

December 4, 2018

Wahid Alam, AICP, Planner II  
Planning Division  
City of Mesa  
55 N. Center St.  
Mesa, AZ 85201

RE: ZON18-00827 Planning and Zoning Board Application  
DRB18-00851 Design Review Board Application  
US Storage Centers  
1760 N Country Club Drive

Dear Mr. Alam:

Below are the responses to your combined Planning & Zoning and Design Review comments dated November 14, 2018 for the US Storage Centers project at 1760 N Country Club Drive. This response letter provides additional information for each comment in the order that they appear in your letter.

**ZON18-00827:**

1. Fees: The record shows fees are paid based on 0.5 acre site.  
***Response: We acknowledge payment of fees.***
2. Citizen Participation Plan: A Citizen Participation Plan (CPP) has not been submitted. Staff strongly suggest holding a neighborhood meeting near the site to inform and receive input from the surrounding property owners including home owners prior to P&Z hearing.  
Citizen Participation is a required process. This provides an opportunity for the developer and the homeowner's, neighborhood associations and registered neighborhoods to interact and discuss the proposal prior to the public hearing. Property owners within 1,000 feet of this property should be notified as part of this process as well as all registered neighborhood associations within 1 mile of the project and all HOAs within ½ mile of the project. Staff would encourage early outreach for this proposal. A Citizen Participation Plan, outlining how that outreach has been achieved or will be achieved is required with the application request. Ownership maps and mailing lists identifying each of those property owners notified as part of the Citizen Participation Process (property owners within 1,000' of site, etc.) needs to be uploaded online on case# ZON18-00510.  
***Response: Wentworth Properties will provide Public Hearing Notification letters, ownership maps, post site and provide Affidavit of Posting to Planning Division by January 2, 2019.***
3. General Plan: Neighborhood Suburban. The Mesa 2040 General Plan designates this area as a Neighborhood Suburban character type. The proposed use is in conformance with this character type.  
***Response: Acknowledged.***



4. Zoning: The current zoning of the property is LC. An assisted living facility is an allowed use within the LC zoning district with the approval of a Special Use Permit (SUP). The requirements for a Special Use Permit are found in Section 11-70-5 of the Zoning Ordinance.  
***Response: We acknowledge the existing zoning is LC. Perhaps there is a misprint above as our use is self-storage, which is a permitted use within this zone.***
5. SCIP: This review does not include comments for SCIP application for Board of Adjustment case# BOA18-00837.  
***Response: Acknowledged.***
6. Site Plan:
  - a. Staff appreciates the improvement proposed along the entire Country Club Road frontage, however we would suggest increasing enhancement along the wall by incorporating few more architectural elements with variety of material, color and texture and install a base to the existing monument sign on pedestal.  
***Response: We discussed the above suggestions with our Client. Along Country Club Drive frontage, we have revised the paint scheme at existing and proposed walls, gates, etc. and have modified the design of the proposed trellises. Our Client prefers to retain the monument sign on the existing pedestal, so a base is not included in this resubmittal.***
  - b. Remove the existing pony wall running between the sidewalk and the office entrance perpendicular to the face of the building.  
***Response: Our Client prefers to retain the existing pony wall to screen the parking area, so removal of this wall is not included in this resubmittal.***

**DRB18-00851:**

7. Building Design:
  - a. The architecture of the building elevations and the landscape design will need to be High quality four-sided architecture, variations in wall plan and roof height and varying textures and forms will be required per Building Design Standards Section 11-6-3C.  
***Response: We discussed the Building Design Standards with our Client. Our client feels that, at all sides of the proposed infill building, variation in wall plane, variety in roof height or form, added architectural details and/or projections and recesses would not provide any benefit as these walls are not visible from the street. They also feel that variation in wall plane would detract from their intended use of self-storage as the proposed infill building is only made viable by maximizing the use of square footage on the site by following a repetitive, modular storage locker layout within the proposed floor plan.***
  - b. Enhance the pedestrian entrance of the two stored building with brick outline matching the panels. What is the material of the canopy over the entry door, we would prefer metal not fabric.  
***Response: Our client prefers not to add additional brick to the scope, so brick around the building entry doors has not been included in this resubmittal. The canopy over the entry door has been revised to metal.***
  - c. Also introduce brick pilaster on both sides of the gated entrances.

