

November 12, 2018

To:
City of Mesa Planning Department
55 North Center Street
Mesa, AZ 85201

From:
RKA Architects, Inc.
2233 East Thomas Road
Phoenix, AZ 85016

Project Narrative:

Reconfiguration of Parking layout and parking spaces to add 2 new 17,030 SF and 10,177 SF RV storage buildings on the east side of 121,004 SF existing Building. Total new addition 27,207 SF. Total building area after new addition 148,211 S.F. Present use of existing building is for 35,000 s.f. Fitness Center and remaining building is self storage.

Feel free to call or email if you have any questions.

Regards,

Neil Feaser,
Vice President
nfeaser@rkaa.com



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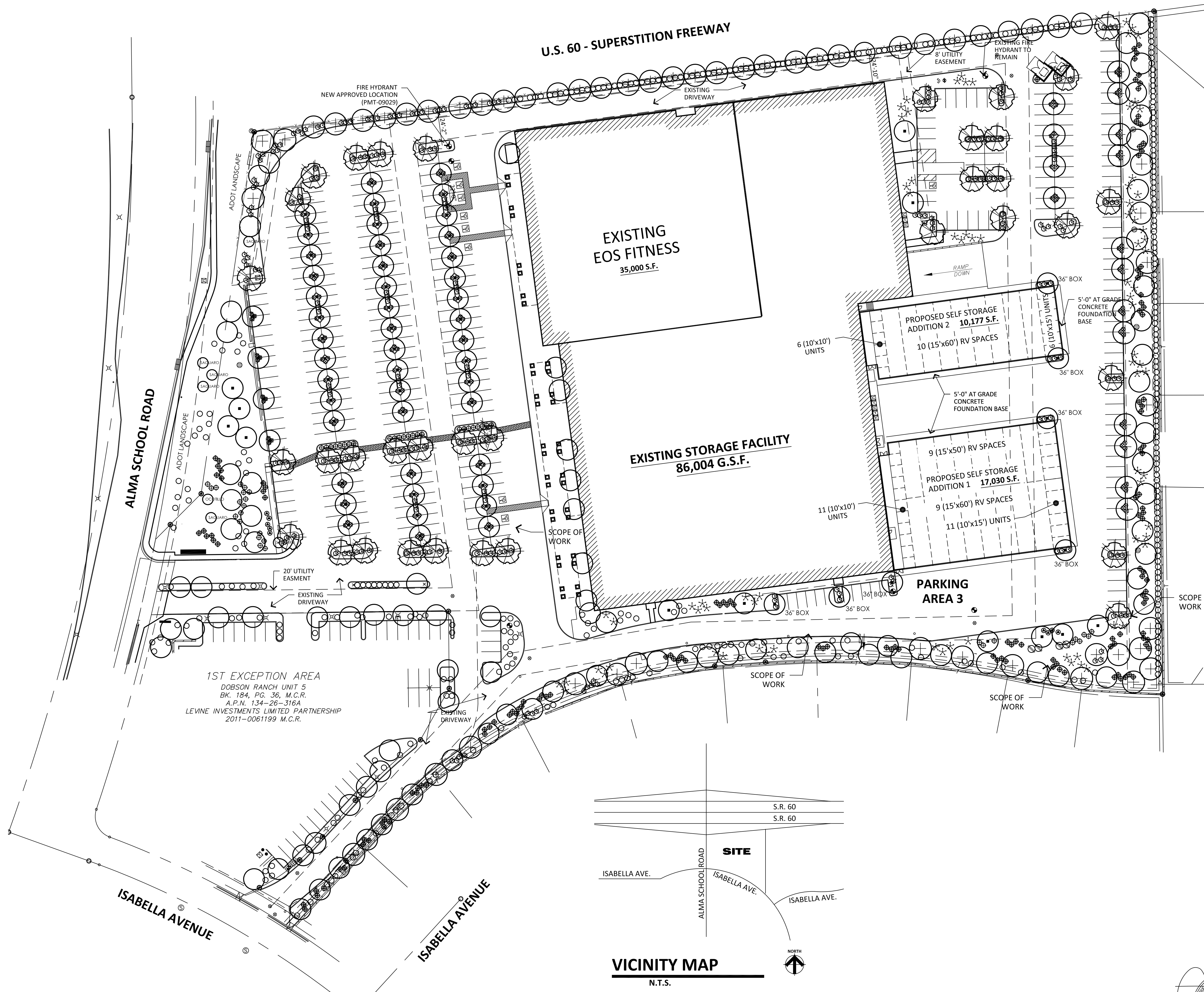
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South Dakota
Tennessee
Texas
Utah
Virginia
Washington
West Virginia
Wisconsin
Wyoming

Principals:

Robert W. Kubicek, AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, AIA, VP



1ST EXCEPTION AREA
DOBSON RANCH UNIT 5
BK. 184, PG. 36, M.C.R.
A.P.N. 134-26-316A
LEVINE INVESTMENTS LIMITED PARTNERSHIP
2011-0061199 M.C.R.

VICINITY MAP
N.T.S.

