

Narrative

Red Oak Autism Academy

Location: 5050 E University Dr. Ste. 110-114, Mesa, AZ 85205

Objective: Change the use of the building to an “ E ” classification for a small private school for students who have a diagnosis of Autism.

Size: School will have only 5 classroom spaces. Each classroom will have between 6-9 students with two teachers per classroom.

Design: There will be a new building sign. No changes have been made to the already existing interior layout.

Goal:

“Every child needs a champion; an adult who will never give up on them.” This quote by Rita F. Pierson guides my cofounder and I with every decision we make for our students. As accomplished teachers with several years of experience, we believe that Red Oak Autism Academy can support families within East Mesa find a dependable and accessible private school that follows their child’s progress as they see fit. Our team has had the privilege to work alongside students with different ability levels. Throughout time, we have gained considerable knowledge and passion for teaching those who have Autism. This process has not been without challenges, especially with the heterogeneous real estate market. Locating a building that can be adapted to the abilities and functionality of our students is incredible. Red Oak Autism Academy has the opportunity to teach students and their families about academics and life-skills so that our students can grow to their individual potential. A majority of families fund their private school education through the Empowerment Scholarship Program and School-Tuition Organizations. These funding opportunities have allowed our parents to make informed decisions on their school choices. With that in mind, our school aims to

have no more than forty students at full enrollment, which produces an average class size of six to eight students. We teach grade levels pre-k through twelfth grade. Small class sizes produce an atmosphere that allows children to progress on a timeline that works best for themselves and their families. As Pierson states, children need adults who will never give up on them. Red Oak Autism Academy will continue to foster this mentality with each educational decision we make.

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Size: School will have only 5 classroom spaces. Each classroom will have between 6-9 students with two teachers per classroom.

Design: No changes have been made to the already existing interior layout. No exterior changes have been made to the building, only removing previous tenants' signage. We have not added our own building sign yet. We will follow any city guidelines and cooperate with the policies in the General Plan.

Operating Characteristics: Employees will work year round and the students will be in school between the months of August- May. Typical week will be Monday through Friday with the hours of 8:00am - 2:30pm with students.

We hope to serve the surrounding communities and families with a big hearted Autism School to those who are in search of one for their children. We would love to have our staff along with our students be helpful, caring and thoughtful to the community around.

2nd Review Consolidated Comments

Question 1: 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:

Answer 1: Yes, by applying the following:

- Provide for a safe environment that supports the creation and maintenance of great neighborhoods, facilitates the growth of a diverse and stable job base, and allows enjoyment of rich and high quality semi-public spaces and amenities.
- Help provide high quality jobs in the area
- Build community and foster social interactions
- Continuing to improve the business climate that includes Education for families around us

Question 2: 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;

Answer 2: Yes. As a small private school we are here for the surrounding neighborhood families. Our design will be modern and natural colors.

Question 3: The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and

Answer 3: The proposed project will not be injurious to the surrounding properties since all classes will be inside. We would also help the surrounding neighborhood keep the homeless crime from being present in the area. We want

to help keep the surrounding area as clean and safe as possible for the students and the public.

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

Answer 4: Although we are a private school, we are open to the public for those who have a child or family member who have a diagnosis of Autism.

Site Plan: Our school will have the parents park in the north parking lot and walk their students to the building if City Staff do not approve of our other suggestion of a pick-up/drop off route. (other suggestions will be added to our project case to view)

Landscaping: We have contacted the properties management team about this and they are currently working on getting this taken care of. It may have to happen in phases. A good contact for updates on this would be:

Coy Johnston, Maintenance Supervisor

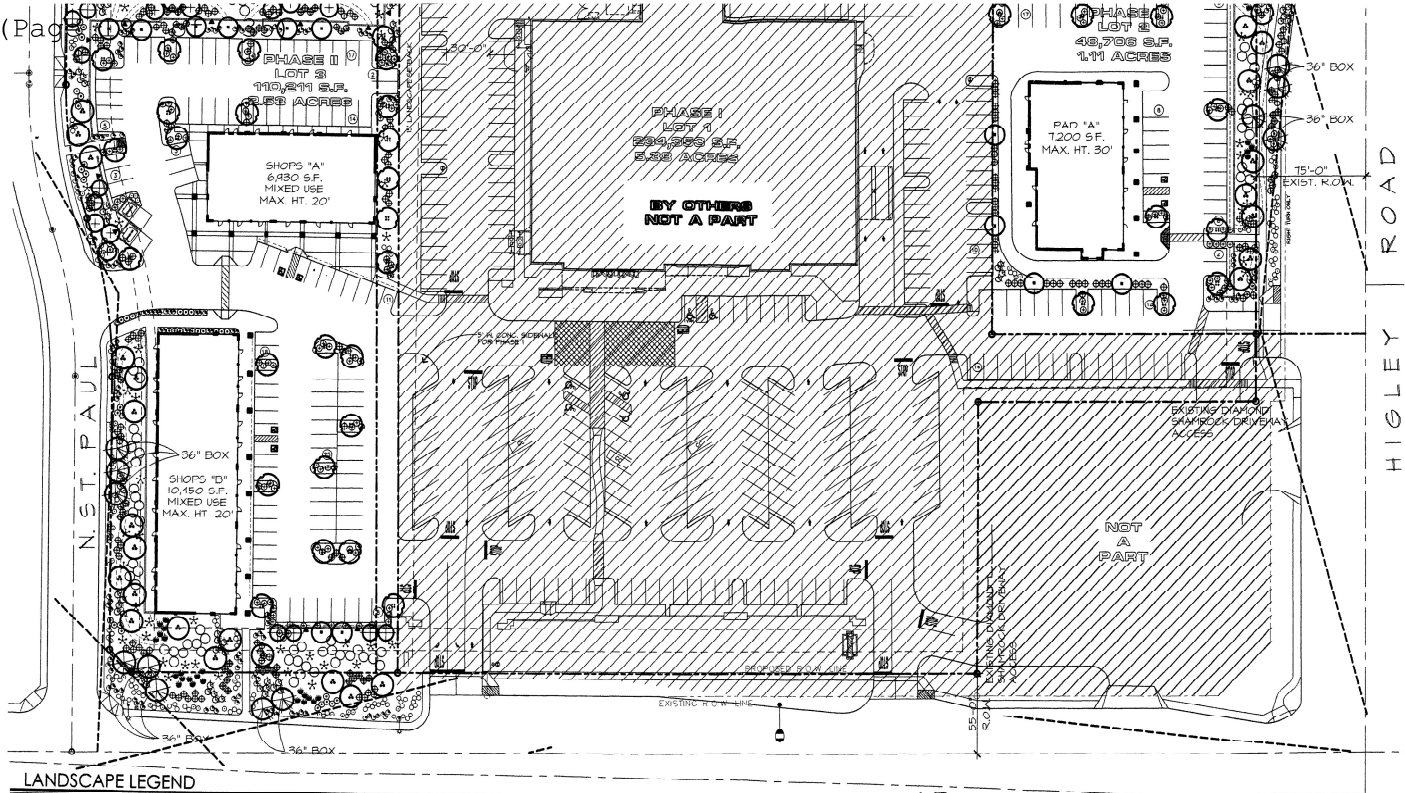
Focus Real Estate Services

2158 N Gilbert Rd. St. 113

Mesa, AZ 85203

480-679-2162

maintenance@focuspmgroup.com



STREET TREES AND SHRUBS SHALL BE PLANTED FOR EVERY 25' OF STREET FRONTAGE.

PROPERTY LINE ONE TREE AND 3 SHRUBS SHALL BE PLANTED FOR EVERY 25' OF SIDE PROPERTY LINE. FOR THE FIRST HALF OF THE LOT, FOR EVERY 10 REQUIRED PARKING SPACES, A MINIMUM OF ONE TREE AND TWO SHRUBS SHALL BE PROVIDED.

