mesa·az
OFFICE OF THE CITY CLERK

COUNCIL MINUTES

May 6, 2019

The City Council of the City of Mesa met in a Regular Council Meeting in the Council Chambers, 57 East 1st Street, on May 6, 2019 at 5:45 p.m.

COUNCIL PRESENT	COUNCIL ABSENT	OFFICERS PRESENT
Mark Freeman	John Giles	Christopher Brady
Jennifer Duff	Kevin Thompson	Dee Ann Mickelsen
Francisco Heredia		Jim Smith
David Luna		
Jeremy Whittaker		

Vice Mayor Freeman excused Mayor Giles and Councilmember Thompson from the entire meeting.

Mayor's Welcome.

Vice Mayor Mark Freeman asked everyone to stand and observe a moment of silence.

Pledge of Allegiance was led by Thomas Skabelund, Scout Troop #796.

Awards, Recognitions and Announcements.

Councilmember Luna acknowledged Road Runners Coach of America (RRCA) Coach and Boardmember of Mesa Parks and Recreation Nycole Leyba. He stated that Ms. Leyba started the program on January 17th, which is also Mesa Running Health and Wellness Day. He noted that the program provides opportunities for kids ages 5 to 18 to participate in a healthy social and physical activity, encouraging camaraderie, self-reliance, gain confidence as well as self-discipline in a supportive setting. He added that Ms. Leyba applied to RRCA seeking runner friendly designation, which is reviewed in three primary segments of community infrastructure, community support, and local government. He reported that the City of Mesa was awarded the designation along with 10 other cities.

Ms. Leyba commented that We Run Mesa Youth Program started from a casual conversation with Chairman of Mesa Parks and Recreation Committee Jo Martin and began to grow with the support of Mesa Parks and Recreation Director Marc Heirshberg and Chief of Police Ramon Batista. She acknowledged and expressed appreciation to the Mesa Police Department for creating an amazing community running program for the youth. She added that the program has proven that running unites people, builds bridges and communities.

Ms. Leyba along with a youth participant, presented Mayor and Council the running community designation award by the One Road One Club of America.

Vice Mayor Freeman thanked Ms. Leyba for her leadership and efforts.

1. Take action on all consent agenda items.

All items listed with an asterisk (*) will be considered as a group by the City Council and will be enacted with one motion. There will be no separate discussion of these items unless a Councilmember or citizen requests, in which event the item will be removed from the consent agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to the City Clerk prior to the Council's vote on the consent agenda.

It was moved by Councilmember Luna, seconded by Councilmember Heredia, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Freeman-Duff-Heredia-Luna-Whittaker
NAYS – None
ABSENT – Giles-Thompson

Vice Mayor Freeman declared the motion carried unanimously by those present.

*2. Approval of minutes from previous meetings as written.

Minutes from the March 21, March 28, April 1 and April 15, 2019 Council meetings.

3. Take action on the following liquor license applications:

*3-a. Blue Thunder Law Enforcement Motorcycle Club

This is a one-day event to be held on Thursday, May 16, 2019 from 5:00 P.M. to 9:00 P.M. at Desert Wind Harley Davidson, 922 South Country Club Drive. **(District 4)**

*3-b. Longbow Golf Club

A golf course with a bar is requesting a new Series 7 Beer and Wine Bar license for Troon Beverages Inc., 5601 East Longbow Parkway - Robert Mahlon McNichols, agent. The previous license held by OB Sports Golf Management Longbow LLC will transfer to the new owner. **(District 5)**

*3-c. Safeway #2922

A grocery store is requesting a new Series 9S Liquor Store license with sampling privileges for Safeway Inc., 4316 South Signal Butte Road – Nicholas Carl Guttilla, agent. There is no existing license at this location. **(District 6)**

*3-d. Safeway #2922 FC

A grocery store is requesting a new Series 9 Liquor Store license for Safeway Inc., 4264 South Signal Butte Road - Nicholas Carl Guttilla, agent. There is no existing license at this location. **(District 6)**

*3-e. Sprouts Farmers Market #43

A grocery store is requesting a new Series 10S Liquor Store license with sampling privileges for SF Markets LLC, 1240 South Signal Butte Road – Amy S. Nations, agent. There is no existing license at this location. **(District 6)**

*3-f. Longbow Golf Club

A golf course restaurant that serves breakfast and lunch is requesting a new Series 12 Restaurant License for Troon Beverages Inc., 5601 East Longbow Parkway - Robert Mahlon McNichols, agent. The previous license held by OB Sports Golf Management Longbow LLC will revert to the State. **(District 5)**

4. Take action on the following contracts:

*4-a. Three-Year Term Contract for Cabling Services with Two Years of Renewal Options for Citywide Departments. **(Citywide)**

This contract will provide installation of hardware and cabling for data, video, and related equipment throughout the City for various departments, as needed.

An evaluation team and Purchasing recommend authorizing the purchase using the State of Arizona cooperative contract with Corporate Technology Solutions at $200,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

*4-b. Purchase of One Chevrolet Tahoe (Replacement) for the Police Department. **(Citywide)**

The vehicle that is being replaced has met established criteria and will be either traded, auctioned, sold, or deployed to special uses as part of the ongoing vehicle replacement program.

The Fleet Services and Police Departments and Purchasing recommend authorizing the purchase from the existing contract with Midway Chevrolet, at $41,143.51. This purchase is funded by the Vehicle Replacement Fund.

*4-c. Two-Month Extension and Dollar-Limit Increase to the Term Contract for Emergency Medical Supplies for the Mesa Fire and Medical Department. **(Citywide)**

Mesa Fire and Medical is working on a rebid for this contract and is requesting a 2-month extension and dollar-limit increase to continue purchasing supplies until the new contract goes into effect.

The Mesa Fire and Medical Department and Purchasing recommend increasing the dollar-limit with Bound Tree Medical, LLC; Life-Assist, Inc.; Concordance Healthcare Solutions LLC; and S&W Healthcare Corp.; by $210,000, from $532,000 to $742,000.

*4-d. One-Year Renewal with a One-Year Renewal Option to the Term Contract for Large Format Commercial Printing for the Business Services Department. **(Citywide)**

This contract is used to print large format printing projects that Print Services does not have the equipment to complete, or that are not economically feasible. Vendors provide

printed materials such as: flatbed printed items, clings, posters/banners, and oversized banners.

The Business Services Department and Purchasing recommend authorizing the renewal with ARC Document Solutions; and Perkinson Reprographics Inc., dba PRI Graphics (a Mesa business); at $96,200 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

*4-e. One-Year Renewal to the Term Contract for Off-Site Vehicle Washing for Various City Departments as requested by the Business Services Department. **(Citywide)**

This contract provides pre-qualified vendors for off-site vehicle washing services for the City's fleet on an as-needed basis.

The Business Services Department and Purchasing recommend authorizing the renewal with Cobblestone Auto Spa V LLC; Gecko Car Care Inc., dba Full Circle Autowash; TNS Enterprises, dba Campbells Car Wash; Twin Palms Investments LLC, dba Genie Car Wash; and Car Wash 1, LLC, dba Rinse N Ride Car Wash; (all Mesa businesses); at $47,500, based on estimated usage.

*4-f. Contract Amendment to the Term Contract for Contractor Building Maintenance Services as requested by the Parks Recreation and Community Facilities Department. **(Citywide)**

This contract provides experienced journeymen to perform a variety of tasks including rough and finish carpentry; remodel work, such as, walls, ceilings, doors, windows, drywall, stairs, tile, masonry, concrete, electrical, and mechanical repairs; and other maintenance work at City facilities. The awarded vendors are placed on a pre-qualified contractors list and are eligible to competitively quote for City building maintenance and repair projects.

The Parks Recreation and Community Facilities Department and Purchasing recommend amending the City's award by adding vendors: August Building Company, LLC; BWC Enterprises Inc., dba Woodruff Construction; and Robert N Ewing General Contractor; with the contract value remaining the same, at $2,000,000 annually, based on estimated requirements.

*4-g. Three-Month Term Contract with Three Years of Renewal Options for Athletic Court Surfacing for the Parks, Recreation and Community Facilities Department. **(Districts 2, 3, and 4)**

This contract will provide resurfacing of outdoor basketball courts to ensure the safety of users and court longevity at the City's Parks.

The Parks, Recreation and Community Facilities Department and Purchasing recommend authorizing the purchase using the 1 Governmental Procurement Alliance cooperative contract with the lowest-quoted vendor, Elite Sports Builders, at $80,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

*4-h. Ten-Year Term Contract with Two Five-Year Renewal Options for Management Services at the Dobson Ranch Golf Course for the Parks, Recreation and Community Facilities Department. **(District 3)**

This contract will provide a professional golf management company to manage operations and maintenance of all elements of the Dobson Ranch Golf Course including the golf shop, full-service restaurant and banquet facilities, concessions, driving range, and course maintenance.

An evaluation committee recommends awarding the contract to the highest-scored proposal from Paradigm Golf Management, dba Paradigm Golf Group.

*4-i. One-Year Renewal with a One-Year Renewal Option to the Term Contract for Traffic Count Services for the Transportation Department. **(Citywide)**

The City requires traffic volume and/or speed counts as part of traffic engineering studies such as, the need for traffic signals, speed studies, left-turn phasing, and the City's speed hump program. The City also requires annual spring traffic volume counts on arterials and major collectors within City limits.

