

## **Citizen Participation Report for: Stapley and 8<sup>th</sup> Ave. Multi-Tenant Retail Center**

**Date:** February 5<sup>th</sup>, 2019

**Contact:**

Matt Penkert – Pro Tax Financial Services LLC

761 S. Stapley Drive

Mesa, AZ 85204

Phone: 480-464-1040

Email: [mtpenkert@gmail.com](mailto:mtpenkert@gmail.com)

**Pre-Submittal Meeting:** The pre-application meeting with the City of Mesa planning staff was held on Monday, April 16<sup>th</sup>, 2018. Staff reviewed the application and recommended that adjacent residents, school district, and nearby neighborhoods be contacted.

**Planning/Zoning and Design Review Submittals:** Application submittals of materials/drawings for both Planning/Zoning and Design Review were uploaded through City of Mesa Dimes website on December 18<sup>th</sup>, 2018. Re-Submittal Documents for both Planning/Zoning and Design Review were submitted on February 5<sup>th</sup>, 2019.

**Neighborhood Meeting:** Notices were sent out to all property owners within 1,000 feet, all Homeowners Associations within one-half mile and all Registered Neighborhood Associations within one mile of the exterior boundary of the site as outlined in the Citizen Participation Plan. A neighborhood meeting was taken place at Pro Tax Financial Services at 761 S. Stapley Dr., Mesa AZ 85204. The meeting started at 7:00 pm at the prescribed location and as outlined in the notice letter. Presentation boards of the Site Plan, Landscape Plan, Rendered Project Images and Rendered Exterior Elevations were available for review and commentary. Matt Penkert, project owner/developer and Vince Di Bella, Architect were present at the meeting. No attendees came to the meeting.

The meeting ended at 7:20pm

**Meeting Minutes as recorded by Adaptive Architects Inc.** (Recorded by Vince Di Bella)

1. No participants, guests or neighbors attended the meeting.

End of Meeting Minutes

Enclosures:

Sign-In Sheet

Presentation Boards



## ATTENDANCE SIGN-IN

Stapley Drive and 8<sup>th</sup> Avenue Retail Center  
Neighborhood Meeting  
January 16, 2019

**PLEASE PRINT ALL INFORMATION**

**NO ATTENDEES CAME**

	NAME	Email Address	PHONE NUMBER
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			

PROJECT DATA:

PROJECT ADDRESS:  
NEC OF STAPLEY DR. & 8TH AVE.  
MESA, AZ 85204  
APN / PARCEL NUMBERS: 139-04-010A & 139-04-013A

PROPERTY OWNER INFORMATION:  
PRO TAX FINANCIAL SERVICES LLC  
CONTACT: MATT PENKERT  
761 S. STAPLEY DR.  
MESA, AZ 85204

TOTAL LOT AREAS (COMBINED PARCELS):  
36,679 SF (APPROX.) - SEE ALTA SURVEY  
0.842 ACRES (APPROX.) - SEE ALTA SURVEY

CURRENT ZONING:  
APN #139-04-010A = RM-3 (RESIDENTIAL)  
APN #139-04-013A = OC (OFFICE COMMERCIAL)

PROPOSED ZONING:  
NG (NEIGHBORHOOD COMMERCIAL)  
(FOR TOTAL COMBINED PARCELS)

PROJECT DESCRIPTION:  
PHASE ONE: INCLUDES PROVIDING A NEW GROUND-UP RETAIL BUILDING WITH AN EXISTING OFFICE BUILDING TO REMAIN ON THE SITE.

