

NWC of Brown Road and Val Vista Drive

3544 N. Brown Road

Project Narrative



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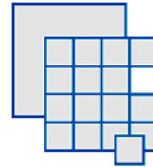
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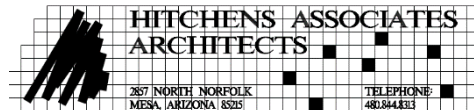
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Project Narrative

I. Introduction

Pew & Lake, PLC, on behalf of Makana, LP, is pleased to submit this project narrative and related exhibits in support of development requests for approximately 0.9 net acres located at 3544 N. Brown Road, which is the northwest corner of Brown Road and Val Vista Drive in Mesa. The Property is further identified on the Maricopa County Assessor's Map as parcel numbers 141-13-006B and 141-13-006G (the "Property").

This request, if approved, will allow for the development of medical and professional offices. The proposed project has a high quality design of landscape, open space amenities, and architectural character that will make this a highly attractive development on a property that is surrounded by the abutting 16-acre Living Word Bible Church (see Site Aerial below).

Figure 1 – Site Aerial

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II. Development Requests

Our requests are for City of Mesa approval of the following:

1. Rezoning from AG to OC BIZ
2. Site Plan Review
3. Design Review (by separate application)

III. General Plan Character Area and Zoning Classification

The property is designated in the General Plan as the Neighborhood Character Area. It is zoned AG, which is based on the rezoning that followed the property's annexation in 1980 (Case No. Z80-18).