The Transportation Department and Purchasing recommend authorizing the renewal with Field Data Services of Arizona, Inc., dba, Veracity Traffic Group, at $40,000 annually, with an annual increase allowance of up to 5%, or the adjusted Consumer Price Index.

*4-j. One-Year Renewal to the Term Contract for Traffic Signal Control Cabinets for the Materials and Supply Warehouse for the Transportation Department. **(Citywide)**

This contract provides traffic signal cabinets to replace existing equipment in the field, as well as supply new cabinets for traffic signals constructed by the Transportation Department.

The Business Services Department and Purchasing recommend authorizing the renewal with Sierra Transportation & Technologies, LLC; and Econolite; at $280,000 annually, based on estimated usage.

*4-k. One-Year Renewal with a One-Year Renewal Option to the Term Contract for Anodeless Service Risers for the Materials and Supply Warehouse (for the Energy Resources Department). **(Citywide)**

Anodeless service risers are the portion of the natural gas service line required to transition from the underground service piping to the customer's above ground meter. The risers are specially designed to electrically isolate the customer's meter from the rest of the natural gas system for purposes of corrosion protection and to provide a protective casing for the internal polyethylene piping.

The Business Services Department and Purchasing recommend authorizing the renewal with R.W. Lyall & Company, Inc., at $541,700 annually, with an annual increase allowance of up to 5%, or the adjusted Producer Price Index.

*4-l Dollar-Limit Increase to Year 4 and One-Year Renewal for Year 5 to the Term Contract for Deep Well and Well Pump Maintenance and Repair Services for the Water Resources Department. **(Citywide)**

This contract provides deep well and well pump maintenance and repair services to include pulling/repairing deep well pumps, videoing wells, brushing and bailing well

casings, and other related services. The dollar-limit increase is to address some minor well flow-capacity performance issues at Desert Well-18 that has required the City to expend more funds to remedy than initially known.

The Water Resources Department and Purchasing recommend increasing the dollar-limit by $350,000, from $480,000 to $830,000 for Year 4; and authorizing the renewal for Year 5, with Weber Water Resources, LLC (Primary Award); and Southwest Waterworks Contractors Inc. (Secondary Award); for $830,000, based on estimated requirements.

5. Take action on the following resolutions:

*5-a. Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with Maricopa Association of Governments (MAG) for a design assistance grant for the Mesa Gateway Shared-Use Pathway Phase III project. The grant funds will allow for a feasibility and design study that will provide connection alternatives of the Mesa Gateway shared-use pathway from Hawes Road, to the Town of Gilbert's San Tan shared-use path at Power Road. The City's share is 20% ($36,778.40) of the cost of the study; MAG will cover the remaining 80% ($147,113.60). **(District 6)** – Resolution No. 11332.

*5-b. Approving and authorizing the City Manager to enter into an Intergovernmental Agreement with Maricopa Association of Governments (MAG) for a design assistance grant for the US 60 Pathway-Consolidated Canal, to Eastern Canal Pathways project. The grant funds will allow for a feasibility and design study for the construction of a shared-use pathway along the north side of the US 60 connecting the existing Consolidated Canal and Eastern Canal pathways. The City's share is 20% ($18,239.62) of the cost of the study; MAG will cover the remaining 80% ($72,958.49). **(District 2)** – Resolution No. 11333.

*5-c. Approving and authorizing the City Manager to enter into a Project Agreement with Maricopa Association of Governments for an Arterial Life Cycle Program Project on Broadway Road between Mesa Drive (LeSueur) and Stapley Drive that defines the regional reimbursement schedule for the project. **(District 4)** – Resolution No. 11334.

*5-d. Approving and authorizing the City Manager to enter into a Subrecipient Agreement with the Arizona Department of Homeland Security to accept $49,590 in grant funds to purchase portable vehicle barricades and trailers for the Police Department's Programs and Events Division. **(Citywide)**. – Resolution No. 11335.

*5-e. Approving and authorizing the City Manager to enter into the First Amendment to the Amended and Restated Lease Agreement with Mesa Golf, Inc., for the property located at 1415 South Westwood. The First Amendment allows for additional uses of the property to include soccer and other athletic-type uses and extends the term of the Amended and Restated Lease for an additional 25 years. **(District 3)** – Resolution No. 11336.

*5-f. Approving the purchase of, and authorizing the City Manager to enter into contracts with terms of up to three years for a firm electric power supply and associated energy of up to 11 Megawatts ("MW") varying monthly, with final average pricing of not greater than $60/MW hour. **(Districts 1 and 4)** – Resolution No. 11337.

6. Introduction of the following ordinances and setting May 20, 2019 as the date of the public hearing on these ordinances:

*6-a. Amending Sections 10-4-3 through 10-4-6 of the Mesa City Code to modify the boundaries of the current 35 mph speed limit on Main Street from Mesa Drive to Gilbert Road; to rescind the current 40 mph speed limit on Main Street from a point, 53 feet west of South Allen Street, to a point 211 feet east of Gilbert Road; and to correctly reflect existing boundaries of the current 45 and 30 mph speed limits on Main Street between Centennial Way/Sirrine and Gilbert Road, as recommended by the Transportation Advisory Board. **(District 4)**

*6-b. **ANX18-00502 (District 6)** Annexing property located north of Ray Road, east of Power Road (69.3± acres). Initiated by VIVO Partners, LLC.

*6-c. **ZON18-00775 (District 6)** Within the 4900 to 5200 blocks of South Power Road (east side). Located south of 202 San Tan Freeway on the east side of Power Road and north of Ray Road (58± acres). Rezone from AG to LC-AF-PAD; Council Use Permit to allow multi-residential, commercial entertainment, hotel, and college and commercial trade school uses in the AOA 1 and AOA 2 overflight areas in the LC District; and Site Plan Review. This request will allow for a mixed-use development. Vivo Partners, LLC, applicant; Arizona State Land Group, owner.
Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 7-0)

*6-d. **ZON18-00066 (District 3)** The 1000 through 1100 blocks of South Alma School Road (west side) and the 1200 through 1300 blocks of West Southern Avenue (north side). Located at the northwest corner of Alma School Road and Southern Avenue (16± acres). Rezoning from LC to RM-5 PAD for 10.5± acres. Rezoning from LC to LC-PAD for 5.5± acres; and Site Plan Review for 16± acres. This request will allow for the development of multi-residential and commercial uses. Adam Baugh, Withey Morris, PLC, applicant; WM Grace Development Co., ETAL, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 6-0)

7. Discuss, receive public comment, and take action on the following ordinances:

*7-a. **ZON18-00984 (District 4)** Within the 700 block of South Stapley Drive (east side) and the 1200 block of East 8th Avenue (north side). Located south of Broadway on the east side of Stapley Drive (0.9± acres). Rezoning from RM-3 and OC to NC-BIZ; and Site Plan Review. This request will allow for a commercial development. Adaptive Architects, Inc., applicant; Pro Tax Financial Services, LLC, owner. – Ordinance No. 5503.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 7-0)

*7-b. **See: Items not on the Consent Agenda**

*7-c. **ZON19-00070 (District 6)** Within the 8000 block of East Ray Road (north side). Located west of Hawes Road on the north side of Ray Road (36± acres). Rezone from AG-AF to LI-AF-PAD; and Site Plan Review. This request will allow for an industrial development. Jack Gilmore, Gilmore Planning & Landscape Architecture, applicant; Kay & Judy Toolson Joint Trust/Crisko, LLC, owner. – Ordinance No. 5504.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 7-0)

*7-d. **ZON18-00806 (District 6)** Within the 3100 to 3400 blocks of South Ellsworth Road (west side). Located north of Elliot Road on the west side of Ellsworth Road (67.5± acres). Rezone from LC-PAD and PEP-PAD to LI; Site Plan Review; and a Special Use Permit for a reduction in parking. This request will allow for an industrial development. Jeffrey Blilie, Beus Gilbert, PLLC, applicant; Sunbelt Land Holdings, LP, owner. – Ordinance No. 5505.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 7-0)

8. Take action on the following subdivision plans:

*8-a. "Cadence at Gateway Phase 2 Parcel K" **(District 6)** Within the 9500 through 9600 blocks of the East Toledo Avenue alignment (south side). Located south and east of Ellsworth and Ray Roads within the Cadence at Gateway Community. 75 PCD single residence lots (15.5± acres). PPGN-Ray, LLLP, developer; Raymond S. Munoz III, EPS Group, surveyor.

*8-b "Cadence at Gateway Phase 2 Parcel L" **(District 6)** Within the 9700 block of the East Cadence Parkway alignment (west side). Located south and east of Ellsworth and Ray Roads within the Cadence at Gateway Community. 84 PCD single residence lots (18.2± acres). PPGN-Ray, LLLP, developer; Raymond S. Munoz III, EPS Group, surveyor.

*8-c "Cadence at Gateway Phase 2 Parcel N" **(District 6)** Within the 9800 block of the East Williams Field Road alignment (north side). Located south and east of Ellsworth and Ray Roads within the Cadence at Gateway Community. 69 PCD single residence lots (17.01± acres). PPGN-Ray, LLLP, developer; Raymond S. Munoz III, EPS Group, surveyor.

Items not on the consent agenda.

7-b. **ZON18-00980 (District 5)** Within the 2600 block of North Power Road (east side). Located south of McDowell Road on the east side of Power Road (10.43± acres). Rezoning from RM-3-PAD to RM-3-PAD; and Site Plan Review. This request will allow for a multi-residence development. Timothy Tyson, Aquila Las Sendas, LLC, applicant; Continental 452 Fund, LLC, owner. – Ordinance No. 5506.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 7-0)

Vice Mayor Freeman stated that resident Elizabeth Kemmer submitted a speaker card in opposition, but did not wish to address the Council.

