

Citizen Participation Report

2311 W. Broadway Rd., Mesa, AZ

September 28, 2020

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a Rezoning and Site Plan Review. These requests are for the proposed dental office located on approximately 1.454 acres at 2311 W. Broadway Rd. on the Southwest corner of W. Broadway Rd. and S. Valencia Street. The Property is further identified on the Maricopa County Assessor's Map as parcel number 134-39-006X (the "Property").

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant will provide neighborhood notice for future public hearings. The format proposed is consistent with the City's April 1, 2020 notice with updated guidelines for the Citizen Participation and Neighborhood Outreach process for rezoning and site plan review cases. These guidelines permit alternative methods such as zoom, telephonic platforms, and video conferencing options, or similar methods, which is proposed in this Citizen Participation Plan.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Phil Fitzgerald

Fitzgerald Associates Architects, Inc.
3900 N. Santa Fe Avenue
Oklahoma City, OK 73118
(405) 521-8999 (office)
phil@fitzarch.com

Tanner McGreevy

Fitzgerald Associates Architects, Inc.
3900 N. Santa Fe Avenue
Oklahoma City, OK 73118
(405) 521-8999 (office)
tmcgreevy@fitzarch.com

Action Plan:

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 relating to the proposed development:

1. A contact list has been developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 500+ feet from parent parcel, but may include more.

- b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).
- 2. The notification list for the neighborhood meeting will include the above-referenced contact list of all property owners within 500+ ft. of the subject property, HOAs within 1/2 mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list is attached to this Plan.
- 3. The applicant's neighborhood notice letter will provide an online link with exhibits for the proposed development. The notice letter will list the options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. This procedure will allow the neighbors to view the project details and contact the applicant before the neighborhood meeting, which provides more time to learn about and inquire about the project.
- 4. Those who provide contact information to the applicant will be added to the public hearing notification list. A meeting summary and outline of the comments and issues provided to the applicant will be submitted to the City Staff along with the Citizen Participation Report for this case.
- 5. Presentations will be made to groups of citizens or neighborhood associations upon request.
- 6. For public hearing notice, applicant will comply with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. If additional signs are needed, the number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Proposed Schedule:

Pre-Submittal	Feb. 11, 2020
Formal Submittal to City	July 22, 2020
Follow-Up Submittals	Sept. 24, 2020
Planning & Zoning Public Hearing	October 13, 2020

Attached Exhibits:

- 1) Notification Letter
- 2) Site Plan, Landscape Plan and Exterior Elevations of Proposed Project
- 3) Notification map of surrounding property owners within 500 ft. of the Property
- 4) List of property owners within 500 ft. of the Property (based on the Maricopa County Assessor Records) HOAs within ½ mile, and registered neighborhood contacts within 1 mile of the property (provided by the city).

Dear Neighbor,

We have applied for Design Review for the property located at 2311 W. Broadway Rd. This request is for development of **Dental Depot**. The case number assigned to this project is **DRB20-00495**.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 405-521-8999 or e-mail me at tmcgreevy@fitzarch.com.

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on **October 13, 2020** in the Lower Level of the City Council Chambers. The meeting will begin at **4:30 p.m.**

The previous notification that was sent out had the wrong date and time. We apologize about any inconvenience.

Because of the current public health emergency, the Lower Level of the City Council Chambers is closed for Design Review Board Meetings. However, the live meeting may be listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.**

Public participation will be available electronically and telephonically. If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** at <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting.** If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Kellie Rorex of their Planning Division staff. She can be reached at 480-644-6711 or kellie.rorex@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Phil Fitzgerald

{9/18/2020}

Dear Neighbor,

Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards for a medical office building in the LC district at 2311 W. Broadway. Rd. The case number assigned to this project is **BOA20-00580**.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the Site Plan, Landscape Plan, and Elevations of the proposed development. If you have any questions regarding this proposal, please call me at 405-521-8999 or e-mail me at tmcgreevy@fitzarch.com.

This application will be scheduled for consideration by the Mesa Board of Adjustment at their meeting held on **Wednesday, October 7, 2020** in the City Council Chambers. The study session meeting will begin **at 5:00 p.m.** and the Public Hearing will begin **at 5:30 p.m.** Because of the current public health emergency, the City Council Chambers is closed for Board of Adjustment Meetings. **Members of the Board of Adjustment will conduct their study session and hearing meeting via a telephonic conferencing platform, and the live meeting will be accessible telephonically.**

The live meeting may be listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.**

Public participation will be available electronically and telephonically. If you want to provide a written comment or speak telephonically at the meeting, please submit an [online comment card](#) **at least 1 hour prior to the start of the meeting.** If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Kellie Rorex of their Planning Division staff. He/she can be reached at 480-644-6711 or kellie.rorex@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Phil Fitzgerald

Phil Fitzgerald

Dear Neighbor,

We have applied for Site Plan Review for the property located at 2311 W. Broadway Rd. This request is for development of **Dental Depot**. The case number assigned to this project is **ZON20-00488**.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 405-521-8999 or e-mail me at tmcgreevy@fitzarch.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on October 14, 2020 in the City Council Chambers. The meeting will begin at 4:00 p.m.

Because of the current public health emergency, the City Council Chambers is closed for Planning and Zoning Meetings. However, the live meeting may be watched on local cable **Mesa channel 11**, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **530 123 2921** and following the prompts.

