



PZ-23-00161-04
3773 N Kaspar Drive
Architectural Design Standards -
Massing Variance

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Area Context Map

- North: Mount Elden Foothills Townhome Lots Subdivision (MR); vacant parcel (HR)
- West: Hotel (HC)
- South: Vehicle repair garage (HC)
- East: Highway 89





Request

The applicant requests a Zoning Code Variance from the wall plane massing requirements of 10-50.20.030.B.2: Architectural Standards – Building Massing, of the Zoning Code. This request is to increase the maximum horizontal wall plane from 75 feet to 133 feet. The subject property is located at 3773 N Kaspar Drive and is zoned Highway Commercial (HC).



Zoning Code Requirement

10-50.20.030.B (Architectural Standards)

2. Building Massing. For all buildings in non-transect zones, wall planes shall be divided into modules that express traditional dimensions such that a primary facade plane shall not exceed 75 feet in length. If a wall plane exceeds this dimension, then a jog shall be provided to divide it into subordinate elements each less than 75 feet in length. The depth of the jog shall be a minimum of 20 percent of the height of the wall plane. In addition, a combination of at least two of the following techniques shall be employed:

- a. Change the height of a wall plane or building mass by providing vertical articulation. The change in height shall be at least 20 percent of the vertical height of an adjacent wall plane or building mass;
- b. Change the roof form to express different modules of the building mass; and/or
- c. Divide large wall planes into smaller components by changing the arrangement of windows and other facade articulation features, such as columns or strap work.

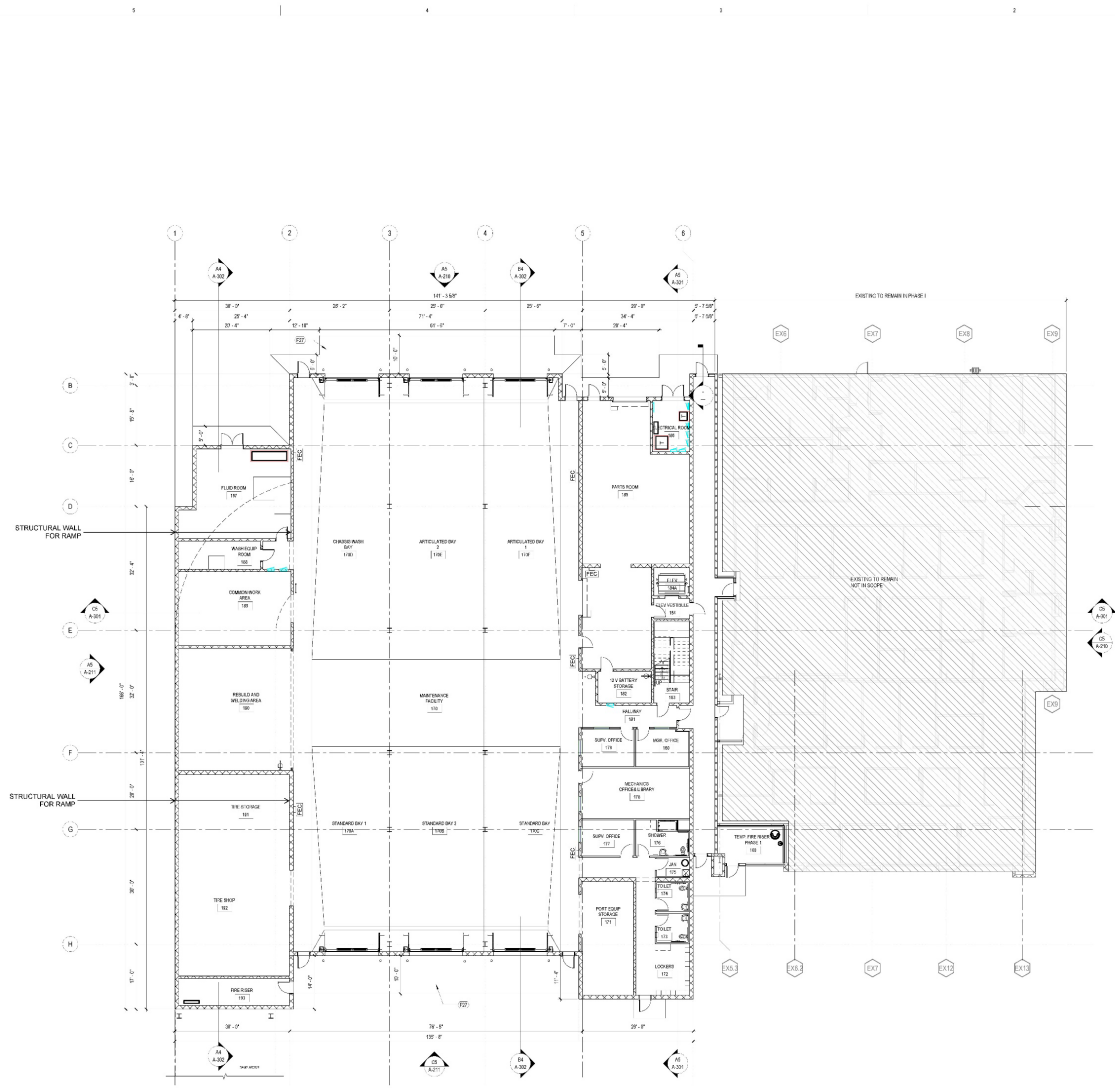
The applicant requests a variance from 10-50.20.030.B.2 to allow for a horizontal wall plane that exceeds 75 feet in length.

