



Board of Adjustment

Staff Report

CASE NUMBER: BA14-054 (PLN2014-00454)
STAFF PLANNER: Lisa Davis – Planner II
LOCATION/ADDRESS: 2015 S Alma School Road
COUNCIL DISTRICT: Council District 3
OWNER: Diversified Partners
APPLICANT: Kimley Horn, Traver Jones

REQUEST: *Requesting a Substantial Conformance Improvement Permit (SCIP) to allow a reduction of the landscape setback in the LC zoning district.*

SUMMARY OF APPLICANT'S REQUEST

This proposal is for a renovation of a 4,168 square-foot former Ichi Ban building with a 2,300 square-foot addition at 2015 S. Alma School Road at the southeast corner of Alma School Road and Baseline Road. The proposed renovation and addition will be divided into four separate suites that will front Alma School Road. The existing drive thru lane is intended to be re-used. The existing enclosed service area at the east side of the building will be repurposed as a potential patio or pedestrian plaza for the project. The existing wood fence, with exception to that surrounding the cell tower equipment, will be removed.

The purpose of the Substantial Conformance Improvement Permit (SCIP) is to allow a reduction in the required 15' landscape setback adjacent to Alma School Road and Baseline Road. Full conformance of this requirement along Baseline Road would result in the loss of the existing drive-thru lane on the north side of the building. Full compliance of this requirement along Alma School Road would result in the loss of 18 existing parking stalls, including the ADA accessible stalls, on the west side of the building. Either one of these conditions would make this project unfeasible due to the lack of a drive-thru, or insufficient site parking

The existing landscape areas will be maintained no additional reduction of the landscape adjacent to arterial roads is requested. The existing landscape material in these areas is sparse and below code minimums. As part of the site improvements, it is proposed to bring the site landscaping into conformance to the maximum extent practicable. The approval of the SCIP application will allow for the successful re-development of an existing vacant building and will improve the street frontage with the addition of landscape material.

STAFF RECOMMENDATION

Staff recommends approval of case BA14-054, *conditioned upon the following:*

- 1. Compliance with the site plan submitted, except as modified by the conditions listed below.*
- 2. Compliance with all requirements of a Design Review for modifications to the building elevations and landscape plan.*
- 3. Compliance with all requirements of Development Services in the issuance of building permits.*
- 4. Compliance with all requirements and stipulations of approval of Design Review, DR14-032.*
- 5. The cell tower shall be fully screened from view with the design and materials of the proposed tower element of the building.*

SITE CONTEXT

CASE SITE: Existing vacant building – zoned LC
NORTH: (across Baseline Rd.) Existing gas station/convenience store– zoned LC PAD
EAST: Existing retail center – zoned LC
SOUTH: Existing retail center – zoned LC
WEST: (across Alma School Rd.) Existing gas station/convenience store– zoned LC PAD

STAFF ANALYSIS

The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) to allow reduction of the required 15' landscape setback adjacent to Baseline Road and Alma School Road. The Zoning Code section 11-2-3.L states that a required setback shall be established from the future right-of-way rather than the property line. Although the dedication of the right of way is not required with this development, the landscape setback is required to be measured from the future right of way. In this case the future right of way is a 75' half street for Alma School and Baseline Roads. Once this is applied to the existing site, the landscape setback adjacent to Alma School Road is nonexistent and along Baseline Road ranges from 2' to 5'.

The applicant's request to reduce the required 15' landscape setback adjacent to Alma School Road and Baseline Road can be supported by staff. One of the purposes of the Substantial Conformance Improvement Permit is to allow the redevelopment of underutilized or vacant sites. The proposed improvements for this site without reduction of parking or the loss of the drive through will make the project feasible for the applicant.

There is an existing cell tower within the building that was previously screened by the building and chimney at the north portion of the building. Staff has concerns in regard to the current appearance of the cell tower and appurtenances that are not screened. The applicant is proposing elevations that depict a new tower element integrated into the design of the building that will enclose the existing cell tower. Finishing the top of the tower is proposed to be the trellis material. The applicant has indicated that they will provide an additional backing behind this trellis to fully screen the cell tower

The building elevations and landscape plan were presented to the Design Review Board work session of November 4, 2014. Comments from the Board include:

Elevations:

- a. The need to incorporate four sided architecture for the building. The Board felt the north elevation provided the needed break in massing interest that should be carried around to the other elevations.
- b. Concern for the west elevation. There is not enough shade. Investigate additional or deeper overhang in the design and additional trees adjacent to the building.
- c. Break up the massing of the building and variation in the planes.
- d. The east elevation needs attention with color, materials and variation in massing. This area is proposed to be an outdoor seating area, provide the needed visual interest of the elevation and in the landscape design.
- e. Investigate other materials and colors for variation. The Board suggested eliminating the wood veneer.
- f. Investigate utilizing the "circle" at the north elevation as part of the overall design of the building rather than a sign.

- g. Ensure that the cell tower is fully screened from view. The wall around the cell tower equipment, currently wood, may need to be replaced or upgraded.

Site plan/landscape plan:

- h. The east side of the building is proposed as an outdoor seating and/or patio for the project, therefore additional landscape design is needed to create the outdoor gathering place.
- i. Provide additional trees at the west elevation adjacent to the building.
- j. Show intended placement for the railing at the east and north sides of the site that are adjacent to the drive through.

The project is scheduled for the December 9, 2014 Design Review Board work session meeting to review the revised plans created to address the items above. Staff will continue to work with the applicant to finalize their design based on the Design Review Board comments to achieve Design Review approval.

FINDINGS

- 1.1 The proposed site plan modification and improvements require conformance with current development standards.
- 1.2 The building on the proposed site has remained vacant and underutilized for more than a year.
- 1.3 The proposed site plan change meets all of the current code requirements with the exception of the required 15' landscape setbacks adjacent to Alma School and Baseline Roads. The existing landscape area adjacent to these arterials shall remain. No modification or reduction of the existing landscape area is proposed.
- 1.4 The applicant is providing landscape material to be installed adjacent to Alma School and Baseline Roads.
- 1.5 The foundation base landscape exceeds the requirements of the zoning ordinance.
- 1.6 The degree of improvement being sought by the applicant is proportionate to the degree of non-conforming development standards requested through the proposed SCIP.
- 1.7 The proposed improvements with the recommended conditions of the SCIP approval will bring the site into conformance with the intent of the current development standards.
- 1.8 The proposed use will not be detrimental to surrounding properties.

ORDINANCE REQUIREMENTS:

Zoning Ordinance, Sec. 11-73-3 – Substantial Conformance Improvement Permits – 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:
 - 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.