Donald Douglas, a Mesa resident, expressed his opposition to the development due to the impact to the traffic flow. He noted that the main entrance to the development is through the parking lot of the LA Fitness, which is already congested during rush hour and could increase the chances of accidents. He also expressed his concerns regarding property values. He suggested an alternative route along the canal to ease the traffic flow and allow for quick access to the 202.

Melissa McCormick, a Mesa resident, addressed concerns related to the multi-residence development. She stated that the problem is no available entrance to the LA Fitness and that drivers must drive north on Power Road to get to the freeway. She added that she is concerned with the number of U-turns this will cause in the area. She added that LA Fitness hours causes congestion and adding additional vehicles will add to the overcrowding.

Krysta Hampton, a Mesa resident, spoke about the safety of Power Road from McDowell to Hermosa Vista. She stated that she used to walk Power Road but due to the increase in traffic and speeding, she can no longer take those walks. She stated that since LA Fitness has been in the community, the number of U-turns has increased.

Josh DeMitt, a Mesa resident, reported that the neighborhood has seen an increase in noise and traffic accidents. He noted that he has also seen an increase in trash at the bus stop. He commented that the new development has too many negative aspects (i.e., property values, etc.) and suggested that installing a traffic light and extending the road would help the congestion in the area.

Reese Anderson, an attorney with Pew and Lake and representing Continental Properties, displayed a PowerPoint presentation **(See Attachment 1).** He advised that the property is RM-3 residential multi-family and was approved in 2005 as a zoned RM-3. He stated that the reason for the change is to modify the landscape buffer by the canal area. He reported that there are no other deviations to the development standards for a typical RM-3 project. He noted that there have been two neighborhood meetings in September and October of 2018. He stated that he received feedback from the community and additional changes were made to minimize height, increase landscaping and setback along the southern boundary.

Mr. Anderson illustrated a map of the LA Fitness, which is next to the main entrance of the property. He said the entrance through the business area at the front of the property is by design, which has existed since 2005.

Mr. Anderson briefly highlighted the 2012 traffic volume as well as the traffic volume grades of the area, which graded B's and C's in the intersection. He reported that traffic volume comparison between 2012 to 2040 has been consistent but that there's been a slight increase in the east and west, which could be due to the level of service and not the development of the project.

Mr. Anderson displayed a traffic comparison chart of various land use and noted that the traffic changes are measured by the number of trips and not by the volume of vehicles.

In response to a question from Councilmember Luna, Planning Director Nana Appiah reported that the Planning and Zoning Commission reviewed the case on March 20th and voted unanimously for approval.

In response to a question from Councilmember Luna, Traffic Engineer Sabine Ellis provided a short synopsis of the traffic concern surrounding the development.

Discussion ensued with regards to continuing discussion with the residents, conducting mitigation efforts, and the possibility of installing a signal light.

Responding to a question from Councilmember Duff, Ms. Ellis responded that traffic counts are done every other year.

It was moved by Councilmember Luna, seconded by Councilmember Duff, that Resolution No. 5506 be approved.

Upon tabulation of votes, it showed:

AYES – Freeman-Duff-Heredia-Luna-Whittaker
NAYS – None
ABSENT – Giles-Thompson

Vice Mayor Freeman declared the motion carried unanimously by those present and Resolution 5506 was adopted.

9. Conduct a public hearing on the following annexation cases:

9-a. Conduct a public hearing for the release of the petition for signatures for annexation case ANX18-00502, located north of Ray Road, east of Power Road (69.3± acres). Initiated by VIVO Partners, LLC. **(District 6)**

9-b. Conduct a public hearing for the release of the petition for signatures for annexation case ANX19-00066, located north of University Drive and west of Ellsworth Road (13.07± acres). Initiated by Sean Lake, Pew and Lake, PLC. **(District 5)**

There were no comments from the public.

10. Items from citizens present.

Verl Farnsworth, a Mesa resident, spoke on the importance of telling the truth. He stated that he has been speaking at the meetings for the past 16 months and nothing has been corrected. He added that he fears there is a culture present that is casting a cloud over the expected transparency and open operation of the City. He noted that the City belongs to the citizens not elected officials or to staff. He said that he applauds the Mayor on his affirmation of extreme transparency and he is testing that statement now as he made a request for information two weeks ago that should have been easy to transmit.

Heather Neese commented on procedures and program administration issues in the police department.

11. Adjournment.

Without objection, the Regular Council Meeting adjourned at 6:47 p.m.

JOHN GILES, MAYOR

ATTEST:

DEE ANN MICKELSEN, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Council Meeting of the City Council of Mesa, Arizona, held on the 15th day of April 2019. I further certify that the meeting was duly called and held and that a quorum was present.

DEE ANN MICKELSEN, CITY CLERK

abg
(Attachment – 1)

SPRINGS®
apartments
CONTINENTAL
PROPERTIES

ZONING MAP

- Site zoned RM-3 in 2005, allowing multifamily land uses



SITE PLAN – SEPTEMBER 5, 2018

Presented at September 5, 2018 Neighborhood Meeting



196 units • (9) Two-story buildings • Smaller landscape buffer and building setback

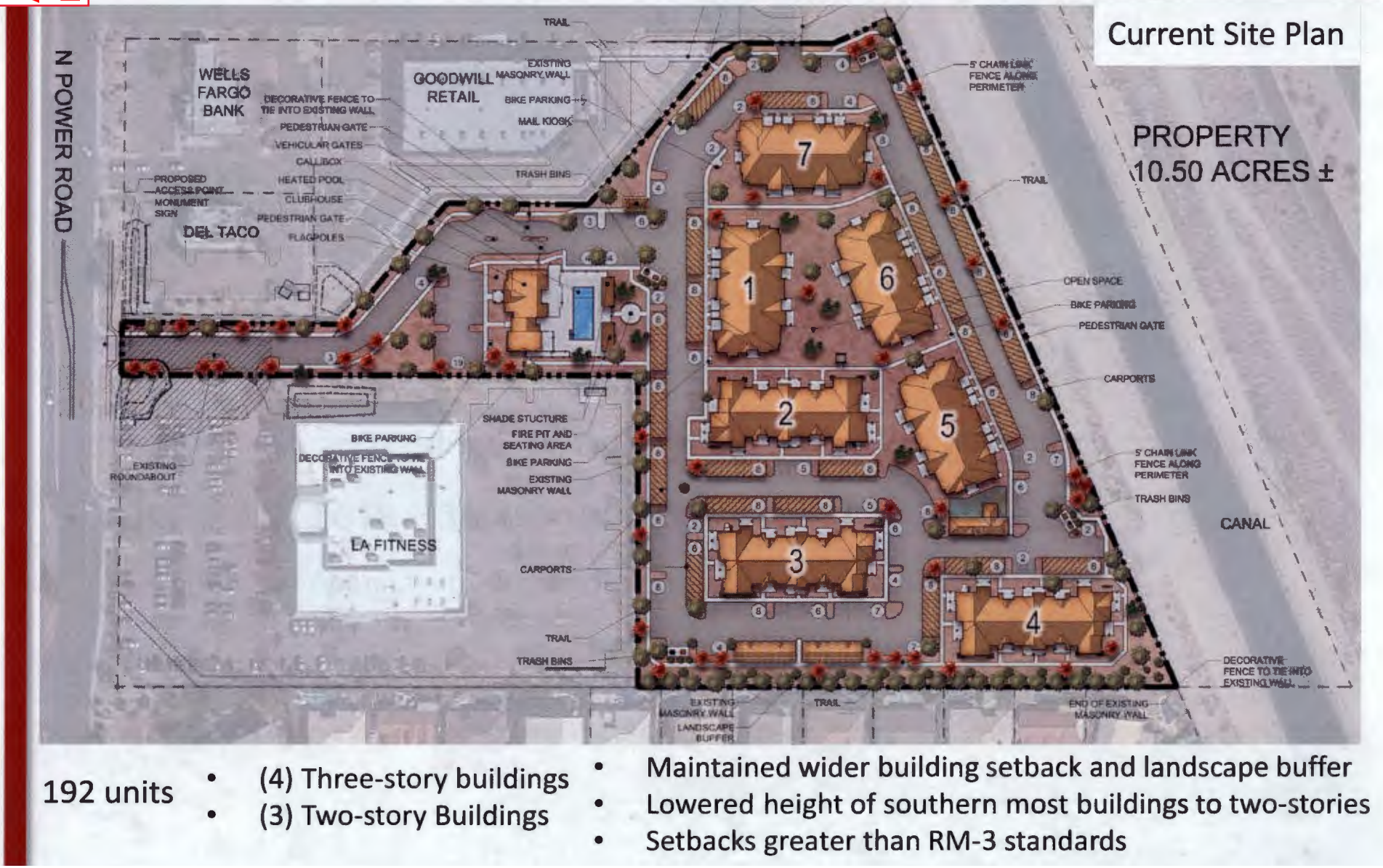
SITE PLAN – OCTOBER 3, 2018

Presented at October 3, 2018 Neighborhood Meeting



196 units • (7) Three-story buildings • Increased building setback and landscape buffer

