

**SITE PLAN & PLANNED AREA
DEVELOPMENT MODIFICATION
ZON19-00960 NARRATIVE
MEDICAL & GENERAL OFFICES**

7205 E BASELINE ROAD

Submitted on behalf of:

DESERT SKY DERMATOLOGY



Submitted by:

Welker Development Resources
3125 E Dover Street
Mesa, AZ 85213
Phone: (480) 209-7167
Email: jeffw@wdrllc.net

Submitted to:

CITY OF MESA
55 N Center Street
Mesa, AZ 85211-1466

February 12, 2020 - Revised

PURPOSE OF REQUEST

Welker Development Resources, LLC (“Applicant”), on behalf of Desert Sky Dermatology (“DSD”), respectfully submits this application for the development of approximately 1.71 acres of property located at 7205 E Baseline Road - also known as Maricopa County Parcel 304-05-009R (“Site”).

DESCRIPTION OF PROPOSAL

- a. Mesa Approvals: Based upon staff comments provided with PRS19-00873 and subsequent reviews, DSD seeks approval for a modification of a previously approved Site Plan Review (SPR) and Planned Area Development (PAD) for the Site. DSD will also be making a separate application for Design Review.
- b. Nature of Project - DSD is proposing to establish new medical and general offices in southeast Mesa. The Site was partially developed in 2007/2008 - underground and street improvements only. The Site is zoned Limited Commercial PAD and has a General Plan designation of Neighborhood. This proposal complies with both the Neighborhood and Limited Commercial character.
- c. Conformance to the Adopted 2040 General Plan - The development being proposed for the Site is consistent with the Mesa’s 2040 General Plan designations by providing an expansion of DSD’s medical practice and general offices to serve this area. As proposed, this project will complete another phase of the previously approved Z06-064 as it pertains to the Site (see Exhibit A). Furthermore, this proposal does not create a disruption to the fabric and function of the existing uses along this reach of Baseline Road.

PARCEL BACKGROUND

On October 16, 2006, Zoning Case Z06-064 was approved by the Mesa City Council. This Site was was part of the combined 10+ acre development known as “The Gardens”, “Greenbrier I”, and Greenbrier II”, providing for a retail/office development. No unique or restrictive conditions were associated with the Z06-064 approval. All conditions were typical for retail/office developments in this area.

	Existing Zoning	Current General Plan	Existing Use(s)
North	LC & RS-6	Neighborhood	Baseline Road & Residential
South	LC & RS-6	Neighborhood	Vacant Parcel & Residential
East	LC	Neighborhood	Commercial Development
West	AG - OC - LC	Neighborhood	Commercial Development

LOCATION & ACCESSIBILITY

The Site is adjacent to the south side of Baseline Road, approximately 500' east of Superstition Springs Boulevard. As depicted the conceptual plans submitted with this application, the project proposes to utilize the single existing commercial driveway that was previously approved and constructed specifically to provide ingress and egress onto Baseline Road. As demonstrated on the site plan, onsite drive aisles are designed to accommodate access, turning movements, and maneuverability of large commercial vehicles, emergency vehicles, and solid waste vehicles.

CONNECTIVITY

While the proposed site plan involves modifications to the site plan originally approved via Z06-064, "connectivity" (i.e. drive isles, parking, pedestrian access) between the Site and the existing development adjoining the west boundary has been maintained. A copy of the cross access agreement is provided as Exhibit B. On May 24, 2007, the City of Mesa administratively approved a modification to the Z06-064 that eliminated the single drive isle connection between this parcel and the existing medical offices adjacent to the east. A copy of that administrative approval is included with this narrative as Exhibit C. Otherwise, all previously approved points of connection within the various phases of "The Gardens", "Greenbrier I", and Greenbrier II" are being maintained via this proposal.

UTILITIES AND SERVICES

Water, wastewater, and natural gas services exist to the Site at various locations and will be extended as needed to serve the proposed development. Said utilities were extended to the Site as part of previous Greenbrier I and Greenbrier II construction phases. This includes strategically located fire hydrants. Because of the existing utility mainline and service lines extended to the Site, DSD does not anticipate the need to perform any open-cutting of Baseline Road.

STORMWATER DRAINAGE & RETENTION

Stormwater retention for the Site will be maintained in strategically located retention areas that are consistent with the preliminary G&D plan that was approved in conjunction with Z06-064 (Exhibit D) and current City of Mesa adopted standards. This includes a positive bleed-off line to the existing stormwater catch basin on the south side of Baseline Road. It should be noted that the majority of the stormwater facilities (i.e. underground retention structures, bleed-off lines, etc) were previously installed, via City of Mesa approval(s) and permit(s), and will be incorporated into the G&D design for this proposed development. That includes an existing retention basin at the northeast corner of the Site.

LANDSCAPING

Landscaping along the Baseline Road frontage and internal of the Site will be consistent with the landscape plan previously approved via Z06-064 (Exhibit E) and current City of Mesa adopted standards as established in Section 11-33 of the Mesa City Code.

The proposed entry plaza landscape vessels meet the intent of MZO Section 11-33-5, while better complimenting and integrating with the overall design of the building and site. This building entry plaza will be flanked with a composition of concrete planter vessels, that contain seasonal annuals and perennials, will accent the entry, provide a parking buffer via an entry plaza, and allow a wide pedestrian hardscape path separating the adjacent parking (see Exhibit F). This proposal will enhance the quality of the project aesthetics while providing effective compliance with Mesa's landscaping standards.

PROPOSED ELEVATIONS

The site design, architectural forms, plants, and building materials have been carefully designed and selected for this site. The main access drive from Baseline road was pre-determined by the existing driveway location established via Z06-064 and the constraints created by the existing City of Mesa well sites along the north and west property lines. The proposed location of the dermatology clinic building was established to create optimal exposure from Baseline Road and the primary entry drive. The primary entry drive incorporates a soft curve into the parking area. The building form responds to and reflects this curve.

