

Power & Elliot Commercial

**SEC Power Road & Elliot Road
Mesa, Arizona**

REZONE, SITE PLAN, AND SUP
Case No. ZON22-01271

Initial Submittal: November 28, 2022
2nd Submittal: January 30, 2023

Development Team

Developer:	Avalon Development, LLC 7333 E. Doubletree Ranch Road Suite 140 Scottsdale, AZ 85258 Contact: Will Whittington Phone 480-376-8750 Email: will@avalondevelopment.com
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Applicant / Legal Representative:	Withey Morris PLC 2525 East Arizona Biltmore Circle, A-212 Phoenix, Arizona 85016 Contact: Benjamin Tate Phone. 602-230-0600 Email: ben@witheymorris.com

I. Project Overview

The subject property is approximately 14.46 gross acres located at the southeast corner of Power Road and Elliot Road in Mesa, AZ (the "Property"). See Aerial Map at **Tab 1**. The Property is vacant land historically used for agricultural purposes. The Property is currently zoned LC (Limited Commercial) with PAD (Planned Area Development) and BIZ Overlays as illustrated in the Zoning Map at **Tab 2**. The current zoning was established in zoning case number Z08-44.

Avalon Development is proposing the development of a community-scale commercial and retail development with approximately 76,100 square feet of total commercial floor area divided among two anchor pads (Aldi Grocery and EoS Fitness), four restaurant pads with drive-thrus, and a service station/convenience store. The original project approved in 2008, known as "The Commons", envisioned significantly more intense retail with four large blocks of small-suite retail and office and a hotel totaling over 151,000 SF of floor area.

The proposed project seeks to utilize the same underlying Limited Commercial zoning for a lower intensity commercial/retail center. The proposal matches the retail needs of the area and reflects the current demand in the retail market in terms of both intensity and composition of land uses.

The site has been designed to meet the high-quality design and development standards the City of Mesa strives for while providing an appropriate development capable of meeting the goals of the General Plan and the commercial needs of residents in the area.

II. Relationship to Adjacent Properties

The Property is bounded by arterial roadways to the north (Elliot Road) and the west (Power Road) with undeveloped agricultural land at all four hard corners of the intersection. To the south of the Property is the recently constructed Hillcrest Academy private school and Evo Swim School. To the east of the Property is the Roosevelt Water Conservation District's (RWCD) administrative offices, which were also recently developed. To the east of the administrative offices is the RWCD canal itself.

III. Requests

This application requests the following:

- Rezone the Property from Limited Commercial (LC) with PAD-BIZ Overlays to Limited Commercial (LC) to allow a new 14.46-acre community-scale commercial development with concurrent site plan review.

- Special Use Permit to reduce required parking for the proposed EoS Fitness center from 1 space/100 SF to 1 space per 180/SF.
- Special Use Permit for service station/convenience store.

IV. General Plan

The Property is currently designated as “Mixed Use Activity / Employment” by the City of Mesa 2040 General Plan as illustrated by the General Plan Map at **Tab 3**. The Property is also within the Mesa Gateway Strategic Development Plan Area and the Bonus Intensity Zone, as well as being identified as Mixed-Use Activity District – Community Scale District (MUAD-CSD) on the Inner Loop Land Use Plan. See Overlay Map at **Tab 4**. Consistent with these designations, the proposed development will offer community-scale food and beverage, commercial, and retail land uses.

V. Site Layout

The proposed development is organized in a typical commercial center configuration with smaller pads and a service station fronting the arterial street and larger anchor tenant buildings set back away from the roadway. In this instance the buildings are oriented to the west, facing Power Road.

The two anchor tenant buildings will be occupied by a 19,500 square-foot Aldi grocery store in the northeast corner of the center and a 42,000 square-foot EoS Fitness center in the southeast corner. Along Power Road there are four evenly spaced restaurant pads with drive-thru facilities, Pads B, C, D, and E as noted on the Conceptual Site Plan at **Tab 5**. The restaurant pads flank the primary driveway and entry on Power Road, with two pads on each side of the main entry. The restaurant pads are provided in a variety of sizes and building configurations to provide flexibility for future tenants/users and variety for future patrons.

At the hard corner of Power Road and Elliot Road, a gas station and convenience store is provided with convenient access from both arterial streets. The convenience store building is oriented toward Elliot Road, partially screening the pump station canopy, which is set to the east of the convenience store building. The orientation of the gas station/convenience store elements are intended to minimize their visual impact from adjacent public rights-of-way.

Although surface parking is distributed across the entire site, the main parking area is located between the restaurant pads and the anchor tenant buildings. The site is generously landscaped both internally and around the perimeter to create a comfortable, attractive environment for both customers and passersby.

Circulation

Access to the Property is provided by a total of five driveways, with two access points on Power Road and three on Elliot Road. The primary entrance to the Property is a full access driveway located toward the southern end of the Power Road frontage with a large landscaped median dividing the lanes of travel. A second driveway on Power Road just south of the service station is restricted to right-in/right-out turning movements.

On Elliot Road, a full-access driveway is provided just east of the midpoint of the Elliot Road frontage, aligned with the internal drive aisle that provides access to the Aldi and EoS storefronts. To the west and east of the full-access driveway are secondary right-in/right-out access points – one just east of the service station and one at the far eastern end of the Elliot Road frontage aligned with the “back of house” drive aisle for the Aldi and EoS buildings.

On-site circulation is provided by a network of drive aisles that circumnavigate the individual building pads and the main parking field in the middle of the site. The drive aisles and drive-thru lanes for the restaurant pads are adequate queueing storage so as not to interfere with or obstruct on-site circulation, and oriented to avoid conflicts between adjacent drive-thrus.

Parking & Screening

As described above, surface parking is distributed throughout the site to provide convenient parking for each of the individual building pads and supported by a large, shared parking field in the middle of the Property. Parking areas will be screened from adjacent rights-of-way by a split-face 3'4" masonry screen wall.

The calculated overall parking requirement for all proposed uses per the City of Mesa's Zoning Ordinance is 580 parking spaces, largely driven by the 420-space requirement for the proposed EoS Fitness facility. A total of 526 spaces are provided throughout the Property, and an SUP is being requested to allow a parking requirement reduction as described in greater detail below in the “Special Use Permit Analysis” section.

Landscaping

Landscaping for the Property complies with Article 4, Chapter 33 of the Mesa Zoning Ordinance as illustrated in the Landscape Plan submitted with this application.

Refuse

Each building pad throughout the site will be served by a bollard protected double bin refuse container, provided adjacent to each pad in locations that allow for safe and convenient maneuvering by solid waste collection vehicles. The double bin refuse container will be screened from public view by a gated masonry screen wall enclosure per City of Mesa code requirements.