LANDSCAPE PLAN
SCALE: 1" = 40'-0"

SITE PLAN DATA

PARCEL NUMBER:	134-26-3168
EXISTING ZONING:	LC(LIMITED COMMERCIAL)
LOT SIZE:	419,352 S.F.
BUILDING AREAS:	
EOS FITNESS	35,000 S.F.
EXISTING-STORAGE - 1	60,450 S.F.
EXISTING STORAGE - 2	25,554 S.F.
TOTAL EXISTING BUILDING	121,004 S.F.
PROPOSED ADDITION 1	17,030 S.F.
PROPOSED ADDITION 2	10,177 S.F.
TOTAL PROPOSED NEW BUILDING	27,207 S.F.
TOTAL BUILDING AREA	148,211 S.F.

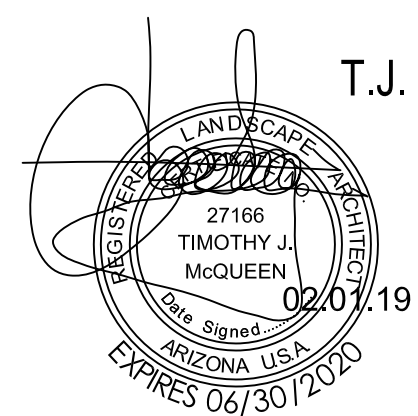
PARKING CALCULATION

PARKING REQUIRED:	
EOS FITNESS: (35,000 S.F. - (COURT 1,500 S.F.)) = 33500 S.F.	
(1/100 S.F. , PLUS 2 SPACES PER COURT)	337
STORAGE (114,440 S.F.O: 4 SPACES)	4
TOTAL:	341
PARKING PROVIDED:	
AREA 1	229
AREA 2	104
AREA 3	11
TOTAL (INCLUDING ACCESSIBLE) :	344
TOTAL ACCESSIBLE SPACES PROVIDED	10

LANDSCAPE LEGEND

- (QUANTITY)
- PROSOPIS CHILENSIS THORNLESS MESQUITE 24" BOX (35)
 - ACACIA SALICINA WILLOW ACACIA 24" BOX (65)
 - ACACIA STENOPHYLLA SHOESTRING ACACIA 24" BOX / 36" BOX AT FOUNDATION (58-24", 7-36")
 - PROTECT EXISTING TREE EXISTING TO REMAIN MATURE (50)
 - PROTECT EXISTING SHRUB EXISTING TO REMAIN MATURE (375)
 - CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON (81)
 - TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (4)
 - HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (51)
 - DASYLIRION WHEELERII DESERT SPOON 5 GALLON (142)
 - AGAVE GEMNIFLORA TWIN FLOWERED AGAVE 5 GALLON (9)
 - NERIUM OLEANDER PETITE PINK 5 GALLON (233)
 - HESPERALOE PERPA BRAKE LIGHT RED YUCCA 5 GALLON (174)

