



October 30, 2017

John Wesley, AICP  
Planning Director  
City of Mesa  
55 N. Center Street  
Mesa, Arizona 85201

*Re: Objection to Median Break for Case No. ZON17-000269*

Dear Mr. Wesley,

I am writing on behalf of Board of Directors and residents of The Village at Mesa Grande Home Owners Association and the Village at Mesa Grande condominium project located at the 2821 S. Skyline Road, Mesa, Arizona 85212 (SEC of Guadalupe and Skyline).

We recently received notice of an upcoming Design Review Board meeting for the "U-Stor Mesa" project. Although the DRB hearing date has passed, our concern is not about the design aspects of the project, but rather the fact that the site plan attached to the DRB notice letter (see attached drawing at the end of this letter) shows a proposed full access median break in Guadalupe Road. Given what we know about median openings, and immediately recognizing the negative impact such an opening would have on both the residents of Village at Mesa Grande and others who use Skyline Road, we thought it best to submit our concerns in writing through this letter.

Also, and as of the date of this letter, we have not received any additional notices to neighborhood meetings or P&Z Board meetings; but according to the City of Mesa's Interactive Zoning Map, the above-referenced case is scheduled for hearing before the P&Z Board on November 15, 2017. Thus, we are unsure if the proposed site plan has been modified in any way, and specifically if the proposed median opening in Guadalupe Road is still part of the proposal.

So, for now, and out of an abundance of caution, we must assume the proposed, full access, median break is still part of the U-Stor Mesa project. Thus, we feel it important to provide this letter now, well in advance of the P&Z Board hearing, so that the applicant may make changes as needed without missing the scheduled hearing date. We have also sent a copy of this letter to the applicant as a matter of professional and neighborly courtesy. Below are the reasons for our opposition.

As we understand the rules for median openings, as set forth in Section 212 of the City of Mesa 2017 Engineering & Design Standards, the proposed full access median opening for U-Stor Mesa on Guadalupe Road does not satisfy several of the stated criteria. For purposes of brevity, we have only included the relevant portions of Section 212 below.

APPLICABLE MESA ENGINEERING & DESIGN STANDARDS	STANDARD SATISFIED Y/N?
212.6 – <i>Median Openings</i> : Raised medians on major streets are provided to reduce conflicts and improve traffic flow. <u>Careful consideration should be given to requests for median cuts to insure that the purpose of the median is not compromised.</u>	<u>NO</u> . The proposed median cut will detrimentally affect traffic flow and lead to increased conflicts.
212.6 – Full access median openings may be provided at sixth-mile or eight hundred eighty feet (880') points along an arterial street (as measured from the center of the median opening to the center of the adjacent median opening or intersection).	<u>NO</u> . It appears that the center of the proposed median cut is approximately 800 feet from the center of the closest arterial intersection.
212.6 – A median opening closer than eight hundred eighty feet (880') to an arterial-to-arterial intersection shall be the partial access type.	<u>NO</u> . The proposed full access median break opening is less than 880 feet from the Guadalupe / Ellsworth intersection. This median break should be eliminated completely or at a minimum re-designed to a partial access type, if all other criteria have been satisfied.
212.6 – Median openings less than six hundred sixty feet (660') from <u>any</u> signalized intersection or an intersection likely to be signalized are not allowed.	<u>NO</u> . The median break (whether full or partial) is approximately 480 feet from the signalized intersection of Guadalupe & Skyline.
212.6 – Are there any unique geometric conditions at this locations that would allow the approval of a median opening?	<u>NO</u> . Guadalupe Road is a standard, typical, and “straight” street with no unique geometric conditions that would justify a departure from the clear standards.
212.4 - <i>Left Turn Lanes</i> : Standard left turn lanes within a median shall have one hundred and fifty (150') of storage and one hundred feet (100') of reverse curve.	<u>UNKNOWN</u> . No dimensions are provided on the attached site plan. Still,

Given the foregoing, the answer is clear that any type of median break (whether full or partial) at the location proposed by applicant for the U-Stor Mesa project does not meet the stated criteria for median openings according to the City of Mesa Design & Engineering Standards. Accordingly, for the safety of both the residents of Village at Mesa Grande as well as the safety of all other residents in this part of the City of Mesa, we kindly ask that you require the applicant to remove this median opening and not include it in the proposed site plan. At a minimum, a condition of approval should be made part of the case file that no future median breaks on Guadalupe Road will be allowed.



If the proposed median break remains in future site plans, the HOA Board has asked that we continue to voice concern over the proposal by attending all of the public hearings as well as file a legal protest against the project.

We thank you in advance for your attention to this matter and ask that you provide a copy of this letter to the Director of Transportation as well as all of the Members of the P&Z Board. If you have any questions or would like to discuss this matter in more detail, please contact me at 602-635-9777.

Sincerely,

  
Harman Cadis  
HOA Manager

cc: Mr. Jeffrey Corso, Western CRE, 7975 N. Hayden Rd., Scottsdale, AZ 85258

### Proposed "U-Stor Mesa" Site Plan