VI. Quality Development Design Guidelines

This application has been prepared to be consistent with the goals and objectives of the City of Mesa Quality Development Design Guidelines pertaining to commercial developments:

The commercial parcel will include sidewalks along the building frontages and within the central parking area to provide shade and comfort for pedestrians. The Architectural Design Guidelines are intended to ensure an attractive, high-quality development with a consistent look and feel across the Site. Please refer to the submitted project reference imagery and material color board.

These standards will provide continuity throughout the development while incorporating a variety of architectural styles, color and materials. Styles may and should vary to create individual identities while maintaining common threads that establish compatibility with the industrial buildings.

Design vocabularies should be respectful of adjacent uses, allowing architectural expressions to flow from site to site, avoiding abrupt transitions in style or character. Variation in texture, contrast, color and materials should be utilized to create visual interest.

Colors and materials should create visual harmony within the development as further illustrated in the submitted project reference imagery and material color board.

Landscape design for the commercial portions of the site will reflect the overall theme of the area, creating a unifying aesthetic that provides for meaningful spaces that relate to the adjacent buildings.

1. Site Design

a. Building Placement & Orientation

The site is designed, and the buildings are placed to most efficiently use the site while providing a strong relationship to the street and visual interest in areas visible from public view. Site infrastructure includes a complementary landscape palette, hardscape paving, site screen walls and site lighting.

Consistent with the guidelines, the smaller pad buildings are placed close to the street to create a strong presence with the public realm that encourages pedestrian engagement with the buildings. The larger anchor pads are set farther away from the street frontages to mitigate the massing and visual impact of large buildings. The drive-thru facilities for all four restaurant pads are perpendicular to Power Road, oriented away from the right-of-way to minimize visibility from public streets.

b. Parking and Circulation

As described throughout this narrative, parking for the proposed development is distributed throughout the site, with smaller individual parking areas for each building pad and a large parking area in the middle to support the anchor tenant buildings. The smaller parking areas are broken up by landscape islands and screen walls to break up the parking areas and define a series of small, interconnected lots. Parking aisles for the central parking area are oriented perpendicular to the building entrances to minimize pedestrian and vehicular conflicts in the parking areas.

c. Landscaping & Shading

Landscape design of streetscapes along Power Road to the west, Elliot Road to the north, and throughout the development consists of generous plantings with a lush, drought-tolerant landscape palette per City of Mesa standards. Distinct groupings of plantings and species are used to define parking areas, highlight and accent streetscapes, and screen trash enclosures and parking. See Landscape Plan at **Tab 6**.

d. Lighting

Exterior lighting consists of energy efficient LED lighting for parking areas and accent lighting on the building. Lighting has been harmoniously incorporated into the site layout and building design to be complementary to the overall project.

e. Architectural Design

The site plan and building architecture have been thoughtfully laid out to ensure a pleasant and inviting environment for visitors and a visually attractive development for passersby on adjacent rights-of-way. Individualized store detailing and design considerations for the proposed Aldi grocery store and EoS Fitness center ensure compatibility with the surrounding area and appropriate visual interest and detailing. Varied rooflines and massing, a bold color palette, and thoughtful use of materials provide a distinctive yet contextually appropriate design.

f. Signage

Building signage has been generally identified on building elevations for design intent only. Building and site/monumental signage is a separate permit/deferred process and will be submitted and reviewed per City of Mesa standards.

g. Service Areas & Utilities

As described above, each building pad will be served by a bollard protected double bin refuse container, which will be located adjacent to each building pad. The double bin refuse container will be screened from public view by a gated masonry screen wall enclosure per City of Mesa code requirements.

VII. Grading and Drainage

The grading and drainage for the site will be designed to retain the 100-year, 2-hour storm event in accordance with the City of Mesa drainage design guidelines. Storm drainage will be conveyed via internal drain or downspouts and overland flow across the parking lots into either catch basins or curb openings which will outfall to underground retention tanks as shown in the preliminary grading and drainage plan submitted with this application. The required storage volume will dissipate within 36 hours via a combination of natural percolation and drywells. Any off-site drainage impacts to the site will be routed through the site to maintain its historical drainage pattern.

VIII. Phasing

The anchor tenant Aldi and EoS Fitness buildings, submitted for concurrent design review, will be constructed in the first phase. The restaurant pad buildings and service station/convenience store will be constructed based upon market demand.

IX. Special Use Permit Analysis

As noted above, the Zoning Ordinance requires approval of a Special Use Permit (SUP) for a parking reduction and for the operation of a service station/convenience store in the LC zoning district. Analysis for each request is addressed separately below.

Parking Reduction

1. Special Conditions

Response: Section 11-32-3 of the Mesa Zoning Ordinance requires a minimum 1 space per 100 square feet of floor area for "Health space and clubs, gyms, and tennis, handball, and racquetball courts and clubs". Following this ratio, the proposed 42,000 SF EoS Fitness facility is required to provide 420 parking spaces. Unlike some neighboring jurisdictions, the Mesa Zoning Ordinance makes no distinction between small fitness facilities with typically a high concentration of members per square foot (Orange Theory, F45, CrossFit, etc.) and large fitness facilities with a much lower concentration of members per square foot (EoS Fitness, LA Fitness, etc.)

Because of the building size, large facilities tend to offer amenities that occupy a significant percentage of floor area but only typically accommodate a limited number of users at a time (basketball courts, indoor swimming pools, spacious and well-appointed locker rooms, etc.) Many of these facilities (including the proposed EoS Fitness) also offer on-site childcare services. See Conceptual EoS Floor Plan at **Tab 7**.

Some jurisdictions, including the nearby City of Scottsdale, provide tiered parking schemes for fitness facilities in recognition of this reality. In Scottsdale, fitness facilities between 3,000 and 10,000 square feet have a parking requirement of 1 space per 150 square feet, whereas facilities greater than 20,000 square feet have a parking requirement of 1 space per 250 square feet. This tiered system acknowledges the operational realities of large, modern fitness facilities in which more space does not typically translate to more patrons.

2. The use will be adequately served by the proposed parking.

Response: Consequently, the applicant is seeking a reduction in the required parking ratio for the proposed EoS Fitness facility from 1 space per 100 square feet to 1 space per 180 square feet as described in the Parking Study submitted with this application. As noted in the Parking Study, a study for another EoS Fitness facility in the City of Mesa was approved in July 2018 with a parking ratio of 1 space per 180 square feet.

In practical terms, there is not a 1-to-1 ratio between square footage and parking demand for fitness facilities. Conversely, as the facility gets larger the parking demand per square foot steadily decreases. Floor area-consuming amenities like indoor pools and childcare facilities become a significant component of the building. A reduced parking ratio that acknowledges these realities does not run afoul of the purposes or intent of the LC zoning district, as demonstrated by the previously approved study for another EoS Fitness facility in the City of Mesa in July 2018 which follows this same line of logic related to parking demand.

3. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.

