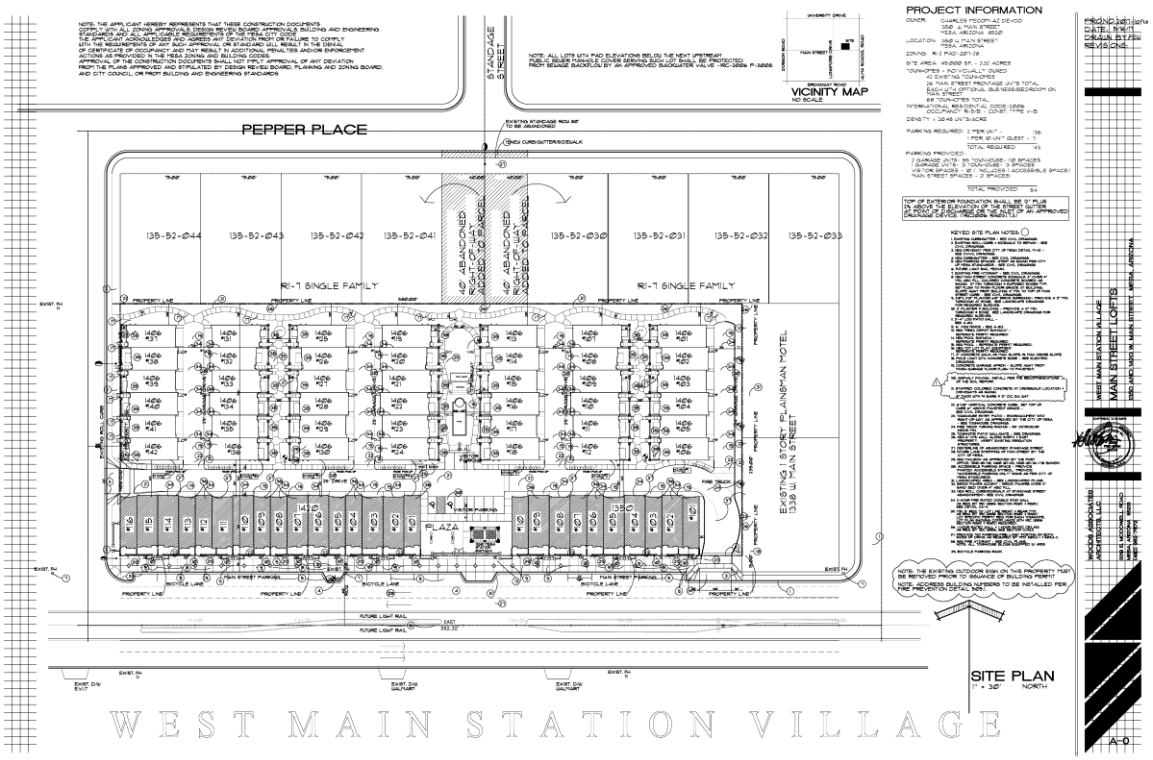
WOODS ASSOCIATES
ARCHITECTS LLC

WEST MAIN STATION VILLAGE
MAIN STREET LIVE/WORK TOWNHOMES
1350 AND 1420 W. MAIN STREET
MESA, ARIZONA

COUNCIL USE PERMIT – Z17-044

The 1300 through 1400 blocks of West Main Street (north side). District 3. Located west of Alma School Road on the north side of Main Street (3.32 acres). Modification of the Bonus Intensity Zone Overlay, Council Use Permit; and Site Plan. This request will allow the development of a multi-residence development in the NC zoning district with potential commercial services. (PLN2017-00352).



■ **PREPARED FOR:**

MESA MAIN STREET LLC
10751 N. Frank Lloyd Wright Blvd. #201
Scottsdale, Arizona 85259

PROJECT NARRATIVE:

This is a request to amend the Council Use Permit on a property that is zoned NC BIZ. The 3.32 acres development known as West Main Street Station Village includes an adjacent 42 townhouses zoned RM-4 BIZ.

Construction on this project was started shortly after City Council Approval in 2007. Work has been stalled until 2016 when a new developer came in and completed the first twelve townhomes of the RM-4 BIZ. Permits have been issued for another twelve townhouses in this portion and are currently under construction.

