

April 1, 2024

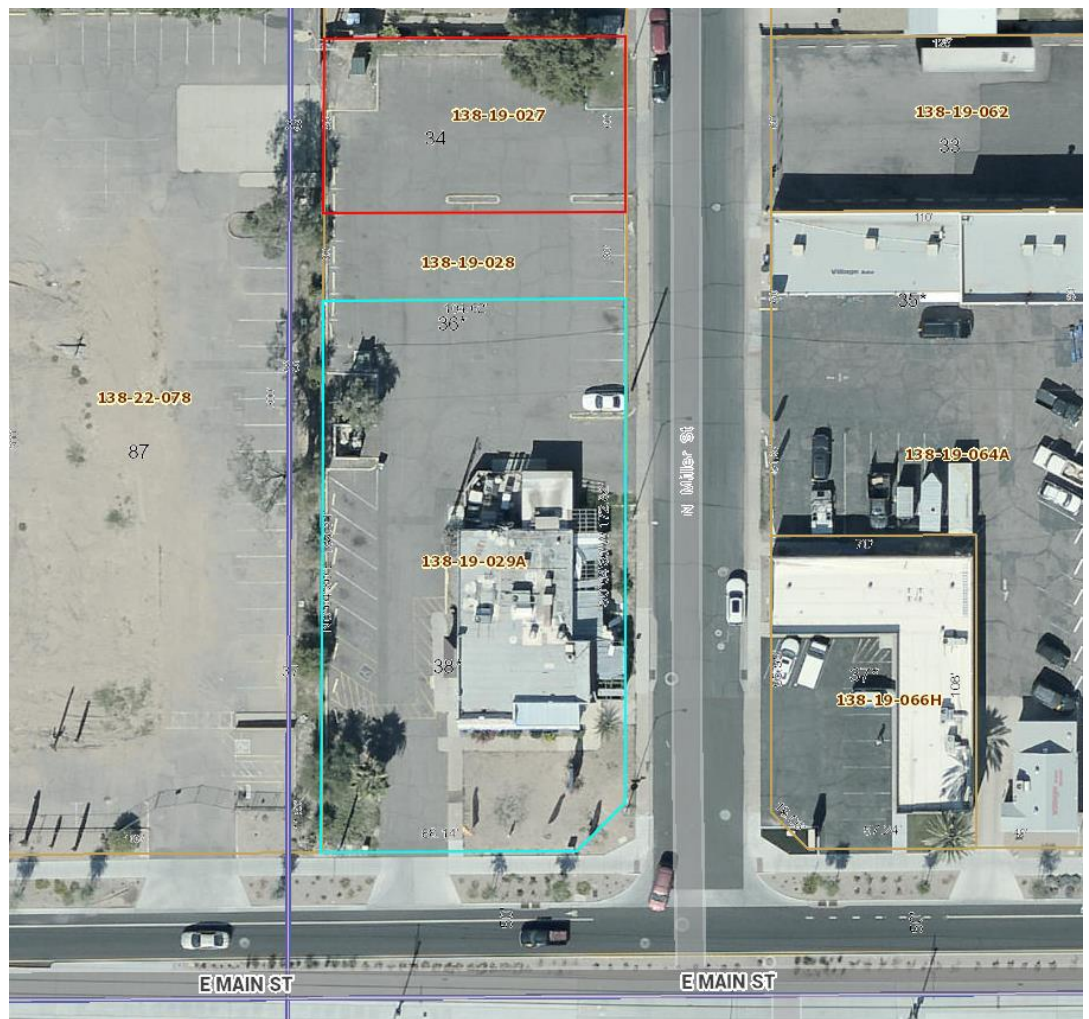
Project Narrative

Planning and Zoning Board, Board of Adjustment and Design Review Board Application.

PURPOSE OF REQUEST:

The purpose of this request is to seek Board of Adjustment approval which will allow us to remodel the existing non-conforming restaurant without creating new non-conforming conditions.

The project is located at the southeast corner of Miller Street and Main Street. The project site (Site) encompasses 3 parcels: (138-19-027, 138-19-028 & 138-19-029A). The Site is approximately 0.66 net acres and is zoned LC.



DESCRIPTION OF PROPOSAL:

The proposal is for minor paint and repairs of the existing 3,708 SF restaurant, a remodel of an existing parking lot and, the construction of a new 1,311 sf dining room along Main Street.

The Site will be fully parked on-site with no requested parking deviation.

The Site is currently abandoned and in urgent need of repair for security of neighborhood and to provide character in alignment to Mesa Central Main plan.

RELATIONSHIP TO SURROUNDING PROPERTIES:

The project site is surrounded by the following uses and zoning:

EXISTING LAND USES		
	USE	ZONING
On-Site	Restaurant	LC
North	Single Residence	RS-6
East (Across Miller St)	Parking lot, Professional Services, Retail, Auto Service	LC
South (Across Main St)	Restaurant	LC
West	Business	LC

SITE PLAN DESIGN:

The Site was designed in such a manner that more landscape is provided to existing parking lot while meeting space requirements and not creating additional non-conforming conditions.

