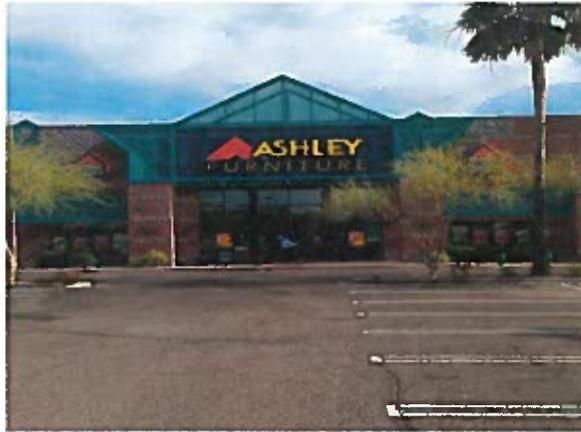




Consulting Services, LLC

**Project Narrative
6233 E. Southern Avenue
June 17th, 2014**

Ashley Furniture Home Store (AFHS) owns and operates a facility at Superstition Springs Mall (6233 E. Southern Avenue) and is requesting approval to upgrade their front store elevation – specifically the tower – in order to offer a new, upgraded, fresh look to its customers.



Existing front Elevation



Proposed front Elevation

Per the photos included in the application package, AFHS is proposing to match several of the surrounding businesses who have already upgraded their front elevation (Ross and Best Buy).

There will be no additional square footage added to the store and all driveways, drive aisles, parking stalls, landscaping, etc. will remain unchanged.

AFHS believes that the proposed changes are in substantial conformance with the previously approved site plan and elevations. Furthermore, the proposed changes will not adversely affect the public health, safety and general welfare of the properties in the surrounding area.



June 17th, 2014

Mr. John Wesley
Planning Director
City of Mesa
55 N. Center Street
Mesa, Arizona 85201

RE: Administrative Design Review Request
Ashley Furniture Home Store
6233 E. Southern Avenue

Mr. Wesley –

Ashley Furniture Home Store (AFHS) owns and operates a facility at Superstition Springs Mall (6233 E. Southern Avenue) and is requesting approval to upgrade their front store elevation – specifically the tower – in order to offer a new, upgraded, fresh look to its customers.



Existing front Elevation



Proposed front Elevation

Per the photos included in the application package, AFHS is proposing to match several of the surrounding businesses who have already upgraded their front elevation (Ross and Best Buy). There will be no additional square footage added to the store and all driveways, drive aisles, parking stalls, landscaping, etc. will remain unchanged.

AFHS believes that the proposed changes are in substantial conformance with the previously approved site plan and elevations and respectfully requests approval of this request. Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael E. Scarbrough'.

Michael E. Scarbrough
602-684-5210



mesa·az

Planning Division - MEMORANDUM

Date: July 23rd, 2014
To: Michael Scarbrough- mike@3k1consulting.com
From: Kaelee Wilson, Planner I – Kaelee.wilson@mesaaz.gov
Subject: 6233 E. Southern Ave.
PLN2014-00322
RE: First Review Comments

The Planning Staff has reviewed the materials re-submitted on June 18th, 2014 for Administrative Design Review. Please read through our comments and provide additional and revised materials as well as a response sheet stating how each item was addressed and identify any other changes that have been made along with revised materials.

Staff Comments/Concerns

The proposal consists of changes to the façade for the existing retail center at 6233 E. Southern Ave currently zoned LC. The proposed revisions include wrapping the existing metal storefront in stucco.

The proposed changes were reviewed with the Zoning Ordinance for Development Standards requirements. As a result, Staff has the following comments:

1. It appears the sign area is increasing. Please submit current sign area versus new sign area. Please note that sign area would be calculated based on the blue sign base.
2. Staff feels the removal of all of the metal detailing makes the modification incompatible with the center. Please redesign to incorporate some of the metal detailing.

If you have any questions or comments on this project, please contact Kaelee Wilson, at kaelee.wilson@mesaaz.gov or at 480-644-4450.

