



480-726-0595 / 3545 East Menlo Circle / Mesa, AZ 85213

Functional Formation Architecture, pllc

July 25, 2016

PROJECT DESCRIPTION

Bella Via Village Shops
4425 South Mountain Road, Mesa, Az
PS16-023, PLN2016-00191

The project site, located at the Southeast corner of Mountain Road and Warner Road, is currently vacant and consists of 5.27 acres. The property is zoned C-2, and is surrounded by existing single family residential neighborhoods, with the exception of a private school (American Leadership Academy) located south of the project site.

This application proposes a new property division, leaving the eastern portion, approximately 51,009 S.F. (1.17 acres), as vacant land for future commercial development. At the western portion, approximately 120,132 S.F. (2.76 acres), a new neighborhood services center is proposed.

A new site entrance driveway is proposed from Mountain Road at the south end of the parcel. A second entrance driveway is proposed from Warner Road centered on the proposed new property division. This driveway will be shared by both properties.

The new building is located approximately 141 feet from the Mountain Road Right-of-Way and approximately 79 feet from the Warner Road Right-of-Way. Parking is located along both frontages and at the rear (east side) of the new building. Fire truck access is provided around all four sides of the building and refuse containers are proposed at the rear.

The proposed new building will consist of 18,037 S.F. and is designed to accommodate up to 14 tenant spaces. The future tenants are not known but will comprise businesses that are allowed by the C-2 zoning district. Types of tenants we anticipate to lease would include a small grocer or health food market, beauty salon, medical or dental office, insurance office, restaurant, pool supply, etc.

The building architecture is primarily contemporary in style and incorporates lightly colored E.F.I.S., standing seam metal roofing, stone veneer, steel beam/trellis, and painted masonry. The front building facade incorporates a rhythmic pattern of contemporary steel trellis elements separated by a portico facing Mountain Road and visually anchored metal roof canopies at each corner. The portico and corner anchors incorporate tenant sign placement below the metal roof, while the steel trellis areas

provide sign placement on the building wall within recessed areas subtly highlighted by a steel plate at the top.

The amount of vehicular parking required is 66 spaces minimum based on 1 space per 275 S.F. of building area. The maximum number of vehicular parking spaces allowed is 83, and this is the number of spaces being provided. Four of the 83 parking spaces will be accessible parking spaces.

Storm water retention is proposed within the perimeter landscape areas with bleed off to the storm drain located in Mountain Road. A new water line is proposed to connect with the existing water line in Mountain Road, and to extend east, then north, around the new building with another connection to the existing water line in Warner Road. The new building sewer is proposed to connect with the city sewer main located in Mountain Road.

The site has 31% of its area designated to receive landscape material. The landscape plan proposes Date Palm trees mixed with Chitalpa trees behind the street corner monument wall. Fruitless Olive and Live Oak trees are placed along the street frontages. A mix of Dalbergia Sissoo and Live Oak trees are used at the perimeter landscape areas adjacent to the south and east boundaries. At the parking area, a mix of Fan West Ash and fruitless Olive are utilized, and the building foundation planting incorporates Texas Mountain Laurel trees.

If you have any comments or questions, please feel free to contact me at:

480-726-0595

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A handwritten signature in black ink, appearing to read "Lesley L. Partch". The signature is stylized with a large, looped "L" and a cursive "Partch".

Lesley L. Partch

Functional Formation Architecture, pllc (Architect)