



Board of Adjustment

Staff Report

CASE NUMBER: BA15-036 (PLN2015-00291)
STAFF PLANNER: Gordon Sheffield AICP CNUa, Zoning Administrator
LOCATION/ADDRESS: 641 West Southern Avenue
COUNCIL DISTRICT: 3
OWNER: Sunrise Preschools
APPLICANT: Rockwood Architecture, Wayne Rockwood RA

REQUEST: Requesting a Substantial Conformance Improvement Permit to allow reductions in the minimum required rear yard setback, and to the minimum depth of the required foundation base in the OC zoning district.

SUMMARY OF APPLICANT’S REQUEST

This request involves the redevelopment of a former medical office development into a preschool.

STAFF RECOMMENDATION

Staff recommends approval of case BA15-036, *conditioned upon:*

- 1) *Compliance with the site plan as submitted, except as may be modified by the conditions below;*
- 2) *Compliance with all requirements of the Mesa Building Code (Title 4 of the Mesa City Code), including the issuance of any required permits resulting from a change to the building code occupancy classification of the building;*
- 3) *Compliance with stormwater retention requirements; and*
- 4) *Compliance with all provisions and requirements related to solid waste pick up.*

SITE CONTEXT

CASE SITE: Vacant Office Building, Zoned OC-Office Commercial
NORTH: (Across Southern Avenue) Vacant Commercial Center, Commercial Office and Commercial Education buildings, Zoned LC-Limited Commercial and OC
EAST: General Office, zoned OC
SOUTH: Single residence subdivision, zoned RS-6-PAD
WEST: General Office, zoned OC

STAFF SUMMARY AND ANALYSIS:

Sunrise Preschools is interested in redeveloping an existing vacant office building into a preschool facility. As such, modifications are proposed to the existing parking lot to create an outdoor play area. The modifications to the development improvements, while maintaining much of the existing structure, landscaping, circulation and parking triggers a Substantial Conformance Improvement Permit (SCIP) review. This review will allow the Board to determine if the proportional changes proposed by the applicant are sufficient to accommodate the intent of the present zoning ordinance standards, and respect the present improvements on the site, and accommodate adequately the change in use proposed by the applicant.

The existing office building is 9,949 sqft, and the site was developed to accommodate some medical office activities, which results in 44 parking spaces. The redevelopment of the site to a preschool reduces the parking

ratio, resulting in a reduction to the minimum number of parking spaces required, from 49 (assuming 100% medical office use) to 27 for general office or preschool. Removing several spaces along the east boundary will result in the proposed 28 space site plan. In place of the removed parking spaces, the applicant proposes a new outdoor play area of sufficient size to meet State licensing requirements.

Additional deviations proposed are based on the difference in landscaping requirements in place at the time of the initial site development (mid-1990s), which include reductions to:

- 1) The width of landscape setback adjacent to Southern Avenue (from 20-ft to 10-ft); and
- 2) The depth of foundation base required at the north elevation (from a minimum of 15-ft to as little as 5-ft).

ORDINANCE REQUIREMENTS:

Mesa Zoning Ordinance Section 11-73-3 Required Findings for a SCIP

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:
 1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or
 2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
 3. The creation of new non-conforming conditions.
- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.

FINDINGS:

- 1.1 A preschool is proposed to be the principal activity of this site, which was developed to be a mix of general office and medical office uses.
- 1.2 The existing site with the 9,945 SF building has a surplus of parking spaces which are not required for a preschool use.
- 1.3 The site largely conforms to present zoning ordinance requirements for a day care/preschool activity, save for the depth of the perimeter landscaping and the depth of the foundation base.
- 1.4 The proposed revisions will remove the excess parking not required, and replace it with an outdoor play area. Play areas are required under licensing standards for preschools and day care facilities under State of Arizona Child Services Licensure requirements.
- 1.5 Additional demolition or revisions to the site, beyond what is proposed, would result in requiring a degree of compliance that is disproportionate to the degree of change being proposed. The change in use will result in a reduction in on-site parking demand, and likely result in a reduction to the level of vehicular travel arriving and staying at this site for longer periods of time.
- 1.6 The proposed preschool activity is consistent with the Mesa 2040 General Plan designation of the site as 'Neighborhood', bordering on a potential Transit Corridor.