Design Narrative

City of Mesa
Planning Division
55 N Center St.
Mesa, AZ 85211

Subject Property:
The former Ichi Ban Restaurant
Southeast corner of Alma School Road and Baseline Road
Mesa, Arizona.

To whom it may concern,

We are proposing to subdivide the former vacant restaurant building into two future tenant suites. We are also proposing an expansion with two tenant suites adjacent to the former restaurant. It is our intent to re-use the existing drive-thru as well in order to avoid any potential costly site changes. We would like to be grandfathered for the existing setbacks; meanwhile we are proposing to add some additional landscaping along Alma School Road.

The architecture of the existing building consists of wood siding and clerestory windows. We have very limited opportunities for sign bands; therefore we are proposing a horizontal trellis as depicted on the elevations attached herewith. This proposed feature compliments the horizontal lines of the existing building. The expansion will consist of a similar type of wood siding to match the existing building along with the horizontal sign trellis. The existing building and the expansion will be painted with earth tone colors to compliment the surrounding properties.

The existing drive-thru will be re-used by the adjacent tenant, to be determined, and railing will separate it from the new patio area at the east entrance. New landscaping will be provided along the west and south elevation under the new overhang. The existing enclosed service area will be removed and converted to a potential patio or pedestrian plaza for this development. The satellite service area will have to remain as well as the existing satellite antennae, but will be screened from view and incorporated into the overall design. The existing antennae will be painted in order to conceal it as much as possible.

There is an existing shared parking agreement with the adjacent property owner who has been in the loop and involved in this project from the start. We require 29 number of parking spaces and have provided 33 parking spaces on our site. Future uses parked at a higher ratio can be accommodated as shown on the overall shopping center site plan.



ARCHITECTS, INC

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Oklahoma
Oregon
Pennsylvania
South Carolina
South Dakota
Tennessee
Texas
Utah
Virginia
Washington
West Virginia
Wisconsin
Wyoming

Principals:
Robert W. Kubicek, AIA
Jorge A. Calderon, Assoc. AIA
Kathleen D. Rieger, VP
Steve A. Nasai, VP
Neil A. Feaser, VP
Edgar Felix

Our goal is to renovate this existing development into a low maintenance product which will bind the overall shopping center into a cohesive whole that the neighborhood and the City can take pride in. The quality and design of this development is of paramount importance to Diversified Partners, LLC and its potential tenants.



Sincerely,

Neil Feaser
RKAA Architects, Inc.

Kimley»»Horn

October 13, 2014

City of Mesa Planning Division
55 North Center Street
Mesa, Arizona 85211

RE: *Justification and Compatibility Statement for 2015 South Alma School Road (PLN 2014-00409)*

To Whom It May Concern:

Diversified Partners is proposing to renovate and expand the existing building located at the southeast corner of Baseline Road and Alma School Road. The finished building will be used for retail and restaurant purposes. The existing building consists of approximately 4,168 square feet, and the new building is planned to contain approximately 2,300 square feet. The site is bordered by Baseline Road to the north, Alma School Road to the west, and the existing Fiesta Palms shopping center to the east and south. The site is zoned for Limited Commercial (LC). The proposed improvements include the building renovation, and a limited amount of re-configuration in the parking lot areas to accommodate the revised building layout.

The purpose of this Substantial Conformance to Improvement Permit (SCIP) is to allow for a decreased landscape setback along Baseline Road and Alma School Road. The current landscape setback is less than the required minimum setback, and no changes are proposed that would alter this condition. The required landscape setback along arterial streets for LC zoning is 15 feet. The landscape setback along Alma School Road is approximately four feet, and the landscape setback along Baseline Road varies from 12 feet to 15 feet.

Full conformance of this requirement along Baseline Road would result in the loss of the existing drive-thru lane on the north side of the building. Full compliance of this requirement along Alma School Road would result in the loss of 18 existing parking stalls, including the ADA accessible stalls, on the west side of the building. Either one of these conditions would make this project unfeasible due to the lack of a drive-thru, or insufficient site parking.

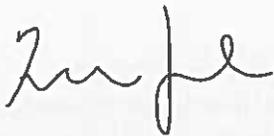
A drive-thru lane currently exists, with the pick-up window on the northern side of the building. This project proposes to maintain the existing drive-thru lane in its current configuration. As previously noted, the existing building, which is adjacent to the existing drive-thru lane, will also remain in place. Maintaining this drive-thru is crucial to attracting tenants to the renovated building.

The landscaping along Baseline Road and Alma School Road is currently sparse and below code minimum. As a part of the site improvements, it is proposed to bring the site landscaping into conformance to the maximum extent practicable. Although the landscape setbacks are less than required, Diversified Partners will endeavor to place the required landscape plantings in the setback areas, barring any conflicts with existing site utilities.

The proposed condition will allow for the successful re-development of an existing vacant building, and will improve the street frontage by adding additional landscaping and sidewalk shading for pedestrians.