Response: The requested parking ratio will not cause the proposed project to be underparked or become detrimental to surrounding properties. It is the applicant's intent to simply provide a parking ratio that aligns with the actual parking demand for the proposed EoS Fitness facility. Moreover, the surrounding area is largely undeveloped and does not have an established system of on-street parking.

Service Station:

Pursuant to MZO Section 11-7-2 Use Table, a SUP is required for a Service Station use. The site design complies with the criteria listed in section 11-31-25. Additionally, the plan complies with the criteria listed in subsection (I) as explained below:

1. The use is found to be in compliance with the General Plan, applicable Sub Area Plans, and other recognized development plans or policies, and will be compatible with surrounding uses;

Response: The use is consistent with the City's General Plan designation of Employment. Employment districts may include retail and commercial uses that support the employment uses.

- 2. A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations.**

Response: The use is consistent with the LI zoning district, building and safety standards.

- 3. A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses, including sound attenuation, lighting control measures, and vehicular access and traffic control. Such policies shall include, but are not limited to, the name and telephone number of the position, manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures.**

Response: A good neighbor policy is included with this submittal.

- 4. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City Development Standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.**

Response: The use is consistent with the LI zoning district and applicable standards.

- 5. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use shall adequately provide paved parking and on-site circulation in a manner that minimizes impacts on adjacent sites; and existing or proposed improvements to the site shall minimize dust, fugitive light, glare, noise, offensive smells and traffic impacts on neighboring residential sites.**

Response: The use is consistent with all applicable development and regulatory standards.

X. Summary

The proposed zone change to Limited Commercial (LC) will allow the development of a modern commercial center that supports the goals and policies of the Mixed Use Activity General Plan designation. The proposed project is consistent with the City of Mesa's desire, via the General Plan, to see neighborhood-scale commercial development at the intersection of Power Road and Elliot Road to serve the adjacent residential areas. The proposed uses will complement the surrounding area and provide value to the surrounding community.