**Mesa SCIP Application
Justification and Compatibility Statement
641 W. Southern Ave.
Mesa, AZ 85210
Applicant:
Sunrise Preschools, Inc.**

The applicant seeks an approval to purchase and remodel this existing vacant "B" occupancy medical suites building into an "E" occupancy Sunrise Preschools facility. The "OC" zoning permits the proposed use and the changes proposed are not materially or aesthetically significant and are compatible with the surrounding community.

In order for the Applicant to proceed, the following changes or non-conforming conditions of the site must be incorporated and reviewed by Mesa staff. The primary changes are as follows.

1. The site currently has significant paved parking due to the nature of many visitors on a daily basis when it was occupied. There are currently 44 parking spaces including 14 covered spaces and 9 accessible compliant spaces. One of the accessible spaces is also one of the covered spaces. The applicant proposes to remove the paving of the current dead end drive aisle and 16 parking spaces in the SE corner of the lot. This will leave 28 spaces. The parking ratio for a preschool is 1 space for every 375 sf. The gross building area is 9,949 sf. . Rounding up the final results requires 28 spaces. The remaining parking is compliant without any special relief.

2. The applicant proposes to convert the paving removed areas noted above to satisfy state and other childcare provider requirements as outdoor activity areas for the children. The asphalt and some concrete in these areas will be removed and the formerly asphalt paved areas will be covered in bark fill to protect the children when playing or climbing on age appropriate play structures. This will reduce the amount of storm water runoff as the bark covered play areas will percolate 100% of water falling in that area during normal rainfall events. There will also be some new concrete hardscape play areas to supplement the existing limited sidewalks and concrete areas.



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Justification / Compatibility Stmt.
Sunrise Preschools SCIP App
641 W. Southern Ave.
Mesa, AZ 85210
6-29-2015

3. The existing site has some non-conforming setbacks that can not be made compliant without moving significant existing structures or hardscape elements. This application will not create new non-conforming setbacks, but will not alleviate existing conditions such as the 15' separation between buildings on-site and parking spaces. (North side of the building).

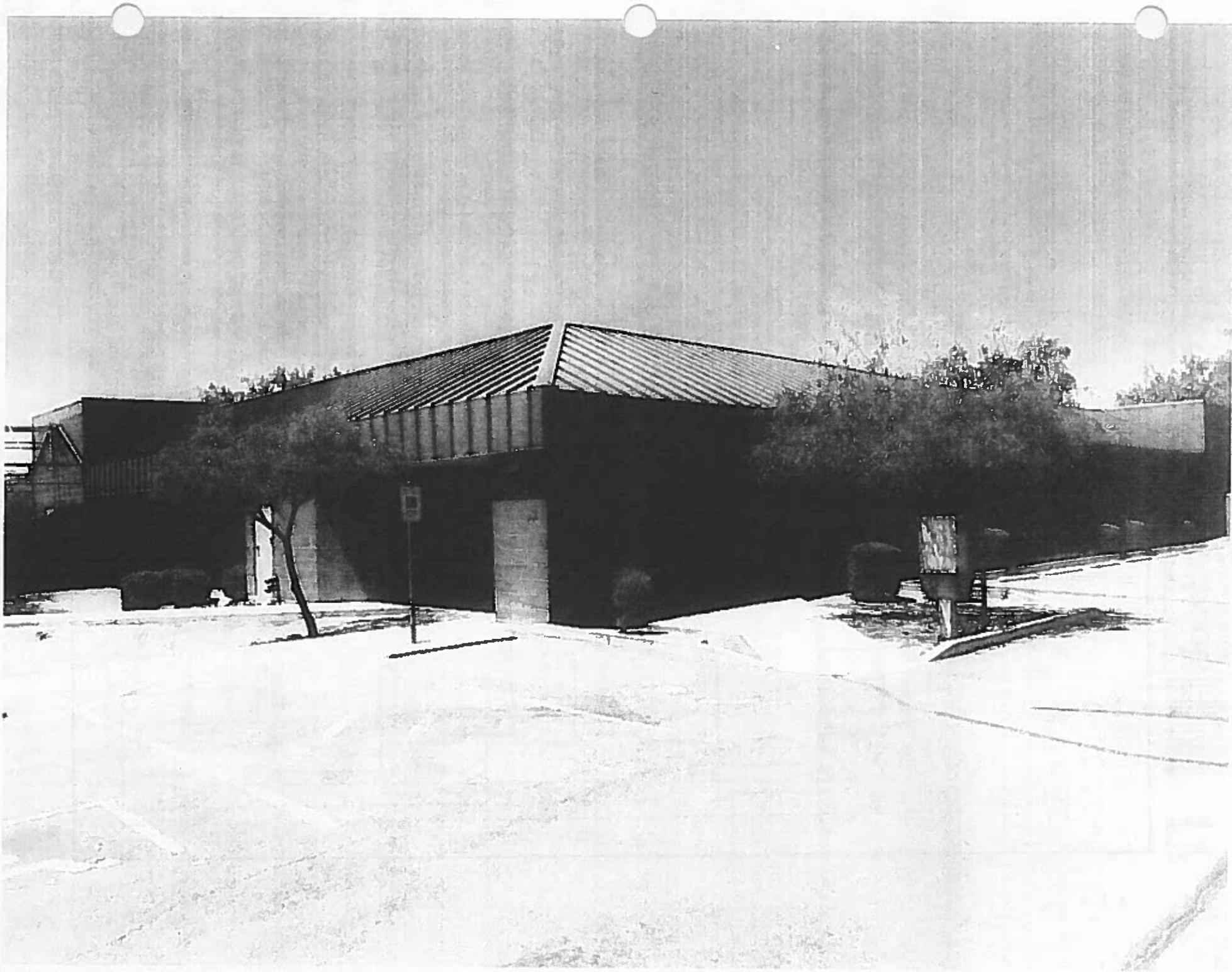
4. There are 4 primary exterior elevation changes proposed. They are as follows:

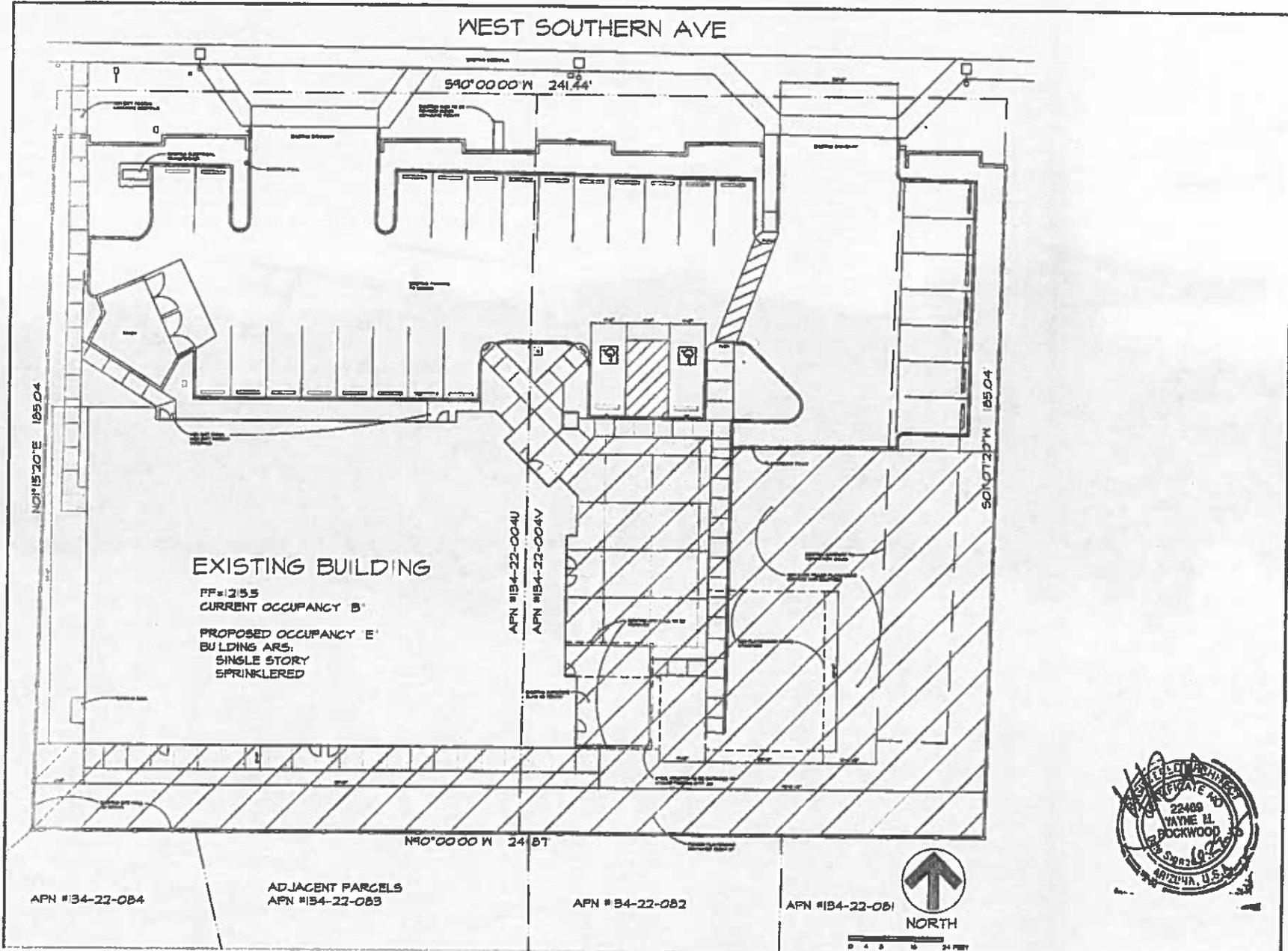
(A) The first proposed change is to add 2 new emergency exits from classrooms facing the parking lot north of the building. These are building code requirements for exiting. The new doors will be cut into the North wall where windows are currently located. No structural engineering will be required to facilitate these changes since the new doors will be located within the supported areas of the existing window lintels. The wall portion below the windows where new doors will be installed must be cut away and sealed to let in the full height new doors. All new doors, frames, and glass will be matched to existing to the extent possible.

