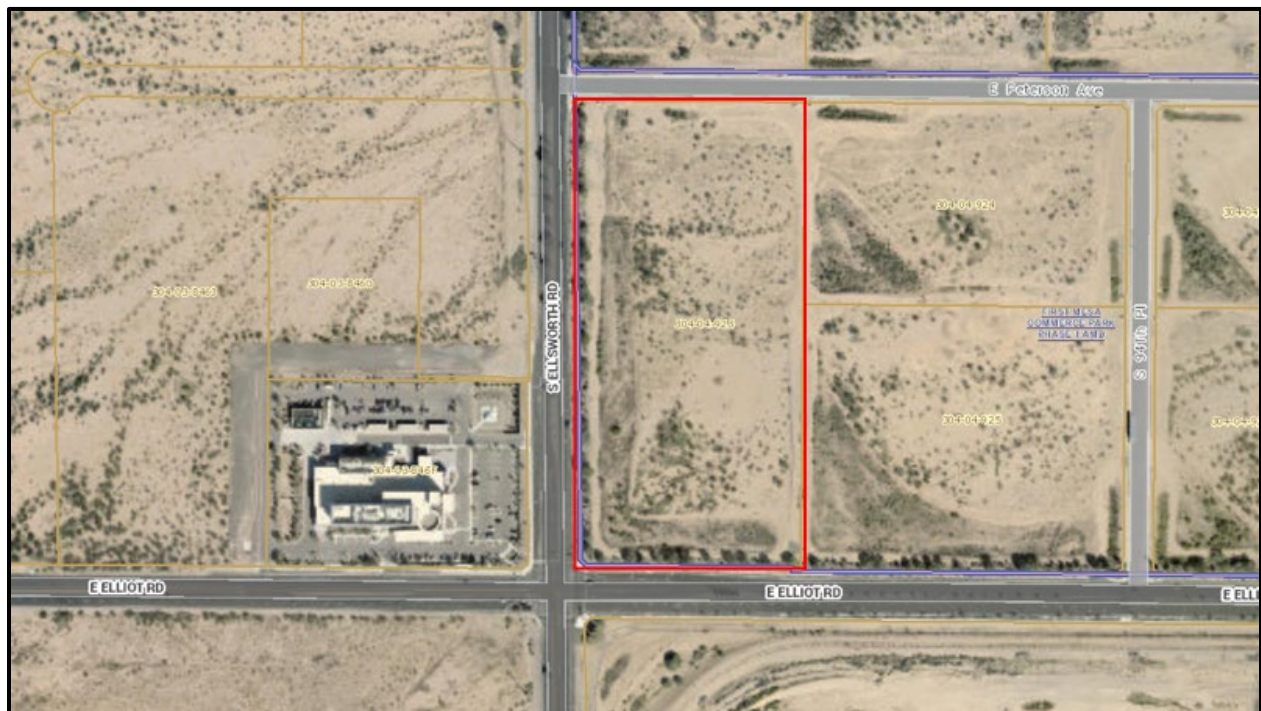


NEC of Elliot and Ellsworth Roads, Mesa, AZ
Site Plan Modification, Preliminary Plat, & Special Use Permit
Project Narrative
October 31, 2022

Introduction

Pew & Lake, PLC, on behalf of Diversified Partners, LLC., hereby submits this project narrative and related documents in support of a Site Plan Modification, Preliminary Plat, Special Use Permit, and Design Review application for a portion of the approximate 20.5 acres located at the northeast corner of Ellsworth and Elliott Roads in Mesa, Arizona. The site is known as Maricopa County Assessor parcel number 304-04-923 and is shown below outlined in red.



Our Request

Our request to the City of Mesa is for:

- 1) Site Plan Modification and Preliminary Plat approval.
- 2) Special Use Permit approval
- 3) Design Review Board approval

Upon approved, these requests will provide for modifications to the development of Elliot Retail, a commercial and office development featuring eight medical office buildings, a hotel, and six retail pads.