Thank you,

Kaelee Wilson
Planner I

cc: Z90-013, BA96-036



August 20th, 2014

Michael Scarbrough
11811 N. Tatum Blvd. #10S1
Phoenix, AZ 85028

RE: Administrative Design Review for façade modifications at 6233 E. Southern Avenue (PLN2014-00251)

Dear Mr. Scarbrough,

This letter is in response to your request for Administrative Design Review Approval of the façade modifications for Ashley Furniture located at 6233 E. Southern Avenue.

The shopping center in which Ashley Furniture is located has an overall architectural theme that incorporates blue metal onto each tenant façade. Without modification to incorporate some of the metal onto the façade, staff *denies* the request.

If you choose to appeal staff's decision, the next Design Review Board meeting is September 9th, 2014 at 4:30 pm in the Lower Level Council Chambers. If you are choosing this route, please write a letter of appeal to the Planning Director and submit two full size drawings to Planning staff as soon as possible. Stamped and sealed letters of notification must be submitted to Planning staff by August 21st, 2014 for property owners within 500 feet.

Please include a copy of this approval letter with any submittal for plan review. If you have any questions regarding this approval please contact Kaelee Wilson at (480) 644-4450.

Sincerely,

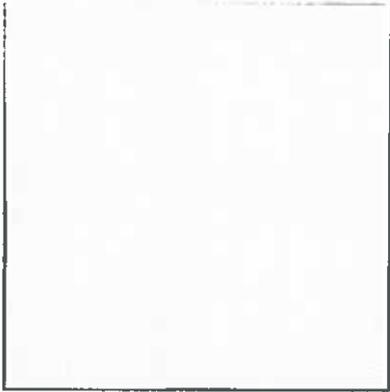
A handwritten signature in black ink that reads "John Wesley".