This standard requires a jog of 20% of the height of the wall plane or approximately 6 feet.

If a variance is granted, all other Architectural Design Standards would apply.



Floor Plan



A5 OVERALL PLAN - LEVEL 01

FLOOR PLAN LEGEND

- NEW STOD WALL
- NEW CM WALL
- NEW DOOR
- EXISTING WALL
- EXISTING DOOR

RCP LEGEND

- UPDOWN BOARD
- UPPER RECESSED JOIST
- JOIST JOIST
- SUSPENDED STRIP JOIST
- WALL SCOPE

FLOOR PLAN GENERAL NOTES

- DRAWINGS & SPECIFICATIONS ARE COMPLEMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS. GENERAL CONDITIONS & SPECIFICATIONS FOR THE CONTRACT SHALL BE USED UNLESS SPECIFICALLY PROVIDED OTHERWISE. FOR DISCREPANCIES, ARCHITECTURAL DRAWINGS OR CONDITIONS TAKE PRECEDENCE.
- DO NOT SCALE DRAWINGS. IF DIMENSIONAL INFORMATION IS REQUIRED AND NOT SHOWN, REFER TO THE DRAWING FOR THE DIMENSION.
- ALL DIMENSIONS ARE TO COLUMN CENTER LINES OR FACE OF FINISHED WALLS UNLESS OTHERWISE INDICATED OTHERWISE.
- REFER TO SPECIFICATION DRAWINGS, IF ANY, FOR WORK REQUIRED IN AREAS OF CONFLICTING DIMENSIONS OR CONDITIONS.
- ALL DOOR FRAMES ARE TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IBC.
- REFER TO SPECIFICATION DRAWINGS FOR ADDITIONAL EQUIPMENT SPECIFIC REQUIREMENTS.
- REFER TO INTERIOR FINISH DRAWINGS FOR ADDITIONAL INTERIOR FINISH SPECIFIC INFORMATION.
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL SPECIFIC INFORMATION.
- REFER TO MEP DRAWINGS FOR ADDITIONAL MEP SPECIFIC INFORMATION.
- ALL WALLS AND PARTITIONS SHALL BE 5/8" UNLESS NOTED OTHERWISE.
- REFER TO THE WALLS AND PARTITIONS DRAWING FOR ADDITIONAL WALLS AND PARTITIONS INFORMATION.
- ALL EXTERIOR WALLS ARE TO BE EXTENDED TO THE BACK EDGE OF EXTERIOR WALL FINISHING OR OTHER FINISHING SURFACE.

SHEET KEYNOTES

1. See Section Notes for additional information.



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MOUNTAIN LINE

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Project Manager	Paul G. Smith
Project Designer	Robert D. Smith
Lead Designer	John G. Smith
Senior Designer	John G. Smith
Architectural Designer	John G. Smith
Structural Designer	John G. Smith
MEP Designer	John G. Smith
Interior Designer	John G. Smith
Landscaping Designer	John G. Smith

DATE	DESCRIPTION
03.15.2024	SET IN AN SUBMISSION
04.15.2024	REVISIONS
05.15.2024	FINAL SUBMITTALS
06.15.2024	CONSTRUCTION
07.15.2024	FINAL OCCUPANCY

Project Number: 100010
Original Issue: 001-001

PRELIMINARY DRAWING

Sheet Name: OVERALL PLAN - LEVEL 01

Sheet Number: A-101

Project Name: DESIGN DEVELOPMENT DRAWINGS

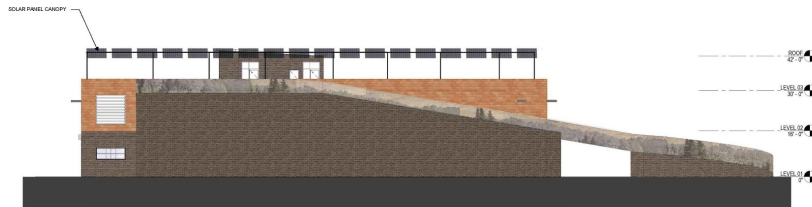















Elevations



B5 SOUTH ELEVATION - PHASE 01 WITH EXISTING BUILDING
1/8" = 1'-0"



A5 WEST ELEVATION - PHASE 01
1/8" = 1'-0"