TAB 1

Aerial Map

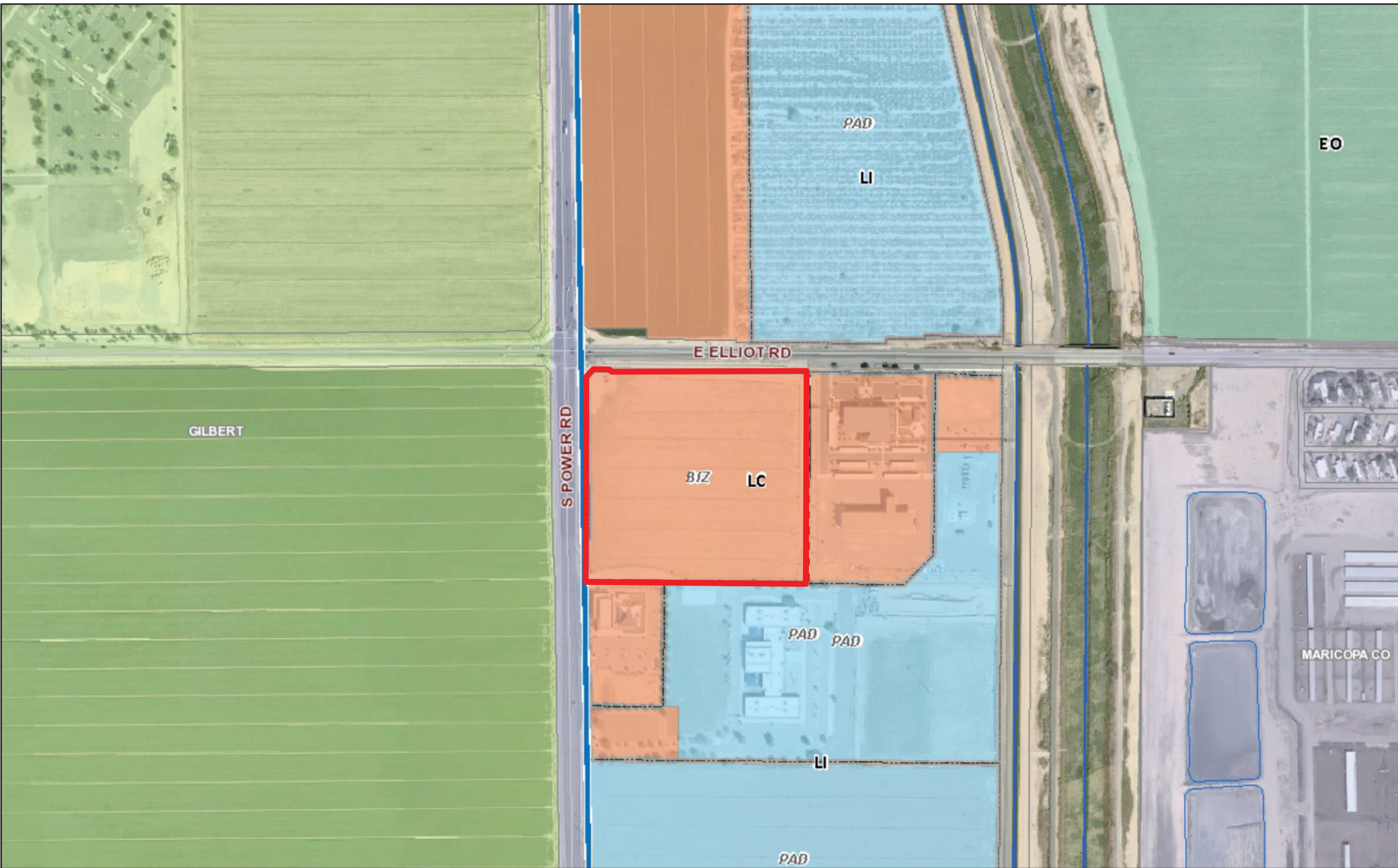


SEC Power Road & Elliot Road - Mesa, AZ



TAB 2

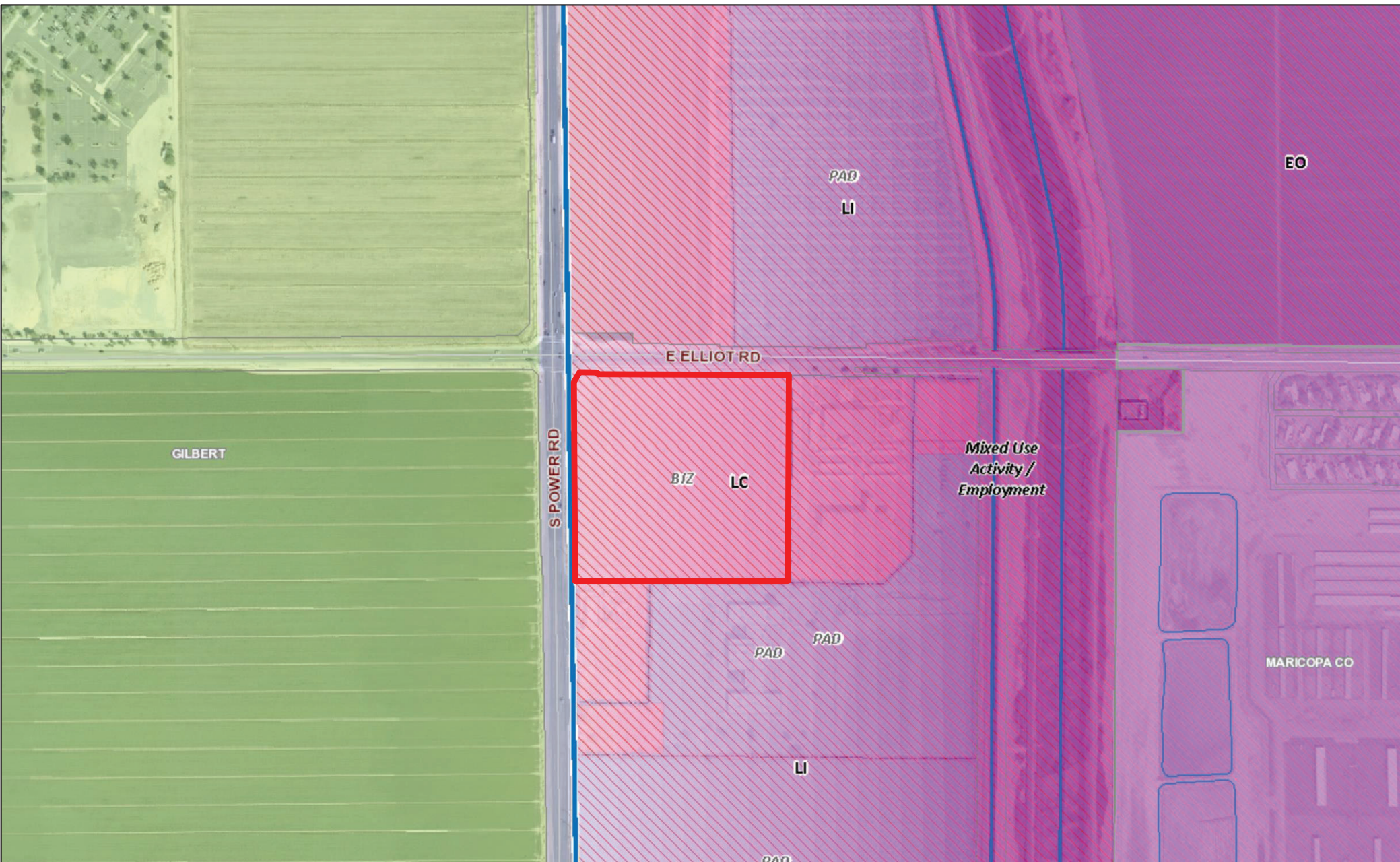
Zoning Map



SEC Power Road & Elliot Road - Mesa, AZ

TAB 3

General Plan Map

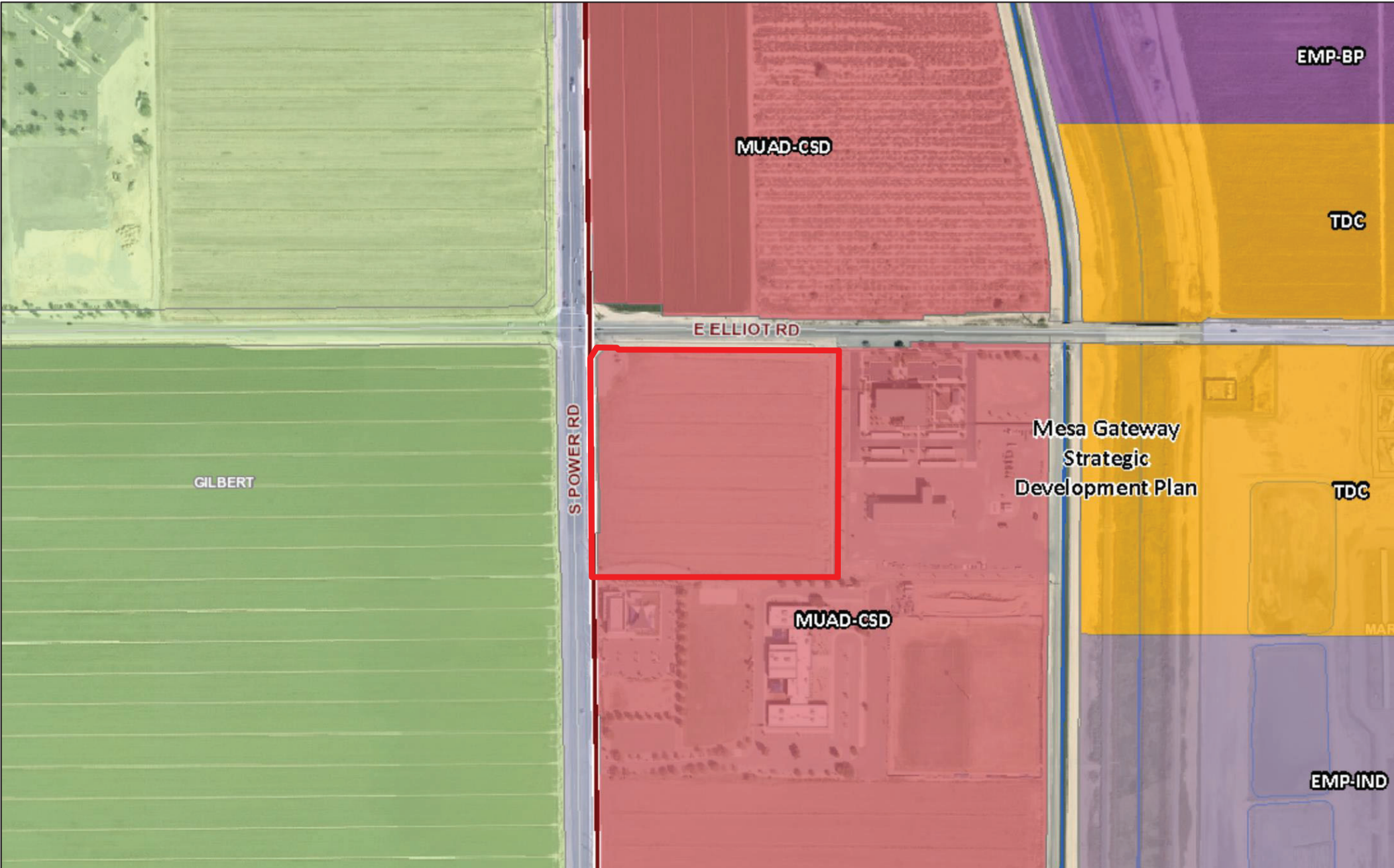


SEC Power Road & Elliot Road - Mesa, AZ



TAB 4

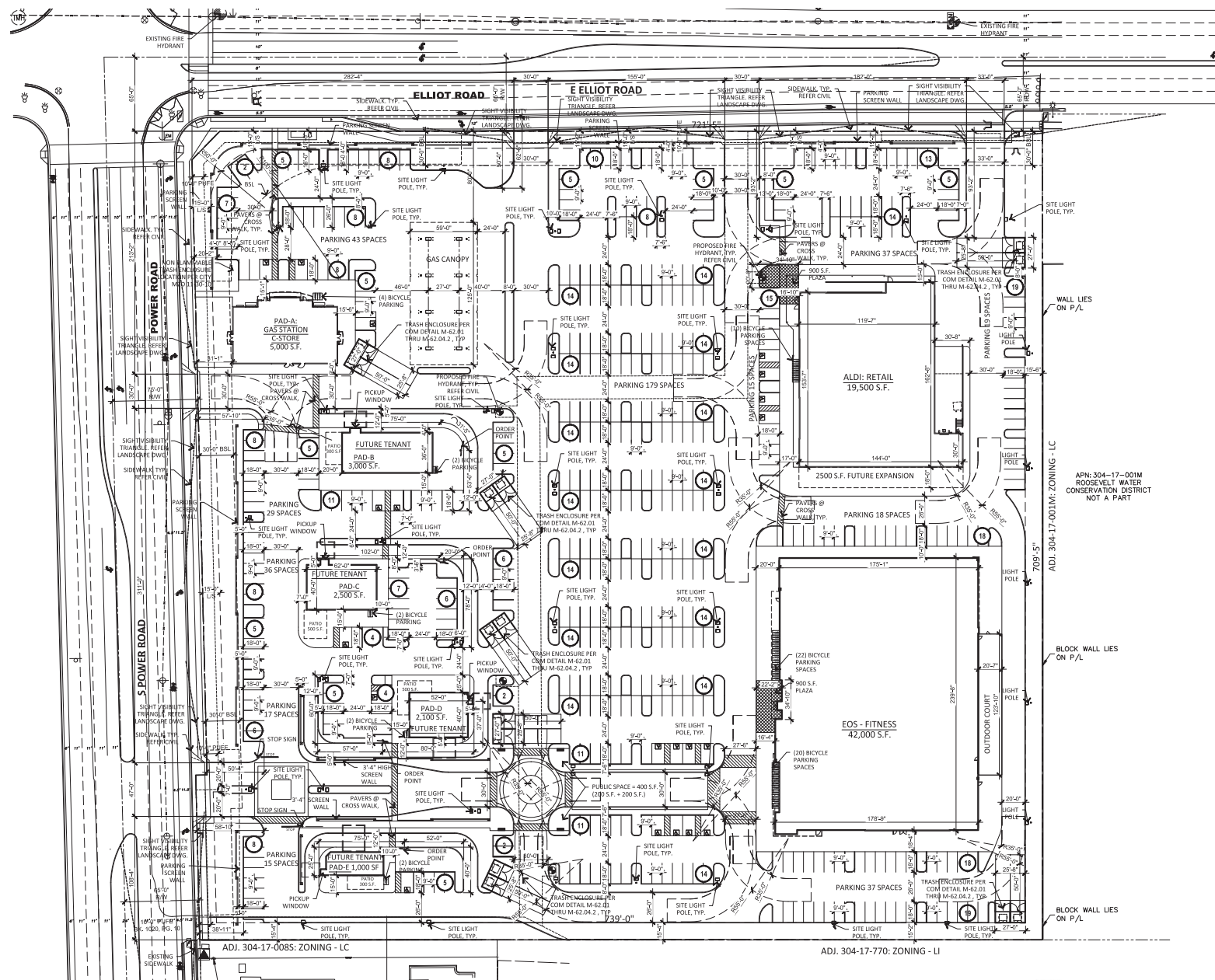
Overlay Map



SEC Power Road & Elliot Road - Mesa, AZ



TAB 5



SITE PLAN
SCALE: 1" = 40'-0"



POWER & ELLIOT RETAIL
3663 E POWER ROAD MESA ARIZONA 85212
SEC OF S POWER ROAD AND E ELLIOT ROAD
DATE: 01-27-2023 (PRELIMINARY)



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DISCLOSED WITHOUT
WRITTEN PERMISSION
OF THE ARCHITECT.

SP-1
RKAA# 22223.50

PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBER: 304-17-211 THRU 304-17-219