MATCH EXISTING
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



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

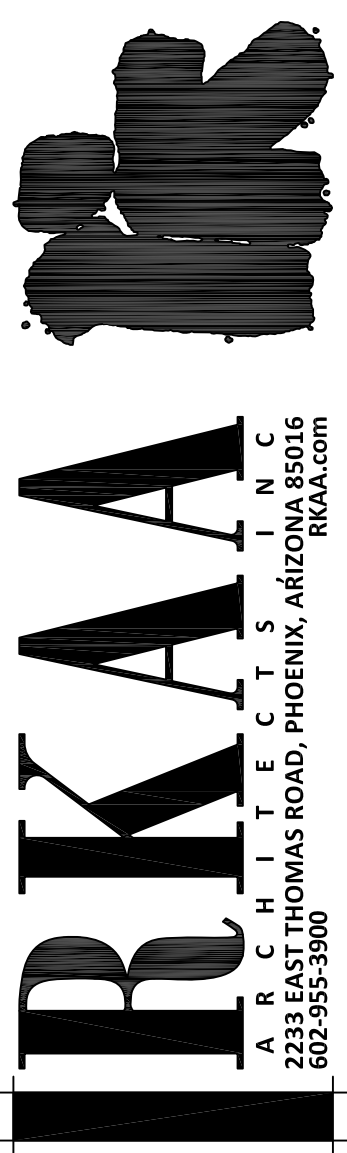


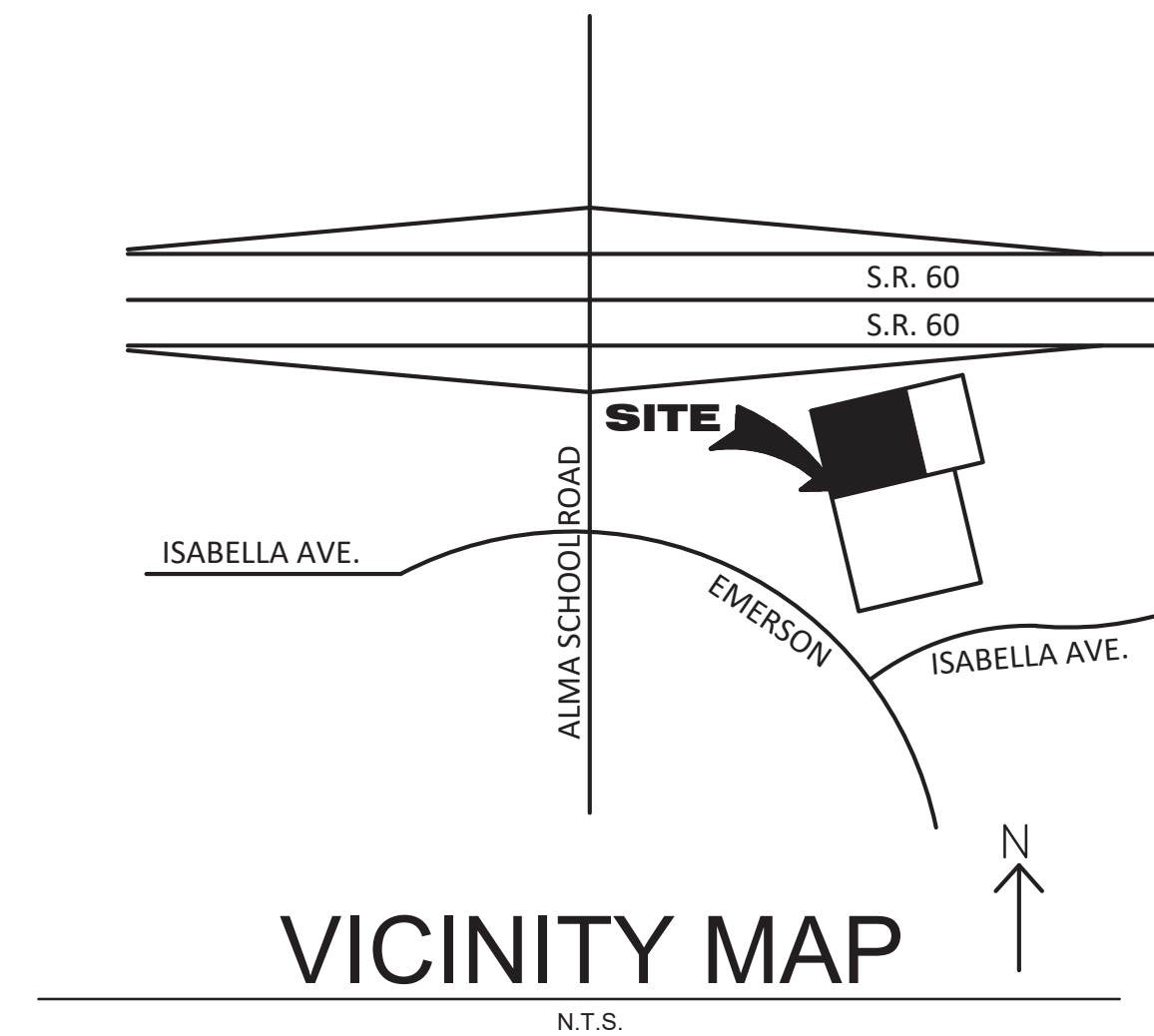
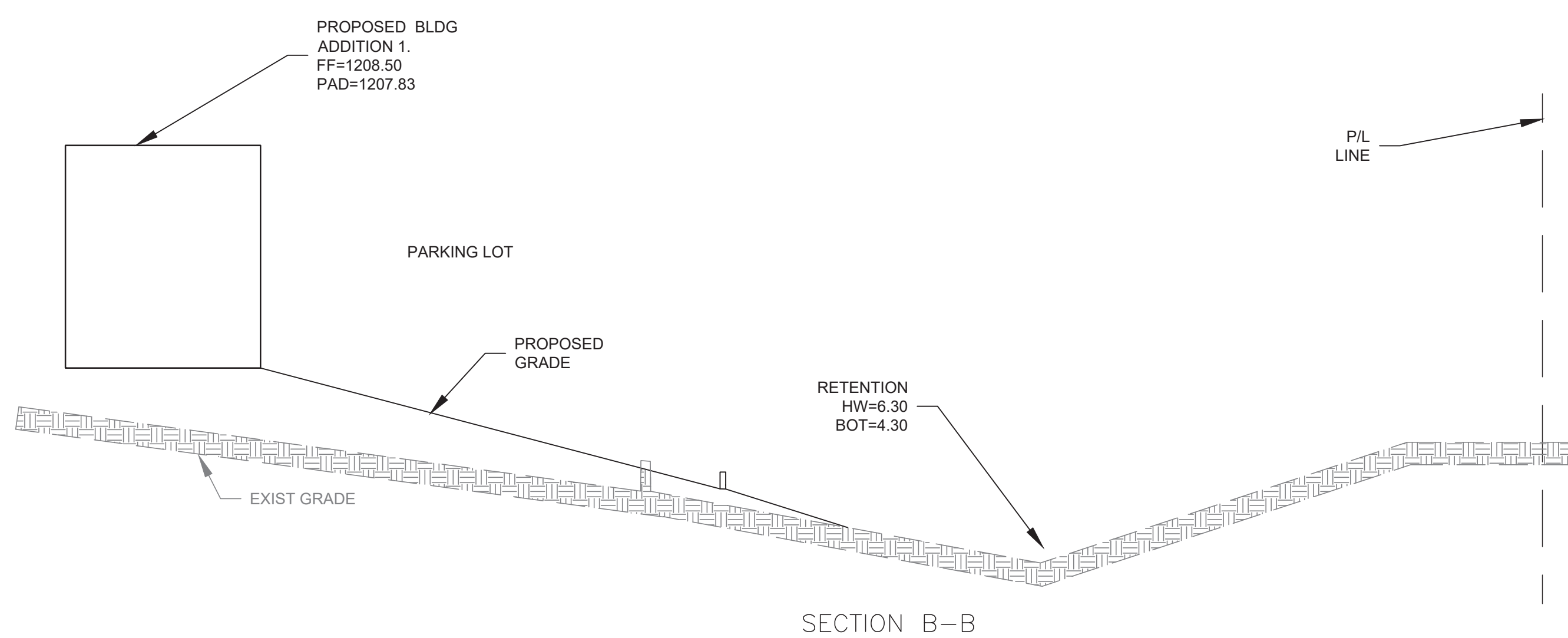
