

MOW POWER RETAIL & REPAIR FACILITY

845 NORTH GILBERT ROAD, MESA, AZ

PROJECT NARRATIVE

Mow Power will be relocating their existing facility located to the south on Gilbert road to provide capacity for expansion of their existing business. The two lots will be combined to one lot and a 19,717 square foot building constructed for retail sales of landscape materials and equipment and repair services for landscape maintenance equipment. The site will be provided with room for parking customer vehicles with trailers and delivery of equipment and product for sale to the public. The building contains 7282 square feet of retail space, 2102 square feet of repair shop space, 2378 square feet of warehouse/storage area and 7955 square feet of metal awning for protection of equipment to be repaired or for rental. The test area of the repair shop is located on the west side of the building and not covered with an awning to reduce the sound of test running equipment being heard by the neighbors to the east.

The request is to rezone the land to limited commercial with a special use permit to allow for 2520 sf of covered outdoor display of larger rental equipment on trailers such as trenchers and bobcats. The covered area is located away from the main entrance of the sales area and is not intended for display purposes, but for access to equipment to connect to vehicle of customer renting the equipment. The site will have 6 ft masonry fence on the north, east and south property lines and a 3 ft masonry screen wall across the front of the site with steel security gates to prevent access to the site after hours. There is over 42 feet of drive outside of the gates for temporary parking of a vehicle while site is opened. This use is not injurious or detrimental to the adjacent or surrounding properties or to the general welfare of the City. This use does not make any additional demand of public services, public facilities or infrastructure. This project will have no detrimental affect on the surrounding neighborhood and will provide services to the neighborhood that they currently have to travel some distance to obtain.



brock, craig and thacker architects, ltd.

james e. craig jr, aia

boyd h. thacker, aia

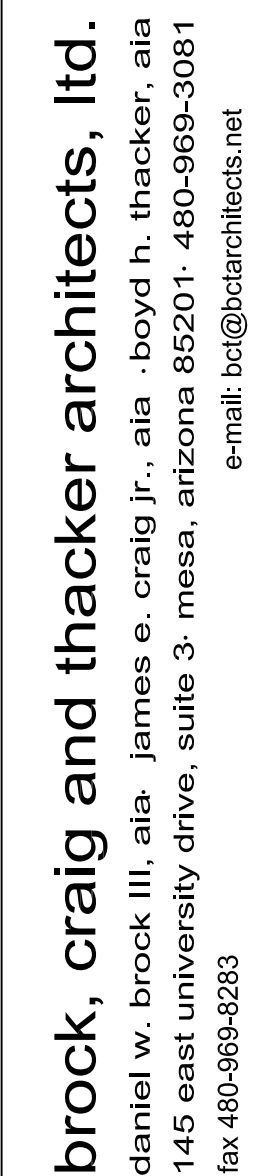
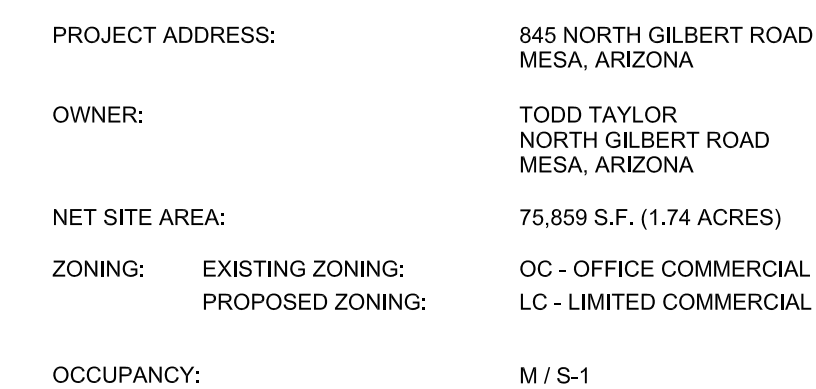
145 e. university, suite 3, mesa, arizona 85201 * (480) 969-3081 * bct@bctarchitects.net

Many of the adjacent residence are current customers of Mow Power and are pleased with the addition of the facility. The site has been designed to provide adequate maneuvering space for vehicles and includes parking for customer vehicles with trailers.

The building will be constructed of steel and masonry with painted stucco finish and pre-finished metal siding panels, roof panels and cornice treatment at the sales area. Lower roof areas shall have corbelled parapet caps with prefinished metal copings to match the cornice color. Mechanical equipment will be roof mounted and screened by the surrounding parapets. The site will have 6' security fencing on the north, east and south property lines and a 3' high masonry screen wall across the front of the property with rolling vehicle gates to secure the parking after hours. This facility will provide additional security for the adjacent home to the east by securing the equipment storage area and the area between the building and the east property line fence. This will impede intruder access to the back yards which are exposed now.



1/2" SCREENED EXPRESS ARMOR
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



12-14-17	SCHEMATIC
late	item

**RETAIL STORE & REPAIR SHOP
FOR
MOW POWER
845 NORTH GILBERT ROAD
MESA, ARIZONA**

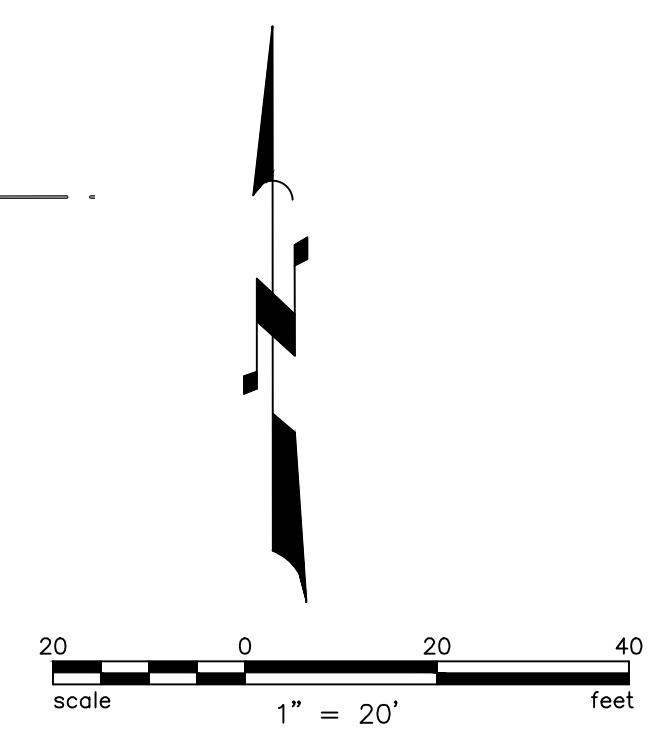
PRELIMINARY LANDSCAPE PLAN

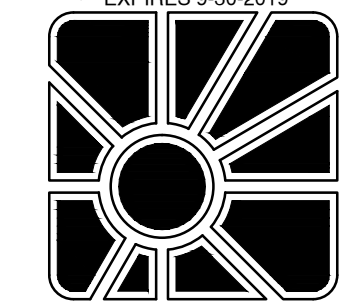
La.01

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602) 265-0320
EMAIL: timmcqueen@tjmla.net



T.J. McQUEEN & ASSOC., INC. LANDSCAPE ARCHITECTURE (TJMLA) EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION & CONSENT FROM TJMLA.





