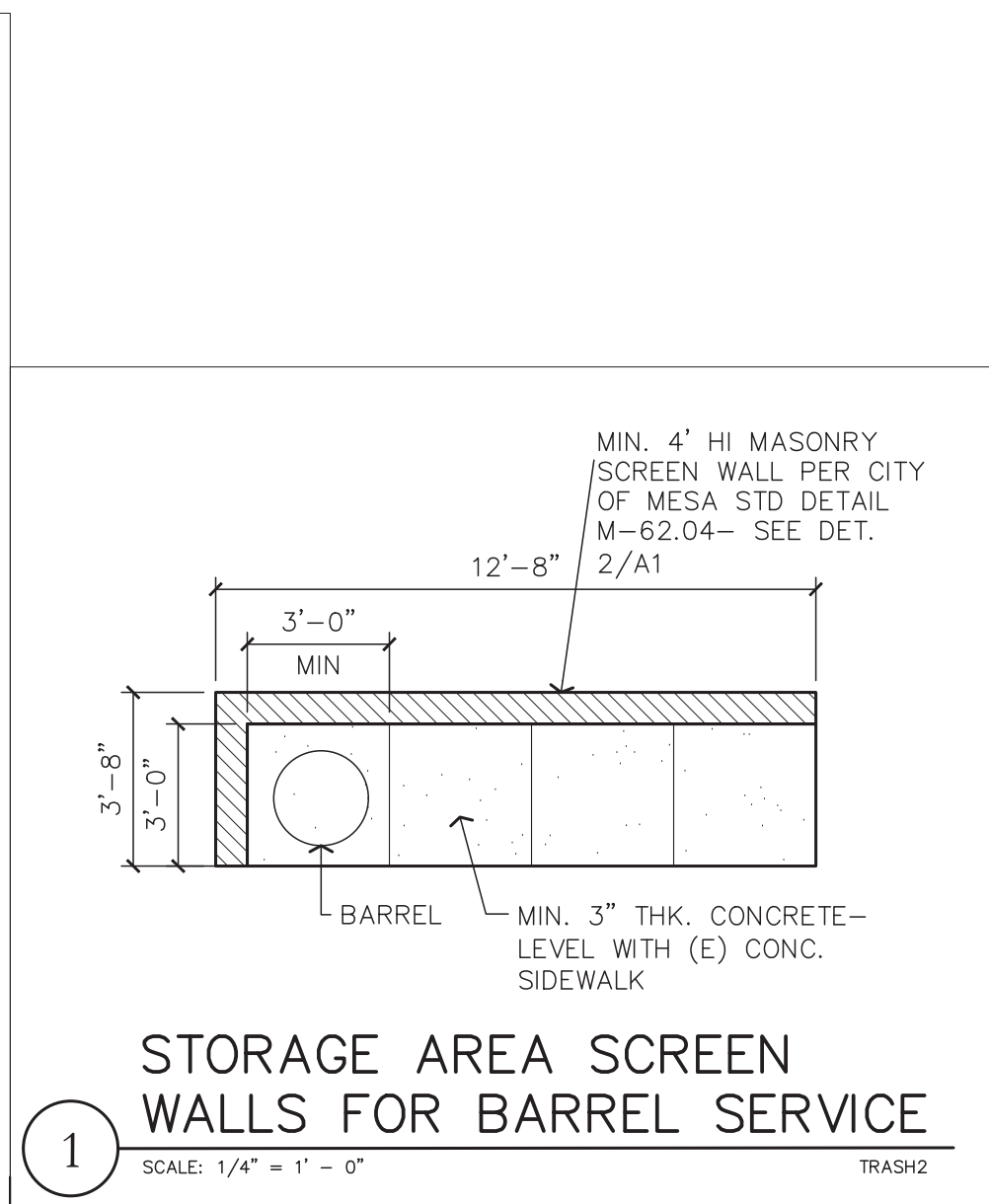
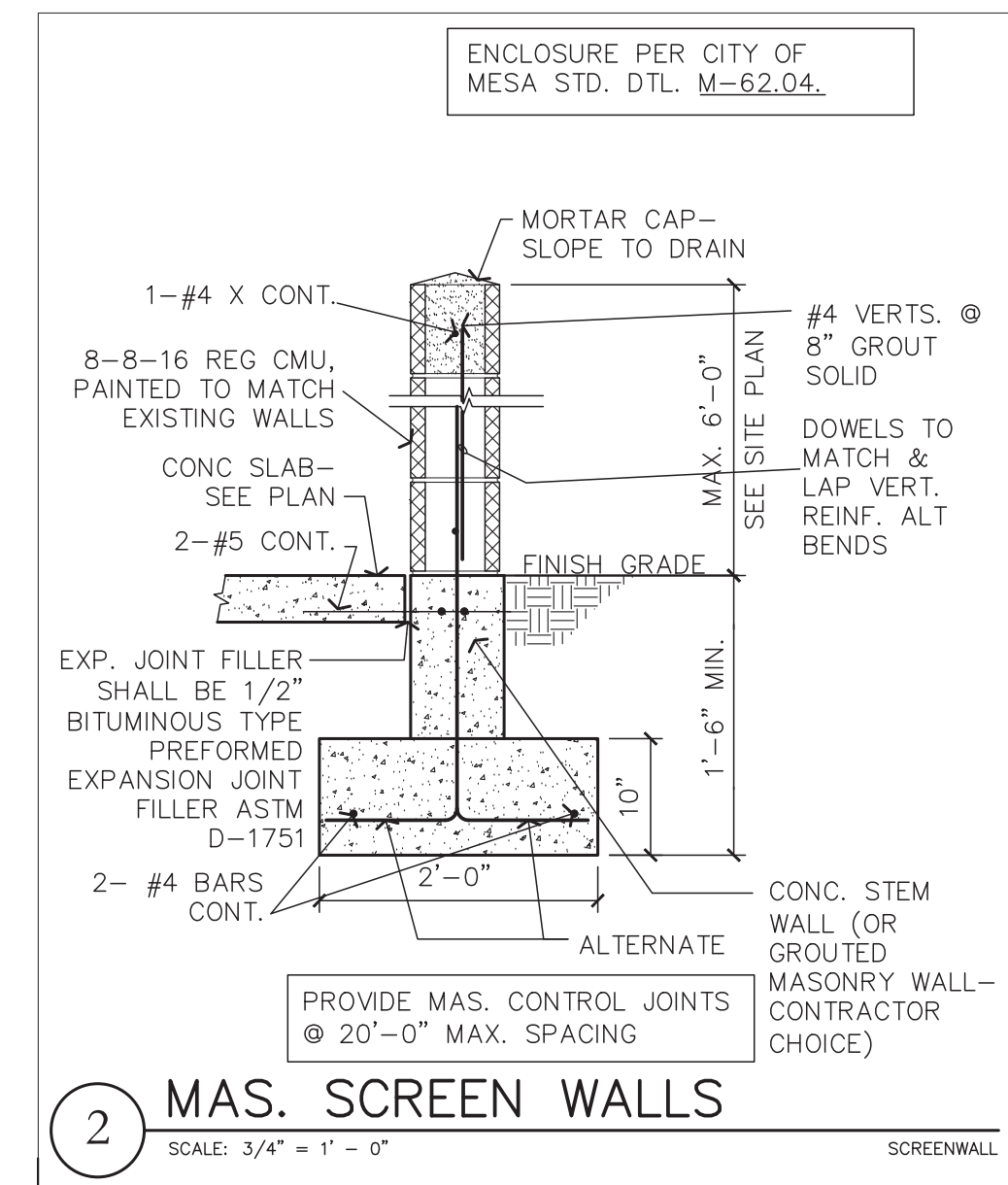
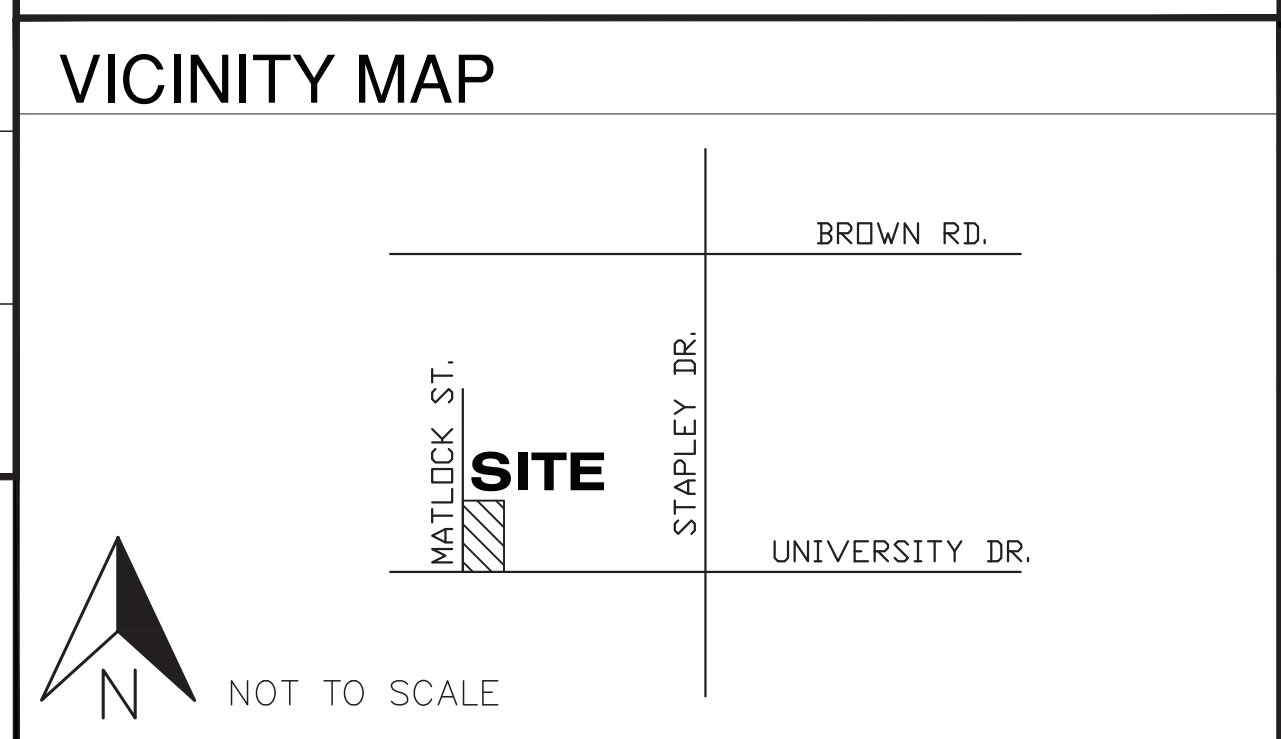
THE SITE UPGRADES INCLUDE ADDITIONAL LANDSCAPE AT THE NORTHERN PROPERTY LINE, RESTRIPING THE H/C SPACES TO COMPLY WITH CURRENT REGULATIONS, EXTENDING THE EXISTING SIDEWALK TO THE PUBLIC PEDESTRIAN WAY ALONG MATLOCK STREET, REMOVAL AND REPLACEMENT OF BOTH DRIVEWAYS TO MEET CURRENT COM DETAILS, REMOVAL AND REPLACEMENT OF THE ADA RAMP AT THE SW CORNER OF THE SITE, ADDITION OF A REQUIRED 6' HI MASONRY SCREEN WALL ALONG THE SHARED NORTHERN PROPERTY LINE, A NEW REFUSE BARREL CORAL, AND ADDITIONAL LANDSCAPING THROUGHOUT THE SITE TO COME BETTER IN COMPLIANCE WITH CURRENT CITY REGULATIONS.

