

RLeporeArchitecture, LLC

RLeporeArchitecture@gmail.com

13440 North 44th Street, #2031
Phoenix, Arizona 85032

ph: 602.318.0100

April 1, 2024

Thunderbird Office/Retail
11919 W. Thunderbird Rd
El Mirage, Arizona 85335
APN#: 501-36-115V

Regarding: Pre-Application Narrative

Application Request

We are requesting approval to develop an Office/Service building on an approximately 0.2 acre parcel. The parcel originally consisted of an approximately 6000 sf building, of which, approximately 2,750 sf has been demolished. The remaining 3,250 sf will be remodeled with a new façade and interior improvements to provide (4) office/retail spaces.

Location and description

The parcel is currently zoned UC. The (5) parcels to the east are also zoned UC. The parcel and corresponding building to the east is currently a 'Little Ones Learning Center. The parcel further east is vacant. The adjacent parcels to the south are zoned SN which have existing residential homes. The adjacent parcel to the west is zoned UC which consists of an existing post office.

Potential Tenants

The proposed building will be occupied by businesses providing professional services such as accountants, insurance, mobile phone outlets, barber shop and other services which require small office spaces.

Historical data

This property was recently part of an appraisal and partial ROW Acquisition. As a result, the report concluded the remainder of the property is left without any on-site parking or direct vehicular access to Thunderbird Road. This resulted in very limited future use and utility. The report furthermore indicates future value of the property to be limited to a nominal value of \$10,000.

Due to the lack of access to Thunderbird Road, on-site parking will not be plausible. Numerous attempts have been made to acquire a cross-access agreement to the adjacent United States Post Office to the west but the Post Office has not accepted any agreements. Therefore, parking for the site will need to be off-site.

As a compromise to the city, we are proposing a pedestrian friendly courtyard which will be accessible from all directions from the property. We propose landscape areas and outdoor seating areas for the public.

Traffic Management

On-site parking is not available due to not having access off of Thunderbird. The access point off of Thunderbird on the adjacent west property is for use by the US postal office. Numerous attempts to allow access to this projects property have failed. Therefore, parking for this project will be provided off-site by using the (10) City of El Mirage parking stalls located on the US Postal Office property to the west which the City of El Mirage has the right to use. Parking for this project will be able to use these parking stalls. An additional (6) parking stalls are located on Thunderbird on the north side of Thunderbird. Tenants and people accessing this building will be able to use those parking stalls also.

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Proposed building/Structures

As stated above, there is an existing vacant building on the site. 2,750 sf of the building has been demolished leaving approximately 3,250 sf of developable space remaining. We propose to renovate the building with a new 20 foot high modern metal panel and storefront window/door system. This design will provide a standard for future development along the Thunderbird Rd corridor.

Miscellaneous

This parcel has existed with existing traffic counts and drainage flows, thus we request any type of Drainage Report, Traffic Report/Analysis be waived as part of our request. Any form of Engineering Analysis will require extensive research and design which we feel is a hardship on such a small and existing parcel.

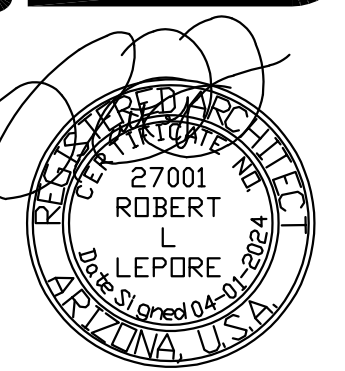
Thunderbird Office / Retail

11919 West Thunderbird Road
El Mirage, Arizona 85335

PROPERTY OWNER:
ARISMELENDEZ JAIME JR
14245 N 185TH AVENUE
SURPRISE, ARIZONA 85388
ph: 480-231-5183
email: ridgeway.d@gmail.com

ARCHITECT:
RLeporeArchitecture, LLC
13440 North 44th Street, #2031
Phoenix, Arizona 85032
Robert L. Lepore - Architect
ph: (602) 318-0100
email: RLeporeArchitecture@gmail.com

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T-Bird Office / Retail Building
11919 West Thunderbird Road
El Mirage, Arizona 85335

Site Plan
A1.1

March 26, 2024

PROJECT DESCRIPTION

LEGAL DESCRIPTION

PROJECT DATA

APN: 501-36-115V

Lot Size (Sq. Ft.): 8,899.00 sq. ft. (0.20 acres +/-)

