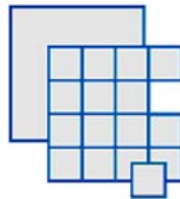


CONDOMINIUM PLAT PROJECT NARRATIVE

9107 E. Southern Avenue
Mesa, AZ 85209

Submitted by:



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Submitted to:

City of Mesa
55 N. Center St.
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Project Narrative

Introduction

Pew & Lake PLC, ("Applicant"), on behalf of Ranchland Holdings II, LLC, is pleased to submit this Condominium Plat request to create 5 individually owned lots and a common area tract on the approximately 76,526 sq. ft. property (1.76 acres) located at 9107 E. Southern Avenue, which is west of the southwest corner of Southern Avenue and Ellsworth Road (APNs 218-58-203 and 218-58-017B). The site is already developed as a 16,000 sq. ft. retail center – no changes to the use or site plan are proposed with this application. The intent is to maintain the individual suites as currently constructed and enable the business tenants or others to purchase individual suites of the building as originally designed and constructed.

Figure 1 – Maricopa County Aerial Map



 **Subject Property**

Existing General Plan Designation and Zoning Classification

The Property is currently designated in the City of Mesa General Plan as Neighborhood Suburban and is zoned Limited Commercial (LC). No changes are proposed to the use or development plan, which was approved in compliance

with the General Plan and Zoning Ordinance. The existing site plan was approved on 2007 in Case #Z07-053.

Description of Request

The proposed Condominium Plat preserves and maintains all of the provisions that the Subdivision Regulations seek to protect. The intent is to enable the individual businesses or an investor to purchase the individual suites of the building as they are currently occupied under the leases.

The subject property is composed of two assessor tax parcels, of which the dividing line crosses through the existing 16,000 sq. ft. building. The building has 5 retail tenant spaces, which align conveniently at the jogs in the building's front elevation. The proposed Plat divides the two parcels into 5 individual suites and common areas. The project designer arranged the lot lines so that they align precisely with the exterior and interior walls of each space occupied by the tenants. The Plat designates a common area tract for the existing site access, parking area, landscaping, sidewalks, drainage facilities, signage, screening walls, and easements.

This will not negatively affect surrounding properties, because the existing facilities at the property lines will remain in place. Allowing the individual tenants on this small-scale development will add value to the project and the surrounding area through increased stability of the building's occupancy and long-term investment of businesses in Mesa.

1. Access and Circulation

Primary, full motion access is located at the northwest corner of the site at Southern Avenue. A deceleration lane is provided at this entry. The site's secondary access connects to the property to the east near the abutting property's entry at Southern Avenue. Onsite parking drive aisles lead to conveniently arranged parking spaces along the front and rear sides of the building. Pedestrian pathways connect the building to the front parking area and Southern Avenue.

Site access and parking areas will be incorporated into Tract A. The intent is for Tract A to function as a shared common area that will facilitate access to each unit. It will be maintained by an owners' association as described below and will include private cross parking, access, and joint retention agreements.

2. Maintenance

The common area tract will be held in common ownership, which will provide for the efficient maintenance over the long-term. Additionally, the functionality of the maintenance will be appropriately governed by a declaration of commercial

restrictions, easements, and agreements.

3. Utilities and Infrastructure

All roadway improvements are built out along the property's frontage on Southern Avenue for a 4-lane arterial, consistent with the surrounding area. Right-of-way improvements include paving, deceleration lanes, a center turn lane, curb and gutter, streetlights, and detached landscaped sidewalk improvements.

Utilities and infrastructure are already approved and in place. Water and wastewater services connect to the site from Southern Avenue. To service the site, an existing 20-foot Public Utility and Facility Easement (PUFE) is located at the northeast corner of the site. Also, an 8-foot electrical easement runs along the proposed common area tract in the parking drive aisle south of the buildings and then north near the west property line. No additional lines or connections are proposed.

The applicant respectfully requests that the City recognize and apply Section 24.C of the Mesa Utilities Terms and Conditions (pg. SD01-11) to allow a single meter and service connection for the site for each of the respective utilities. This section allows a single meter and service in a commercial condo plat when the main lines are located in a PUFE or when the main line is on property owned and maintained by an owners association. Both of these alternative conditions apply in this case, because the water and sewer connections are located in a PUFE and on a common area tract that will be owned and managed by an owners association, to be created after approval of the Condo Plat.

Compliance with the Zoning Ordinance

The application will not modify the building or uses, and as such, it will comply with the existing zoning district and approvals for the site. No building additions are proposed.

Compliance with Subdivision Regulations

The proposed plan complies with the City of Mesa Subdivision Regulations' stated purposes and application, as follows (Subdivision Regulations, p. 2):

1. "The purpose of these regulations is to provide for the orderly growth and harmonious development of the City of Mesa."

The proposed Plat provides for harmonious growth in Mesa by promoting economic development. It creates an effective means to convey space to businesses that have chosen to locate in Mesa, which will promote the sustainability of local jobs and the businesses' long-term investment.

- a. "Insure adequate traffic circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions, and public facilities."

The proposed Plat will preserve and maintains the existing approved traffic circulation system and access easements. It will locate the site access and parking in a common tract, which will enable ongoing access to the businesses and maintenance of these facilities.

- b. "Achieve individual property lots of reasonable utility and livability."

This proposal will execute a means to create individual property lots of reasonable size and efficiency based on what is demanded in the area. The lots are designed conveniently around existing approved retail/commercial tenant spaces.

- c. "Secure adequate provisions for water supply, drainage, sanitary sewerage, and other health requirements."

Water, drainage, sanitary sewer, and the required health and infrastructure services for the subject site are approved and in place. The proposed Plat will preserve these facilities and will provide means for their ongoing maintenance and upkeep by a business association.

The Plat will also preserve the existing easements that have been in place for many years and that have successfully serviced the site.

- d. "Insure consideration for adequate sites for schools, recreation areas, and other public facilities."

The proposed request does not affect schools, recreation needs, and related public facilities. Commercial appraising principles indicate that ownership over a given property can contribute to the increased value of a commercial property. In this case, once the individual property owners attain ownership over their individual spaces, there will be benefits to the above public services by the increased property values and subsequent property tax allocations to the entities that provide these services.

- e. "Promote the conveyance of land by accurate legal description."

The applicant will submit an accurate legal description to the City of Mesa for review.

- f. "Provide logical procedures for the achievement of this purpose."

The submitted Plat provides a logical solution to maintain the as-built site services and improvements. Private ownership over the spaces will incentivize long-term occupancy of the site by granting ownership capabilities for the businesses.

Conclusion

This Condominium Plat application creates an opportunity to divide a one-building commercial property into efficiently planned, individually owned lots and a tract designated for the common facilities. This will enable businesses to acquire the individual tenant spaces that they currently lease and further commit to their long-term presence in Mesa. The proposed Plat will comply with all applicable zoning standards, the Subdivision Regulations, and the Utility Terms and Conditions. As submitted, the Plat is efficiently designed in a manner that will preserve City resources and promote the economic sustainability of this neighborhood commercial development.