



NWC of Val Vista Drive and Brown Road

Site Plan Review and DRB – Project Narrative

Submitted By:

Pew & Lake, PLC.

Sean Lake / Sarah Fitzgerald

480-461-4670

Sean.lake@pewandlake.com / sarah.fitzgerald@pewandlake.com

On Behalf of:

Buttry & Brown Development, LLC

Steve Buttry

sbuttry@buttry-brown.com

May 18, 2023

Introduction

Pew & Lake, PLC., on behalf of Buttry & Brown Development, LLC is pleased to submit this narrative and associated exhibits for Site Plan and Design Review for the proposed development of a Brightpath Child Care facility. The proposed development is located on the northwest corner of Val Vista Drive and Brown Road and is seen outlined in yellow on the image below. The site is further identified as Maricopa County Parcel Numbers 141-13-006B & 141-13-006G.

Figure 1 – Site Aerial



Request

The applicant is requesting (1) Site Plan Review and (2) Design Review. Specifically, the applicant is requesting a modification to zoning case ZON20-00377, Section 2, item 1, "Compliance with the final site plan submitted." The approved site plan was designed to accommodate a medical office. However, the proposed development is a better fit for the community and will provide support for families with students in the nearby schools.

Project Description

BrightPath Children's Day Care center ("BrightPath"). BrightPath is a children's day care company with over 140 childcare centers across Canada and the United States. In the United States, BrightPath centers are located in New York, Massachusetts, Connecticut, Delaware, Ohio, Kentucky, and Arizona. BrightPath's mission is to provide high quality childcare and a personal experiential learning environment for every child.

The proposed building is two-story, 15,052 square feet and is a childcare center that serves ages from 3 months to school age with a total of 14 classrooms. The center would be licensed for a maximum of 240 children. The building design is a direct response to the building orientation and location at the intersection of East Brown Road and North Val Vista Drive.

The main entrance to the childcare center is on the west side of the building with direct access to the parking lot. Because parents will be bringing young children into the facility in car seats and strollers for the youngest of children, it is important to have the main entrance as close to the parking as possible. This entrance is not on the street facing side of the building, so in order to address this issue a secondary entrance storefront

has been provided on the south facing facade, which faces East Brown Road, and is emphasized by a two-story stone facade that projects at the second floor.

The main entrance of the building on the east side of the building is highlighted with a raised wood canopy as well as floor to ceiling storefront glass for more visibility from the main office and entry to the outside for added protection.

The majority of the first floor is surrounded with a pitched overhang that provides protection but most importantly is used to reduce the scale of this two-story building. The roof design is a mix of flat and pitched roof lines to break up the overall massing of the building. The pitched roofs are standing seam metal with a natural color steel harking back to traditional farm buildings.

The exterior materials are a mix of traditional stucco and stone, and the colors selected are traditional to the southwest as well as the local area. For additional architectural detail, false wood beams are designed on the roof overhangs as well as on the flat stone facades.

Signage is shown on the west, south, and east sides of the building due to the location at the intersection in order to have visibility from cars traveling on East Brown Road and North Val Vista Drive in all directions. We feel that the design is a reflection of the local architecture and speaks to the Quality Development Design Guidelines.

Alternative Compliance

Alternative Compliance is being requested for the roof articulation and building facades. The proposed alternative is complementary to the site and the Citrus Sub Area plan.

- The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the design objectives as described in the City's General Plan.

As per Section 11-6-3(B)(2)(b)(i), Roof Articulation, it is our opinion that the design complies with the intent of this section. The design provides varying roof heights and roof forms over different portions of the building, which vary in pitch, plan, and orientation.

Section 11-6-3(B)(5)(d), Materials and Colors, we are requesting for an alternative compliance as the design provides more than 50% of the stucco material on two of the facades (west and east). The reasoning for this increase is due to the overall massing of the building, which has been designed with both horizontal and vertical design elements, and to maintain a consistent architectural approach to the application of the materials to these elements. It is our opinion that the slight increase in this material above the requirement still maintains the intent of this Section, which is to vary the building materials and not allow a single material to dominate the facade design.

