

# Narrative

Mercado Fiesta Center – United Growth Medical Office

1235 South Longmore

MESA ARIZONA



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FIGURE 1: AERIAL





## Section I – Project Request

The purpose of this request is for Planning and Zoning and Design Review approval for an approximate 0.65-acre pad located at the hard corner of Southern Avenue and Longmore at 1235 S Longmore in Mesa, AZ 85202 (the “Site”), which is just north of the Fiesta Mall. The Site is located within APN #134-26-815. The parcel is bound by S Longmore to the west, W Southern Avenue to the north, and W Fiesta Mall Loop to the south.

The overall site is 6.9464 acres. The current zoning is LC (Limited Commercial). Rezoning is not requested or required. The Site is located within a commercial / mixed use area with existing complementary uses in all directions.

## Section II – Planning Considerations

The proposed project is located within the Fiesta District, within a commercial zoned area. As such, the site has been designed to meet or exceed the zoning requirements for this area, including a 15-foot building base area at the main public entry side of the building and 15-foot setbacks along both public roadways. The new architectural design intent serves to re-build a relationship among the Fiesta District nodes and the overall user experience through incorporation of the Mesa 2040 General Plan and Fiesta District Handbook. This new building will be placed along the street’s edge to promote pedestrian activity as well as to visually connect businesses on opposite sides of the street.

The overall goal of the landscape scheme is to provide a design that meets the intent and requirements of the Mesa 2040 General Plan and Fiesta District Design. The development emphasizes connection to the existing major pedestrian node at the intersection and the existing paseo along Southern Ave by providing two convenient and walkable pathways. Understanding the Mesa Mercado Fiesta Center is located within the Transit Corridor, it is important for the design to consider a mixed-use, pedestrian oriented, urban environment within walking distance of existing or future transit stops.

## Section III – Proposed Use

Neuragenex is the nation’s fastest growing healthcare brand and platform, consisting of multiple avenues of care and expanding across the nation to offer the latest and safest healthcare programs and treatments. Neuragenex consists of four primary avenues of care.

Neuragenex Treatment Centers: Non-opioid non-surgical pain treatment

Neuragenex Comprehensive Care: Functional medical care for chronic metabolic conditions, behavioral health, and multiple categories of functional integrated healthcare

Neuragenex Musculoskeletal: Advanced FDA approved regenerative medicine treatments and procedures that bring advanced non-surgical treatments to mainstream medical care.

Neuragenex Dental and Aesthetics: Cosmetic and general dental program that crosses the divide between dental and aesthetic medical by offering traditional aesthetic procedures and patented therapies guaranteed to create a new level of medical aesthetic care.

Our strategy is to offer highly effective pain treatment therapies and protocols while addressing the underlying chronic metabolic conditions that drive chronic pain and chronic health decline. In addition to combating the opioid crisis with non-narcotic therapies, Neuragenex is also addressing the vastly underserved category of Behavioral Health by offering advanced FDA approved non-pharmaceutical treatments for de-depression and anxiety, while screening and addressing a wide range of Behavioral Health conditions. Neuragenex is not a clinic where patients visit to address an acute health issue with a prescription or one-time resolution; our medical office provides long term care to our patients who are often repeat clients. Neuragenex offers exactly what patients, physicians, and payers are all looking for, safe treatments that work effectively.

In addition to offering these vital services, Neuragenex is bringing the combination of dental and aesthetics to market with the first ever nationwide chain of dual-purpose dental and aesthetic offices, upping the standard even further by offering patented medical spa treatments that no other practice can provide. The Neuragenex executive team consists of some of the most experienced professionals in the regenerative medicine space including licensed medical doctors.

## **Section IV – Existing Conditions**

The site is currently developed parking lot for the existing buildings on site. There are currently no access points to S Longmore Road, one access point to W Southern Ave, and three access points to W Fiesta Mall Loop. There are 4 existing buildings, to remain.

## **Section V – Demolition**

The redevelopment will involve partial demolition of the existing parking lot.

## **Section VI – Off-site Areas**

The redevelopment proposes no offsite improvements.

## **Section VII – Floodplain**

The project lies outside of the 100-year floodplain, or in Zone X as found in the FEMA Flood Zone map, #04013C2265M, dated November 4, 2015.

## **Section VIII – Utilities**

The redevelopment proposes utility improvements, as deemed necessary, to support the new building and its use.

## **Section IX – Drainage**

The redevelopment proposes site grading which will provide for adequate drainage design into the existing system for the Fiesta Mall.