

Narrative

Family First Physicians Plaza-Lot 1

April 9, 2021(revised)

Property Description:

The property is located **2345 E. Southern Ave. Mesa, AZ 85204** on the SW corner of E. Southern Ave. and S. 24th St.

Assessor's Parcel Number: **140-61-166**

Pre-Submittal Number: **PRS21-00048**

Current Zoning: **OC (Z04-60)** Medical and Office

Building Permit **#BLD2005-02465 (Site and Main Building)**



Uses adjacent to the site:

West: R1-7 residential

East: RM-2 Multi-Family Residential

North: RS-15 (West side of 24th St.) and OS commercial (East side of 24th St. along Southern Ave).

South: R1-7 residential

Occupancy: Medical and Office

Propose use:

Project is intended for general office and/or medical. The existing site and buildings were approved for medical and office through Design Review and Planning & Zoning in 2004/2005. This site has been vacant since the original construction. The building is 4,085 sf in size and maintains the setbacks (30' on Southern, 25' on 24th St, and 25' from the existing building with 8'-6" foundation landscaping).

Site Plan:

On October 4, 2004, the City Council approved the rezoning and preliminary plat. Lot 1 per the current plat was designated for a future building. The new building will be built within the established/recorded Lot 1 as shown on the current recorded plat. All recorded setbacks will be met from the Oct. 4, 2004 City Council approval.

Landscaping:

While the landscaping for the overall project has been in place for 16 years, additional landscaping will be added for "foundation base landscaping" (See accompanying landscape plan). As part of this project, the original landscape plan will be reviewed. Plants that have died will be replaced in the area around Lot 1. We have created a outdoor patio area between the two buildings which will face north.

Elevations:

1. The new building is part of the development for the main building. The original building, being designed in 2004 is in the "Tuscan" design period of the time. The building is sympathetic to the architecture of the existing building but is more modern in its styling. The original building is mostly stucco with a stone wainscot and eyebrows over the windows. We have added stone mass walls to break up the exterior of the building and create interest visually. To be a good neighbor with this building style, Alternative Compliance must be considered so that the new building will come closer to the MZO percentage requirement for exterior materials.
2. While the new building is more "updated" in feel, it is still harmonious with the existing building. To accomplish this, we have elected to keep the EIFS (stucco) material as the main elevation material. Our deviation from the MZO on material percentage, in this location, will be advantageous in the harmonizing of the two styles.
3. Percentages of materials:
 - a. We are complying per section 11-6-3(5)(d). we have added more stone veneer to the exterior.
 - b. **Total for combined elevations: EIFS (45%); Faux Stone (44%); Door & Frames (2%); Glazing (5%); Metal Canopies (4%)**
 - c. West Elevation: EIFS (60%); Faux Stone (25%); Door & Frames (4%); Glazing (8%); Metal Canopies (3%)
 - d. North Elevation: EIFS (44%); Faux Stone (47%); Door & Frames (1%); Glazing (4%); Metal Canopies (3%)
 - e. East Elevation: EIFS (51%); Faux Stone (39%); Door & Frames (1%); Glazing (2%); Metal Canopies (7%)
 - f. South Elevation: EIFS (29%); Faux Stone (59%); Door & Frames (3%); Glazing (6%); Metal Canopies (3%)
4. The proposed exterior colors will complement the existing building standard per section 11-6-3(5)(f).
5. We have modified the window shade elements to be more modern.
6. The building base is comprised with a stone veneer around the perimeter per section 11-6-3-(5)(g)(i).
7. The parapet cornice has been modified to be more modern.
8. SES is now enclosed and not visible.
9. Downspouts are located internally with roof drains.
10. All mechanical units will be shielded (see accompanying plans and section).
11. Exterior lighting shall be 3500 K

Offsites and Utilities:

Driveways, off-sites, and all on-site utilities have been previously completed in 2005 under permit ##BLD2005-02465. Stub-outs were provided for this lot during the initial construction.

Retention:

All retention, bleed off valves, etc. have been previously constructed.

Refuse enclosure:

Refuse enclosure was previous constructed.