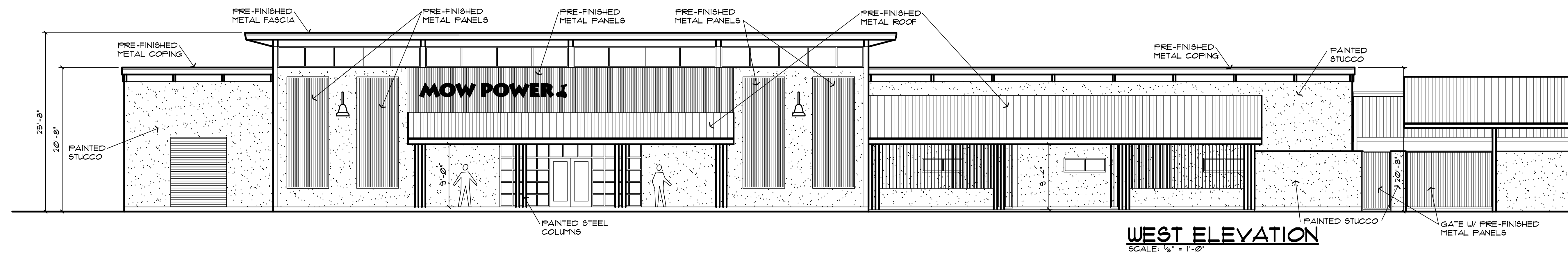
brock, craig and thacker architects, ltd.
 daniel w. brock III, aia · james e. craig jr., aia · boyd h. thacker, aia
 145 east university drive, suite 3 · mesa, arizona 85201 · 480-969-3081
 fax 480-969-8283
 e-mail: bc@bctarchitects.net

DATE	ITEM
10-4-17	P&Z/DB SUBMITTAL
2-27-18	REVISIONS
	REV. NO. 1709

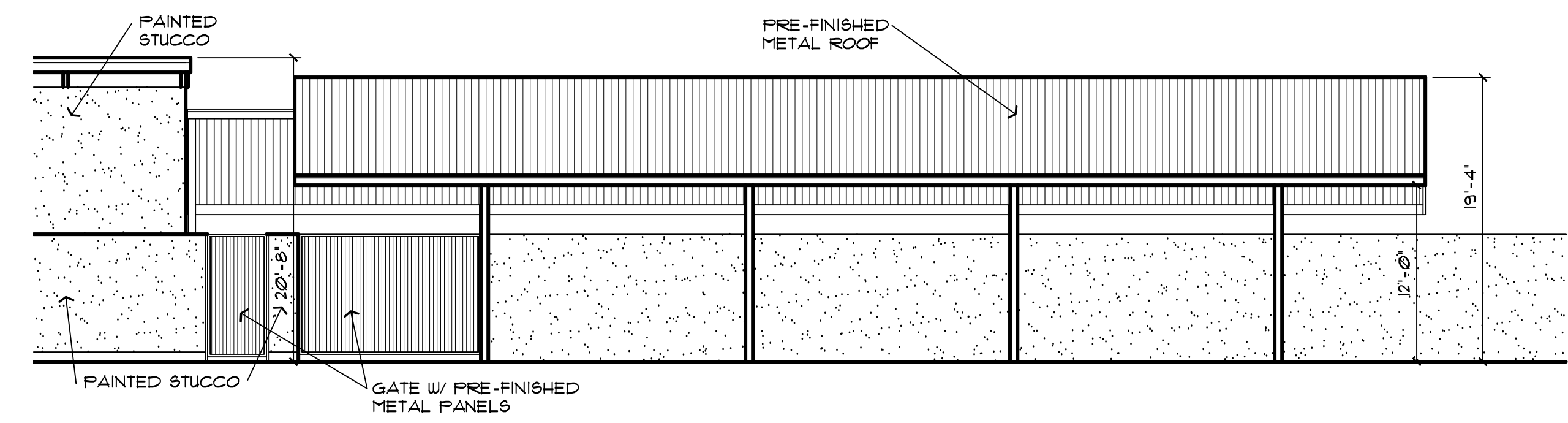
RETAIL STORE & REPAIR SHOP
 FOR
MOW POWER 1
 845 NORTH GILBERT ROAD
 MESA, ARIZONA

ELEVATIONS

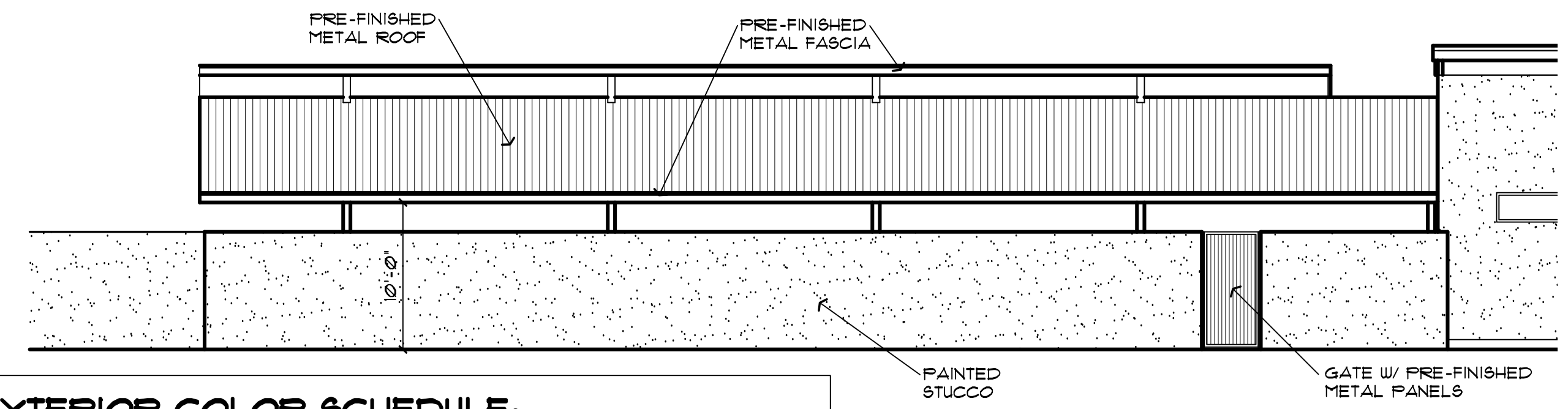
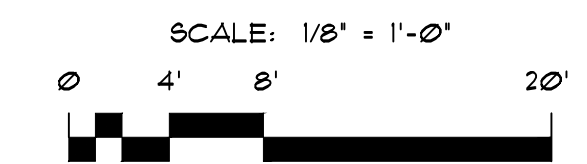
A3