(B) The second proposed exterior change is to repaint the metal roofing to match Atas #18 Regal Blue to reflect the Sunrise Preschool corporate colors as occur on other Mesa Sunrise Preschools. A color sample is enclosed.

(C) The third proposed exterior change is to remove the 6' high cmu wall currently surrounding the patio under the existing steel canopy frame at the SE corner of the building.. The frame will be temporarily shored in place while the walls are removed and new full height steel columns installed to maintain the structure support, This will eliminate site line blockages for teachers and create a more open environment for the children to play in and around. To facilitate additional shade to protect the children and comply with state licensing, Sunrise requests authorization to install a colored awning fabric directly to this structure during the remodel or sometime after occupancy.

(D) The fourth proposed exterior (site) change is the addition of a new 40' x 30' x 14' high steel framed fabric awning canopy to shade the children while playing on the age appropriate play equipment to go in the new bark filled outdoor activity area.





Job No. 1434
 Date: 2-26-2008

PRELIMINARY PLANS FOR RENOVEL



PRELIMINARY PLANS FOR RENOVEL
Sunrise Preschools
 641 N. SOUTHERN AVE
 MESA, ARIZONA 85210-5004

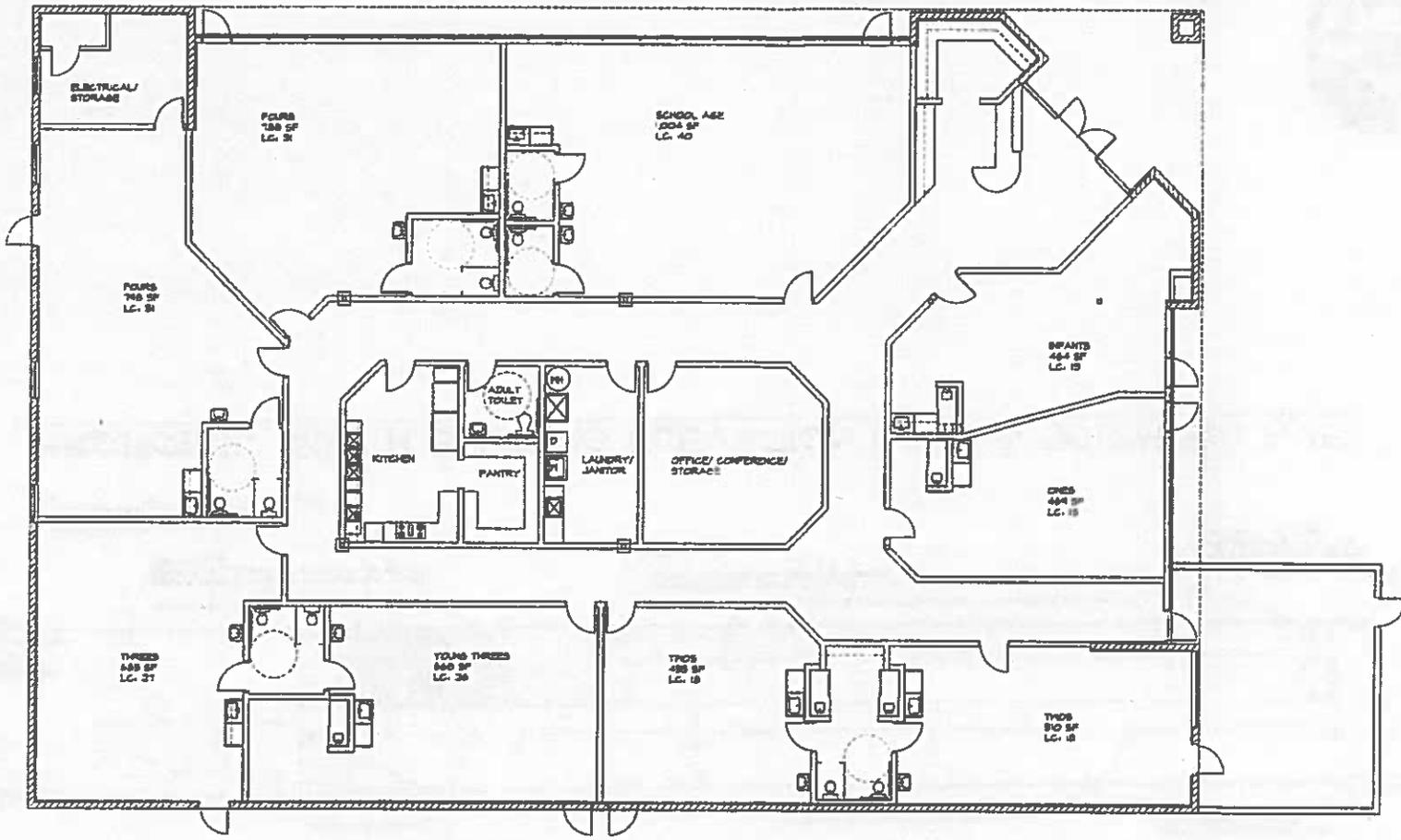


PRELIMINARY ONLY
 Not For Construction



Sheet: **SP-1**





Job No. 1424
 Date 4-26-2008

PRELIMINARY PLANS FOR RENOVEL

Sunrise Preschools
 841 N. SOUTHERN AVE MESA, ARIZONA 85210-5004

PRELIMINARY ONLY
 Not For Construction



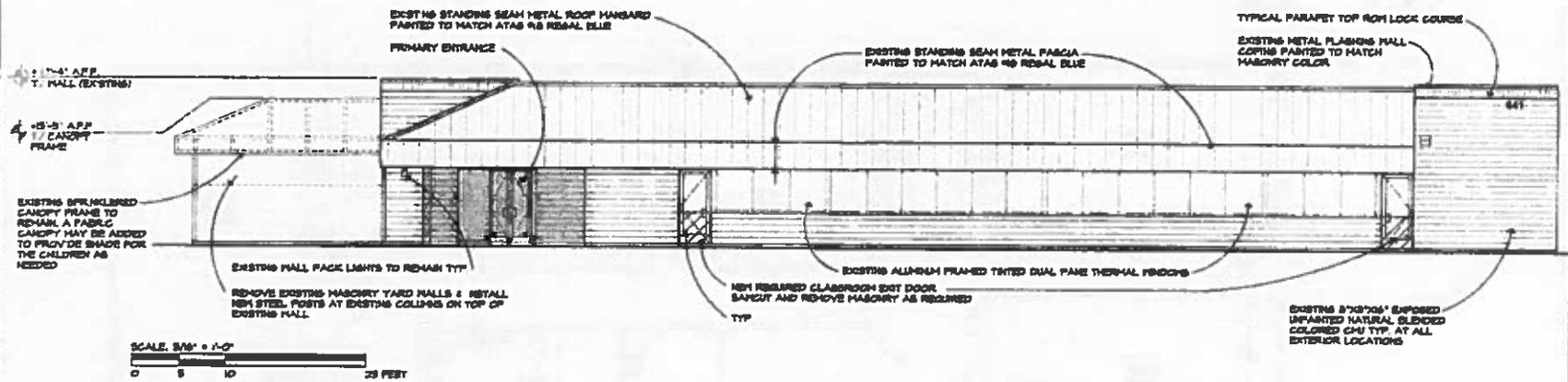
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24 FLOORPLAN