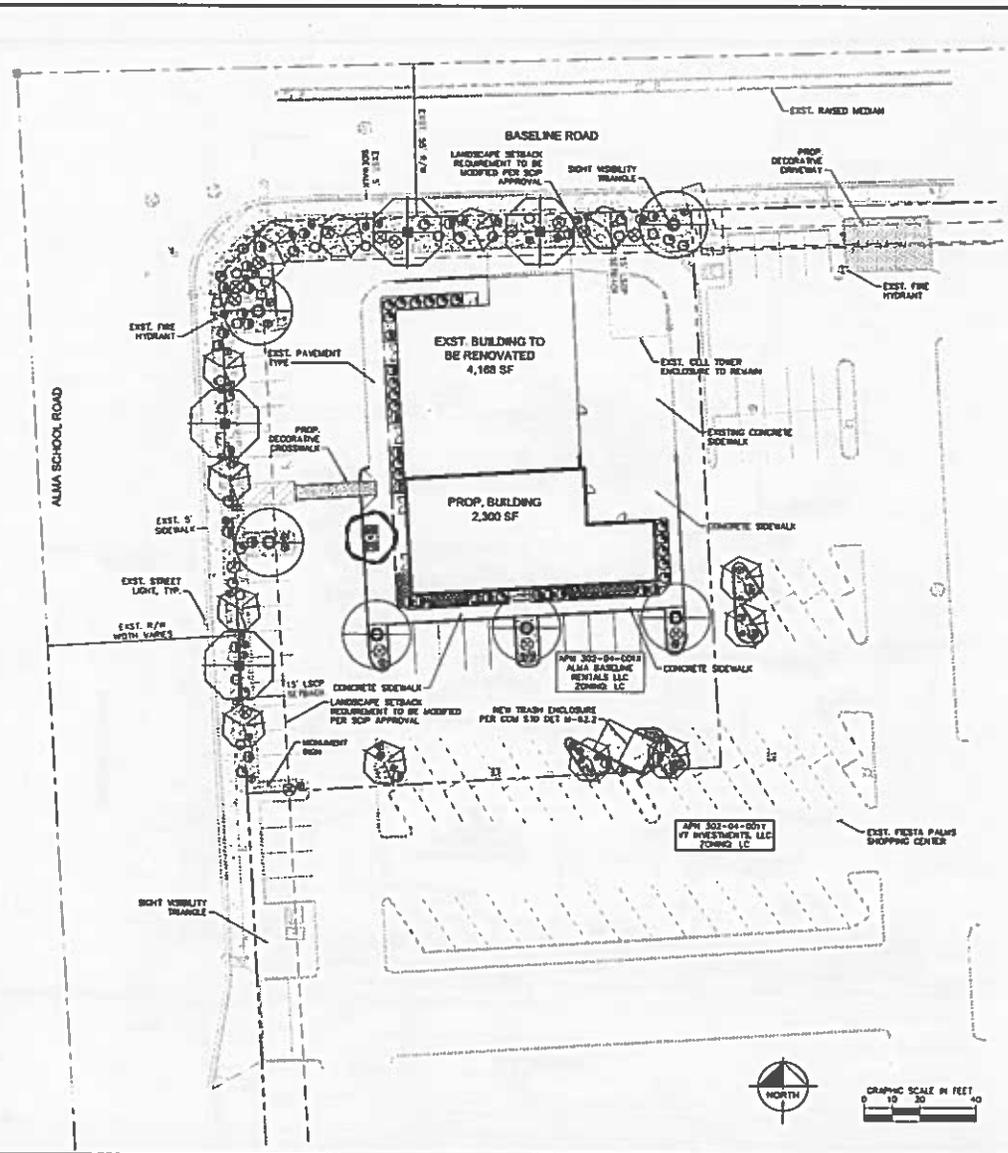
Please contact me at (602) 944-5500 or traver.jones@kimley-horn.com should you have any questions or concerns.

Sincerely,



Traver Jones, P.E.
Project Manager

NO. 1	DATE
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LAND SURVEYOR
 SURVEY PARTNERS GROUP
 230 EAST DYANE ROAD
 SCOTTSDALE, ARIZONA 85230
 PH: (480) 522-4700
 CONTACT: JASON SEDER, RLS

CIVIL ENGINEER
 SMILEY-HORN AND ASSOCIATES, INC.
 7740 N. 16TH STREET
 SUITE 300
 PHOENIX, ARIZONA 85020
 TEL. NO. (602) 844-5508
 CONTACT: TRAVOR JONES, PE

LANDSCAPE ARCHITECT
 SMILEY-HORN AND ASSOCIATES, INC.
 7740 N. 16TH STREET
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DEVELOPER/OWNER
 DIVERSIFIED PARTNERS
 7500 E. WISCONSIN DRIVE
 SUITE 100A
 SCOTTSDALE, AZ 85230
 PH: (480) 847-8800
 CONTACT: ALEXIS LAURENCE

ARCHITECT
 DEAN ARCHITECTS, INC.
 2233 E. THOMAS ROAD
 PHOENIX, ARIZONA 85088
 PH: (602) 850-3800
 CONTACT: MEL FEASER



PLANTING LEGEND

TREES

BOTANICAL NAME / COMMON NAME	SIZE	QTY
OLEA EUROPEA 'SMALL MILL' / SMALL MILL OLIVE (TRIFOLIUS)	24" DBH UPRIGHT	1
PARROTIA & DESERT MUSEUM / DESERT MUSEUM PALM VERDE	36" DBH	8
SOPHORA JAPONICA / TEXAS EBONY	24" DBH	13
LAMIS PARVIFLORA / CHINESE D.D.	24" DBH	4

SHRUBS & ACCENTS

BOTANICAL NAME / COMMON NAME	SIZE	QTY
CALLISTEMO DROXYELLA / PINK FLOPPY DUSTER	3 Gal.	19
NEPENTHES PARVIFLORA / RED VEIL	3 Gal.	36
LEUCOPHYLLUM LAMNARNE / LAMNARNE'S SAGE	3 Gal.	17
BUELLIA PERSICULARIS / DESERT BUELLIA	3 Gal.	32

GROUNDCOVERS & GRASSES

BOTANICAL NAME / COMMON NAME	SIZE	QTY
CONYSELIUM CHEIRAL / BLUE WINDMILL CLOVER	1 Gal.	35
LANTANA / NEW GOLD / NEW GOLD LANTANA	1 Gal.	8
MALDENBERGIA AEROSA / DEER GRASS	1 Gal.	40

MISCELLANEOUS

DESCRIPTION / SPECIFICATION	QTY
Decomposed Granite 1/2" min. 2" depth	6,340 SF

PLANTING REQUIREMENTS - CITY OF MESA

STREETScape	Required	Provided
Alma School Rd. (300 LF)	Tree(1/25 LF)	0
	Spal shrub(6/Tree)	48
Baseline Rd. (175 LF)	Tree	7
	Spal shrub	42
PARKING LOT LANDSCAPE	Required	Provided
1 tree and 3 shrub/15' Parking Island	3, 0	0, 30
1 tree and 8 shrub / 8 spaces	4, 24	14, 85
10% of trees require 36" DBH		Provided
60 other trees 24" DBH		Provided
FOUNDATION BASE LANDSCAPE	Required	Provided
1 tree / 80 LF (within 30% of bld)	0	0
10% of trees require 36" DBH		Provided
60 other trees 24" DBH		Provided
32% Public Entrance and coverage		Provided
25% Coverage if no public entrance		Provided
100' min. visible exterior walls		Provided
MINIMUM TREE SIZE (SITE)	Required	Provided
18" DBH	25% min.	Provided
24" DBH	50% min.	Provided
MINIMUM SHRUB SIZE (SITE)	Required	Provided
3 Gal	50% min.	Provided

Kimley»Horn
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 Phoenix, Arizona 85004 (602) 944-1000