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

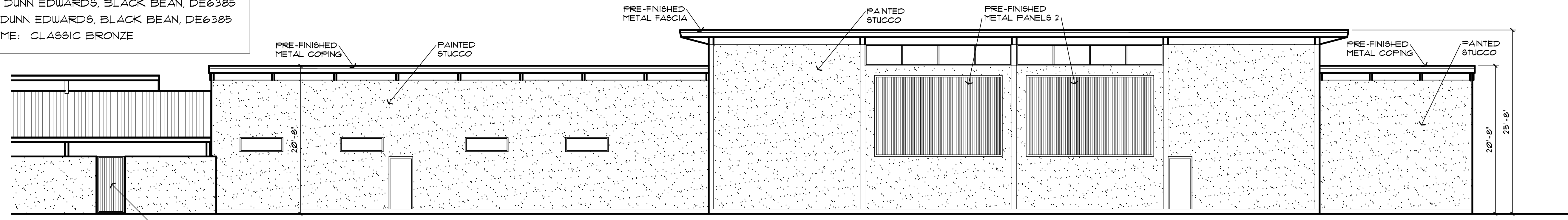


WEST ELEVATION
 SCALE: 1/8" = 1'-0"

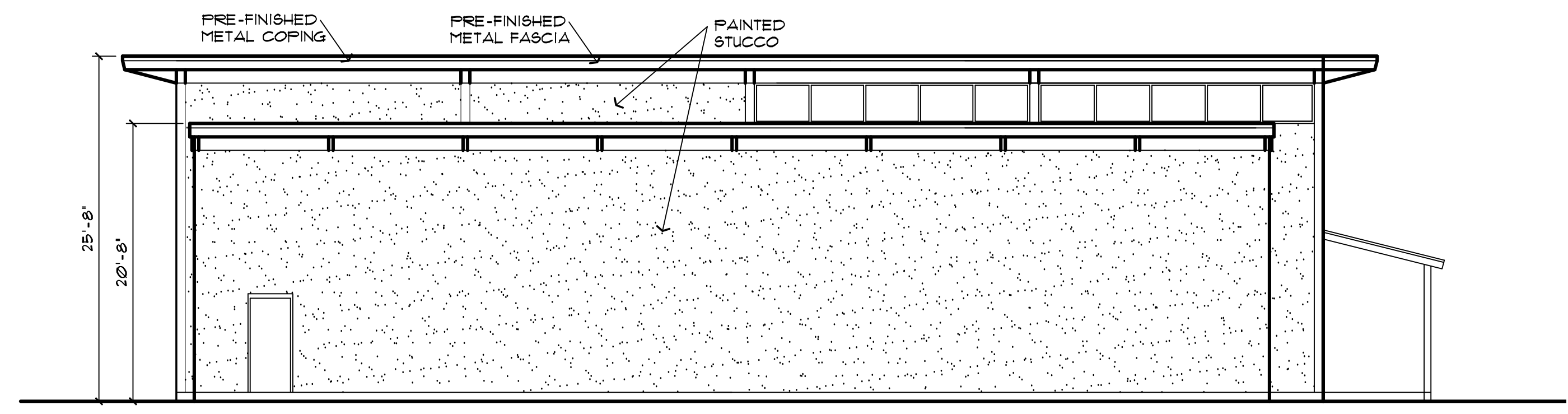


EAST ELEVATION
 SCALE: 1/8" = 1'-0"

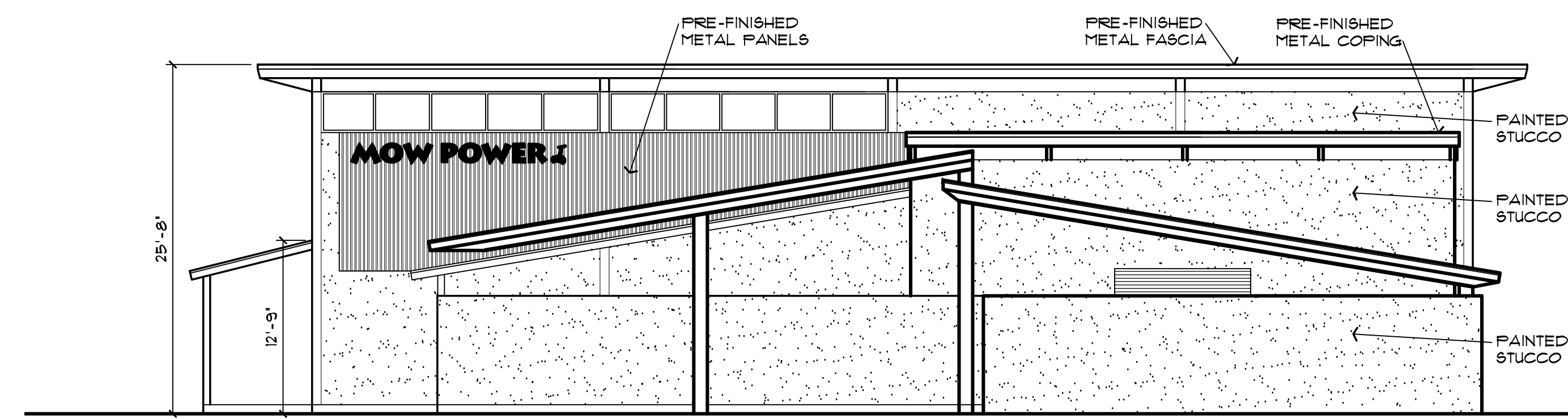
EXTERIOR COLOR SCHEDULE:
 STUCCO: DUNN EDWARDS, DRY CREEK, DE6122
 VERTICAL METAL PANELS: ATAS - CLASSIC BRONZE
 SLOPED METAL ROOF: ATAS - TITANIUM
 PAINTED STEELSTRUCTURE: DUNN EDWARDS, BLACK BEAN, DE6385
 PAINTED ACCENT STUCCO: DUNN EDWARDS, BLACK BEAN, DE6385
 ALUMINUM WINDOW WALL FRAME: CLASSIC BRONZE