TYPE OF CONSTRUCTION:  
VB - WITH FIRE SPRINKLER

NEW RETAIL BUILDING - PART OF PHASE ONE:  
GROSS FLOOR AREA = 5,475 SF  
GROSS BUILDING AREA UNDER ROOF = 6,116 SF  
NET BUILDING AREA (INSIDE WALLS) = 5,238 SF

OCCUPANCY CLASSIFICATION: BUSINESS (B) / MERCANTILE (M)

ESTIMATED OCCUPANT LOADS:

- BASED ON BUSINESS:  
5,475 SF / 100 SF = 55 OCCUPANTS
- BASED ON MERCANTILE:  
5,475 SF / 30 SF = 182 OCCUPANTS

\*\* NOTE: SPECIFIC OCCUPANT LOAD CALCULATIONS FOR EACH ABOVE TENANT TYPE WILL BE DETERMINED IN THE FUTURE. THE ABOVE INFORMATION IS A GENERAL OCCUPANT LOAD CALCULATION BASED UPON THE ENTIRE FLOOR AREA OF THE BUILDING. \*\*

PARKING CALCULATIONS:  
REQUIRED SPACES FOR "GENERAL OFFICES, RETAIL, AND SERVICES":  
1 SPACE PER 375 SF

- PHASE ONE:  
1 EXISTING OFFICE BUILDING AREA = 1,110 SF  
2 NEW RETAIL BUILDING AREA = 5,475 SF  
TOTAL BUILDING AREAS = 6,585 SF

6,585 SF / 375 = 18 PARKING SPACES REQUIRED  
27 PARKING SPACES PROVIDED

ADA HANDICAP STALLS: 2% OF PARKING:  
27 SPACES X 2% = 1 SPACE REQUIRED  
4 ADA SPACES PROVIDED, 2 STANDARD 9'-0" X 16'-0" W/2'-0" OVERHANG AND 2 VAN ACCESSIBLE STALLS - 11'-0" X 16'-0" W/2'-0" OVERHANG

NOTES:

- SEE ALTA SURVEY AND CIVIL DRAWINGS FOR MORE INFORMATION.
- CROSS HATCH PATTERN ON THIS DRAWING REPRESENTS NEW 6" THICK INTEGRAL COLOR CONCRETE WITH A DIAGONAL SCORED PATTERN. SEE LANDSCAPE DRAWINGS.
- DOTTED HATCH PATTERN ON THIS DRAWING REPRESENTS NEW 4" THICK CONCRETE SIDEWALK

—X— CHAINLINK FENCE - SEE ALTA SURVEY  
—OHU— OVERHEAD UTILITY LINE - SEE ALTA SURVEY  
—W— WATER LINE - SEE ALTA SURVEY  
—S— SEWER LINE - SEE ALTA SURVEY  
—SD— STORM DRAIN LINE - SEE ALTA SURVEY

REGISTERED ARCHITECT  
CERTIFICATE NO.  
26986  
VINCENT P.  
DEBELLA  
DESIGNED 12-18-20  
ARIZONA, U.S.A.  
EXPIRES 3-31-20

adaptive  
ARCHITECTS

1630 S. Stapley Drive  
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Mesa, AZ 85204  
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Phase  
SCHEMATIC DESIGN

