

PROJECT NARRATIVE

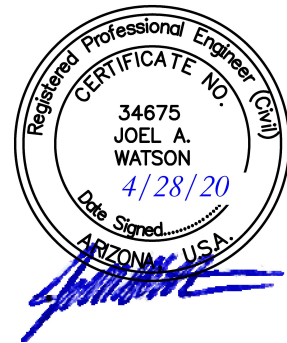
SRF Holdings, LLC

APN 304-94-008

Mesa, Arizona
Maricopa County

City of Mesa Record ID ANX20-00206/ZON20-00207

April 28, 2020



WCE Project No. 19035

Prepared by:

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1 Purpose of Request

The request is to annex the County parcel to the City of Mesa and rezone from County zoning RU-43 to City of Mesa zoning Neighborhood Commercial (NC). It is understood that upon annexation the parcel will be assigned a comparable City of Mesa Zoning designation of RS-43. The request will then be to rezone from RS-43 to NC. This request is for rezoning only and it is understood that any future development on the site will require the completion of the Site Plan Review and Design Review processes.

2 Description of Proposal

It is the intent of SRF Holdings LLC to develop and retain the property in a commercial Landlord capacity. Once the parcel is rezoned it will be developed to the requirements of the tenants and to meet all of City of Mesa standards and guidelines.

Various uses consistent with NC zoning are anticipated as determined by prospective tenants' assessment of neighborhood demand and allowed, specified uses.

Per City of Mesa Zoning Code Section 11-6-1, principal purpose of this zoning district is to provide areas for locally oriented retail and service uses that serve the surrounding residential trade area within a ½ to two (2) mile radius.

Typical uses include, but are not limited to retail stores, grocery-store-anchored shopping centers, drug stores, restaurants and cafes, gas stations, and convenience stores. Other compatible uses include small-scale medical and professional offices, personal services, as well as public and semi-public uses.

Numbers of employees and business operations days and times are expected to be customary for the selected use.

3 Relationship to Surrounding Properties

The subject property is bounded on the north by Ray Road which separates the property from a residential subdivision named Keighley Place with City of Mesa zoning RS-6. It is bounded on the east and south by Maricopa County residential district RU-43. The property is bounded on the west by S. Mountain Road which separates it from a residential subdivision named Bella Via Parcel 13 with City of Mesa zoning RS-6.

4 Location and Accessibility

The subject property fronts the east side of S. Mountain Road with a proposed paved entrance. The property has frontage along E. Ray Road and will also have a proposed paved entrance. The entrances will accommodate daily passenger vehicles and as well as fire trucks, delivery, and refuse collection trucks.

5 Circulation System

The proposed paved entrances will allow for delivery trucks to enter and exit without having to turn around.

Parking will be provided based on the City of Mesa Zoning Ordinance, Chapter 32.

6 Development Schedule

Construction of the new facility including the site work and building construction will be determined once the rezoning is complete and all building permits have been approved and issued by the County.

7 Future Development

It is understood that at the time of development the owner is responsible for meeting all City of Mesa design standards and guidelines that pertain to Planning, Zoning, Building Safety, Fire, Transportation and Water Resources. A Site Plan Review process and a Design Review process will be completed.

8 Public Utilities and Services

The following table contains a list of the public utilities and services in the area.

School District	Queen Creek Unified School District
Water	City of Mesa
Wastewater	City of Mesa
Fire Protection	Mesa Fire & Medical Department
Police Protection	City of Mesa
Electric	SRP