We are requesting a modification to the live/work residences along the main Street frontage within the NC BIZ portion of the project. We have developed a revised townhouse concept which includes the following modifications:

1. Change from 13 condominium type residences each with 13 ground floor business spaces to 26 townhouse type residences each with a ground floor business/office/bedroom option.
2. The new concept will fit within the same building footprint. No site changes will be required.
3. The residential courtyard entries along Main Street will basically remain unchanged as previously approved.
4. The 1930 Mesa Train Depot replica Ramada will be included as originally proposed.
5. 13 townhouses will have a two-car garage and 13 will have a single car garage. This is an additional 13 on-site parking spaces added to the project. The two-car garage has been narrowed to 18'-6" which is 8" smaller than the original townhouse garage.
6. Parking required by ordinance is 2 spaces per townhouse which is 136 spaces. 55 of the townhouses have 2-car garages and 13 have single car garages which equals 123 spaces. The project has an additional 7 visitor parking spaces which equals 130 of the required 136 spaces.
   We are requesting approval of this 6-space deficiency. The following are justifications to approve this parking shortage.
   1. There are 19 street parking spaces along Main Street immediately adjacent to the front door of the 26 townhomes along the side walk of Main Street. These parking spaces were built with the recent Main Street Light Rail improvements specifically for use by this project. This is the only frontage with street parking in this area of Main Street.
   2. Light Rail service is conveniently adjacent to these residences. The ordinance also requires 2 covered parking spaces per townhouse. We are requesting approval of this 6 spaces shortage also.

Grading and Drainage Design: Because these proposed modifications do not change the building envelope no changes to the approved/existing grading and drainage design are required.

Final Plat: A preliminary plat is included for review and approval. A final plat will be processed through the City of Mesa subdivision approval process.

Building architecture, colors and materials: The building architecture, colors and materials will remain like the original approved concept with only minor modifications to reflect the modified residential floor plans.

Plan of Operation: The plan of operation identifies that there will be an Owner's Association and professional management company that will take care of all property related matters to ensure that the mixture of uses is operated and maintained in a professional manner and in compliance with the deed restrictions.

Good Neighbor Policy:
The Owner's Association will work to ensure ongoing compatibility with adjacent uses and include measures to assure residences are maintained and commercial activity as allowed will remain viable and not detrimental to Owners.

- **SITE PHOTOS:**

NOW SELLING

132A

LANDSCAPE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	REMARKS
	Fraxinus Velutina Arizona Ash	24" ∢ 36" Box (Unless noted)	
	Cercidium Praecox Palo Brea	24" ∢ 36" Box (Unless noted)	
	Acacia smallii Sweet Acacia	24" ∢ 36" Box (Unless noted)	Multi-trunk
	Dahlbergia Sissoo Sissoo Tree (Indian Rosewood)	24" ∢ 36" Box (Unless noted)	
	Ulmus parvifolia 'True Green' Evergreen Elm	24" ∢ 36" Box (Unless noted)	
	Prosopis Hybrid Phoenix Thornless Hybrid Mesquite	24" ∢ 36" Box (Unless noted)	
	Ruellia peninsularis Baja Ruellia	5 Gallon	
	Tecoma capensis Cape Honeysuckle	5 Gallon	
	Hesperaloe parviflora Red Yucca	5 Gallon	
	Leucophyllum laevigatum Chihuahua Sage	5 Gallon	
	Bougainvillea 'Barbara Karst' Bougainvillea Vine	5 Gallon	
	Caesalpinia pulcherrima Red Bird of Paradise	5 Gallon	
	Lantana 'New Gold' 'New Gold' Lantana	1 Gallon	
	Cynodon dactylon 'Mid Iron' Hybrid Bermuda	Sod	
	Decomposed Granite Madison Gold	1/2" Minus	2" Min. depth. All landscape areas.
	Concrete laun edging	6"X6"	

NOTES:

GRADING
GRADING AND MOUNDING SHALL BE BY LANDSCAPE CONTRACTOR AND SHALL NOT IMPEDE PROPER DRAINAGE.

PLANTS
PLANT SYMBOLS TAKE PRECEDENTS OVER QUANTITIES SPECIFIED IN THE PLANT LIST. AT LEAST ONE OF EVERY PLANT SHALL BE TAGGED WITH THE PLANT NAME.
ALL PLANTS SHALL BE TRUE TO NAME, OF NORMAL GROUTH AND HAVE WELL DEVELOPED ROOTS AND TOPS AND BE OF THE SIZE SPECIFIED ON THE PLAN.
TREES UNDER 4" CALIPER SHALL BE STAKED. TREES OVER 4" CALIPER SHALL BE GUYED.