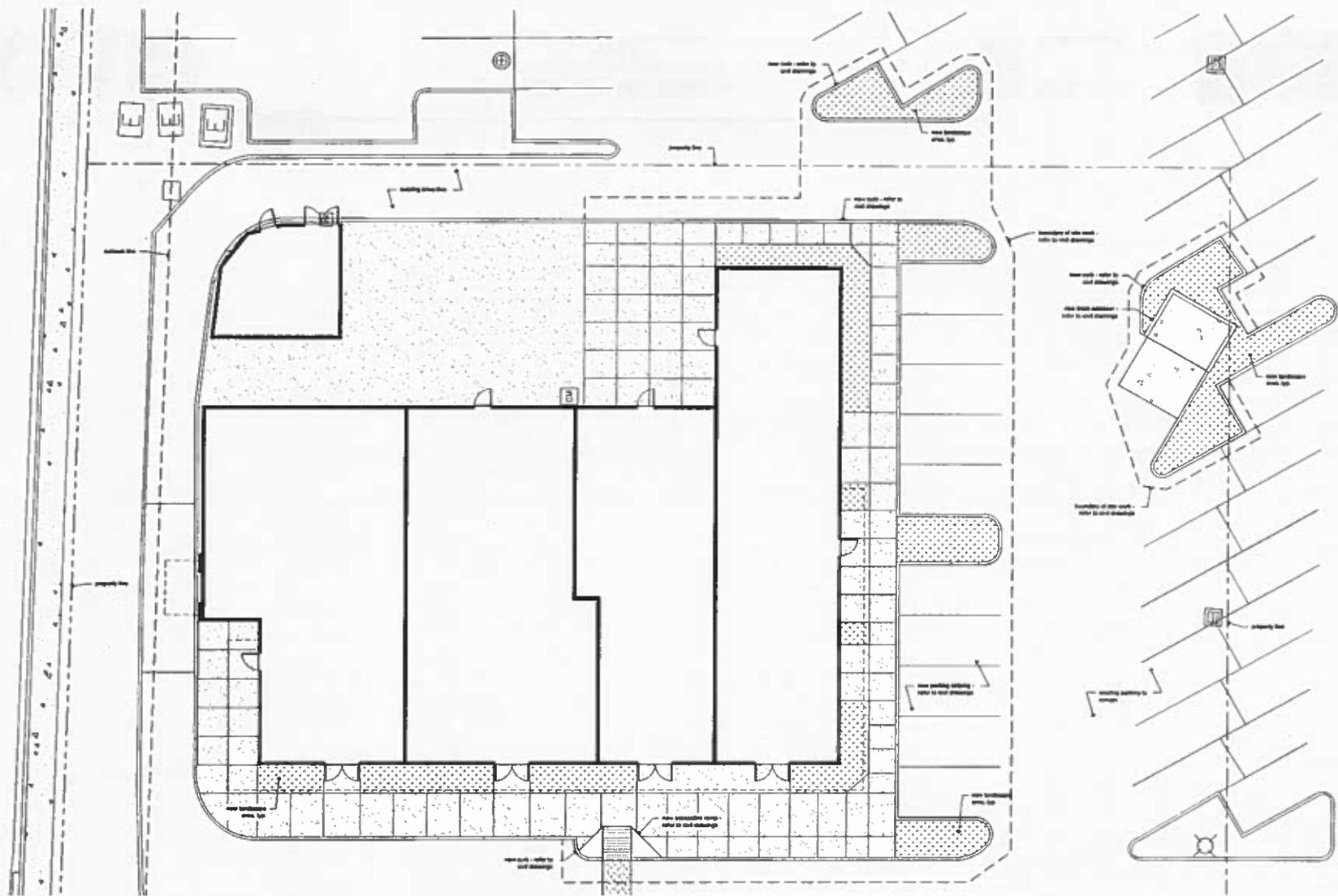
DIVERSIFIED PARTNERS
 Neighborhood Real Estate Services

2015 SOUTH ALMA SCHOOL ROAD
PRELIMINARY LANDSCAPE PLAN
 MESA, ARIZONA

PROJECT No. 10120607
 SCALE (HS) 1"=20'
 SCALE (VS) NONE
 DRAWN BY: KJ
 CHECKED BY: JH
 DATE: 10/13/14

602-283-8888
 1-800-578-1111

LS1
 1 OF 1 SHEETS



HARDSCAPE PLAN
SCALE: 1/8" = 1'-0"



ICHI BAN REMODEL
SEC ALMA SCHOOL RD. AND BASELINE
MESA, AZ
DATE: 10-14-2014 (PRELIMINARY)



HS-1
RKAA# 14141.00



FLOOR PLAN

SCALE: 3/16" = 1'-0"

ICHI BAN REMODEL
SEC ALMA SCHOOL RD. AND BASELINE
MESA, AZ
DATE: 10-14-2014 (PRELIMINARY)

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PURPOSE WITHOUT
THE WRITTEN
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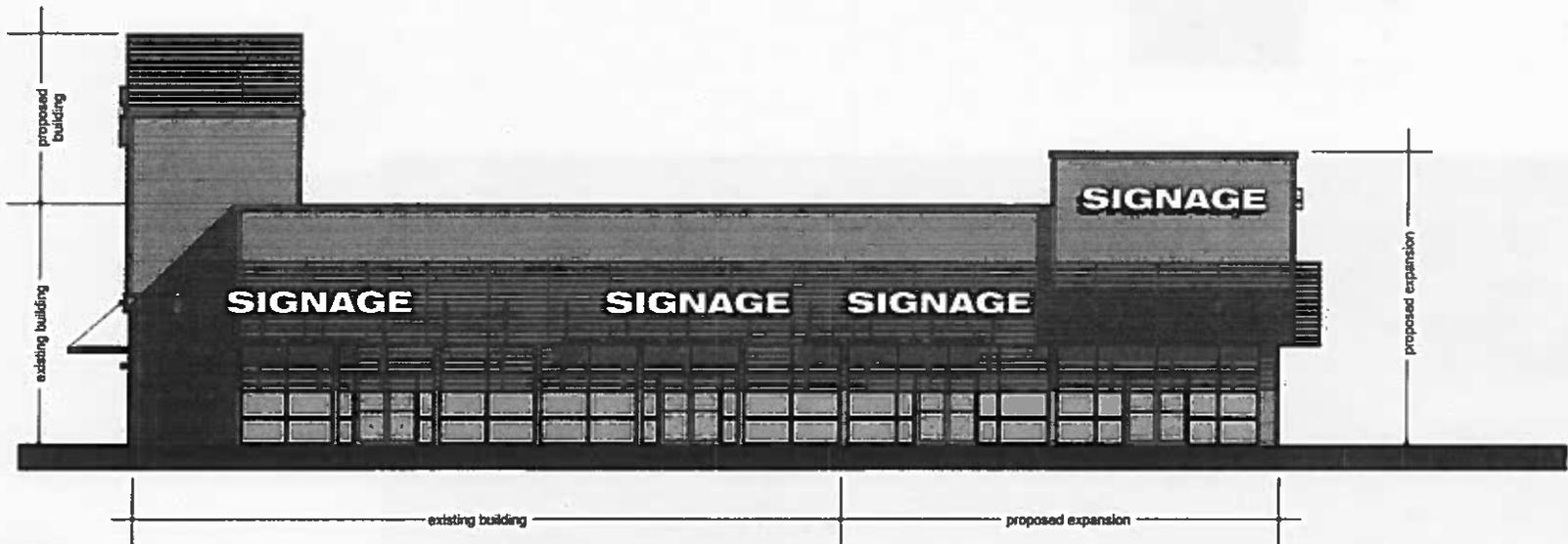
FP-1

RKAA# 14141.00



EXISTING WEST ELEVATION

SCALE: N.T.S.