Zoning: UC - URBAN CORRIDOR

S/T/R: 13 3N 1W

Construction Type: Type VB

Occupancy Group: Business

Use Category: Commercial

Specific Use: Office / Personal Services

Occupant Load: 3,250 sf / 100 = 32 Occupants

ANY CHANGE OF USE OR OCCUPANCY OF ANY BUILDING OR BUILDINGS, INCLUDING ADDITIONS THERETO REQUIRING MORE PARKING, SHALL NOT BE PERMITTED UNTIL SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE FURNISHED.

Building Square Footage: 3,250 sf

Lot Coverage:

Allowable: 90% - 8,899 x .90 = 8,009 sf

Provided: 37% - 3,250 sf

Building Setbacks:

Front: 5'

Side: 5' - 0" (If structure is fire resistant per IBC and IFC)

Rear: 5'

Building Height:

Allowed: 3 stories or 40'

Provided: 20'-0"

Parking Requirements:

Required: Office/Personal Services 1 stall / 300sf

3,250 sf / 300 = 11 stalls

Provided: 16 stalls

2018 International Building Code (IBC)

2018 International Residential Code (IRC)

2018 International Plumbing Code (IPC)

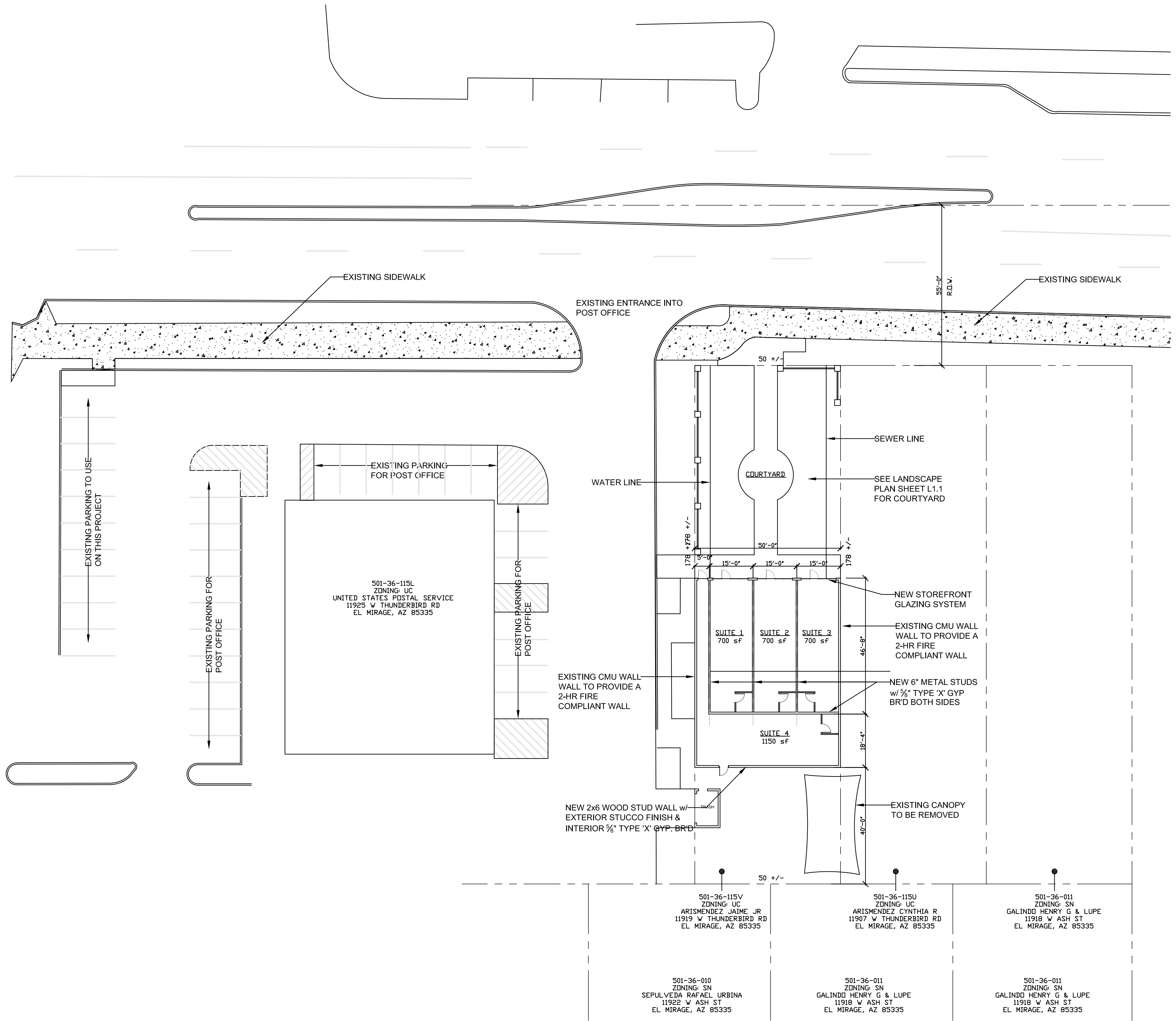
2018 International Mechanical Code (IMC)

