



# Project Narrative

Council Use Permit Modification &  
Bonus Intensity Zone (BIZ) Overlay



*1512 S. Clearview Ave., Mesa, Az 85209*  
*APN: 218-56-570B*

**Applicant:**  
Nathan Palmer

**Owner:**  
Polaris RE Holdings, LLC

## **INTRODUCTION**

Thank you for considering our application to construct a new school for Polaris Academy, a private school for autistic and neurodivergent children. Polaris RE Holdings, LLC was founded to help prepare growth opportunities to allow Polaris Academy to service a growing population of special needs students. This facility will represent the first ground-up constructed building for autistic learners incorporating new principles of design for focused and sensory learning. Our hope is to establish Polaris Academy as a new model and standard for neurodiverse students.

The existing school campus is an approximately 10,000 sq.ft. building located on the property directly to the north (1440 S. Clearview Ave., Mesa, AZ 85209) which was approved under a separate Council Use Permit in 2023. The newly proposed school is an approximately 18,000-19,000 sq.ft. two-story building representing our first expansion to allow greater accommodations for a growing student population.

## **SITE**

The subject property is vacant land located on the Southwest corner of Hampton Ave. and Clearview Ave. consisting of a 35,553 square foot gross. It is currently zoned Light Industrial (LI).

Public K-12, charter, trade, and college schools are permitted on the site under the LI zoning district, however a private K-12 school requires issuance of a Council Use Permit. In this case, we are requesting modification of the existing CUP (approved under Case No. ZON23-00880 and adopted under Resolution: 12139) to be expanded to cover the subject property of this submittal.

Additionally, aspects of our design incorporate shared use and features with our existing school to the north including shared parking, aligned interior drive isles, and shared trash/refuse area. Such design requests, together with additional considerations for reduced building setbacks, modified plaza design, and other factors described in the incorporated BIZ table, require an additional application for Bonus Intensity Zone (BIZ) Overlay and shared site plan modification/review which we believe is appropriate given the unique character and purpose of the school.

## **EXISTING CONDITIONS**

Subject property is currently vacant land. There is an existing CMU wall at the North property boundary that will be removed to allow development of shared parking/drive isles for both campus locations. A metal view fence is also existing on the West and South boundary lines for the neighboring multi-family development. No curb cut exists currently, all traffic will be designed to enter and exit from Clearview Ave. through a newly proposed drive to be installed on the East property line. Clearview Ave. is fully dedicated with existing sidewalk, curb, gutter and streetlight improvements.

Building setbacks were originally noted as 20' on the East boundary line and 0' on the North, West, and South boundaries in accordance with approved and dedicated Replat of Lots 4, 5, & 6 of Superstition Springs Parcel G as recorded in Book 364 of Maps, Page 19, records of Maricopa County, Arizona. Present setbacks are 20' from all boundary lines.

### **RELATIONSHIP TO SURROUNDING PROPERTIES**

The site is bordered to the South and West by a Multi-family apartment project currently under development and zoned Limited Commercial (LC), all residential structures are to the West with an open retention area/dog park to the South. To the North is the current operating location for Polaris Academy on a parcel zoned LC. To the East, across Clearview Ave., is an industrial building project zoned LI.

### **EXISTING GENERAL PLAN AND ZONING**

The site is zoned Light Industrial (LI) which is intended to provide for limited manufacturing, wholesaling, research, warehousing, distribution, and commercial activities that may or may not have a campus-like setting (Section 11-7-1(B) Mesa Zoning Ordinance). Public schools, including elementary, secondary education, charter, trade schools, colleges, and universities are approved uses in this zone. However, private schools require a Council Use Permit. An additional Business Intensity Zone (BIZ) Overlay was also recommended by staff to accommodate elements of our proposed design/use.

The subject property was designated as a Regional Center Placetype with an Evolve Growth Strategy under the current 2050 Mesa General Plan. Regional Center Placetypes are intended to provide varied commercial uses including personal service to support surrounding neighborhoods, and the Evolve Growth Strategy is aimed at providing mixed-use and balanced land uses with a variety of uses and business opportunities. One strategy is to encourage infill and redevelopment to meet the community's strategic needs. Development of the site into a school furthers the goal of the general plan.

The surrounding properties are a combination of retail, industrial, office, and residential with supporting service, educational, therapeutic, and medical businesses intermixed. The proposed private school use is intended to directly serve the needs of the regional and local community and residential needs of a growing autistic and special needs population in Mesa.

Per the standards of review set forth in Section 11-70-6(D) of the Mesa Zoning Ordinance:

1. This project is consistent with the characteristics of a Regional Center Placetype described in the City of Mesa General Plan;
2. The proposed school design, location, and size is consistent with, and will further the goals of, the Evolve Growth Strategy of the General Plan;
3. The proposed school is not injurious or detrimental to surrounding properties; and
4. Adequate services, public facilities, and infrastructure exist and are available to serve the proposed project.

## **DESCRIPTION**

This project proposal is intended to provide educational resources to a growing neurodivergent child population by creating a K-12 private autism school with planned enrollment of 160 students. The school intends to staff between 30-35 people to accommodate a primary teacher and in-class registered behavior technician (RBT) for each classroom with support staff including a school administrator, enrollment specialist, Board Certified Behavior Analysts (BCBA), Speech Therapist, and other support therapists as required to maintain a 5:1 student/teacher ratio. The location is ideal for transit flexibility of parents in the East valley and provides additional educational opportunities for an underserved autistic population. The school schedule is intended to follow the Mesa Public Schools academic calendar. General school hours will be from 8:30am-3:00pm Monday, Tuesday, Thursday, and Friday and 8:30am-1:00pm on Wednesday. The school will offer early drop off beginning 8:00am, and late pick-up up to 5:30pm. Parents will enter and exit through a proposed 30' driveway from Clearview Ave. and form a queue in the shared drive isles between this site and the existing school site to the North. The shared drive will accommodate a queue length of over 900'. Parents will pick up and drop off students at the main entrance on at the North of the building. School employees will direct traffic during all pick-up and drop-off timeframes. The site to the North, which accommodates 100 students, is able to facilitate complete pick-up and drop-off of students in under 15 minutes. The North site will begin its day at 8:00am and end at 2:30pm with drop-off between 7:30am-8:00am and pick-up between 2:15pm-2:45pm. Wednesday schedules for the North site will be 8:00am-12:30pm with drop-off between 7:30am-8:00am and pick-up between 12:15pm and 12:45pm. As a policy and condition of enrollment, students will not be permitted to self-drive or park at the school. The proposed South site will begin its day at 8:30am and end at 3:00pm with drop off between 8:00am-8:30am and pick-up between 2:45-3:15pm. Wednesday schedules for the South site will be 8:30am-1:00pm with drop-off between 8:00am-8:30am and pick-up between 12:45pm-1:15pm. As a condition of enrollment, no students will be able to drive or self-park to or from the school. All students will be dropped off and picked up so no student parking will occur on-site. For this reason, we are asking for a deviation from standard high school parking requirements in the incorporated BIZ Table below.

## **COUNCIL USE PERMIT CRITERIA**

Section 11-70-6(D) of the Mesa Zoning Ordinance provides guidance for review and approval of Council Use Permits. Each sub-criterion is addressed below:

1. Site must advance the goals and objectives of the General Plan and be consistent with the policies of the General Plan:
  - a. As described above, the private school use is consistent with the Regional Center Placetype of the General Plan and furthers the policies therein.
2. The location, size, design, and operating characteristics of the proposed project must be consistent with the purpose of the districts where it is located.
  - a. The project is consistent with the intent of the Regional Center Placetype, Evolve Growth Strategy area providing a service-oriented business to a large surrounding residential area and enhancing a use needed to meet the strategic needs of the community.

3. The proposed project should not be detrimental to the adjacent or surrounding properties or to the General Welfare of the City.
  - a. Schools generally complement, not detract from, residential and other service areas. The proposed use will greatly support the neighboring multi-family development to our West as well as provide a complementary service not presently found in the larger Regional project design.
  - b. Additionally, we believe this building will provide an excellent resource for the City of Mesa which does not have many large-scale private autistic school resources or facilities within City boundaries.
4. Adequate public services, facilities, and infrastructure must be available to serve the proposed project.
  - a. The property has access to 8" water mains to the East and West and an existing sewer connection running through the north property under a previously recorded PUE to connect it to the sewer line in Hampton Ave. SRP underground power lines and other communications lines exist on-site. A storm drain is located at the Southwest corner of the north property which will have shared use and design from this proposed project.