WEST ELEVATION

SCALE: 3/16" = 1'-0"

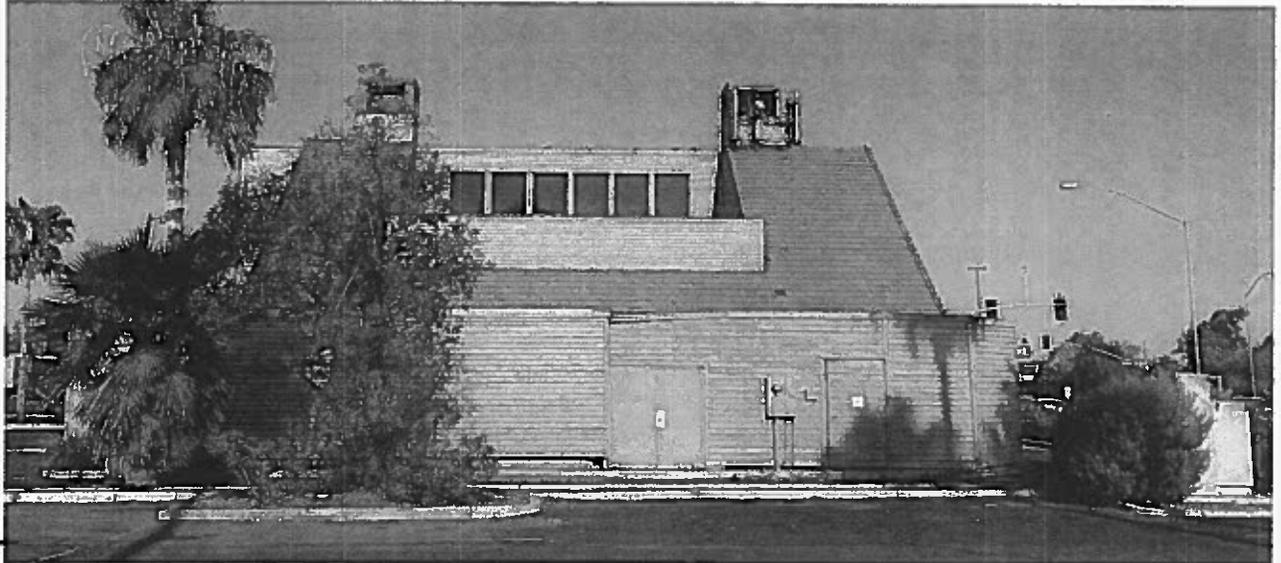


ICHI BAN REMODEL
SEC ALMA SCHOOL RD. AND BASELINE
MESA, AZ
DATE: 10-14-2014 (PRELIMINARY)

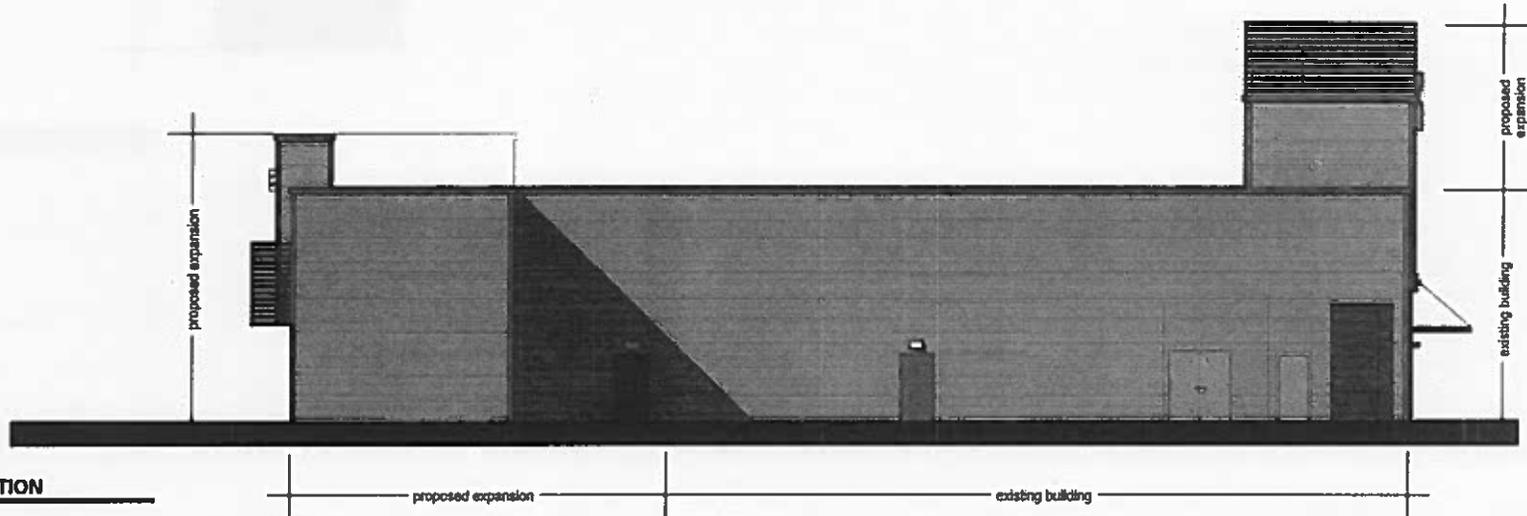
THIS PLAN
SUBMITTED BY THE
ARCHITECT AND
NOT TO BE USED
FOR CONSTRUCTION
WITHOUT THE
APPROVAL OF THE
LOCAL AUTHORITY
BY THE ARCHITECT

STREET VIEW 1
RKA# 14141.00





EXISTING EAST ELEVATION
SCALE: RL 1/8"



EAST ELEVATION
SCALE: 3/16" = 1'-0"