2018 International Fuel Gas Code (IFGC)

2018 International Existing Building Code (IEBC)

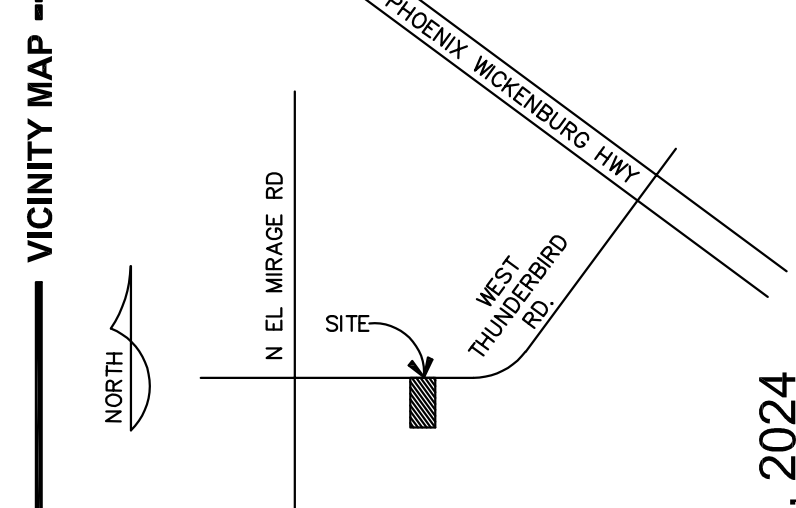
2011 National Electrical Code (NEC)

UTILITY / SERVICE COMMITMENT TABLE	
WATER:	City of El Mirage
SEWER:	City of El Mirage
ELECTRIC:	Arizona Public Service
GAS:	Southwest Gas

