



**SPECIAL USE PERMIT NARRATIVE FOR**

***1420 WEST SOUTHERN AVENUE***

Submitted to:  
**City of Mesa**  
55 North Center Street  
Mesa, AZ 85211

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## **Special Use Permit Narrative**

### **City of Mesa**

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would like to lease out 30,000 square feet of the center closest to Longmore for the operation of a trade offering the courses listed below.

The school's parent company would like to lease 8,702 SF in Suite G1-G7 for a sales office and administrative office to manage the online leads and job placement for the company on national basis.

The total Fiesta Plaza encompasses approximately 151,140 square feet not including the restaurant PADs and was built in 1984. There are four existing businesses in the Plaza: American Discount Foods, Kids Play, Philly Steaks and Eye Imagination.



The intent is to develop a trade school utilizing 30,000 sq. ft. The trade school proposes 17,828 square feet for classroom, auto lab and other vocational lab classrooms and 6,389 square feet for office use and reception area, totaling 24,217 square feet. The remaining 5,783 square feet is utilized for accessory rooms, restrooms, storage, janitor closets, equipment rooms and hallways.

The site is located along a bus line on Southern Avenue and in close proximity to the US 60 freeway for easy access and is located in walking distance from several higher density housing facilities to the north and west of the site.

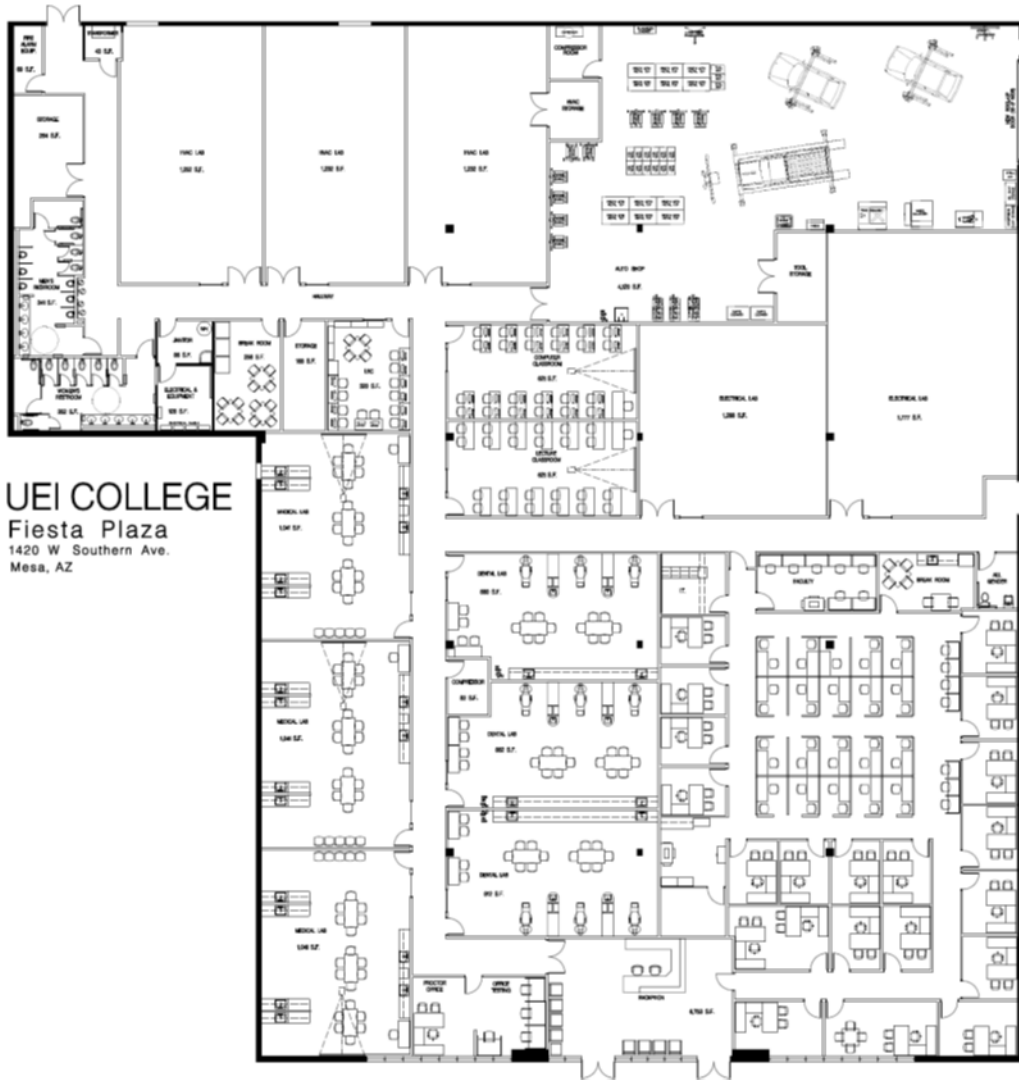
UEI College is a trade school offering diploma programs in Business Office Administration, Dental Assisting, Pharmacy Technician, Medical Assisting, Computer Systems Technician, Medical Billing and Insurance Coding, Medical Assistant Technician, Medical Front Office and Billing, Medical Office Specialist, Computer and Network Technician, Information Technology, Heating, Ventilation and Air Conditioning (HVAC), Criminal Justice, Automotive Training and Electrician.