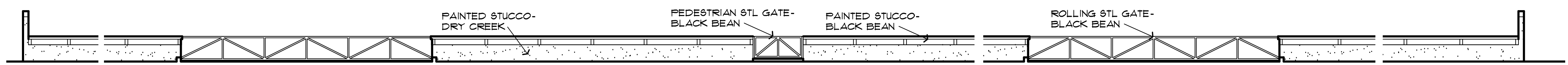
EAST ELEVATION
 SCALE: 1/8" = 1'-0"



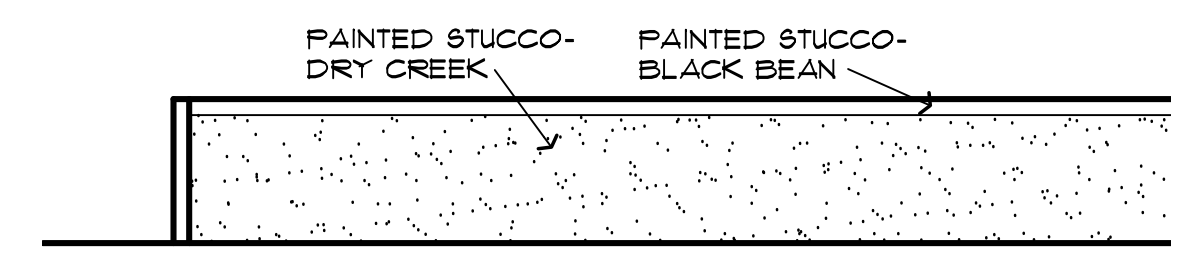
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



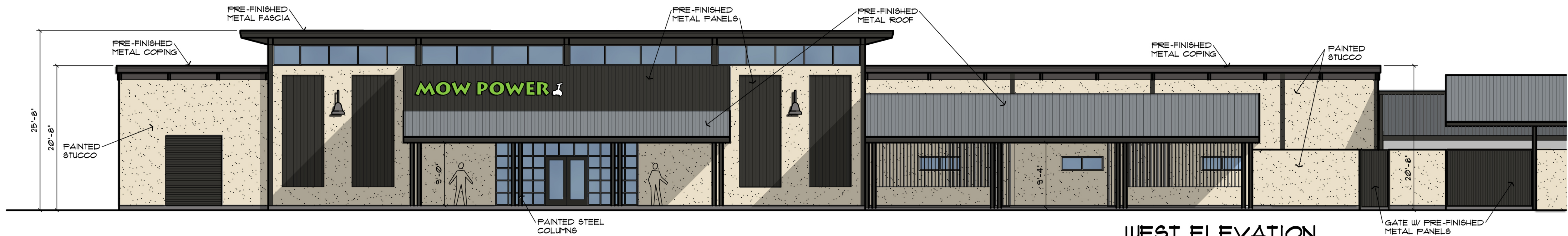
SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



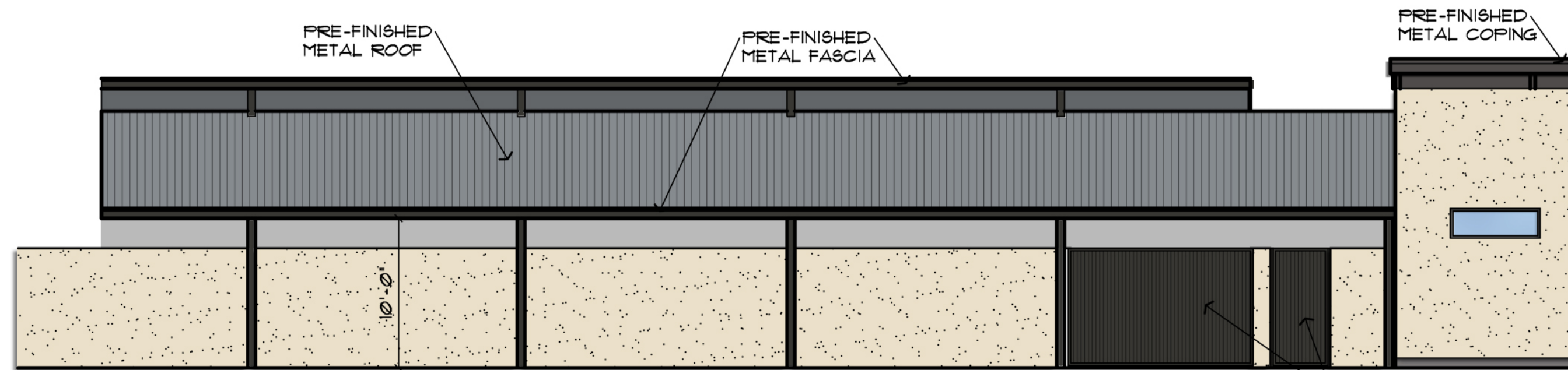
SCREEN WALL ELEVATION
 SCALE: 1/8" = 1'-0"



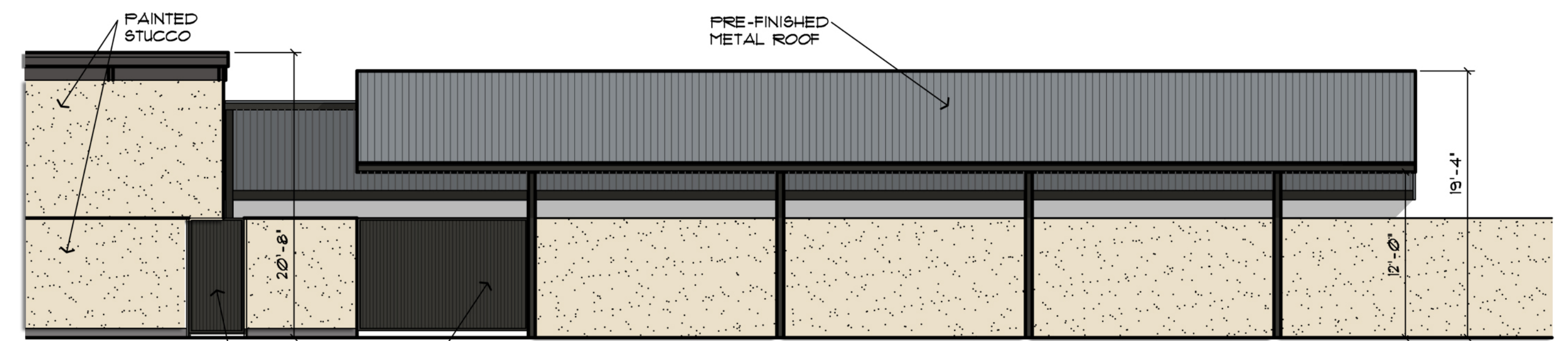
TYPICAL FENCE ELEVATION
 SCALE: 1/8" = 1'-0"