ICHI BAN REMODEL
SEC ALMA SCHOOL RD. AND BASELINE
MESA, AZ
DATE: 10-14-2014 (PRELIMINARY)

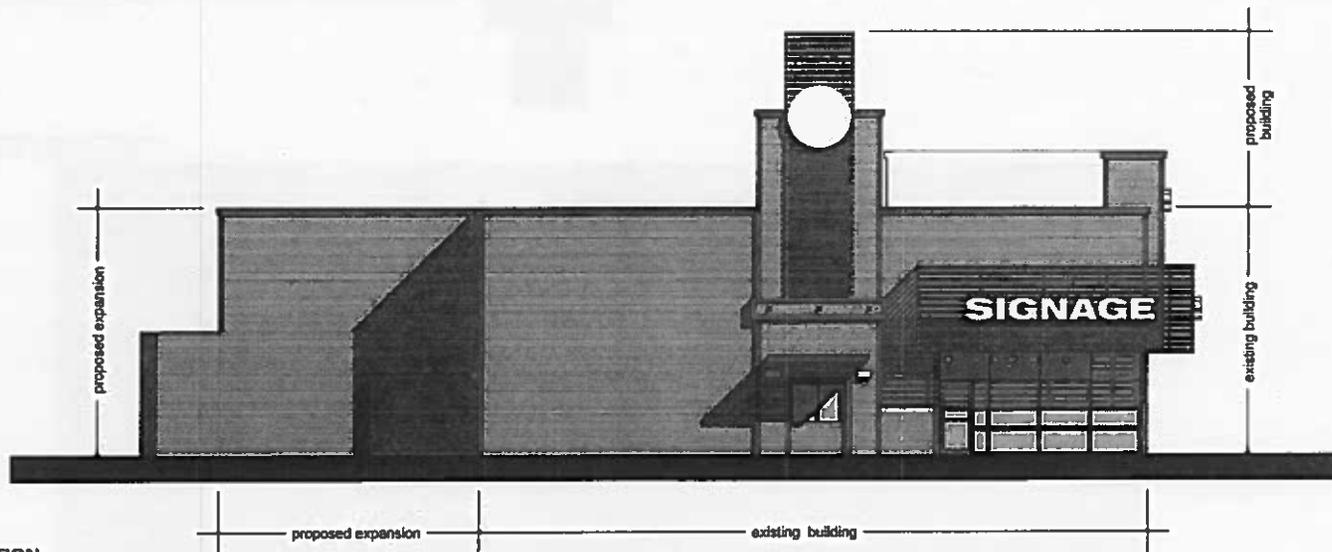
THIS PLAN
REPRESENTS THE
DESIGN OF THE
PROPOSED
REMODELING OF THE
EXISTING BUILDING
AND DOES NOT
CONSTITUTE A
WARRANTY OF
FITNESS OR
SOUNDNESS OF
THE PROPOSED
REMODELING
OR THE
EXISTING
BUILDING.

STREET VIEW 2
RKAA# 14141.00



EXISTING NORTH ELEVATION

SCALE: N.T.S.



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



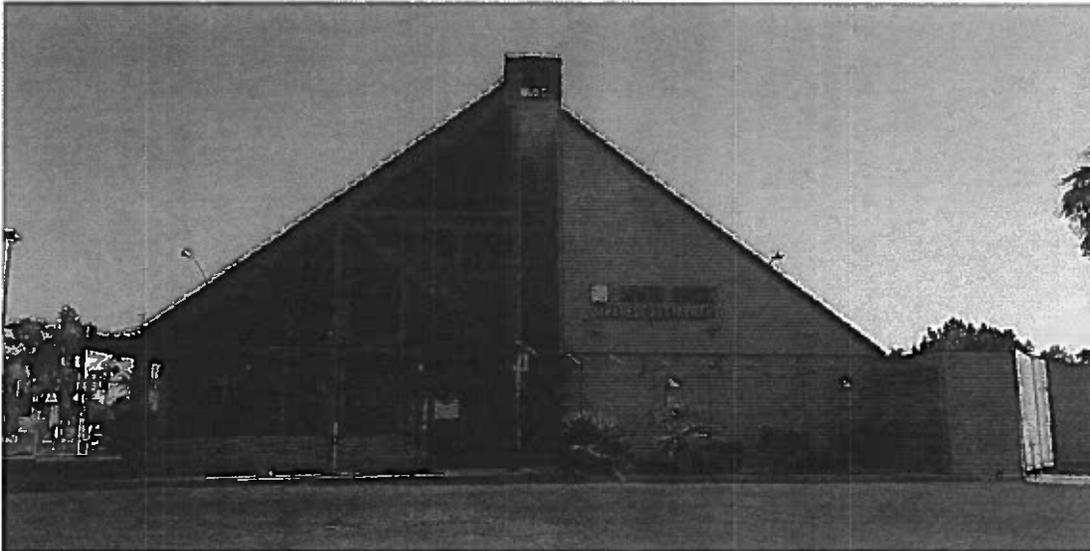
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SEC ALMA SCHOOL RD. AND BASELINE
MESA, AZ
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STREET VIEW 3

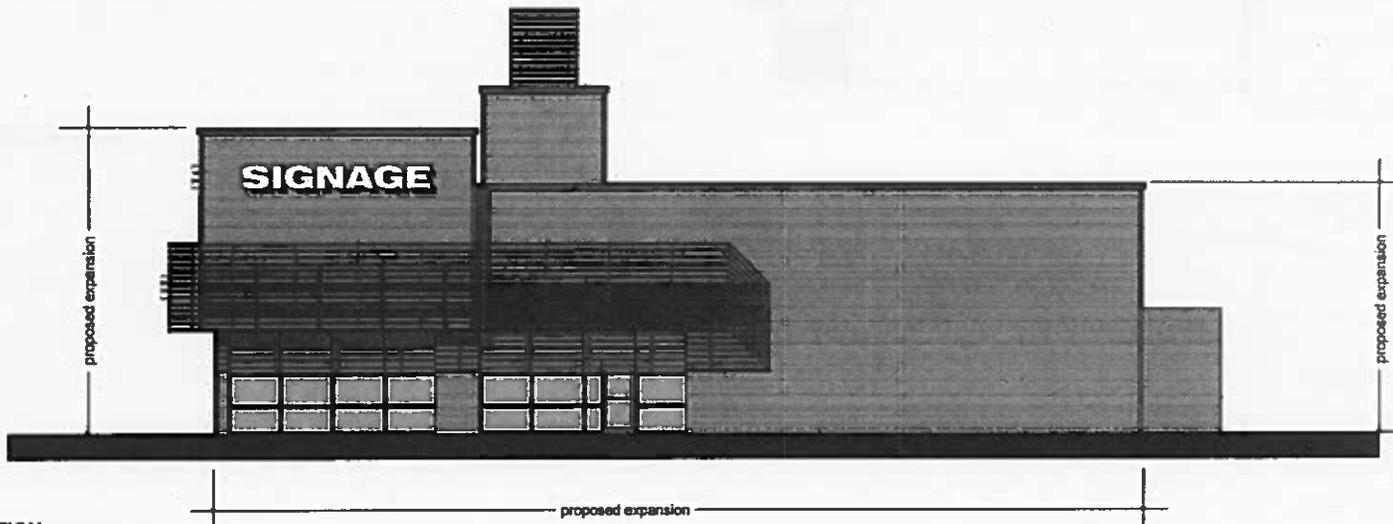
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EXISTING SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

