

Design Professionals, LLC

**4542 E. McKellips Rd., #101
Mesa, Arizona 85215
(480) 894-1680
Fax (480) 894-2529**

April 27, 2016

**City of Mesa
Planning & Zoning Board Application**

RE: Saranac Offices at 5253 South Saranac Street Mesa, Az.

PROJECT DESCRIPTION / NARRATIVE

The proposed project will be known as Saranac Offices and will be owned and housed with a Nationwide Exterminating Company for their Corporate Offices and the Site Plan Review will be processed through the Planning & Zoning Board.

Comprised of the following:

We propose to build a 60,000 sq. ft. three story office building on an an existing vacant lot.

The site is located at 5253 South Saranac Street - SEC of Ray Rd., & Power Rd.,

Three existing parcels APN: 304-37-007, 304-37-011 & 304-37-013A will be combined into one parcel.

Paved asphalt parking will be provided, to include 35 covered parking spaces.

Building Elevations are enhanced with a combination of tinted glass, scored cmu, stucco & stone.

An outdoor employee area will be provided with picnic tables and umbrella shade.

SUBJECT PROPERTY ZONING:

The current zoning at this property is LI - Light Industrial, we are applying for a Planning and Zoning Hearing to re zone the property to include a Bonus Intensity Zone (BIZ) overlay district to accommodate the reduced setback of the building on the North side of the property.

ADJACENT PROPERTY ZONING:



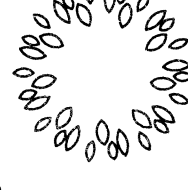
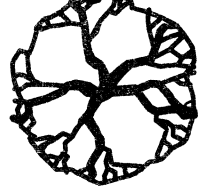
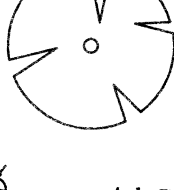


North is an existing automotive shop in the LC zoning district & an existing Marriott Hotel in the LC zoning district with a BIZ overlay.

South is existing LC zoning.

East is the Roosevelt Water Conservation District (RWCD) canal.

West is an existing Goodwill retail store in the LC zoning district.


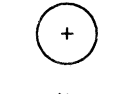





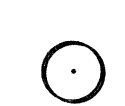
TREE PALETTE

	DATE PALM PHOENIX DACTYLIFERA	16' TALL 20' TALL 24' TALL
	FAN TEX ASH FRAXINUM VELUTINA	24' BOX, STANDARD 36' BOX, STANDARD, 50% MIX
	SISSEO DALBERGIA SISSEO	24' BOX, STANDARD
	RED PUSH PISTACHE PISTACIA X 'RED PUSH'	24' BOX, STANDARD 36' BOX, STANDARD, 50% MIX
	DESERT WILLOW CHILOPSIS LINEARIS	24' BOX, STANDARD
	JACARANDA MIMOSIFOLIA	24' BOX, MULTI TRUNK
	CANARY ISLAND PINE CANARIENSIS	24' BOX, STANDARD 36' BOX, STANDARD, 50% MIX

SHRUBS SHALL BE SUPPLIED 50%
1 & 5 GAL. SIZE EACH. LOCATIONS TO BE
COORDINATED W/ OWNER OR ARCHITECT.

ALL GROUND COVER SHALL BE PLANTED
FROM FLAT MATERIALS AND AT A MAX. OF
12" O.C. SPACING, OR 1 GAL. CONTAINERS
AND OCCUPY 20% OF LANDSCAPED AREA
PROVIDE ALL 24' BOX, 2" CALIPER TREES MIN.