GRANITE
GRANITE SHALL BE 1/2" MADISON GOLD OR RED, 2" IN DEPTH WITH AN APPLICATION OF PRE-EMERGENT DENTH.
GRANITE SHALL BE INSTALLED IN ALL LANDSCAPED AREAS

CLEAN-UP
LANDSCAPE CONTRACTOR TO MAINTAIN SITE IN A CLEAN, ORDERLY AND SAFE MANNER DURING CONSTRUCTION, AND SHALL CLEAN UP ALL LANDSCAPE RELATED DEBRIBES.

NOTE:
ALL TREES SHALL BE PLANTED A MINIMUM OF TUENTY (20) FEET FROM STREET LIGHT POLES AND LIGHTING CONTROL CABINETS. ALL SHRUBS SHALL BE PLANTED A MINIMUM OF SEVEN (7) FEET FROM LIGHT POLES AND LIGHTING CONTROL CABINETS.

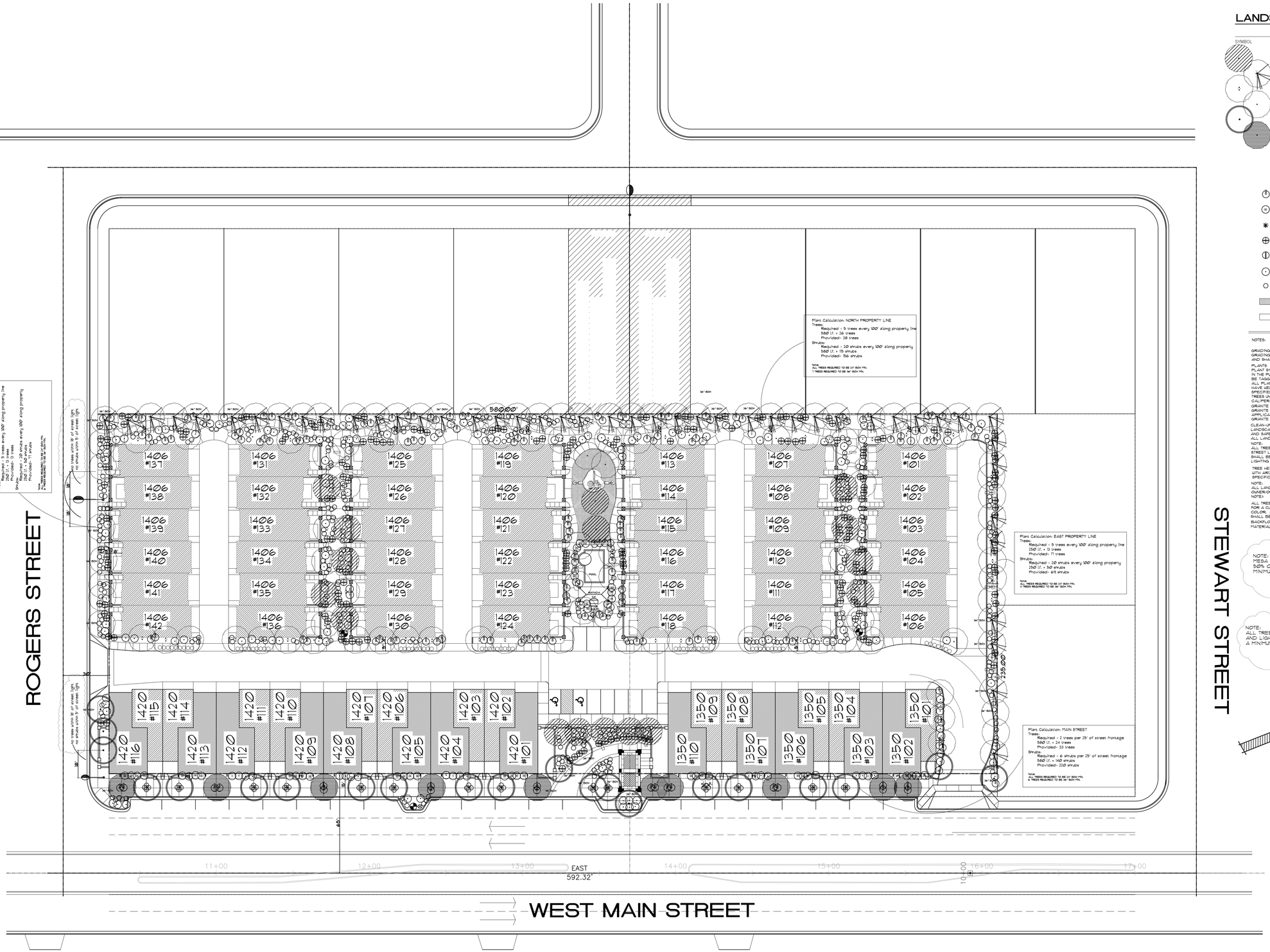
TREE HEIGHTS AND CALIPERS WILL COMPLY WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS FOR THAT TREE TYPE AND SIZE.