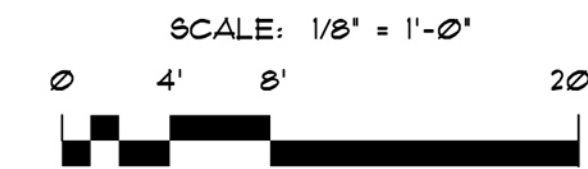
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

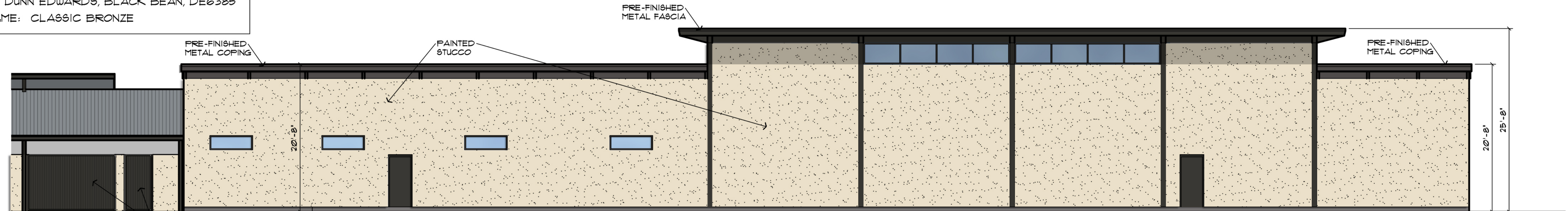


WEST ELEVATION
SCALE: 1/8" = 1'-0"

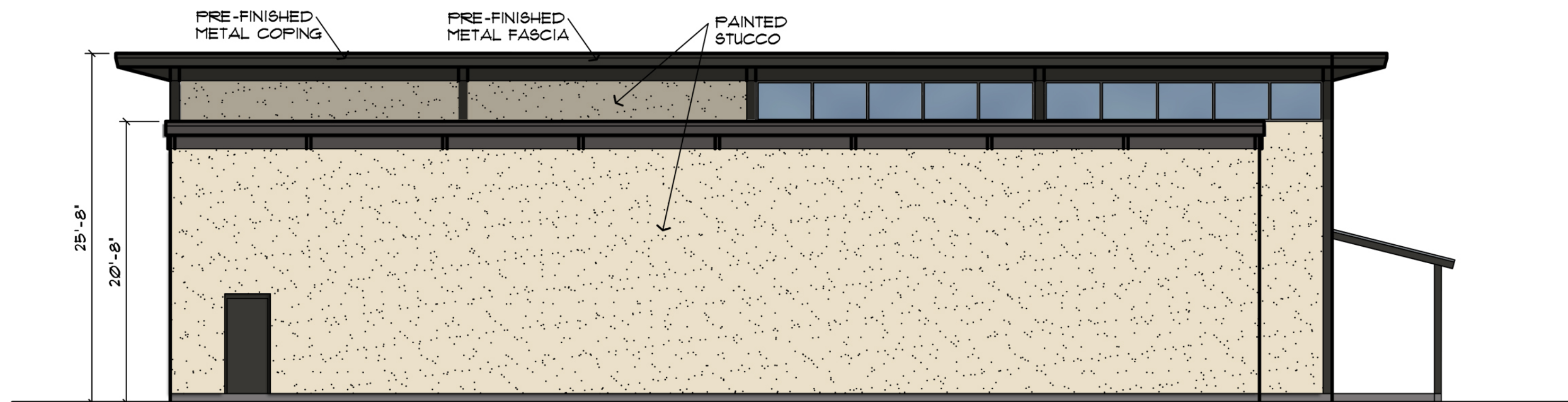


EXTERIOR COLOR SCHEDULE:

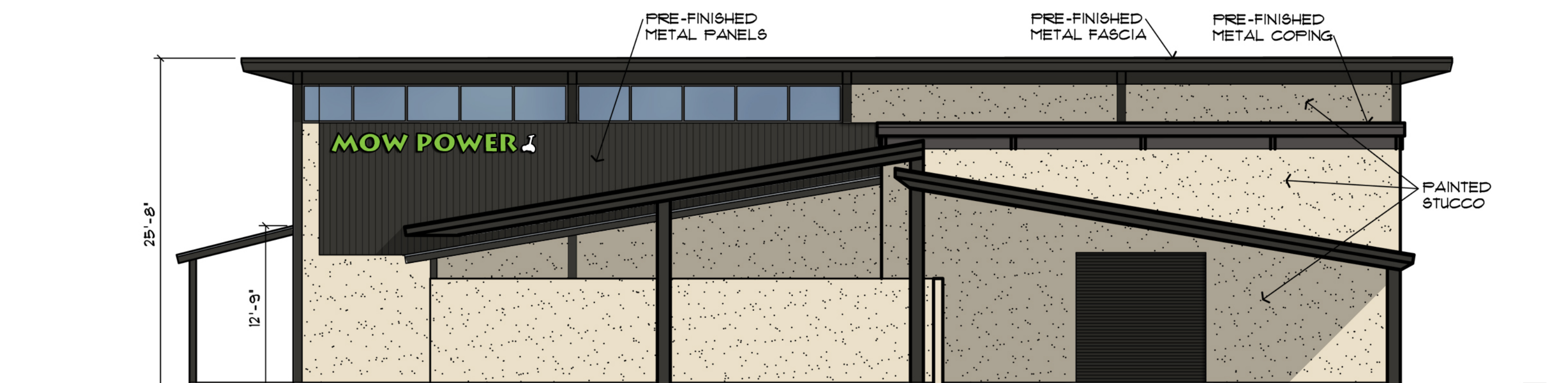
STUCCO: DUNN EDWARDS, DRY CREEK, DE6122
VERTICAL METAL PANELS: ATAS - CLASSIC BRONZE
SLOPED METAL ROOF: ATAS - TITANIUM
PAINTED STEEL STRUCTURE: DUNN EDWARDS, BLACK BEAN, DE6385
ALUMINUM WINDOW WALL FRAME: CLASSIC BRONZE



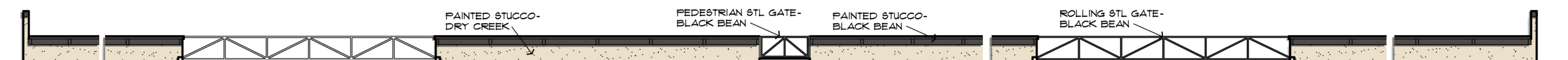
EAST ELEVATION
SCALE: 1/8" = 1'-0"



