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Dental Depot – MESA, AZ

Project Narrative

The proposed Dental Depot dental clinic seeks to improve the intersection of W Broadway Road and S Valencia Street in Mesa, AZ. The existing 5,327 square foot building is currently vacant and has been for over a year. A 1,658 square foot addition and renovation to the existing building will establish a dental clinic dedicated to meeting the dentistry needs of families in the community.

The architecture of Dental Depot is that of a turn of the century train station. Railroads are the foundation of Dental Depots brand. This is very consistent with the history of Arizona. The building is designed to recall the glamour of the Santa Fe train depots that were once located throughout the region that served as stops that many cities were built around. Scale model trains on elevated tracks weave their way through the walls of the waiting areas and operatory spaces to create a sense of entertainment. Historic memorabilia are displayed throughout the interior.

Brick patterned concrete entrance plaza on the North will provide pedestrian access to a new main entrance and clock tower that will be constructed on the North East side of the existing building facing Broadway. A new brick wainscot will be added as well as new stucco and detailing. A roof with fiberglass shingles and decorative historic brackets will be added, giving the appearance of turn of the century train depots. The exteriors are composed of scaled materials with a historic earth-tone color scheme. Along the plaza is a large-scale model train for community engagement. A decorative water tower will be placed at the corner of Broadway and Valencia as a monument.

The new dental practice will have 16 operatories. The impact will be 2-3 Doctors, 2-3 dental hygienists, 4 dental assistants, & 6 business office personal.

Dental Depot has been owned and operated by Dr. Glenn Ashmore since 1978 and he takes great pride in the pursuit of providing quality dentistry for everyone.



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Justification and Compatibility Statement

11-73-3 – Required Findings

A SCIP shall not be granted unless the Zoning Administrator, acting as a Hearing Officer, or Board of Adjustment shall find upon sufficient evidence that:

- A. *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:*
 - i. *The demolition or reconstruction of existing buildings or other significant structures (except signs); or –*
 - a) The northern landscape setback is an existing non-conforming curb line. To demolish the entire curb as well as existing storm inlet drains would alter existing site drainage patterns. To bring the site more into compliance we have added extra landscaping and a new building design. We propose keeping the landscape setback at 10'. Our additional landscaping is called out on the landscape plan on the far left of sheet.**
 - ii. *The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.*
 - a) Additionally, in another hearing we are requesting additional parking. The existing site has 49,124 sq. ft. of concrete paving. We have taken the existing parking lot and added 3,788 sq. ft of landscaped islands. Our clinic has approximately 16 employees. They have between 80 & 100 patients per day. We have respectfully requested the 56 spaces we are indicating on the site plan in an (AUP). We have adjusted the landscape islands to meet city spacing requirements and placed them for best coverages.**
 - iii. *The creation of new non-conforming conditions.*
 - a) Moving this curb line would result in non-conforming driveway and back out distance for parking. This would also result in losing parking spaces greatly needed by the business and its customers. The additional parking is being requested through an Administrative Use Permit (AUP)**
2. *The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.*
 - a) The approving body shall find that the request meets the criteria of site conditions are such that full compliance is impossible or impractical. The approving body will also find that space limitations may justify alternative compliance for improvements and redevelopment in older neighborhoods.**
 - b) This development is compatible with the adjacent properties.**