NOTE:
ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY THE OUNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

NOTE:
ALL TREES AND SHRUBS LOCATED IN THE "LINE OF SIGHT" WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'.
COLOR: ALL BACKFLOU PREVENTERS 2" AND LARGER SHALL BE SCREENED WITH LANDSCAPE
BACKFLOU DEVICES (OR PROTECTIVE CAGE) SALL BE PAINTED TO MATCH THE BUILDING MATERIAL.

NOTE:
MESA CODE REQUIRES 25% OF ALL REQUIRED TREES TO BE 36" BOX MIN. 50% OF ALL REQUIRED TREES TO BE 24" BOX MIN.
MINIMUM SIZE TREE FOR THIS PROJECT IS 24" BOX.

NOTE:
ALL TREES SHALL BE PLANTED A MINIMUM OF 18 FEET FROM STREET LIGHTS AND LIGHTING CONTROL CABINETS. ALL SHRUBS SHALL BE PLANTED A MINIMUM OF 7 FEET FROM LIGHT POLES AND LIGHTING CONTROL CABINETS.



LANDSCAPE
SITE PLAN
1" = 30' NORTH

WEST MAIN STATION VILLAGE

PRO.NO.06-RAND
DATE: 2/20/08
DRAWN BY:FEW
REVISIONS:
5/5/08
6/23/08
7/17/08
9/15/08

MULBERRY BUSINESS PARK, LLC
WEST MAIN STATION VILLAGE
1350 W. MAIN STREET, MESA, ARIZONA 85201

REGISTERED ARCHITECT
CERTIFICATE NO.
12830
FRED EDWIN WOODS
ARIZONA, U.S.A.

