

# Boomerang Headquarters Office Building



## Design Review Project Narrative Case # ZON22-00916

City of Mesa

# Project Profile

<b>Project Name:</b>	Boomerang Headquarters
<b>Property Owner:</b>	Boomerang Capital Partners
<b>Assessor Parcel Number:</b>	14044126A
<b>Project Location:</b>	2550 East Southern Avenue. NW Corner of S. Lindsay Rd. and E. Southern Ave.
<b>Project Area:</b>	1.2 Acres (Gross)
<b>Current Zoning:</b>	RS-43
<b>Project Team:</b>	<u>Architecture</u> Edifice 922 N. Gilbert Rd. Suite 103 Mesa, AZ 85203  <u>Engineering</u> Larson Design Group 2390 E Camelback Rd Suite 130 Phoenix, AZ 85016  <u>Landscape</u> Everett Landscape Architecture 922 N. Gilbert Rd. Suite 105 Mesa, AZ 85203

# Site & Surrounding Conditions:

<u>Location</u>	<u>Existing Use</u>	<u>Zoning</u>
Property	Vacant existing house with accessory structure	RS-43
North	Single family residential	RS-15
East	Office	OC
South	Multi-family residential	RM-2
West	Office	OC



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.

# Alternative Compliance

The following charts list the deviations from the 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 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	Design Standard	Design 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	Design Standard	Design 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	Design Standard	Design Proposed
Throat-Depth Parking Requirement	50'	33' 6"

## **Elevations**

The deviations listed below will allow a single material to exceed 50% of the total facade. These deviations will allow the reuse of the existing sheet metal shed. The building remains well balanced and attractive from the street view.

### **Main Building, South Elevation:**

<b>Facade Material</b>	<b>Design Standard</b>	<b>Design Proposed</b>
Stucco	<50%	57%

### **Main Building, North Elevation:**

<b>Facade Material</b>	<b>Design Standard</b>	<b>Design Proposed</b>
Stucco	<50%	59%

### **Main Building, East Elevation:**

<b>Facade Material</b>	<b>Design Standard</b>	<b>Design Proposed</b>
Stucco	<50%	56%

### **Main Building, West Elevation:**

<b>Facade Material</b>	<b>Design Standard</b>	<b>Design Proposed</b>
Stucco	<50%	79%

### **Accessory Building, South Elevation:**

<b>Facade Material</b>	<b>Design Standard</b>	<b>Design Proposed</b>
Sheet Metal	<50%	77%

### **Accessory Building, North Elevation:**

<b>Facade Material</b>	<b>Design Standard</b>	<b>Design Proposed</b>
Sheet Metal	<50%	77%

### **Accessory Building, East Elevation:**

<b>Facade Material</b>	<b>Design Standard</b>	<b>Design Proposed</b>
Sheet Metal	<50%	100%

Accessory Building, West Elevation:

Facade Material	Design Standard	Design Proposed
Sheet Metal	<50%	52%