The negative solar orientation to the west has been mitigated by angling the building form with southern and northern exposures. Additional solar protection includes clever sun screens at these glass exposures. The sun screens continue at the south, east, and north exposures. A large plaza accented with plants and plant vessels usher pedestrians from the adjacent drop-off or from convenient parking to the entry. Patients are welcomed into the clinic under a soaring curved entry placed at the center of the west facing zig-zagged building forms. The building architecture developed from these functions.

Building materials have been selected which are compatible with the Arizona Sonoran desert. The building colors are comprised of natural unpainted materials. The neighboring architecture is composed of an eclectic style which may be described as Italian Tuscan. This style may have been popular in Mesa a few decades ago, but would not be appropriate today. Our contemporary design is consistent with Mesa's current design standards and will nicely compliment the styles of the existing developments on both the west and east.

SPR & PAD MODIFICATIONS

In the nearly 20 years since Mesa approved Z06-064, development has evolved from general office to primarily medical office uses. Accordingly, modifications to the previously approved SPR and PAD are necessary to accommodate the more intensive parking requirements.

Said modifications are specifically noted as follows:

1. As depicted on the plans submitted with this application, DSD is seeking approval of a new site plan that is slightly modified when compared to the previously approved SPR for Greenbrier Phase II.

While DSD is maintaining the same number of buildings (2) and locations on the site, the size of the proposed buildings has changed to effectively address the previously noted administratively approved modification to the Z06-064. In addition, DSD's desires to provide on-site parking spaces that ensure safe and convenient places to park, while complying with Mesa's current parking requirements, necessitates slight changes to the site plan. The previously approved SPR did not provide sufficient parking for medical offices.

2. As depicted on the plans submitted with this application, DSD is seeking modifications from certain development standards. Specifically, the deviations being requested are noted as follows:

- (A) **As a modification to the standard landscape setback as specified in Table 11-6-3.B, allow for a reduction in the typically required 15' landscape setback to a minimum of 5' on a section of the west property line (see Exhibit F) where the Site is adjacent to the City of Mesa's existing well site on parcel APN 304-05-050.**

This existing well site has 10' high masonry walls screening the well site adjacent to this Site. In constructing this well site, the City did not provide for a landscape setback or plant materials as would have been required of private development. Views from the west of this landscape area are effectively blocked by the well site.

- (B) **As a modification to the standard landscape setback as specified in Table 11-6-3.B, allow for a reduction in the typically required 15' landscape setback to a minimum of 2' for the 3 parking spaces proposed adjacent to shared boundary (see Exhibit F) with the existing medical offices to the east (APN 309-08-531).**

When Z06-064 was originally approved, the area where these three proposed parking spaces was originally designated the location for a solid waste enclosure (see Exhibit A). As depicted on the proposed site plan, this area is being proposed for much needed parking and the solid waste enclosure relocated to a more appreciate area of the site.

As shown on the originally approved site plan (Exhibit A) and the subsequently administratively approved site plan modification (Exhibit C), the area where these three proposed parking spaces will be located had no landscape setback adjacent to the east shared boundary with APN 309-08-531. Based upon our review of the Z06-064 case file, DSD asserts the approval of this nearly zero landscape setback was part of the overall "campus" approval. While the remainder of our site adjacent to APN 309-08-531 is shows a 15' landscape setback, DSD needs to maintain the prior approvals for only these three parking spaces.

- (C) **As an alternative to 13.2(d)3, which stipulates that no more than 9 compact spaces in a single cluster and that each cluster shall be separated by a minimum radius of at least 60-feet, DSD requests a modification that will allow all 16 compact parking spaces proposed for the Site to be clustered in one area as depicted on the site plan (see Exhibit F).**

This proposed alternative will fill fully comply with Section 13.2(d)3 that no more than 20 percent of the total required parking spaces will be compact spaces. In addition, all 16 compact parking spaces will be designated for employee parking only - ensuring that all full-size parking spaces are available for customers and patients.

RATIONAL FOR APPROVAL

While DSD is requesting two (2) specific landscape-related modifications (A & B) and one (1) parking-related modification (C), we respectfully suggest that only one is an actual deviation from the site plan approved via Z06-064. DSD asserts that deviations 'A' and 'B' detailed above are entirely consistent with the landscape setbacks shown on the plans approved via Z06-064.

Beginning in 2006, the City of Mesa issued 12 building and right-of-way permits (BLD2006-11505, BLD2006-11523, BLD2007-07908, BLD2007-01209, ROW 2007-00346, ROW 2007-00347, ROW 2007-00348, ROW 2007-00349, ROW 2007-00350, ROW 2007-00351, ROW 2007-00354, & ROW 2007-00744) that authorized the commencement of development construction on the Site based upon the Z06-064 and related approvals.

This work consisted primarily of installing critical underground utility mainlines (water, sewer, gas, electrical), underground stormwater retention structures, and above ground grading and drainage facilities. The performance of that work, including the dedication of public rights-of-ways and easements, and construction of public street improvements effectively 'vested' all City of Mesa approvals associated with Z06-064 as they pertain to the Site.

In fact, Mesa's permitting of this work effectively constrained any future developer to a site layout that, for practical purposes, mirrors the site layout approved with Z06-064. Any significant deviation from the Z06-064 site would be financially prohibitive and completely impractical. It would require the abandonment, removal, and/or relocation of the extensive work already performed. Quite possibly, this is the reason that the completion of the development of this site has not occurred in the subsequent 13+ years.

While on their face, modifications A and B would appear to create a minor reduction of the landscaping in two small areas within the Site. However, DSD's comprehensive site plan proposes an overall 'volume/s.f.' of landscaping that meets Mesa's current standard's for overall "volume/s.f." of landscaping and exceeds the overall "volume/s.f." of landscaping that was approved with Z06-064. Therefore, DSD believes these requested deviations are reasonable and justified.

