



## **City of Mesa Fire and Medical Station No. 205**

### **Project Narrative**

The proposed new Fire Station No. 205 is located at 730 E. Greenfield Road on a portion of the existing public park parcel. The station is a replacement station for the existing Fire Station 205. The station will occupy the existing land at the north east corner within the current boundary of the fire station. This boundary is not recorded and therefore only separation from the north and east property lines is noted. The single-level, approximate 11,100 sf Fire Station consists of 3-Apparatus Bays, 10-dorms, staff bathrooms, dining, kitchen, day room, fire fighter's crew office, captains offices, laundry, EMS storage, workshop, turn-out room, decon room, job task conditioning room, misc. storage rooms, and general building support areas such as janitor, IT, electrical, mechanical, and fire riser rooms; as well as, exterior covered patio and covered entries.

This station will represent the implementation of a Department-Wide station prototype. The exterior architectural style is based on existing Mesa Fire Station 205 and the surrounding context which includes single family residential. The proposed design emphasizes simple massing and detailing; incorporating exposed, textured masonry with metal panels at select areas. The overall design of the building addresses all orientations equally, providing quality 4-sided architecture with a strong street presence, easily identifiable entry and an appropriate scale for the surrounding community.

The site design provides a shared public/staff ingress drive with the public parking along the frontage of the public entry. An additional staff drive is proposed along the west portion of the site to facilitate apparatus and staff vehicle circulation. This drive will be a one-way drive. Site fencing will primarily consist of 6ft high CMU walls and a 6ft high rolling gates. Possible view fencing along park side may be implemented. Landscaping is currently proposed primarily at the street frontages with the 'back of house' being minimal (near zero) given the nature of the site having no retention areas. This is consistent with the existing fire station site. The landscape at the street frontage will be desert planting from the approved City of Mesa standards. Retention is existing and provided via the park parcels.

Note: there are several existing non-conforming components such as parking within 50ft of ROW, minimal landscape, parking quantity, etc. which will be required to remain as such due to the nature and use of the facility. Every effort is being made to make these non-conforming items as minimal as possible.

## Deviation Request

### Setbacks

The project is requesting deviations from the residential setback standards (garages and porches closer than 20ft to front yard). The site is zoned RS-6 and will have a garage within the 20ft required setback per RS-6. The justification for this request is based on the existing Fire Station's current location being within the 20ft setback. The new project will maintain the existing building setbacks along the two street frontages.

Table 11-5-3.A.1: Development Standards :  
RS-6 Setbacks

Garage and Carports Front and Side Yards	20'
Proposed:	10'

### Parking

The project is requesting deviations from the Parking Area Design, Section 11-32-4.

*A. Setback of Cross Drive Aisles. Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the street.*

Deviation: Requesting deviation from 50f to 20ft which is based on existing parking space location. This existing non-conforming location will be used as the basis for the new parking space location along Greenfield.