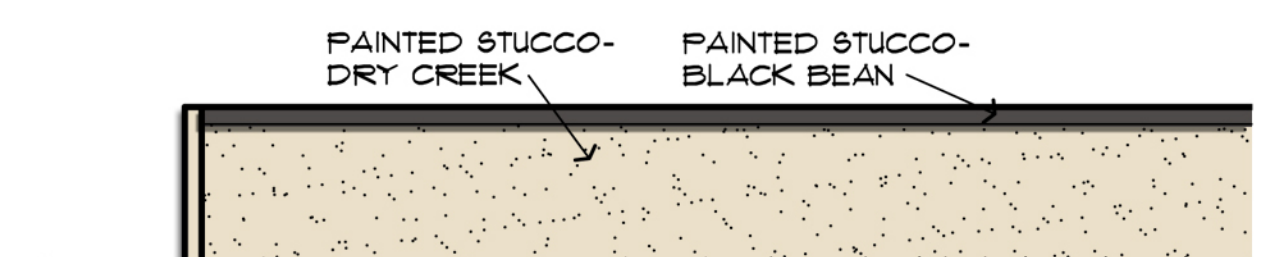
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



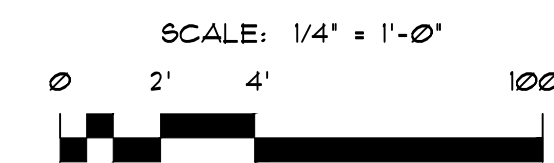
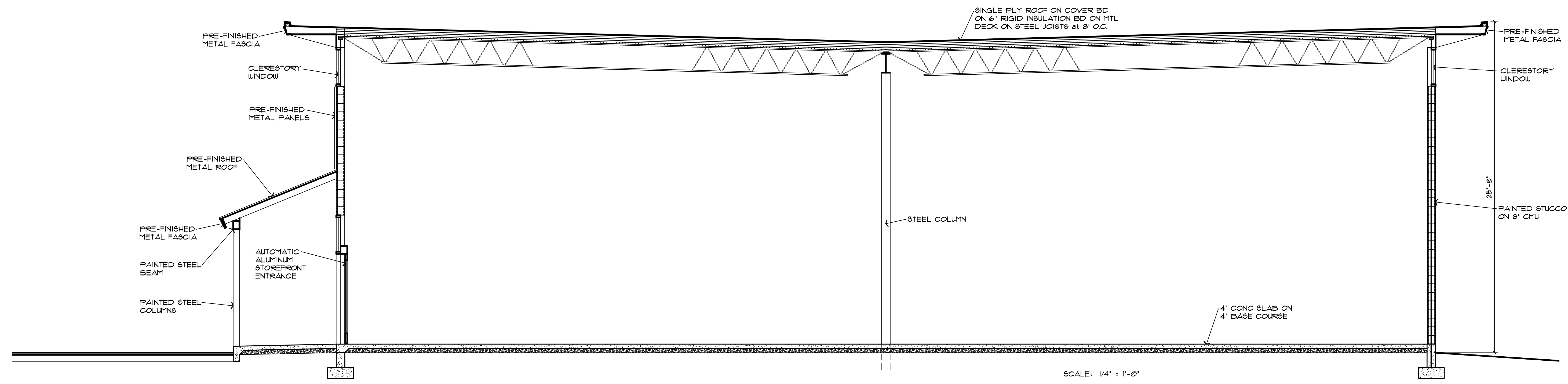
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



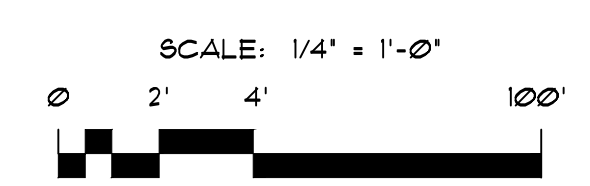
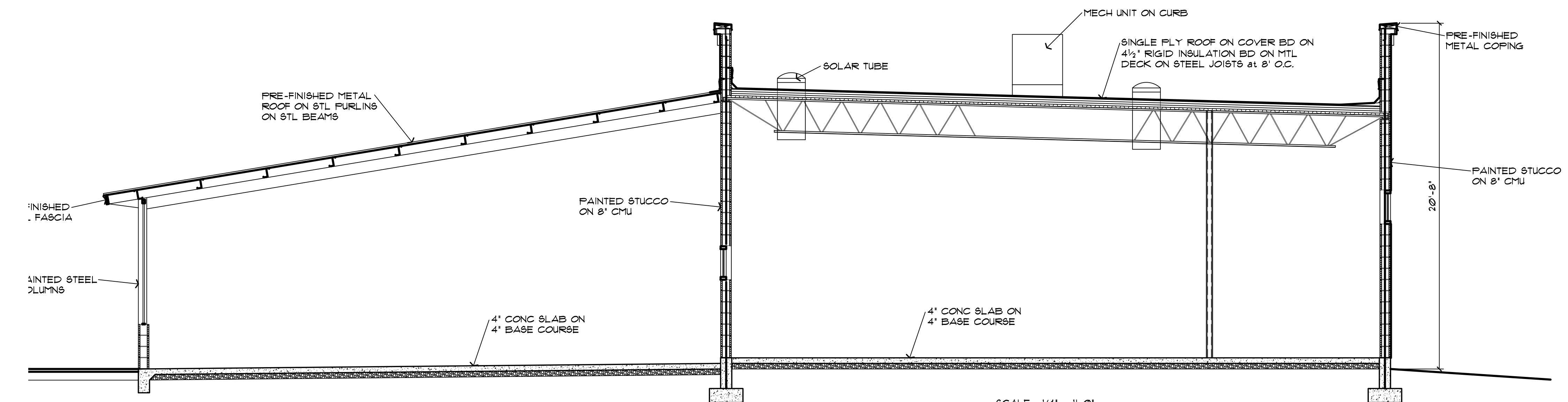
SCREEN WALL ELEVATION
SCALE: 1/8" = 1'-0"