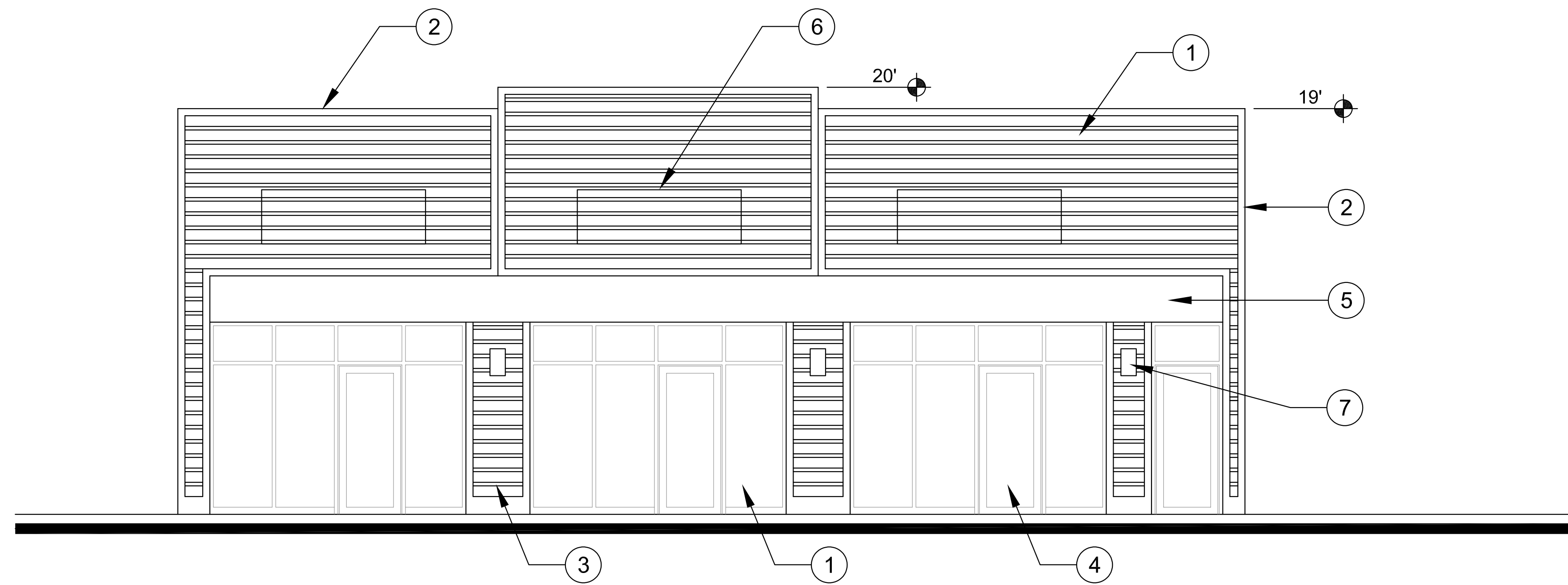


01 site plan
1"=20'-0"

