



Thomas English Retail Real Estate, LLC
725 East 65th Street, Suite 300 | Indianapolis, IN 46220
T: 317-574-7448 | www.thomasenglish.com

FOLLOW-UP SUBMITTAL FOR P&Z SUBMITTAL ZON17-00597

DATE: February 5, 2018

PROJECT NAME: 1961 VAL VISTA REDEVELOPMENT

PROJECT NARRATIVE: The site is approximately 0.916 net acres or ±39,906' SF and is currently an operating Circle K gas station. The gas station consists of one building approximately 1,262' SF, ten (10) pumps for refueling under a canopy approximately 17.7' ft. in height and 4,402' SF, and approximately three (3) underground storage tanks for fuel. Prior to implementing our redevelopment plan, all existing improvements will be removed in accordance with Arizona Department of Environmental Quality UST guidelines and procedures. All environmental concerns will be alleviated during this process and a letter from the ADEQ indicating No Further Action (NFA) will be obtained (if required). Once the site has been remediated to standards permissible for commercial development, we proposed to construct a 5,680' SF multi-tenant commercial building with a drive-through for restaurant and general retail uses. The two proposed uses are permitted in the Limited Commercial (C-2) zoning district. and are service restaurant (with drive-thru) and general retail. A total of 32 parking spaces will be provided and 9 stalls for drive-thru stacking.

EXISTING DECLARATION: In response to Staff comments received January 11, 2018, it is important to note the existing covenants & restrictions that encumber the property. The site is part of Baseline Commercial Center (Lot 2, according to Book 307 of Maps, Page 31, records of Maricopa County, AZ). As a part of that original development there was a Declaration recorded in 1986 that restricts the future redevelopment of that Lot 2 to fit a building within a specific building area (see attached Exhibit A). Lot 3 of the original Baseline Commercial Center has since been subdivided many times and there are currently 64 APNs and 12 separate land owners (see attached Exhibit A_1). This restricted building area significantly impacts the future redevelopment of the site as it relates to the Mesa 2040 General Plan. It is extremely difficult to formulate a design layout that satisfies all the criteria for the General Plan due to the recorded covenants. We do believe that our current design significantly improves the quality of retail in the area and includes many of the critical attributes sought after in the General Plan.

RESPONSE TO STAFF COMMENTS:

1. **Citizen Participation Plan** – A revised Citizen Participation Plan with a list of all land owners within 1,000 feet and all HOAs and registered neighborhoods within 1 mile has been resubmitted.
2. **Notification** – Letters will be delivered to City of Mesa Development Services 2 weeks prior to our hearing.
3. **Mesa 2040 General Plan** –
 - We have 2 added sidewalks at the southwest corner of the property to better encourage pedestrian activity to our development. Enhanced hardscape features have also been added to the southeast corner to improve the aesthetics and be a

better complement to the adjacent corners of the intersection at Val Vista and Baseline. 1 additional sidewalk has also been added at the north property line to encourage pedestrian connectivity from the adjacent in-line strip center to the north of the site. It is also important to note, regarding Mesa 2040 General Plan, there are no residential dwellings adjacent or in close proximity to the subject property. The nearest residential area is more than 700' ft away and separated from our site by a large commercial development with multiple buildings.

- Another significant concern raised by Staff regarding our original layout were to two (2) dead-end drive aisles. We attempted to address Staff's concerns by adding multiple turn-around stalls, along with other minor site modifications to improve traffic circulation for the site. Staff suggested additional modifications could be made to better improve the layout. The current site plan eliminates the dead-end drive aisles and significantly improves the overall vehicular circulation of the site. The current site plan is also more open and therefore encourages pedestrian connectivity through and around our site by utilizing numerous connections points.
 - 2 bicycle racks have been added in the front foundation setback area to encourage citizens using that mode of active transportation and bicycle enthusiasts to view our site as a friendlier environment to visit and one that supports that lifestyle.
4. **Landscape Design** – We have significantly enhanced the landscape area at the southwest corner of the property, and also added hardscape features. This plan will greatly improve the sense of place and help serve as a gateway corner as you enter the city limits of Mesa. Installation and irrigation information will be provided in our Construction Documents.