EXISTING ZONING: LC -PAD-BIZ
NET SITE AREA: 12.04 ACRES (524,473 S.F.)
GROSS SITE AREA: 14.46 ACRES (630,003 S.F.)
MAX. LOT COVERAGE: 80%
LOT COVERAGE PROPOSED: 76,700 S.F. 14.62%
MAX. HEIGHT PER CODE: 30'-0"
PUBLIC SPACE REQUIRED: 5 SF / 1000 SF OF BUILD. AREA

PROPOSED USE: RETAIL/RESTAURANT/FITNESS/GAS STATION
BUILDING AREA:
PAD A: GAS STATION-CSTORE 5,000 S.F.
PAD B: RESTAURANT - DT 3,000 S.F.
PAD C: RESTAURANT - DT 2,500 S.F.
PAD D: RESTAURANT - DT 2,100 S.F.
PAD E: RESTAURANT - DT 1,000 S.F.
ALDI- RETAIL: 19,500 S.F.
EOS FITNESS 42,000 S.F.
TOTAL BUILDING AREA: 75,100 S.F.

TOTAL PATIO AREA 1,600 S.F.
TOTAL GROSS AREA: 76,700 S.F.
SITE COVERAGE: 14.62 %

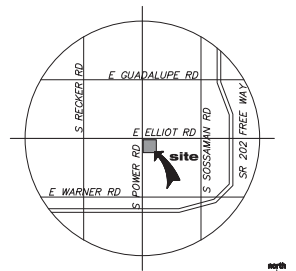
PUBLIC SPACE REQUIRED: 384 S.F.
PUBLIC SPACE PROVIDED: 400 S.F.