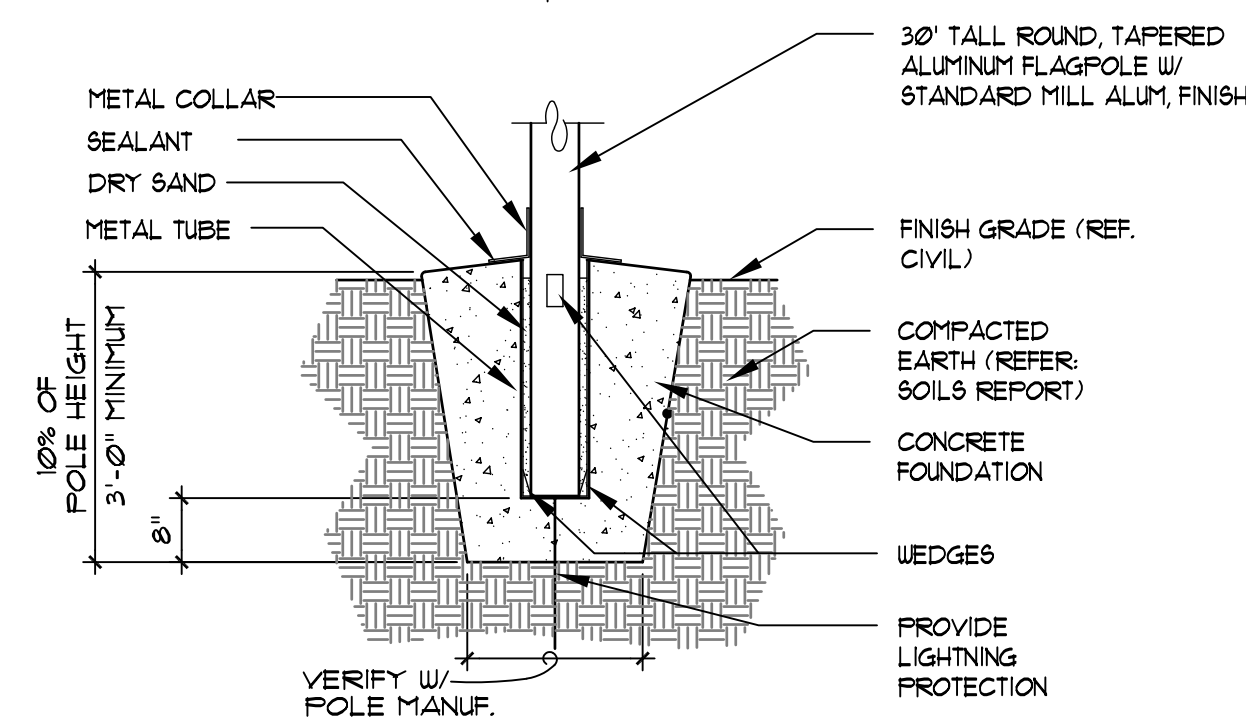
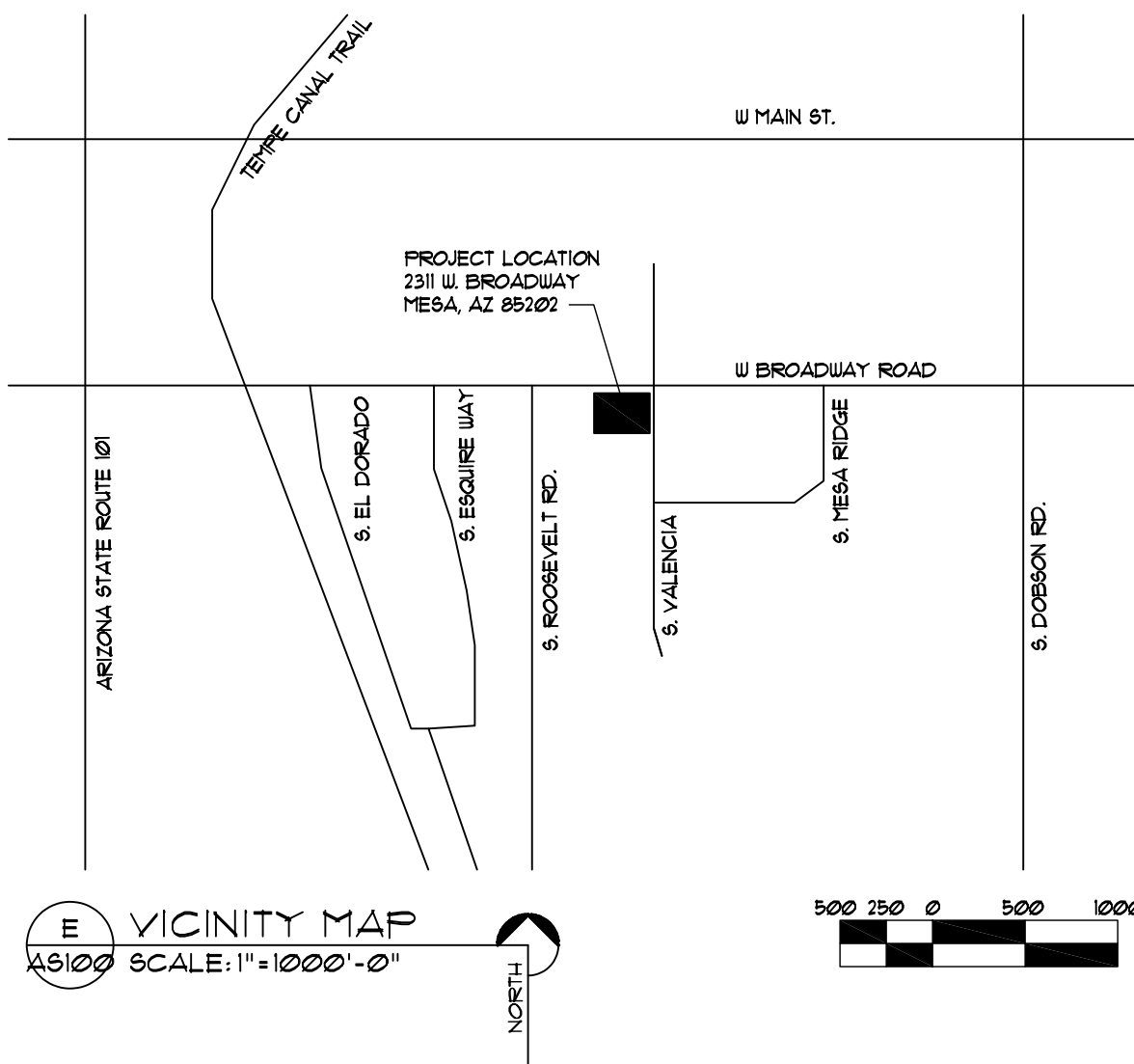
Public participation will be available electronically. If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** at <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **530 123 2921** and **following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

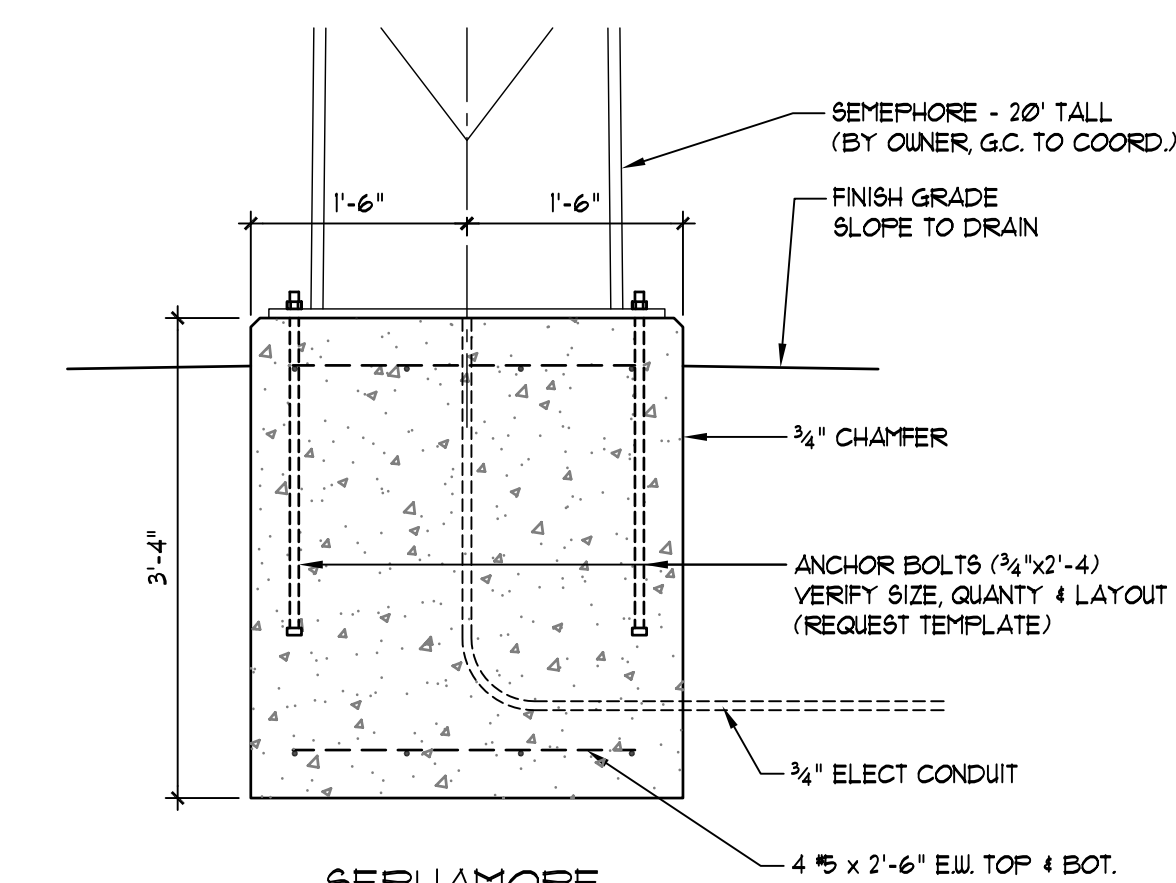
The City of Mesa has assigned this case to Kellie Rorex of their Planning Division staff. He/she can be reached at 480-644-6711 or kellie.rorex@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