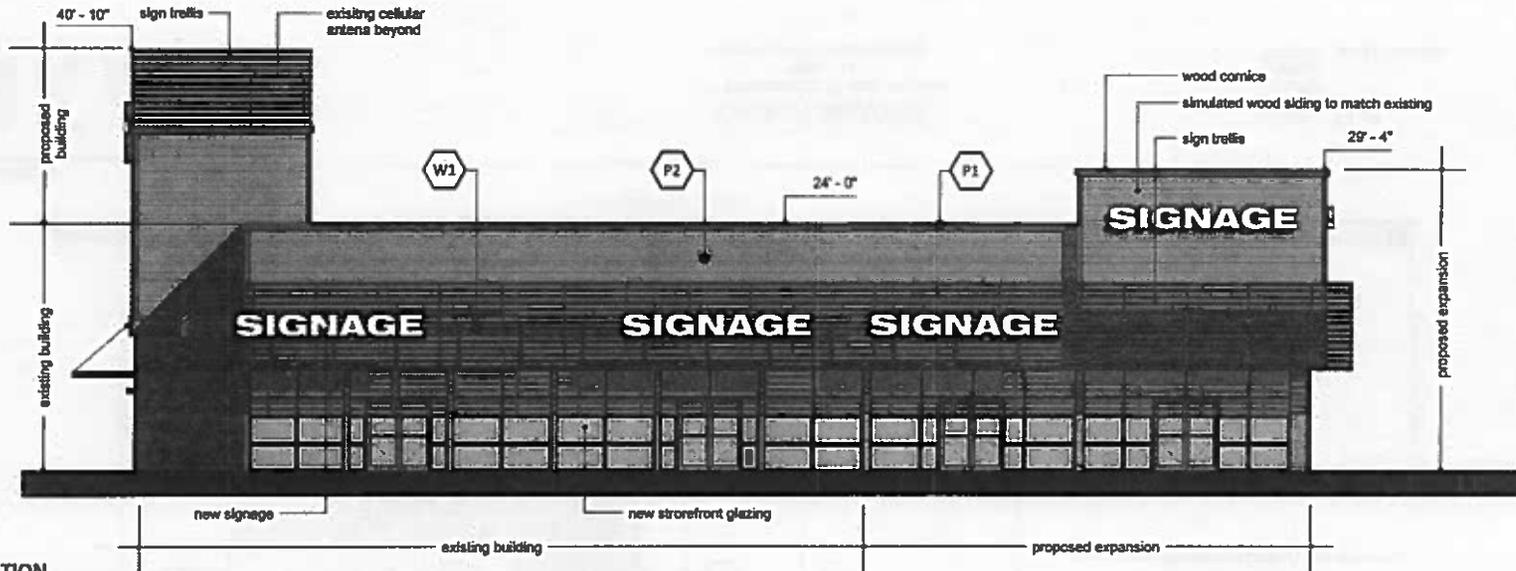
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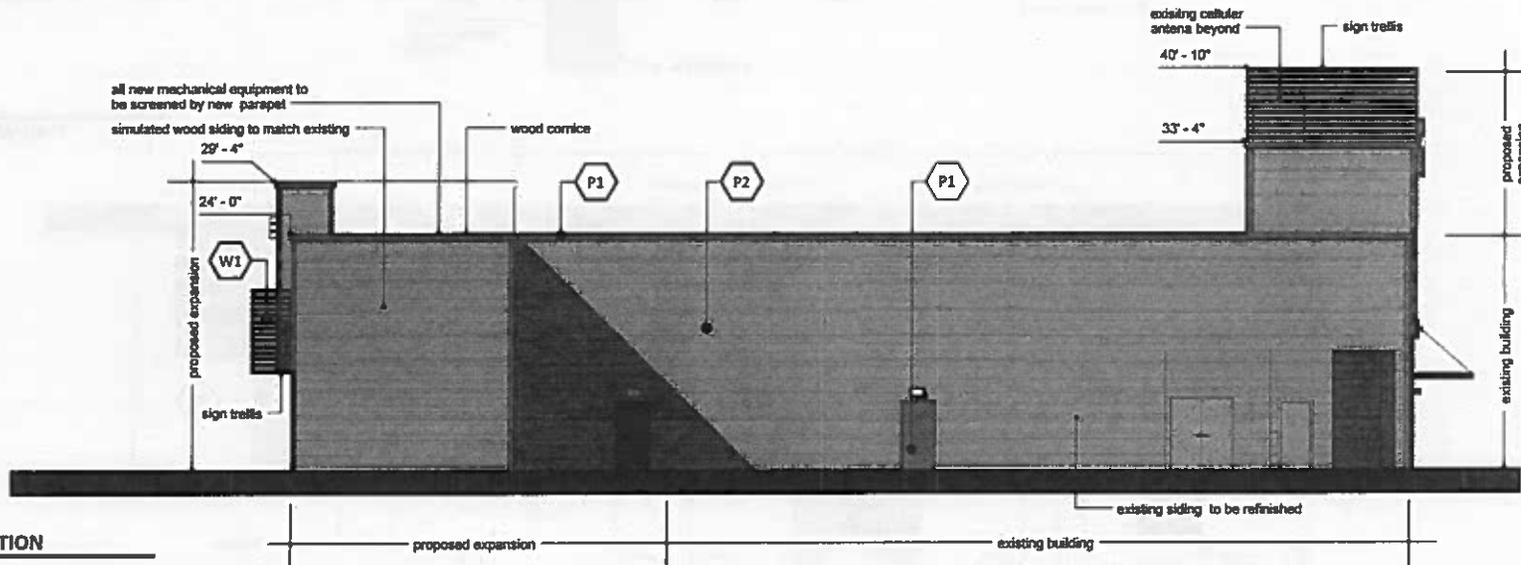
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 MESA, AZ
 DATE: 10-14-2014 (PRELIMINARY)