PARKING REQUIRED
GAS STATION-CSTORE-5000 SF : 1 PER 375 14 SPACES
RESTAURANT-8600 SF - DT: 1 PER 100 86 SPACES
PATIO SEATING: 1 PER 200 08 SPACES
ALDI - RETAIL : 1 PER 375 52 SPACES
EOS FITNESS : 1 PER 100 420 SPACES

TOTAL PARKING REQUIRED: 580 SPACES
TOTAL PARKING PROVIDED: 526 SPACES
(VARIANCE / PARKING REDUCTION APPROVAL REQUIRED)

ACCESSIBLE SPACES REQUIRED: 20 SPACES
ACCESSIBLE SPACES PROVIDED: 20 SPACES

BICYCLE SPACE REQUIRED 58 SPACES
BICYCLE SPACES PROVIDED: 64 SPACES

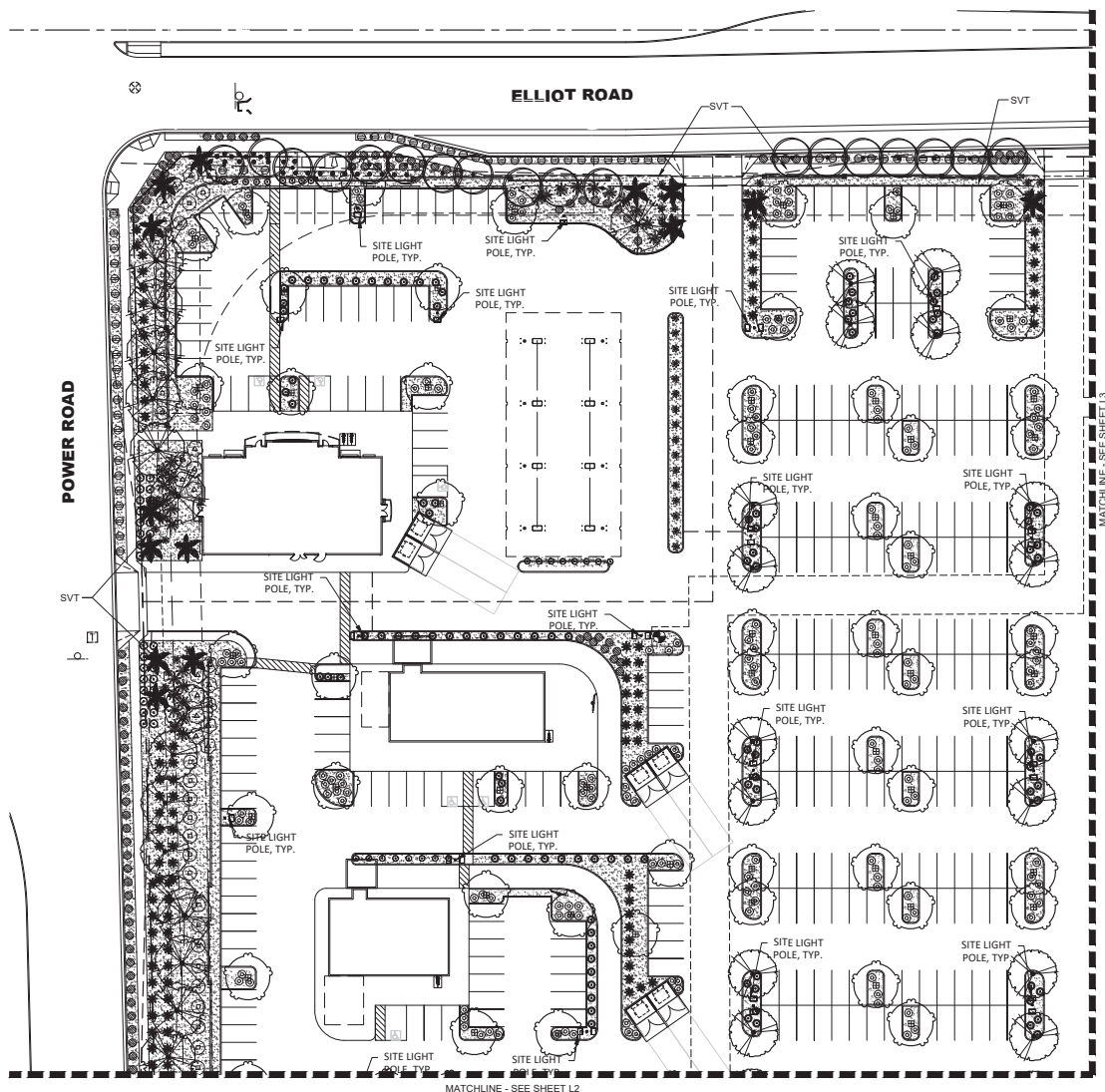


vicinity map
scale: n/a.

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.



TAB 6



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Ebenopsis ebano Texas Ebony	24" Box	3
	Olea europaea 'Fruitless' Fruitless Olive	36" Box	34
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24"box	20
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	36" Box	29
	Phoenix dactylifera Date Palm	15' Ht.	32
	Pistacia x 'Red Push' Pistache	24"box	22
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	36" Box	108
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Agave desmettiana Dwarf Century Plant	5 gal.	65
	Agave geminiflora Century Plant	5 gal.	52
	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	149
	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal.	117
	Carissa macrocarpa 'Boxwood Beauty' Beauty Natal Plum	5 gal.	82
	Dasyliroia longissimum Toothless Desert Spoon	5 gal.	80
	Dodonaea viscosa 'Green' Green Hopseed Bush	5 gal.	69
	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal.	159
	Lantana x 'New Gold' New Gold Lantana	1 gal.	128
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Muhly Grass	5 gal.	225
	Rosmarinus officinalis 'Huntington Carpet' Huntington Carpet Rosemary	1 gal.	94
	Ruellia penninsularis Wild Petunia	5 gal.	387
	Ruellia equisetiformis Firecracker Plant	5 gal.	101

REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION
K-101	1/2" screened decomposed granite. Express Carmel color at 2" Depth.

NOTE:
LANDSCAPE TO BE IRRIGATED WITH PERMANENT, BELOW GRADE, AUTOMATIC SYSTEM

LANDSCAPE CALCULATIONS		
Total Open Space Area	93,936 Square Feet	
Plant Material Coverage	55,415 Square Feet (59%)	
Total Parking lot trees	114	
Foundation base length	699'	
	Required	Provided
Street Frontage Trees	50	66
36" Street Frontage Trees	13	35
Ocotillo substitution	N/A	N/A
24" Street Frontage Trees	25	31
Street Frontage Shrubs	300	519
5 Gal. Street Frontage Shrubs	150	318
36" box parking lot trees	12	16
Perimeter trees	44	45
Perimeter shrubs	120	308
Foundation base trees required	11	24
36" box foundation base trees	1	6
Foundation base LF required	191 (33%)	542 (94%)

SERVICE STATION AREA TOTAL	66,999 SF
SERVICE STATION MINIMUM REQUIRED	
LANDSCAPE AREA TOTAL	6,700 SF
SERVICE STATION PROVIDED	
LANDSCAPE AREA	13,697 SF

3707 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206
PHONE: 480/754, 1440