### **BONUS INTENSITY ZONE OVERLAY DISTRICT CRITERIA**

Section 11-21-1 of the MZO provides guidance on the purpose of a BIZ overlay to allow for variation of development standards to encourage unique and innovative developments. Section 11-21-3(B) adds additional criteria to consider whether the BIZ overlay is appropriate for a given project. Each sub-criterion is addressed below:

1. Provide distinctive, superior quality designs. Superior Quality designs are further described in Section 11-31-32 of the MZO as those that incorporate a: i) Holistic approach to Project Design, ii) Responsive approach to Site and Sub-Area context, iii) Sustainable design, iv) Exceeds standards, and v) has great public spaces.
  - a. Holistic- The proposed design offers a varied and high-quality materials with tinted CMU in smooth and split face varied finish paired with indirect lighting and a combination of wood texture, smooth, and corrugated metal accents for a distinctive design and signage.
  - b. Responsive- The style and details of the design are harmonious with the adjacent development and promote sustainable integration and use of both properties.
  - c. Sustainable- shade protections and artificial turf are integrated into outdoor spaces to promote water conservation and all internal lighting is LED designed to minimize electrical load.
  - d. Exceeds Standards- the property design and character well exceeds the traditional "industrial" standards permitted in this zone.
  - e. Public spaces- while security of our students is paramount and access to certain areas are protected/restricted until verified by on-site personnel, multiple high-quality exterior play and gathering zones are integrated into the design and promote public facilities on the Eastern edge of the project.

2. Additionally, the project must also either i) address environmental performance standards, or ii) provide evidence that the building will meet or exceed nationally recognized environmental performance standards under Green Globes, LEED Silver or other Green Construction Code equivalent.
- The proposed building addresses environmental performance through its site selection (referenced under 11-31-32B.2.a.ii) with existing utility and transportation infrastructure and existing community services; and
  - The proposed site reduces environmental impact through its site design (referenced under 11-31-32B.2.b.i-iv & vi) by providing areas for bicycle storage with convenient pedestrian access, priority parking for low-emission and carpool vehicles, reducing the number of parking spaces required by not allowing student parking, sharing on-site trash/refuse facilities to minimize site impact, and utilizing efficient HVAC and light fixture designs with minimal glazing components to reduce energy needs and optimize efficient energy systems.

BIZ Table

<b>MZO CODE</b>	<b>REQUIREMENT</b>	<b>REQUEST</b>	<b>JUSTIFICATION</b>
Table 11-7-3	1' setback for each ft. building height	Reduce South building setback to 5'	11-21-3(B)(1) superior quality design – “responsive”: to provide better integration with north site by shifting building further south to allow for shared parking area. 11-21-3(B)(2)(b)(iv) reduced setback allows site to provide required parking spaces so we can serve more students.
11-32-4(A)	50' setback for parking stalls and drive aisles	Reduce to 20' for parking stall and 38' for drive aisle.	11-21-3(B)(1) superior quality design – “responsive”: to provide better integration with north site by aligning existing drive aisles for safe traffic flow. 11-21-3(B)(2)(a)(ii) reduction allows utilization of existing transportation infrastructure on north site to align drive aisles.
11-33-3(B)(2)(a)(ii)	15' Landscape setback	Reduce to 5' on West and portion of South property lines	11-21-3(B)(1) superior quality design – “responsive”: to provide better integration with north site by shifting building further south to allow for shared parking area. 11-21-3(B)(2)(a)(ii) reduction aligns with reduced landscape setback on adjacent north property and facilities shared existing transportation infrastructure between north and south sites.
11-33-3(B)(2)(c)	3 trees & 20 shrubs per 100 lineal feet	3 trees & 20 shrubs per 200 lineal feet at south property line only	11-21-3(B)(1) superior quality design – “sustainable”: large artificial turf zone included at SW

			property development providing more efficient green space. 11-21-3(B)(2)(b)(ii-iii) modification is due to reduced setback requirement to avoid planting trees too close to the structure which allows for incorporation of priority parking spaces adjacent to front plaza for carpool/low-emission vehicles.
11-33-5(A)(1)	15' foundation base	**10' foundation base	11-21-3(B)(1) superior quality design – “sustainable”: large overhead shade structure incorporated and reduced concrete footprint supports sustainable design. 11-21-3(B)(2)(b)(ii-iii) reduced base allows for incorporation of priority parking spaces adjacent to front plaza for carpool/low-emission vehicles. **Requested deviation is also justified without BIZ overlay under an alternative landscape plan as an allowable modification under 11-33-7(B)(4)
11-33-5(A)(1)(a)(i)	20' plaza depth	**10' plaza depth	11-21-3(B)(1) superior quality design – “sustainable”: large overhead shade structure incorporated and reduced concrete footprint supports sustainable design. 11-21-3(B)(2)(b)(ii-iii) reduced plaza depth allows for incorporation of priority parking spaces adjacent to front plaza for carpool/low-emission vehicles. **Requested deviation is also justified without BIZ overlay under an alternative landscape plan as an allowable modification under 11-33-7(B)(4)
11-30-12(A)(1)	Solid Waste Enclosure required for developed site	**Shared Solid Waste Enclosure with North school site, update North Solid Waste Site to comply with M-62 Standards, zoning condition for additional double-enclosure to be developed on South site for future change of use	11-21-3(B)(1) superior quality design – “responsive”: to provide better integration and shared waste management with existing solid waste facilities. 11-21-3(B)(2)(b)(i) shared refuse allows for design and construction of public gathering area at NW corner of proposed school and incorporation of bicycle storage feature.

			**11-30-12-(A)(2) permits “alternative” standards to be considered by Planning Director and Solid Waste Mgt. Director outside of the BIZ Overlay
11-30-8(B)	On-site pedestrian walkway to shared amenities	Do not require on-site pedestrian walkway for access to shared refuse site	11-21-3(B)(1) superior quality design – “responsive”: on-site pedestrian walkway not harmonious with proposed drive aisles for existing shared facilities, and trash only accessible by maintenance staff after school hours, school staff and students use in-building refuse containers / no other shared amenity or use is proposed between the sites. 11-21-3(B)(2)(a)(ii)&(b)(v) proposed deviation utilizes existing sidewalks/walkways and eliminates unnecessary pedestrian walkway protects natural spaces and vegetation.
11-32-3(A)	1 space for every 600 sq.ft. of grades K-9, 1 space for every 200 sq.ft. of grades 10-12. Presently that is 16,850 sq.ft. of space for grades K-9 (27 spaces) and 2,000 sq.ft. of space for grades 10-12 (10 spaces). A total of 38 spaces required, presently 37 are provided which is 1 space short.	Apply parking standard of 1 space for every 600 sq.ft. of grades K-12 because no student parking is permitted on-site for high school.	11-21-3(B)(1) superior quality design – “responsive”: to meet the actual parking needs of the proposed use to avoid excess development of spaces not required or permitted for student use. 11-21-3(B)(2)(a)(ii)&(b)(iv), avoid unnecessary development of parking spaces, in this instance we are requesting reduced parking from the stated standard.
11-31-24	Deviation from all design requirements of Section 11-31-24 regarding building setbacks, landscaping requirements, and parking requirements	Revise all standards consistent with the other BIZ deviations requests under this table	11-21-3(B)(1) superior quality design – “responsive”: to provide better integration with north site by shifting building further south to allow for shared parking area. 11-21-3(B)(2)(b)(iv) reduced setback allows site to provide required parking spaces so we can serve more students, landscaping deviations provide for more sustainable design, and parking deviations avoids development of unnecessary spaces.



### **ALTERNATIVE COMPLIANCE [11-7-3(B)(6)]**

Alternative compliance is requested for two areas of the MZO:

1. 11-7-3(B)(1)(a) provides that multiple buildings in a development share predominant design characteristics. In this case, the north building was constructed in the 1990's and incorporating design practices from almost 30 years ago would be impractical. MZO11-7-3(B)(6)(iv) provides criteria supporting deviation to allow the new structure to utilize modern design aesthetics and materials because it is: i) more complementary to the site, ii) better fits the context of the area, iii) improves the overall architectural appeal of the area, and iv) meets the design objectives described in the Mesa General Plan.
2. 11-7-3(B)(5)(a) requires incorporation of at least three different and distinct materials. 11-7-3(B)(5) lists as allowable materials: integrally tinted block, textured masonry block, architectural metals, and glazing. CMU is generally considered one material, however it is available in a variety of colors and textures that can make its use and application distinct and different in design application. Architectural metal is also generally considered as one material, however it is also available in a variety of finishes and textural applications. The proposed design incorporates 3 sub-types of metal applications that all vary in color and texture: i) smooth dark bronze metal design panels at the main entrance, ii) wood grain burnt wood textured panels at the NE building corner and the South rear recessed mid elevation, and iii) lighter tone corrugated metal paneling for accented window/shade covers. The proposed design also incorporates 2 distinct CMU masonry products that differ both in color and texture: i) a smooth CMU block, aspen white color with accented strips of split face integrated CMU color pearl white, and ii) split face integral CMU color pearl white to complement articulated sections of the building with distinctive color and indirect accent lighting. Additionally, glazing elements are incorporated on all facades. Given the multiple applications of color and texture across both the metal and CMU components, introducing an additional design element/material would not be complementary or fit into the design metrics of other surrounding buildings. MZO11-7-3(B)(6)(iv) provides criteria supporting deviation to allow the new structure to utilize modern design aesthetics and materials because: i) the current design aesthetic is preferred to incorporation of additional architectural elements which would be too busy, ii) the current design fits better into the context of the area, and iii) varied use of the metal and CMU components with their multiple textures and colors improves the overall architectural appeal of the site and meets the design objectives described in the Mesa General Plan.