Figure 2 – City of Mesa Existing General Plan Map

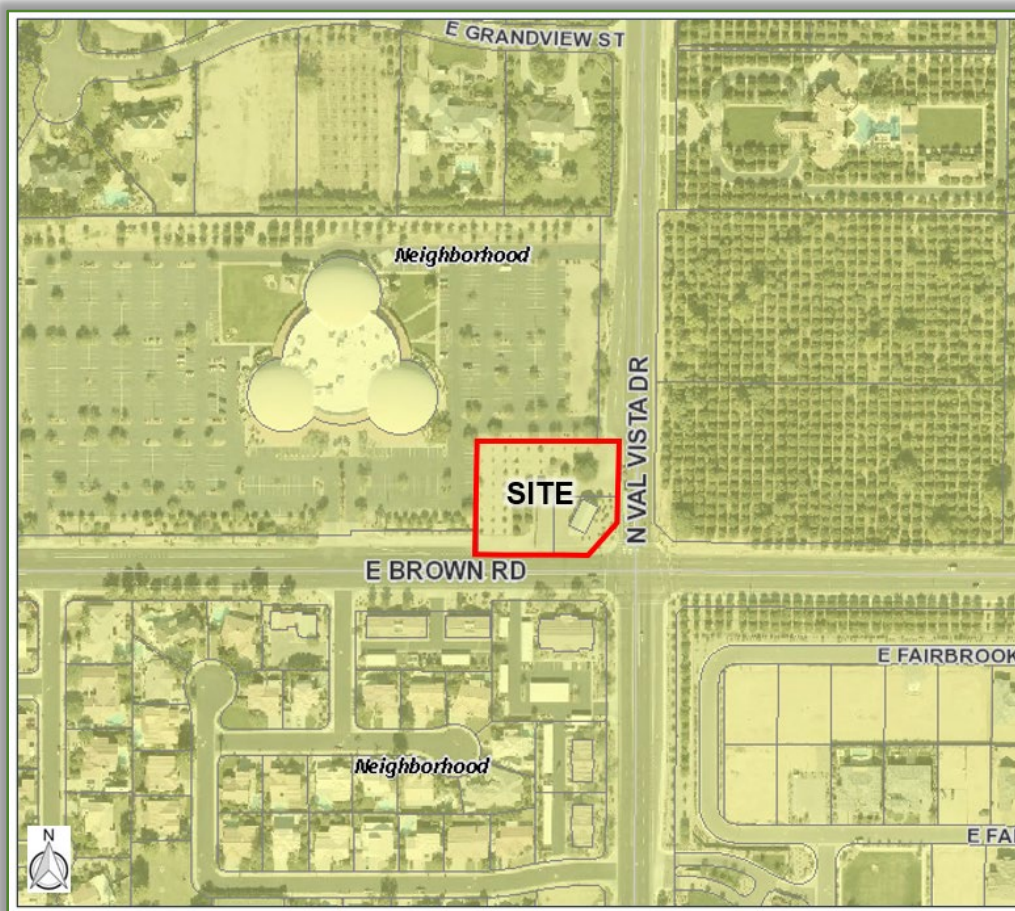


Figure 3 – City of Mesa Existing Zoning Map

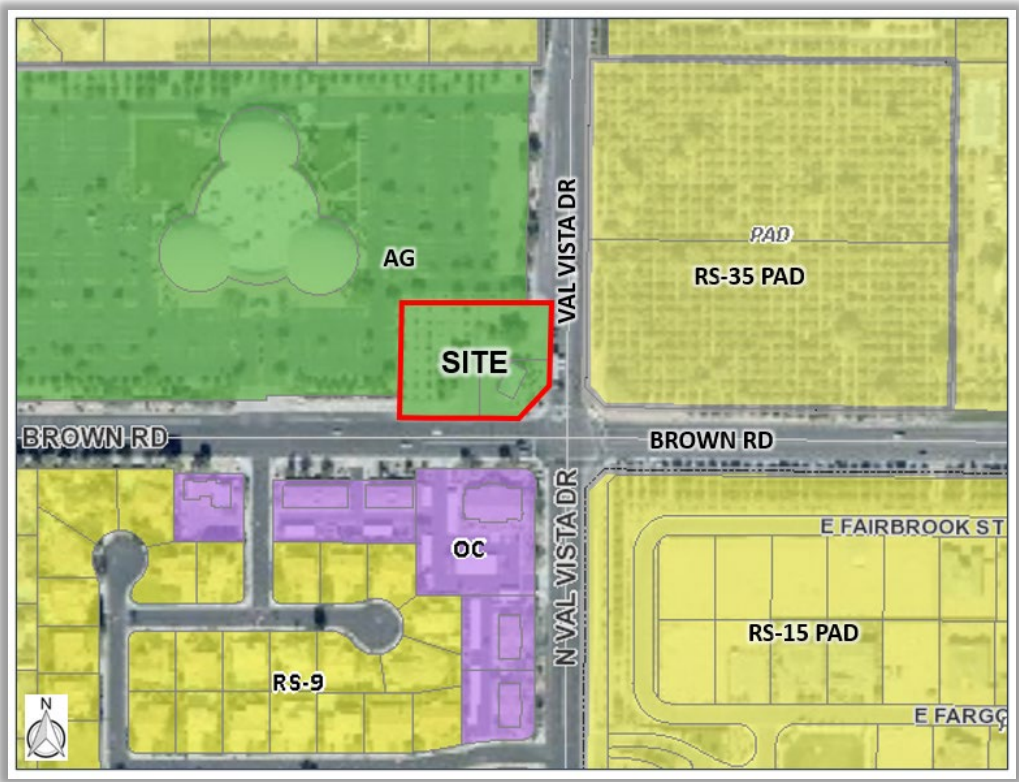
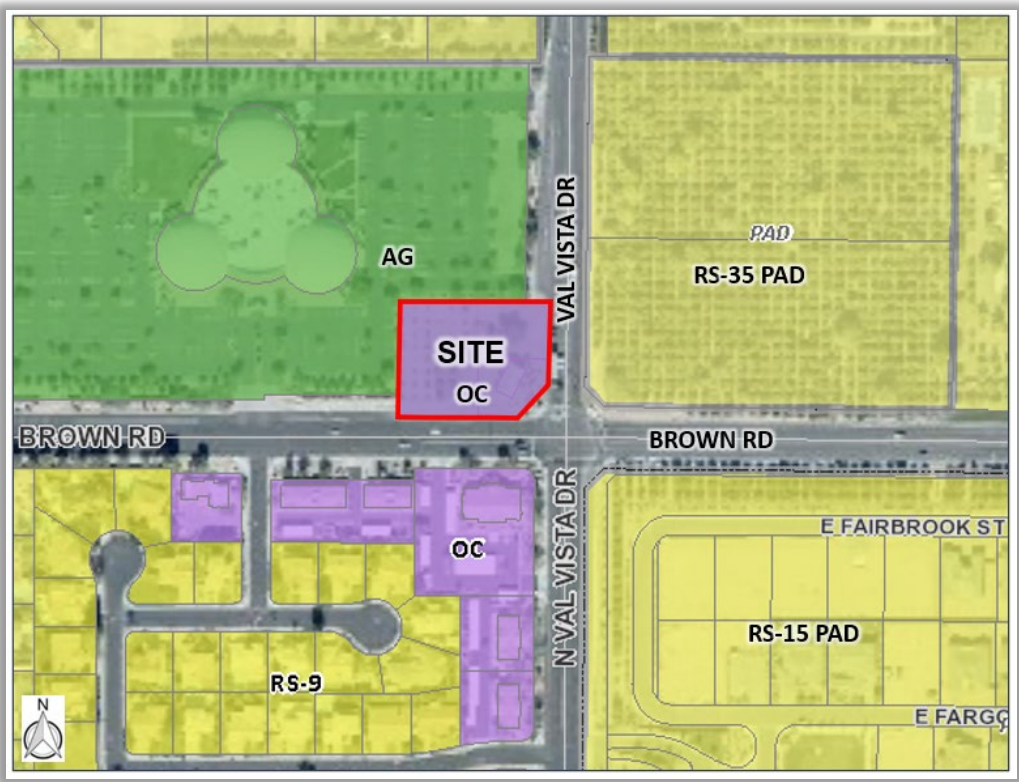


Figure 4 – City of Mesa Proposed Zoning Map



IV. Existing Site Conditions

The Property is made-up of two small parcels with a few improvements including an approximately 2,000 sq. ft. shed that was approved under a Special Use Permit in 1992 for a farm stand (Case No. BA92-034). Other improvements include corner landscaping, a small amount of agricultural citrus use, and D.G. parking area with access points to the street.

V. Relationship to Surrounding Properties

Table 1 below summarizes the existing and surrounding land uses and designations. Abutting the Property's north and west boundary is a 15.6-acre site plan for the Living Word Bible Church, a regional church with an approximately 81,000 sq. ft facility. Across Val Vista Drive to the east is a vacant, citrus agricultural property zoned for residential uses. To the south of Brown Road is a medical and professional offices development.

Table 1 – Existing and Surrounding Land Use Context

Direction	General Plan Character Area	Existing Zoning	Existing Use
Project Site	Neighborhood	AG	Shed, vacant, agricultural
North	Neighborhood	AG	Regional church
East	Neighborhood	RS-35 PAD	Vacant, agricultural
South	Neighborhood	OC	Medical/professional offices development
West	Neighborhood	AG	Regional church

VI. General Plan Compliance

The proposed development supports the vision, goals, and objectives of the Mesa General Plan, which encourages the development of neighborhood-scale commercial uses in the Neighborhood Character Area. The Property is a suitable site for an OC-permitted development because of the compatibility with the surrounding land uses, site constraints, and consistency with the General Plan.