2014 0500
 STREET VIEW 4
 RKA# 14141.00





WEST ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND

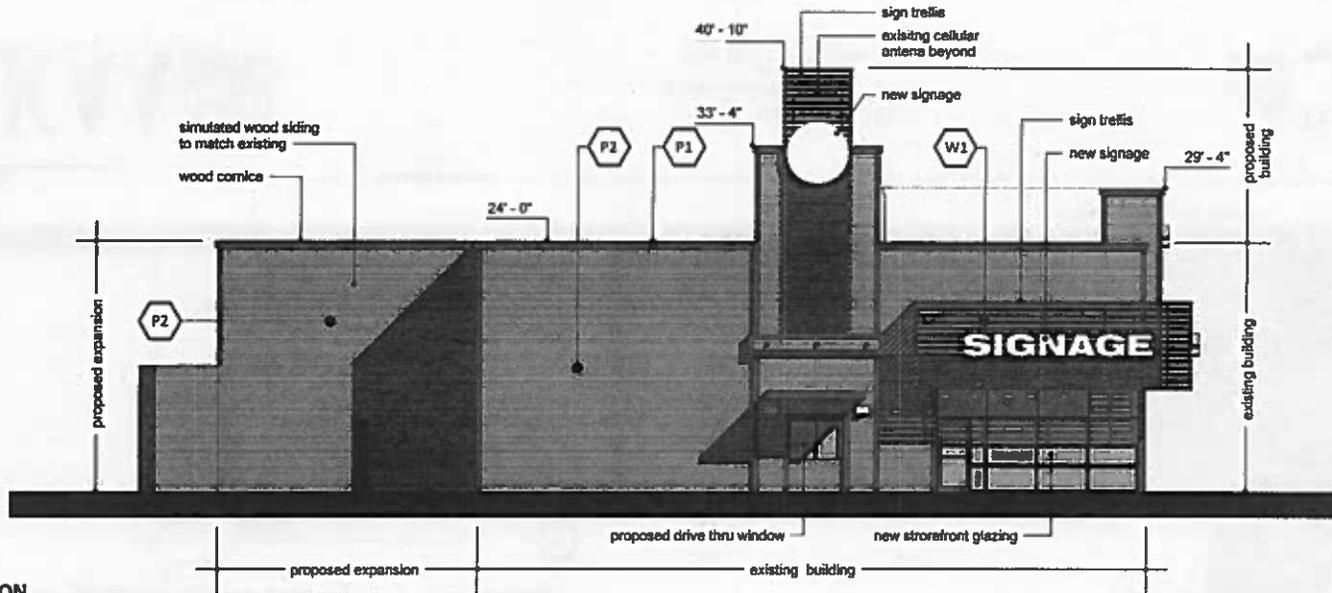
	COLOR TO MATCH SIMULATED WOOD SIDING COLOR: QUINN CASEY 05000
	COLOR TO MATCH SIMULATED WOOD CORNICE COLOR: QUINN CASEY 05000
	EXISTING BUILDING SANDING/STAINING COLOR: QUINN CASEY 05000



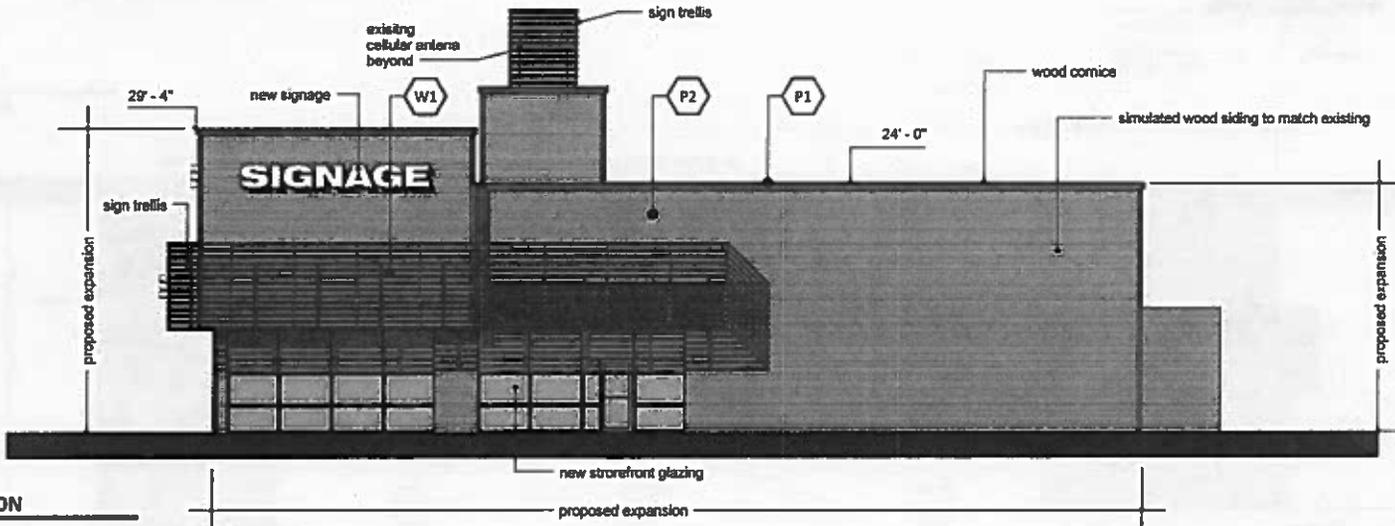
ICHI BAN REMODEL
SEC ALMA SCHOOL RD. AND BASELINE
MESA, AZ
DATE: 10-14-2014 (PRELIMINARY)

EL-1
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NORTH ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND

	P1 - SIMULATED WOOD SIDING COLOR: PINE CANT 0505
	P2 - SIMULATED WOOD SIDING COLOR: PINE CANT 0505
	P3 - SIMULATED WOOD SIDING COLOR: PINE CANT 0505



ICHI BAN REMODEL
SEC ALMA SCHOOL RD. AND BASELINE
MESA, AZ
DATE: 10-14-2014 (PRELIMINARY)

EL-2
RKAA# 14141.00





NORTH WEST VIEW
SCALE: N.T.S.



WEST VIEW
SCALE: N.T.S.



SOUTH WEST VIEW
SCALE: N.T.S.



ICHI BAN REMODEL
SEC ALMA SCHOOL RD. AND BASELINE
MESA, AZ
DATE: 10-14-2014 (PRELIMINARY)

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