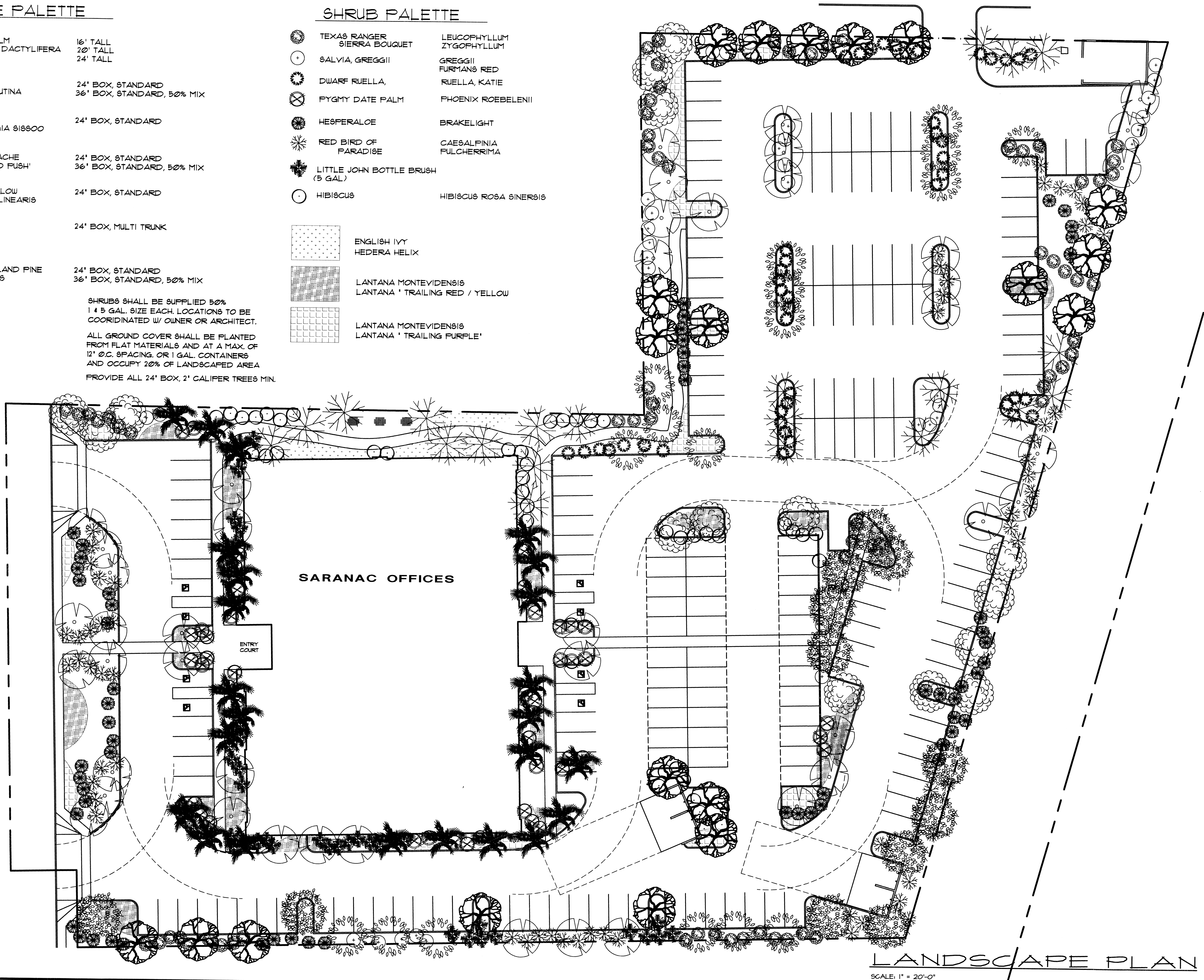
SHRUB PALETTE

	TEXAS RANGER SIERRA BOUQUET	LEUCOPHYLLUM ZYGOPHYLLUM
	SALVIA, GREGGII	GREGGII FURMAN'S RED
	DWARF RUELLA,	RUELLA, KATIE
	PYGMY DATE PALM	PHOENIX ROEBELENI
	HESPERALOE	BRAKELIGHT
	RED BIRD OF PARADISE	CAESALPINIA FULCHERRIMA
	LITTLE JOHN BOTTLE BRUSH (5 GAL)	
	HIBISCUS	HIBISCUS ROSA SINERIS

 ENGLISH IVY
HEDERA HELIX

 LANTANA MONTEVIDENSIS
LANTANA 'TRAILING RED / YELLOW

 LANTANA MONTEVIDENSIS
LANTANA 'TRAILING PURPLE'