a. Compatibility with Surrounding Land Uses

The proposed medical and professional office use will be harmonious with the surrounding properties. As is illustrated in the Project Description sections hereafter regarding landscaping, open space amenities, and development standards, the project is appropriately suited for this non-residential corner. With the intent of creating the feel of a neighborhood-friendly development, landscape buffers and transitions are provided in every direction. The layout and orientation of the building, placement of the landscaping, and pedestrian

pathways create an integrated site plan with high-quality design features that will create value for the community.

b. Unique Site Constraints

The unique conditions on the Property support the proposed development. As an infill site, the Property has already been developed and is very limited in size. Further, the Property's existing improvements are nonconforming in certain respects. Given the close proximity to the intersection and the limited site size, it poses constraints to site access and circulation, and development in general. The proposed Site Plan has successfully factored in the site constraints and opportunities. It represents a nice, cohesive development plan that will benefit the neighborhood.

c. Consistency with the General Plan vision, policies, and guidelines

The proposed development is fully consistent with the Neighborhood Character Area and the General Plan vision, policies and guidelines as follows:

- The proposed design, landscaping, and pedestrian pathways will allow residents and visitors to feel connected to the larger community. (Neighborhood Focus, p. 7-5).
- Neighborhood Character & Personality – Providing new/reuse development that adds to the sense of place in the surrounding community.
- Creating neighborhood boundaries and limiting through traffic into the neighborhoods
- Landscape programming, architectural designs, or other visual elements are promoted that are consistent with the surrounding nonresidential properties, thus contributing to a unified theme.
- Economic Development: The General Plan encourages redevelopment of infill properties and projects that promote job growth.
- If approved, this development will increase the value of the Property, which can indirectly increase the values of surrounding properties and contribute to Mesa's fiscal objectives. Added tax revenues will ultimately benefit funding of local schools and projects that promote the public health, safety, and welfare.

VII. Citrus Sub-Area

The Property is located in the Citrus Sub-Area, which was adopted in 2003. The Citrus Sub-Area Plan contains policies and recommendations for developments to preserve the unique, low intensity residential character of the area. The heading of the Plan notes that it is “purely advisory in nature” and not “rules, regulations, ordinances or laws of any nature

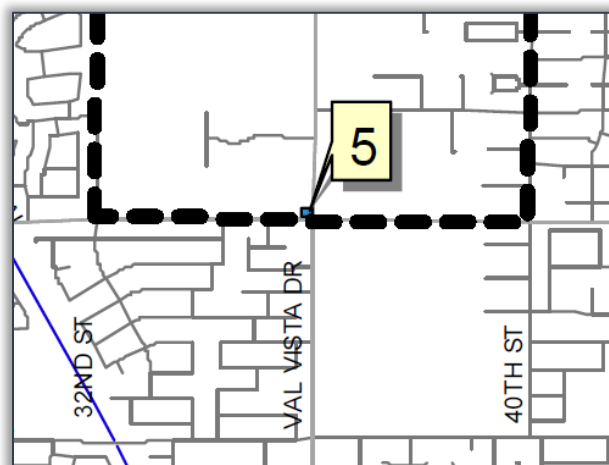
whatsoever.” However, its recommendations, guidelines and principles offer a framework for development in the Citrus Sub-Area. The document has successfully benefitted the Citrus Sub-Area, which is largely built-out, and has achieved its purposes for maintaining and preserving high quality residential neighborhoods.

Proposed in this request is a 0.9-acre medical office development on an property that has already been developed and therefore will have minimal effect on the Sub-Area (notably, it is only 5.8% of the size of the church site that wraps around the Property at that intersection). The proposed development adheres to the intent of the Sub-Area Plan by providing a neighborhood-scale use that is compatible with the surrounding area and will provide enhanced landscaping and structures than the existing facilities.

The proposed Site Plan is consistent with the policies and guidelines of the Citrus Sub-Area, as follows:

1. **Recommended Office Use.** Proposed are indoor medical and professional offices with “residential service businesses,” which are the preferred types of non-residential uses in designated areas within the Citrus Sub-Area (Sub-Area Plan, pg. 10).
2. **Location of Use.** The subject property is supported by the Sub-Area Plan because it is located on one of two intersections identified on the plan for an office use (see Figure 5 below). Where 1.5 acres would be deemed appropriate, proposed is an office development that is close to 1 acre in size, which is smaller and therefore more residential in nature than the scale included in the Plan.

Figure 5 – Citrus Sub-Area Plan – List of Acceptable Corner Lots for Office Development



5 NWC of Brown Rd &
Val Vista Dr- 1.5 acres

Source: Citrus Sub-Area Plan, p. 18

3. **Mitigating Impacts on Residential uses.** No residential uses are included adjacent to the Property. The area to the east is zoned RS-35, but it is currently being ran as a commercial agricultural citrus facility. Nonetheless, to address this item, as submitted, the proposed development will mitigate any impacts given its separation and buffers to the nearest residences to the east. No noise levels are expected above requirements and expectations for the proposed OC zoning.
4. **Perimeter Buffers with Lush Landscape and Citrus Trees.** Proposed are generous landscape buffers located on all four Property boundaries. As noted in the Project Description in this narrative, more landscaping than is typically required for comparable development is provided, which creates a more neighborhood-friendly character for the project. Also, two rows of citrus trees are provided along Brown Road, and additional trees that have a residential and low intensity commercial themes are provided, which provide for a character appropriate for the surrounding area.

No residential uses are located to the north and west of the property – the existing church property provides appropriate landscape buffers to neighborhoods in those directions. Nevertheless, the proposed site plan includes landscape buffers to the church property, which exceeds typical standards and practice for pads and outlying office developments located contiguous to a nonresidential parking area.