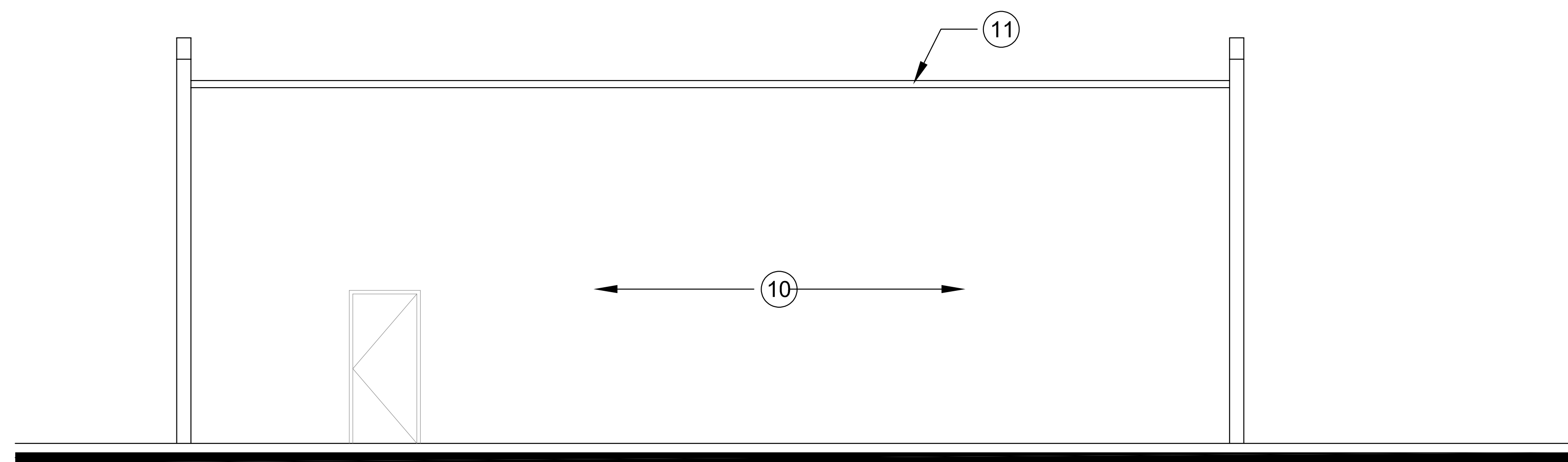
CODES



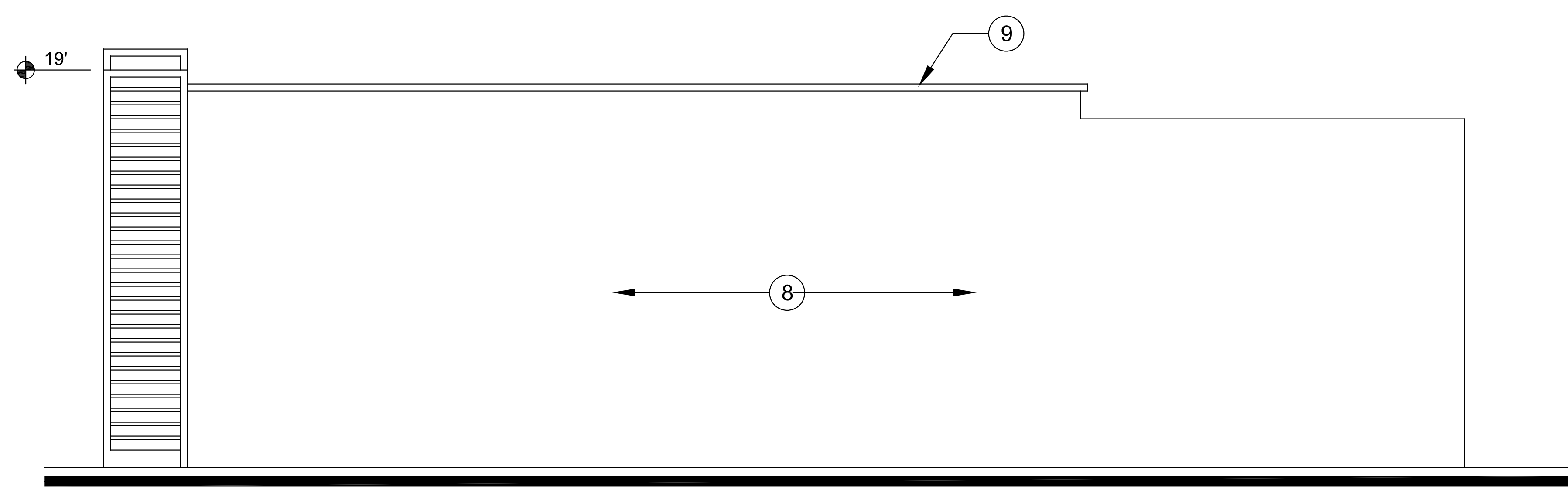
VICINITY MAP



FRONT ELEVATION



REAR ELEVATION



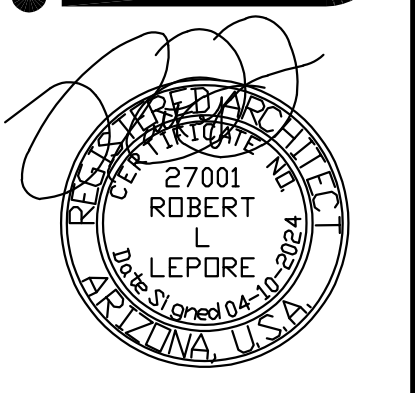
WEST SIDE ELEVATION

ELEVATION KEYNOTES

- ① NEW METAL SIDING
- ② NEW 4" METAL TRIM
- ③ NEW MEDIUM BRONZE STOREFRONT
- ④ NEW ALUMINUM STOREFRONT DOOR
- ⑤ NEW METAL CLAD BEAM
- ⑥ NEW SIGNAGE (UNDER SEPARATE REVIEW)
- ⑦ NEW WALL SCNCE
- ⑧ EXISTING CMU WALL w/ STUCCO FINISH
- ⑨ EXISTING SOLID MASONRY CAP
- ⑩ NEW 6" METAL STUD WALL w/ STUCCO FINISH
- ⑪ NEW 4" STUCCO CORNICE

