

Casa Ramos

MZO SCIP Deviations – City of Mesa

Project Name: Casa Ramos
Project Address: 1526 E Main Street, Mesa AZ

Date: 02.21.2021
Prepared by: Justin Pasternak
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Project # 20005

SUBSTANTIAL CONFORMANCE IMPROVEMENT PERMIT (SCIP)

The purpose of the SCIP is “to establish 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).”

Requested Modifications

Standard	Existing site condition	Code requirement	Applicant proposed
Interior side yard setback	Less than 5'	15'	10' Along the west property line
Required 50' parking setback (Hunt Drive)	0'	50'	Varies, a blended landscape setback proposed up to 14'4" providing approx. 1300sqft of landscaping buffer along Hunt Dr

Parking Islands 11-32-4 MZO	0	(14) Islands per site plan	(11) Landscape Islands Plus an additional (7) parking island diamonds
Foundation Base 11-33-5 MZO	0	Exterior walls w/ Public Entrance 15'	Provided a blended foundation base ranging from 8'-8" to 26'-8"
Sideyard landscape setback (northwest corner of site)	0	15'	Blended 1'-0" to 5'-0"
Backyard landscape setback (north)	0	20'	Blended 4'-0" with the half parking diamonds
Landscaping (Main St) 1 Tree/ 25LF	0 Trees 0 Shrubs	(6) Trees (36) Shrubs	(2) Tree and (2) Palms and shift trees to interior of the site around drives and perimeters (38) Shrubs
Landscaping (north property line)	0 Trees 0 Shrubs	(9) Trees (45) Shrubs	(4) Trees (15) Shrubs
Landscaping (west property line)	0 Trees 0 Shrubs	(9) Trees (60) Shrubs	(4) Trees (36) Shrubs
Refuse Enclosure setback	0'	15'-0"	0'
Screening: South Parking area along Hunt	-	-	Site wall cannot be provided in ROW, will screen with planting
Parking Spaces	(77) spaces	63.3 (64) Spaces	(52) spaces

The proposed project should comply where possible with the intent of the revised Design Guidelines and Site Development Standards. Existing conditions of surrounding properties are taken into account to provide a context setting for the project, but may not necessarily set a precedent for setback requirements. The Planning Division staff recommendations are based on how well the project works within the following parameters (each given equal weight):

1) Fitting within the context of the existing development:

-The building architecture and site design will be greatly enhanced from the previous restaurant that burnt down on the existing site. The rebuild of the restaurant will introduce new design elements and added landscaping and setbacks to align with the adjacent developments and standards. Special enhancements were given to the street facing south and east elevations to increase the curb appeal and add to the character of Main Street. The existing parking lot will be broken up to add new landscaping islands/diamond and reduced parking to align more closely with the development standards. All proposed improvements will be a huge increase upon the previous and existing non-conforming site design.

2) Fitting with the contest of the surrounding development:

-See justification above

3) Maintenance or development of new buffering mechanisms between dissimilar uses:

- Special treatment and design practices were given to the landscape design on the project. The planting palette and overall concept was designed to carefully screen or highlight elevations or required setbacks on the site. Parking diamonds were added to the north portion of the site to allow for extra planting areas to help buffer the connection to the north alley and residential lots to the north. The East and south perimeters of the property were given large added landscape islands and removed parking to help buffer the existing parking lot to the adjacent streets. The current existing parking lot includes no landscaping as a buffer within the site. The south elevation (Main elevation) will incorporate raised architectural planters integrated into the building to add new and fresh architectural design to Main street.

4) How well the project works to achieve the intent of the revised standards:

-Given the existing site conditions and unique property line layout, the new proposed project makes every effort to refresh the existing site and bring the new project up to today's development standards. The previous building and site built in 1972 lack many of the integral development standards that are important to the city today. Slight modifications to the current codes and standards are necessary to complete this project to ensure it is operationally viable while also a great reintroduction back to Main Street. The unique shape of the site couple with the location of a corner site would make the site unbuildable once all of the current Parking/Building/Landscape setbacks are overlayed on to the site. The new proposed design finds a nice balance of added landscape, reduced parking and new parking lot layout to yield a project that is a tremendous improvement upon the previous building and site.

Findings per 11-73-3

-The proposed project and site improvements greatly improve upon the previous deficiencies of the prior restaurant and site features. The proposed improvements are consistent and compatible with all adjacent properties and holds true to the character of Main street. The project creates no new non-conforming uses, structures or conditions but rather looks to improve upon all existing requirements by code/zoning.

The new, fresh architecture of the building combined with the reductions of parking spaces and added landscape islands/area will greatly improve upon the previous building aesthetics and compliance with the city of Mesa.

Thanks!

Best Regards,

A handwritten signature in black ink, appearing to read 'Justin Pasternak'. The signature is fluid and cursive, with the first and last names being more prominent.

Justin Pasternak, NCARB
Managing Principal
JMP Design LLC