The landscape plan for the adjacent church property was well vetted and sets forth the themes for that corner of the intersection. The church site plan provides more citrus trees along its north and west boundaries that it shares with adjacent neighborhoods, whereas the Brown Road and Val Vista frontages for the church were designed to allow a combination of citrus and non-citrus to and more variety to the landscape palette. Consistent with the church property, the proposed plan for this office development continues that established landscape character with both citrus and other trees and vegetation that maintain a character that is sympathetic to both residential and the small-scale office land uses in the area.

This 0.9-net acre Property is only approximately 5.8% of the size of the church site plan that surrounds it at the northwest corner of the Brown Road and Vista Drive (5.5% overall NWC). The Property's comparatively smaller scale justifies the proposed landscape plan. It provides consistency and continuity in the landscaping, subject to City standards.

No residential uses are located to the south of the Property across Brown Road. The proposed vegetation along Brown Road and Val Vista Drive are not only consistent with the church property, but will be comparable to the character of the office development to the south.

5. **Parking Areas.** Consistent with the Citrus Sub-Area Plan, the proposed parking area is visually “subordinate to the office building” because the building is designed to break up the small parking area into two parts. Where possible, parking spaces are located behind the building and wrap around it, limiting visibility from each street frontage. This arrangement is consistent with the more open, natural layout of the adjacent church development. Proposed is a parking plan that is designed for a specific, medical-centered office use.
6. **Building Scale.** Proposed is a one-story building, which is more residential in scale as recommended in the Sub-Area Plan.
7. **Lighting.** Lighting will comply with City standards. It will be limited in wattage and light sources shielded from different angles to provide for safety and security without interfering with existing residential developments or the abutting developments.

VIII. BIZ Zoning

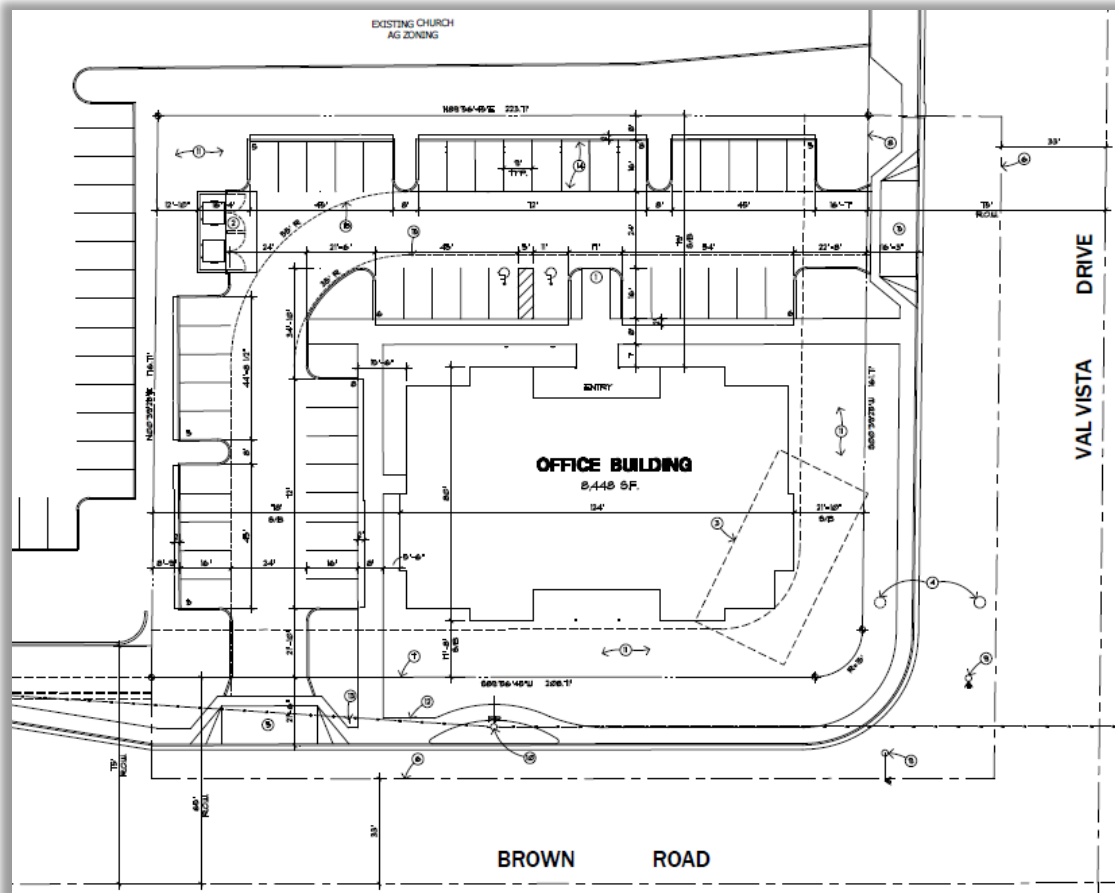
This applicant requests a rezone from LC to OC BIZ zoning. The project complies with the BIZ overlay’s intent to implement the General Plan goals through the use of innovative design and flexibility in projects that achieve the purposes of the Citrus Sub-Area Plan.

This narrative and the development plan documents submitted herewith, such as the Preliminary Site Plan, Landscape Plan, and Elevations are preliminary in nature when compared with permitting, and elevations will receive special considering during Design Review. These plans demonstrate how the requested zoning designation could be implemented consistent with the community themes and character. These elements, however, do not reflect the concrete and final site design. Any future design review requests may require minor modifications, but they must be consistent with the themes and standards approved in the PAD. Together, the elements of the PAD will create a unique and innovative development that will foster many of the goals and objectives outlined in the General Plan, policies in the Citrus Sub-Area Plan, and will create great value for the surrounding community.

IX. Project Description

Proposed is a neighborhood-scale medical/professional office development on an infill property that abuts the adjacent church site plan. Proposed is one office building with high-quality architectural design, generous landscape buffers, and an array of plant material that meet or exceed minimum standards. The proposed Preliminary Site Plan is depicted in Figure 6 below.