The modification requested in C allows DSD to effectively address the the more intensive parking needs for medical offices compared to general offices and provide enhanced landscaping. While the Site has more than the minimum required parking spaces, eliminating some of the "extra" spaces would be necessary to accommodate the dispersion of compact spaces throughout the Site's parking areas. It is simply a dimensional reality that comes with negative consequences for this restricted parcel.

Specifically, compliance would degrade the Site in two important ways. **First**, consolidating the compact parking allows the DSD is able to enhance the site by increasing the volume of landscaping provided. Dispersing the compact parking through the Site will have the unintended and undesirable impact of reducing the landscaping to bare code minimums. **Second**, DSD has learned from prior experience at their other clinic locations, more than the minimum parking spaces required are needed to provide sufficient and convenient parking for their patients. DSD also requires their employees to use the consolidated compact parking spaces so patients have unfettered use and access to the 'full-size' parking spaces.

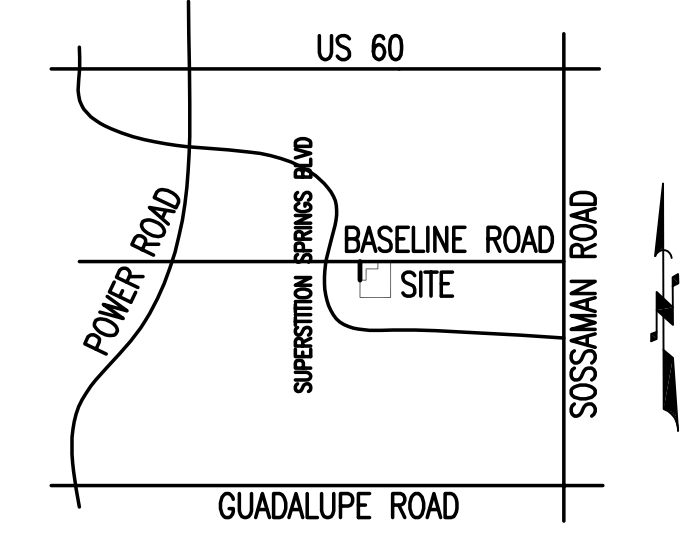
Accordingly, approval of this modification "C" will allow DSD to provide enhanced Site landscaping beyond the minimum requirements, increased patient parking, and consolidate employee parking to benefit patients and customers. With the exception of modification C, the site plan proposed fully complies with all current parking requirements.

Therefore, we respectfully assert that the above requested modifications are reasonable and not a practical or detrimental departure from the intent of the Z06-064 approvals and Mesa's current development standards. Accordingly, we respectfully request your support and approval.

Exhibits A, B, C, D, E, and F are attached to this narrative document.

PRELIMINARY GRADING AND DRAINAGE FOR DESERT SKY DERMATOLOGY

CITY OF MESA, ARIZONA
A PORTION OF SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH,
RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

DEVELOPER / OWNER
DESERT SKY DERMATOLOGY
1688 E BOSTON ST
GILBERT, AZ 85295

ENGINEER
BFH GROUP
2621 EAST CARMEL CIRCLE
MESA, ARIZONA, 85204
PHONE: 480-734-1446
ATTN: DAVID M. BOHN

PROJECT INFORMATION
LOCATION: 7205 E. BASELINE ROAD
MESA, ARIZONA
ZONING: LC
PARCEL NUMBER: 304-05-009R
SITE AREA: 74,291 S.F. - 1.70 ACRES
OCCUPANCY: B OFFICE/MEDICAL
BUILDING #1:
MEDICAL OFFICES 11,000 S.F.
TOTAL BUILDING #1 = 11,000 S.F.
BUILDING #2:
MEDICAL OFFICES 5,400 S.F.
TOTAL BUILDING #2 = 5,400 S.F.
TOTAL BUILDING #1 & #2 = 16,600 S.F.

LEGEND

	PROPOSED CURB & GUTTER
	PUE
	RIGHT OF WAY (R/W)
	BOUNDARY LINE
	SIDEWALK LINE
	LOT LINE
	CENTER LINE
	VALLEY GUTTER
	LOT NUMBER
	SURVEY MONUMENT
	WATER VALVE
	TEE
	BEND
	8" SEWER LINE
	8" WATER LINE
	SEWER MANHOLE
	EX. WAT
	EX. SEW
	EXISTING STREET LIGHT
	EXISTING ELECTRIC LINE
	EXISTING POWER POLE
	STORM DRAIN PIPE
	CATCH BASIN