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

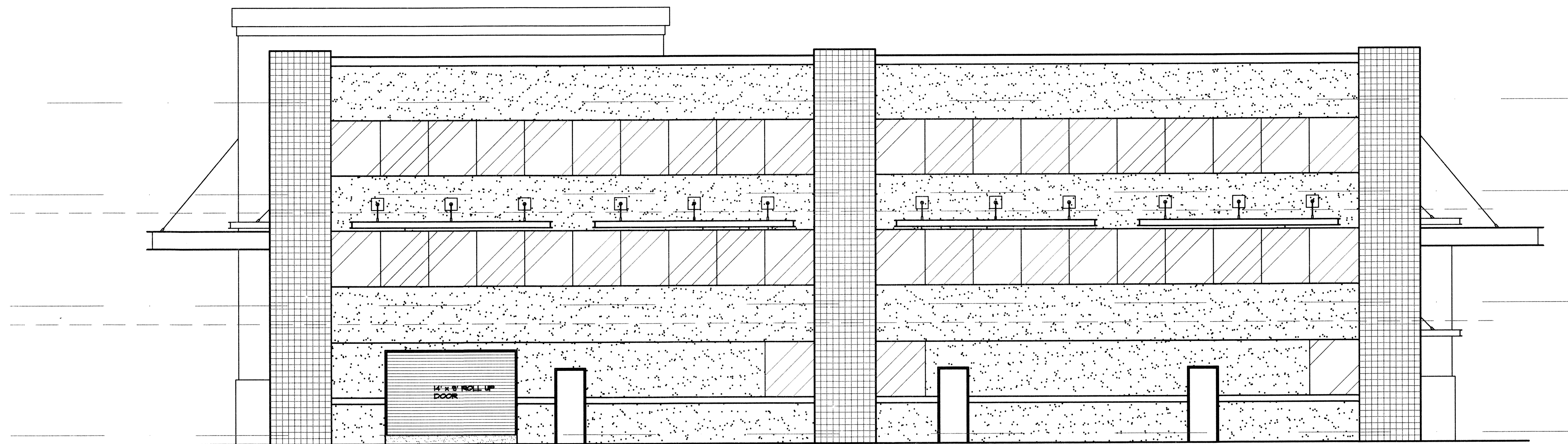


DESIGN T-480-894-1680 F-480-894-2529
PROFESSIONAL S.L.L.C.
4542 E. McKELLIPS RD., STE. 101, MESA, AZ 85215

SARANAC OFFICES
5253 SOUTH SARANAC STREET
MESA, ARIZONA

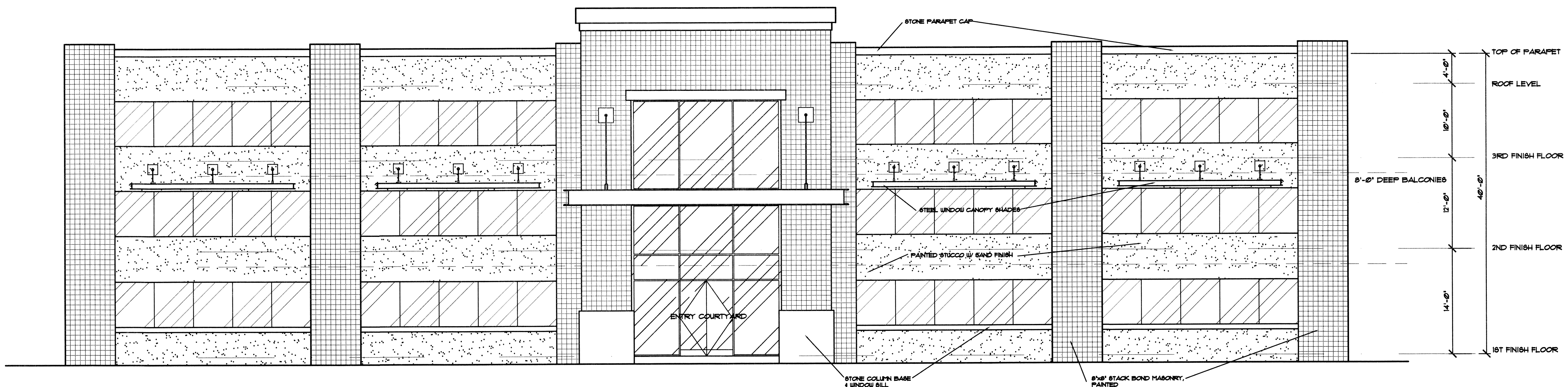
SHEET L1
LANDSCAPE PLAN
DATE 4-26-16 DWN. BY Jm