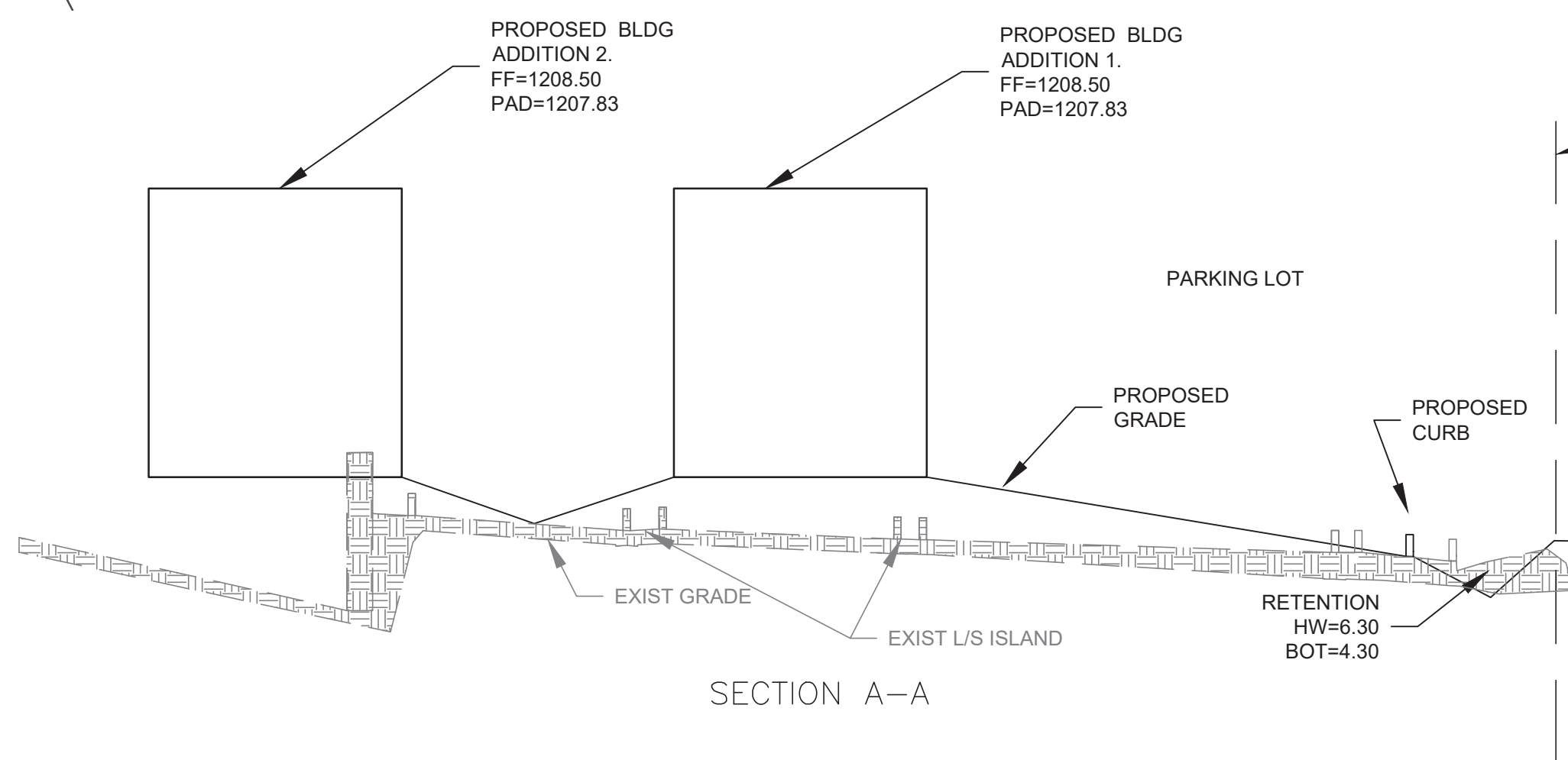
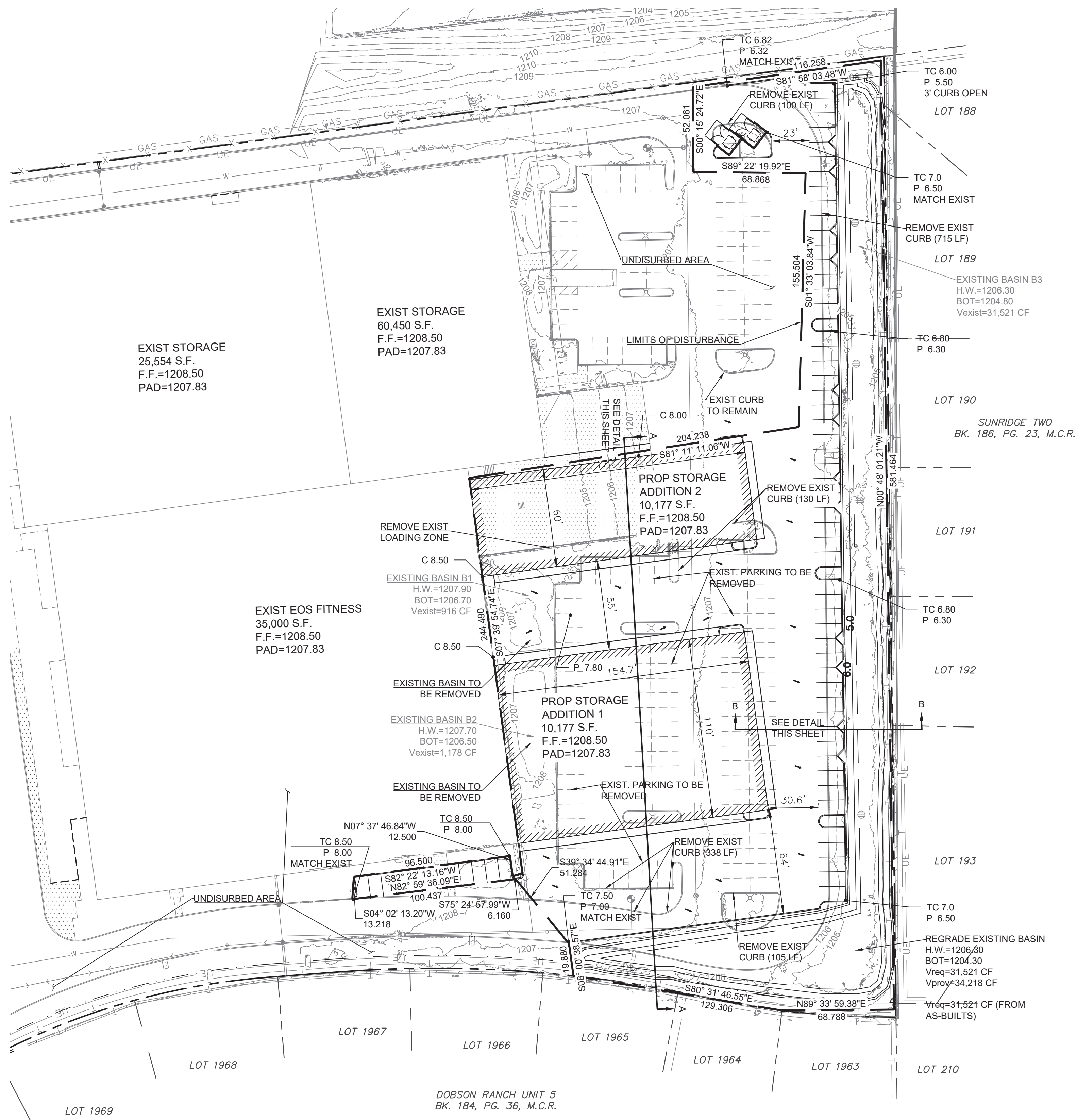
design by: RG
drawn by: RG
checked by: NF