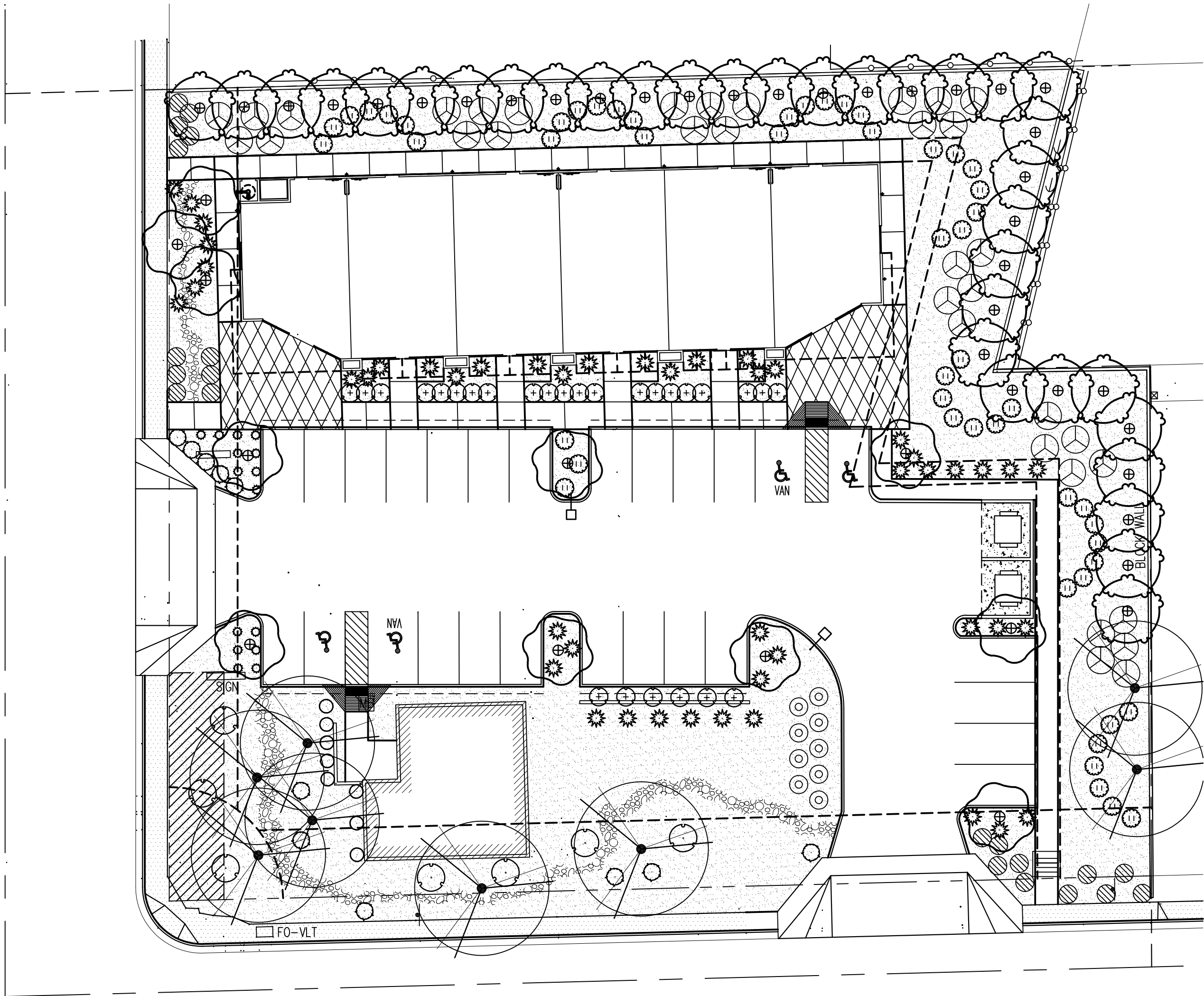
STAPLEY DR. & 8TH AVENUE RETAIL  
MESA, AZ 85204

PRELIMINARY SITE PLAN

Project Number: 1808	Revision Date:	Sheet Number: SP
Date: 12/18/18		

PRELIMINARY SITE PLAN - PHASE ONE

SCALE: 1" = 10'-0"



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
	Sophora secundiflora Texas Mountain Laurel	---	11	
	Thevetia peruviana Yellow Oleander	2" caliper	34	
	Ulmus parvifolia Chinese Elm	Existing	8	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
	Agave geminiflora Twin Flower Agave	5 gal	15	
	Carissa macrocarpa 'Boxwood Beauty' Beauty Natal Plum	---	27	
	Lantana montevidensis 'New Gold' Trailing Lantana	1 gal	21	
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gal	35	
	Muhlenbergia rigens Deer Grass	5 gal	48	
	Myrtus communis 'Compacta' Dwarf Myrtle	Existing	8	
	Nerium oleander 'Petite Pink' Petite Pink Oleander	Existing	7	
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	Existing	11	
	Ruellia penninsularis Wild Petunia	5 gal	9	
	Russelia equisetiformis Firecracker Plant	5 gal	52	

REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION	QTY
	1/2" Screened Table Mesa Brown Decomposed Granite at 2" depth in all planting areas. NOTE: the quantity shown is an estimate. The contractor will be responsible to verify in the field the exact quantity needed.	15,024 sf
	Rip Rap 3'-6" Fragmented Rock Table Mesa Brown. NOTE: the quantity shown is an estimate. The contractor will be responsible to verify in the field the exact quantity needed.	627 sf

**adaptive**  
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Phase  
**DESIGN REVIEW**

**STAPLEY DR. & 8TH AVENUE RETAIL**  
**MESA, AZ 85204**

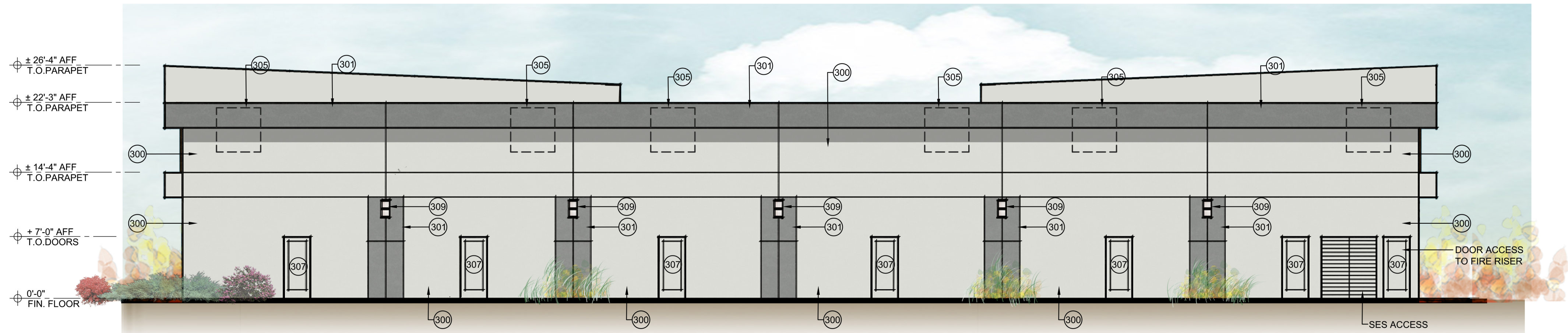
**PRELIMINARY LANDSCAPE PLAN**

Project Number:  
  
Date:  
**12/18/18**

Revision Date:

Sheet Number:  
  
**L1**



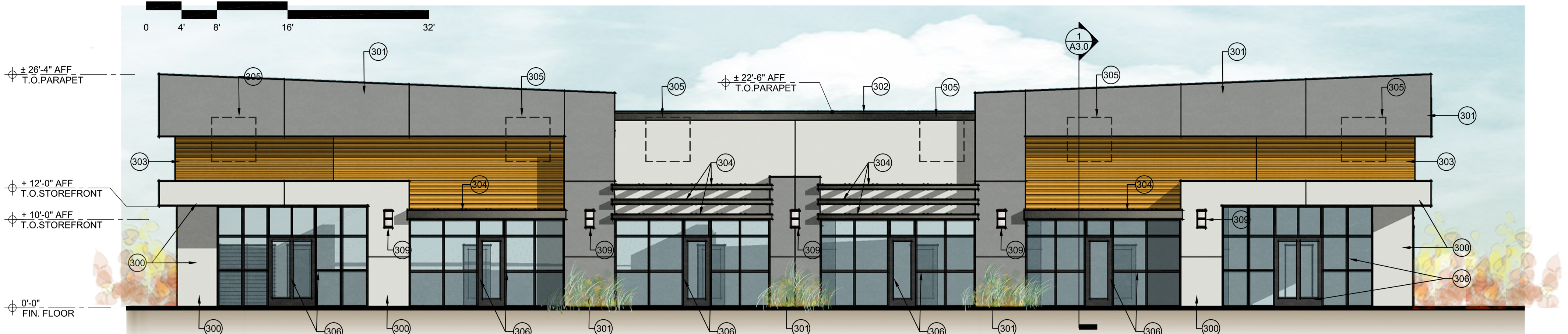


**NORTH ELEVATION**

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

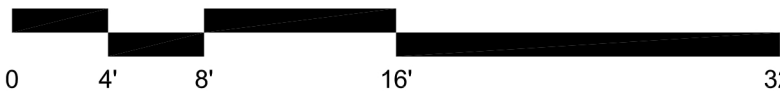


NOTE: ALL LANDSCAPING SHOWN IS FOR GRAPHIC PURPOSES ONLY. FOR SPECIFIC STYLE, TYPE AND LOCATIONS - SEE LANDSCAPE PLAN.