PROJECT NO
1601



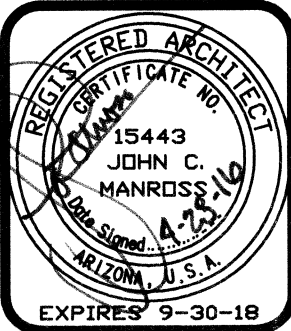
SOUTH ELEVATION

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



EAST ELEVATION

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

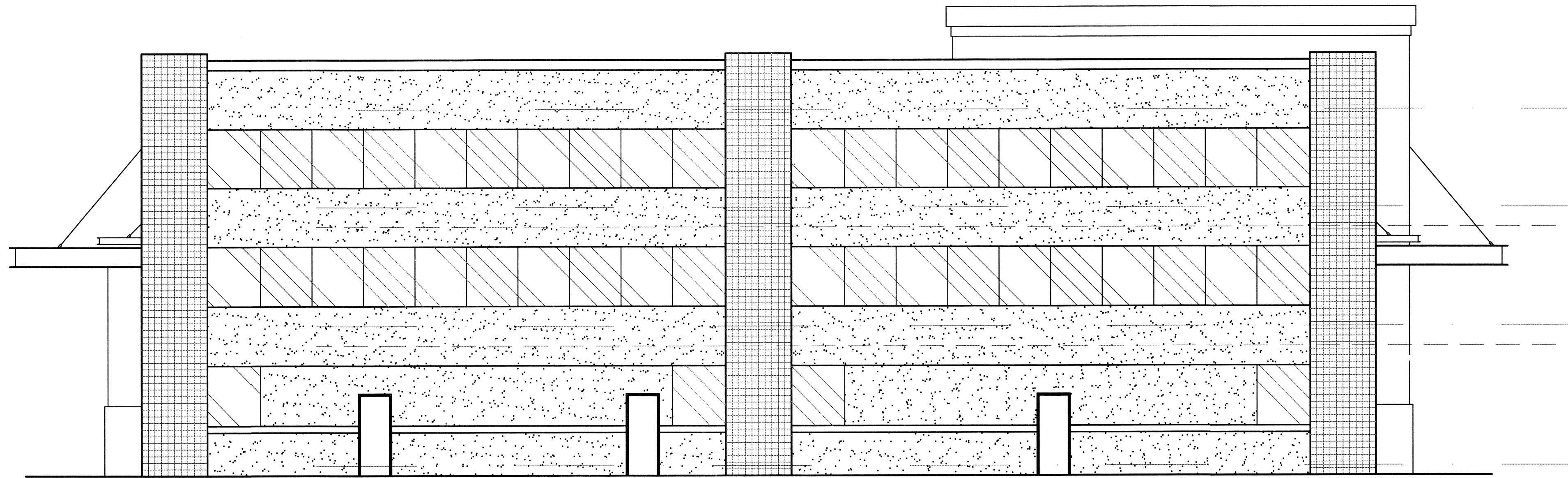


DESIGN T-480-894-1680 F-480-894-2529
PROFESSIONALS, L.L.C.
 4542 E. McKELLIPS RD., STE. 101, MESA, AZ 85215

SARANAC OFFICES
 5253 SARANAC STREET
 MESA, ARIZONA

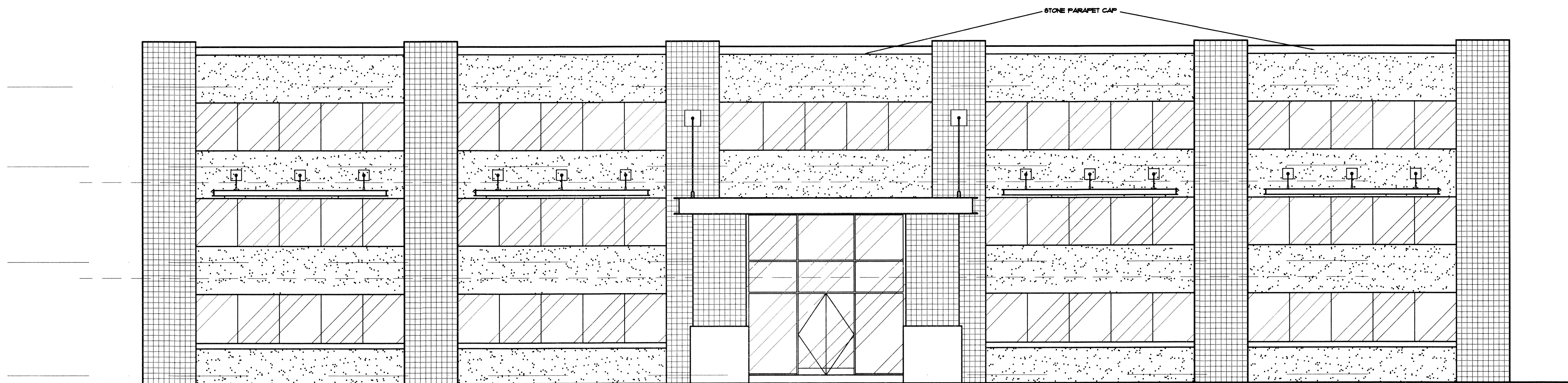
SHEET A3
 EXTERIOR ELEVATIONS
 DATE 4-26-16 DWN. BY jlm