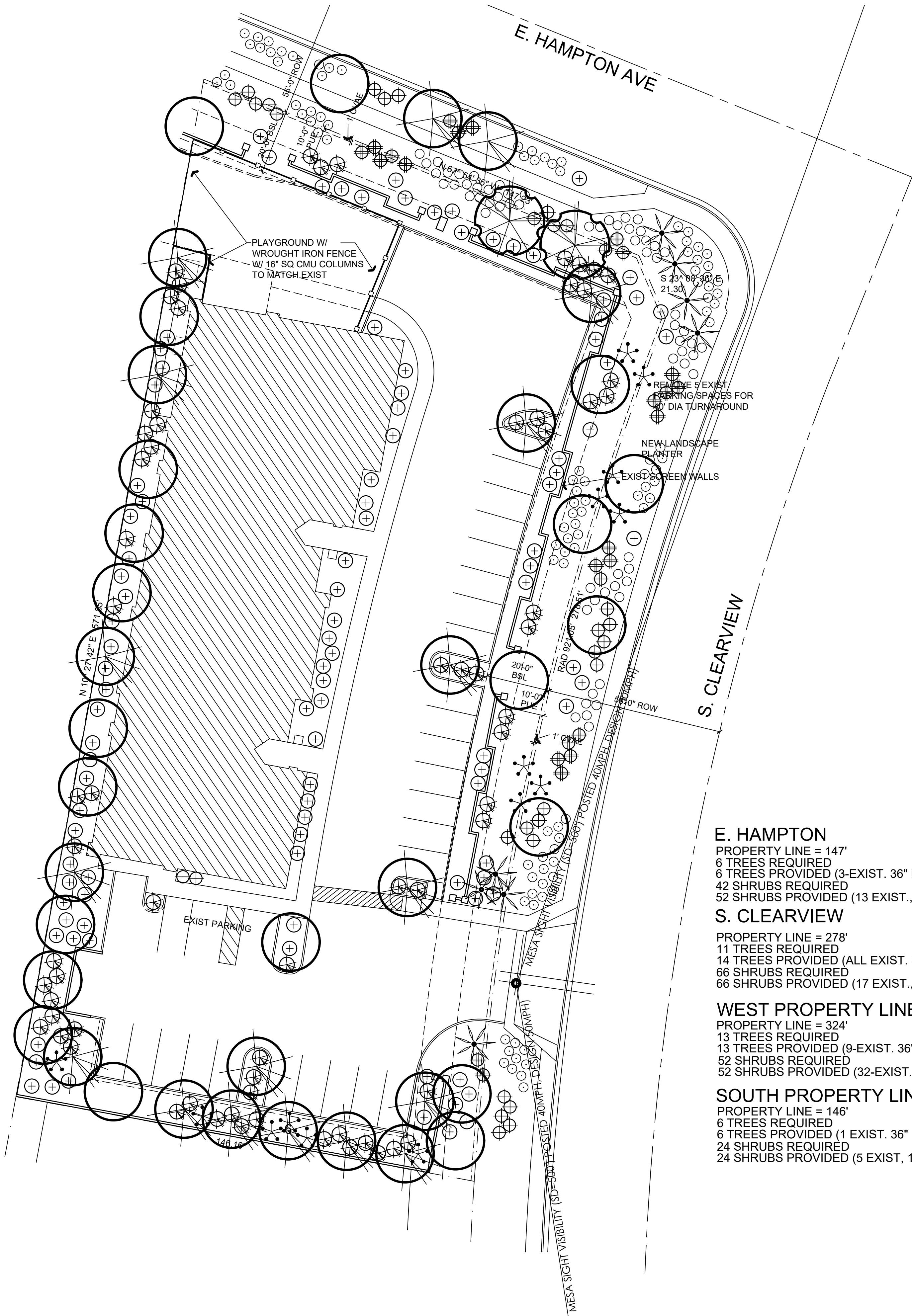
## **CONCLUSION**

We truly believe this project will be something for Mesa to be proud about. In addition to our unique design approach to special education, Polaris Academy is currently in review to be certified as the first Autism certified school in Arizona through the International Board of Credentialing and Continuing Education Standards (IBCCES) which is the same group that certified Mesa as the first Autism certified city in the nation.

There is a need for high-quality options for special education in the valley, and we believe this project provides a much needed service to valley residents and is consistent with the standards and vision Mesa has for development in this area.







EXISTING  
LANDSCAPE LEGEND

- EXISTING TREE  
PROTECT FROM  
CONSTRUCTION
- EXISTING PALM  
PROTECT FROM  
CONSTRUCTION
- EXISTING SHRUB  
PROTECT FROM  
CONSTRUCTION

NEW  
LANDSCAPE LEGEND

- CERCIDIMUM PRAECOX  
SONORAN PALO VERDE  
24" BOX
- PROSOPIS 'RIO-SALADO'  
HYBRID THORNLESS MESQUITE  
1.5" CALIP., 6'T, 3.5"W
- TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
- CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON
- NERIUM OLEANDER  
PETITE PINK  
5 GALLON
- DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
- HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
- LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
- LANTANA MONTEVIDENSIS  
TRAILING PURPLE  
1 GALLON
- 1/2" MINUS MADISON GOLD (MATCH EXISTING)  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

E. HAMPTON

PROPERTY LINE = 147'  
6 TREES REQUIRED  
6 TREES PROVIDED (3-EXIST. 36" BOX, 4-24" BOX)  
42 SHRUBS REQUIRED  
52 SHRUBS PROVIDED (13 EXIST., 29 NEW)

S. CLEARVIEW

PROPERTY LINE = 278'  
11 TREES REQUIRED  
14 TREES PROVIDED (ALL EXIST. 36" BOX EQUIV.)  
66 SHRUBS REQUIRED  
66 SHRUBS PROVIDED (17 EXIST., 49 NEW)

WEST PROPERTY LINE

PROPERTY LINE = 324'  
13 TREES REQUIRED  
13 TREES PROVIDED (9-EXIST. 36" BOX, 4-24" BOX)  
52 SHRUBS REQUIRED  
52 SHRUBS PROVIDED (32-EXIST., 20 NEW)

SOUTH PROPERTY LINE

PROPERTY LINE = 146'  
6 TREES REQUIRED  
6 TREES PROVIDED (1 EXIST. 36" BOX, 5-24" BOX)  
24 SHRUBS REQUIRED  
24 SHRUBS PROVIDED (5 EXIST, 19 NEW)

PARKING LOT

PARKING STALLS = 28  
9 TREES REQUIRED  
9 TREES PROVIDED  
27 SHRUBS REQUIRED  
27 SHRUBS PROVIDED (5-EXIST., 22 NEW)

LANDSCAPE COVERAGE

LANDSCAPE AREA: 20,271 SQ.FT.  
LANDSCAPE COVERAGE REQUIRED: 10,136 SQ.FT. (50%)  
LANDSCAPE COVERAGE PROVIDED: 10,277 SQ.FT. (51%)

LANDSCAPE PLAN  
SCALE: 1" = 20' - 0"

CITY OF MESA  
LANDSCAPE NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.
4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.

ARTERIAL STREET:

(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE

MAJOR, MIDSECTION COLLECTOR STREET:

(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE

COLLECTOR/INDUSTRIAL/COMMERICAL STREET:

(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

PUBLIC OR PRIVATE LOCAL STREET:

(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

7. PLANT MATERIAL SIZES REQUIRED:

TREES: (TOTAL REQUIRED TREES:)

25% SHALL BE 36" BOX OR LARGER  
50% SHALL BE 24" BOX OR LARGER  
NO TREES LESS THAN 15 GALLON

SHRUBS: (TOTAL REQUIRED SHRUBS:)

50% SHALL BE 5 GALLON OR LARGER.  
NO SHRUBS LESS THAN 1 GALLON

8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND  
PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND  
IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES

9. FOUNDATION LANDSCAPING: LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS  
REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS  
ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET.  
PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50%  
PLANT COVERAGE.

10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE  
TESTED AND APPROVED BY A CERTIFIED TECHNICIAN  
DESIGNATED IN THE CURRENT CITY OF MESA LIST THE  
APPROVED INSPECTORS PRIOR TO THE REQUEST  
FOR FINAL INSPECTION".

