Boomerang Headquarters Office Building



Rezoning Application Project Narrative Case # ZON22-00916

City of Mesa

Project Profile

Project Name:

Boomerang Headquarters

Boomerang Capital Partners

Assessor Parcel Number:

14044126A

Project Location:

2550 East Southern Avenue. NW Corner of S. Lindsay Rd. and E. Southern Ave.

Project Area:

1.2 Acres (Gross)

Current Zoning:

RS-43

Project Team:

Architecture

Mesa, AZ 85203

Edifice

Engineering

Larson Design Group

922 N. Gilbert Rd. Suite 103

2390 E Camelback Rd Suite 130

Phoenix, AZ 85016

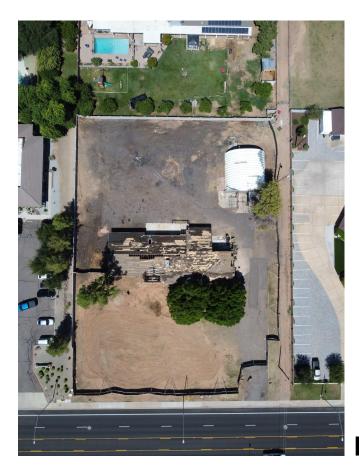
Landscape

Everett Landscape Architecture 922 N. Gilbert Rd. Suite 105

Mesa, AZ 85203

Site & Surrounding Conditions:

| Location | Existing Use | Zoning |
|----------|--|--------|
| Property | Vacant existing house with accessory structure | RS-43 |
| North | Single family residential | RS-15 |
| East | Office | ос |
| South | Multi-family residential | RM-2 |
| West | Office | ос |



N↑







Summary

We are proposing to improve the existing building located 2550 East Southern Avenue. (parcel number 14044126A.) The intended use will be office space. This 1.2 acre lot is currently zoned for RS-43 and we are pursuing a rezone request to OC with a BIZ overlay. This will align the property with the zoning of the properties to the east and west. The improvements will include the remodel of the existing building and the additions of new areas adjoined to the existing building and accessory structure.

The improvements to the site will make the property more attractive to the neighboring properties and anyone traveling on Southern Avenue. The proposed design aesthetic is in line with the surrounding area. The facade will include the reuse of the existing brick and new brick to match where needed, painted stucco, and gray CMU block with black grout. The existing painted metal accessory building will be partially visible from the street. Refer to the elevations for details.

OC Deviations

We are proposing to change the zoning of this property from RS-43 to OC to bring it to alignment with the adjacent properties to the east and west. We are also requesting a BIZ overlay. The following charts list the deviations from the OC zoning development standard. Any requirements not listed remain unchanged.

Landscape Setback Lines

The deviations listed below allow for the trash enclosure to be moved to the back of the site, away from public view. The BIZ proposed landscape setbacks allow for proper sized driveways and turn radii for the solid waste vehicle to maneuver to the trash enclosure at the back of the site. It also allows for adequate parking on the site.

| Setback Line Side | OC Required | BIZ Proposed |
|-------------------|-------------|--------------|
| North | 20' | 0' |
| East | 15' | 8' |
| West | 15' | 8' 6" |

Building Setback Lines

The deviation to the west building setback line allows for changes in the west elevation to provide a more attractive facade. This allows desirable room sizes within the building as we preserve the existing west building elevation.

| Setback Line Side | OC Required | BIZ Proposed |
|-------------------|-------------|--------------|
| West | 15' | 8' 6" |

Throat-Depth Parking Requirement

The deviation to modify the 50' throat depth requirement to 33' 6" allows for more landscaping at the base of the building while meeting the required fire lane dimensions in the front parking lot.

| Development Standard | OC Required | BIZ Proposed |
|-------------------------------------|-------------|--------------|
| Throat-Depth Parking Requirement | 50' | 33' 6" |