RETENTION CALCULATIONS

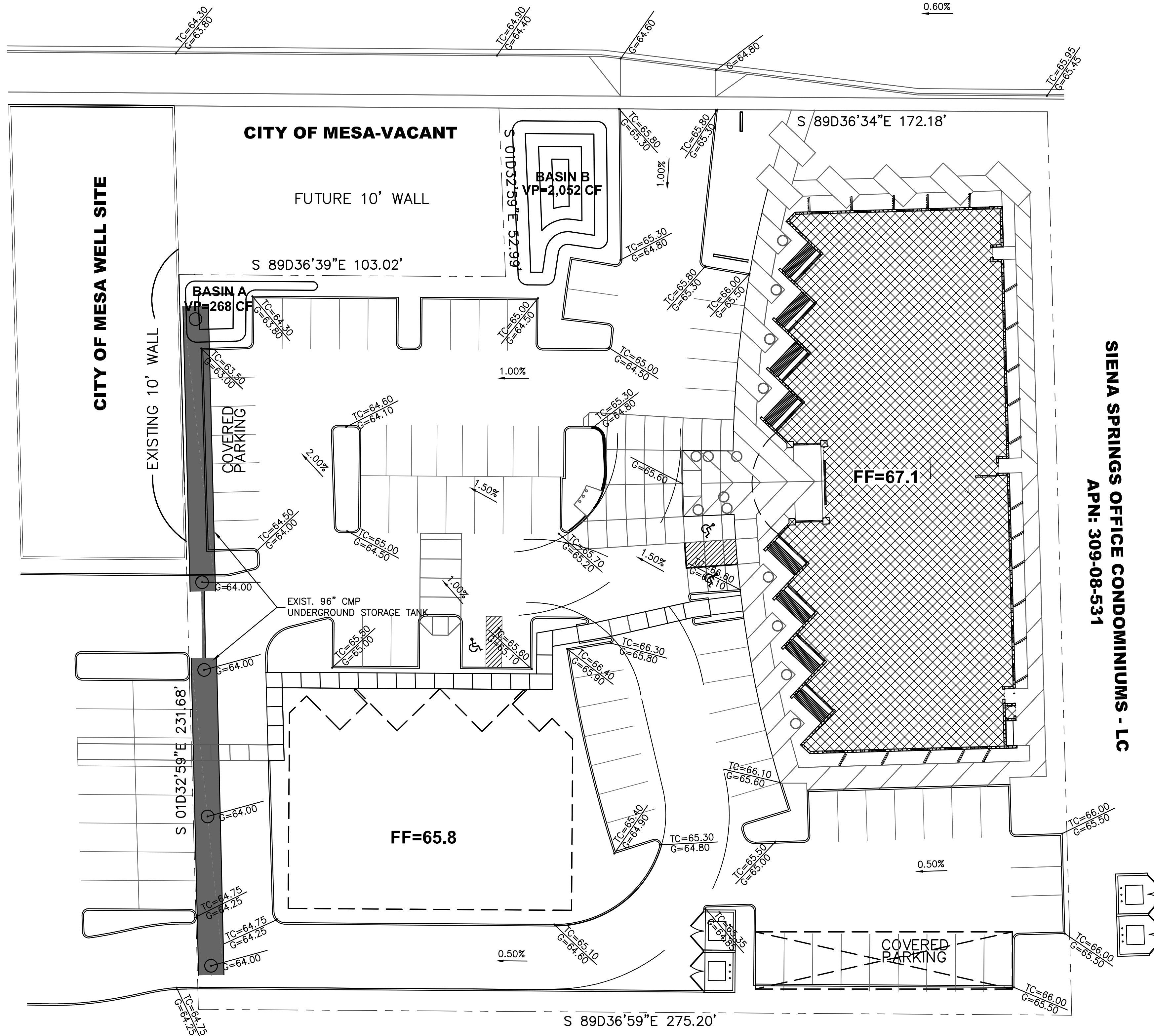
$V_r = A(P/12)(C)$
WHERE: V_r = CALCULATED VOLUME REQUIRED
A = DRAINAGE AREA
P = INCHES OF RAIN FOR A 100-YR, 2-HR STORM
= 2.20" DRAINAGE MANUAL FOR MARICOPA COUNTY
C = RUNOFF COEFFICIENT = 0.90

DRAINAGE AREA DESCRIPTION	ACRES	P (IN.)	C VALUE	CALCULATED V_r	VOL PROVIDED AS SHOWN ON PLAN	VOL PROVIDED AS SHOWN ON PLAN
DESERT SKY DERM	1.705	2.20	0.90	12,255 CF	BASINS A - B	2,320 CF
					96" STORAGE TANK (210 LF)	10,556 CF
TOTAL	1.705 AC	2.20	0.90	12,255 CF		12,876 CF

E. BASELINE ROAD

BUSINESS OFFICE/RETAIL DEVELOPMENT - LC
APN: 304-05-052D

SIENA SPRINGS OFFICE CONDOMINIUMS - LC
APN: 309-08-531



CONTINENTAL AT SUPERSTITION SPRINGS - RS-6
APN: 309-08-062

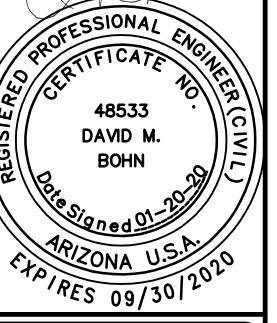
SIENA SPRINGS OFFICE CONDOMINIUMS - LC
APN: 309-08-531

BFH GROUP
2621 EAST CARMEL CIRCLE
MESA, ARIZONA, 85204
PHONE: 480.734.1446

PRELIMINARY GRADING AND DRAINAGE PLAN
PROJECT: DESERT SKY DERMATOLOGY
COMMERCIAL
CITY OF MESA, ARIZONA

Job No: 14050
Drawn By: P.J.
Checked: DB

CALL TWO WORKING DAYS BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



JOB NO.

Prelim GD Plan

SHEET NO.

