



**WOODS ASSOCIATES
ARCHITECTS LLC**

May 6, 2026
Century Marine
3302 E. Main Street
Mesa, Arizona

Administrative Development Plan Modification Approval
Design Review Board-work session-Planning Director approval
Modification to a S.I.C.P.-Board of Adjustment approval

■ **PROJECT NARRATIVE**

Century Marine is a well-established boat dealership which has been in service in Mesa since 1980. The business was founded by Mesa resident's Bruce and Janet Bosley and is now owned and operated by the family's second generation. The dealership is well known for the high-quality family style sports boats it sales and services.

In 2007 the Bosley's acquired this property and relocated the dealership from the original Mesa location just around 2 miles west to 3302 E. Main Street. This property was originally developed for an RV sales and service business which seemed to be a turn-key fit for Century Marine. However, even though the RV facility was only a few years old (year 2000) and in full compliance with all City ordinances and requirements when permitted, the ever-evolving City development standards required the Bosley's to process a Substantial Conformance Improvement Permit (S.C.I.P.) Which included a reduction in required parking and site landscaping. The City of Mesa did approve this S.C.I.P. in 2007 and the required renovations to the facility were completed and occupancy approved for the Century Marine dealership and has been in business at this location since.

In 2016 an in-ground wet boat testing pool was installed near the north west rear corner of the property. The owner thinking this was not a building did not get the required building permit. The owner did however make every effort to locate the test facility to comply with the approved 2007 S.C.I.P. landscape and setback requirements.

Century Marine is now pursuing approval to construct a new 100' X 204' building to facilitate indoor dry boat storage.

After a pre-application meeting with planning staff, we were directed to submit another application for S.C.I.P. review and approval. After subsequent staff reviews and meetings, we are now requesting the following as directed by planning staff:

Administrative Development Plan Modification Approval
Design Review Board-work session-Planning Director approval
Modification to a S.I.C.P.-Board of Adjustment approval

This request is for consideration of a proposed new storage building and the existing in-ground boat testing pool. It is our understanding that any April 3, 2026

consideration for approval of these requests will not relieve the owner from the required building permit submittals and approval by the City of Mesa Building Safety Division.

■ **Existing in-ground testing pool:**

The in-ground structure is located at the rear northwest corner of the boat dealership. The 10' landscape setback which was approved by the 2007 S.C.I.P. has been maintained and no existing landscape trees or plants are impacted. The existing property block wall completely screens this structure from the adjacent properties and it is not visible from any public right-a-way. There are also no homes directly adjacent on the north as this is a community landscaped park.

The test simulates the water conditions of a floating boat for testing. The boat remains on the trailer that is backed into the water pool where the back of the boat floats simulating lake conditions where seals can be tested with the motor running including drives. The boats that Century Marine sales and services are all equipped with modern exhaust systems which utilize the water to muffle the motor exhaust and limit carbon monoxide fumes for the safety of the water sports participants being towed behind the boat. The noise emitted is generally as low as a normal automobile. The testing pool has been in continuous service since 2016 with no complaints from our neighbors.

Century Marine has completed a sound testing study by a professional sound engineer which concluded that the sound levels emitted from the boats are lower than the levels emitted from normal traffic on Main Street.

A copy of this report is included with this narrative.

This type of outdoor testing is essential for proper service for the family style sport towing boats that Century Marine sales and service. Most boat dealerships that service similar sport towing boats have this type of testing pool.

Domestic water from a hose bib is used to fill the tank. A swimming pool pump and filter are used to chlorinate and circulate the tank water. Chlorine levels are kept at normal swimming pool levels. Water is drained and refilled every 30 days utilizing the pool pump to backwash through the pool filter. Drainage will be connected to the City's sewer through an oil/grease separator as approved by the City of Mesa Industrial Waste Department and Building Safety Division. Century Marine will process a building permit issued by the City of Mesa Building Safety Division and complete all required inspections and modifications to the facility for occupancy and use.

■ **The New Boat Storage Building:**

Century Marine is now pursuing approval to build a new indoor boat storage facility. Boat storage has always been a part of the dealership's service and is allowed by right in the GC zoning. Since 2007 boats have been stored on the paved area proposed for the new storage building with a 10' landscaped setback adjacent the RM zoned neighboring residential community north and along the residential community's access drive along the east.

The new storage building will comply with current ordinance development standards and provide 20' landscaped setbacks adjacent the north and east property lines and maintain the existing block screen walls. The existing mature trees and landscaping will also be maintained.

This building will only be used for dry storage of boats. No service of any kind will be conducted in this building. To maximize the efficiency of the storage space a single 12' high roll-up door for ingress of boats on trailers is located at the north west side and a single 12' rollup door for egress at the south. There will be no public or customer access. Required fire exit doors only will be provided.

Mesa's development standards require service bay doors to be screened from public view. The rollup door used for boat egress faces Main Street but it is not considered a service bay since no service of any kind is conducted in this building. The door however, is screened by the 8' concrete block wall and the existing mature trees and landscaping along Main Street. In addition to this screening the building is set back 30' behind the wall and over 50' from the sidewalk.

Parking:

Century Marine has been in business at this site since 2007 when the SCIP was approved. The SCIP allowed a reduction to the required parking and the 30 spaces provided then has always been more than adequate.

This building addition to Century Marine's business services will not require any additional employees for operation. The area for the new storage building is currently used for outdoor boat storage as allowed by zoning. This building addition will actually reduce significantly the number of customer boats that are currently stored with the increased setbacks and fire truck access required. Customers will not have access to the storage building. Customers will drop off and pickup their boats at the dealership building as is the current process for the outdoor storage.

We are requesting approval to reduce the required number of parking spaces based on the Mesa Zoning Ordinance (MZO) ratio of 1:375 s.f. which would equal 99 spaces to the 30 spaces which have proven to be adequate for this facility. The existing 30 spaces include 2 accessible spaces in full compliance with ADA.

Perimeter landscape setbacks:

Current MZO requires 20' along the north & east property adjacent the RM zoning, 15' along the west property line, and 15' along Main Street.

We are requesting approval to maintain the existing site perimeter landscape setbacks as approved by the 2007 S.C.I.P. except at the new storage building where compliance with the 20' setback adjacent the north and east will be provided.

In addition to the required perimeter landscaping current MZO requires an additional 10% of net site area to be landscaped.

The existing dealership has approximately 6% mostly located along the west property line in the landscaped retention area.

We are requesting approval of this site landscaping reduction which is consistence with the 2007 S.C.I.P. approval.

Century Marine sales and services the highest quality family style watersport tow boats available. They are the Dealership for some of the top manufacturers of these popular sport boats.

To stay in stride with their customer's demands an investment in this indoor storage facility is vital. The quality of the building and architecture are important goals to be achieved.

Staff has been very helpful with suggestions to meet the City of Mesa's Quality Development Design Guidelines. There are unique conditions and circumstances of this building's use and location that deserve adjustment and common sense.

Based on these conditions the owners architect has developed the architecture of this building in response to these unique circumstances to not only function as an efficient boat storage building to serve Century Marine's customers but also fit ascetically as a part of dealership and neighborhood. We look forward to discussing this building architecture with the Design Review Board for suggestions and approval.

Our revised submittal addresses the latest staff review comments for scheduling the Administrative Site Plan review, Board of Adjustment, and Design Review Board study session.

We believe these requests are reasonable and will not adversely affect our neighbors and are consistent with the S.C.I.P. approved for this facility in 2007.

A handwritten signature in black ink, appearing to read 'Fred E. Woods', with a stylized, flowing script.

Fred E. Woods, Architect, N.C.A.R.B.