

To: Mesa Development Services

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Subject: Justification Statement / Narrative
Substantial Conformance Improvement Permit
325 N. Alma School Rd.
Mesa, AZ 85201

Date: July 14, 2022
Revised August 9, 2022, per planning dept comments

Justification/Compatibility Statement

Purpose:

To gain approval for a Substantial Conformance Improvement Permit (SCIP) for the existing 3M3 Creations business located at 325 N Alma School.

The planning city department has asked for a SCIP to change the use to personal services (which includes seamstress & tailor shops) and to allow the recently added 336 square foot addition to remain. There are further notes in the pre-application document PRS21-01210.

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 existing site is zoned 'OC' (office commercial). The previous use as a daycare facility. In 2021 the vacant business along with the surrounding lots were sold to the current owners.

The building is older but is well-maintained. A preliminary survey shows new paint and finishes, new flooring, and well-lit work areas including six seamstress workstations. The building has three exterior exits, and the existing parking area has enough spaces to support the new use.

The setbacks for this zone make this narrow lot essentially unbuildable if the building were ever torn down and replaced. With fifteen-foot side yards and Mesa's standard thirty-foot-wide drive entrance, there would only be fourteen foot wide left for building, which is unreasonable.

Surrounding Properties:

The adjacent parcels directly to the east and south have been vacant for an extended amount of time and are zoned OC and owned by 3M3 Creations owner. Located directly to the north is a coin-laundry and Jack in the Box QSR, both zoned LC. Farther to the south and farther east is existing residential zoned RS-6.

Justification/ Compatibility to surrounding area:

The current OC zoning allows for a portion of a building no more than 1500 square feet to be personal service which includes seamstress/tailor per table 11-6-2. This business is well-needed and complementary to the surrounding neighborhood.

Justification/ Accessibility upgrades:

One van accessible parking space will be painted plus a sign added per current jurisdictional and ADA requirements. A route connecting accessible parking space, building entry, and public right-of-way will be added as required by ADA and city of Mesa.

Justification/ Landscape upgrades:

A landscape architect has designed landscaping to substantially comply with current development standards considering the limited space on the site.

Offsite and other improvements:

Existing parking is 0 spaces; 4 new spaces is proposed per meeting with planning department on 8/8/2022. No offsite work proposed and per chapter 73, the SCIP permit cannot modify items related to engineering standards. Existing entry drive cannot be widened at this time and is the maximum width between lot line and building face. At time of future development and overall Site Plan Review, the lots will be re-platted and new driveway will be widened to meet current city standards.

Summary:

If the SCIP is approved, the building departments will then review, inspect, and issue a new certificate of occupancy to allow the current use. A well-kept operational business is always preferable to a derelict vacant building and limits the impact of wasteful urban sprawl.

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