1

1 OF 1



THOMAS + CROWLEY

LANDSCAPE ARCHITECTURE
+ PLANNING
+ SITE DESIGN
+ CONSTRUCTION
MANAGEMENT

1150 N. COUNTRY CLUB DRIVE
SUITE 111
MESA, AZ 85201
PH: 480-878-4708

WWW.THOMAS-CROWLEY.COM

T+C P-NO. 21984

SEAL



PROJECT

**DESERT SKY
DERMATOLOGY**
7205 E. BASELINE ROAD
MESA, AZ 85209

LANDSCAPE LEGEND & SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY
TREES			
	<i>PISTACHIA CHINENSIS</i> 'RED PUSH' RED PUSH CHINESE PISTACHE - STANDARD TRUNK	24" BOX	21
	<i>QUERCUS VIRGINIANA</i> SOUTHERN LIVE OAK	24" BOX	18
SHRUBS			
	<i>TECOMA X 'ORANGE JUBILEE'</i> ORANGE JUBILEE	5 GAL.	11
	<i>BOUGAINVILLEA X 'BARBARA KARST'</i> BOUGAINVILLEA	5 GAL.	11
	<i>EROMOPHILA MACULATA</i> 'VALENTINE' VALENTINE BUSH	5 GAL.	96
ACCENTS AND VINES			
	<i>HESPERALOE FUNIFERA</i> GIANT HESPERALOE	5 GAL.	52
	<i>AGAVE 'BLUE GLOW'</i> BLUE GLOW AGAVE	5 GAL.	16
	<i>MUHLENBERGIA CAPILLARIS</i> 'REGAL MIST' REGAL MIST DEER GRASS	5 GAL.	212
GROUND COVER			
	<i>ROSMARINUS OFFICINALIS</i> 'PROSTRATUS' PROSTRATE ROSEMARY	1 GAL.	169
TOP DRESSING			
	DECOMPOSED GRANITE SIZE: 1/2" MINUS COLOR: MADISON GOLD FROM PIONEER ROCK (OR EQUAL) 2" MIN DEPTH IN ALL LANDSCAPE AREAS	14,396 S.F.	
	DUST CONTROL SIZE: 1/4" MINUS COLOR: MADISON GOLD FROM PIONEER ROCK (OR EQUAL) 2" MIN DEPTH	7,763 S.F.	

SITE DATA

ZONING:	LC
SITE AREA:	74,291 S.F. (1.70 AC)
TOTAL LANDSCAPE AREA:	14,914 S.F. (20.07%)

LANDSCAPE CALC'S

FRONT STREET RIGHT OF WAY AREAS	
1 TREE, 6 SHRUBS PER 25 L.F.	
REQUIRED:	(173 L.F. / 25)(1)(6) = 7 TREES, 42 SHRUBS
PROVIDED:	7 TREES, 42 SHRUBS
SIDE AND REAR PERIMETER LANDSCAPE	
3 TREES, 20 SHRUBS PER 100 L.F.	
REQUIRED:	(810 L.F. / 100)(3)(20) = 25 TREES, 162 SHRUBS
PROVIDED:	25 TREES, 162 SHRUBS

DISCLAIMER
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IF IT IS THE CONTRACTOR'S RESPONSIBILITY PRIOR TO A DURING CONSTRUCTION TO NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL BE REASONABLY WAIVED & THOMAS+CROWLEY LLC'S KNOWLEDGE OF BUILDING CODES AND METHODS OF CONSTRUCTION, AND SHALL WITHIN THE LANDSCAPE ARCHITECT IN WRITING ADDRESSING SUCH PERCEIVED ERRORS AND OMISSIONS. INSTRUCTIONS SHALL BE RECEIVED FROM THE LANDSCAPE ARCHITECT PRIOR TO THE CONTRACTOR, OR SUBCONTRACTORS, PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

STAKE IT CALL TWO WORKING DAYS BEFORE YOU DIG

ARIZONA BLUE STAKE 1-800-STAKE IT OUTSIDE MARICOPA COUNTY

ISSUE/REVISION	DATE
PRELIM SUBMITTAL	12.13.2019
COMMENTS	1.20.2020
COMMENTS	2.14.2020
COMMENTS	2.24.2020

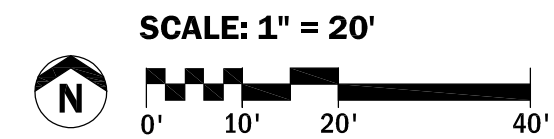
SCALE AS NOTED

SHEET NAME

LANDSCAPE PLAN

SHEET # SHEET REFERENCE

1 OF 1 **L1**



PROJECT TEAM

OWNER / DEVELOPER
DESERT SKY DERMATOLOGY
1688 E. BOSTON STREET
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MESA, ARIZONA, 85213
PH: (480) 962-7672

CONTACT: FRED WOODS, RA
EMAIL: FREDWOODS@MSN.COM

CIVIL ENGINEER
BFH GROUP
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CONTACT: DAVID M. BOHN

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GILBERT, AZ 85296
P: (480) 878.4708

CONTACT: CRAIG CROWLEY, RLA
EMAIL: CRAIG@THOMAS-CROWLEY.COM

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE

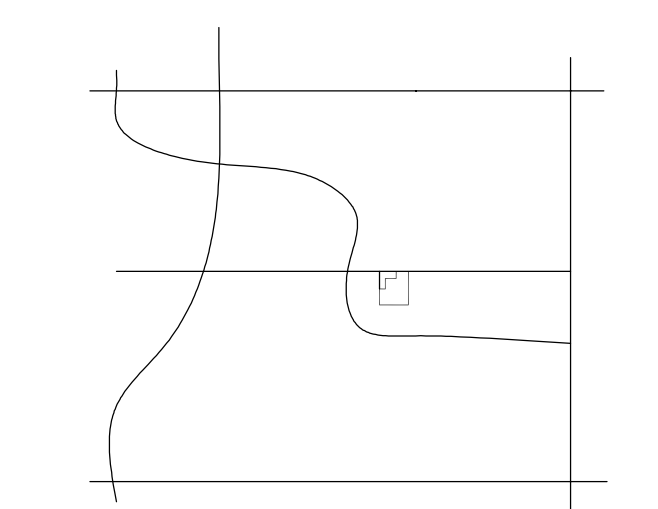
KEYED NOTES

X.X	EXISTING
X.1	EXISTING CURB, DO NOT DISTURB
X.2	EXISTING SIDEWALK, DO NOT DISTURB
X.3	EXISTING WALL, DO NOT DISTURB
X.4	EXISTING TRASH BINS, DO NOT DISTURB

C.X	CIVIL
C.1	NEW CURB, SEE PLANS BY CIVIL ENGINEER
C.2	RAMP, SEE CIVIL ENG. PLANS
C.3	PARKING AND HANDICAP PARKING STRIPING SEE CIVIL ENG. PLANS

A.X	ARCHITECTURE
A.1	CONCRETE SIDEWALK, SEE ARCHITECTURE PLANS
A.2	TRASH ENCLOSURE, SEE ARCHITECTURE PLANS
A.3	OVERHEAD PARKING STRUCTURE, SEE ARCH. PLANS
A.4	BIKE RACKS, SEE ARCHITECTURE PLANS
A.5	MONUMENT SIGN, SEE ARCHITECTURE PLANS
A.6	SCREEN WALL, SEE ARCHITECTURE PLANS