11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY  
SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED  
IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW  
PREVENTION ASSEMBLIES".

12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT  
FOR SIGNS".

13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED  
BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL  
SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS

14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT  
WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'

15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G. COLORS  
CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR

16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET  
LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET  
AWAY FROM ANY STREET LIGHT POLE OR LCC.

17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.

VISIBILITY TRIANGLE INFO:

VISIBILITY TRIANGLES ARE BASED ON CITY OF MESA PUBLIC STREET  
ACCESS GUIDELINES DATED FEB. 15, 2005.

STREET SPEED: 40 MPH  
STREET CROSS SECTION 4LU  
FIGURE 2.3 (45MPH DESIGN SPEED) SD=500'

ADDITIONAL NOTES:

THIS LANDSCAPE IS TO BE MAINTAINED ON A WEEKLY BASIS  
USING A NATURAL MAINTENANCE PROGRAM AND SHALL BE  
MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT  
PRACTICE OF THE LANDSCAPE INDUSTRY.

ALL TREES AND SHRUBS LOCATED IN THE LIGN OF SIGHT WILL  
BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'.  
THE LIGN OF SITE IS OUT OF THE SCOPE OF WORK ON THIS  
PROJECT.

ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THIS OWNER  
OR LESSEE IN ACCORDANCE WITH THESE APPROVED PLANS

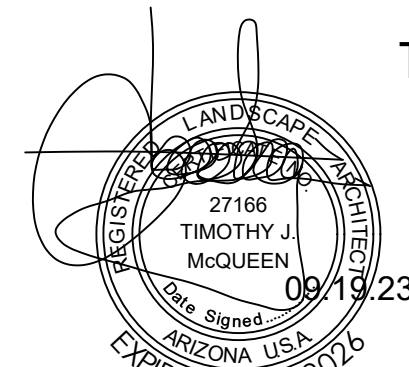
REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM EN-  
CROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE  
NOT PART OF THE LANDSCAPE DESIGN.

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING

10450 N. 74th Street, Suite 120  
Scottsdale, Arizona 85258  
P. (602)265-0320

EMAIL: timmqueen@tjmla.net



Boyd H. Thacker

2637 East El Morco, Mesa, Arizona, 85204 phone 480-892-2807

BUILDING TENANT IMPROVEMENTS

FOR POLARIS ACADEMY

1440 S CLEARVIEW, MESA, ARIZONA 85209

LANDSCAPE PLAN

L-1



GENERAL NOTES:

- THE FOLLOWING "GENERAL NOTES" SHALL BE INCLUDED ON ALL PRIVATE LAND DEVELOPMENT PROJECTS THAT INVOLVE PUBLIC IMPROVEMENTS SUCH AS PUBLIC STREETS, OR CITY OF MESA UTILITIES AND FACILITIES.
- ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS FURNISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
  - SEPARATE RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL PUBLIC UTILITIES, PUBLIC STREET IMPROVEMENTS, AND RIGHT-OF-WAY LANDSCAPING. FOR INFORMATION REGARDING AVAILABILITY AND COST OF RIGHT-OF-WAY PERMITS, CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT (480) 644-4273 OR AT [HTTP://WWW.MESA AZ.GOV/DEVSUSTAIN/CONSTRUCTIONPERMITS.ASPX](http://www.mesaaz.gov/devsustain/constructionpermits.aspx). THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED UNLESS OTHERWISE NOTED. CONTRACTORS MUST HOLD THE APPROPRIATE CLASS OF LICENSE AND SHALL HAVE ON FILE WITH THE PERMIT SERVICES SECTION PROOF OF INSURANCE COVERAGE. PERMITS BECOME INVALID AND MUST BE UPDATED IF WORK HAS NOT BEGUN WITHIN NINETY (90) DAYS. PERMITS ALSO BECOME INVALID IF THE CONTRACTOR'S INSURANCE LAPSES OR IS VOIDED.
  - TWENTY FOUR (24) HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATIONS ASSOCIATED WITH THIS PERMIT, THE PERMITTEE SHALL NOTIFY CITY OF MESA ENGINEERING DEPARTMENT AT (480)644-2251 OF INTENT TO BEGIN AND REQUEST/SCHEDULE PRELIMINARY FIELD REVIEW AT THE PROJECT SITE WITH THE CITY OF MESA ENGINEERING DEPARTMENT CONSTRUCTION INSPECTOR (CITY INSPECTOR). FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS PRESCRIBED ABOVE SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.
  - CONTRACTOR'S SHALL COMPLY WITH THE REQUIREMENTS TO OBTAIN THE NECESSARY RIGHT-OF-WAY PERMITS AND SHALL COMPLY WITH THE RIGHT-OF-WAY PERMIT CONDITIONS AS FOUND ON THE BACK OF THE PERMIT FORM.
  - THE CITY OF MESA PARKS & RECREATION DIVISION IS NOT REPRESENTED BY BLUE STAKE. WHEN THE CONTRACTOR EXCAVATES NEAR OR ADJACENT TO A CITY PARK, THE CONTRACTOR SHALL CONTACT THE PARKS & RECREATION ADMINISTRATION SECTION AT (480) 644-2354 TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND FACILITIES.
  - THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.
  - THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL AFFECTED UTILITY COMPANIES BOTH PUBLIC AND PRIVATE HAVE BEEN CONTACTED AND ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSFERRED ONTO THESE PLANS. THE ENGINEER OR ARCHITECT ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN CORRECTLY PLOTTED/SHOWN.
  - THE ENGINEER, OR LAND SURVEYOR OF RECORD SHALL CERTIFY UPON COMPLETION OF CONSTRUCTION THAT ALL PUBLIC IMPROVEMENTS (WATER AND SEWER UTILITIES, STORM SEWER, CONCRETE, PAVING, STREET LIGHTS, ETC.) HAVE BEEN INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE APPROVED PLANS. ANY CHANGES SHALL BE REFLECTED ON "AS-BUILT" DRAWINGS PROVIDED BY THE ENGINEER TO THE CITY'S ENGINEERING DEPARTMENT.
  - THE REGISTERED ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE MINIMUM HORIZONTAL AND VERTICAL SEPARATIONS BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN MAINTAINED AS REQUIRED BY LAW OR POLICY.
  - THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.
  - THE DEVELOPER OR THE ENGINEER IS RESPONSIBLE FOR ARRANGING FOR THE RELOCATION OR REMOVAL OF ALL UTILITIES OR FACILITIES THAT ARE IN CONFLICT WITH THE PROPOSED PUBLIC IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ALL UTILITIES, POWER POLES, IRRIGATION DRY-UPS, RESETS REMOVALS BY OTHERS, ETC.
  - THE CONTRACTORS SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATION AND AVOID DAMAGE TO SAME. CALL (602)263-1100 FOR BLUE STAKE TWO WORKING DAYS PRIOR TO DIGGING. CALL SALT RIVER PROJECT FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT (602) 273-8888.
  - WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 644-2261 FOR INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.
  - CONTRACTORS SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND BARRICADING PER THE CURRENT CITY OF MESA TRAFFIC BARRICADE MANUAL.
  - IF A FIRE HYDRANT IS NEEDED TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FROM PERMIT SERVICES AND PAY ALL APPLICABLE FEES AND CHARGES.
  - IF DURING THE CONSTRUCTION OF A PUBLIC FACILITY, THE CONTRACTOR FAILS TO OR IS UNABLE TO COMPLY WITH A REQUEST OF THE CITY INSPECTOR, AND IT IS NECESSARY FOR CITY FORCES TO DO WORK THAT IS NORMALLY THE CONTRACTOR'S RESPONSIBILITY, THE CITY SHALL BE JUSTIFIED IN BILLING THE CONTRACTOR. EACH INCIDENT REQUIRING WORK BY CITY FORCES SHALL BE COVERED BY A SEPARATE BILLING AT THE CURRENT APPLICABLE RATES.
  - THE CONTRACTOR IS ADVISED THAT DAMAGE TO PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE CITY INSPECTOR. UNLESS OTHERWISE APPROVED BY THE CITY, ALL REPAIRS SHALL BE DONE WITHIN 24 HOURS. THE CONTRACTOR IS ADVISED THAT ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES AND SYSTEMS AS A RESULT OF CONTRACTOR'S ACTIVITIES SHALL BE BORNE BY THE CONTRACTOR.

