

Narrative for Development of : Udall Office Center

May 12, 2026

To Whom it May Concern:

This project is located at 3547 East McDowell Road on approximately 1.30 acres in size at the northwest corner of McDowell Road and Val Vista Drive on parcel numbers 141-15-068 J,K&L in the City of Mesa.

The site layout has been designed to accommodate the previously installed infrastructure, required setbacks and utility easements. The three parcel property is anticipated to be reduced into one parcel. This parcel will consist of approximately 50,766 square feet of site area and is planned for a professional office building for the owner's private Wealth Management business.

The building will consist of approximately 4,677 square feet separated into 3,808 s.f. office space and 869 s.f. garage adjoined by a breeze way. Particular focus has been taken on the transition from the adjacent residential uses to this professional office. The architectural features are residential scale in nature, and consistent with adjoining residential properties.

Guest parking for the office buildings are provided adjacent the offices with direct vehicle access from both McDowell Road with a common drive and secondary access to Val Vista through Parcel one.

On site storm water retention is planned to be within the landscape area between the drive / parking areas adjacent the streets and in the required building setback areas. It will be incorporated into the heavily landscaped area.

The property had been previously re-zoned (Z06-09) from RS to PAD-OC, Ordinance No. 4524. We are seeking an administrative approval for a site plan modification for this approved ordinance.

John C. Manross
Architect