THERE ARE NO EXTERIOR BUILDING MODIFICATIONS AS PART OF THIS PROJECT. THE EXISTING MONUMENT SIGN WILL REMAIN AS-IS.

BUILDING CODE DATA		
EXISTING BUILDING CONSTRUCTION TYPE: TYPE V-B	BUILDING CODES:	
OCCUPANCY TYPE: B	2018 IBC	2018 IECC
ALLOWED AREA: 9,000 S.F.	2018 IMC	2018 IEBC
ACTUAL AREA: 3,256 S.F. ✓	2018 IPC	2017 NEC
	2018 IFGC	
EXISTING PARKING CANOPY CONSTRUCTION TYPE: TYPE II-B		
OCCUPANCY TYPE: S2		
ALLOWED AREA: 26,000 S.F.		
ACTUAL AREA: 2,866 S.F. ✓		

OWNER

LAND OWNER: 1102 E UNIVERSITY LLC
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ON POINT ARCHITECTURE

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DATE	ITEM
4/18/19	PRE-SUBMITTAL
10/15/19	ZONING & SCIP SUBMITTAL 1
11/25/19	ZONING & SCIP SUBMITTAL 2
12/04/19	ZONING & SCIP SUBMITTAL 3

JOB #: 1908	
REZONING for 1102 E UNIVERSITY LLC	
1102 E UNIVERSITY DR MESA, ARIZONA 85203	
DWG NAME:	DWG #:
REMODEL SITE PLAN, PROJECT DESCRIPTION, PROJECT INFORMATION	A1