

To: Mesa Planning Department



From: Jason Doty
Scottsdale Architecture

Subject: SCIP Justification / Project Narrative BOA25-00815, DRB25-00910, ZON25-00911
For a new accessory service building
Little Dealer Little Prices of Mesa
2038 N Country Club Dr, Mesa, AZ 85201

Date: ~~Revised March 10, 2026~~ Revised July 6, 2026, Revised August 6, 2026

Justification/Compatibility Narrative

Reason/description:

The existing RV dealership currently does much of its service and maintenance work outside or under shaded canopies. The company wishes to provide a safe working environment for its valued employees, so they want to build a new enclosed and air-conditioned building. This building will have 8 interior service bays for recreational vehicles (RVs).

Purpose:

This application is made to request a Substantial Conformance Improvement Permit (SCIP) to get approval to build a new accessory building for service work on RVs. We are asking for the existing buildings and parking area to remain without major upgrades.. After preliminary submittal meeting with the city, it was discovered there were non-conformities on the site that would require extensive demolition and would remove much of the natural character of this historic RV dealership that has been a stable operating business for many decades.

Definition of SCIP (excerpt from Mesa zoning ord. 11-73-1)

'a review process by which improvement standards required by this Ordinance can be incrementally installed on non-conforming sites when such sites are enlarged; buildings are replaced, extended or have additions constructed; or other site modification developed. The intent is to recognize existing site constraints, and work proportionately with the degree of improvement being sought by the applicant to also improve the property based upon the development standards adopted by the Ordinance, and therefore bring non-conforming developments into substantial compliance with this Ordinance through approval of a Substantial Conformance Improvement Permit (SCIP)'

History and Current Conditions:

The company currently does most of its service work under existing shade canopies.

A new shade canopy of the exact same size and in the same location as this proposed building was approved in 2024. No additional landscape, site demolition, or other site work was required for this new shade canopy. Construction was set to start this year. But the company decided to explore options for a fully-enclosed building with air conditioning to provide a better working environment for its valued employees during hot summer months.

Compatibility / site context:

This lot is zoned GC (general commercial). No changes to zoning are proposed. Auto and RV dealerships along with associated service buildings are allowed in this zoning. The new accessory building will be well within the current setbacks and height requirement.

Compatibility / building:

New service building will be built per current building codes. There will be a decorative masonry CMU perimeter on all 4 sides with textured coated metal siding above. It will have colors and accents to blend in with the existing development. **The exterior elevations have 3 primary materials: Stucco, CMU masonry, and metal panels. None of the 3 materials make up more than 50% of the overall façade.** Roof steps up at the ends with a CMU masonry parapet extending approximately 2'-0" above the metal roof on each end of the building. Additionally, the elevations have a 15'- wide area bumped out 2'-0" to 2'-4", along with other materials that pop out 4" and decorative control joints in the stucco above the garage doors. There is variation of materials along with variation in vertical/horizontal planes of the building. The only elevation that is simplified to only 2 materials is the north elevation which is directly facing and near the exiting sales/warehouse building.

We request administrative relief from Section 11-6-3(B)(2)(A) publicly visible facades (viewed from the street) may not have uninterrupted wall lengths exceeding 50' – We ask for relief of this requirement because the building isn't really visible from the street because it is 470 feet away from the street behind the RV sales yard. Additionally, the nature of this building is to provide maintenance/service work on RVs and difficult to do with an articulated building. We do however have masonry 'column features' between the OH doors which protrude approximately 16 inches and side masonry features set back 15 feet. Plus we have changes in materials from stucco to masonry and metal door panels.

Justification/ Parking Upgrades:

The existing parking lot has paved driveways and a mix of gravel and paved parking spaces. The parking area at the front of the RV dealership has adequately served the business for 40 years. We are adding approximately 17 new spaces to meet current 59 space minimum requirement for the site. The new parking spaces and landscape areas adjacent to new spaces meet current code requirements. **The existing parking lot landscape islands do not meet current requirements, but we request deviation because compliance would require substantial demolition of the existing landscape and parking lot.**

7/6/2026 revision – a van accessible parking space was added near the entrance to new building. This is a ADA requirement and does not affect landscaping or grading and drainage plans.

Landscape Upgrades / Justification:

See landscape architect's plans for base landscaping/irrigation directly next to the new building. We do not propose bringing the entire 5-acre site up to conformance as this would require trenching and demolition of the parking lot areas or irrigation lines and some landscape islands would limit the turning radius of large RV motorhomes. However, we will add some landscape islands where feasible.

We request deviation from perimeter landscape requirements and existing building foundation base landscape requirements, because complying would mean substantial demolition of existing parking and drive areas. We also request deviation from upgrades to the existing landscape island size requirements because enlarging existing islands would require demolition of existing parking lot and reduce existing

parking – we do propose to add trees/shrubs to existing landscape islands per the landscape architect's design drawings.

Also note that there are no overhead easements on this property, per current title report and site survey done by registered surveyor in 2025 (submitted previously). There is only one underground easement (UGE) and it is already shown on the south side of property (simple line easement Recording No: 20230453482)

7/6/2026 revision – revised landscaping per SRP comments on overhead and underground easements. Some landscaping was relocated and/or removed per SRP requirements. This restriction is placed by a public utility and prevents us from meeting full city requirements, so we request further deviations from perimeter landscape requirements.

Utilities:

Electrical, water, fire, and other connections will be built to current code and not require new easements.

Site lighting:

We have attached a site photometrics plan. We will comply with the city's light level requirements across the entire site.

Please feel free to reach out if you have any further questions.

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