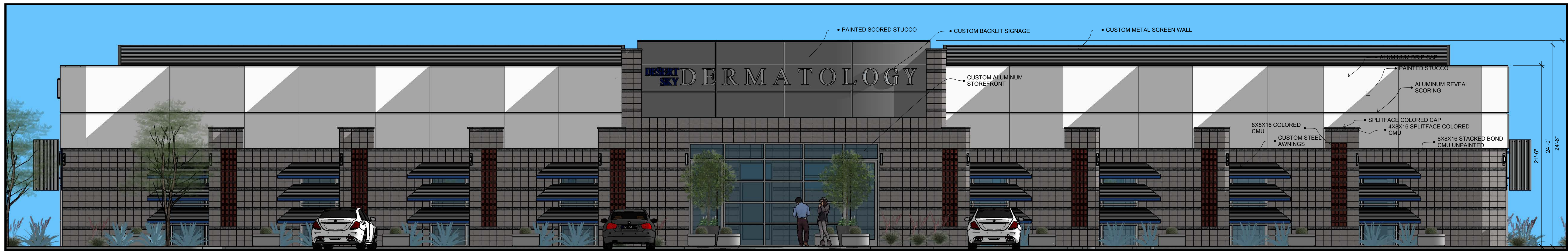
L.X	LANDSCAPE
L.1	SITE VISIBILITY TRIANGLE PER AASHTO STANDARDS
L.2	PROVIDE DUST CONTROL PER CITY OF MESA STANDARDS, SEE LANDSCAPE SCHEDULE FOR MORE INFO
L.3	DECORATIVE POT, SELECTED BY OWNER



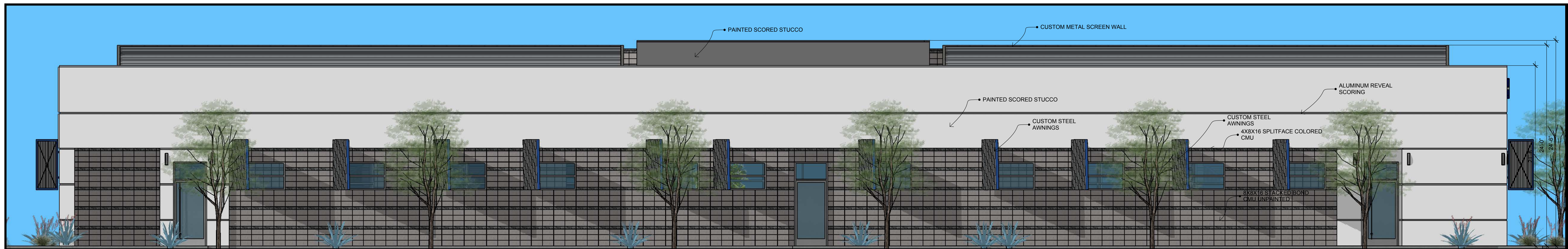
VICINITY MAP

PLAN N.T.S.