SITE PLAN – MARCH 20, 2019



192 units

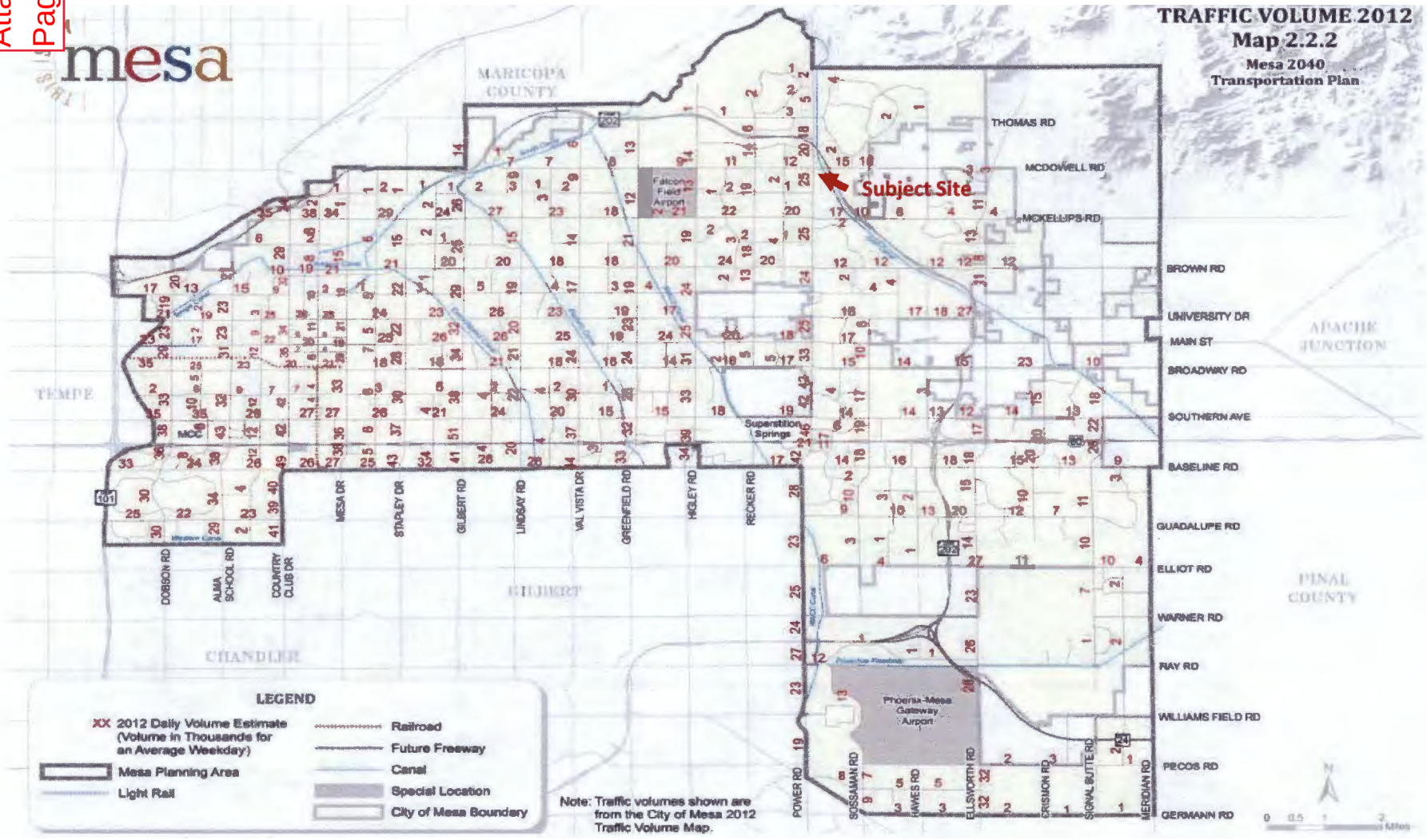
- (4) Three-story buildings
- (3) Two-story Buildings

- Maintained wider building setback and landscape buffer
- Lowered height of southern most buildings to two-stories
- Setbacks greater than RM-3 standards

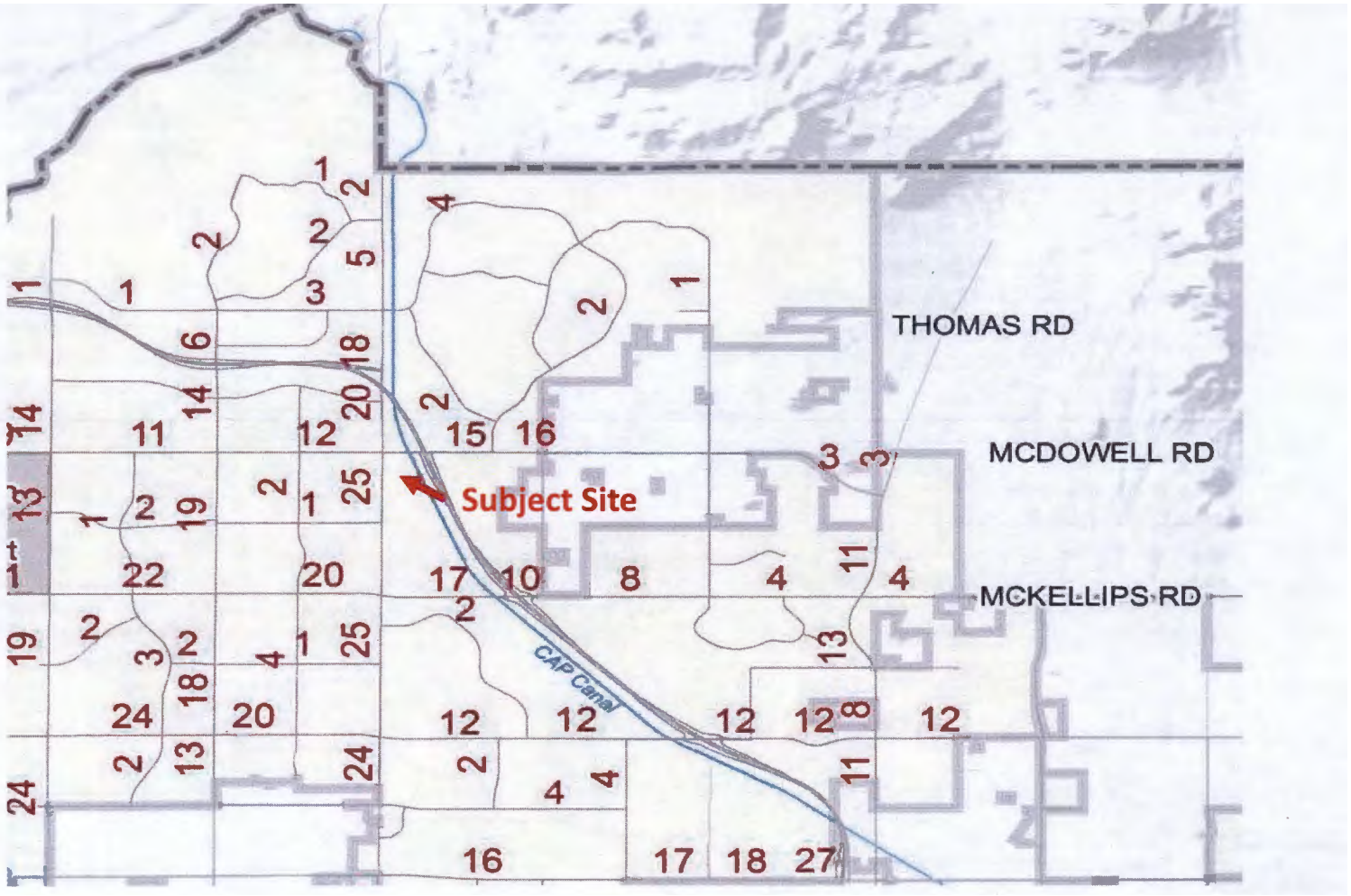
COMMUNITY OUTREACH

- September 5, 2018 – 1st Neighborhood Meeting
  - Property owners within 1,000 feet and all HOAs within ½ mile
- October 3, 2018 – 2nd Neighborhood Meeting
  - Property owners that attended 1st neighborhood meeting & South of Project
- February 7, 2019 – Individual Follow-Up Neighbor Meeting
- February 19, 2019 – Additional Individual Follow-Up Neighbor Meeting