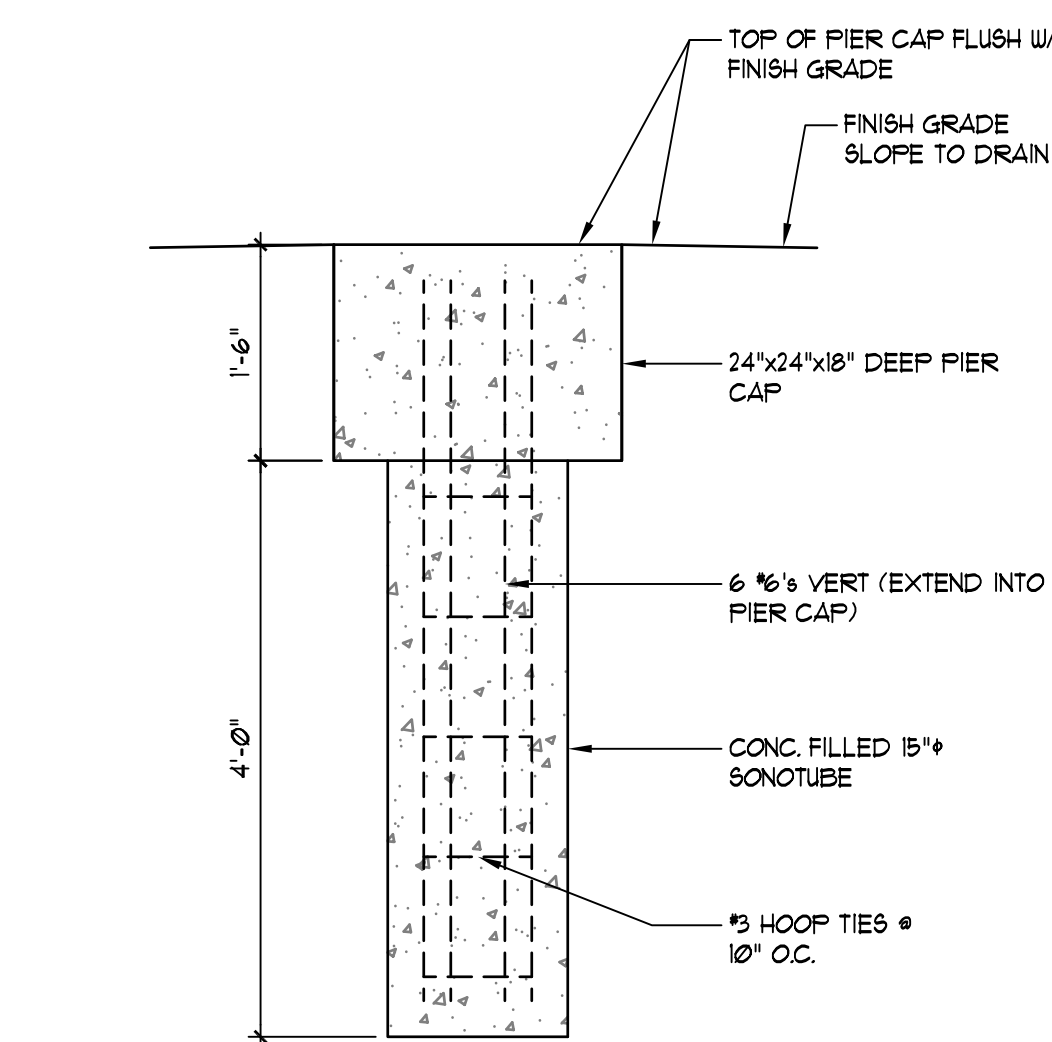
Phil Fitzgerald



D FLAGPOLE & BASE
SCALE: 1/2" = 1'-0"



C SEMPHORE FOOTING DETAIL
SCALE: 3/4" = 1'-0"



NOTE:
G.C. SHALL COORD. W/ OWNER SUPPLIED RR. CROSSING ARM. PROVIDE ANCHORS AS REQUIRED.

B CROSSING ARM FOOTING DETAIL
SCALE: 3/4" = 1'-0"