Building Design:

The concept of building renovation includes keeping distinctive mansard roofs that have defined this corner for decades, use same roof material, provide new wainscot consistent with building style and provide new dining room with materials suggested by city of Mesa in previous reviews and in alignment with Mesa Central Main Plan.

Landscaping:

The landscaping plan has been specifically designed to blend with the existing landscape palette and to the neighborhood to the west.

Parking – Special Use Permit Request:

With this submittal we are requesting a special use permit (SUP) for number of required parking spaces based on the following criteria and special conditions:

- Proximity to transit service, and part of current customers using public transportation.
- History of existing customers residing or working in neighborhood properties.
- History of existing parking being 50% full at peak hours.

Table with Requested deviations from MZO Standards:

Development Standard	MZO Requirements	Applicant Proposal
Landscape Yard - Section 11-33-3(B) Non-single residence uses adjacent to single residence (north) Non-Single Residence Uses Adjacent to Other Non-Single Residence (west)	20 feet 15 feet	5 feet (existing) 0 feet – 19 feet (existing)
<i>Building Setback - Table 11-6-3(A)</i> Local street (Miller Street)	20 feet	1 foot 6 inches (existing)
<i>Perimeter Landscaping - Section 11-33-3(B)(2)(c)</i> West (GC District)	3 trees and 20 shrubs per 100 linear feet	5 trees/palms, 26 shrubs min.
<i>Foundation Base - Section 11-33-5(A)(2)(b)</i> Width along an exterior wall adjacent to a drive aisle (west elevation)	5 feet	0 feet – 4 feet 1 ¾ inches
<i>Landscape Islands - Section 11-33-4(B)(1)</i> Maximum contiguous parking stalls between landscape islands	8	8

<i>Parking area screening - Section 11-30-9(H)</i>	Screen parking areas and drive aisles from the street with a masonry wall or berm	No screen wall
<i>Setback of cross drive aisles - Section 11-32-4(A)</i> Minimum distance to parking spaces and cross access aisles from the street (Main Street) (Miller Street)	50 feet 50 feet	15 feet 13 feet 6 inches
<i>Number of parking spaces 11-32-3.A for eating and drinking establishments with no drive through window.</i> <i>1 space per 75 Sf indoor gross area</i>	5019sf /75 = 67 Spaces required.	36 Parking spaces proposed. Due to special conditions: Proximity to transit service, history of existing customers residing or working in neighborhood properties. History of existing parking being 50% full at peak hours.

Justification Statement for Board of Adjustment:

A Board of Adjustment (BOA) is being requested to renovate existing restaurant, and building a new dining room along Main Street.

Findings:

The proposed project is consistent with Mesa Central Main Plan, and other applicable Council adopted plans and/policies.

1. Revised landscape plans are provided to conform with Mesa Zoning Ordinance.
2. Renovation of existing parking lot and a new dining room along Main street will help with pedestrian oriented design and to further the goals of Transit Corridor and Station Area.
3. South and East facades remodel will help meet goals of central Main Street Area.
4. Zoning: The project complies with limited commercial (LC) per section 11-6-2 of the MZO, restaurants with outdoor seating are permitted.

5. Site History: Setbacks and greenbelt maintained at new improvements per Case No. BA86-051 from July 1, 1986.
6. Existing lawful use to remain.
7. Nothing on this project is creating new non-conforming uses.
8. Improvements on this project are compatible and not detrimental to adjacent properties. Changes being proposed comply with Mesa Central Main Plan by contributing to the following goals:

Goal PRC 1:

Create a distinct and high-quality built environment that is attractive to existing and new employers, residents, and visitors.

Goal PRC 5:

Leverage the high-quality, efficient, multi-modal transportation network to support the success of existing and future businesses and attractions.

Goal PFC 1:

Create a pedestrian-oriented development pattern that enhances the community and integrates with existing neighborhoods.

Goal PFC 3:

Create a safe, attractive, and well-designed built environment that enhances community image and stimulates pedestrian activity.

Goal DIV 1:

Establish the role of the Central Main Area as a diverse and exciting place; a place where a wide variety of people live, work, and recreate.

Goal DIV 3:

Build and maintain cohesive neighborhoods that successfully knit together a diverse mix of historic buildings, existing neighborhoods, and new development.

Goal DIV 4:

Establish the Central Main Area as the home for diverse businesses that provide high-quality jobs, regional attractions, and amenities that support residents.

Goal DIV 5:

Provide diverse transportation options to meet the needs of all residents, workers, and visitors.

Goal DIS 1:

Create the memorable places of today and the historic districts of tomorrow.

Goal ENV 1:

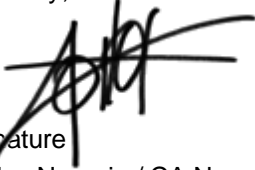
Become a model for environmentally sensitive and energy-efficient development through reductions in energy usage, vehicle miles traveled, and greenhouse gas emission.

Conclusion:

The proposed property improvement will revitalize an important section of Main Street by expanding a traditional restaurant which has been neglected for several months due in part to light train construction, traffic restrictions and covid closures which affected business financials and neighborhood safety.

We are confident that if granted permission this restaurant will become a staple of the community and provide enhancement to adjoining properties with a building of quality, proper maintenance, and constant security.

Sincerely,



Signature

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