The landscape plan for the Bright Path Daycare has provided in its design, many enhancements to the standard City of Mesa landscape requirements to offset the shrubs not being able to be provided along the north property line including:

1. Required shrubs for the site exceed the minimum number of shrubs required along the streetscapes (ref. 11-33-7 B1&2).

Required: 120 Provided: 247

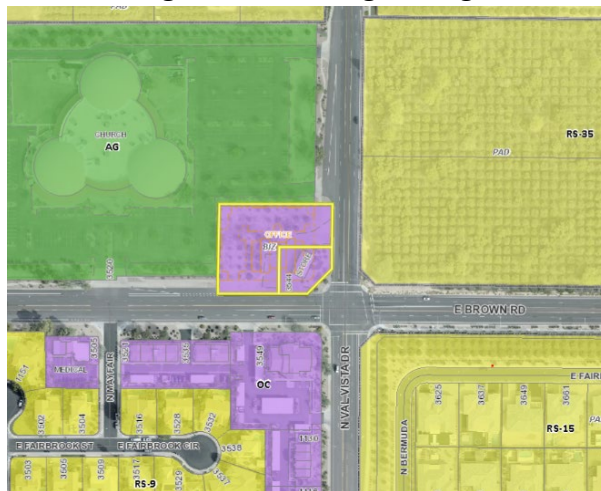
2. Many existing mature citrus trees have been preserved which enhances the aesthetic of the Citrus District and integrates the new landscape into the existing community (ref. 11-33-7 B1&2) & (ref. 11-33-7 A2&5).
3. Mature trees that have been preserved, exceed the min. required size for perimeter planting while not reducing the required quantities.

Relationship to Surroundings

The project site is located on the northwest corner of Val Vista Drive and Brown Road. The site is located within the parking lot of The Living Word Church and the developer has arranged cross access and a shared parking agreement with the church. To the south of the site there are existing medical office buildings, east of the site is a citrus lot and the southwest corner is the Trovita Residential Community.

The site is currently zoned Office Commercial (OC) with a BIZ overlay, day care centers are an allowed use within the Office Commercial zoning district.

Figure 2 – Existing Zoning

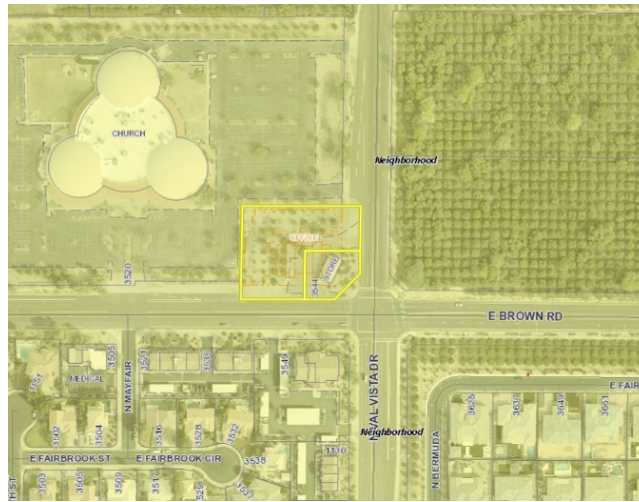


General Plan Compliance

The proposed development is within the Neighborhood character area and the Citrus Sub area of the City of Mesa 2040 General Plan. Neighborhood areas are encouraged to have a mix of uses that will bring life and energy to communities as well as provide support. The proposed development of a childcare facility will bring a much-needed use to the community. Careful consideration has been given to ensure that the design of the project will complement the area and conform with the goals set forth by the Citrus Sub area. A neighborhood meeting was conducted on January 31, 2023, neighbors in attendance were supportive of the proposed use and believe that a childcare facility is needed in the community. The development complies with the Citrus Sub Area in the following ways;

1. Brightpath will plant and preserve citrus trees on site where appropriate and in compliance with the Citrus Sub Area.
2. The applicant will work closely with City staff to ensure that the building is designed to complement the surrounding area.
3. Minimal lighting will be provided to reduce interference with the existing development in the area.

Figure 3 – General Plan Map



Conclusion

The applicant is looking forward to working with the City of Mesa to bring this high-quality design and premier childcare facility to the area. The proposed use creates a symbiotic relationship between neighboring facilities and provides a much-needed resource for community members.