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Eegee's – Country Club and Southern
MZO SCIP Deviations – City of Mesa

Project Address: 1050 S Country Club Rd. Mesa, AZ

Date: 12/6/2021
Project Name: Eegee's Restaurant
Project #: PRS21-00680

Purpose and Intent of a SCIP:

"The intent of the SCIP process is to encourage improvements and reinvestment into existing developed sites without requiring the demolition of buildings or the loss of required parking spaces and circulation aisles, nor the diminution of storm-water retention. Satisfying SCIP criteria generally means the proposed improvements reflect the greatest possible degree of compliance for each specific requirement prescribed in the Zoning Ordinance."

Requested Modifications

Standard	Existing Site Condition	Code Requirement	Applicant Proposed
Front Landscape Setback	Entire shopping center frontage is 12' Wide	15' Frontage Landscape Setback	Leaving the front landscape setback at 12' to align with the rest of the center.
Single Row Parking	Vehicles can pull directly though spaces without any landscape area or curbs.	Minimum 7-foot landscape area measured from face of curb to face of curb is required. The required median width does not include a sidewalk.	Leave existing parking in current location and add curb and landscape are 2' 2.25" – 3' 10". Unable to make it 7' due to existing access drive.
Curb Cut Size	43' 8"	Max cut 40'	Leave current curb cut to the North, as is but add a landscape island on south side. This will allow the curb of existing interior parking island to match up with new southern curb cut. Resulting with a tapered drive aisle, at 31'6" Wide Curb Cut.
Setback of Cross Drive Aisles	Existing drive aisle setback is 37' 9.5".	"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."	Because this is an existing shopping center containing the existing cross access drive, we cannot alter the current conditions and it will remain at 37' 9.5".

The proposed project should comply where possible with the intent of the revised Design Guidelines and Site Development Standards. Existing conditions of the shopping center are considered to provide a context setting for the project but may not necessarily set a precedent for landscape setback, and parking requirements. The Planning Division staff recommendations are based on how well the project works within the following parameters (each given equal weight):

1.) **Fitting within the context of the existing development:**

The proposed building and new site design will greatly enhance the existing shopping center. The parcel is currently underutilized, containing an old restaurant beyond repair from a previous fire. The new eegee's restaurant will enhance the site by constructing a ground up restaurant with a drive through. The existing parking lot will be redesign with new landscape areas added, aligning to Mesa code requirements. All proposed improvements will be an improvement upon the previous and existing non-conforming site design. Existing landscape frontage and islands that connect to existing shopping center are unable to be brought to current standards as it would interfering with drive aisle and existing parking outside of our parcel.

2.) **Fitting with the contest of the surrounding development:**

See justification above

3.) **Maintenance or development of new buffering mechanisms between dissimilar uses:**

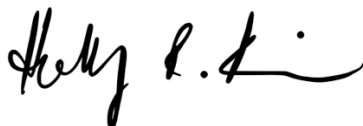
Mesa code was considered in designing this new layout for eegee's. The current single row parking doesn't contain landscape or curb stops, which allows for vehicles to pull through or two cars could attempt to enter the space from either side at the same time. By adding the curbs and landscape areas as shown on the proposed site plan, parking, circulation, and safety is greatly improved. Although the proposed curb and landscape does not meet the current code requirement of 7', this is the max dimension allowed without interfering with drive aisles and other business within the center. The existing front landscape buffer is 12'. The code requires 15'. If 3' of landscape were added to current buffer it would interfere with existing drive aisles and would cause abutting parking spaces to not align.

4.) **How well the project works to achieve the intent of the revised standards:**

Given the existing site conditions and hardships forced on the parcel being in the middle of an existing shopping center, the proposed layout satisfies code requirements to the best of our ability without negatively affecting the abutting business. The proposed project will have an aesthetically pleasing architectural features that incorporate a new modern look with a retro feel with a drive through to meet the needs of the surrounding community.

Our site design for every eegee's restaurant assures that the facility compliments the community it serves by creating architectural interest and appeal with appropriate and attractive landscaping. Adherence to community objectives is key to ensuring each eegee's restaurant is both a neighborhood asset and an economic success. We look forward to continuing working with the City of Mesa on this project.

Sincerely,



Holly Reading Keilman
eegee's - Real Estate & Construction Coordinator