PROJECT: POWER & ELLIOT RETAIL

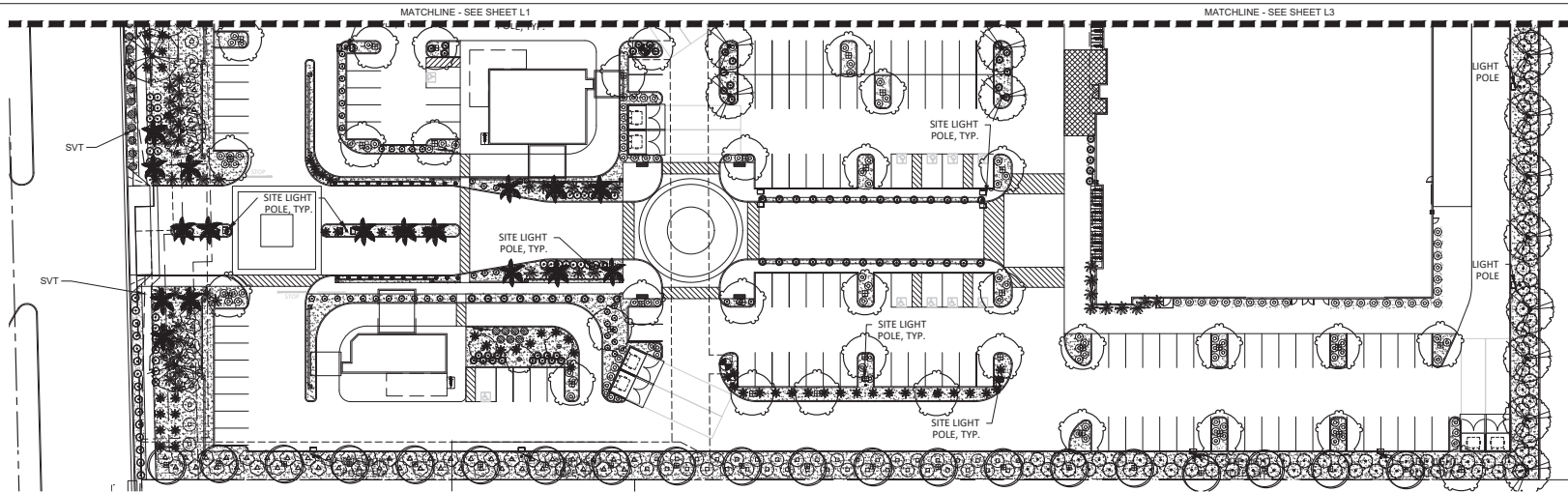
3683 E. POWER ROAD, MESA, ARIZONA 85212

JOB NO. 22035

PRELIMINARY LANDSCAPE PLAN

SHEET NO. L1

1 OF 3



0 30 60 90 feet
SCALE: 1" = 30'

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY	SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Ebenopsis ebano Texas Ebony	24" Box	3		Agave desmetiana Dwarf Century Plant	5 gal.	74
	Olea europaea 'Fruitless' Fruitless Olive	36" Box	45		Agave geminiflora Century Plant	5 gal.	24
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24"box	34		Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	113
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	36" Box	26		Caesalpinia pulcherrima Red Bird Of Paradise	5 gal.	58
	Phoenix dactylifera Date Palm	15' Ht.	38		Carissa macrocarpa 'Boxwood Beauty' Beauty Natal Plum	5 gal.	154
	Pistacia x 'Red Push' Pistache	24"box	24		Dasylirion longissimum Toothless Desert Spoon	5 gal.	58
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	36" Box	100		Dodonaea viscosa 'Green' Green Hopseed Bush	5 gal.	59
					Hesperaloe parviflora 'Peripa' TM Brakelights Red Yucca	5 gal.	173
					Lantana x 'New Gold' New Gold Lantana	1 gal.	112
					Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Pink Munny Grass	5 gal.	245
					Rosmarinus officinalis 'Huntington Carpet' Huntington Carpet Rosemary	1 gal.	84
					Ruellia penninsularis Wild Petunia	5 gal.	322
					Russelia equisetiformis Firecracker Plant	5 gal.	100

REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION
	1/2" screened decomposed granite. Express Carmel color at 2" Depth.

LANDSCAPE CALCULATIONS		
Total Open Space Area	93,936 Square Feet	
Plant Material Coverage	55,415 Square Feet (59%)	
Total Parking lot trees	114	
Foundation base length	699'	
	Required	Provided
Street Frontage Trees	50	66
36" Street Frontage Trees	13	35
Ocotillo substitution	N/A	N/A
24" Street Frontage Trees	25	31
Street Frontage Shrubs	300	519
5 Gal. Street Frontage Shrubs	150	318
36" box parking lot trees	12	16
Perimeter trees	44	45
Perimeter shrubs	120	308
Foundation base trees required	11	24
36" box foundation base trees	1	6
Foundation base LF required	191 (33%)	542 (94%)

SERVICE STATION AREA TOTAL	66,999 SF
SERVICE STATION MINIMUM REQUIRED	
LANDSCAPE AREA TOTAL	6,700 SF
SERVICE STATION PROVIDED	
LANDSCAPE AREA	13,697 SF

BFG
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206
PHONE: 480/754.1440

MEASUREMENTS

PROJECT: **POWER & ELLIOT RETAIL**
3683 E. POWER ROAD, MESA, ARIZONA 85212

DATE: 10/1/2020
DRAWN BY: PJ
CHECKED: DB

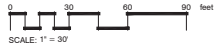
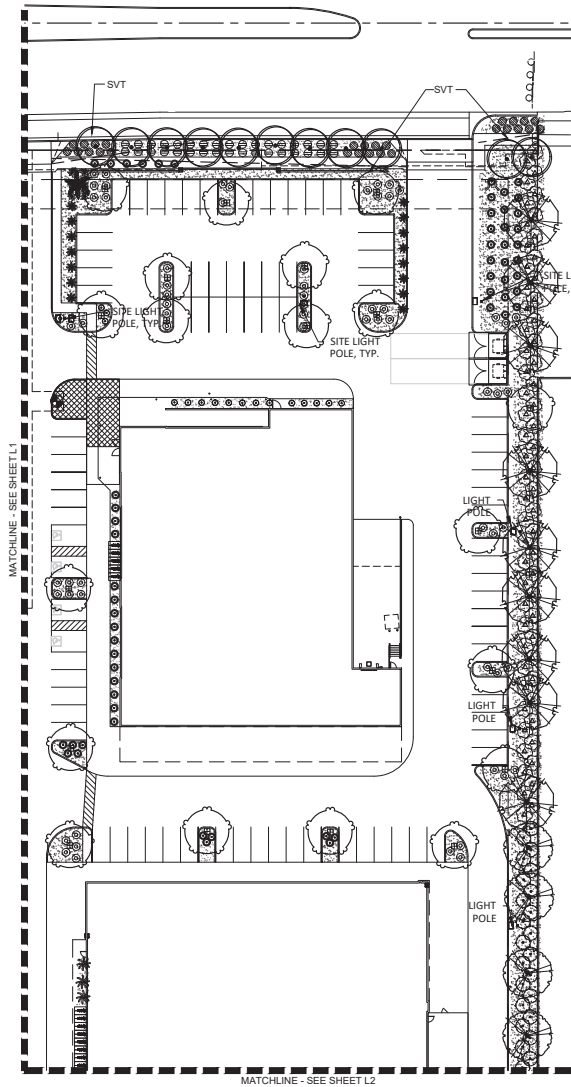