Requested Modifications

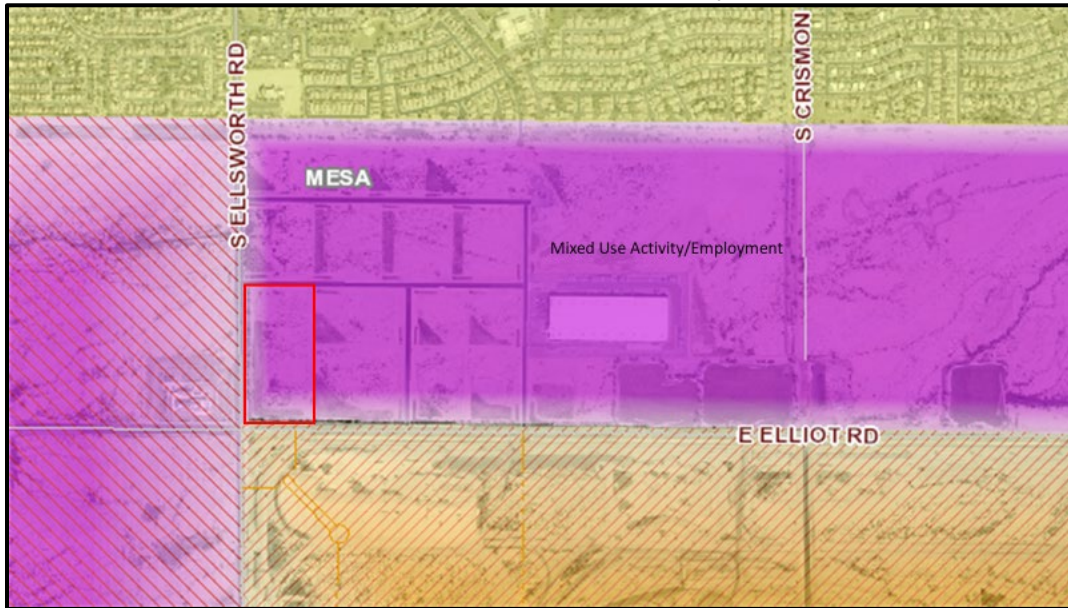
The site plan modifications being requested propose adjustments to the building square footages. The table below describes the modifications being requested.

PAD/Lot	Previously Approved	Modification Requested
PAD 1A (Lot 1)	*Not A Part of Previous Submittal/Approval*	Restaurant with DT – 2,000 SF Restaurant- 2,500 SF Restaurant Patio 1,600 SF Retail, Shell – 3,500 SF Total Building Area – 9,350 SF
PAD 5 (Lot 8)	Previous Medical Office Building H - 6,600 SF	Restaurant with DT – 1250 SF Restaurant – 1650 SF Restaurant Patio – 400 SF Medical Office – 5,600 SF Total Building Area – 8,900 SF
Hotel (Lot 10)	Previously all of Lot 11 and portion of Lot 12 (Medical Offices)	Total Hotel Building Area – 60,979 SF Total Hotel Building Height - 75'
Lot 12, 13, 14,15	Previous Medical Office Buildings	Reconfiguring and creating appropriate building sizes to accommodate the hotel

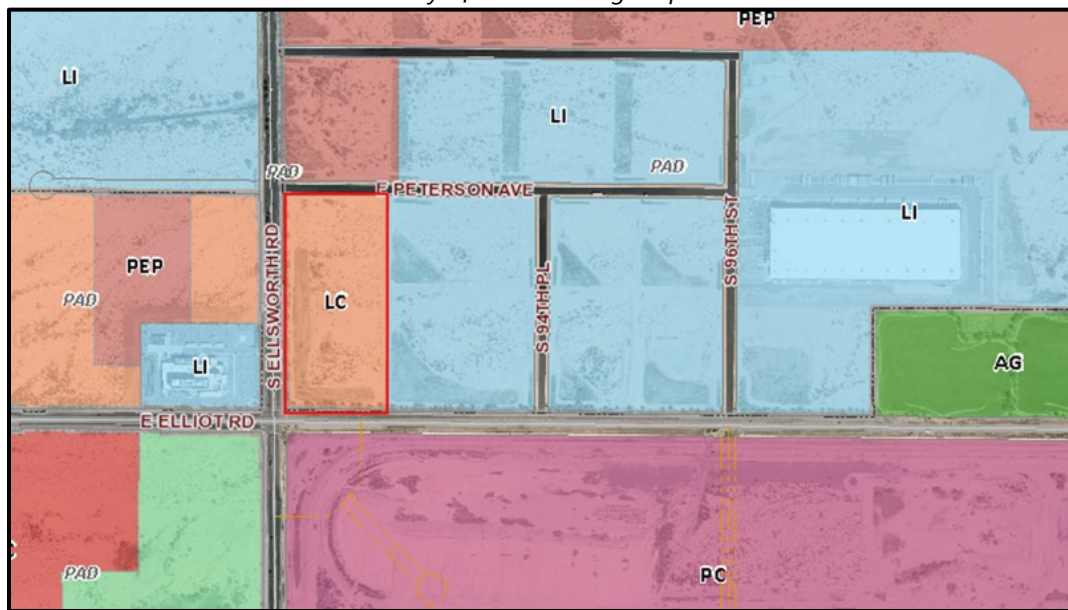
Existing General Plan and Zoning Classification

