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Development Services – City of Mesa

55 N. Center Street

Mesa, Arizona 85201

October 13, 2025

Project Narrative**SPR, SCIP & DR Applications****Mint Dispensary Remodel / Expansion****Address: 330 East Southern Avenue
Mesa, Arizona 85210**

Site Plan Review (SRP), Substantial Conformance Improvement Permit (SCIP) and Design Review (DR) applications to redevelop an existing site located at 330 E Southern Ave, Mesa, AZ 85210.

This redevelopment will occur on 2 parcels:

- APN 139-31-058B and 139-31-057A. Total area = 41,314 SF / 0.95 Acres.

There is an existing 2,500 SF building on parcel 139-31-057A that will be removed.

There is an existing 2,500 SF building on parcel 139-31-058B that will be remodeled and expanded (PAD A).

PAD A:

Existing Building = 2,500 S.F.

New Addition = 2,588 S.F.

Total Building Area = 5,088 S.F.

PAD A (5,088 S.F.) will consist of 2 suites:

Suite 1: Mint Dispensary 4,319 S.F.

Suite 2: Future Medical Office 769 S.F.

Suite 2: Future Medical Office 769 S.F.

No interior improvements are provided for Suite 2 as there is currently no tenant. Suite 2 is future development. Future tenant improvements for Suite 2 will comply with all Building Code requirements.

There is an existing building to the north on parcel 139-31-056 that is not part of this submittal and will remain as is, but does have cross access with our development

Zoning:

Current zoning of both parcels is LI (Light Industrial).

A marijuana dispensary and medical office are approved uses.

Pursuant to the provisions governing the operations of Medical Marijuana facilities set forth in City of Mesa Ordinance #5025, the applicant confirms and acknowledges the following:

1. The proposed facility addition will not provide a drive-through service or a drive-through window.
2. The proposed facility addition will not provide an outdoor seating area.
3. The proposed facility addition will not provide outdoor vending machines.
4. The proposed facility addition will not provide delivery services.

Furthermore, the facility addition will comply with design requirements pertaining to the maximum allowable gross floor area of 5,000 s.f. for dispensaries.

Site Plan:

- The site plan has been reconfigured to meet City of Mesa Design Standards.
- See provided SP-1 with this submittal.

Driveways:

- Existing driveway on Wilber Street to remain.
- 2 existing driveways are on Southern Avenue. Both driveways will be removed. A new driveway onto Southern is proposed per pre-applications comments.

Setbacks:

- 15' landscape setback and 20' building provided along Southern Ave.
- 19' building and landscape setback provided along Wilber St.

Parking:

- 16 spaces are required
- 51 spaces are provided

The provided parking exceeds the 125% requirement. This use requires more than the required spaces needed as customers are having to park on street. We are seeking a variance to allow addition spaces to provide a safe development for customers.

Landscape:

- Landscape provided along Southern Ave & Wilber St.
- Landscape islands are 8' wide as required.
- Landscape provided per City of Mesa Requirements.

Fire Access and Trash Pick Up:

- Fire Truck access provided through site.
- 2 existing fire hydrants are on Wilber St.
- Trash Enclosure provided in northeast corner with truck access.

Building Elevations:

Proposed building elevations are required to comply with Section 11-7-3(B) Site Planning and Design Standards of the MZO. The design standards in this section address are as follows:

- Per Section 11-7-3(B)(1)(b) of the MZO, Character and Image – No Established Theme or Stand-alone Development. Where there is no established or consistent neighborhood or area character or unifying theme, or where the existing character is not desirable to continue, because it does not reflect a design theme consistent with the development standards as described in this Chapter, the proposed development shall be designed to establish character and a sense of place through the strategic use of architectural elements, building form, materials, landscaping, lighting etc. which creates a cohesive theme or style for future developments and buildings within the area to follow.