CONCLUSION:

We believe that our revised site plan is a much stronger design and layout that will significantly improve vehicular circulation and reduce trip-time durations. Given that our site is not backed by any residential developments, the revised layout encourages pedestrian connectivity and adds multiple points of ingress and egress for pedestrian traffic. Bicycle connectivity has also improved with the added bike racks and multiple points of access. The current design will be a great complement to the surrounding shops and serve as a quality retail destination for the citizens in the surrounding community into the future.

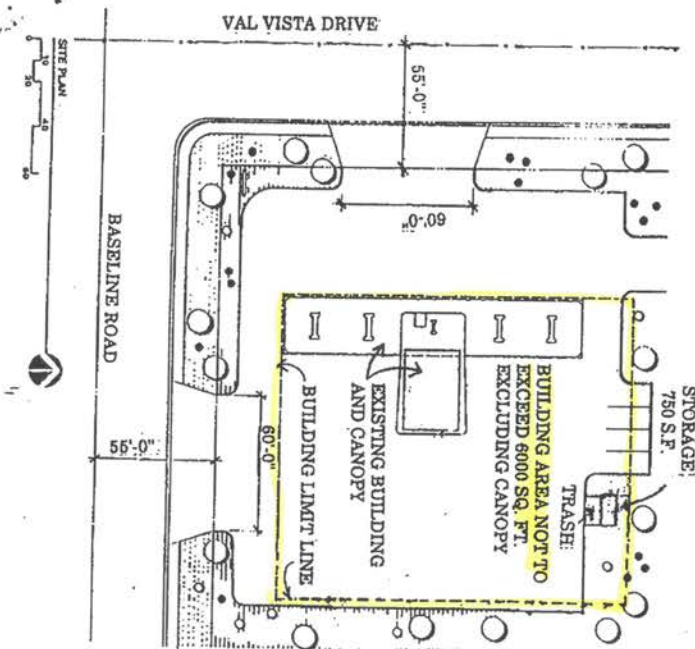
I appreciate your time in advance, and if you have any questions or need additional information, please contact me at (317) 574-7448 or email me at mrykovich@thomasenglish.com.

Sincerely,

Mark J. Rykovich, CCIM
Development Manager

EXHIBIT A

EXISTING DECLARATION - SITE PLAN



NOTE:

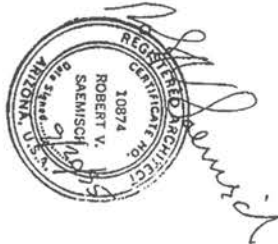
This is an exhibit of a recorded document. The area highlighted in yellow and labeled "BUILDING LIMIT LINE" is the limitations for where a future building may be developed/ redeveloped. See attached exhibit A_1 for all the parcels encompassed within this Declaration.

- GENERAL NOTES**
1. ALL UTILITIES WILL BE PLACED UNDERGROUND.
 2. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
 3. ALL SIGNS WILL CONFORM TO THE SIGN ORDINANCE.
 4. OWNERS OF THIS PROPERTY WILL HAVE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPE WITHIN ADJACENT PUBLIC RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
 5. PROVIDE MINIMUM 1-15 GAL. TREE AT END OF EACH PARKING ROW. PROVIDE MINIMUM 1-15 GAL. TREE 25' O.C. AT PERIMETER OF SITE.
- LANDSCAPE LEGEND**
- 15 GALLON TREE
 - 5 GALLON TREE
 - 1 GALLON TREE
 - GROUND COVER
 - GRASS AREA OR PLANT MATERIAL

NOTE: LANDSCAPE PLACEMENT AND QUANTITIES ARE FOR ILLUSTRATION PURPOSES ONLY. FINAL PLACEMENT AND QUANTITIES WILL COMPLY WITH ALL CITY OF MESA CODES AND ORDINANCES FOR FINAL SITE PLAN APPROVAL FOR CONSTRUCTION.