Figure 6 – Preliminary Site Plan



1. Circulation

Vehicular entrances to the Property will be located on both the Brown Road and Val Vista Drive and will comply with Mesa's standard details. Both sides of the drive aisle entries and parking areas will be lined with landscape vegetation. Parking island landscape planters will also include trees and shrubs consistent with the Zoning Ordinance's landscaping requirements.

ADA sidewalk and landscaped pedestrian pathways will provide connectivity to the parking areas and the building entrances on the north and west. They will also provide direct connections to Brown Road and Val Vista Drive.

Access to Public Transportation: Val Vista Drive and Brown Road are arterial streets that provide connectivity to the regional streets system. Public facilities on the streets include bike lanes and sidewalks that are built out in the right-of-way and connect to the public system for pedestrian, bicycle, and multi-modal transit to the nearby neighborhoods.

According to May 2020 Valley Metro data, no bus or transit exists along either Brown Road or Val Vista Drive.¹ The nearest bus route is 2 miles to the west on Gilbert Road (Route 136) and two miles to the south on University Drive (Route 30).

Historically, there had been a limited line that had been labeled on the Valley Metro's historic map as "Limited Service" route for "select trips only" given its narrow usage. This prior route connected Gilbert Road's north-south bus line to the Boeing Facility on McDowell Road near Higley Road. This line no longer exists.

There had been two discontinued bus stops adjacent to the property on Brown Road – one at the church's second, western entry on Brown Road and another stop on the south side of Val Vista Drive near the east side of the intersection. These stops would have been within walking distance and would have already meet the needs of that low-level service line, and they are no longer in use.

2. Landscaping and Open Space

The preliminary development plan incorporates an exceptional landscape plan with three key features: (i) landscape buffers with citrus trees, (ii) foundation base landscaping, and (iii) pedestrian connectivity. As described below, the landscape plan will integrate a quality transition between from the outdoor spaces to the indoor spaces, which will enhance the quality work environment for future employees onsite. It will also create a distinct natural appearance from the public's point of view that contributes to the public welfare. The previous Section VI, Citrus Sub-Area discussion includes additional information on how the landscape plan conforms to the purposes and objectives of the Citrus Sub-Area.

a. Landscape Buffers

The proposed development will meet or exceed the requirements for perimeter landscaping and will provide a lush landscape palette appropriate to the history and scale of the Property. On the proposed plan, the landscape setback along Val Vista and Brown will exceed the minimum required 15 foot requirement on Brown Road where adjacent to a non-residential use (§ 11-33-3.B.2.a) and the 20 foot requirement on Val Vista (§ 11-33-3.B.1.a.i.). These perimeter buffers and will include trees and landscaping that will soften the feel along the arterial roads.

Selected vegetation will provide a high quality appearance and comply with Zoning requirements and the Citrus Sub-Area. Given that the surrounding church established the

¹ Please see Valley Metro at <https://www.valleymetro.org/maps-schedules> and <https://www.valleymetro.org/april-2020-service-changes>. The applicant confirmed the lack of any bus transit service on Brown Road in a phone call with a Valley Metro on May 15, 2020.

landscape character for over 92% of the property at the northwest corner of the intersection, the landscape plan will draw from the plant varieties on the adjacent church development and will complement and provide continuity with its landscape themes.

The project will also provide a degree of continuity with the professional offices across Brown Road to the south, which has approximately double the frontage on Brown Road. That office development has contributed to the landscape design themes anticipated for office developments at this intersection, the exception being that the proposed development will provide citrus trees.

Buffer to the east – It is noted that no residential uses abut the Property's boundaries. However, to help transition and buffer the project to this existing commercial citrus agricultural development to the east of Val Vista that is zoned RS-35, enhanced landscaping depths and plant counts will be provided along the east boundary. Val Vista Drive is planned as an approximately 140-foot wide right-of-way. Also, the proposed orientation and massing of the proposed building designs the shorter, approximately 80-foot length to face east. This side of the building is only approximately 45.5% this approximately 176-foot wide Property as seen from the east, which reduces the intensity of this use and makes it more comparable to a single-family scale. The building is designed with certain residential design features, and the building will be screened behind shade trees and shrubs. The, separation, landscaping, and project design to the east address the policies of the Citrus Sub-Area Plan and promote good planning principles.

Additional Landscaping – An additional right-of-way and landscape depth will be maintained by the property owner along the project's arterial street frontages, which measurements exceed the required landscape setback and therefore furthers the intent of the Zoning Ordinance and Citrus Sub Area Plan.

Buffers to the north and west – This project's parking area is continuous with the adjacent non-residential church property where no residential uses exist; therefore, no perimeter landscaping is typically required along the north and west boundaries. However, in the spirit of providing enhanced landscaping a high quality appearance of this residential-scale development, perimeter buffers have also been added on the west and north boundaries. These parking landscaping areas will connect to the landscape areas on the adjacent church development, which combined width exceeds industry practice and zoning standards for comparable developments. Please see the Development Standards discussion (subsection 5 below) for more information.

b. Foundation Base Landscaping

The proposed development will meet or exceed foundation base landscaping requirements as part of the intent to provide a quality landscape and hardscape plan. At the primary entry, a 17-foot wide minimum foundation base is provided where 15 feet is required (§ 11-33-5.A.1). As

designed for this project, this drop-off area complies with the minimum 13-foot patient drop-off area and 5-foot accessible sidewalk requirements (§ 11-33-5.A.1.b.).