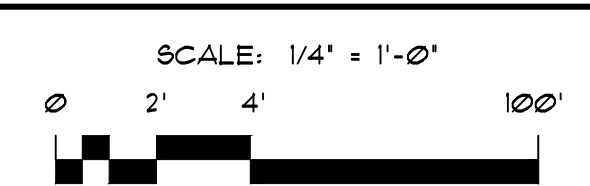
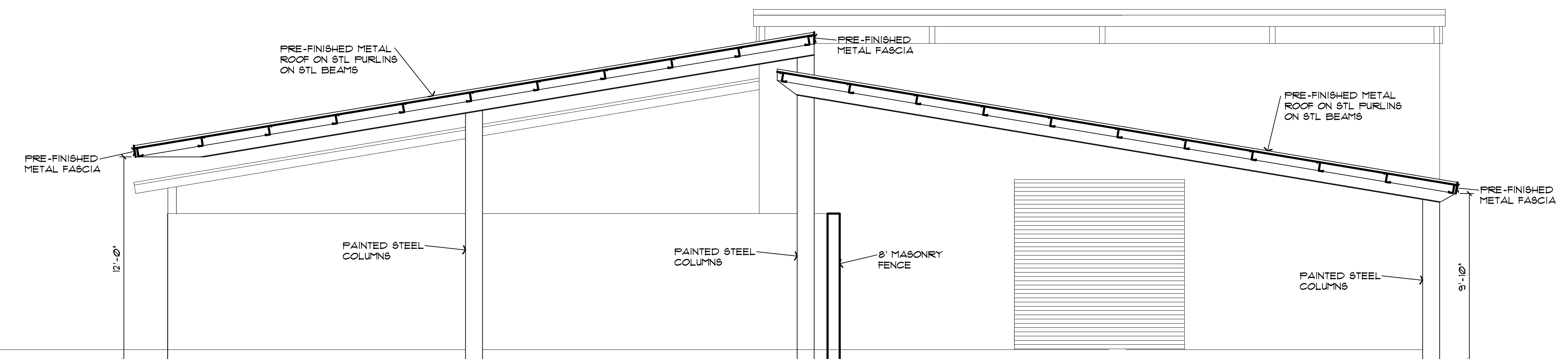
TYPICAL FENCE ELEVATION
SCALE: 1/8" = 1'-0"



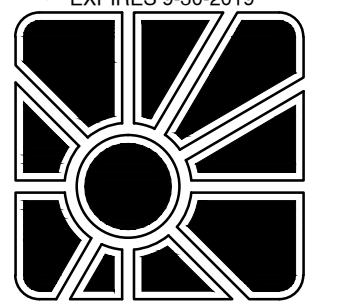
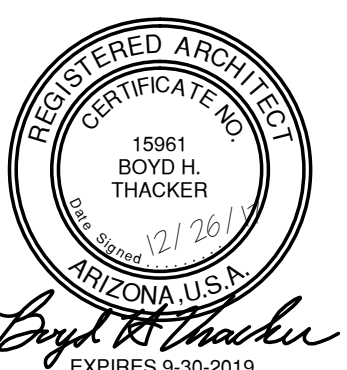
SECTION A - A
SCALE: 1/4" = 1'-0"



SECTION B - B
SCALE: 1/4" = 1'-0"



SECTION C - C
SCALE: 1/4" = 1'-0"



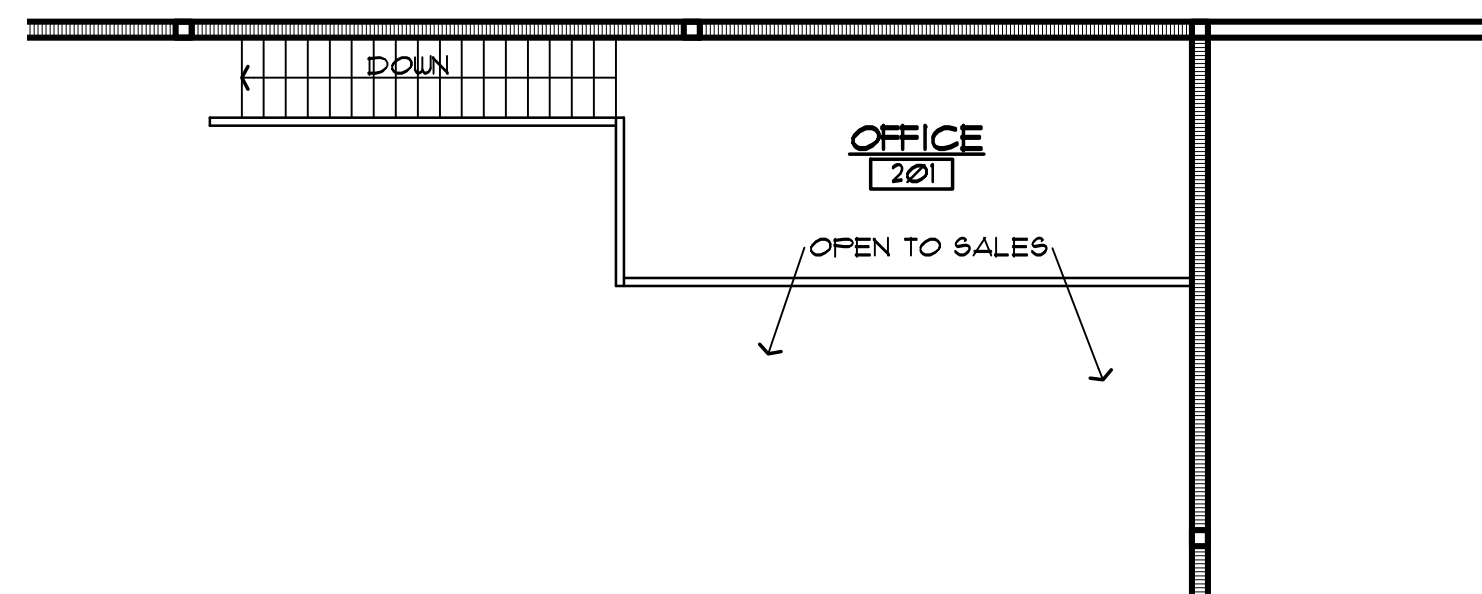
brock, craig and thacker architects, ltd.
daniel w. brock III, aia · james e. craig jr., aia · boyd h. thacker, aia
145 east university drive, suite 3 · mesa, arizona 85201 · 480-969-3081
fax 480-969-8283
e-mail: bct@bctarchitects.net

12-26-17	P&Z/DRB SUBMITTAL	item no. 1709
date		

RETAIL STORE & REPAIR SHOP FOR MOW POWER
845 NORTH GILBERT ROAD
MESA, ARIZONA

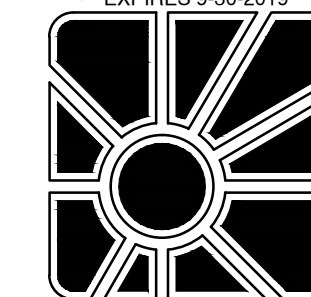
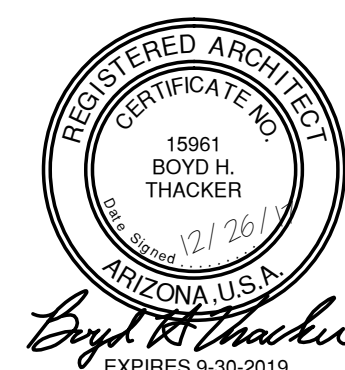
SECTIONS

