



March 5, 2019

City of Mesa  
Planning & Zoning  
55 N. Center St.  
Mesa, AZ 85201

Re: Site Plan Modification – Revised Project Narrative ZON18-00929

To Whom It May Concern:

GB-SB, LLC ("Developer") is submitting this project narrative along with the final submittal documents for the Site Plan Modification case no. ZON18-00929. The subject site is located on the southwest corner of Signal Butte Road & Guadalupe Road in Mesa (2836 S Signal Butte Road). The 4.53 acres site is currently vacant and shares the corner with a new Legacy Traditional School.

The site was recently rezoned from Agricultural to Limited Commercial (case no. ZON17-00384) and complies with the existing General Plan Designation. During the rezoning process a site plan was approved showing 2 retail/restaurant pads and an enclosed self-storage facility. The site plan was approved with the following stipulations:

1. Compliance with the basic development as shown on the site plan submitted, except as modified by the conditions below (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review process.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
5. Prior to submittal of the first building permit, submit a revised site plan for review and acceptance by the Planning Director that includes the following:
  - a) Relocate the building on PAD A to the south so it frames the north side of the driveway access located between Lot 1 and Lot 2.
  - b) Relocate the building on Pad B to the north so it frames the south side of the driveway access located between Lot 1 and Lot 2.
  - c) Compliance with foundation base requirements from Sec. 11-33-5 of the Mesa Zoning Ordinance.
  - d) Stamped asphalt or similar material on 5' of the paved surface located next to the rollup doors on the west and south sides of the self-storage building. The surface material

[www.gdc-az.com](http://www.gdc-az.com)

GARRETT DEVELOPMENT CORPORATION  
6900 E CAMELBACK ROAD, SUITE 607, SCOTTSDALE, AZ 85251



must be distinctly different from the 25' wide driving surface. The total width of the paved surface is 30'.

e) A throat depth, for the shared access drive along Guadalupe Road, that meets or exceeds the throat depth for the access drive to the school located to the west.

f) An internal pedestrian connection between PAD A and PAD B and between PAD B and Pad C.

g) A 6' wide pedestrian connection from Signal Butte Rd to the school to the west. The pedestrian connection to be located along the shared access drive south of PAD C.

6. The perimeter landscaping along Signal Butte Road and along Guadalupe Road to be installed in the first phase of development.

7. If the project is developed in phases, provide a phasing plan prior to submittal of the first building permit.

We are proposing a site plan modification to reduce the building footprint of the self-storage facility and create an additional commercial pad for retail/restaurant use. Previous iterations of the site plan showed two auto-related uses on the subject site. Developer spoke with several community members whom did not support the auto-related uses. The community members requested light retail and restaurants which are more desirable uses. Developer's final plans have been revised to reflect the community's input.

The proposed site plan addresses all concerns stated in Stipulation #5. The remaining stipulations will be addressed prior to the application for building permit. The following uses are being proposed:

- Pad A: Pad A will remain an 8,500sf shops building as shown on the original approved site plan. Developer has relocated the building further south to frame the driveway access on Signal Butte and Guadalupe roads as requested by staff in the zoning stipulations. Developer is currently negotiating leases with a sit down Mexican Food restaurant, a pizza shop, and a local nail salon. Elevations have been updated to give this building a more modern feel.
- Pad B: Developer is currently showing a 4,500sf building with a drive through and quick serve restaurants, coffee concepts and local service retail users. No users have been determined at this time.
- Pad C: Developer is currently showing a 4,500sf building with a drive through. This site is being marketed to all drive through and quick serve restaurants, coffee concepts and local service retail users. Developer is in the early negotiations with a local healthfood drive through concept for this pad.



- Pad D: Pad D will remain a self-storage facility; however, the building footprint has been reduced to improve site circulation based on staff's site plan comments which provided the opportunity for additional retail/restaurant users.

The previous rezoning/site plan approval case contained significant neighborhood outreach. Developer has continued to update neighbors throughout this development process. We believe the neighbors would welcome the opportunity for a reduced self-storage building footprint to allow for additional retail space. If you need any additional information, please feel free to contact me directly at 480-970-4005 or [tina@gdc-az.com](mailto:tina@gdc-az.com). We look forward to working with the City of Mesa.

Best regards,

A handwritten signature in black ink that reads "Tina Heinbach".

Tina Heinbach  
GB-SB, LLC  
c/o Garrett Development Corporation