CITY OF MESA PAVING NOTES:

- THE DEVELOPER AND THE CONTRACTOR ARE REQUIRED TO COORDINATE THE PLACEMENT OR INSTALLATION OF DRIVEWAYS IN ORDER TO AVOID CONFLICT WITH UTILITY SERVICES.
- ALL FRAMES, COVERS, VALVE BOXES, MANHOLES, ETC., SHALL BE INSTALLED TO FINISH GRADE OR SHALL BE ADJUSTED TO FINISH GRADE AFTER PLACING OF ASPHALTIC SURFACE COURSE BY THE CONTRACTOR PER M.A.G. STANDARD DETAIL 270 AND 422.
- THE CONTRACTOR SHALL ADJUST ALL FRAMES, COVERS, VALVE BOXES, MANHOLES, ETC. THAT ARE LOCATED WITHIN THE PARKWAY AREA AFTER FINAL GRADING AND INSTALLATION OF LANDSCAPING.
- ALL LANDSCAPING IMPROVEMENTS, INCLUDING IRRIGATION SYSTEMS WITHIN THE PUBLIC RIGHT-OF-WAY OR RETENTION BASINS THAT ARE TO BE MAINTAINED BY THE CITY OF MESA, SHALL BE IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION STANDARDS BOOKLET.
- THE STREET PAVING PERMITTEE/CONTRACTOR IS HEREBY NOTIFIED THAT IN THE EVENT THAT ACCEPTANCE OF THE PUBLIC STREET PAVING IS DELAYED; SIX MONTHS OR MORE AFTER THE PAVEMENT WAS INSTALLED, THE PERMITTEE/CONTRACTOR SHALL APPLY A SEAL COAT TO THE PAVEMENT. TYPE OF MATERIAL AND RATE OF APPLICATION WILL BE DIRECTED BY THE CITY OF MESA ENGINEERING DEPARTMENT – FIELD SUPERVISING ENGINEER.
- A STANDARD RESIDENTIAL DRIVEWAY APPROACH SHALL BE CONSTRUCTED TO A MAXIMUM WIDTH OF 30 FEET UNLESS SPECIAL APPROVAL HAS BEEN OBTAINED.

CITY OF MESA STORMWATER DRAINAGE & RETENTION NOTES:

- THE ENGINEER, OR LAND SURVEYOR SHALL CERTIFY THAT THE REQUIRED STORM WATER RETENTION HAS BEEN PROVIDED. THE CERTIFICATION SHALL ALSO INDICATE THE ACTUAL VOLUME PROVIDED. SUCH CERTIFICATION SHALL BE PROVIDED TO BUILDING SAFETY DIVISION – BUILDING INSPECTIONS WHEN THE RETENTION AREA IS TO REMAIN PRIVATE PROPERTY AND TO ENGINEERING CONSTRUCTION SERVICES WHEN THE RETENTION AREA IS TO BECOME CITY OF MESA PROPERTY.
- ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNERS AND ARE TO BE REPLACED BY THE OWNERS WHEN THEY CEASE TO DRAIN WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL – SILING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL. IN ACCORDANCE WITH ARIZONA REVISED STATUTES, DRYWELLS ARE REQUIRED TO BE REGISTERED WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (A.D.E.Q.) IT IS THE OWNER'S RESPONSIBILITY TO REGISTER ALL DRYWELLS. AN AQUIFER PROTECTION PERMIT MAY BE REQUIRED BY A.D.E.Q. FOR DRYWELLS DEEMED TO BE HAZARDOUS TO GROUNDWATER.

AS-BUILT CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE REVIEWED THE "AS-BUILT" FOR THE ABOVE REFERENCED PROJECT AND CERTIFY THAT THE DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS, THAT IT WILL FUNCTION AS DESIGNED AND PERMITTED.

REGISTERED CIVIL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

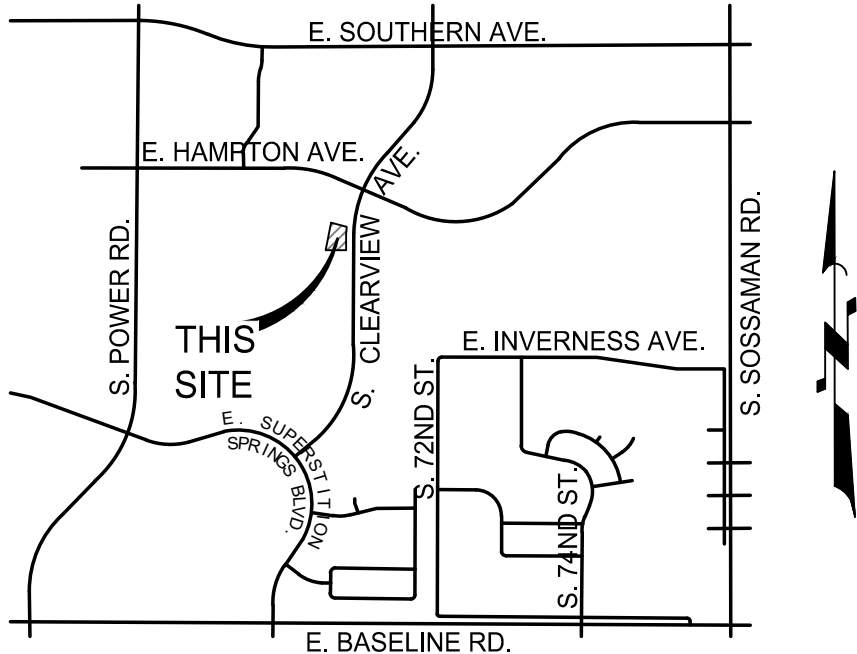
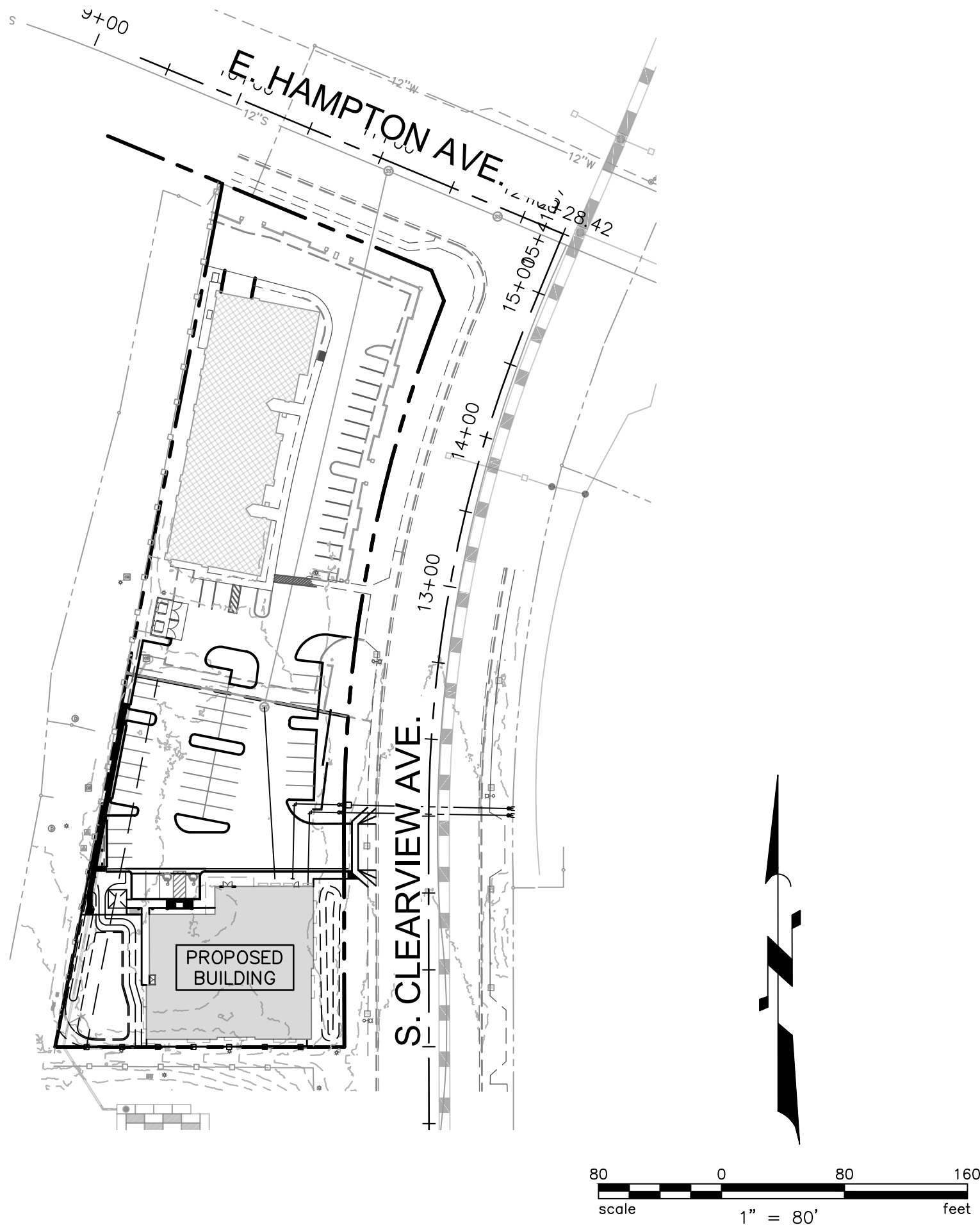
# IMPROVEMENT PLAN

## FOR

# POLARIS AUTISM ACADEMY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH,  
RANGE 07 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA

APN# 218-56-570B



VICINITY MAP  
N.T.S.