Along the side building elevations with non-entries, zoning standards require a minimum 10-foot separation to the parking areas. In this case, approximately 13-15 feet is proposed on the preliminary plans, not counting the parking landscape islands that extend further out (§ 11-33-5.A.2.a). The building frontages along Brown Road and Val Vista Drive far exceed the 10-foot foundation base requirements given the perimeter landscape standards.

c. Pedestrian Connectivity

As alluded to in the above Circulation section, the proposed development has a pedestrian plan that provides external ADA connections to the public sidewalks. The pedestrian pathways will be lined with trees and other plant material comprising of species that complement one another, thus incorporating an integrated theme for this development. The layout of onsite pedestrian paths provides for efficiency in the pedestrian experience and provide for ample connections to every portion of the parking plan.

Sympathetic to sustainable design principles, the primary pedestrian entry is located on the north side of the building where the greatest amount of shade will be present throughout the day, and the entry incorporates pedestrian-scale architecture and massing to welcome site visitors. A wider-than-average sidewalk width is provided to allow for customer drop-off, as is typical of medical offices for convenience in access during medical situations. Together, the convenient drop-off point and the landscaped pedestrian connections to the surrounding community will incentivize non-vehicular access to the site.

3. Architectural Design

The specific architectural design will be addressed in subsequent Design Review results and is not a part of this application. A brief summary is provided here to illustrate the quality themes in the proposed development and to indicate the applicant's commitment to comply with Mesa's new Quality Design Standards and character of the Citrus Sub-Area. The proposed buildings will be designed with upscale farmhouse style architectural features and building forms that are distinct, yet complementary to surrounding area.

Elevations will be punctuated with various materials, details, and colors consistent with recent trends and character for this development but will not be heavy or overstated given the quality design themes. The overall architectural design will provide for enhanced visual interest, environmental comfort, and design creativity. Colors and materials will be consistent with the new quality Design Standards including the incorporation of three different and distinct materials onto all facades (i.e. stone wainscot, metal siding and horizontal lap siding). Additional detail will be provided in the future DRB submittal.

On the preliminary building elevations, the massing and orientation are sensitive to solar and climate considerations, with the north-west configuration that places the most shade along the north side of the building, and the shade element also provided on the south elevation. This will help cool the pedestrian access on the north side during the summer, and the south-facing windows will benefit the project in terms of energy efficiency during the cooler winter months. The vertical and horizontal articulation in the elevations join with site landscaping to create a high-quality pedestrian scale development.

4. Permitted Uses

This BIZ overlay zoning district incorporates the same land use regulations as provided in the Mesa Zoning District for developments in the OC zoning district.

5. Development Standards

The BIZ zoning overlay allows for the protection of the project's quality and enables the proposed development to provide for creativity while fitting neatly within the requested zoning district and supporting the General Plan's vision and objectives. The proposed OC-BIZ zoning applies the development standards established in the Zoning Ordinance, except for two minor modifications that are justified by the proposed development, site constraints, and characteristics that exceed zoning standards. Table 2 below lists the requested modifications to development standards, in which modifications are shown as **bold and underlined**, with a letter corresponding to the subsequent sections that follow. (see below)

Table 2 – List of Modified Development Standards

Development Standards	Mesa ZO Required LC	Proposed
Setback to parking spaces along drive aisles (11-32-4.A)	50 ft. parking setback	<u>21.5 ft. to Brown Rd.</u> <u>22.5 ft. to Val Vista Dr.</u>
Perimeter Landscaping adjacent to non-residential use (11-33-3)	15 ft.	<u>6 ft. to north</u> <u>6.75 ft. to west</u>

Modifications:

The modifications listed in the above Table 2 are respectfully requested because given the distinct location, site constraints, and the proposed design of the property, strict application of the zoning provisions would not enable the proposed development to offer the cohesive design, open space plan, and creativity needed to promote the viability of the proposed offices.

a. Parking space setback

The Zoning Ordinance requires a 50-foot separation to the nearest parking space on a drive aisle that connects to the street, where approximately 21.5 feet is proposed on Brown Road and 22.5 feet is proposed on Val Vista Drive. While the zoning standard may apply in some

situations, it is designed mainly for larger commercial projects with higher traffic counts. The property's smaller size and lower traffic counts in the vicinity present a situation that is low risk and contrary to how the standards apply to this unique site.

The intent for this code requirement is to cover for a uniquely rare situation in which four cars enter the site and queue at the same site entry at the same moment and also at the same point in time when a car happens to be backing up in the first parking space. This scenario does not account for drivers choosing to slow down in on the street rather than enter. Also, the basis for the parking setback standard does not factor in the right-of-way shoulder, which depths vary because of sidewalks, landscaping, and lane configurations.

In this case, this parking setback standard does not apply, because the proposed office building is smaller than 10,000 square feet would not generate enough traffic to support this standard, and an adequate separation has been proposed to address site safety. At the site access points, the right-of-way shoulder is wider than usual and helps contribute to site safety because of increased shoulder landscaping, a sidewalk, and a bike lane.

Additionally, both Brown Road and Val Vista Drive are 4-lane arterial streets. In the Mesa 2040 Transportation Plan, these streets are not planned for expansion to 6 lanes, which is consistent with this lower density part of the City. Brown Road's traffic counts are below capacity and have remained close to the same for the last 5 years and are approximately 11% lower than counts published 10 years ago. The low intensity traffic projections and the project design features adequately provide for traffic safety onsite with respect to the parking plan.