WOODS ASSOCIATES ARCHITECTS, LLC
1755 S. VAL VISTA DRIVE-#202
MESA, ARIZONA 85204
(480) 962-7972

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WEST MAIN STATION VILLAGE

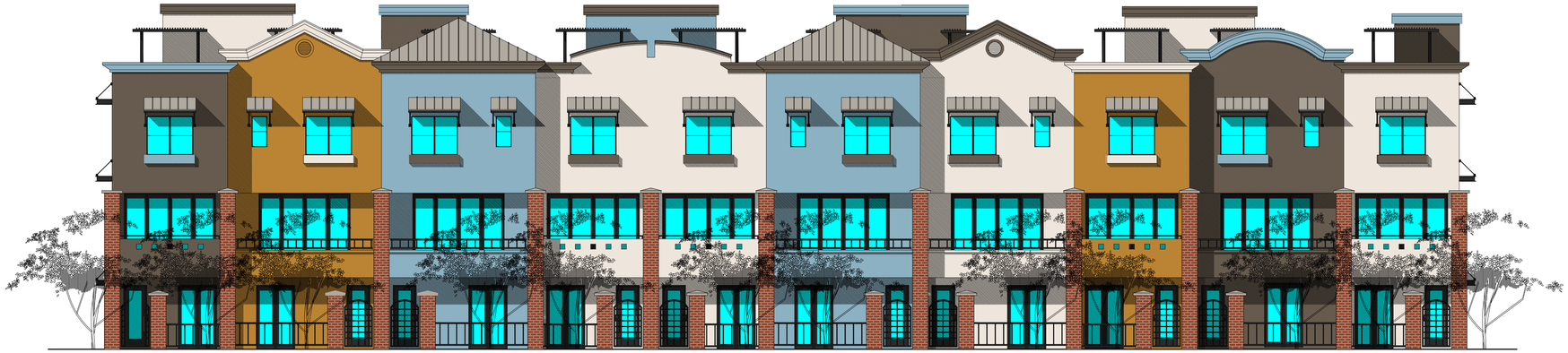
WOODS ASSOCIATES
ARCHITECHTS LLC

WEST MAIN STATION VILLAGE

WOODS ASSOCIATES
ARCHITECHTS LLC

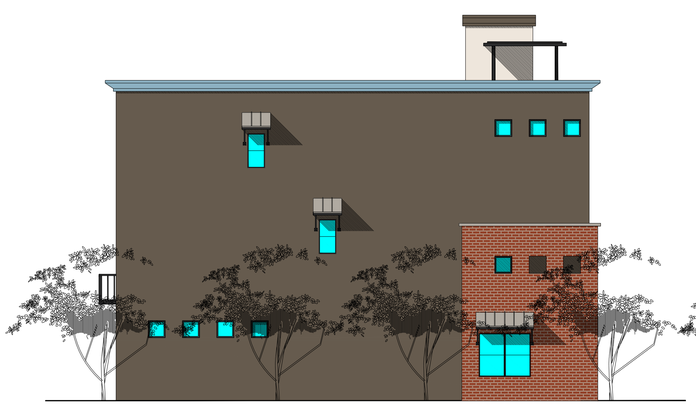
WEST MAIN STATION VILLAGE

WOODS ASSOCIATES
ARCHITECHTS LLC

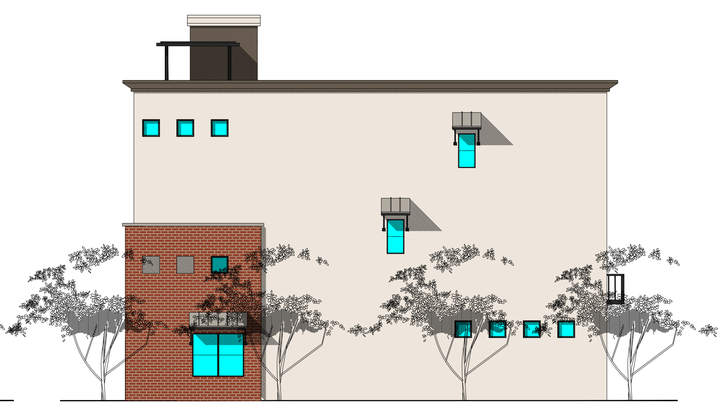


LOFTS
MAIN STREET SOUTH ELEVATION
1/8" = 1'-0"

LOFTS
MAIN STREET NORTH ELEVATION
1/8" = 1'-0"



LOFTS
MAIN STREET EAST ELEVATION
1/8" = 1'-0"



LOFTS
MAIN STREET EAST ELEVATION
1/8" = 1'-0"

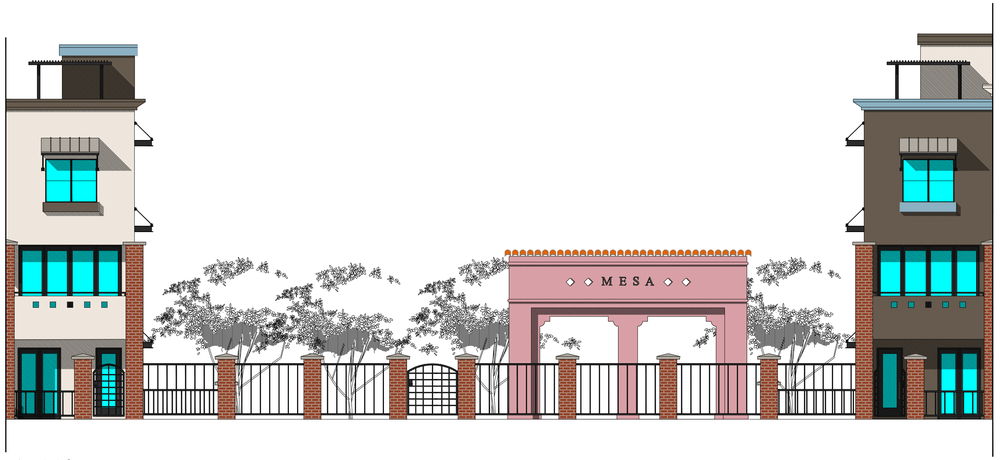
PRO.NO.WMSV17
DATE: 5/4/14
DRAWN BY: WW
REVISIONS:

WEST MAIN STATION VILLAGE
1350 W MAIN ST
MESA, ARIZONA

expires 12/31/2016
REGISTERED ARCHITECT
CERTIFICATE NO. 12839
RICHARD EDWIN WOODS
DATE SIGNED 10-2-14
ARIZONA, U.S.A.