FOUNDATION LANDSCAPING/LANDSCAPING TO A MINIMUM HEIGHT OF 10" 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 3' WIDE AND A MIN. OF 30% PLANT COVERAGE.

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.

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

*ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS.

THERE ARE NO OVERHEAD POWER ON THIS SITE

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

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

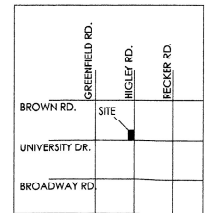
RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G. COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR

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.

PRE-EMERGENT NOTE
DUE TO CONFLICTS BETWEEN OWNERS AND CONTRACTORS WE ARE NOW REQUIRING THAT THE ENTIRE PRE-EMERGENT APPLICATION PROCESS BE VIDEO TAPED. VIDEO TAPES IS TO BE VIEWED BY THE LANDSCAPE ARCHITECT. IF VIDEO TAPPING IS NOT PERFORMED ANOTHER APPLICATION SHALL BE PROVIDED WITH VIDEO TAPPING.

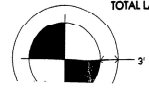
LANDSCAPE DATA	TREES	SHRUBS
WEST PROPERTY LINE (540)	REQUIRED (22) PROVIDED (22)	REQUIRED (90) PROVIDED (95)
EAST PROPERTY LINE (350)	REQUIRED (14) PROVIDED (14)	REQUIRED (59) PROVIDED (59)
NORTH PROPERTY LINE (830)	REQUIRED (50) PROVIDED (50)	REQUIRED (200) PROVIDED (200)
SOUTH PROPERTY LINE (580)	REQUIRED (46) PROVIDED (46)	REQUIRED (276) PROVIDED (276)
PARKING STALLS (176)	REQUIRED (79) PROVIDED (79)	REQUIRED (237) PROVIDED (237)

TOTAL	TOTAL LANDSCAPE AREA	TOTAL LANDSCAPE COVERAGE
36" BOX TREES	PROVIDED (15)	
24" BOX TREES	PROVIDED (99)	
15 GALLON TREES	PROVIDED (24)	
5 GALLON SHRUBS	PROVIDED (693)	
1 GALLON SHRUBS	PROVIDED (308)	
TOTAL LANDSCAPE AREA	64,727 S.F.	
TOTAL LANDSCAPE COVERAGE	100%	



LANDSCAPE LEGEND

- | | | | |
|--|--|---|--|
| <ul style="list-style-type: none"> CERCIDIUM HYBRID 'DESERT MUSEUM' 'DESERT MUSEUM' 24" BOX (MATCHING) - 39 ACACIA SALICINA WILLOW ACACIA 24" BOX - 19 OLNEYA TESOTA IRONWOOD 24" BOX - 6 (ALONG NORTH PROPERTY LINE) 36" BOX - 15 (ALL STREET FRONTAGE) ACACIA STENOPHYLLA SHOESTRING ACACIA 15 GALLON - 12 | <ul style="list-style-type: none"> CONVOLVULUS CINEORUM SILVER BUSH MORNING GLO 5 GALLON - 121 LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE 5 GALLON - 36 CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER 5 GALLON - 69 RUELLIA PENINSULARIS BAJA RUELLIA 5 GALLON - 73 LEUCOPHYLLUM | <ul style="list-style-type: none"> LANTANA MONTEVIDENSIS TRAILING YELLOW 1 GALLON - 118 DAIJA GREGGII TRAILING INDIGO BUSH 1 GALLON - 64 JUSTICA CALIFORNICA CHUPARCA 5 GALLON - 10 CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON - 74 AGAVE VILMORIANA | <ul style="list-style-type: none"> CHRYSACTHIA MEXICANA DAMIANITA 1 GALLON - 176 1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS ACACIA REDOLENS 'DESERT CARPET' 5 GALLON - 33 |
|--|--|---|--|