-  BLOCK-LITE SPLIT FACE CMU - SLATE #14 - SRI 34
-  WESTERN STATES RUSTWALL 16" - WEATHERING STEEL - SRI 34
-  INTEGRAL COLOR SITE CAST CONCRETE W/ CONCEPTUAL COCONINO STAMP
-  WESTERN STATES STANDING SEAM METAL ROOFING - DARK BRONZE - SRI 27
-  KALWALL WINDOW ASSEMBLY
-  OVERHEAD THERMOCORE DOOR - INDUSTRIAL BROWN
-  SOLAR PANEL ASSEMBLY
-  ARCADIA WINDOWS AND DOORS - STANDARD BRONZE ANODIZED
-  EXTERIOR PAINT COLOR - DOORS - DUNN EDWARDS DET621 PALOMINO PONY LRV 19
-  EXTERIOR PAINT COLOR - METAL LOUVERS AND ESCUTEONS @ STEEL - DUNN EDWARDS DE5216 AUTUMN UMBER LRV 20
-  EXTERIOR PAINT COLOR - VERTICAL WALLS BETWEEN EXISTING AND PHASE 1, & EXISTING BUILDING - DUNN EDWARDS DE6221 FLINSTONE LRV 43
-  EXTERIOR PAINT COLOR - EXISTING BUILDING TRIM - DUNN EDWARDS DET620 BARNWOOD GRAY LRV 31





Required Findings

Standards for Granting Variances:

- A. That, because of special circumstances applicable to the property, including its size, shape, topography, location or surroundings, the strict application of these regulations will deprive such property of privileges enjoyed by other property of the same classification in the same zone;**
- B. That a grant of a variance will be subject to conditions to ensure that the adjustment authorized is the minimum variation needed and that it will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;**
- C. The special circumstances applicable to the property are not self-imposed by any person having an interest in the property; and**
- D. The variance will not allow the establishment of a use which: (1) is not otherwise permitted in the zone, (2) would result in the extension of a nonconforming use or structure, or (3) would change the terms of the zone of any or all of the subject property.**



Required Findings - A

Standards for Granting Variances:

- A. That, because of special circumstances applicable to the property, including its size, shape, topography, location or surroundings, the strict application of these regulations will deprive such property of privileges enjoyed by other property of the same classification in the same zone;**

The subject site is currently developed, with a proposal to redevelop for expansion of the existing use in two phases to minimize disruption to the site operations during construction. This site includes two parcels, the northern parcel is approximately 4.09 acres within the Resource Protection Overlay and is encumbered by an easement for E Linda Vista Drive to connect to N Kaspar Drive as well as an easement for the FUTS Trail. While these improvements have not been made and are not proposed with this development, the easements prevent full developability of the site. The southern parcel is not within the Resource Protection Overlay, while being the smaller of the two parcels at approximately 2.6 acres, provides more flexibility in site planning.

As part of their analysis, the applicant has explained that the space requirements for busses and maneuverability are substantial. Staff acknowledges that the spatial needs of a bus are greater than that of a conventional vehicle and the parcels may be considered small when factoring in the spatial demands of bus service.

The proposed development will require more parking than is currently on-site. Due to the constraints of the parcel's shape, increasing surface parking is not possible. To account for the parking required by Code and to meet applicant needs, the applicant has proposed rooftop parking. To allow for continued operations of the site, the placement of the proposed structure is located adjacent to existing utilities that prevent outward jogging of the wall plane.



Required Findings - B

Standards for Granting Variances:

- B. That a grant of a variance will be subject to conditions to ensure that the adjustment authorized is the minimum variation needed and that it will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;**
 - i. A grant of the variance would be subject to conditions limiting the length of the wall plane to 133 feet expressly to accommodate the length of the ramp where the maximum wall plane and articulation standards cannot be met. By granting a variance of the requested Architectural Design Standard, the proposal must adhere to all other standards and Code requirements and minimizes the potential impact to neighboring users.



Required Findings - C

Standards for Granting Variances:

C. The special circumstances applicable to the property are not self-imposed by any person having an interest in the property;

- i. The special circumstances of the property are not self-imposed as the applicant has chosen to demonstrate compliance with other aspects of the City's Zoning Code while redeveloping the site to expand upon the existing use and maintain site operations. The design of the proposed building has taken the placement of the existing building into account while meeting the future needs of the applicant.



Required Findings - D

Standards for Granting Variances:

- D. The variance will not allow the establishment of a use which: (1) is not otherwise permitted in the zone, (2) would result in the extension of a nonconforming use or structure, or (3) would change the terms of the zone of any or all of the subject property.**
- i. The approval of a variance will not establish a use on the property that is not otherwise permitted, would not result in the extension of a nonconforming use or structure, nor would it change the terms of the zone of any or all of the subject property. The use is currently permitted with a Conditional Use Permit and the applicant will still need to obtain a new Conditional Use Permit for the proposed expansion. The variance itself will not allow the use without also obtaining a Conditional Use Permit.



Recommendation

Standards for Granting Variances:

Staff recommends that the Board of Adjustment finds that the criteria required for granting of a variance have been met, and approve the variance application subject to the following conditions:

1. The subject property shall be developed in accordance with the 133-foot horizontal wall plane set forth in the site plan provided by the applicant.