WOODS ASSOCIATES
ARCHITECTS, LLC
3319 E. McDOWELL RD.
MESA, ARIZONA 85213
(480) 962-7672

A-2



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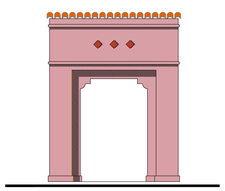
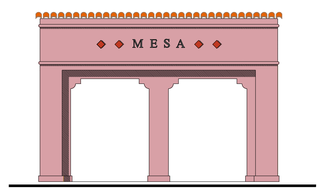
MAIN STREET SOUTH ELEVATION
1/8" = 1'-0"



LOFTS
RAMADA SOUTH ELEVATION
1/8" = 1'-0"



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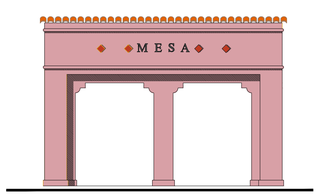
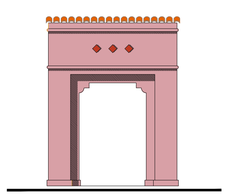
RAMADA EAST ELEVATION
1/8" = 1'-0"



LOFTS
RAMADA WEST ELEVATION
1/8" = 1'-0"



MESA DEPOT RAMADA

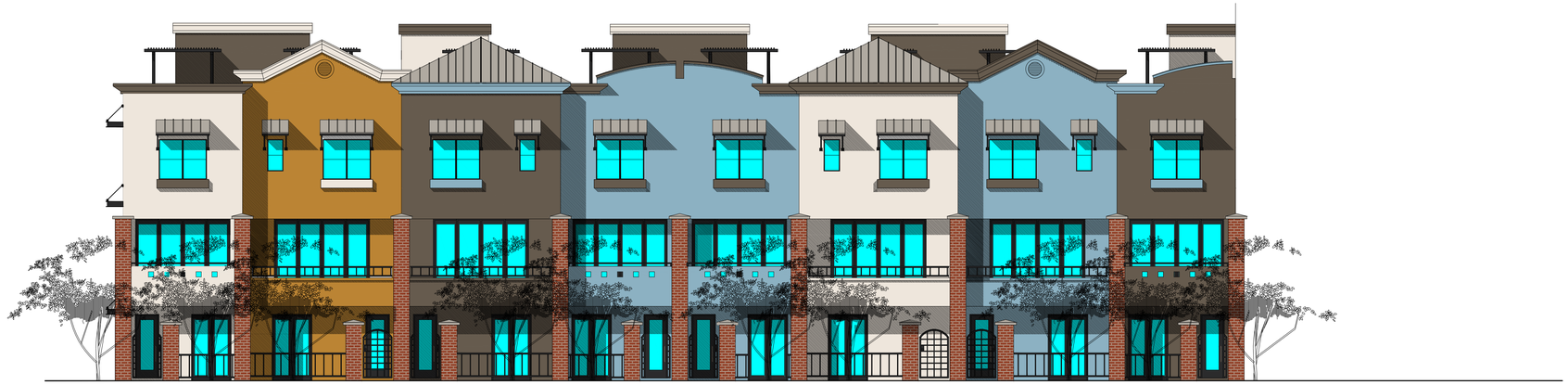
PRO.NO.WMSV17
DATE: 5/4/14
DRAWN BY:WW
REVISIONS:

WEST MAIN STATION VILLAGE
1350 W MAIN ST
MESA, ARIZONA

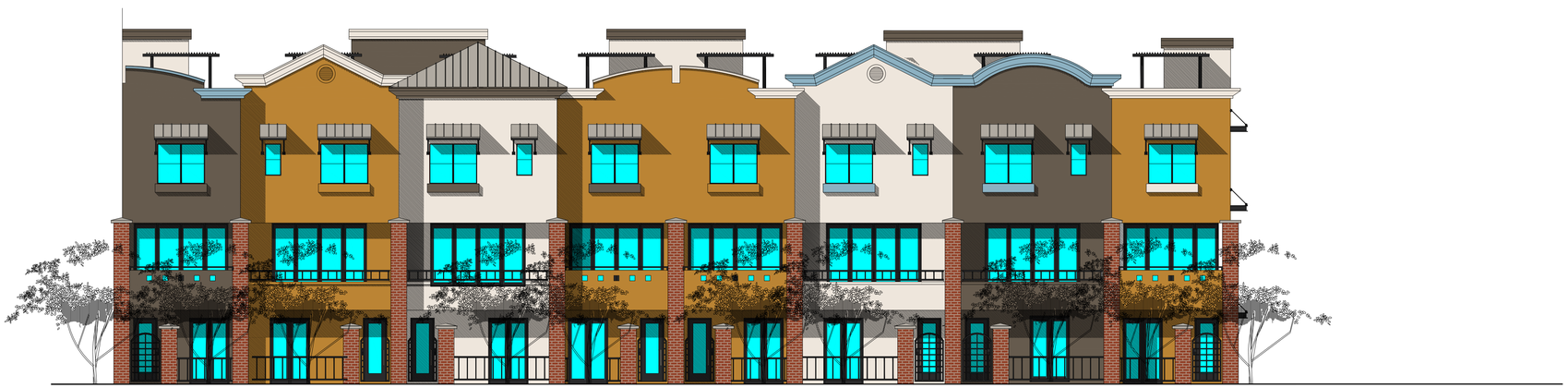
expires 12/31/2016
REGISTERED ARCHITECT
CERTIFICATE NO.
12839
FRED EDWIN
WOODS
ARIZONA, U.S.A.