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Citizen Participation Plan for Red Oak Autism Academy

May 25th, 2023

Hello Resident,

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for Red Oak Autism Academy. This site is located at 5050 E University Drive, Suite 110-114 and is an application for a Council Use Permit. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Sabrina Lopez
5050 E University Dr, Suite 110-114
Mesa, Arizona 85205
Mobile (480) 734-3862 Fax (480) 424-4640
email: roaaproject@redoakautismacademy.com

The Pre-submittal Conference with City of Mesa Development Services staff was held on November 8th, 2022. Staff reviewed the application and recommended that the residents within 1,000 feet be notified and nearby registered neighborhoods be contacted.

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. We are welcoming you to join us for two meetings.

1. The first meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided and copies sent to the City of Mesa. Neighbors will be able to meet the co-owners of the Private School, Rosie De Paz and Annemaire Butler.
2. In the second meeting will be responses to questions and concerns of the first meeting. A sign-in list and comment cards will also be sent to the city of Mesa.

Schedule:

First neighborhood meeting - June 6th, 2023 at 9:30am
Second neighborhood meeting - June 13th, 2023 at 9:00am

Location:

5050 E University Dr. Suite 110-114
Mesa, Arizona 85205

Citizen Participation Report for Red Oak Autism Academy

Case # ZON22-01298

June 20th, 2023

Overview: This report provides results of the implementation of the Citizens Participation Plan for Red Oak Autism Academy. This business is located at 5050 E University Dr. Suite 110-114, Mesa, AZ 85205, and is in an application of changing the building use with a Council Use Permit. This report provides evidence that property owners within 1,000 feet of the property have had adequate opportunity to learn and comment on the proposed project. Comments and sign-in sheets are attached to this report.

Contact:

Sabrina Lopez
5050 E University Dr. Suite 114
Mesa, AZ 85205
480-448-8906
roaproject@reoakautismacademy.com

Neighborhood Meetings: The following are dates and locations of all the meetings where citizens were invited to discuss the proposal (sign-in sheet, and comment cards are attached);

- 1.) 06/06/23 - First Meeting. 5050 E University Dr. Suite 114, Mesa AZ 85205.
9:30AM to 4PM. - 2 citizens attended.
- 2.) 06/13/23 - Second Meeting. 5050 E University Dr. Suite 114, Mesa AZ 85205.
9AM to 3PM. - 0 citizens attended.

All property owners on the list given to us by the city of Mesa were mailed letter invitations of the Citizens Participation Plan with the meeting details and proposal for a CUP. The letter also provided an email and phone number for them to send any questions or concerns to.

A total of 248 property owners were mailed our Citizens Participation Plan on June 1st 2023.

Results:

Only 2 of the property owners had shown up in person. About 15 of those letters that were mailed out came back as “ Undeliverable “ and did not have a forwarding address. The two property owners showed up to the first meeting. Both filled out a comment card and signed in.

1. Summer of concerns, issues, and problems:
 - a. Concern of the time the meeting was scheduled for and that the owner needed to take time off to attend.
 - b. Students not having a designated outside play area.

2. How concerns, issues and problems were addressed:
 - a. The owner was given a phone number and email address to send any further questions or concerns, if they were unable to attend the second meeting.
 - b. Owner was given a tour of the building and was told that in the future the school hopes to work with the city of Mesa to inquire about the steps for getting approval of a gated outside play area for students to use during school hours.

3. Concerns, issues and problems not addressed and why: N/A

Red Oak Autism Academy, Parent Drop-Off and Pick-Up Route #4



Higley Rd

E University Drive

We would have enough spot for parents to park and walk to pick up their child and walk back (the yellow marked spots). We would want to have a few staff members out there to help facilitate vehicles. We would also want the youngest students to be picked up in the closest parking spots to the building.