SCALE: 3/8" = 1'-0"

Job No. 1424
Date 8-28-2008

THESE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS OF THE SITE AND ADJUST THE PLANS AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



SCALE: 3/8" = 1'-0"
0 5 10 20 FEET

PROPOSED NORTH BUILDING ELEVATION FACING SOUTHERN AVE.

PRELIMINARY PLANS FOR REMODEL

Sunrise Preschools
6411 N. SOUTHERN AVE. MESA, ARIZONA 85210-5004



Sheet
11-1



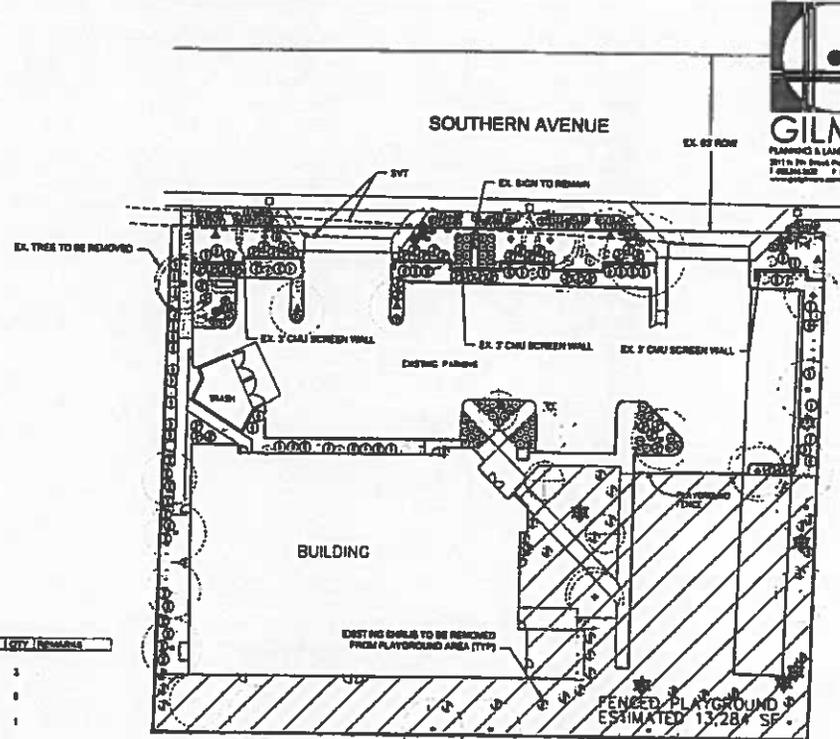
LANDSCAPE NOTES

- CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES BEFORE CONSTRUCTION OF THIS SITE.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
- CONTRACTOR SHALL PROVIDE ALL LABOR MATERIALS AND EQUIPMENT NECESSARY TO MEET ALL THE REQUIREMENTS OF THE LANDSCAPE CONTRACTOR. HE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS OF THE PLANS AND COORDINATION WITH OTHER CONTRACTORS ON THE PROJECT TO MEET ALL REQUIREMENTS. ANY DISCREPANCIES SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT OF THE PROJECT.
- PROVIDE TO THE ARCHITECT ALL NECESSARY INFORMATION FOR THE INSTALLATION OF LANDSCAPE CONTRACTOR'S EQUIPMENT AND MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS OF THE PLANS AND COORDINATION WITH OTHER CONTRACTORS ON THE PROJECT TO MEET ALL REQUIREMENTS. ANY DISCREPANCIES SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANTING AND LANDSCAPE DESIGN. HE SHALL DETERMINE WITH THE ARCHITECT, THE SCOPE OF PLANTING AND DESIGN AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS OF THE PLANS AND COORDINATION WITH OTHER CONTRACTORS ON THE PROJECT TO MEET ALL REQUIREMENTS. ANY DISCREPANCIES SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT OF THE PROJECT.
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PLANT SCHEDULE