D M S Di Bella ♦ Murphy ♦ Soemisch I.C.
Architects Planners
10 W. Main St.
Suite 200
Mesa, AZ 85201
(602) 655-0633
Fax 655-0632



Revised
EXHIBIT C

MARICOPA COUNTY

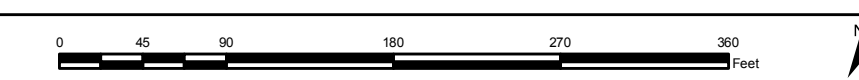
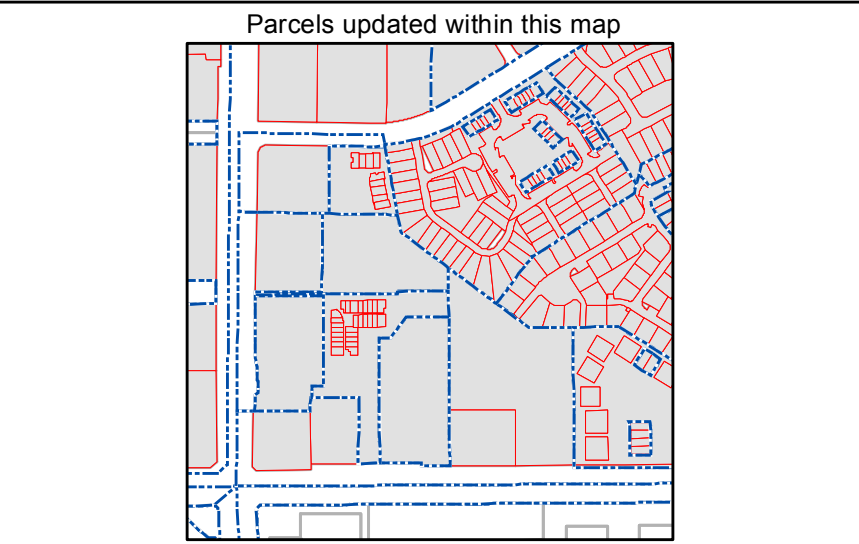
STATE OF ARIZONA

PT. SECTION 33 T01N R06E

854 - 33 - 03 - 03

TOWNSHIP & RANGE GRID		SECTION NUMBER	1/4 SECTION NUMBER	1/4 SECTION NUMBER
714	713	712	711	710
715	716	717	718	719
720	721	722	723	724
725	726	727	728	729
730	731	732	733	734
735	736	737	738	739
740	741	742	743	744
745	746	747	748	749
750	751	752	753	754
755	756	757	758	759
760	761	762	763	764
765	766	767	768	769
770	771	772	773	774
775	776	777	778	779
780	781	782	783	784
785	786	787	788	789
790	791	792	793	794
795	796	797	798	799
800	801	802	803	804
805	806	807	808	809
810	811	812	813	814
815	816	817	818	819
820	821	822	823	824
825	826	827	828	829
830	831	832	833	834
835	836	837	838	839
840	841	842	843	844
845	846	847	848	849
850	851	852	853	854
855	856	857	858	859
860	861	862	863	864
865	866	867	868	869
870	871	872	873	874
875	876	877	878	879
880	881	882	883	884
885	886	887	888	889
890	891	892	893	894
895	896	897	898	899
900	901	902	903	904
905	906	907	908	909
910	911	912	913	914
915	916	917	918	919
920	921	922	923	924
925	926	927	928	929
930	931	932	933	934
935	936	937	938	939
940	941	942	943	944
945	946	947	948	949
950	951	952	953	954
955	956	957	958	959
960	961	962	963	964
965	966	967	968	969
970	971	972	973	974
975	976	977	978	979
980	981	982	983	984
985	986	987	988	989
990	991	992	993	994
995	996	997	998	999
1000	1001	1002	1003	1004