NO.	REVISION	DATE

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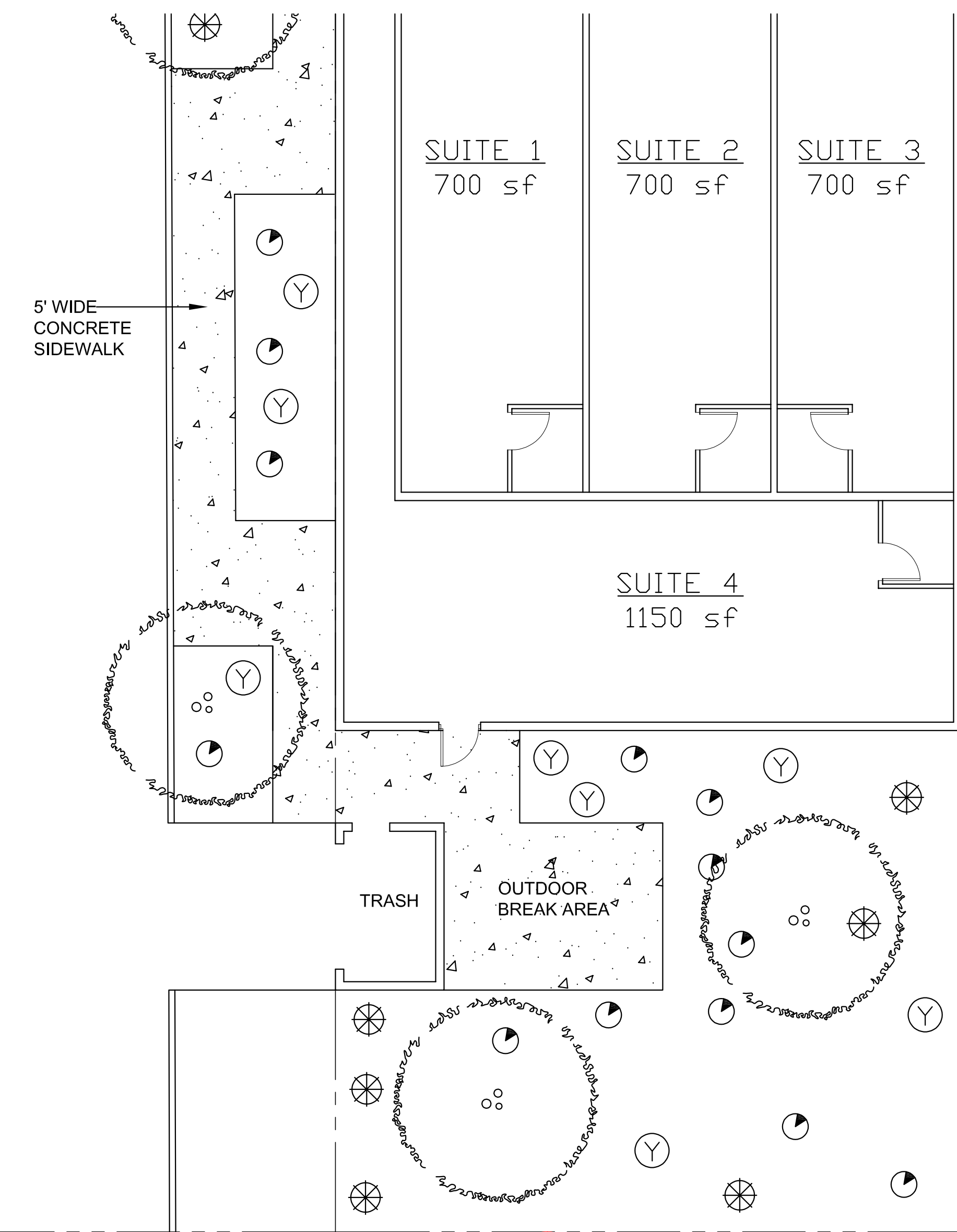
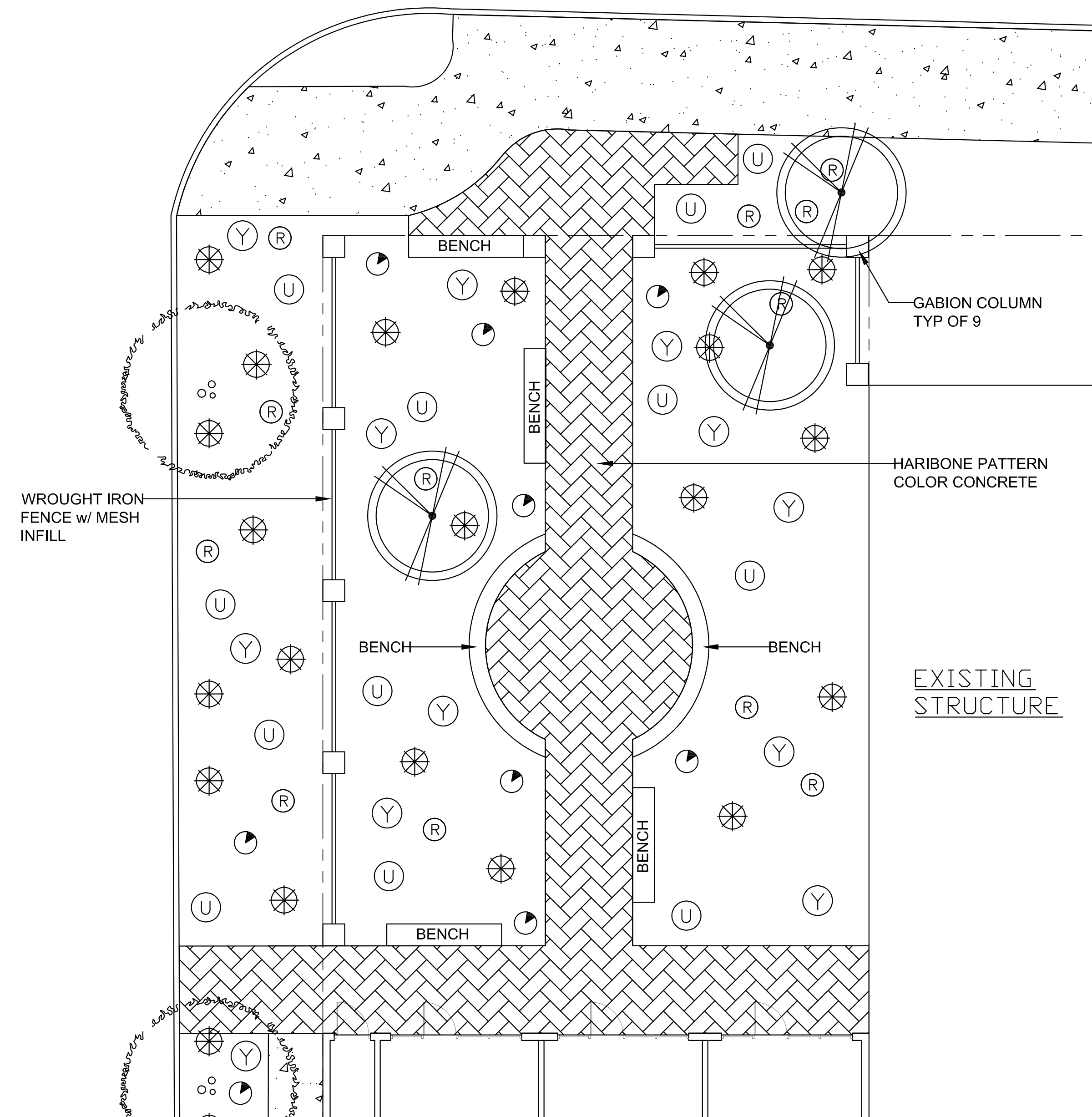