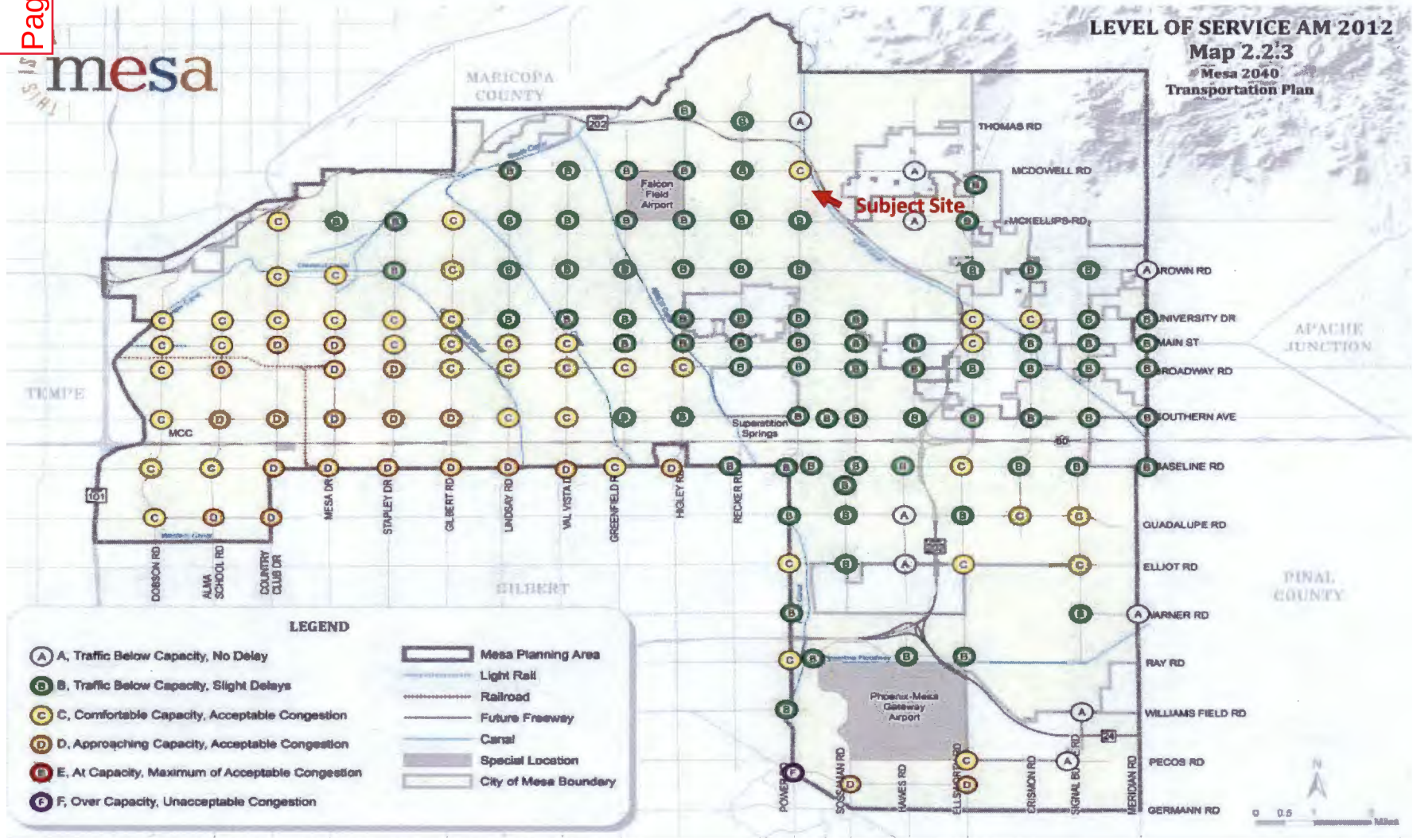
Traffic Volume - 2012



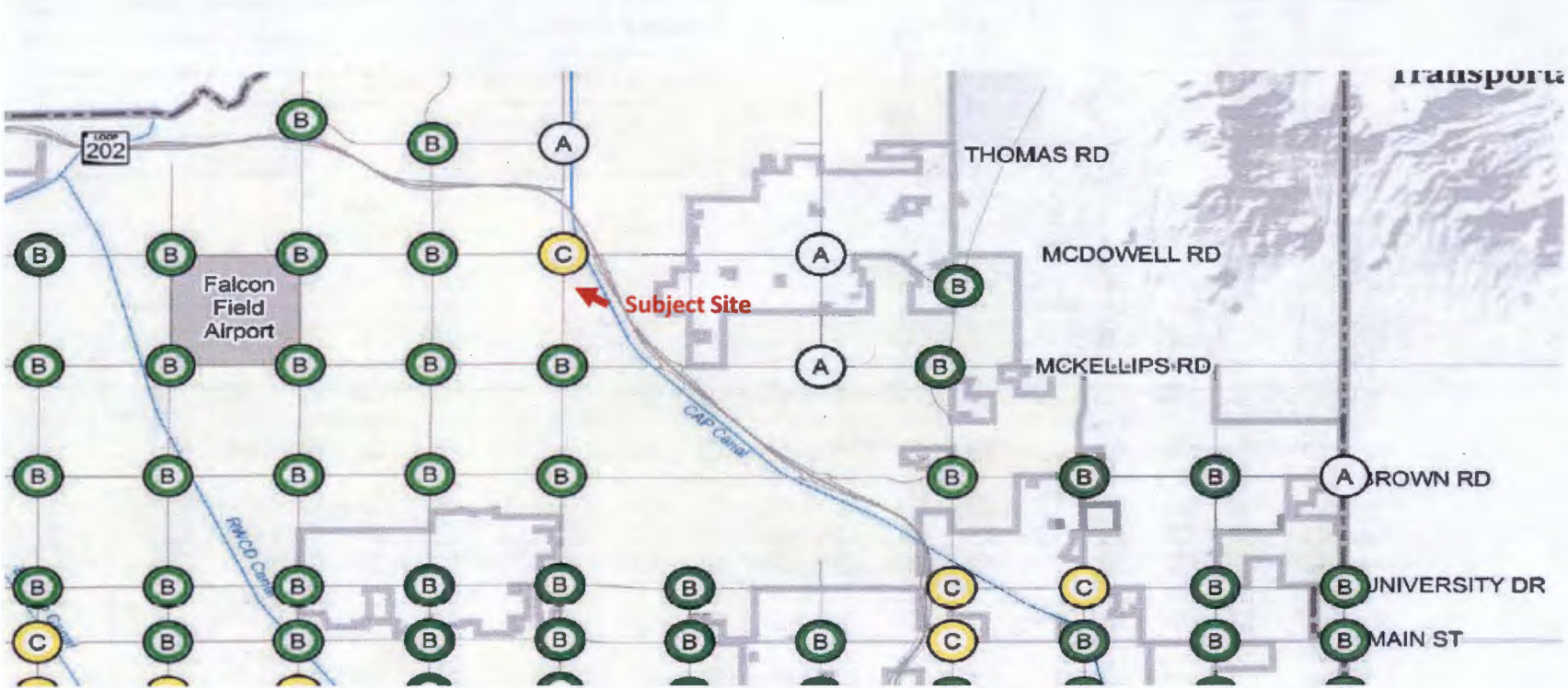
Traffic Volume – 2012 (ZOOM)