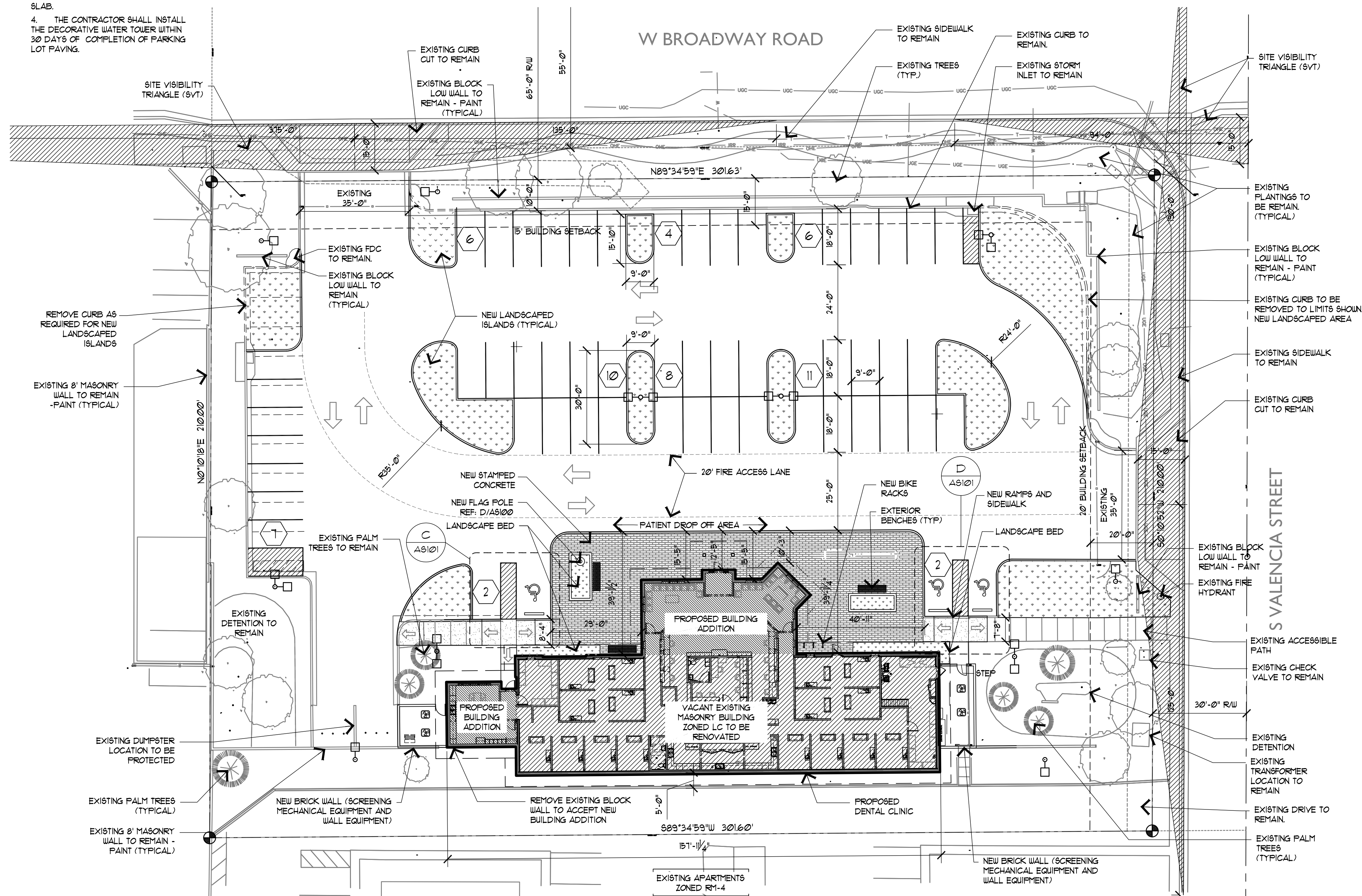
LEGEND	
	EXISTING LIGHT POLE
	LIGHT BROOM FINISHED CONCRETE (REF. CIVIL)
	INTEGRALLY COLORED STAMPED CONCRETE - RUNNING BOND PATTERN - BRICK RED (REF. CIVIL & NOTES)
	NEW LANDSCAPED AREA (REF. LANDSCAPE PLAN)
	EXISTING CONCRETE CURB OR SITE WALL
	NEW CONCRETE CURB
	EXISTING CONCRETE CURB TO BE REMOVED

NOTE 1: INTEGRALLY COLORED STAMPED CONCRETE SHALL BE REINFORCED W/ #6 @ 10" O.C. OR #3 BARS @ 24" O.C.

NOTE 2: SEALANT SHALL BE INSTALLED @ ALL CONSTRUCTION JOINTS (TYPICAL)

GENERAL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING FULLY WITH THE EPA STORM WATER REGULATIONS AND POLLUTION PREVENTION PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ALL SIDEWALKS THAT ARE REMOVED OR DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL PARKING LOT PAVING WITHIN 30 DAYS OF COMPLETION OF THE BUILDING SLAB.
- THE CONTRACTOR SHALL INSTALL THE DECORATIVE WATER TOWER WITHIN 30 DAYS OF COMPLETION OF PARKING LOT PAVING.



A ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

SIGNAGE:

ALL SIGNAGE BY SEPARATE PERMIT AND WILL NOT BE REVIEWED THROUGH THE DESIGN REVIEW OR SITE PLAN REVIEW PROCESS. SIGNS MUST FOLLOW SIGN CODE (MZO ARTICLE 5)

REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE AND SHALL BE AN ALL-WEATHER DRIVING SURFACE GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (14,000 LBS/24,000 LBS PER AXLE) WHEN ROADS ARE WET. THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOB SITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS" IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD.

ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.

WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1500 GPM AT 25 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN.

COMPLIANCE IS REQUIRED WITH ALL PROVISIONS AND REQUIREMENTS OF IBC CHAPTER 33, SAFEGUARDS DURING CONSTRUCTION, AND: IFC CHAPTER 33 NFPA 741, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.

PROPOSED DENTAL DEPOT 2311 W. BROADWAY MESA, AZ 85202 *16 OPERATORIES

EXISTING AND NEW ZONING:	LC
GROSS SITE ACREAGE:	1.454 ACRES
EXISTING IMPERVIOUS TOTAL:	49,124 SQ. FT.
PROPOSED IMPERVIOUS TOTAL:	45,336 SQ. FT.
EXISTING BUILDING SQ. FT.:	5,321 SQ. FT.
BUILDING ADDITION SQ. FT.:	1,658 SQ. FT.
TOTAL BUILDING SQ. FT.:	6,985 SQ. FT.
EXISTING BUILDING HT.:	+/-18'-0"
PROPOSED BUILDING HT.:	+/-23'-0"
TOWER HT.:	+/-42'-6"
PARKING REQUIRED:	40 SPACES
PARKING PROVIDED:	56 SPACES

LEGAL DESCRIPTION:
TH PT NE4 SEC 30 DAF COM INTER MON LI DOBSON RD 4 BROADWAY RD TH W TO INT HL OF BROADWAY RD AND VALENCIA DR TH S 55F TH W 30F TO 4 FT 4 TPOB TH S 220F TH W 301.60F TH E 301.63F TO TPOB EX COM AT NE COR 6D SEC 30 TH W TO INT OF ML BROADWAY RD 4 VALENCIA DR TH S 55F TH W 30F TO TPOB TH S 10F TH W 301.63F TH N 10F TH E 301.63F TO TPOB P/F 01-0509348

DATE	DESCRIPTION

STAMP:



FITZGERALD ASSOCIATES
architects & design consultants
(405) 521-8999
3900 N. SANTA FE AVENUE
OKLAHOMA CITY, OKLAHOMA 73118

COPYRIGHT © 2019
FITZGERALD ASSOCIATES ARCHITECTS
ALL RIGHTS RESERVED

•DENTAL DEPOT• MESA, AZ

LOCATION:
2311 W BROADWAY
MESA, AZ

OWNER:
ASHMORE INVESTMENTS, LLC.
3104 NW 23RD STREET
OKLAHOMA CITY, OK 73107

JOB NUMBER: ---

DRAWN BY:
T.V.M.

CHECKED BY:

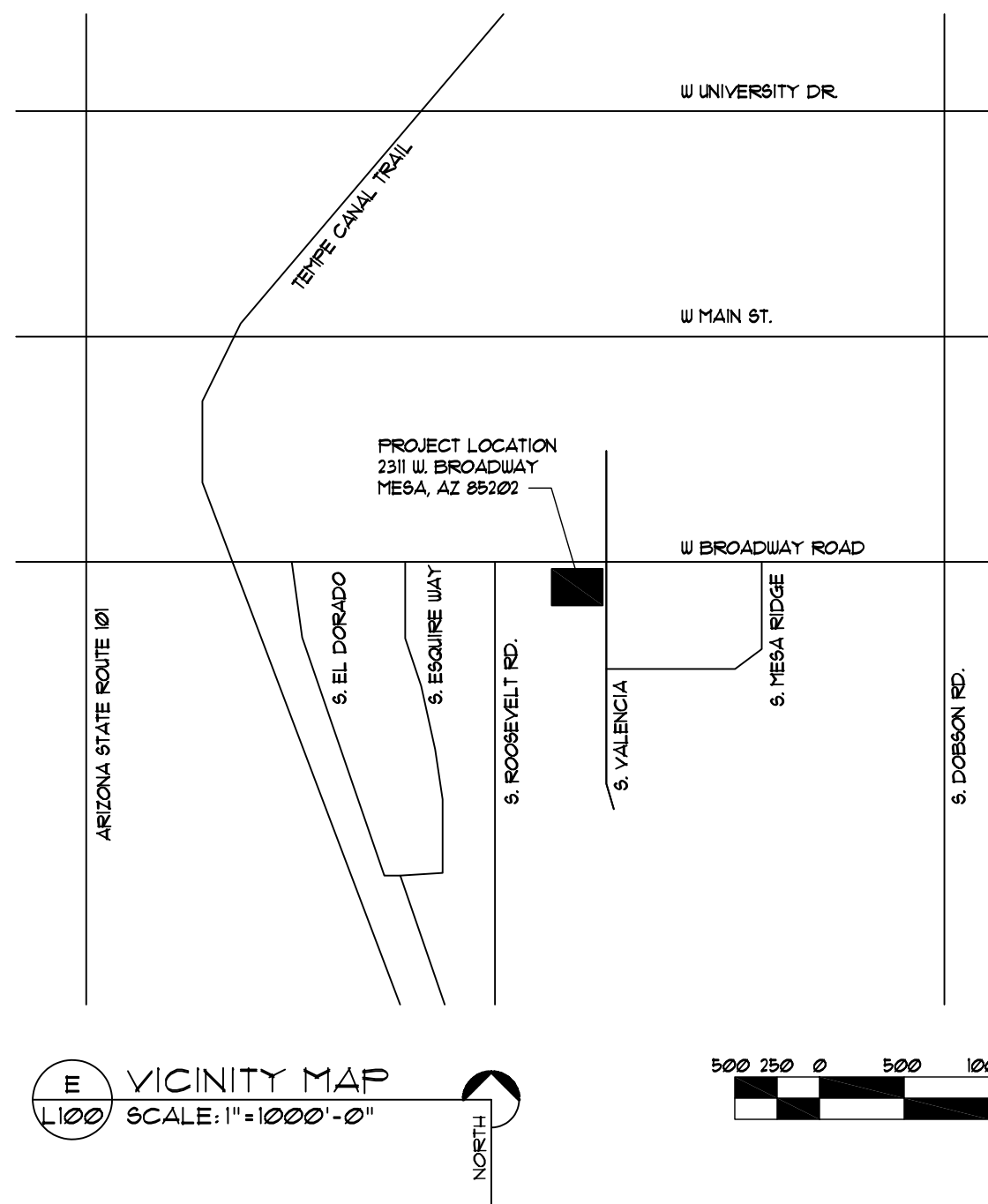
SHEET TITLE:

ARCHITECTURAL SITE PLAN

DATE:
9 September 2020

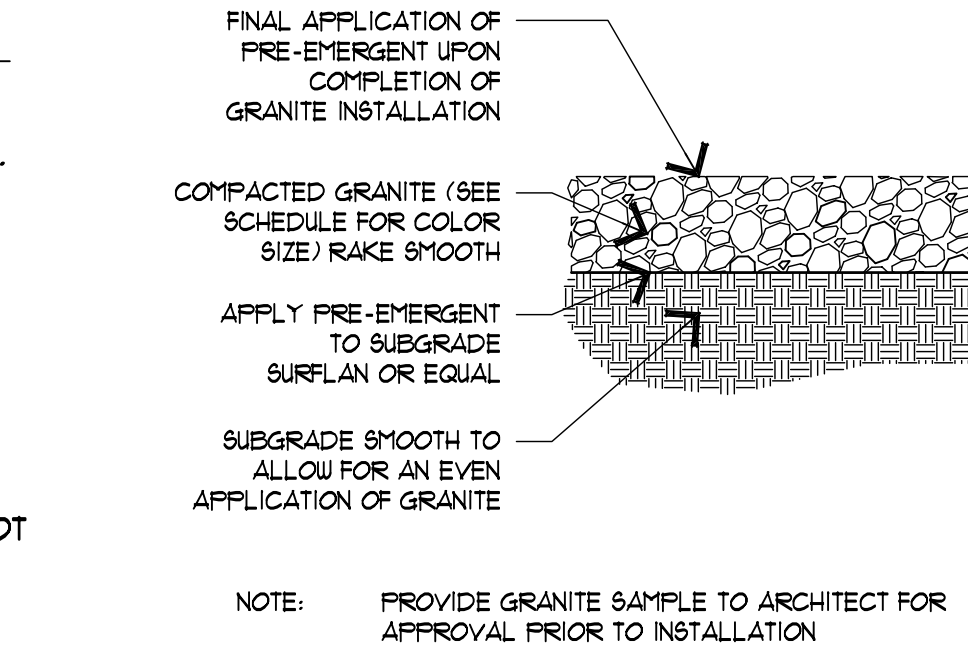
SHEET NUMBER:

AS100

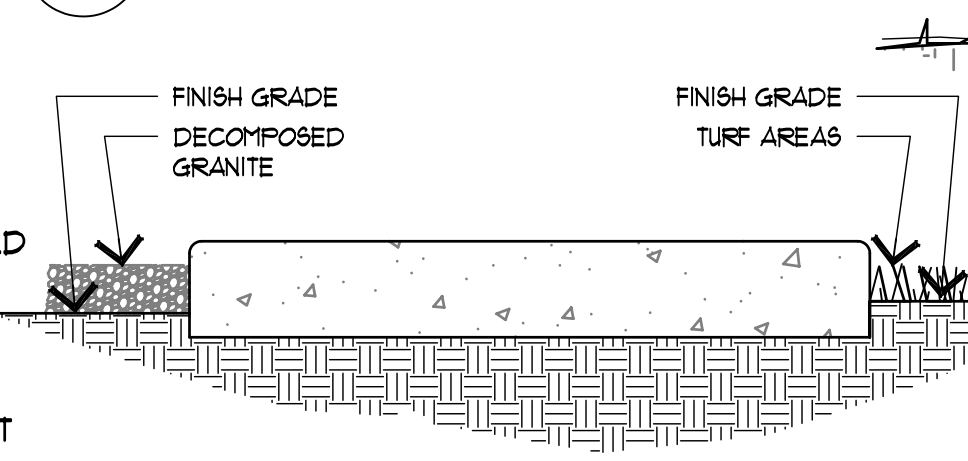


PLANTING NOTES

1. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ALL PLANT MATERIAL MUST MEET ANA SPECIFICATIONS.
2. THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL HE DEEMS UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
3. PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. DO NOT INSTALL PLANT MATERIAL IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
4. VERIFY PLANT QUANTITIES PRIOR TO INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY; THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED. NOTIFY ARCHITECT OF QUANTITY DISCREPANCIES IMMEDIATELY.
5. PLANT TREES, SHRUBS, AND CACTI PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR VIEWS.
6. NOTIFY OWNER AND ARCHITECT IMMEDIATELY SHOULD SOIL CONDITIONS BE PRESENT WHICH WOULD PREVENT PROPER SOIL DRAINAGE AND ALLOW WATER TO STAND IN PLANTING PITS.
7. DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL, EXCEPT FOR SALVAGED TREES.
8. LANDSCAPE CONTRACTOR TO PERFORM SOILS TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES. IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL ACCORDINGLY.