### ***Proposed Draft Floorplan***

## Special Use Permit Narrative

### City of Mesa

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#### Schedule of Operations:

Currently, they offer 3 sessions each day Monday through Friday:

- 8:00 a.m. to 12:00 p.m. (morning session),
- 1:00 p.m. to 5:00 p.m. (afternoon session),
- 6:00 p.m. to 10:30 p.m. (evening session).

UEI College may offer Saturday classes from 8:00 am - 10:30 pm in the future, but currently do not.

Since UEI's students are predominately working adults they enroll in a session based on their current work or family obligations. UEI's students attend one 4-hour session each day for nine consecutive months. The average class size is typically 10 – 15 students, with one faculty member per session.

#### Breakdown of times and number of classes per day and number of faculty in each class:

The morning and evening session tend to be the largest sessions. At targeted full capacity, we are anticipating a total of 200 people (including students, admin, and faculty) in the morning and

## **Special Use Permit Narrative**

### **City of Mesa**

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evening sessions. The afternoon session is light, with typically no more than 75 students. The 125-150 students would require approximately 12 faculty.

If UEI offers Saturday classes, the student population will be between 50-75 students and approximately 8-10 faculty.

#### *Number of employees using the facility from 7:00 a.m. to 10:00 p.m.:*

Typically, the administrative offices are open from 7:00 a.m. to 6:00 p.m. with some flexibility in hours offered to a limited number of employees. The campus will have approximately 12 full-time administrators in addition to faculty required above.

#### *Number of seats provided in each classroom, and total maximum occupancy for each classroom and office space:*

Larger classrooms accommodate up to 25 students and one faculty member. The smaller classrooms seat up to 15. Although seating capacity in some classrooms is more than 25, these rooms are often used as orientation, professional development, and/or student assembly rooms where students from several classrooms are brought together into larger room for special presentations.

#### *Public Transportation:*

A large percentage of UEI's student population takes public transportation. This location was carefully selected for its ease of access to public transportation. There are major bus lines on Southern Avenue for students to utilize.

#### *Parking:*

In addition, to the above-mentioned public transportation, UEI College students are known to frequently carpool, get dropped off, ride their bikes and walk. Several UEI College campuses have Green programs that raise student awareness and participation in helping our planet by rewarding students who carpool, and/or take the bus to and from school. Their carpool incentive program has freed up between 20-22 parking spaces in our Ontario Campus. In addition to the carpool program, some campuses use a token economy system for bus commuters by providing monthly bus passes for students who ride the bus vs. drive.

## **4. PARKING CALCULATIONS AND SHARED PARKING DEMAND ANALYSIS**

### ***Parking Calculations***

For this shopping center, the parking calculations are by use and sq. ft. For this shopping plaza we use five parking ratios based on gross square footage. First, is the group commercial center of 1 space per 275 gross square feet. Next is the restaurant at 1 per 75 sq. ft and the restaurant drive-thru parking calculations at 1 per 100 sq. ft. Then is the anchor tenant parking ratio at 1 per 375 sq. ft. and finally the proposed ULI trade school is calculated at 1 per 200 sq. ft.

Based upon these calculations there is a total of 669 parking spaces required for the site with the proposed ULI trade school. There are only existing 600 parking spaces for the fiesta plaza site without including the McDonalds and the former K-Momo store which were not part of the original site plan through the City and act on their own merit. The site is currently under parked by 69

## Special Use Permit Narrative

### City of Mesa

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spaces for the proposed use, which is why this application for a use permit including the existing site photos and parking study have been submitted for review and approval.