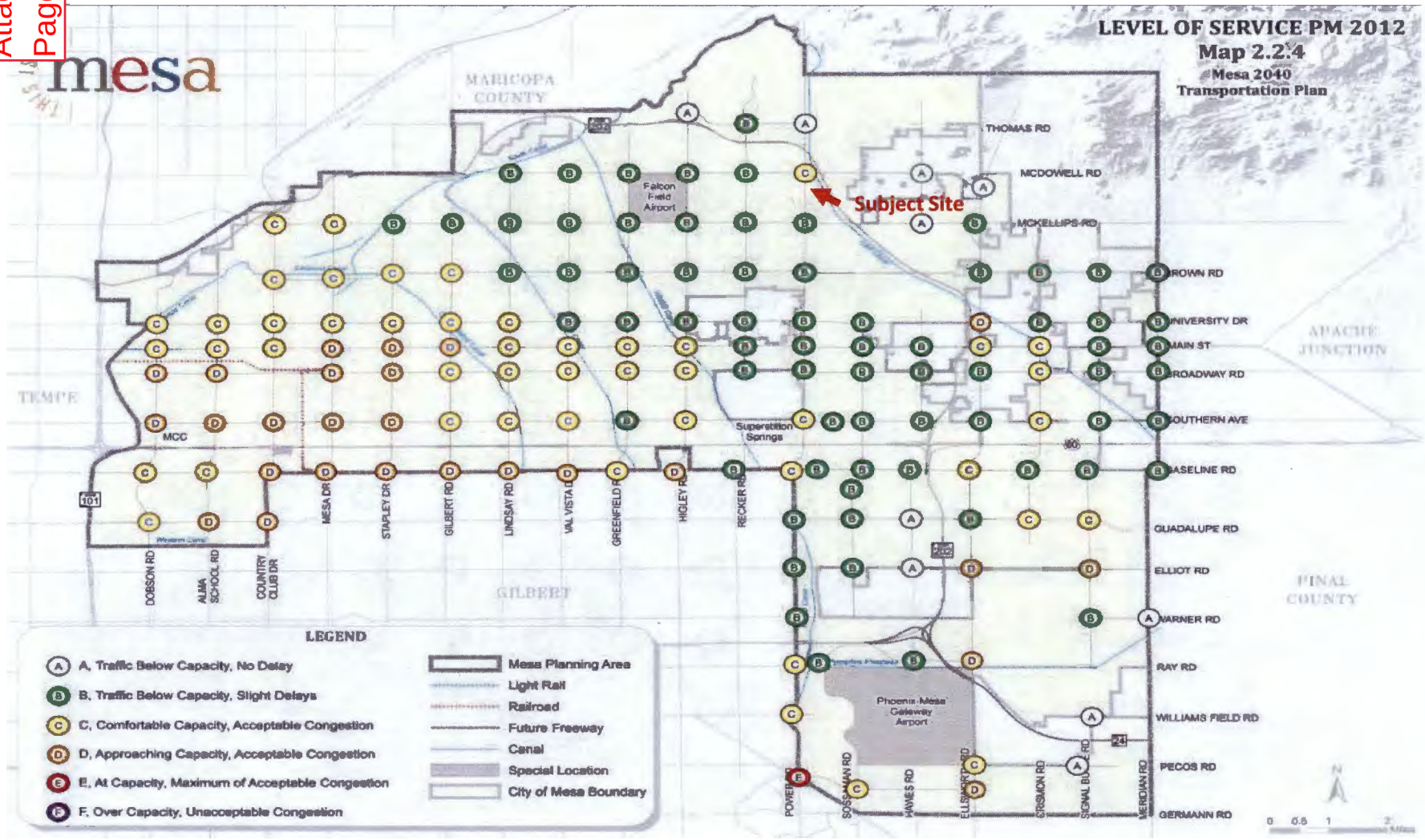
Traffic Volume AM - 2012



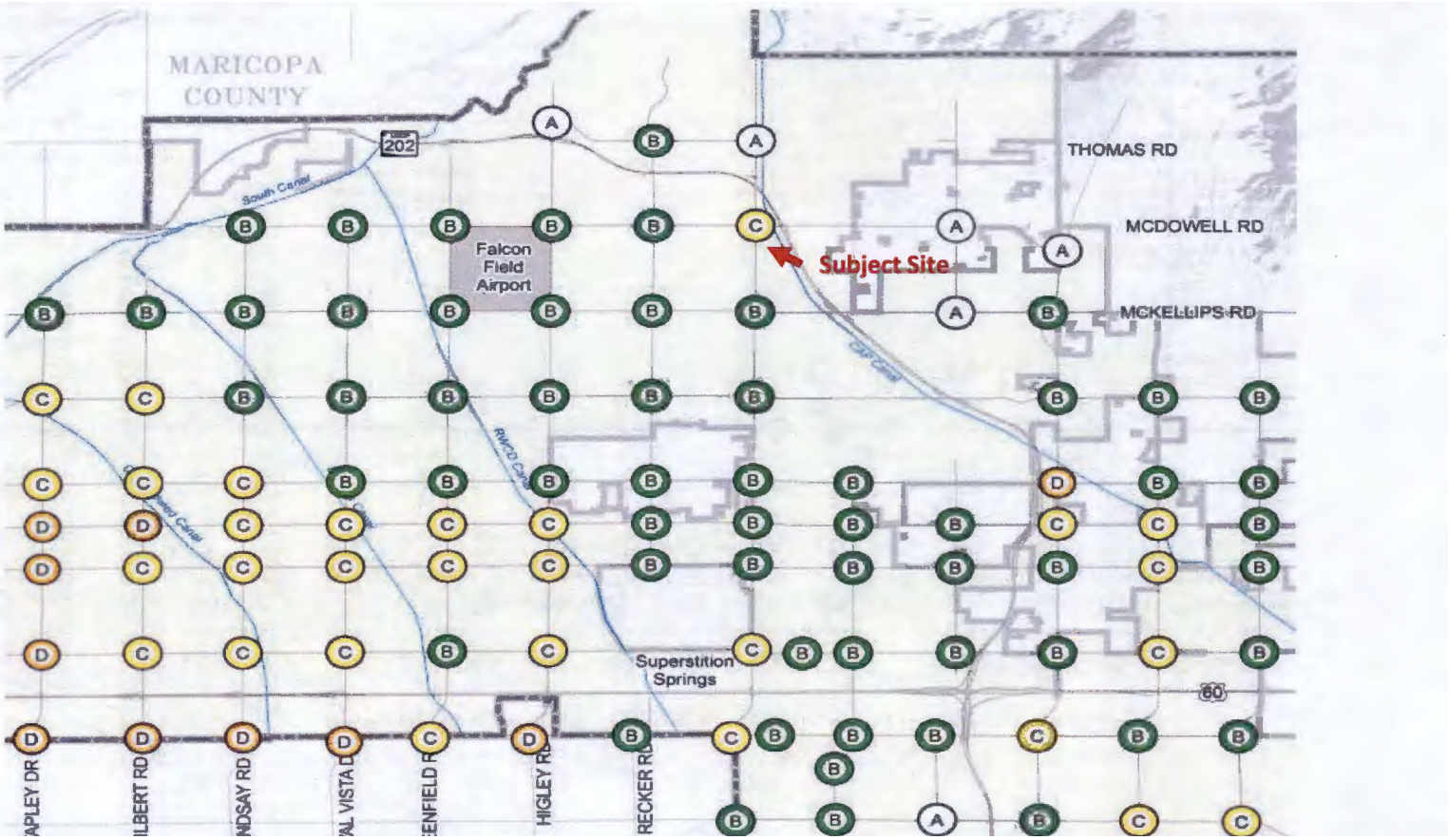
Traffic Volume AM - 2012



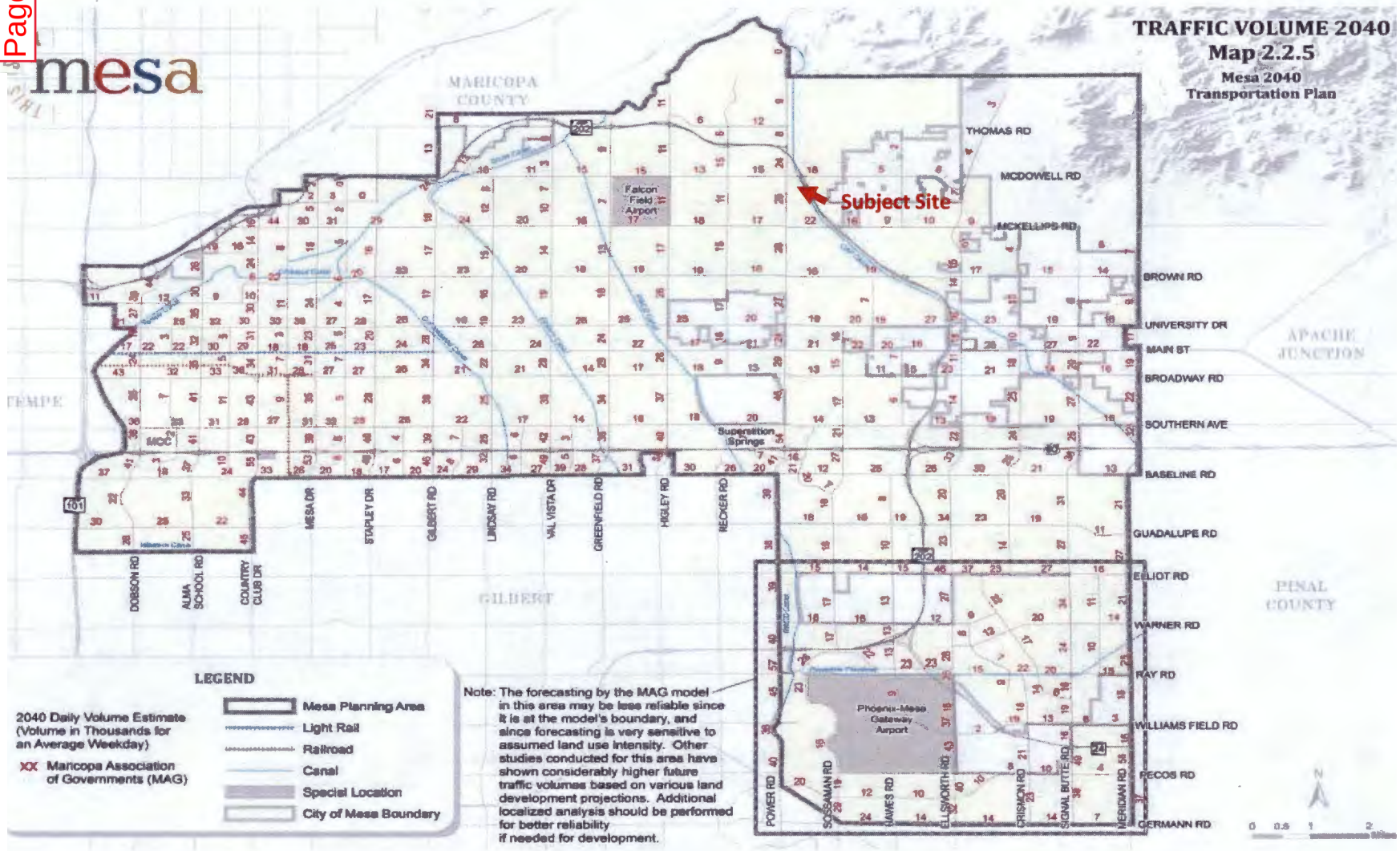
Traffic Volume PM - 2012



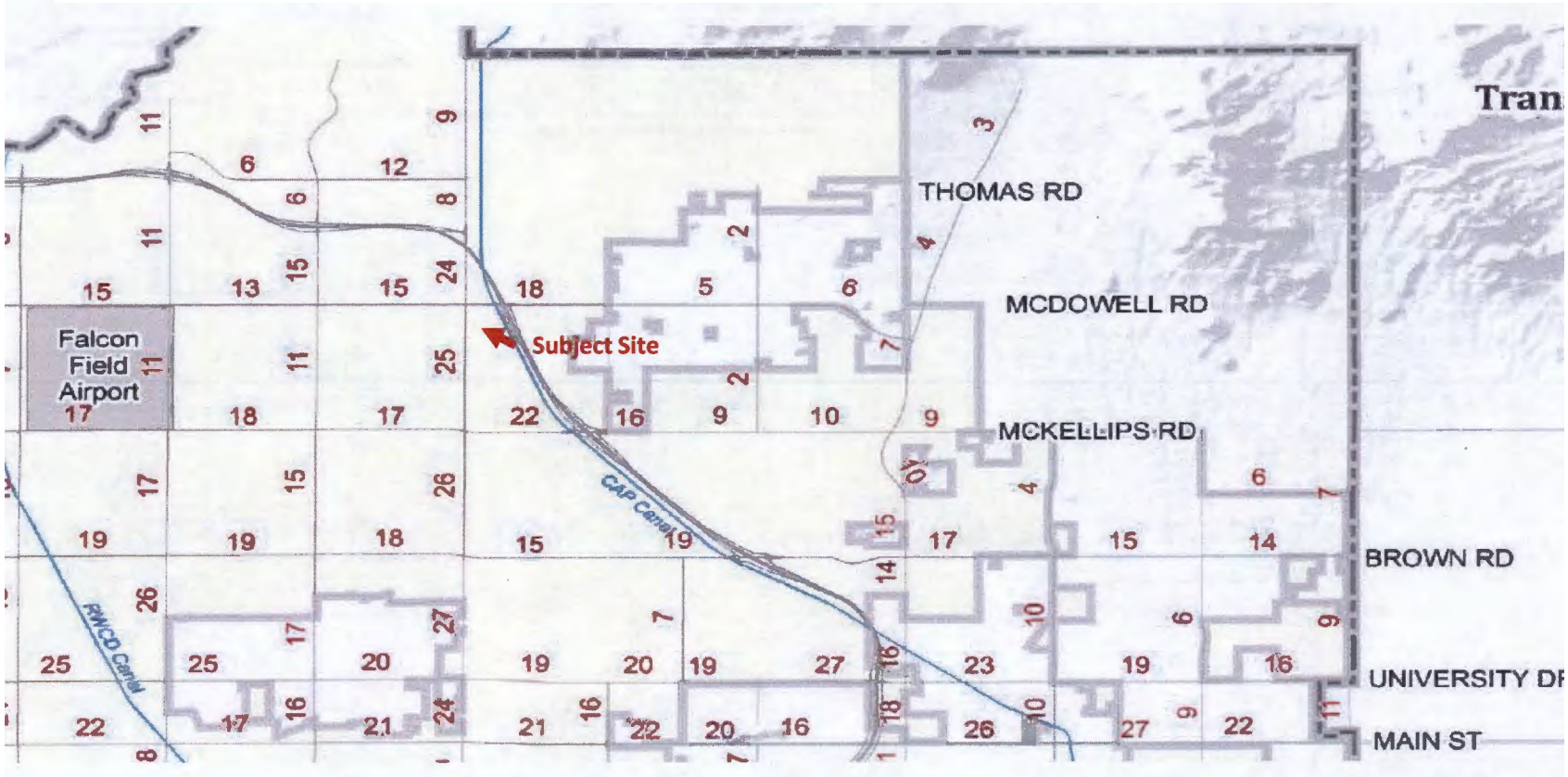
raffic Volume PM – 2012 (ZOOM)