As shown below, the site is designated in the Mesa 2040 General Plan for Employment Uses and is zoned Limited Commercial (LC). The site also falls within the Elliot Road Technology Corridor (ERTC).

General Plan 2040 Land Use Map



City of Mesa Zoning Map



Elliot Road Tech Corridor



Relationship to Surrounding Properties

	General Plan Designation	Zoning Classification	Existing Use
North	Mixed Use Activity/Employment	PEP/PAD	Vacant
South	Mixed Use Community	PC	DMB Mesa Proving Grounds
East	Mixed Use Activity/Employment	LI/PAD	Vacant
West	Mixed Use Activity/Employment	LI/PAD and LC/PAD	Vacant/Dignity Health
Project Site	Mixed Use Activity/Employment	LC/PAD	Vacant

The Proposed Development

As shown on the Site Plan included in this application, there are proposed to be six retail pads and eight office buildings and a hotel on the site. The office buildings will be mostly medical office buildings, which will work in synergy with the Dignity Hospital across Ellsworth Road. Finally, the retail pads will be developed to serve the workers and residents in the area—notably those who live in the Augusta Ranch and Eastmark communities. Most of the retail pads include drive-thru service lanes, in anticipation of coffee shops or other restaurant uses. Multiple entries have been provided on Elliot and Ellsworth Roads, and there is an abundance of parking.

The building locations reflect a horizontal mixed-use plan that incorporates retail, and medical office uses that are compatible and complementary to the ERTC. The juxtaposition, massing, and height of the buildings creates a walkable campus-type environment, oriented around a linear spine street and roundabout, with ample sidewalks that minimize the need for an automobile, particularly for those working in or in proximity to the campus.

Much thought has gone into the proposed architecture in order to set it apart from similar projects. A fresh, timeless, contemporary look with an emphasis on placemaking, is the prevailing intent of the design. The main goal is to adhere to the principles that will make each of the retail components successful on a standalone basis (i.e. visibility and signage, convenient parking, and easy ingress and egress) while also considering walkability, connectivity, sun exposure, outdoor spaces for both dining and respite, and view corridors that provide visual permeability to the entire project.

Special Use Permit

A special Use Permit is being requested to allow for an exception to the hotel building height. The current contemplated hotel developer, Cambria, is requesting a total height of 62'5". We are requesting a height exception of 75' to accommodate a different hotel design in the event Cambria does not develop on this site.

- ✓ Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
 - ✓ **The proposed building height exception will create an iconic, horizontally integrated, mixed-use project in support of and at the gateway of the Elliott Technology Corridor remain.**
- ✓ The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
 - ✓ **The proposed project is consistent with the Mixed Use/Employment and Elliott Road Technology Corridor by creating a cohesive, planned area that provides focal feature.**
- 3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and
 - ✓ **The proposed project will complement the surrounding properties and provides more adaptability to accommodate retail, office, and medical office users.**

4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

- ✓ **Public facilities and public infrastructure are available to serve the proposed project.**

Citizen Participation

The applicant and property owner will comply with the zoning procedures outlined in the City of Mesa Zoning Ordinance relating to neighborhood meetings, property posting and notices of public hearings, in order to provide the applicant and surrounding neighbors and opportunity to engage in meaningful dialogue regarding this application and to review related documentation.

Conclusion

This Site Plan approval request proposes a well-conceived plan which will allow for the development of creative office and medical uses and compatible retail uses that will a campus type environment within the Elliot Road Technology Corridor. Additionally, the development will provide employment opportunities within the City of Mesa and will help spur further investment in this area. The applicant looks forward to receiving input on this application from various City personnel which will allow us to move forward and make the City and Owner's vision for this site a reality.