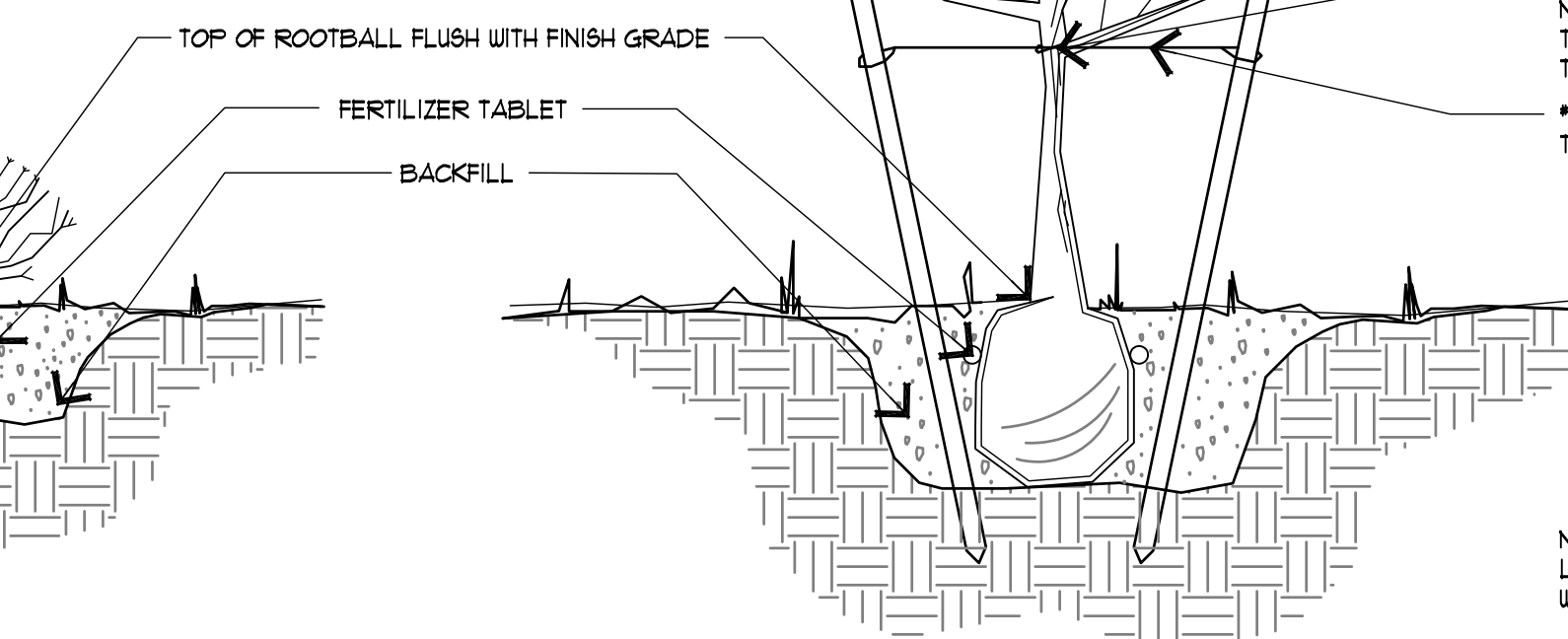
D DECOMPOSED GRANITE



C GRADING @ WALKS/HEADER




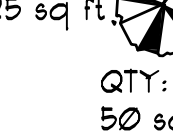



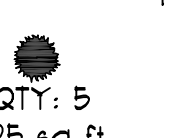
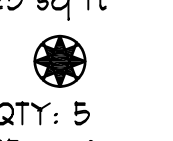

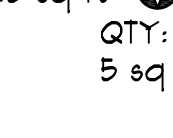

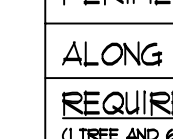
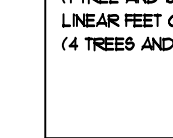
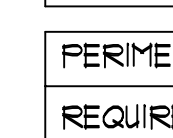
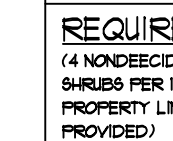

BACKFILL:
1 PART MULCH TO 3 PARTS TOPSOIL
PLANTING PIT SIZES:
1 GAL. OR 5 GAL. 2X WIDTH OF ROOTBALL
FERTILIZER TABLETS (AGRIFORM TABLETS)
DOWN ALONG PLANT ROOTBALL
1 PER 1 GAL.
2 PER 5 GAL.
3 PER 15 GAL.
4 PER 24\"/>