project #: 16118.07

ALMA SCHOOL ROAD AND US 60 PHASE III
1661 S. ALMA SCHOOL RD.
MESA, AZ 85210
09-26-18

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PROJECT DATA:

PARCEL NUMBER:	134-26-316B
EXISTING ZONING:	LC (LIMITED COMMERCIAL)
USE	STORAGE FACILITY
EXISTING BUILDING AREA:	121,004 S.F.
PROPOSED BUILDING AREA:	27,207 S.F.
TOTAL BUILDING AREA:	148,211 S.F.

DRAINAGE STATEMENT:

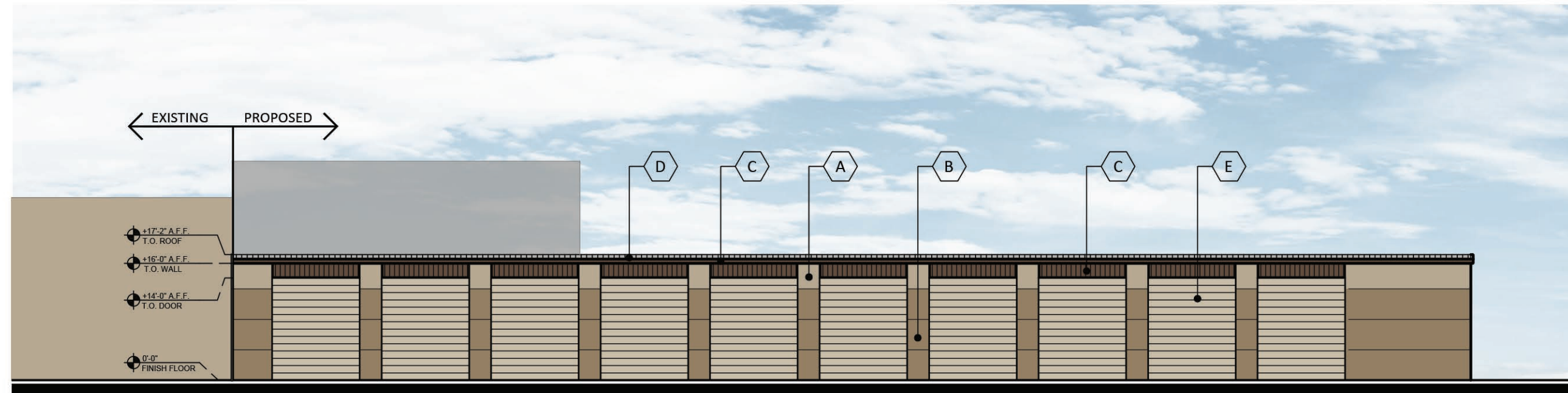
PROJECT PROPOSES TO ADD A TOTAL OF 27,207 SF BLDG ADDITION TO REPLACE PAVEMENT. NO ADDITIONAL IMPERVIOUS AREA IS GENERATED BY THE PROJECT IMPROVEMENTS. PRE RUNOFF FACTOR = 0.90 AND POST RUNOFF FACTOR IS 0.90. EXISTING RETENTION BASINS 1 & 2 WILL BE REMOVED AND BASIN 3 WILL BE CHANGING IN AREA. TO MAKE UP FOR THIS BASIN 3 WILL BE REGRADED AS SHOWN AND ADD THE ADDITIONAL VOLUME INTO THE BASIN BUT WILL NOT CHANGE HIGH WATER OR DEPTHS.

Larson Engineering, Inc.
6380 E. Thomas Road, Suite 300
Scottsdale, AZ 85251
480.212.4200 (www.larsonengr.com)

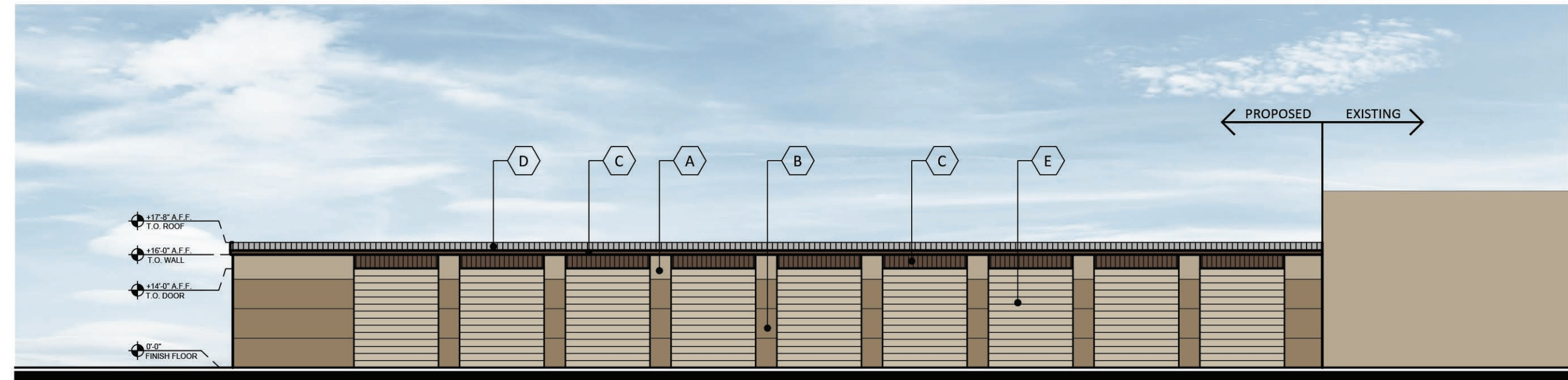
IRKAA
REGISTERED PROFESSIONAL ENGINEER
48279
MICHAEL HREHA
ARIZONA U.S.A.
EXPIRES 06/30/2019

ALMA SCHOOL ROAD AND US 60 PHASE III
1661 S. ALMA SCHOOL RD.
MESA, AZ 85210
09-26-18

design by: RG
drawn by: RG
checked by: NF
PRELIMINARY GRADING & DRAINAGE
project #: 16118.07