OWNER

POLARIS RE HOLDINGS, LLC.  
2913 N POWER ROAD SUITE108  
MESA, AZ 85215

ARCHITECT

BOYD H. THACKER  
2637 E EL MORO AVE  
MESA, AZ 85204  
PH: (602) 909-3686

ENGINEER

BABBITT SMITH ENGINEERING  
1140 E. GREENWAY ST., SUITE 2  
MESA, ARIZONA 85203  
OFFICE: (480) 610-1341  
DIRECT: (480) 757-8021  
CONTACT: DARREN SMITH  
EMAIL: [darren@babbittsmith.com](mailto:darren@babbittsmith.com)

SITE BENCHMARK

CITY OF MESA BENCHMARK  
BRASS TAG, TOP OF CURB, NORTHEAST  
CORNER 72ND STREET AND SOUTHERN  
AVENUE  
GRID NORTH: 870776.024  
GRID EAST: 773449.582  
ELEVATION=1390.34 (NAVD88 DATUM)

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE  
RATE MAP, MAP NUMBER 04013C2295L  
DATED OCTOBER 16, 2013, THE  
SUBJECT PROPERTY IS LOCATED IN  
ZONE X. ZONE X IS DEFINED AS "AREAS  
OF 0.2% ANNUAL CHANCE FLOOD  
HAZARD; AREAS OF 1% ANNUAL CHANCE  
FLOOD WITH AVERAGE DEPTH LESS THAN  
1 FOOT OR WITH DRAINAGE AREAS OF  
LESS THAN 1 SQUARE MILE; AND AREAS  
OF FUTURE CONDITIONS OF 1% ANNUAL  
CHANCE FLOOD HAZARD".

SHEET INDEX

- COVER SHEET
- GRADING & DRAINAGE PLAN
- GRADING SECTIONS
- UTILITY PLAN

ENGINEER'S NOTES:

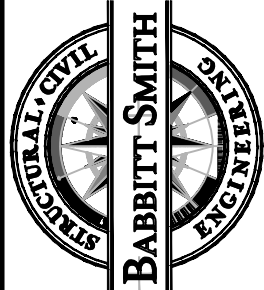
- THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES UPON HIMSELF THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO THE SAME WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THERE OF.

MCESD APPROVAL:

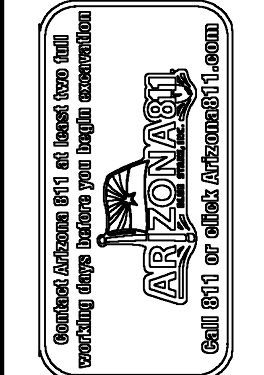
PERMIT NUMBERS XXXXXX

MARICOPA ENVIRONMENTAL SERVICES DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

Babbitt Smith Engineering  
1140 E. Greenway St. Suite 2  
Mesa, Arizona 85203  
office: (480) 610-1341  
direct: (480) 757-8021  
cell: (480) 882-8240



COVER SHEET PLAN  
PROJECT: 1440 S CLEARVIEW AVE.  
POLARIS AUTISM ACADEMY  
MESA, ARIZONA



JOB NO.  
24054

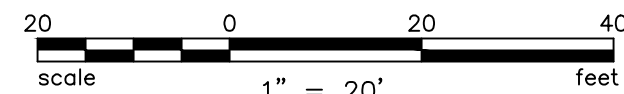
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SHEET NO.

1

1 OF 4

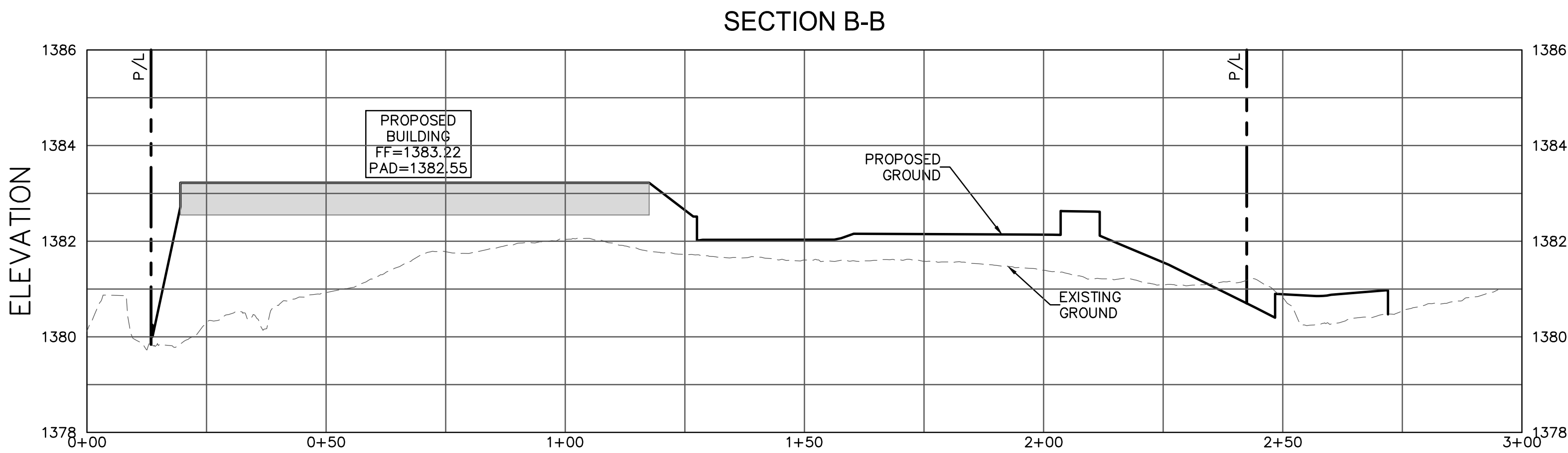
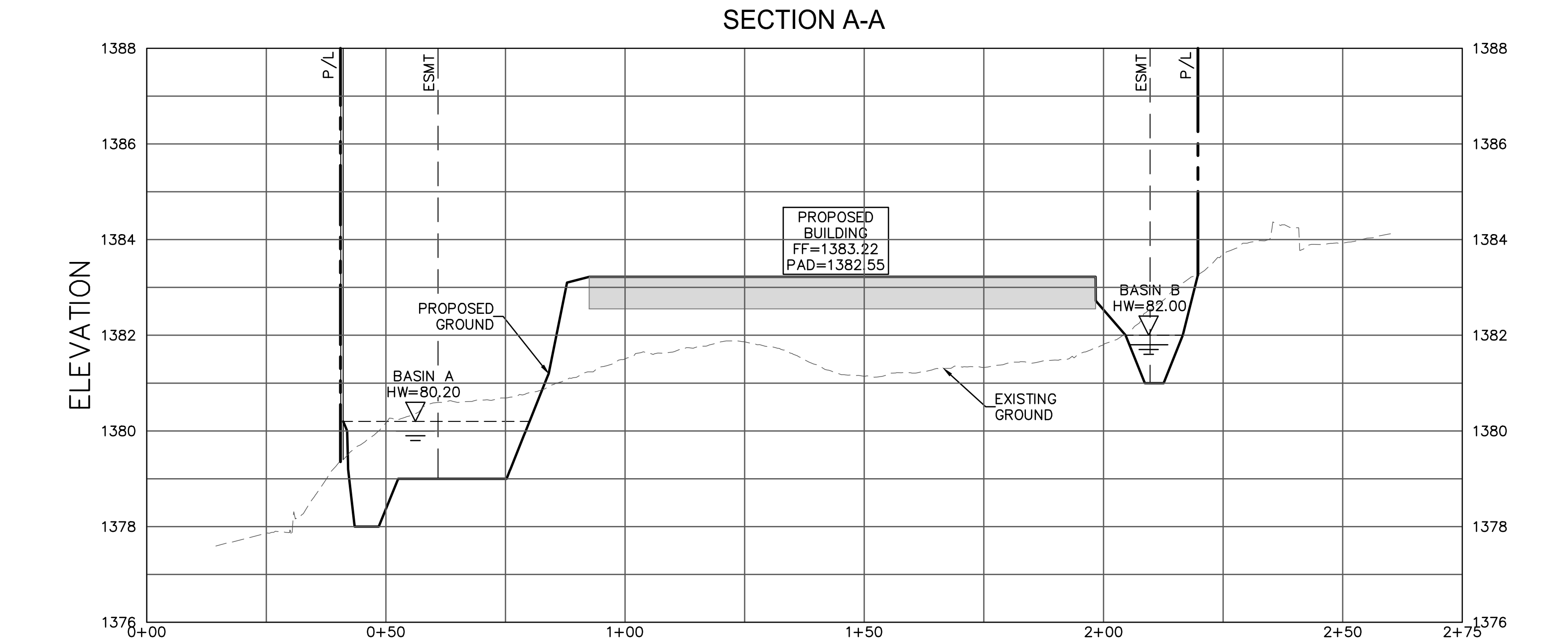