#### **Shared Parking Demand Analysis**

CivTech completed a shared parking demand analysis detailing the site's current and potential future need for parking. Since the site is a large shopping plaza and has existing shared parking agreements onsite, they also utilized a shared parking model which is detailed in the report included with this submittal.

The college plans to lease the existing Suite D, a single-story building, with an approximate floor area of 30,000 square feet (SF). Based on Mesa's Parking required in the Zoning Ordinance the required parking spaces required would be 627 spaces, which is a shortage of 27 spaces using the existing 600 spaces existing on the site.

The result of the ULI Shared Parking indicate that a net number of required 568 and 493 spaces for weekday and weekend analysis. During the weekday, the shared parking model calls for a net parking demand of 568 parking spaces and 549 parking spaces during the highest peak hour, beginning at 2:00 PM. During the weekend, the shared parking model calls for a net parking demand of 493 parking spaces and 472 parking spaces during the highest hour, beginning at 2:00 PM.

The 600 parking spaces proposed by the developer provide a surplus of 32 and 107 spaces for the weekday and weekend from the net parking number called for by the shared parking model. Based on the ITE recommended number after reduction of 564 spaces, the result would be a surplus of 36 spaces. ***Therefore, based on CivTech's experience, the number of existing parking spaces is sufficient for the type of development proposed.***

## **5. RELATIONSHIP TO SURROUNDING PROPERTIES**

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The Property is generally bounded on the south, east and west by commercial LC zoning and uses and to the north by high density residential apartments zoned RM-4. The General Plan Land Use classifications, along with the existing zoning and uses for the parcels adjacent to the Property, are listed in the table below:

#### **Adjacent Land Uses**

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Mixed-Use Activity District	RM-4	High Density Residential
East	Mixed-Use Activity District	LC	Commercial
South	Mixed-Use Activity District	LC	Commercial
West	Mixed-Use Activity District	LC	Commercial

## **6. ZONING & SITE PLAN**

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The existing LC zoning district is being utilized with the existing shopping center on site, although primarily vacant for some time. The site is surrounded by an overabundance of LC zoning which

## **Special Use Permit Narrative**

### **City of Mesa**

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makes this location suitable to provide additional opportunities for a trade school, where commercial/ retail uses were over saturated. The proposed trade school use does not propose to alter the existing building or add additional square footage to the building. The existing loading dock shall be removed as it will no longer be needed. This Special Use Permit request is for the reduction of parking required for the site as the use would like to convert into a trade school which has a different parking criterion in the LC District.

## **7. PHASING**

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The project is proposed to be developed in one phase.

## **8. USE PERMIT FINDINGS**

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The City of Mesa Zoning Ordinance provides criteria in Section 11-32-6(A) as well as in Section 11-70-5 detailing the requirements to attain a parking reduction through a Special Use Permit.

### **1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies.**

The approval of this parking reduction to allow this trade school is consistent with the General plan to encourage a Mixed-Use Activity District and further promotes redevelopment and engagement in the Fiesta District within the West Mesa Economic Area and bring more visitors to this site and economic activity due to the students and educational opportunities.

### **2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies.**

The proposed addition of the trade school is a permitted use within the LC Zoning district and due to the vacancy of the shopping center is a positive use for the site along transportation lines and will further promote economic sustainability in this area with increased activity. The trade school provides classes in HVAC, electrical and auto repair and care.

### **3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City.**

The proposed addition of the trade school with the reduction of parking required will be a positive step for this shopping center as it has had issues with high vacancies, vandalism and various homeless activities onsite. This reduction in parking, which is primarily not being utilized, as seen from the site photos which were taken during mid-week, will allow the plaza to have a large, vested tenant in the space which will bring more activity and eyes onto the site and show investment in the area, providing a positive addition to the surrounding community.

**4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.**

The site is an existing shopping center and will not negatively affect the existing infrastructure to the site. Adding the trade school as a tenant is in line with the use of the site and demand on the utilities and other existing infrastructure. The reduction in parking will not negatively impact the services as well and will likely add minimal users to any transportation lines due to the limited class sizes.

**9. CONCLUSION**

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The proposed special use permit will allow the site to develop to its highest and best use to better utilize a continually vacant shopping center property as is depicted within the Mesa General Plan to provide future land intensities which complement the redeveloping Fiesta District and provide a variety of uses and education/ employment opportunities to existing residents.