

## **BULLETPROOF DIESEL EXPANSION**

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### **PROJECT NARRATIVE** ***SUBSTANTIAL CONFORMANCE IMPROVEMENT PERMIT*** ***(SCIP)***

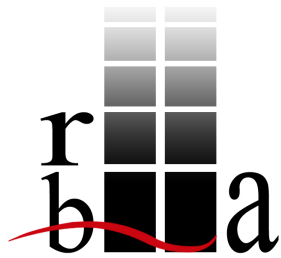
**BOA22-00236**

**RBA Project No.: 21023.00**

Proposed is a building expansion to the existing Bulletproof Diesel business located at 4245 E. Palm Street in Mesa to increase manufacturing and warehouse capabilities. The expansion consists of constructing approximately 11,451 square feet on the west end of the existing building as shown on the attached Site Plan with new common open space and large entry plaza.

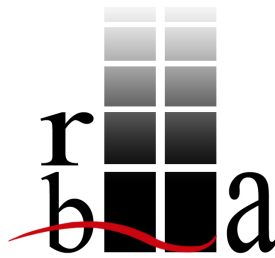
Site modifications will include additional parking, landscape islands, and relocated trash enclosure to provide for direct access to dumpsters. Additional landscape islands will be placed around the existing parking areas to conform to current city requirements. Parking will be screened from view along the street side, and parking along the south will be fenced to provide secured parking.

The existing building and site was designed and approved when constructed in 2012. Due to the approved site design and limitations in available space, some site related items do not fully comply with current COM Design Guidelines and Site Development Standards. Table A (next page) outlines those items below are being submitted for Substantial Conformance Improvement permit review.



**TABLE A**

<b>Development Standard</b>	<b>MZO Requirement</b>	<b>Applicant Proposal</b>
Landscape Yard 11-33-3(B)(2)(a) South	15 feet	12'4" (Existing)
Landscape Yard 11-7-3 North	20 feet	18'11" (Existing)
Interior Parking Lot Landscaping 11-33-4(B)(2) Landscape Islands	8 feet x 15 feet	Varied w/ least being 5'3" x 15 (Existing)
Foundation Base 11-33-5(A)(1)		
North – Public Entrance	15 feet	4'3 (Existing)
East – Adjacent to Parking	10 feet	6'10 (Existing)
Standard Parking Space and Aisle Dimensions 11-32-2(H)(1)		
90 Degree Parking	9 feet x 18 feet	9 feet x 16 feet and 2-foot overhang (Existing)



Site improvements being made as a result of this building expansion, and which conform with MZO are outlined below in Table B.

<b>TABLE B</b>		
<b>Development Standard</b>	<b>MZO Requirement</b>	<b>Applicant Proposal</b>
Parking Screen walls 11-30-9 (H)	32" to 40"	March Existing at 40" max.
Service area Screening 11-30-13 (C)	Opaque Gates	13% open perf metal on ornamental gate.
Open space 11-7-3(B)(1)(d)(ii)	300 sf	676 sf
Foundation base at Entry 11-33-5(A)(1)(a)(i)	900 sf	929 sf
Foundation Base 11-33-5(A)(1) & (2)(b)		
Public Entrance	15 ft	26'7"
West adjacent to drive	5 ft	5 ft

The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:

1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or
2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
3. The creation of new non-conforming conditions.

The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.

The site meets substantial compliance for the following:

1. Parking spaces have been eliminated and landscape islands provided to provide a maximum of 8 spaces between islands, in lieu of the currently required 10 spaces.
2. The front face of the building addition will step back from the existing front face in order to provide for current open space requirements.
3. The west drive will be widened to provide current fire truck maneuvering.
4. The parking/drive screen wall is being added at the northwest corner of the site.

The site does not meet substantial compliance relate to open space and foundation landscaping around the existing building.