**SOUTH ELEVATION**

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

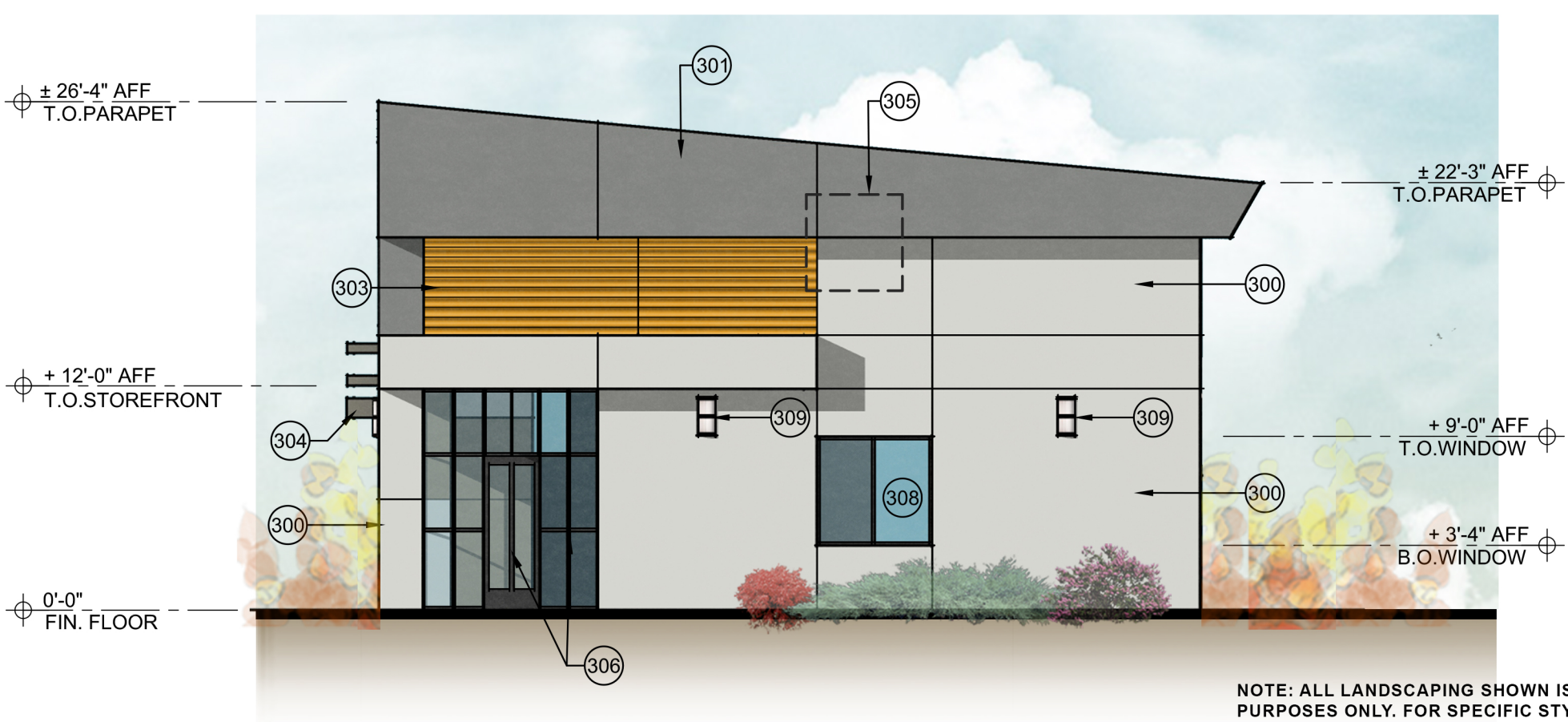
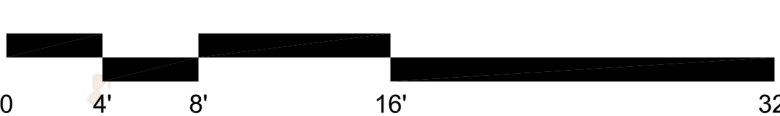