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April 10, 2024

LANDSCAPE LEGEND

SYMBOL TREES	BOTANICAL NAME	COMMON NAME	SIZE CONTAINER
	<i>Sophora secundiflora</i>	Texas Mountain Laurel	24" Box
	Parkinson hyb.	'Desert Museum' Palo Verde	24" Box
SHRUBS			
	<i>Salvia darcyi x microphylla</i>	Royal Red Sage	5 Gal
	<i>Leucophyllum langmaniae</i>	Lynn's Legacy Sage	5 Gal
	<i>Ipomoea fistulosa</i>	Morning Glory Bush	5 Gal
	<i>Ruellia brittoniana</i>	Ruellia	1 Gal
GROUNDCOVERS			
	<i>Lantana sp.</i>	'New Gold' Lantana	1 Gal
	1/4 Minus Madison Gold		

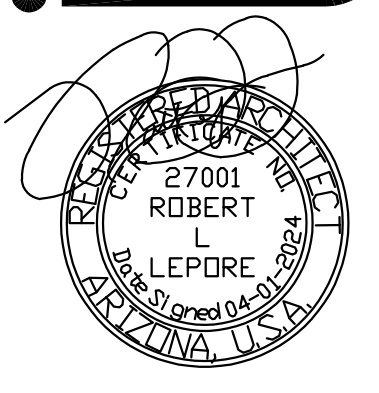


01 Landscape plan
1/8"=1'-0"

NO.	REVISION	DATE

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Landscape Plan
L1.1