On Brown Road, the distance from the nearest parking space to the nearest travel lane is approximately 48 feet, which includes the proposed 21.5 parking setback, more than 21.5-foot landscaped area and sidewalk located in the right-of-way, and an estimated 5-foot distance to the nearest travel lane owing to excess paving and a bike lane. On Val Vista Drive, the proposed distance is approximately 43.5 feet to the nearest travel lane, which includes the proposed 22.5 ft. parking setback, 16-foot landscape area and sidewalk, and 5 foot bike lane. These proposed separation distances to the travel lanes helps justify the modified standard.

b. Landscape setback to non-residential site plan

Proposed on the submitted development plan is a 6-foot buffer to the north, which includes an 8-foot wide planter with 2-feet over parking overhang. 6.75 feet is proposed to the west. In nonresidential developments, pads and small buildings on the perimeter of the site plan typically have parking landscaping that tie into the overall center. Similar to this industry practice, the proposed development is the size of a small pad or office building that forms part of the broader regional church, non-residential site plan. This Property was originally part of that site plan and continues to have the look and feel of a project that is a small part of the broader site plan.

One of the site constraints that justify this deviation include the existing planters that overlap over the property line that provide adequate separation. The property's small size, and policies under the Citrus Sub-Area create few options for the parking on this property. These considerations, and the situations in which the proposed development exceeds standards, contribute to support for this requested modified standard.

6. Utilities, Services, and Infrastructure

The proposed development will comply with all applicable City of Mesa regulations and standards regarding right-of-way and infrastructure improvements in Mesa's jurisdiction. Utilities in the Property's vicinity include City of Mesa for water, sewer, police, fire, gas, and waste disposal. The Property is located in SRP's electric supply service area. According to preliminary estimates, there is adequate capacity in the public utilities and infrastructure to support the proposed development.

Proposed water service facilities will comply with City of Mesa Standards and Details. In accordance with Water Review comments, proposed is one connection to the 12-inch main in Brown Road.

Wastewater services will also comply with City Standards and will connect to the City's system at either the 12-inch main on Val Vista Road or the 15-inch main on Brown Road.

The Property will be designed to adequately collect, convey, and store storm water flows originating onsite. Runoff will be collected within existing and proposed roadways and conveyed to scuppers or catch basins that discharge to retention basins and/or underground storage tanks. Retention basins will be designed to City standards to retain 100% of the runoff from the 100-year, storm event.

Existing right-of-way improvements include paving for 4-lane arterial streets, bike lanes, curb/gutter, and a drainage inlet. At the intersection corner are traffic signal facilities and a depressed sidewalk connection. Traffic lighting is provided for, and power lines run along the Brown Road right-of-way. The applicant anticipates completing the sidewalk connections along Brown Road and Val Vista Drive consistent with City standards and will provide for all applicable right-of-way dedications and improvements.

X. Compliance with BIZ Criteria

As discussed in the City of Mesa Zoning Ordinance, the Bonus Intensity Zone Overlay aims to provide for variation from development standards to allow greater intensity of development and encourage innovative developments with superior quality. This development will further the goals of Sections 11-21-1 and 11-21-3 of the Zoning Ordinance, as follows:

1. Provide distinctive, superior quality design

The above project description indicates the various ways in which the project will meet or exceed the development standards and will deliver a distinctive project of superior quality. In the architecture, a variety of colors and textures, such as farmhouse-style batten panel siding, stone wainscot, sloped, colored roofing standing seam roofing material, and varying accent materials will create visual interest and variety, while being harmonious with the surrounding residential and nonresidential properties.

Generous landscaping has been designed with efficient pedestrian connectivity and continuity with the surrounding environment. The premise behind the landscape plan is to create a vivid palette of colors and texture that not only highlights the architecture, but provides visual appeal. The project will further satisfy conditions outlined in 11-31-32 regarding Superior Design, as follows:

a. Holistic approach to project design

The proposed development will utilize varied, high-quality, regionally-appropriate building materials. Appropriate to the scale of the proposed office development and the size of the site, building massing, detailing, and the development plan create a noteworthy example of holistic design, architecture, and landscaping.

b. Responsive Approach to Site and Sub-Area Context

Design features reflect the established development patterns in the Citrus Sub-Area, which has been largely planned, and built-out in a manner that has already successfully preserved the appeal the Sub-Area plan was intended to protect. This small property will be designed in a way that contribute, and will not detract from, the pattern in this district and at the adjacent intersection.

c. Sustainable Design

A variety of special features contribute to a sustainable design. Architectural and landscaping plant material will mitigate the effects of the local Sonoran Desert climate and are designed to provide shade and reduce sun penetration in the summer, while promoting energy efficiency in the cooler winter months. The project will tie-into the public bicycle network established on Brown Road and Val Vista Drive. The existing bike lanes and proposed completion of public sidewalks will connect this Property to the nearby neighborhoods.

Rather than building a development with spaces for medical services and employment needs on the edge of Town, this project improves an underutilized lot and creates opportunities for local jobs near neighborhoods to reduce travel distances for local residents. As such, the project will utilize existing infrastructure and provide for efficient allocation of the City's resources.

d. Exceeds Standards

As proposed, the development will exceed various criteria outlined in the Zoning Ordinance, which establishes the minimum requirements to provide for public health and safety and welfare of the community (see above Project Description). For example, some of the standards this project will exceed include building setbacks, perimeter landscaping, foundation base landscaping, lot coverage, and other standards. These contribute to an above-par project that is the right fit for the neighborhood.

e. Great Public Spaces

The proposed development creates an attractive, comfortable environment for pedestrians. The project will comply with landscape requirements and exceed them in many instances. For a project of this scale, the proposed development will provide appropriate features and will become an attractive experience for the public.

2. Include environmental factors:

a. Rehab an under-utilized, non-conforming site

Various miscellaneous improvements encumber the subject site, which will be removed and replaced with a high-quality, permanent medical office development. Two odd-shaped parcels (11,430 sq. ft. and 39,400 sq. ft. +/-) make-up the Property, which is a development constraint imposed on each parcel. The applicant will undergo the real estate procedures to combine these two parcels and consolidate them to allow for a cohesive development plan.