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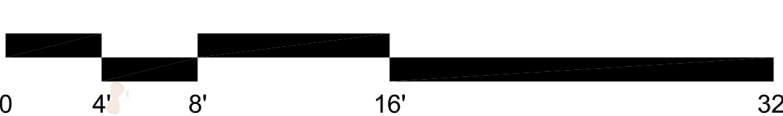
**WEST ELEVATION**

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



**EAST ELEVATION**

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

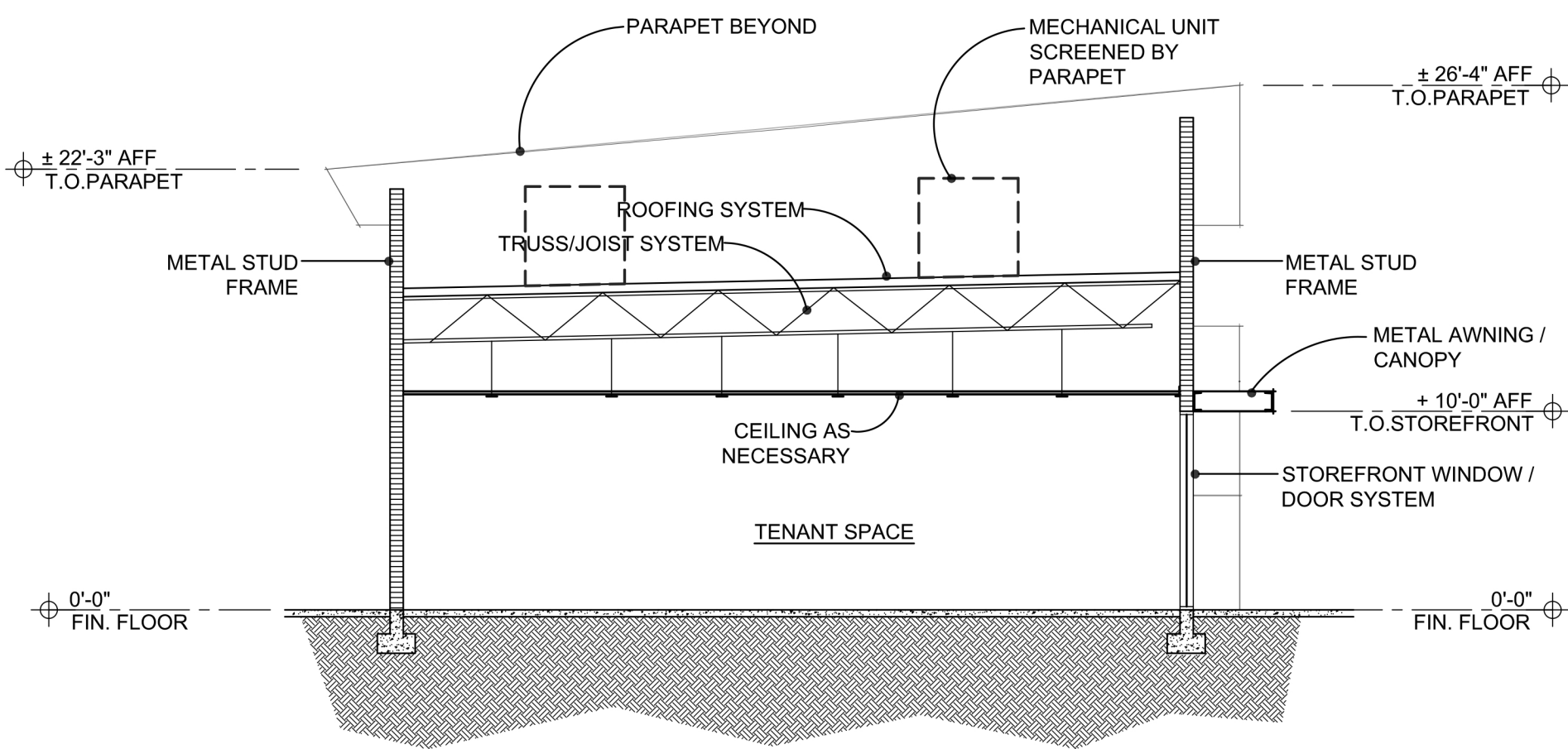


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**EXTERIOR ELEVATION KEYNOTES**

(SOME KEYNOTES MAY NOT APPLY)

- |     |                                                                                                                                                                                                                             |     |                                                                                                       |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------------------------|
| 300 | EXTERIOR INSULATING FINISHING SYSTEM (EIFS) - MAIN BODY<br>APPLICATION: MAIN EXTERIOR WALLS<br>MANUFACTURER: DUNN EDWARDS<br>COLOR: VAPOR - DE6358                                                                          | 304 | EXPOSED TUBE STEEL BEAM CANOPY FRAME SYSTEM WITH PERFORATED METAL SHADE SCREEN (DARK ANODIZED FINISH) |
| 301 | EXTERIOR INSULATING FINISHING SYSTEM (EIFS) - ACCENT 1<br>APPLICATION: POPOUT WALLS / PARAPETS / ACCENT BANDS<br>MANUFACTURER: DUNN EDWARDS<br>COLOR: GRAY WOLF - DE6354                                                    | 305 | MECHANICAL ROOF-TOP UNIT - SCREENED BY PARAPET                                                        |
| 302 | EXTERIOR INSULATING FINISHING SYSTEM (EIFS) - ACCENT 2<br>APPLICATION: PARAPET CAP / MOLDING<br>MANUFACTURER: DUNN EDWARDS<br>COLOR: SHEET METAL - DE6356                                                                   | 306 | ALUMINUM STOREFRONT DOOR / WINDOW SYSTEM (DARK ANODIZED FINISH)                                       |