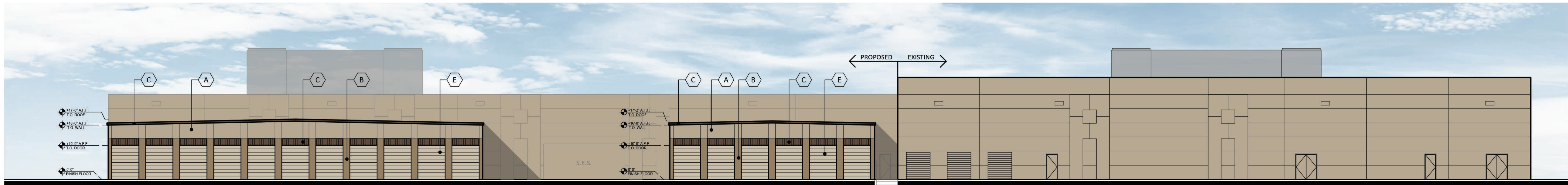
A (BLDG ADDITION 2) SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



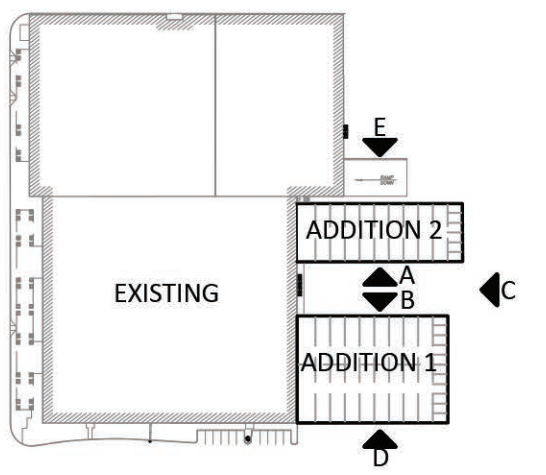
B (BLDG ADDITION 1) NORTH ELEVATION
SCALE: 1/16" = 1'-0"

COLORS/MATERIALS

- A** SMOOTH METAL:
MANUFACTURER: JANUS INTERNATIONAL
COLOR: "UNIVERSAL KHAKI" SW 6150
- B** SMOOTH METAL:
MANUFACTURER: JANUS INTERNATIONAL
COLOR: "DAPPER TAN" SW 6144
- C** "R" METAL PANEL:
MANUFACTURER: JANUS INTERNATIONAL
COLOR: "CONTINENTAL BROWN"
- D** METAL ROOF:
MANUFACTURER: JANUS INTERNATIONAL
COLOR: "SATIN WHITE"
- E** ROLL UP DOOR:
MANUFACTURER: JANUS INTERNATIONAL
COLOR: "LIGHT STONE"



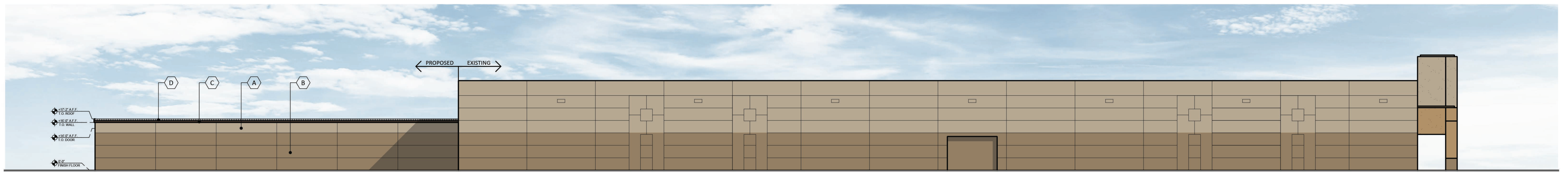
C (BLDG ADDITION 1 & 2) EAST ELEVATION
SCALE: 1/16" = 1'-0"



KEY MAP
SCALE: N.T.S.



D (BLDG ADDITION 1) SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



E (BLDG ADDITION 2) NORTH ELEVATION
SCALE: 1/16" = 1'-0"

ALMA SCHOOL RD AND US 60
1661 S. ALMA SCHOOL RD.
MESA, AZ 85210
DATE: 11-08-2018 (PRELIMINARY)



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EL-1

RKAA# 16118.02



Citizen Participation Plan for 1661 S. Alma School Road Mesa Project

Date: November 13, 2018

Ref: PRS18-00625
1661 S. Alma School Road
Mesa, Arizona. 85210.

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 proposed storage building addition to an existing building. This site is located at the southeast corner of Alma School Road and US 60 and is part of an existing storage and fitness building. Existing zoning of this parcel is LC and proposed use (storage) is permitted in this zoning. Scope of this application is addition 2 new storage building (17,030 S.F. and 10,177 S.F., Total 27,207 S.F.) on the east side of existing 121,004 S.F. building and reconfiguration of parking layout. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Neil Feaser
2233 E. Thomas Road
Phoenix, Arizona 85016
(602) 955-3900
email: nfeaser@rkaa.com

Pre-submittal Meeting: The pre-application meeting with City of Mesa planning staff was held on August 20, 2018 (PRS18-00625). Staff reviewed the application and recommended that adjacent residents, Mesa School District and nearby registered neighborhoods be contacted.