Proposed Elevations:

- Exterior building walls are subdivided and proportioned to human scale, using projections, overhangs and recesses in order to add architectural interest and variety and to avoid the effect of a single, massive wall with no relation to human size.
- Various parapet heights have been provided to demonstrate compliance with following MZO development standards.
- All parapets must have detailing cornices.
- Primary building entrance is clearly defined with tower element
- Materials and Colors – Call-out the colors and materials, provide a finish schedule and percentage of each finish material for each façade/elevation on the elevations to demonstrate compliance with the following MZO requirements.
- To reduce the apparent massing and scale of buildings, facades shall incorporate different and distinct materials. These items are stucco, smooth face block, panel siding and metal panel siding. No elevation has more than 50% of a single material.
- All roof-mounted mechanical equipment is screened.

The site will be developed per City of Mesa Design Guidelines, but are our application is requesting relief on the following items with a Substantial Conformance Improvement Permit (SCIP).

Substantial Conformance Improvement Permit (SCIP) Reduction Items:

- Existing 19' building setback along Wilber Street / 20' building setback is required.
- 26' Driveway distance from Wilber Street to parking spaces / 50' is required.
- 38' Driveway distance from Southern Avenue to parking spaces / 50' is required.
- 1' landscape setback along the east property line / 15' is required.
- No landscape plants along eastern property line / a minimum of 3 trees and 20 shrubs are required per 100 linear feet adjacent property.
- Allow lot size under 1 acre / The minimum site area for a lot in the Li zoning district is 1 acre.
- Allow parking to exceed 125% requirement.

Please review the Site Plan Review (SRP), Substantial Conformance Improvement Permit (SCIP) and Design Review (DR) applications to redevelop an existing site located at 330 E Southern Ave, Mesa, AZ 85210.

Sincerely,

Kevin D. Kerpan

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Alternative Compliance Request

Date: August 8th, 2025

To: City of Mesa Planning Division

From: Andy King, MINT Cannabis Site Development Director

Site Address: 330 E. Southern Avenue

Case: DRB25-00470

Regarding: Alternative Compliance Request – Tower Element Height Deviation

Request Summary

Pursuant to Mesa Zoning Ordinance §11-7-3(B)(6) (Alternative Compliance), we respectfully request approval to deviate from the 26-foot maximum building height limitation in our zoning district in order to incorporate a 40-foot “MINT Tower Element” into our project design.

Background on the Tower Element

The “MINT Tower Element” was first introduced in 2021 at our 2444 W. Northern Avenue location in Phoenix as a solution to a branding and architectural identity challenge. That property was widely referred to as “the old Carl’s Jr.” even after years of operating as a custom picture frame shop. Despite significant investment in building improvements, the visual identity of a fast-food restaurant persisted.

When we acquired the property for a retail cannabis dispensary, we needed a bold, cost-conscious, and architecturally significant feature to transform the building’s identity. After multiple design studies, our team developed the “MINT Tower Element,” which:

- Eliminates outdated associations with prior uses.
- Establishes a strong, recognizable brand presence visible from a distance.
- Serves as an iconic architectural landmark, aiding in wayfinding and drawing customer traffic.

Nationwide Brand Consistency

Since its inception, the Tower Element has become our architectural signature on new builds nationwide, including in Florida, New Jersey, Delaware, Minnesota, Missouri, Michigan, Nevada, and Illinois. It is also included in all of our new Arizona locations—such as our nearby county island site in Mesa at 120 N. Power Road (currently under construction). The Tower Element is now a nationally recognized part of our brand identity.

Mesa Project Application

For our Mesa location, we propose a 40-foot Tower Element to maintain brand consistency, proportional scale, and visibility. Reducing the height to the 26-foot maximum under §11-30-4 (Building Form Standards) would compromise its intended architectural and branding impact.

Code Basis for Alternative Compliance

Under Mesa Zoning Ordinance §11-7-3(B)(6)(b), Alternative Compliance may be approved where:

1. The plan provides an equal or better method of satisfying the purpose and intent of the development code.
2. The design results in benefits to the City or neighborhood beyond those required by the code.