The site consists of an approximately 2,000 sq. ft. metal shed, temporary facilities, and an unimproved driveway with features that are nonconforming and susceptible to air quality issues. These structures are located in close proximity to the intersection's historic right-of-way line. The proposed development plan will remove these miscellaneous improvements and provide an integrated development plan on the Property with appropriate landscaping, building, and structures consistent with the high standards of the City of Mesa and the surrounding neighborhood.

b. Utilize existing utility and transportation infrastructure.

This standard applies to requests for greater intensity, which is not proposed here, and this application does not request additional intensity. Nonetheless, consistent with sustainable principles, the proposed development addresses the local demand for jobs and commercial uses on this infill property. That will enable the project to tie-into existing infrastructure, such as transportation network and public utilities.

Based on a preliminary analysis, there will be adequate water and sewer facilities to service the proposed development, which will be designed to connect into the

City systems consistent with the appropriate standards and details. As discussed previously, both Brown Road and Val Vista Drive have lower traffic counts than many arterial streets with similar configurations, which suggests that they too will have adequate capacity to handle the traffic anticipated with the proposed office development.

c. Site Design. The site has been designed to facilitate alternative modes of transportation and to promote environmental principles as follows:

- **Bike Storage** – The Preliminary Site Plan provides for safe and secure bike storage within 200 yards of the building entrance. A designated and convenient pedestrian access route is included that connects to the building entrance.
- **Low Emission Vehicles** – Low emission vehicles are promoted by building a demanded nonresidential use on an infill site nearby existing neighborhoods, as opposed to the fringe of the suburbs. The location and design of the site will make the project more feasible for alternative modes of travel with reduced emissions, such as pedestrian travel, bicycles, scooters, electric vehicles, etc.
- **Promote Drive-Share** – A drop-off location is provided for shared drive-share services, such as Uber, Lyft, and van pool services.
- **Right-fit Parking** – The proposed development does not provide an overabundant number of parking spaces, which creates a more efficient building footprint.

d. Location, Infill Development

- As explained above, site selection included an underutilized lot that will be rehabilitated for the proposed development.
- The Property is located in an area with residential character, which increases the mix of uses in the community, creating a more dynamic, healthy, and balanced neighborhood.
- Site location is on an infill site near existing neighborhoods (near middle of Mesa's north-south limits) allows for reduced auto emissions and greater opportunities to work from home.
- Frontage on two arterial streets promotes a medical use better than the existing agricultural use given the size and configuration of the Property.
- Development will replace a lower grade D.G. parking area surface that poses risks to air quality with a low-particulate level paving. This will apply to the paving and concrete materials for parking areas, drive aisles, and the building area.

e. Efficient Use of Land

- The proposed development combines two oddly shaped parcels (L-shaped lot and pentagon shape) to allow for a more efficient, sustainable use of land.
- Increases the building footprint of an approximately 2,000 foot shed and temporary improvements to an 8,400+ sq. ft. permanent office.
- Proposes a land use that responds to the needs of the surrounding area.

f. Additional Factors

- Paving the existing D.G. areas will reduce stormwater pollution and non-point source contaminants, which addresses groundwater standards.
- Natural Vegetation – The project is located on a site where previous developed has already removed the natural vegetation. The proposed development will reintroduce plant species that are drought-tolerant and compatible with the Sonoran Desert climate. Under-landscaped areas will be revegetated in conformance with City standards.
- Consumption of water resources on the margin will convert from agricultural to a traditionally more efficient office category. Plant materials will include low-water use species, xeriscape. Turf is not proposed. Controlled drip irrigation systems with latest technology will reduce water consumption in the landscaping.
- Light pollution will be controlled by the use of lighting that will be low wattage, shielded, and directed onto the areas intended to be lit. Custom fixtures will be added to the building to provide an appropriate level of light for safety, security, and aesthetic purposes. Lighting will comply with City standards.
- Stormwater retention system will be designed with surface level areas with permeable surfaces will increase the capacity of retention, dissipation, and percolation of stormwater during the 100-year storm event. Underground tanks will be utilized to promote a more efficient building footprint and will be limited to those necessary to comply with City and Maricopa County standards.
- Heat island effect will be reduced by revegetating various disturbed areas and proposing more landscaping material than is required, as discussed in the above Project Description section.
- Energy Efficiency – The International Energy Conservation Code standards will be followed, except as amended in the Mesa City Code.

- Low-e grade energy efficient glass will be applied for the windows based on reputable glass manufacturers. Awnings and architectural elements will also contribute to shade, energy efficiency, and building aesthetics.
- Reduced use of paper and blueprints in the architectural design and permitting process will provide for conservation of natural resources.
- Pathways will increase the ability for households to access the site without having to own and maintain a car. The customer drop-off point will provide for those needing assistance with accessibility.
- Regarding using existing utilities and transportation infrastructure, the proposed development will tie into existing utilities and not require extensions. This standard is resolved for this project and is not applicable, because it is designed for requests for greater intensity, which is not proposed here. This project complies with building setback and lot coverage/FAR standards.
- Two bus stops were located within a ¼ mile of the project historically, but as discussed previously, the City of Mesa and Valley Metro removed the bus route and discontinued them, which is a condition not created by the applicant. It has been noted, however, that the Property is located on an infill site that is miles from the City boundary and near the midpoint between Mesa's southern and northern limits, thus promoting development within close proximity to neighborhoods and reducing the dependency on automobiles.

XI. Conclusion

Proposed is a high quality, neighborhood-scale medical office that will enhance an infill property. The project design will be compatible with the residential and low-intensity character of the neighborhood where surrounding properties have already set the stage for a small office building with development features as are proposed in this request. The landscape character will include buffers that meet or exceed standards and contribute to a new, high-quality environment for future medical and professional offices. The proposed development contains the essential elements of a viable and sustainable environment for local office services and business growth.