1. A contact list will be developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one mile of the project.
 - Homeowners Associations within one half mile of the project.
 - Property owners within 500 feet from site, but may include more
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and elevations. A copy of which will be uploaded/submitted to City of Mesa Planner.
3. Neighborhood Associations, Homeowners Associations and Neighbors within 1,000 feet of the site will be informed by mail.
4. Presentations will be made to groups of citizens or neighborhood associations upon request.

Schedule: Pre-submittal meeting – August 20, 2018

Application Submittal – November 23, 2018

Citizen participation letters mailing – 1 month before P and Z board hearing

Citizen participation report along with list of address and Map to City – 2 weeks before P and Z board hearing

Tentative Planning and Zoning Board Hearing – January, 2019



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Wyoming

Principals:

Robert W. Kubicek, AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, AIA, VP

Citizen Participation Report for 1661 S. Alma School Road, Mesa 85210

February 05, 2019

Ref: ZON18-00902
1661 S. Alma School Road
Mesa, Arizona. 85210.

Report:

Pre-submittal meeting for this project was held on August 20, 2018. As per staff recommendation a letter along with site plan and elevations was sent to residents within 500' and to nearby registered neighborhoods and HOA's within 1,000' radius on January 04, 2018. We have posted a sign on site on February 05, 2019 per City of Mesa requirement and email received from Mesa on January 29, 2019. The sign posting affidavit and photos have been uploaded in our case file on Mesa Dimes web site. We have also uploaded a mailing list of neighbors within 500' radius, Mailing list of HOA and Neighborhood associations within 1,000', map showing 500' radius and letter of notification along with site plan and elevations on Mesa Dimes website and a copy of the same was submitted along with Notification letter (Sealed, stuffed addressed and stapled envelopes) to the City.

Report Mailing Response:

- (1) Received email from Ms. Trish Flower on January 15th 2019, who received a notification letter. She had some concerns about traffic, lighting and construction of expansion/addition for this project. A meeting was held with her on Friday January 18th via conference call with the following topics and notes discussed:
 - a. **Traffic:** Currently there is a left turn at Alma School and Isabella that typically allows 4 -5 cars to turn at a time and with the EOS Fitness, Storage Facility and Hooters at this location it is challenging for residents to make this light and the traffic backs up more and more during peak volumes. Is the City planning anything about extending the timing of this left turn from southbound Alma School to east bound Isabella? Some drivers make U-turns here which takes more time to complete and delays the left turn process. I believe Ryan is checking on this with engineering, but we would like to see if the city can modify the turn signals so that more vehicles can process through the light instead of waiting for several cycles of the traffic signals. – The property owner and RKA A responded that we would advise the city of this issue however traffic lighting timing was out side of our scope. Per Ms. Flower, when the commercial building was originally built there was a locked gate on the drive next to the residential that was only there to allow emergency vehicle access and not the delivery trucks (or in your case the patrons of the storage facility) to access the rear area expansion. This gate had been removed now that the storage facility has occupied the building and I wondered if there is an agreement in the City files regarding this fence and gate on the commercial south drive that can explain why it was originally provided. Perhaps it was an agreement between the HOA and the Commercial when it was built years ago. The neighborhood doesn't want a lot of loud vehicle noises or high volume of storage facility traffic occurring behind the residential especially if it occurs early in the morning or late at night. – The property owner and RKA A explained that the gates were to restrict access to the large amount of property behind the



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South Dakota
Tennessee
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Utah
Virginia
Washington
West Virginia
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Principals:

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Jorge C. Verdusco, AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, VP
Edgar Felix



existing building where unwanted activities were taking place without the gate. Now that we have multiple tenants and a reduced vacant space in the rear of the building these activities should not start up again. Also the use of storage facility inherently has additional security further discouraging the unwanted activities of the past.

- b. **Lighting:** New LED site lights at the west parking lot were installed here and the lights cross the property lines and shine into the rear yards of the neighborhood behind it. – The property owner and RKAA responded that they will have the existing light poles checked to verify that required shielding is in place and everything is installed properly.
- c. **Construction:** Ms. Flower would like to see reasonable construction hours for this assuming it moves forward. We already have Hooter's trash trucks picking up trash before 6 AM (Anywhere between 4:30 AM and 5:30 AM) so we don't want construction vehicles and equipment making noises prior to 6 AM if that is the City's standard construction hours. – The property owner and RKAA responded that the contractor will strictly following any rules and regulations that the City of Mesa has in place for construction hours.

- (2) Received a call from Kelly Smith who lives behind parking area #3. The main concern was the hours of storage operation for noise, site lighting and the possibility of raising the site wall between the storage property and the residential properties. – We discussed that I was not sure of the hours of storage operation but they would be similar with other surrounding storage facilities. I also stated that the existing light poles were going to be checked to verify that required shielding is in place and everything is installed properly. I also stated we would discuss raising the wall with the planning department and the property owner.

Contact:

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