## 2 OF 4

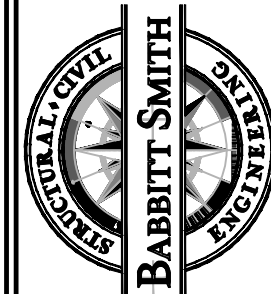


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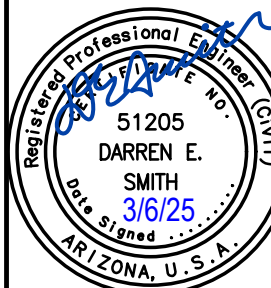
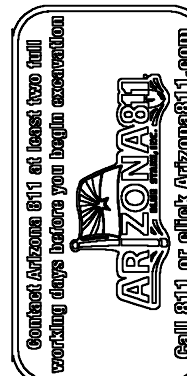
REVISIONS:

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Mesa, Arizona 85203  
office: (480) 610-1341  
direct: (480) 757-5021  
cell: (480) 852-5240



GRADING SECTIONS

PROJECT: 1440 S CLEARVIEW AVE.  
POLARIS AUTISM ACADEMY  
MESA, ARIZONA



JOB NO.  
24054

24054GP01.DWG

SHEET NO.

3

3 OF 4



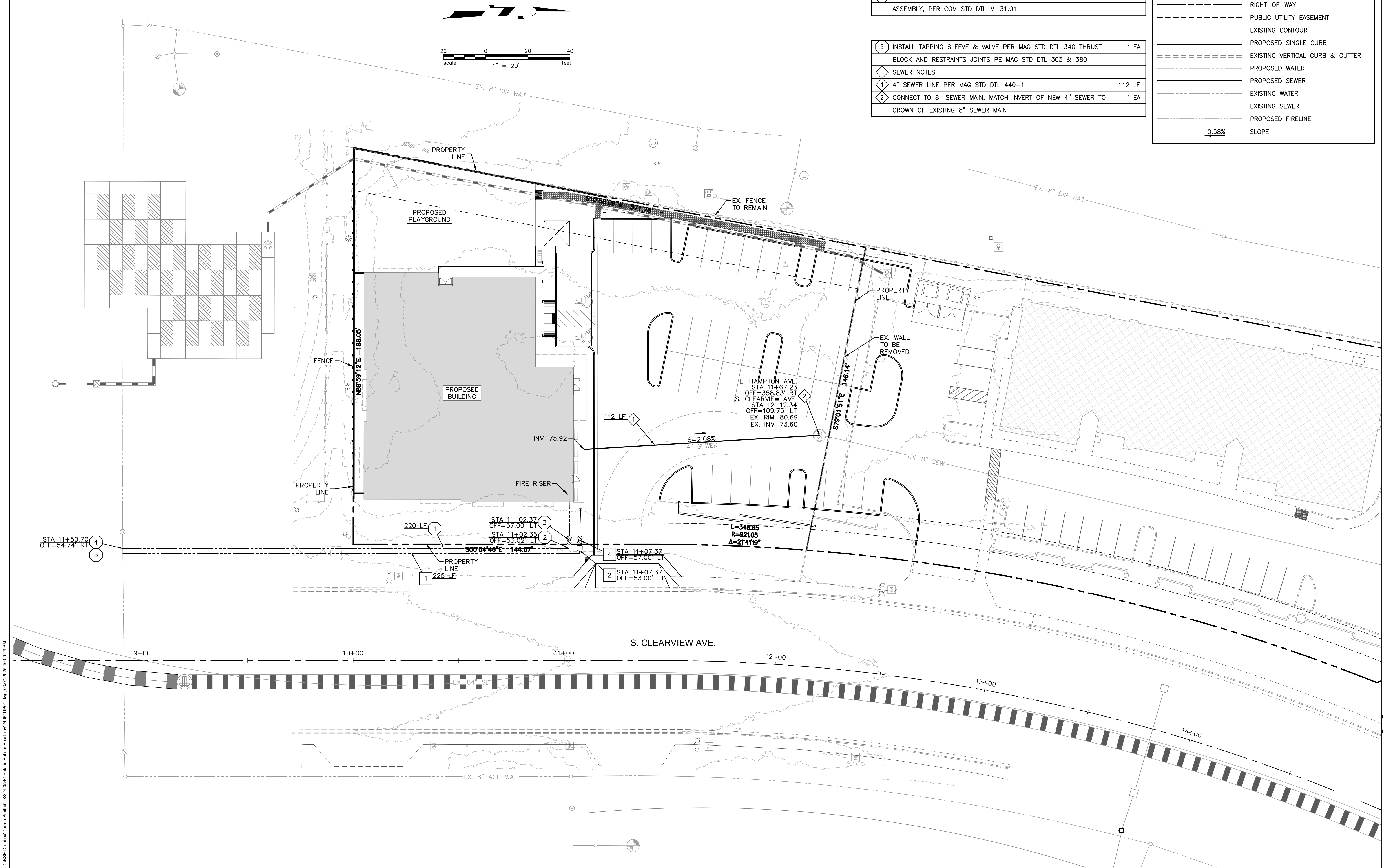
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WATER NOTES		
1	INSTALL 1" WATER LINE, PER CITY OF MESA STD DTL M-29.01	220 LF
2	INSTALL 1" WATER METER PER CITY OF MESA STD DTL M-29.01	1 EA
4	INSTALL REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY, PER COM STD DTL M-31.01	1 EA
7	TERMINATE WATER SERVICE 5' FROM BUILDING STUB, PLUG AND CAP	1 EA

FIRELINE NOTES		
1	6" DIP FIRELINE, CLASS 350 MIN. PER COM STD DTL M-31.07 FOR	180 LF
INSTALLATION OF PRIVATE FIRE LINES. BACK FILL PER MAG SPEC		
DTL SEC 601		
2	INSTALL 6" 90°-BEND WITH JOINT RESTRAINTS PER MAG STD DTL	1 EA
303-1 & 303-2, THRUST BLOCK PER MAG STD DTL 380 & 381		
3	INSTALL REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY, PER COM STD DTL M-31.01	1 EA

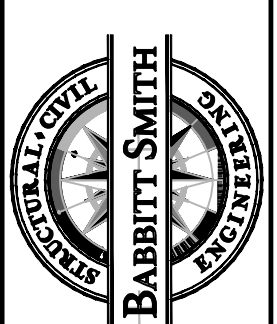
5	INSTALL TAPPING SLEEVE & VALVE PER MAG STD DTL 340 THRUST BLOCK AND RESTRAINTS JOINTS PE MAG STD DTL 303 & 380	1 EA
SEWER NOTES		
4	4" SEWER LINE PER MAG STD DTL 440-1	112 LF
2	CONNECT TO 8" SEWER MAIN, MATCH INVERT OF NEW 4" SEWER TO CROWN OF EXISTING 8" SEWER MAIN	1 EA

LEGEND	
	SECTION LINE
	CENTERLINE
	PROPERTY LINE
	SETBACK LINE
	EASEMENT
	RIGHT-OF-WAY
	PUBLIC UTILITY EASEMENT
	EXISTING CONTOUR
	PROPOSED SINGLE CURB
	EXISTING VERTICAL CURB & GUTTER
	PROPOSED WATER
	PROPOSED SEWER
	EXISTING WATER
	EXISTING SEWER
	PROPOSED FIRELINE
0.58%	SLOPE

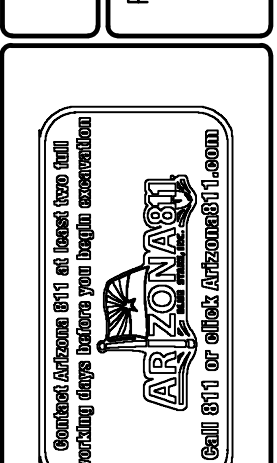


REVISIONS:

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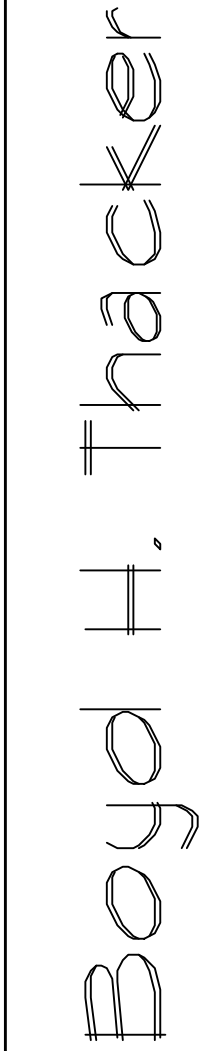


