



November 30, 2015

City of San Luis  
Department of Development Services  
1090 E. Union Street  
San Luis, AZ 85349

To whom it may concern:

This letter is provided as narrative statement of a variance request for the property located at 722 N. San Luis Plaza Drive, San Luis, AZ 85349. In response to building permit plan review comments received from the Department of Development Services on 11-18-15, variance is requested to allow a total of thirty-one parking spaces for the subject property.

This project consists of complete renovation of an existing 9000 sq. ft., pre-engineered metal building (formerly a Dollar General) into a blood plasma collection facility. Work is primarily to take place on the interior of the building, with an exterior freezer and steel canopy to be added. The existing site has thirty parking spaces (one additional space will be provided as part of the project), and plan review comments indicated that fifty-five spaces are required given the building area and number of employees anticipated for the new facility.

There exist special circumstances or conditions regarding the property which do not apply to other properties in the zoning district. As indicated in letter from John Starkey, Zoning Administrator, dated 09-08-14, zoning for this site was changed from C-1 (Neighborhood Commercial) to C-2 (Community Commercial). Also as indicated in same letter, a blood plasma collection facility is a permitted use in this zoning district. The zoning ordinance describes intent of the C-2 Zoning District as allowing for 'larger and more intense commercial uses to satisfy the broader retail and business needs of the community at large.' As a fairly unique use, a blood plasma collection facility certainly contributes to the intended broader range of commercial activities. However, it should be noted that this property, at one acre, is relatively small. Existing retention pond areas, the size of the building footprint (9000 sq. ft.), and configuration of existing parking lot do not allow for significant additional parking area.

The above special circumstances or conditions are pre-existing and are not created or self-imposed by the owner or applicant. The project involves an existing site and building.

The variance is necessary for the preservation of substantial property rights. Without a variance the property cannot be used for its approved use. Given the nature of the activities performed within a blood plasma collection facility, a relatively high ratio of staff to donors is required. It is anticipated that the ratio for a facility of this size is 95 donors to 25 staff. The site cannot accommodate significant additional parking, and limiting the number of occupants would make proper operation of a facility of this size infeasible.

It should be noted that a significant number of the donors for this facility are expected to visit from neighborhoods nearby or from the border crossing as pedestrians, or utilize public transportation. There is a bus stop near the site.

Thomas N Smith AIA  
Debra M Chitwood AIA  
Joshua C Allison AIA  
Peggy J Smith CDA

Jerry L Traino AIA  
Paul A Fields MCP  
Paul R Massengill AIA  
M Ashley McCormick  
David J Greer RA  
Ryan Jennings AIA

Architecture • Interiors • Planning

900 Johnnie Dodds Blvd • Suite 200 • PO Box 1005 • Mt Pleasant SC 29465  
843•849•7407 • www.NovusArchitects.com

The authorizing of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, or to the neighborhood or the public welfare. While there are neighborhoods within walking distance, there are no homes immediately surrounding the site. Immediate neighboring sites are larger retail uses with adequate parking and access. This variance is limited to parking, and it is not anticipated that there will be any negative impact in terms of parking availability or site access for the adjacent properties or neighborhoods nearby.

Please contact us with questions, or let us know if further information is required. Thank you for your consideration.



Thomas N. Smith, AIA  
Novus Architects, Inc.  
Arizona License #37524