JOB NO.
22035

PRELIMINARY
LANDSCAPE PLAN

SHEET NO.
L2

2 OF 3



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Ebonopsis ebano Texas Ebony	24" Box	3
	Olea europaea 'Fruitless' Fruitless Olive	36" Box	45
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24"box	34
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	36" Box	26
	Phoenix dactylifera Date Palm	15' HL	38
	Pistacia x 'Red Push' Pistache	24"box	24
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	36" Box	100
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Agave desmettiana Dwarf Century Plant	5 gal.	74
	Agave geminiflora Century Plant	5 gal.	24
	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	113
	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal.	58
	Carissa macrocarpa 'Boxwood Beauty' Beauty Natal Plum	5 gal.	154
	Dasylistron longissimum Toothless Desert Spoon	5 gal.	58
	Dodonaea viscosa 'Green' Green Hopseed Bush	5 gal.	59
	Hesperaloe parviflora 'Perpa' TM Brakeights Red Yucca	5 gal.	173
	Lantana x 'New Gold' New Gold Lantana	1 gal.	112
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Pink Muhly Grass	5 gal.	245
	Rosmarinus officinalis 'Huntington Carpet' Huntington Carpet Rosemary	1 gal.	84
	Ruellia penninsularis Wild Petunia	5 gal	322
	Russelia equisetiformis Firecracker Plant	5 gal.	100

REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION
	1/2" screened decomposed granite. Express Carmel color at 2" Depth.

LANDSCAPE CALCULATIONS		
Total Open Space Area	93,936 Square Feet	
Plant Material Coverage	55,415 Square Feet (59%)	
Total Parking lot trees	114	
Foundation base length	699'	
	Required	Provided
Street Frontage Trees	50	66
36" Street Frontage Trees	13	35
Ocotillo substitution	N/A	N/A
24" Street Frontage Trees	25	31
Street Frontage Shrubs	300	519
5 Gal. Street Frontage Shrubs	150	318
36" box parking lot trees	12	16
Perimeter trees	44	45
Perimeter shrubs	120	308
Foundation base trees required	11	24
36" box foundation base trees	1	6
Foundation base LF required	191 (33%)	542 (94%)

SERVICE STATION AREA TOTAL	66,999 SF
SERVICE STATION MINIMUM REQUIRED	
LANDSCAPE AREA TOTAL	6,700 SF
SERVICE STATION PROVIDED	
LANDSCAPE AREA	13,697 SF

3707 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206
PHONE: 480/734.1440

PROJECT: POWER & ELLIOT RETAIL

3683 E. POWER ROAD, MESA, ARIZONA 85212

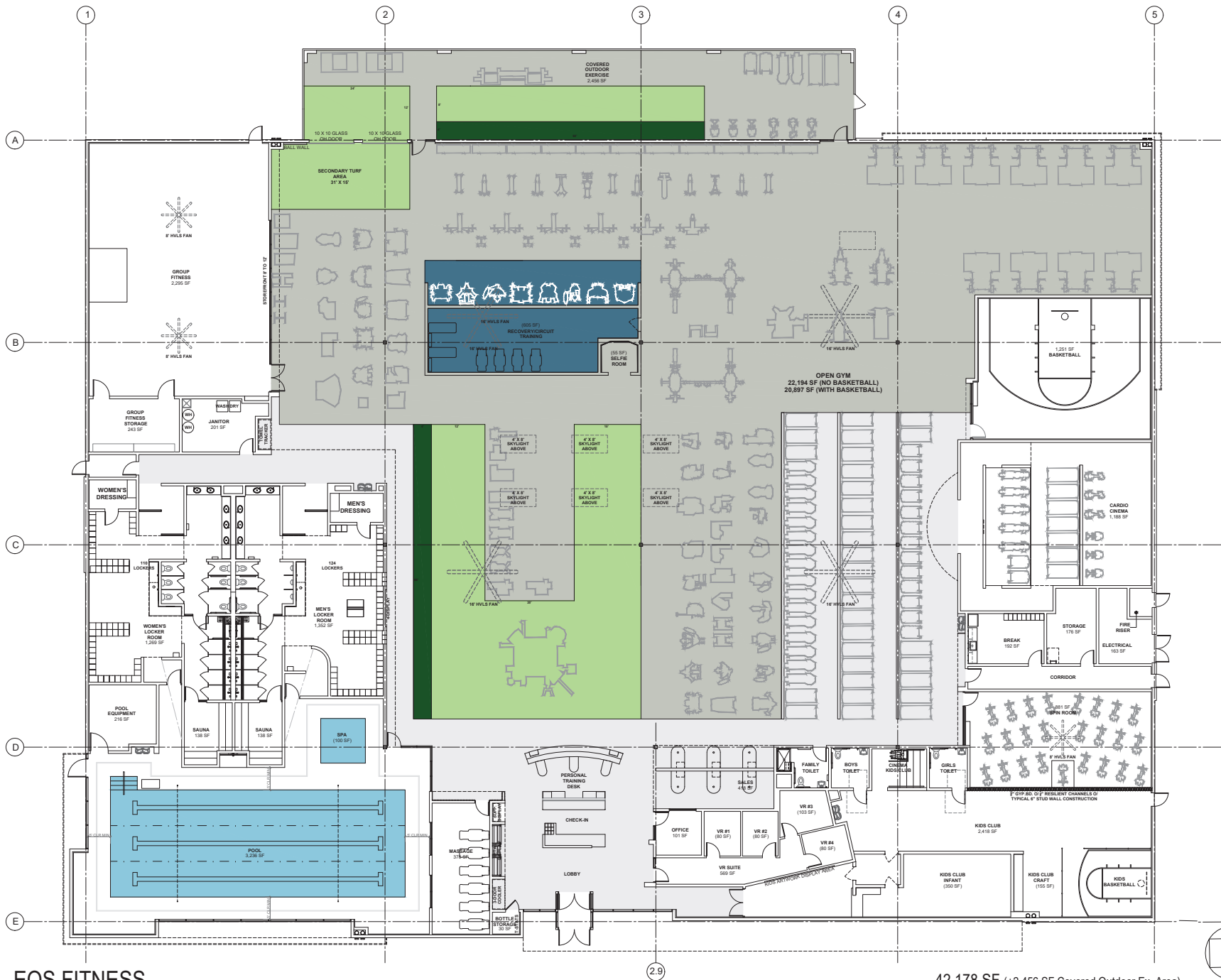
JOB NO. 22035

PRELIMINARY LANDSCAPE PLAN

SHEET NO. L3

3 OF 3

TAB 7



EOS FITNESS

42,178 SF (+2,456 SF Covered Outdoor Ex. Area)

1/8" = 1'-0"