- Response: Our client prefers not to add additional brick pilasters to the design, so they are not included in this resubmittal.**
- d. Staff would prefer installing brick pop out framing the proposed metal trellises.  
**Response: Our client prefers not to add additional brick to the scope, so brick pop out framing is not included in this resubmittal. We have modified the trellis design, the paint color on the trellises and the paint scheme on the wall behind them.**
- e. As for the color staff think the proposed color needs to be modified to make it more visually interesting by introducing variety of color including accent color at strategic location.  
**Response: We have revised the color scheme to include three additional colors and we have added additional paint accent locations on walls.**
- f. Staff finds that Design Review Board encourages applicant to be playful with building architecture and color, an example of such project is the existing car wash south of the proposed development.  
**Response: We discussed the above suggestions with our Client and were given latitude to revise only the paint colors and locations. The resubmitted colored street façade elevations illustrate the color scheme revisions along the Country Club Drive frontage.**

**\*\*\*Architect Note: See Transportation comment 10 e below. We are requesting leniency in the BSB/LSB due to dedication of an additional 3' of ROW to City of Mesa. In lieu of the required 15' BSB/LSB along Country Club Drive, we are requesting a 12' BSB/LSB. The site plan has been revised to indicate the 55' ROW and the proposed 12' BSB/LSB. Updated legal description, exhibit and Title Report have been ordered by our Client.**

#### **Development Planning Comments:**

8. Development Planning Review: See Comments on Preliminary Grading Plan

**Response: Acknowledged.**

9. Solid Waste Review Comments:

- a. Solid Waste – Please review and comply with the Solid Waste final design, installation, construction, location, number, access route and collection vehicle turning radius shall comply with City of Mesa Standard Detail M-62.01 through M-62.09\*. The City of Mesa Details can be found at the following web page: <http://www.mesaaz.gov/business/engineering/mesa-standard-details-specifications>.

**Response: Acknowledged.**

- b. Please show on the map where the current trash enclosure is located.

**Response: The current trash enclosure is located at key note #21 on the site plan, which is straight in from the main entry drive and just east of the west-most existing building.**

10. Transportation:

- a. C: Country Club Dr roadway is improved. No further improvements required at this time.

**Response: Acknowledged.**

- b. C: Driveways to be per Dtl M-42. Diveway & sidewalk to be within the public domain.

**Response: Acknowledged. Dtl M-42 is referenced in key note #3 on Site.**



- c. C: Provide street light photo-metrics to verify that they comply with current standards for the proposed use. These can be submitted with the construction plan submittal.

***Response: All street lights are existing. Without specific information regarding existing light fixtures, we cannot provide photometry.***

- d. C: Provide sight visibility triangles (SVT) for all driveways and median openings to demonstrate that adequate visibility is being provided. The SVT is to be placed on the landscape plans and show what criteria is being used to demonstrate that the visibility is being maintained. Use the information regarding design of sight distance requirements from the City of Mesa Engineering Design Standards: - <http://mesaaz.gov/home/showdocument?id=22770>

***Response: Sight Visibility Triangles have been added to the Landscape sheet.***

- e. C: Dedicate additional right of way to match existing ROW to the north and south to 55'

***Response: Our Client agrees to dedicating an additional 3' of ROW to match the existing 55' ROW at the parcels to the north and south. We are requesting leniency regarding the building and landscape setbacks. Due to the dedication of 3' as ROW, we request 12' minimum B.S.B. and 12' minimum L.S.B. in lieu of the required 15'. The site plan has been revised to reflect these revisions. Updated legal description, exhibit and Title Report have been ordered by our Client.***

11. Engineering Review: Provide storm water retention and bleed off in accordance with Chapter 8 of the 2017 Engineering Procedures Manual. There are existing storm drain facilities in Country Club. Neither maintaining existing flow off the site to the adjacent parcel nor utilizing dry wells will be allowed.