PROJECT NO
 1601



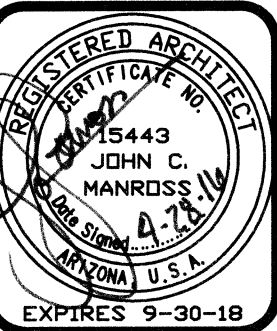
NORTH ELEVATION

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



WEST ELEVATION

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



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SARANAC OFFICES
 5253 SARANAC STREET
 MESA, ARIZONA

SHEET A4
 EXTERIOR ELEVATIONS
 DATE 4-26-16 DWN. BY jm

PROJECT NO
 1601









Design Professionals, LLC

4542 E. McKellips Rd., #101

Mesa, Arizona 85215

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Fax (480) 894-2529

May 31, 2016

FINAL CITIZEN PARTICIPATION REPORT PLN2016-00148

We have not received any response from anyone who was notified as part of our Citizen Participation Plan

We did receive 7 envelopes back from the mailing list that we obtained from the Maricopa County website. The USPS was unable to deliver these.

Here is a list of the envelopes we received back.

**UNITED STATES OF AMERICA
3707 N. 7TH ST.
PHOENIX, AZ 85017
PARCEL# 30437001C**

**POWER & RAY, LLC
P.O. BOX 130156
CARLSBAD, CA 92103
PARCEL# 30429968A**

**ALI ADVISOR, INC.
2999 N. 44TH ST., NO 100
PHOENIX, AZ 85018
PARCEL# 30430027C**

**PHOENIX-MESA GATEWAY AIRPORT AUTHORITY
600 S. POWER RD., BLDG. 41
MESA, AZ 85206
PARCEL# 30430027L**

MEFFORD MIKE
1064 N. COLE DR.
GILBERT, AZ 85234
PARCEL# 30437015D

NEIGHBORHOOD ASSOCIATIONS

AAM, LLC
ASHLEY HEIGHTS OF EAST VALLEY
7740 N. 16TH ST., STE. 300
PHOENIX, AZ 85020

PREMIER COMMUNITY MANAGEMENT, INC.
GARDENS/GILBERT COMMUNITY ASSOCIATION
P.O. BOX 12510
CHANDLER, AZ 85248

If you have any questions please do not hesitate to contact us

**Design Professionals, llc
John C. Manross**

Citizen Participation Plan for Saranac Offices

Date: March 28, 2016

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, and businesses in the vicinity of the site of an application for Saranac Offices. This site is located at 5253 South Saranac Street east of the southeast corner of Power & Ray Roads and is an application for design review and rezoning of 3.17 acres from L1 to BIZ overlay. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Design Professionals, llc
John C. Manross / Architect
4542 East McKellips Road, #101
Mesa, Arizona 85215
(480) 894-1680; (480) 894-2529 (FAX)
email: john@chlilc.com

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on March 14, 2016. Staff reviewed the application and recommended that adjacent residents, and nearby registered neighborhoods be contacted.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
 - All registered neighborhood associations within 1 mile of the project.
 - Homeowners Associations within ½ mile of the project project.
 - Interested neighbors – focused on 1,000 feet from site, but may include more.
2. All persons listed on the contact list will receive a letter describing the project, proposed project schedule, site plan and invitation to meet if they have concerns.
3. Presentations will be made to groups of citizens or neighborhood associations if enough concern arises.

[All comments received will be copied to the City of Mesa]

Schedule: Pre-application Meeting – March 14, 2016
Application Submittal – March 28, 2016
Notification Mailings - March 29, 2016
Design Review Meeting - June 7, 2016
Planning and Zoning Board Hearing – June 15, 2016