WOODS ASSOCIATES
ARCHITECTS, LLC
3319 E. McDOWELL RD.
MESA, ARIZONA 85213
(480) 962-7672

A-2.1



LOFTS
MAIN STREET SOUTH ELEVATION
1/8" = 1'-0"



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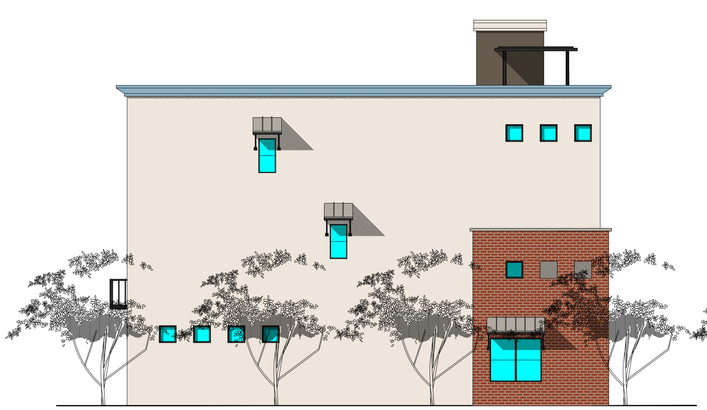
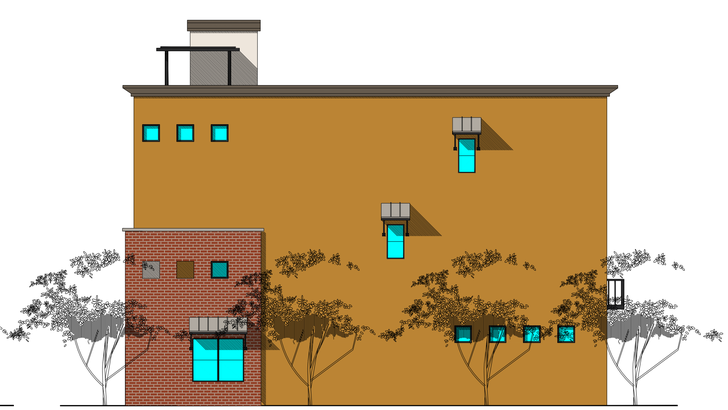


LOFTS
MAIN STREET EAST ELEVATION
1/8" = 1'-0"



LOFTS
MAIN STREET EAST ELEVATION
1/8" = 1'-0"

PRO.NO.WMSV17
DATE: 5/4/14
DRAWN BY: WW
REVISIONS:

WEST MAIN STATION VILLAGE
1350 W MAIN ST
MESA, ARIZONA

expires 12/31/2016
REGISTERED ARCHITECT
CERTIFICATE NO. 12839
FRED EDWIN WOODS
ARIZONA, U.S.A.

WOODS ASSOCIATES
ARCHITECTS, LLC
3319 E. McDOWELL RD.
MESA, ARIZONA 85213
(480) 962-7672

A-2.2

LOFTS
MAIN STREET NORTH ELEVATION
1/8" = 1'-0"

LOFTS
MAIN STREET NORTH ELEVATION
1/8" = 1'-0"

PRO.NO.WM8V17
DATE: 5/4/14
DRAWN BY: WW
REVISIONS:

WEST MAIN STATION VILLAGE
1350 W MAIN ST
MESA, ARIZONA

expires 12/31/2016
REGISTERED ARCHITECT
CERTIFICATE NO. 12839
FRED EDWIN WOODS
ARIZONA, U.S.A.