| 303 | HORIZONTAL METAL SIDING PANELS:<br>MANUFACTURER: ATAS INTERNATIONAL, INC<br>STYLE: METAFOR - CONCEALED FASTENERS<br>TEXTURE: SMOOTH<br>COLOR: LEMON SHINE (FLUOROPON PREMIERE) PRODUCT OF SHERWIN WILLIAMS<br>COIL COATINGS | 307 | HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH: VAPOR (DE6358) BY DUNN EDWARDS                          |
|     |                                                                                                                                                                                                                             | 308 | ALUMINUM INSULATED GLASS WINDOWS (TEMPERED); DARK ANODIZED ALUMINUM FRAME                             |
|     |                                                                                                                                                                                                                             | 309 | WALL MOUNTED LED FIXTURE. SEE CUT SHEETS. MOUNT CENTERLINE OF THE FIXTURE AT 10'-0" AFF.              |



**BUILDING SECTION**

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



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Phase <b>SCHEMATIC DESIGN</b>	

**STAPLEY DR. & 8TH AVENUE RETAIL**  
**MESA, AZ 85204**

**EXTERIOR ELEVATIONS**

Project Number: <b>1808</b>	Revision Date:	Sheet Number: <b>A3.0</b>
Date: <b>12/18/18</b>		





Building Facing Southwest



Building Facing Northwest



Building Facing Northeast



Building Facing Southeast

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<p><b>STAPLEY DR. &amp; 8TH AVENUE RETAIL</b> MESA, AZ 85204</p>	
<p><b>EXTERIOR 3D RENDERINGS</b></p>	
<p>Project Number: <b>1808</b> Date: <b>12/18/18</b></p>	<p>Revision Date:</p>
<p>Sheet Number: <b>A3.1</b></p>	