***Response: Decision pending further discussion with City staff; discussions between Civil Engineer and Staff are ongoing via email and phone.***

12. Energy Resources-Gas Review: The proposed project lies within the City of Mesa Energy Resources Department's natural gas service territory. Please visit <http://www.mesaaz.gov/residents/energy-resources/initiate-modify-service> for information on new service installations and to contact one of our Business Development representatives. The Business Development representatives can help you identify the location of existing utilities, provide you with a "Will Serve" letter, and direct you to the proper agencies and/or individuals to address other questions and concerns. Please contact Arizona Blue Stake at 811 prior to any excavation in the area.

***Response: Acknowledged.***

13. Water Resources-Water Review: This site is in the City Pressure Zone. Only waterlines designated to service the City Zone should be connected to for water service. There is an existing water service that may be connected to for water service. Provide a utility plan. Per Engineering and Design Standards section 312, a design report including projected average and peak water demands, required fire hydrant flows per Appendix B of the 2006 International Fire Code, hydrant flow test results, and a hydraulic analysis demonstrating sufficient capacity in the planned water system will be required prior to acceptance of the final water system design. Per Title 7 – Fire Regulations of City Code section 508.3.1.3, a fire flow test is required to determine the available water flows. The certified fire flow test must be done by a private fire protection company at the planned points of connection. A permit issued by the Building Safety Department is required for the flow test and a minimum of 48 hours'

notice is required prior to performing the test. Flow tests must be conducted between 6:00 am to 8:00 am. and achieve a minimum pressure drop of 5 psi during testing.

***Response: Acknowledged.***

14. Building Safety- Fire Review: NO MAJOR FIRE CODE CONCERNS.

***Response: Acknowledged.***

15. 2018 Codes: The City of Mesa is in the process of adopting the 2018 International Code Council (ICC) “family” of codes and the 2017 National Electric Code produced by the National Fire Protection Association. If approved by the City Council, we expect the 2018 Codes to be in effect January 1, 2019. Development Services link

<https://www.mesaaz.gov/business/development-services/building-code-amendment>

***Response: Acknowledged.***

16. Fire Codes: See the following links for Mesa Fire Code amendments and Fire Department details:

***Response: We acknowledge receipt of several links to Fire Codes and Details. The noted Fire Code Notes will be placed on the construction documents.***

17. Engineering-Utility Coordination:

- a. In accordance with the City of Mesa Engineering and Design Standards Chapter 604.3 & 706.3 applicant will be required to place all new electric and/or communication services, modifications or upgrades underground.

***Response: Acknowledged.***

- b. Country Club Dr is scheduled for a pavement treatment in FY20/21. The Mesa City Council approved City Code updates modifying the language to Title 9, Chapter 1 regarding pavement cuts. These modifications are effective as of February 27, 2017. Mesa City Code requires all pavement cut activities to have an approved permit and be restored in accordance with City standards and specifications (Mesa Standard Detail M-19.04.3). This update to City Code established a requirement to pay pavement restoration fees for cutting pavement that is newer than five years old. The four-tiered rate structure is based on pavement age and size of cut or pavement disturbance. For additional information, please review the Pavement Cut Process Brochure, located at <http://mesaaz.gov/business/development-sustainability/construction-permits> for more information about the Pavement Cut Process. To avoid cutting new pavement, please refer to the City’s “Active Capital Improvement Projects” and “Pavement Cut Restrictions” interactive maps located at <http://www.mesaaz.gov>, search “maps”. The “Active Capital Improvement Projects” map shows Capital Improvement Projects in design and construction along with the Project Manager’s contact information for coordination. The “Pavement Cut Restrictions” map shows future pavement restrictions. It is preferable to install underground infrastructure before any new pavement is placed.

***Response: Acknowledged.***

18. Low Impact Design: Mesa supports efforts to reduce the environmental effects of impervious pavement. Please consult Mesa’s Low Impact Toolkit for many ideas, such as Vegetated Swales, Bio retention, Permeable Paving, Infiltration & Underdrains, Green Roof Tools and Rainwater Harvesting.



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Contact Angelica Guevara about how using these tools can reduce the total retention for your development.

***Response: Acknowledged.***

Should you have any further comments, please do not hesitate to contact our office. Thank you.

Sincerely,

Lori A. Knudson  
Project Architect

Cc via email: David M. Brown – Wentworth Properties  
Justin Gregonis – Vertical Design Studios