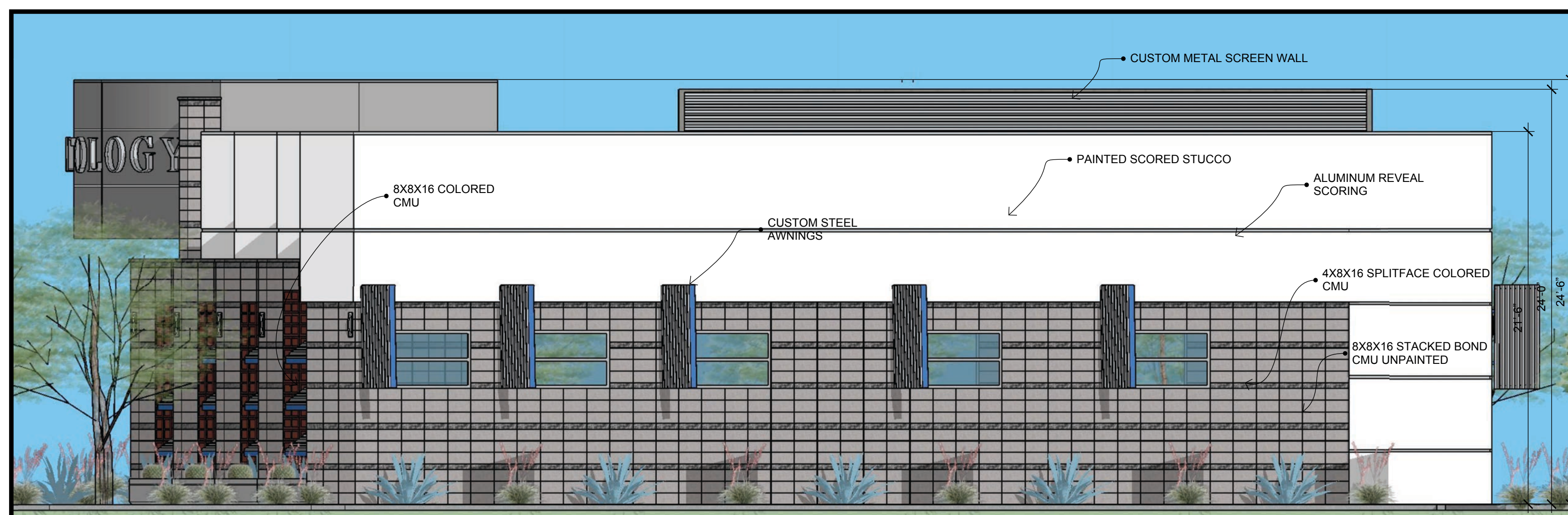




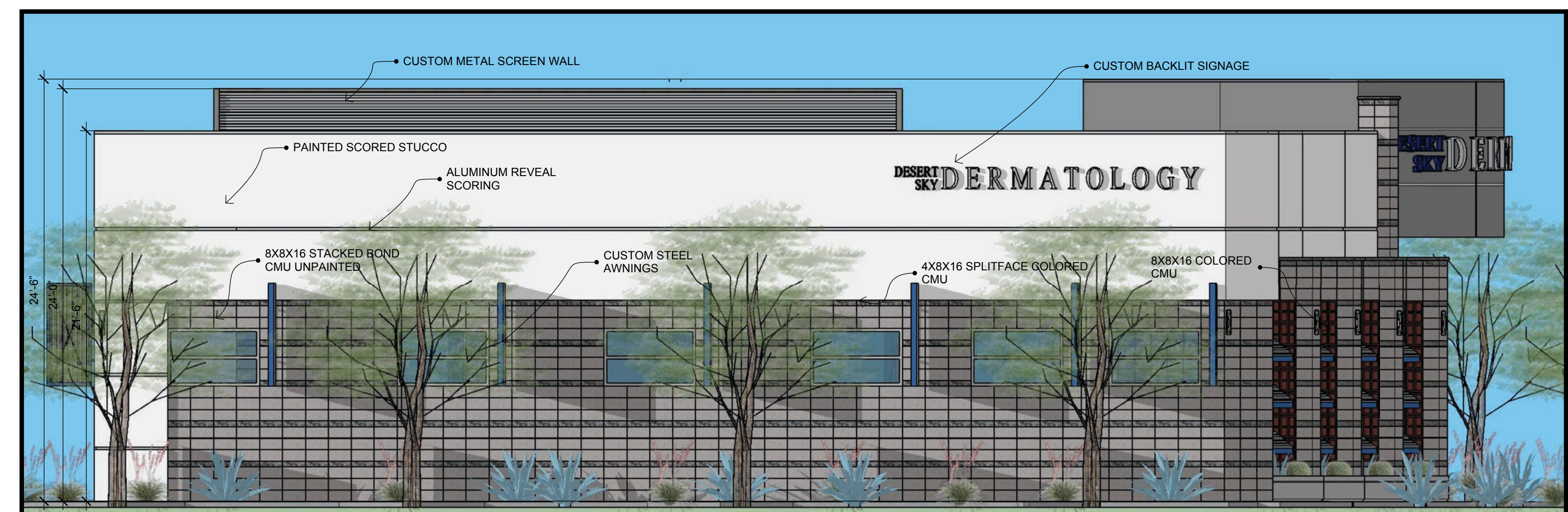
WEST ELEVATION



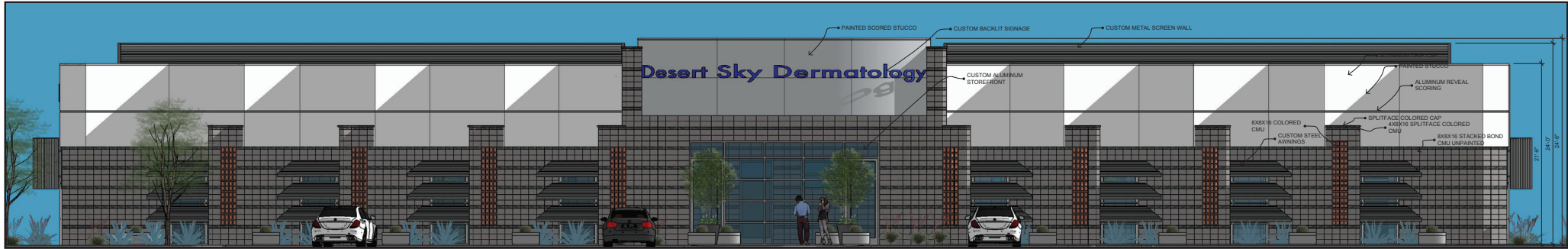
EAST ELEVATION



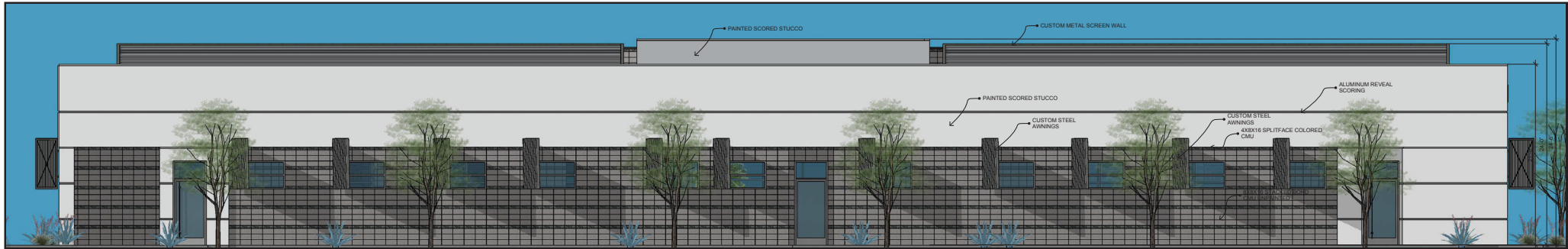
SOUTH ELEVATION



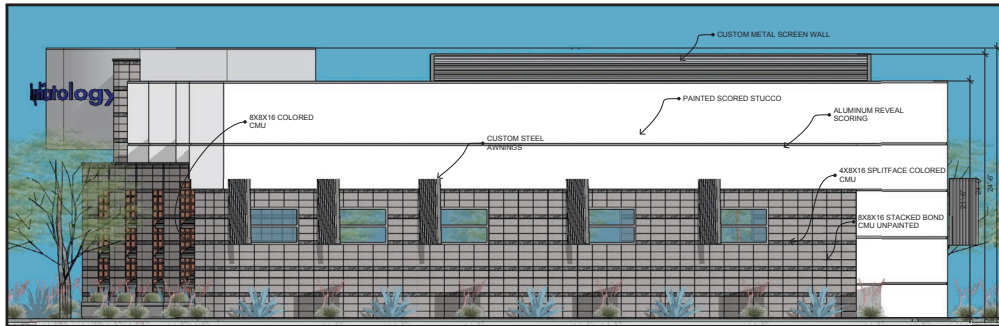
NORTH ELEVATION



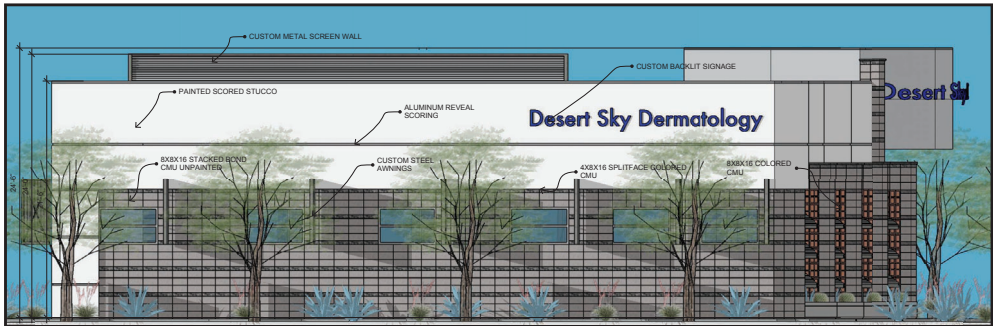
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

CITIZEN PARTICIPATION PLAN

7205 E BASELINE ROAD

December 16, 2019

PURPOSE

The purpose of this Citizen Participation Plan is to inform citizens, property owners, and neighbor associations in the vicinity of this proposed commercial development. This proposed development is approximately 1.71 acres of undeveloped land located 7205 E Baseline Road. Also known as Maricopa County Parcel #304-05-009R ("Property").

The Property is currently zoned LC-PAD and has a General Plan designation of Neighborhood. This application is for a modification of the previously approved LC-PAD and Site Plan Review to allow for the creation of a medical and general office development. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

CONTACT

Mr. Jeff D. Welker
3125 E. Dover St. Mesa, Arizona 85213
(480) 209-7167
Email: jeffw@wdrllc.net

PRE-APPLICATION MEETING

The Pre-Submittal Conference (PRS19-00873) with City of Mesa staff was held on November 21, 2019. Staff reviewed the application and recommended that adjacent residents and nearby registered neighborhoods be contacted.

ACTION PLAN

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have regarding the proposal.

1. A contact list will be established for citizens and property owners in this area including:
 - Registered neighborhood associations within 1 mile of the development.
 - Homeowners Associations within ½ mile of the development.
 - All property owners within 1,000 feet from the development.
2. All persons listed on the contact list will receive a letter describing the project, site plan and an invitation to request a meeting with the applicant if desired.

- Any special meetings requested will provide any interested individual(s) an opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments from any meetings held will be given to the City of Mesa Planner assigned to this project.

(All materials such as sign-in lists, comments, etc received will be copied to the City of Mesa)

SCHEDULE

- Pre-Submittal Conference - November 21, 2019
- SPR & PAD Modification Application Submittal - December 16, 2019 (Anticipated)
- Neighborhood Notification Mailings - January 8, 2020 (Anticipated)
- Follow-Up Rezoning Submittal - January 21, 2020 (Anticipated)
- Submittal of Citizen Participation Final Report - February 4, 2020 (Anticipated)
- Planning and Zoning Board Hearing - March 11, 2020 (Anticipated)