Our request meets these criteria as follows:

- §11-7-3(B)(6)(b)(iv) – *Equal or Better Method*: The Tower Element serves as a high-quality architectural feature that enhances the building’s visual appeal, aligns with Mesa’s design goals, and maintains compatibility with surrounding development.
- §11-7-3(B)(6)(b)(iv) – *Public/Neighborhood Benefit*: The feature creates a distinctive landmark that contributes to neighborhood identity, aids in wayfinding, and elevates the overall streetscape design—meeting the intent of §11-7-3(B)(2)(c) Design Objectives which calls for “visual interest through building articulation and architectural detail.”
- §11-7-3(B) – *Architectural Character*: Encourages “incorporation of vertical elements” and “differentiated massing” to avoid monotony and enhance visual character.
- §11-7-3(B) – *Community Identity*: Supports recognizable and memorable commercial architecture that contributes positively to the city’s image.

Design Review & General Plan Conformance

This project will undergo Design Review per §11-71-2(A), ensuring compliance with citywide architectural quality standards. The Tower Element also aligns with the *Tomorrow’s Mesa 2050 General Plan*, which promotes distinctive, well-designed commercial environments that reinforce identity, foster community pride, and support economic vitality.

Conclusion

The proposed 40-foot “MINT Tower Element”:

- Aligns with Mesa’s zoning and design objectives.
- Provides an architectural and branding benefit beyond code minimums.
- Does not create adverse impacts on neighboring properties.
- Reinforces Mesa’s commitment to high-quality, distinctive commercial architecture.

For these reasons, we respectfully request Alternative Compliance approval under §11-7-3(B)(6) to exceed the 26-foot building height limitation for the purpose of incorporating the 40-foot Tower Element.

Findings Table – Alternative Compliance Request (Tower Element Height Deviation)

Case No.: DRB25-00470

Site Address: 330 E. Southern Avenue, Mesa, AZ

Request: Approval of a 40-foot Tower Element (8 feet above 32-foot maximum)

Required Finding	Justification
1. Equal or Better Method of Satisfying Code Intent (§11-7-3(B)(6)(b)(iv))	The 40' tower provides superior architectural articulation compared to a standard 32' maximum. It breaks up the long horizontal façade, introduces a vertical focal point, and integrates seamlessly with the 24' glazed south entry. This creates hierarchy, improves wayfinding, and provides a grand entrance experience, meeting and exceeding Mesa's design objectives.
2. Public or Neighborhood Benefit (§11-7-3(B)(1)(b))	The tower beautifies the E. Southern Avenue corridor, a commercial area characterized by aging, utilitarian strip retail. By introducing a vertical landmark element, the project elevates the corridor's appearance, reinforces community identity, and creates a more welcoming and safer environment for patrons and pedestrians. It provides a distinctive feature that benefits the entire neighborhood by improving the streetscape and enhancing community pride.
3. Consistency with Design Objectives (§11-7-3)	The tower satisfies §11-7-3(B)(2)(c) by incorporating vertical elements, differentiated massing, and architectural detail that avoids monotony. The tower and entry glazing enhance the architectural character, create visual interest, and establish a memorable identity consistent with Mesa's goals for high-quality commercial development.
4. Branding & Wayfinding Benefit	The MINT Tower Element is a nationally consistent architectural brand feature. It provides site legibility, aids in wayfinding, and establishes the building as a recognizable destination. Without this vertical landmark, the site risks blending into generic corridor development, undermining reinvestment and branding goals.
5. No Adverse Impact to Adjacent Properties	The increased height is limited to one architectural feature and does not cast significant additional shadow, block views, or impair adjacent properties. Instead, it enhances the corridor's appearance and improves the economic vitality of the area.
6. Alignment with Tomorrow's Mesa 2050 General Plan	The project supports plan objectives by investing in corridor beautification, fostering community identity, and elevating design quality in commercial environments. The tower element contributes to a stronger sense of place and reinforces Mesa's image as a city of well-designed, distinctive commercial corridors.