UTILITY PLAN  
1440 S CLEARVIEW AVE.  
POLARIS AUTISM ACADEMY  
MESA, ARIZONA



JOB NO.  
24054  
24054UP01.DWG  
SHEET NO.  
4  
4 OF 4





NEW SCHOOL BUILDING  
FOR POLARIS ACADEMY  
1500 S CLEARVIEW AVENUE  
MESA, ARIZONA

## ELEVATIONS

A3

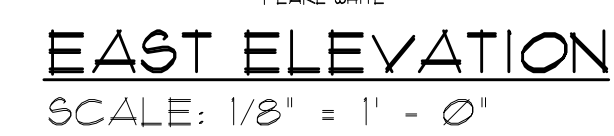
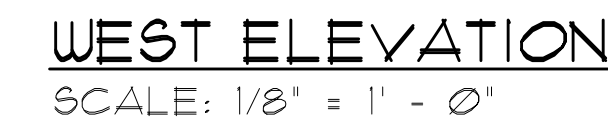
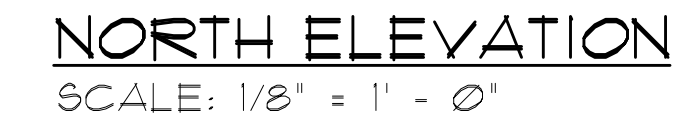


NOTE: MECHANICAL EQUIPMENT IS ROOF MOUNTED W/ PARAPET SCREENING

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MOUNTED W/ PARAPET SCREENING

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NOTE: MECHANICAL EQUIPMENT IS ROOF MOUNTED W/ PARAPET SCREENING









**Citizen Participation Plan for Private Autism School “Polaris Academy”  
1512 S. Clearview Ave., Mesa, Az 85209**

**Date:** December 16, 2024

**Purpose:** The Purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, and businesses in the vicinity of the site of an application for a private school for autistic and neurodivergent children located at 1512 S. Clearview Ave., Mesa Az 85209 located at the Southwest corner of Hampton Ave. and Clearview Ave. The application and consideration requires a Council Use Permit, Bonus Intensity Zone Overlay, Site Plan Review, and Design Review Board Review, but does not require modification of the general plan. Outreach is primarily to engage discussion about the proposed use for a private school and the design standards requiring the BIZ overlay. Public schools, including charter, trade, elementary, secondary and high-schools, and colleges/universities are already approved uses for the property, but private schools require a Council Use permit and specific design components necessitate a BIZ overlay.

**Contact:**

Nathan Palmer, Agent / Polaris RE Holdings, LLC  
2913 N. Power Rd. #108, Mesa, Az, 85215  
480-861-9541 / nathan@polarisacademy.org

**Meetings:** The initial Pre-application meetings were held on April 11, 2023 and November 5, 2024 under PRS23-00250 and PRS24-00897.

**Action Plan:** The following plan is designed to accommodate the surrounding properties and comply with the request for neighbor and neighborhood involvement by the City of Mesa:

1. Contact and invite all property owners by mail within 500' of the site, and registered neighborhoods and HOA's within 1 mile of the site as provided by City of mesa staff, regarding a January 29, 2024 neighborhood meeting as well as all Planning & Zoning and City Council meetings.
2. Hold a neighborhood meeting with the parties identified above on January 29, 2024 and mail invites for the same by January 15, 2024.
3. Post all required Council or Zoning notices on the Property as may be required by City planning staff.
4. Submit a Citizen participation Report with the results of all outreach and meetings to the City of Mesa at least 10 business days prior to any public hearing.
5. All persons listed will receive a letter with the project description and conceptual site plan and be provided information on how to participate/comment on the proposed CUP, BIZ overlay, and site plan/design review at any relevant neighborhood meeting, Planning and Zoning Meeting, or City Council meeting. Exhibits and mailing lists for all property owners, registered neighborhoods, and HOA's will be submitted to the City of Mesa for verification and review.



**Citizen Participation Report**  
1512 S. Clearview Ave., Mesa, AZ 85209

**Date:** April 28, 2025

**Purpose:** The Purpose of this Citizen Participation Report is to inform the City of Mesa of the neighborhood outreach efforts and any received correspondence from concerned neighbors.

**Contact:**

Nathan Palmer, Agent / Polaris RE Holdings, LLC  
2913 N. Power Rd. #108, Mesa, Az, 85215  
480-861-9541 / nathan@polarisacademy.org

**Meetings:** The initial Pre-application meeting was held on April 11, 2023 and May 10, 2023 under PRS23-00250 with follow up Pre-submittal meeting on November 5, 2024 under PRS24-00897.

**Action Plan:** The following plan is designed to accommodate the surrounding properties and comply with the request for neighbor and neighborhood involvement by the City of Mesa:

1. Contact and invite all property owners by mail within 500' of the site, and registered neighborhoods and HOA's within 1 mile of the site as provided by City of mesa staff, regarding a January 30, 2025 neighborhood meeting as well as all Planning & Zoning and City Council meetings.
2. Hold a neighborhood meeting with the parties identified above on January 30, 2025 and mail invites for the same by January 15, 2025.
3. Post all required Council or Zoning notices on the Property as may be required by City planning staff.
4. Submit a Citizen participation Report with the results of all outreach and meetings to the City of Mesa at least 10 business days prior to any public hearing.
5. All persons listed will receive a letter with the project description and conceptual site plan and be provided information on how to participate/comment on the proposed CUP modification with BIZ Overlay and site plan modification at any relevant neighborhood meeting, Planning and Zoning Meeting, Design Review, or City Council meeting. Exhibits and mailing lists for all property owners, registered neighborhoods, and HOA's will be submitted to the City of Mesa for verification and review.

**Plan and Activity Report:** As of April 28, 2025 the following actions have occurred:

1. As a general note, all required Notices and Letters were mailed in accordance with City of Mesa deadlines to all required property owners, registered neighborhoods, HOA's required by the City for Neighborhood Meetings, Planning and Zoning meetings, Design Review meetings, and City Council meetings.
2. Applicant created and submitted to the City of Mesa a list of all owners within 500' and 1,000' of the site, along with a corresponding exhibit map, as well as a list of all registered

neighborhoods within 1 mile of the site and HOA's within 1/2 mile of the site, along with sample notices which were to be mailed to such parties.

3. Applicant spoke personally with Association management for the Superstition Springs Community Association (commercial division) about the intent to develop a new school. Management was supportive of the project and was quick to approve the submitted plan concepts.
4. Mailings to all owners within 500' of the site, registered neighborhoods within 1 mile of the site, and HOA's within 1/2 mile of the site were prepared and mailed on January 15, 2025 providing notice and invitation to an in-person public meeting to be held at 1440 S. Clearview Ave., Mesa, AZ 85209 on January 30, 2025 from 6-7pm. Meeting location is adjacent to the actual proposed site for the project. The notice included contact information for the applicant along with proposed site plans and project description for the intended change of use to a private school.
5. An in-person neighborhood meeting was held on January 30, 2025 from 6-7pm at 1440 S. Clearview Ave., Mesa, AZ 85209 as intended. No property owners or representatives of any registered neighborhoods or HOA's attended the event. The only individuals in attendance were representatives for the applicant. No return correspondence was received from any notified party and no questions or concerns were raised.
6. On April 28, 2025, applicant installed a sign-post on property notifying the public of the application for Council Use Permit and Site Plan Review with all meeting details and contact information for applicant. Applicant further submitted all required affidavits and consent/waiver forms related to such posting.
7. Letters to all owners within 1,000' of the site, registered neighborhoods within 1 mile of the site, and HOA's within 1/2 mile of the site were prepared and provided to the City of Mesa for mailing on April 28, 2025 informing them of the application for modification of Council Use Permit with BIZ Overlay and Site Plan Modification together with notice of the Planning and Zoning hearing to be held on May 14, 2025 and their opportunity to participate and comment. Notice was also mailed to the all owners within 500' of the site regarding the Design Review meeting to be held on May 13, 2025. Contact information for the applicant as well as City staff was included in the notice together with the relevant Case #'s and description of the proposed project. Exhibits including a site plan, elevations, renderings, landscape plans, and project description were also included in the mailing as well as instructions on how to participate remotely and telephonically.
8. As of the date of this Citizen Participation Report there have been **0 responses** to all of the mailings and meetings. No other responses have been received from any neighbor as a result of the mailings, and no other feedback has been received as a result of either the in-person neighborhood meeting.

I certify that the above information is true and correct to the best of my knowledge.

April 28, 2025

Nathan Palmer, Manager  
Polaris RE Holdings, LLC