WOODS ASSOCIATES
ARCHITECTS, LLC
3319 E. McDOWELL RD.
MESA, ARIZONA 85213
(480) 962-7672

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WOODS ASSOCIATES
ARCHITECTS LLC

WEST MAIN STATION VILLAGE
MAIN STREET LIVE/WORK TOWNHOMES
1350 AND 1420 W. MAIN STREET
MESA, ARIZONA

Citizen Participation Plan

LOFTS
MAIN STREET SOUTH ELEVATION

PREPARED FOR:

MESA MAIN STREET LLC
10751 N. Frank Lloyd Wright Blvd. #201
Scottsdale, Arizona 85259

3319 East McDowell Road Mesa, Arizona 85213 - 480-962-7672 - fredwoods@msn.com

■CITIZEN PARTICIPATION PLAN:

PURPOSE

The purpose of this Citizen Participation Plan is inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the property located at 8300 E Pecos Road. The specific requests are as follows:

A. Council Use Permit.

B. Design Review.

This information will ensure that those potentially affected by these applications will have an adequate opportunity to learn about and comment on the proposed plan addressed in this application.

CONTACT

Those coordinating the Citizen Participation activities are listed as follows:

Fred Woods
Woods Associates Architects LLC
3319 E. McDowell Road
Mesa, Arizona 85213
Phone: 480-962-7672
Email: fredwoods@msn.com

ACTIONS

1. Prior to any public hearings, all property owners within 500' of the site, all HOA's within ½ mile of the site, and all registered neighborhoods within 1 mile of the site will be sent a mailing by the applicant to inform them of this proposed development and the associated requests. Said mailing will include a site plan and elevations. Copies of the mailings and list of those notified will be provided to Mesa with the Citizen Participation Plan Report.

2. For the public hearings, all property owners within 500' of the subject property will be notified of the public hearing before the Mesa Planning & Zoning Board and Design Review Board. These letters will be delivered to the City of Mesa staff as a part of the Citizen Participation Report to be included with the final submittal in this requested action.

3. Presentations will be made to groups of citizens and other interested parties as needed or upon request.

SCHEDULE

- Pre-Application Submittal – Not required per John Wesley
- Formal Application DPR, DR, & LS Submittal - June 5, 2017
- Follow-up Design Review Board Resubmittal - July 2, 2017
- Follow-up Planning & Zoning Board Resubmittal(if needed) - July, 2017

- Design Review Board Work Session(if needed) - August, 2017
- Citizen Participation Report Submittal - August, 2017
- Design Review Board Hearing (if needed) - August, 2017 (If needed)
- City Council Hearing - August , 2017 (Anticipated)

WOODS ASSOCIATES
ARCHITECTS LLC

September 13, 2017

- **CITIZEN PARTICIPATION REPORT**
  Council Use Permit & Design Review Case – Z17-044
  MESA, ARIZONA

  - 4:00 PM SEPTEMBER 20TH, 2017

  City of Mesa Council Chambers-lower level
  57 East First Street, Mesa AZ 85201

- **RE: WEST MAIN STATION VILLAGE**
  1350 W. MAIN STREET
  MESA, ARIZONA

PURPOSE:

The purpose of this Citizen Participation Report is to provide initial results of the implementation of the Citizen Participation Plan to inform citizens, property owners, neighborhood associations, and businesses in the vicinity concerning the Applicant's request to the City of Mesa for the following items related to the property located at 1350 W. Main Street Mesa, Arizona

1. Council Use Permit to consider a Modification of the Bonus Intensity Zone Overlay, Council Use Permit; and Site Plan. This request will allow the development of a multi-residence development in the NC zoning district with potential commercial services. (PLN2017-00352).

This report helps demonstrate that those potentially affected by this application have had an adequate opportunity to learn about and comment on the proposed development.

CONTACT

Those coordinating the Citizen Participation activities are listed as follows:

Fred Woods, Architect

Woods Associates Architects LLC

3319 E. McDowell Road

Mesa, Arizona 85213

CORRESPONDENCE

A total of 165 notification letters regarding the neighborhood meeting were mailed to those individuals listed on the contact list (see attached); including all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts within ½-mile of the property were also be notified (the

registered neighborhood contacts list was obtained from the City of Mesa Neighborhood Outreach Division).

There are 165 individuals on the contact lists as of the date of this Citizen Participation Report. There has been no contact or inquiry from any property owner.

Attached Exhibits:

A) List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property.

B) Notification Map of surrounding property owners.

C) Notification letter for the neighborhood meeting.

Schedule:

- Formal Application (P&Z and SUP/DIP) Submittal – June, 2017
- First Staff Review comments– July 31, 2017
- Re-submittal of Application – September 5, 2017
- Notification sign posted on property-September 5, 2017
- Submittal of Citizen Participation Report – September 13, 2016
- Planning and Zoning Board Hearing – September 20, 2017 (Anticipated)
- City Council Introduction – October (Anticipated)
- City Council Final Action – October(Anticipated)

Sincerely,

Fred E. Woods, Architect, 480-962-7672