SECTIONS		1/4 SECTION	1/4 SECTION
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100
101	102	103	104
105	106	107	108
109	110	111	112
113	114	115	116
117	118	119	120
121	122	123	124
125	126	127	128
129	130	131	132
133	134	135	136
137	138	139	140
141	142	143	144
145	146	147	148
149	150	151	152
153	154	155	156
157	158	159	160
161	162	163	164
165	166	167	168
169	170	171	172
173	174	175	176
177	178	179	180
181	182	183	184
185	186	187	188
189	190	191	192
193	194	195	196
197	198	199	200
201	202	203	204
205	206	207	208
209	210	211	212
213	214	215	216
217	218	219	220
221	222	223	224
225	226	227	228
229	230	231	232
233	234	235	236
237	238	239	240
241	242	243	244
245	246	247	248
249	250	251	252
253	254	255	256
257	258	259	260
261	262	263	264
265	266	267	268
269	270	271	272
273	274	275	276
277	278	279	280
281	282	283	284
285	286	287	288
289	290	291	292
293	294	295	296
297	298	299	300
301	302	303	304
305	306	307	308
309	310	311	312
313	314	315	316
317	318	319	320
321	322	323	324
325	326	327	328
329	330	331	332
333	334	335	336
337	338	339	340
341	342	343	344
345	346	347	348
349	350	351	352
353	354	355	356
357	358	359	360
361	362	363	364
365	366	367	368
369	370	371	372
373	374	375	376
377	378	379	380
381	382	383	384
385	386	387	388
389	390	391	392
393	394	395	396
397	398	399	400
401	402	403	404
405	406	407	408
409	410	411	412
413	414	415	416
417	418	419	420
421	422	423	424
425	426	427	428
429	430	431	432
433	434	435	436
437	438	439	440
441	442	443	444
445	446	447	448
449	450	451	452
453	454	455	456
457	458	459	460
461	462	463	464
465	466	467	468
469	470	471	472
473	474	475	476
477	478	479	480
481	482	483	484
485	486	487	488
489	490	491	492
493	494	495	496
497	498	499	500
501	502	503	504
505	506	507	508
509	510	511	512
513	514	515	516
517	518	519	520
521	522	523	524
525	526	527	528
529	530	531	532
533	534	535	536
537	538	539	540
541	542	543	544
545	546	547	548
549	550	551	552
553	554	555	556
557	558	559	560
561	562	563	564
565	566	567	568
569	570	571	572
573	574	575	576
577	578	579	580
581	582	583	584
585	586	587	588
589	590	591	592
593	594	595	596
597	598	599	600
601	602	603	604
605	606	607	608
609	610	611	612
613	614	615	616
617	618	619	620
621	622	623	624
625	626	627	628
629	630	631	632
633	634	635	636
637	638	639	640
641	642	643	644
645	646	647	648
649	650	651	652
653	654	655	656
657	658	659	660
661	662	663	664
665	666	667	668
669	670	671	672
673	674	675	676
677	678	679	680
681	682	683	684
685	686	687	688
689	690	691	692
693	694	695	696
697	698	699	700
701	702	703	704
705	706	707	708
709	710	711	712
713	714	715	716
717	718	719	720
721	722	723	724
725	726	727	728
729	730	731	732
733	734	735	736
737	738	739	740
741	742	743	744
745	746	747	748
749	750	751	752
753	754	755	756
757	758	759	760
761	762	763	764
765	766	767	768
769	770	771	772
773	774	775	776
777	778	779	780
781	782	783	784
785	786	787	788
789	790	791	792
793	794	795	796
797	798	799	800
801	802	803	804
805	806	807	808
809	810	811	812
813	814	815	816
817	818	819	820
821	822	823	824
825	826	827	828
829	830	831	832
833	834	835	836
837	838	839	840
841	842	843	844
845	846	847	848
849	850	851	852
853	854	855	856
857	858	859	860
861	862	863	864
865	866	867	868
869	870	871	872
873	874	875	876
877	878	879	880
881	882	883	884
885	886	887	888
889	890	891	892
893	894	895	896
897	898	899	900
901	902	903	904
905	906	907	908
909	910	911	912
913	914	915	916
917	918	919	920
921	922	923	924
925	926	927	928
929	930	931	932
933	934	935	936
937	938	939	940
941	942	943	944
945	946	947	948
949	950	951	952
953	954	955	956
957	958	959	960
961	962	963	964
965	966	967	968
969	970	971	972
973	974	975	976
977	978	979	980
981	982	983	984
985	986	987	988
989	990	991	992
993	994	995	996
997	998	999	1000



MARICOPA COUNTY
ASSESSOR'S OFFICE
301 W. Jefferson Street
Phoenix, AZ 85003
Date: 08/30/2014 <http://mcassessor.maricopa.gov/assessor/>

LEGEND: Parcels Sections Centerlines
 Subdivisions Section Corners

Disclaimer - Indemnification
CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION WITHIN THIS DATASET OR MAP BEFORE RELYING ON IT.

The Assessor's Office has compiled information within this dataset or map that it uses to identify, classify, and value real and personal property. Please contact the Assessor's Office at 602 506-3406 if you believe any information is incomplete, out-of-date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information contained within this dataset or map is accurate, complete or current. In many instances, the Assessor has gathered information from independent sources and made it available within this dataset or map, and the