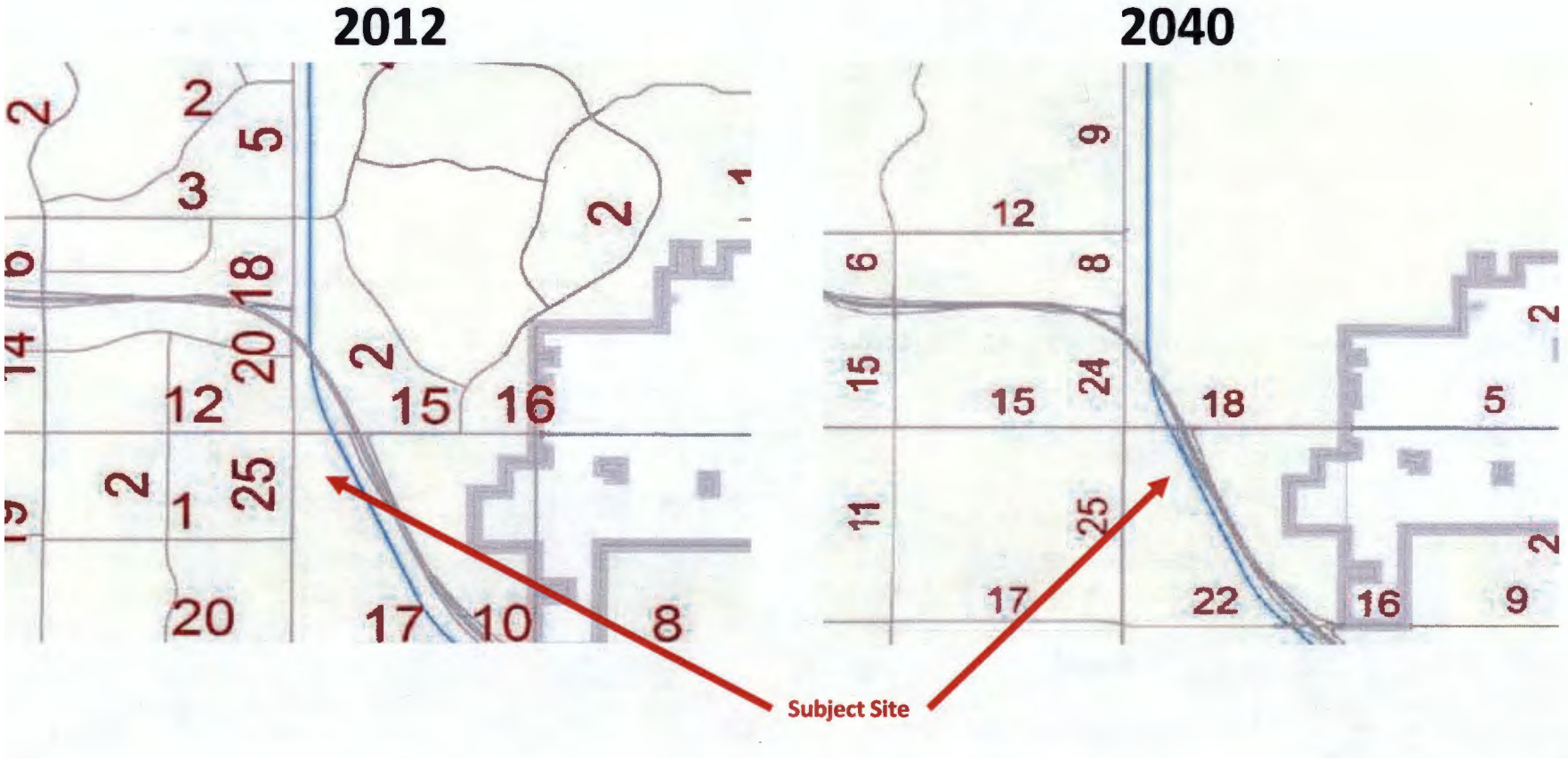
Traffic Volume - 2040



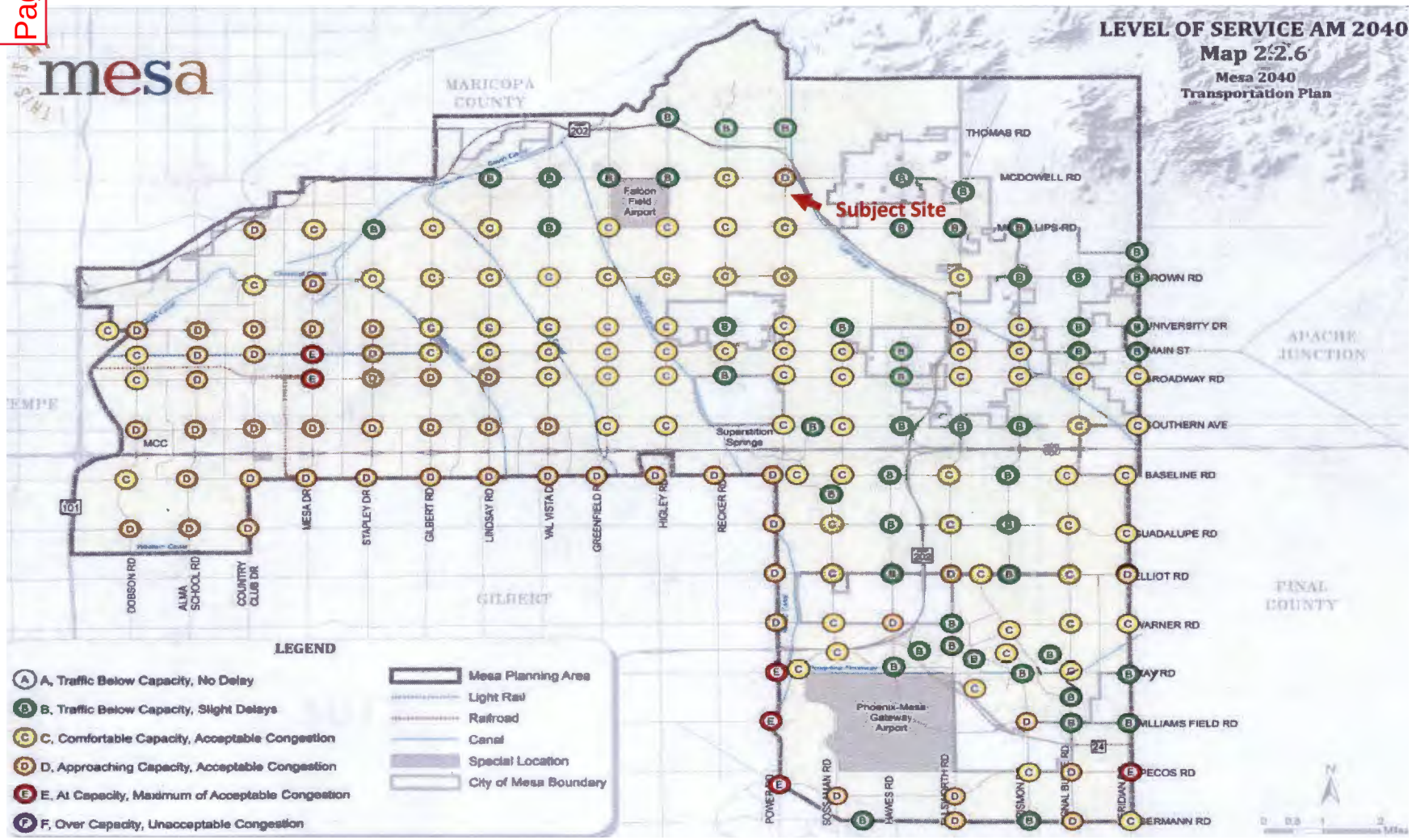
Traffic Volume – 2040



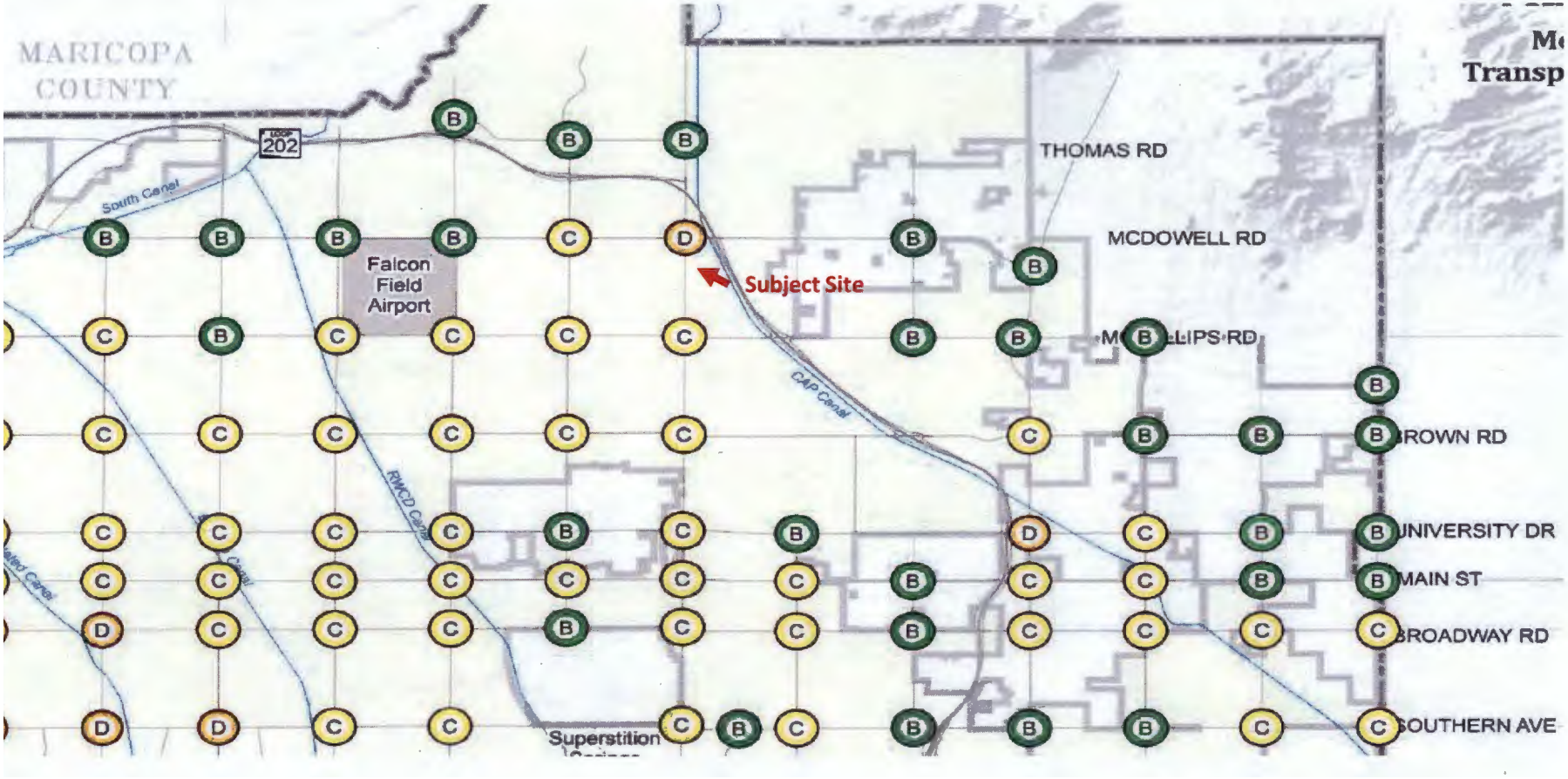
Traffic Volumes - Compared



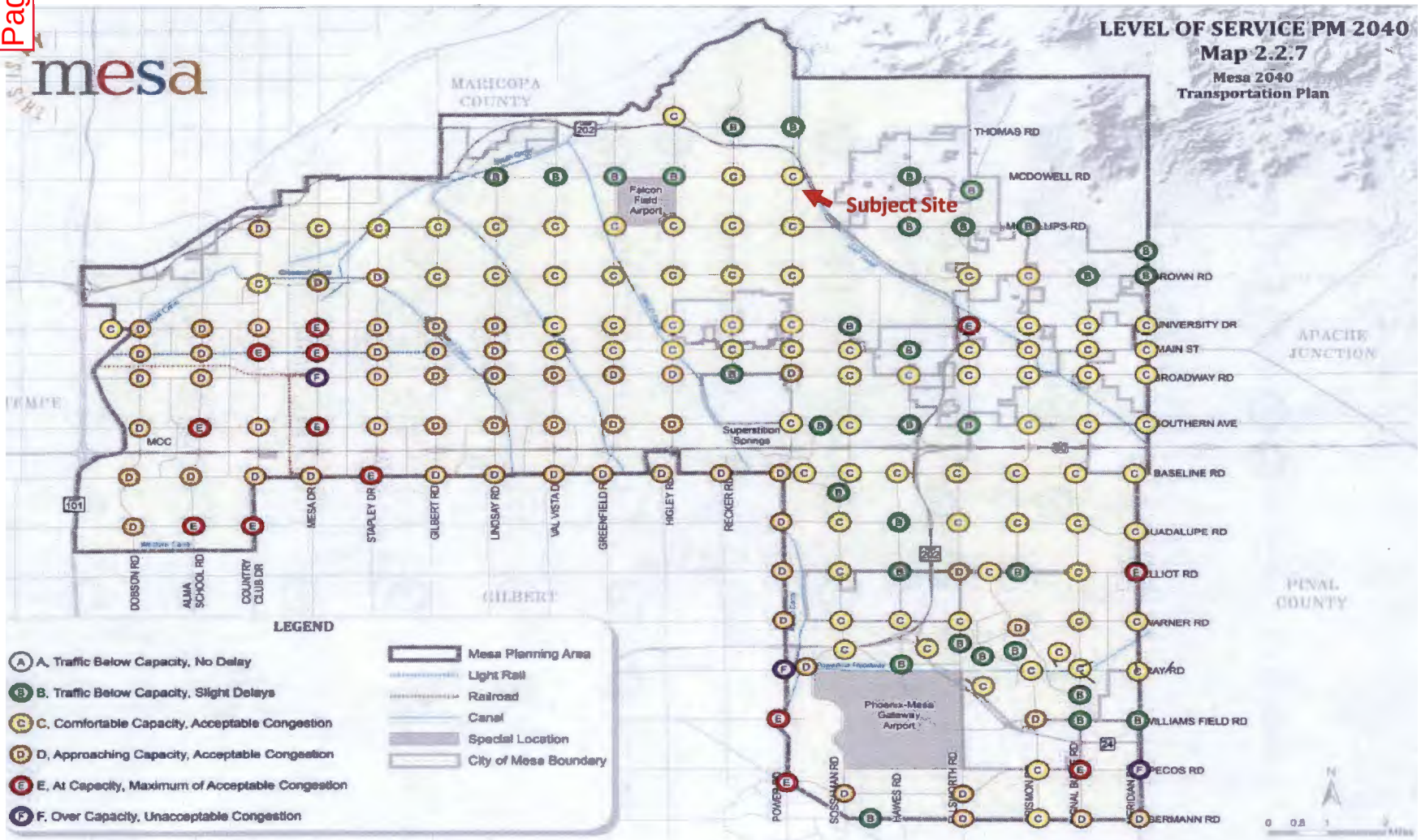
Traffic Volume AM - 2040



raffic Volume AM – 2040 (ZOOM)



Traffic Volume PM - 2040



TRAFFIC COMPARISON

Land Use	Total Size	Total Daily Trips	AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
General Office	90,000 SF	958	95	16	111	162	87	103
Springs at Red Mountain	192 Units	1,411	20	69	89	66	40	106
Charter School	1,000 students	2,230	348	172	520	67	73	140
Retail Shopping Center	90,000 SF	5,596	122	75	197	241	262	503

*Based on current International Traffic Engineer (ITE) standards

raffic Volume PM – 2040 (ZOOM)