SYMBOL	LANDSCAPE PLANT NAME	CALIPERS	HT. (FEET)	QTY	REMARKS
	TREES				
	LYONIA WATERBURY LYONIA	EXISTING TO REMAIN	17'X17'	3	
	ACACIA SMALLS STREET ACACIA	EXISTING TO REMAIN	20'X20'	8	
	ACACIA SMALLS STREET ACACIA	EXISTING TO BE REMOVED	20'X20'	1	
	CERISEAN PRADOX PALM BREA	EXISTING TO REMAIN	20'X20'	1	
	PROCEPS AS PLORA BROWN MEXICOTE	EXISTING TO REMAIN	20'X20'	10	
	PROCEPS OLIVACEA THOMAS L. PROCEPS MEXICOTE	EXISTING TO REMAIN	20'X20'	7	
	SHRUBS				
	CASBA PALM PALM CHRYSAEUM RED SOIL FOR FAVORITE	EXISTING TO REMAIN	6"X6"	3	1 0PH CENTER
	LEUCOPHYLLON FLORENSIS GREEN CLOUD GREEN CLOUD SHINE	5 GAL	5"X3"	21	1 0PH CENTER
	LEUCOPHYLLON FLORENSIS GREEN CLOUD GREEN CLOUD SHINE	EXISTING TO REMAIN	5"X3"	21	1 0PH CENTER
	LEUCOPHYLLON FLORENSIS GREEN CLOUD GREEN CLOUD SHINE	5 GAL	5"X3"	20	
	RUELLIA PENNSELIANA BANA RUELLIA	5 GAL	4"X4"	13	1 0PH CENTER
	ACCENTS				
	DARYLSON MEXICAN BERRY SPOON	EXISTING TO REMAIN	4'X2'	1	1 0PH CENTER
	DARYLSON MEXICAN BERRY SPOON	EXISTING TO REMAIN	4'X2'	6	
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	3'X3'	43	1 1 0PH CENTER
	GRONDOCOUS	1 GAL	2'X3"	63	1 0PH CENTER
	CONVOLVULUS CHEIRAN SUNNY MORNING GLORY	1 GAL	2'X3"	74	1 0PH CENTER
	LANTANA SUNNY NEW BOLDY LANTANA	1 GAL	2'X3"	74	1 0PH CENTER
	DISCOMPOSED ORNATE "COLOR TO MATCH EXISTING"	1" SCREENED		7	1 0PH ALL LANDSCAPE AREAS

NOTES:
1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE.
2) LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.



PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 20'-0"

LANDSCAPE CALCULATIONS

REQUIRED	PROPOSED
STREET FRONTAGE LANDSCAPE (SOUTH SIDE) 12' LF DIVIDED BY 3 TREES, 4 SHRUBS PER 20 LF = 4.0 TREES, 13.33 SHRUBS COVER 100%	14 TREES, 40 SHRUBS = 5.7
LANDSCAPE ADJACENT TO WEST 12' LF DIVIDED BY 1 TREE, 4 SHRUBS PER 20 LF = 0.6 TREES, 13.33 SHRUBS COVER 100%	6 TREES, 30 SHRUBS = 8.7
LANDSCAPE ADJACENT TO EAST 12' LF DIVIDED BY 1 TREE, 4 SHRUBS PER 20 LF = 0.6 TREES, 13.33 SHRUBS COVER 100%	6 TREES, 30 SHRUBS = 8.7
LANDSCAPE PER PARKING SPACES 30 PARKING SPACES DIVIDED BY ONE TREE, 3 SHRUBS PER 6 SPACES	30 TREES, 90 SHRUBS = 120.0
LANDSCAPE PER PLAYGROUND 12' LF DIVIDED BY 1 TREE PER 20 LF	1 TREE = 1.0
TOTAL NUMBER OF 3" BIRCH	171 SHRUBS
TOTAL NUMBER OF 3" BIRCH FOR LANDSCAPE	171 SHRUBS
TOTAL NUMBER OF 3" BIRCH	171 SHRUBS
TOTAL NUMBER OF 3" BIRCH	171 SHRUBS

Sunrise Preschools
 PRELIMINARY PLANS FOR REMODEL
 641 W. SOUTHERN AVE
 MESA, ARIZONA



RECORDED ARCHITECTURE
1000 N. CENTRAL AVENUE
MESA, AZ 85201