John Wesley, AICP
Planning Director

cc: Z90-013, BA96-036

EXISTING TOWER REMODEL FOR:
ASHLEY FURNITURE
6233 E SOUTHERN AVE.
MESA, AZ 85206

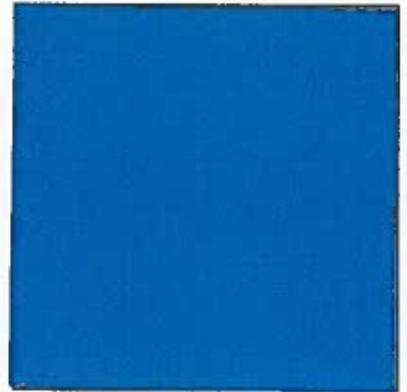
MATERIAL & COLOR SELECTIONS



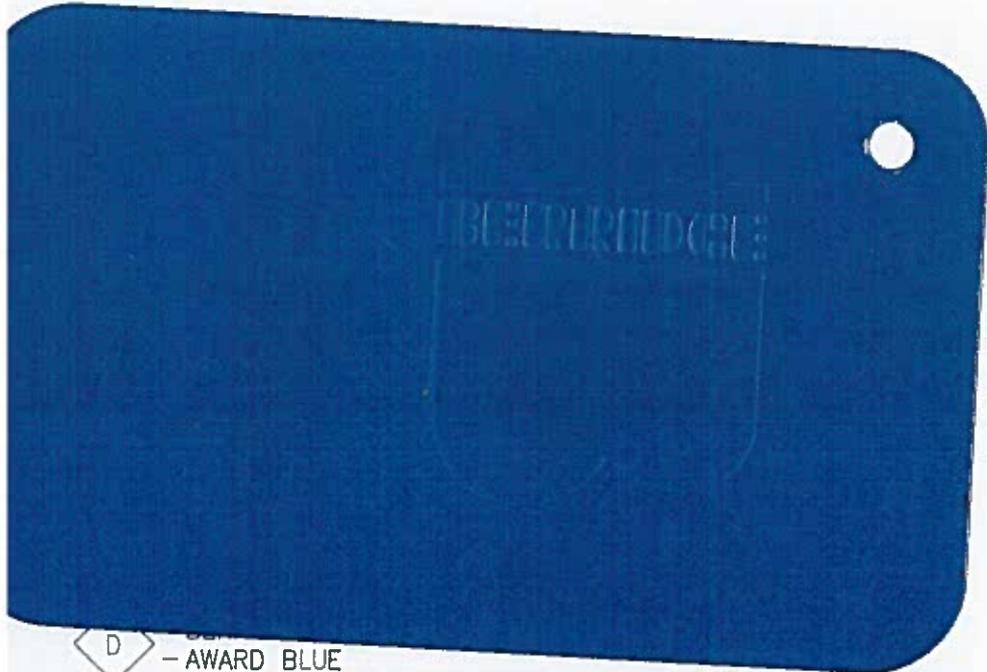
A - SHERWIN WILLIAMS
- CREAMY
- SW 7012



B - SHERWIN WILLIAMS
- PENNYWISE
- SW 6349



C - SHERWIN WILLIAMS
- BLUEBLOOD
- SW 6966

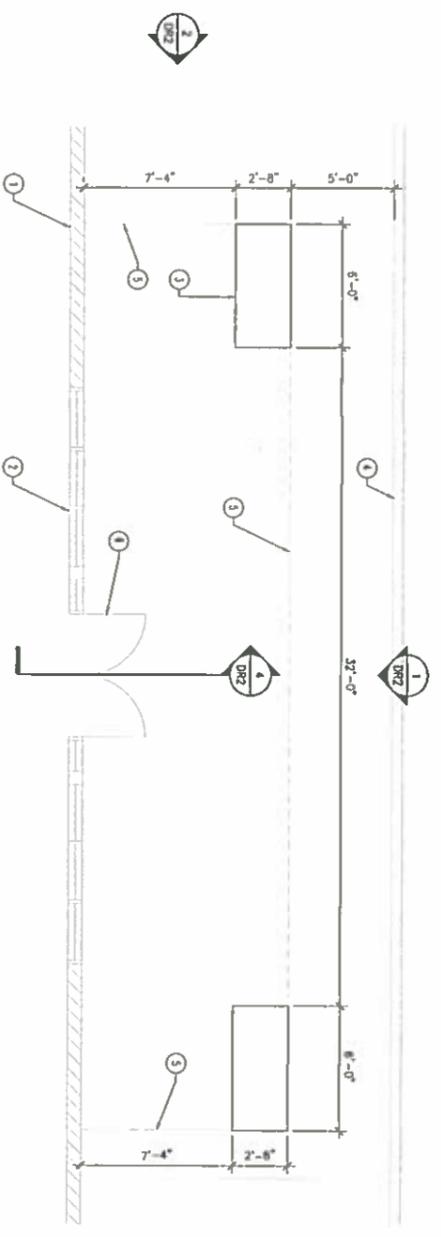


D - AWARD BLUE
- STANDING SEAM METAL ROOF OR EQ

ADG Andrews Design Group, Inc.

ADG PROJECT No: P0614
DATE: 05/16/2014

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT
1095 W. RIO SALADO PKWY. #203 TEMPE, ARIZONA 85281 (480) 894-3344 FAX: (480) 894-6444



FLOOR PLAN
1/4" = 1'-0"



SITE PLAN - FOR REFERENCE ONLY
SCALE: 1" = 200'-0"

PROJECT DATA:

ADG NO.: P0614
 PROJECT NAME: ASHLEY FURNITURE
 PROJECT DESCRIPTION: EXISTING TOWER REMODEL TO CONSIST OF BUT NOT LIMITED TO, REMOVAL OF EXISTING PERFORATED METAL SCREENING AND INFILL EXISTING TOWER WITH ERS OVER METAL COLOR PALETTE. SEE ELEVATIONS FOR NEW ACCESS.
 EXISTING ZONING: LC
 TOTAL GROSS SITE AREA: 2,198,804 S.F. (4.9 ACRES)
 PARCEL No.: APN 141-54-048
 EXISTING HEIGHT: 32'-8"
 PROPOSED HEIGHT: 32'-8" (NO PROPOSED CHANGE)
 EXISTING BLDG AREA: 433,680 S.F. (NO PROPOSED CHANGE)
 SETBACKS: FRONT: 15'
 SIDE: 15'
 REAR: 15'

LEGAL DESCRIPTION:

SUPERSTITION SPRINGS PINKER CENTER EAST SECOND AND WEST 346-41

KEY NOTES:

1. EXISTING CURB WALL TO REMAIN
2. EXISTING ALUMINUM STOREFRONT SYSTEM TO REMAIN
3. EXISTING MASONRY COLUMN TO REMAIN
4. EXISTING CONC. CURB TO REMAIN
5. LINE OF TOWER ABOVE
6. EXISTING DOOR TO REMAIN

ANDREWS DESIGN GROUP INC
 1100 W. BELL ST. SUITE 1000 | CHANDLER, AZ 85224 | TEL: 480.948.8800
 ANDREWS DESIGN GROUP INC
 1100 W. BELL ST. SUITE 1000 | CHANDLER, AZ 85224 | TEL: 480.948.8800

No.	DATE	REVISION:

EXISTING TOWER REMODEL FOR:
ASHLEY FURNITURE
 6233 EAST SOUTHERN AVE.
 MESA, AZ 85206



FLOOR PLAN AND SITE PLAN



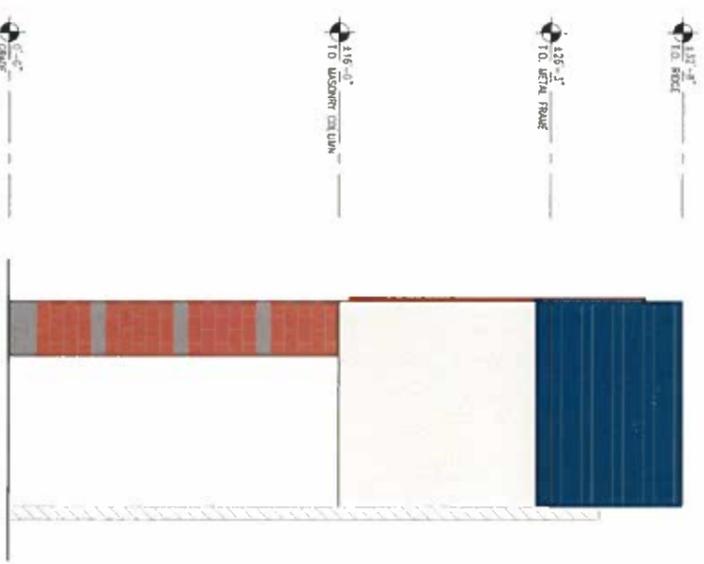
ADG Job No.: P061-
 Sheet No. P061-
 Date: 08.18.19
 Drawn By: DRI

FINISH LEGEND

-  SID THERM NEXT SYSTEM OR EQ.
PAINT: SHERWIN WILLIAMS, SW 7012 "CREAM"
-  SID THERM NEXT SYSTEM OR EQ.
PAINT: SHERWIN WILLIAMS, SW 6349 "PENNINSET"
-  SID THERM NEXT SYSTEM OR EQ.
PAINT: SHERWIN WILLIAMS, SW 6966 "BLUEBLOOD"
-  BERROGGE STANDING SEAM
METAL ROOF OR EQ.
COLOR: AWARD BLUE

NOTE:
FOR HIGH IMPACT INSTALLATION PROVIDE STD. ANCHOR W/RT
REINFORCING MESH.
FINISH ALL EPS WITH STICOAT LOTUSAN SEALANT

No.	DATE:	REVISION:



2 SIDE ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

ADG
ANDREWS DESIGN GROUP INC.
1895 W. RIO SALADO PKWY | SUITE 103 | TEMPE, AZ 85281

EXISTING TPWR REMODEL FOR:
ASHLEY FURNITURE
6233 EAST SOUTHERN AVE.
MESA, AZ 85206

ASHLEY FURNITURE
Homestore
Ashley Furniture HomeStore, Member: Target Retailer
1000 N. GILBERT AVENUE, SUITE 1000, MESA, AZ 85204
PH: 480.233.2277 FAX: 480.233.4417

COLOR ELEVATIONS



ADG Job No: P0614
Sheet No: DR3
Date: 08.11.14
Callee: M.A.

**MEN'S
WEARHOUSE**



ROSS

DRESS FOR LESS



hiring





