A4



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

0 4' 8' 20'

A horizontal scale bar with vertical tick marks at 0, 4, 8, and 20 feet. The segments between 0 and 4, 4 and 8, and 8 and 20 are filled with alternating black and white squares. The segment between 0 and 4 is white, 4 and 8 is black, and 8 and 20 is white.

brock, craig and thacker architects, ltd.
daniel w. brock III, ala · james e. craig jr., ala · boyd h. thacker, ala
145 east university drive, suite 3 · mesa, arizona 85201 · 480-969-3081
fax 480-969-8283
e-mail: bc@bctarchitects.net

2-26-17	P&Z/DRB SUBMITTAL
date	item

**RETAIL STORE & REPAIR SHOP
FOR
MOW POWER**
845 NORTH GILBERT ROAD
MESA, ARIZONA

SCHEMATIC FLOOR
PLAN

A2



MOW POWER

MOW POWER

MOW POWER

Equipment Sales
Rental & Repair

Sales, Rental & Service

Citizen Participation Plan for Mow Power

Date: December 22, 2107

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for the new Mow Power Retail Store and Rental Center. The site is located at 845 North Gilbert Road, Mesa, AZ and is an application for the rezoning of 1.73 acres from OC to LC with a Special Use Permit. This plan will insure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Boyd H. Thacker, AIA

145 E. University, Suite 3

Mesa, AZ 85201

(480) 969-3081

Email: bthacker@bctarchitects.net

Pre-submittal Meeting: The pre-application meeting with the City of Mesa planning staff was held on November 27, 2017. A subsequent meeting was held with the Planning Director, John Wesley and Senior Planner, Tom Ellsworth.

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts to the neighborhood.

1. Immediate neighbors have already been personally contacted regarding the proposed development.
2. A contact list will be developed for property owners within 500 feet of the project.
3. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, landscape plan and elevations and an invitation to a neighborhood meeting to be held at the Montessori School, just south of the project site. A sign-in list will be used and comment forms provided. Copies will be given to the City of Mesa Planner assigned to this project.
4. Presentations can be made to groups or neighborhood associations upon request.

Schedule: Initial door to door visits – November, 2017
Pre-submittal meeting – November 27, 2017
Application Submittal – December 26, 2017
Neighborhood meeting – January 27, 2018
Submittal of Citizen Participation Report & Notification materials – Feb. 6, 2018
Planning and Zoning Board Hearing – March 21, 2018

MOW POWER RETAIL & REPAIR FACILITY 845 NORTH GILBERT ROAD, MESA, AZ

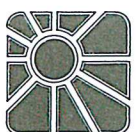
CITIZEN PARTICIPATION REPORT

A neighborhood meeting was held on Saturday, January 27, from 4:30 pm to 6:00 pm, at the Montessori Education Center, 815 N. Gilbert Road, Mesa, AZ. This facility borders the south side of the Mow Power Site. Over 200 invitation letters were sent to property owners within 1000 feet of the site and also to registered neighborhoods within one mile and all HOA's within a half mile.

The meeting location was posted with signage to direct attendees to the classroom where we held the meeting. From all the invitations sent, we had five residents attend the meeting. Drawings and a rendering were on display to help them understand the planned improvements. There were three concerns expressed by one attendee, Mr. Milo LeBaron, who resides directly east of the Montessori Education Center. These three concerns were shared by the other attendees in attendance.

First was a concern over security. They wanted to know if the area between the building and the east property line fence would be secured or accessible to the public. The owner assured them that the area will be secured by fencing, lighted with security lighting that did not shine into the neighboring yards, and monitored by security camera and security alarm sensors. The residents were satisfied with the plan.

Second was the concern about noise. Would they be hearing motors running all day and into the night hours. The owner stated that their winter work hours are from 8:00 am to 5:00 pm, and the summer hours are 7:00 am to 5:00 pm. All repair work is done inside the repair shop and engines are tested in the test area on the west side of the shop. When an engine is tested it is started and runs for only a few seconds, then shut off. This engine noise should be screened from the neighbors by the building and the two layers of 8 ft high masonry fencing and 6 ft property line fence between the test area and the neighbors. The test area does not have a roof over the area, so the



brock, craig and thacker architects, ltd.

james e. craig jr, aia

boyd h. thacker, aia

145 e. university, suite 3, mesa, arizona 85201 * (480) 969-3081 * bct@bctarchitects.net

sound will not be trapped and forced horizontally, but directed upward. The residents were pleased with this treatment.

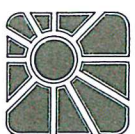
Third is the concern of increased traffic and how it would intensify the issue of traffic from the school to the south. Milo LeBaron conducted his own study of the traffic counts for the existing Mow Power facility to the south of University Drive and Gilbert Road and indicated that he counted a maximum of 10 customer vehicles at the store between 8:00 am and 8:15 am. This is the time period when the school traffic is at it's peak. He was confident that the traffic from the new facility would not intensify the problem of student drop-off. It was emphasized that the new facility would have plenty of vehicle circulation and parking for the customers and no one would need to wait in Gilbert Road for access to the site.

A question was raised by a neighbor directly east of the sales area of the building about the windows on the east side of the building. It was explained that the windows on the south portion of the east wall are to let natural lighting into the small tool storage area and the window sill is 8 ft above the floor and would prevent anyone from looking out the window into the neighboring yards. The high windows on the east side of the sales area are to allow natural light into the checkout area. The sill is 20 ft above the sales floor which will also prevent view into the neighboring yards.

One resident from the homes to the south of Adobe was there to fill out a comment card so we could give her new phone number to the city council member for the area so she could ask questions about issues at her home. She was in support of the proposed use for the site.

The attendees were pleased with the design, security and aesthetics of the new facility and felt it was a great use for the site. Bill and Stacy Montz offered to come to meetings and speak in support of the project.

We received a letter from a resident that was not able to attend the meeting, stating that he is in support of the use and design and feels it will be "a great improvement to the surroundings instead of an empty lot currently falling prey to illegal dumping and used as a neighborhood bathroom for dogs." His main concern is that the city will better secure the alley north of the site.



brock, craig and thacker architects, ltd.

james e. craig jr, aia

boyd h. thacker, aia

145 e. university, suite 3, mesa, arizona 85201 * (480) 969-3081 * bct@bctarchitects.net