ZON19-00960 - 7205 E BASELINE ROAD

FINAL CITIZEN PARTICIPATION REPORT

March 9, 2020

PURPOSE

The purpose of this Final Citizen Participation Report is to provide a written account on how citizens and property owners in the vicinity were provided opportunities to learn about and comment on the Applicant's request to the City of Mesa for the property located at 7205 E Baseline Road (APN 304-05-009R). The specific requests are as follows:

- A. Modification of a previously approved site plan.
- B. Planned Area Development.

CONTACT

The Citizen Participation Plan and related efforts were coordinated by:

Jeff D. Welker
Welker Development Resources, LLC
Phone: 480-209-7167
Email: jeffw@wdrllc.net

ACTIONS

1. The citizen notification and outreach effort involved a mailing to all property owners within 1,000' of the site, all HOA's within ½ mile of the site, and all registered neighborhoods within 1 mile of the site. These individuals and entities were sent a letter informing them of this proposed development and the associated requests. Said mailing included a site plan and elevations to assist in visualizing the proposal. Copies of the mailings and list of those notified were provided to Mesa.

Of those mailings sent, and as of the date of this report, one (1) individual, property owner contacted the applicant for additional information regarding the proposed development. This inquiry was to make certain that the location of the proposed development was where the property owner thought it was. Once the site location was confirmed, the property owner expressed appreciation for the assistance and said they had no concerns or opposition.

2. For the Public Hearing Notification, all property owners within 500' of the subject property, all HOA's within ½ mile of the site, and all registered neighborhoods within 1 mile of the site were notified of the public hearing before the Mesa Planning & Zoning Board. Said mailing included a site plan. These letters were delivered to the City of Mesa staff as a part of the Citizen Participation Report to be included with the final submittal in this requested action.

SCHEDULE

- Pre-Submittal Conference - November 21, 2019
- Rezoning Application Submittal - December 16, 2019
- Design Review Submittal - December 16, 2019
- Neighborhood & Design Review Notification Mailings - January 21, 2020
- Follow-Up Rezoning Submittal - January 21, 2020
- Design Review Board Meeting - February 11, 2020
- Comment Resolution Submittal - February 24, 2020
- Final Citizen Participation Report Submittal - March 9, 2020
- Public Hearing Site Posting - March 11, 2020 (Anticipated)
- Public Hearing Notification Mailings - March 11, 2020 (Anticipated)
- Planning and Zoning Board Hearing - March 25, 2020 (Anticipated)