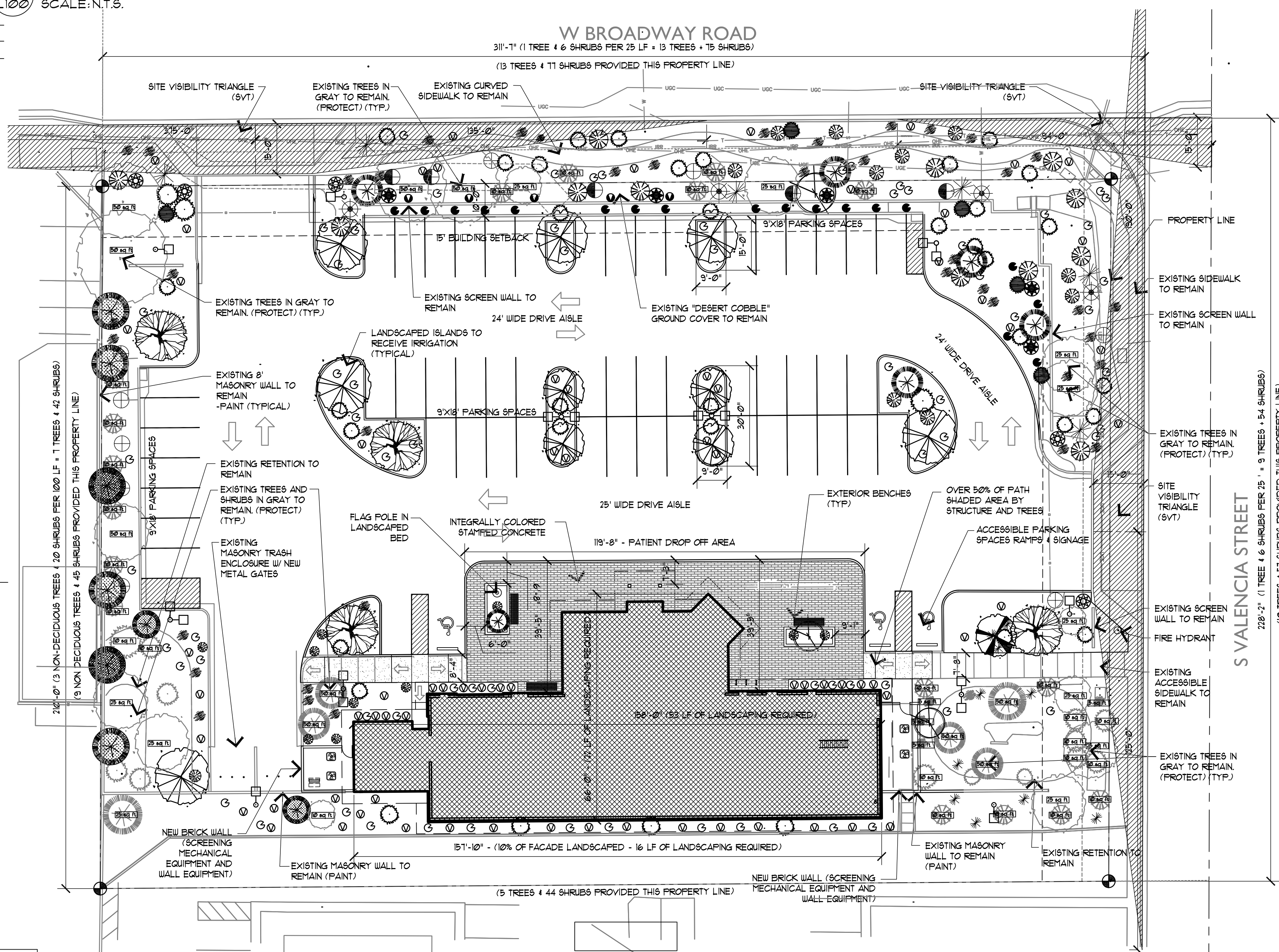


B TREE AND SHRUB PLANTING AND STAKING



PLANT MATERIAL SCHEDULE

AUP LANDSCAPING	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	FOLIAGE	SQ FT COV.
TREES						
	FIGUS MICROCARPA	INDIAN LAUREL	24" BOX/36" BOX 3/5	25	NON-DECIDUOUS SCREEN TREE	25 sq ft
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX/36" BOX 5/5	50	NON-DECIDUOUS SHADE TREE	50 sq ft
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	3	DECIDUOUS DENSE FOLIAGE	25 sq ft
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM	24" BOX/36" BOX 6/1	50	DECIDUOUS DENSE FOLIAGE	50 sq ft
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	36" BOX	4	DECIDUOUS SHADE TREE	50 sq ft
ACCENTS & VINES						
	ALOE VERA	MEDICINAL ALOE	5-GAL	4	SMALL SHRUB	10 sq ft
	HESPERALOE PARVIFLORA	RED YUCCA	5-GAL	16	MEDIUM SHRUB	25 sq ft
	MUHLENBERGIA 'NASHVILLE'	'NASHVILLE' GRASS	5-GAL	9	ORN. GRASS	5 sq ft
SHRUBS						
	LEUCOPHYLLUM 'RIO BRAVO'	'RIO BRAVO SAGE'	5-GAL	38	MEDIUM SHRUB	25 sq ft
	NERIUM 'PETITE PINK'	'PETITE PINK' OLEANDER	5-GAL	38	MEDIUM SHRUB	25 sq ft
	TECOMA X 'BELLS OF FIRE'	BELLS OF FIRE	5-GAL	5	MEDIUM SHRUB	25 sq ft
	TECOMA STANS	YELLOW BELLS	5-GAL	31	MEDIUM SHRUB	25 sq ft
GROUND COVERS						
	EREMOPHILA MACULATA	YELLOW OUTBACK SUNRISE	1-GAL	68	EVERGREEN G.C.	25 sq ft
	EREMOPHILA HYGROPHANA	BLUE BELLS	1-GAL	70	PERENNIAL G.C.	5 sq ft
MISCELLANEOUS						
	DECOMPOSED GRANITE IN ALL PLANTING AREAS 2" DEPTH MINIMUM (TYP) SIZE AND COLOR TO MATCH THE EXISTING AREAS WITH DECOMPOSED GRANITE					



PERIMETER LANDSCAPING			
ALONG STREET			
REQUIRED (1 TREE AND 4 SHRUBS PER 25' LINEAR FEET OF STREET FRONTAGE (4 TREES AND 24 SHRUBS PER 100'))	REQUIRED 22 TREES & 129 SHRUBS	REQUIRED SIZE (25% NEED TO BE 36 IN. OR LARGER AND 50% NEED TO BE 24 IN. NO TREES SMALLER THAN 9 GALLON. 50% OF SHRUBS MUST BE 5 GALLON OR LARGER NO SHRUBS LESS THAN 1 GALLON)	REQUIRED 6 TREES (36 IN) 65 SHRUBS (5 GAL)
PROVIDED	23 TREES 134 SHRUBS	PROVIDED 19 EXTRA SHRUBS AND 1 EXTRA TREE PROVIDED FOR AUP	6 TREES (36 IN) (26%) 38 SHRUBS (5 GAL) (14%)

PERIMETER LANDSCAPING			
REQUIRED LANDSCAPE YARDS			
REQUIRED (4 NON-DECIDUOUS TREES AND 20 SHRUBS PER 100 LF OF ADJACENT PROPERTY LINE SHALL BE PROVIDED)	REQUIRED 9 TREES & 42 SHRUBS	REQUIRED SIZE (REQUIRED TREES SHALL BE AT LEAST 24 INCH BOX SIZE)	REQUIRED 100%
PROVIDED	9 TREES 45 SHRUBS	PROVIDED 3 EXTRA TREES PROVIDED FOR AUP	100%

INTERIOR PARKING LOT LANDSCAPING			
REQUIRED (1 TREE AND THREE SHRUBS)	REQUIRED 1 TREE AND THREE SHRUBS PER ISLAND	REQUIRED SIZE (A MINIMUM 10% OF THE REQUIRED TREES FOR PARKING LOT INTERIOR SHALL BE 36 INCH BOX. THE BALANCE OF THE TREES SHALL BE AT LEAST 24 INCH BOX)	REQUIRED SIZE (A MINIMUM 10% OF THE REQUIRED TREES FOR PARKING LOT INTERIOR SHALL BE 36 INCH BOX. THE BALANCE OF THE TREES SHALL BE AT LEAST 24 INCH BOX)
PROVIDED	1 TREE 3 SHRUBS PER ISLAND	PROVIDED 22 EXTRA SHRUBS PROVIDED FOR AUP	4/10 - 40%

FOUNDATION BASE LANDSCAPING		
REQUIRED	REQUIRED	PROVIDED
(1 TREE PER 50 LF OF EXT. WALL LENGTH SHALL BE PROVIDED. TREES IN PARKING LOT WITHIN 30 FEET OF BUILDING MAY BE COUNTED) (A MIN. OF 10% OF THE REQUIRED TREES IN FOUNDATION BASE SHALL BE AT LEAST 36 INCH BOX. BALANCE SHOULD BE 24 INCH BOX) (LANDSCAPE AREA FOR EXTERIOR WALLS VISIBLE FROM PUBLIC PARKING OR RIGHT OF WAY WITH PUBLIC ENTRANCES) (LANDSCAPE AREA FOR EXTERIOR WALLS NOT VISIBLE FROM PUBLIC PARKING OR RIGHT OF WAY WITHOUT PUBLIC ENTRANCES)	9 TREES 1 TREE 33% (53 LF) 25% (32 LF) 10% (16 LF)	10 TREES 1 TREE 62% (98 LF) 73% (91 LF) 44% (70 LF)

OPEN SPACE: 13,955 SQ FT.
PROVIDED COVERAGE: 8,225 SQ FT
COVERAGE PROVIDED: 59%

SIGNAGE:

ALL SIGNAGE BY SEPARATE PERMIT AND WILL NOT BE REVIEWED THROUGH THE DESIGN REVIEW OR SITE PLAN REVIEW PROCESS. SIGNS MUST FOLLOW SIGN CODE (MZO ARTICLE 5)

A LANDSCAPE PLAN

SCALE: 1"=20'-0"

DATE	DESCRIPTION



FITZGERALD ASSOCIATES
architects & design consultants
(405) 521-8999
3800 N. Santa Fe Avenue
Oklahoma City, Oklahoma 73118

COPYRIGHT © 2019
FITZGERALD ASSOCIATES ARCHITECTS
ALL RIGHTS RESERVED

•DENTAL DEPOT•
MESA, AZ

LOCATION:
2311 W BROADWAY
MESA, AZ

OWNER:
ASHMORE INVESTMENTS, LLC.
3104 NW 23RD STREET
OKLAHOMA CITY, OK 73107

JOB NUMBER: ---

DRAWN BY: T.V.M.
CHECKED BY: ---

SHEET TITLE:

LANDSCAPE PLAN

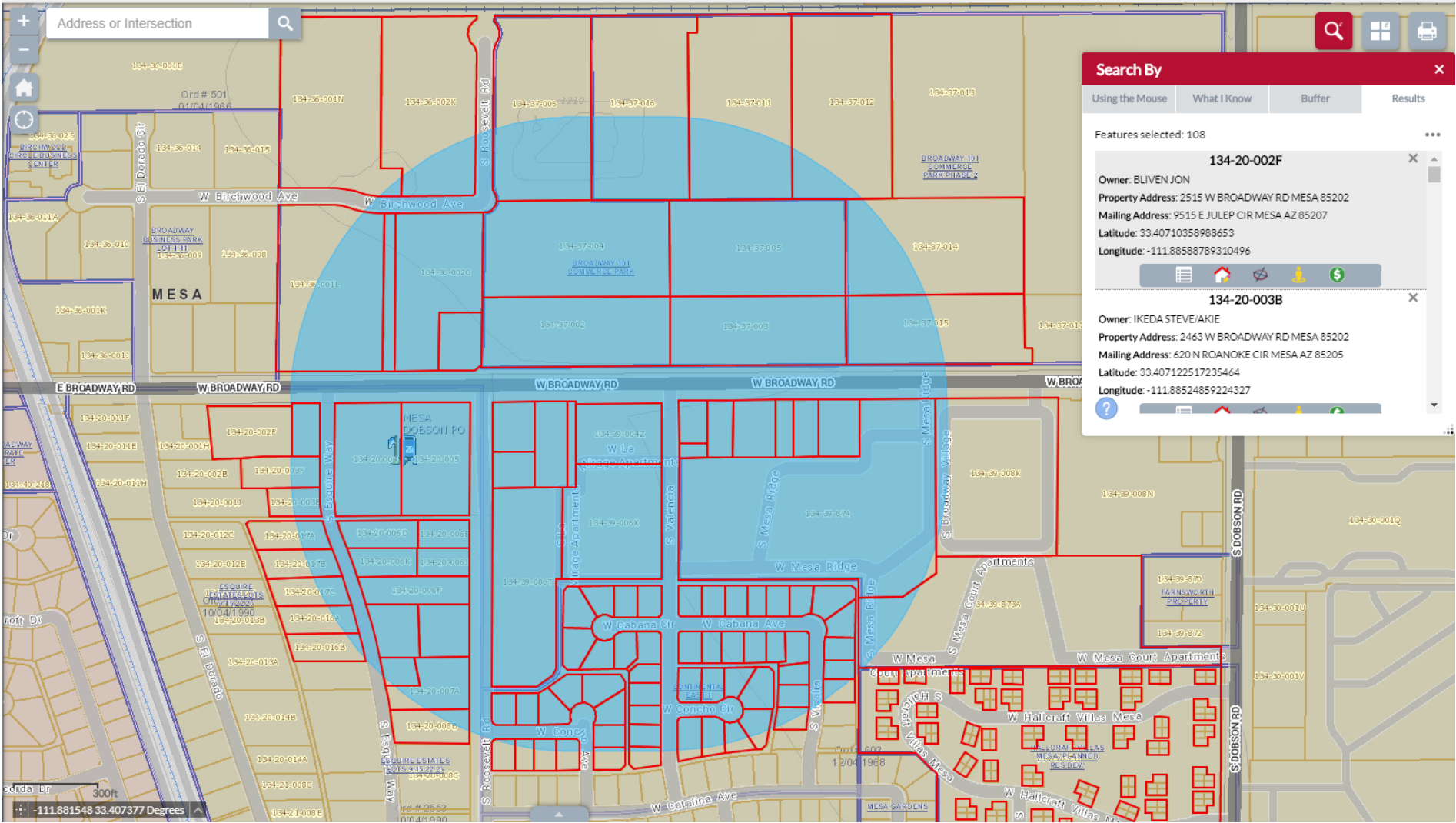
DATE:
15 September 2020

SHEET NUMBER:

L100

Dental Depot (ZON20-00488/DRB20-0049)

2311 W. Broadway, MESA, AZ



**Property Owners, 500 Feet+
2311 W. Broadway Rd., Mesa, AZ**

Owner	Property Address	Mailing Address	Mailing City	State	Zip
BLIVEN JON	2515 W BROADWAY RD MESA 85202	9515 E JULEP CIR	MESA	AZ	85207
IKEDA STEVE/AKIE	2463 W BROADWAY RD MESA 85202	620 N ROANOKE CIR	MESA	AZ	85205
MORRISON SHAWN	442 S ESQUIRE WY MESA 85202	442 S ESQUIRE WY	MESA	AZ	85202
BERGMANN ANGEL L	430 S ESQUIRE WY MESA 85202	430 S ESQUIRE WAY	MESA	AZ	85202
UNITED STATES POSTAL SERVICE	2415 W BROADWAY RD MESA 85202	REAL ESTATE DIV WE330	SAN BRUNO	CA	94099
GAISER VANESSA	451 S ESQUIRE WY MESA 85202	451 S ESQUIRE WY	MESA	AZ	85202
MATTINGLY SANDI L	452 S ROOSEVELT RD MESA 85202	PO BOX 40413	MESA	AZ	85274
BALDWIN FAMILY TRUST	505 S ESQUIRE WY MESA 85202	505 S ESQUIRE WY	MESA	AZ	85202
ALONGE LIVING TRUST	464 S ROOSEVELT RD MESA 85202	464 S ROOSEVELT ST	MESA	AZ	85202
PHILLIPS TRAVIS/JOY	463 S ESQUIRE WY MESA 85202	463 SOUTH ESQUIRE WAY	MESA	AZ	85202
JOHN DEVENS GUST JR AND ELAINE A GUST TRUST	541 S ESQUIRE WY MESA 85202	541 S ESQUIRE WY	MESA	AZ	85202
LIMERICK MARY LOUISE & ANTHONY	529 S ESQUIRE WY MESA 85202	529 ESQUIRE WAY SOUTH	MESA	AZ	85202
GLENN AND BARBARA VANDIVER TRUST	515 S ESQUIRE WY MESA 85202	515 S ESQUIRE WAY	MESA	AZ	85210
GLENN AND BARBARA VANDIVER TRUST	516 S ESQUIRE WY MESA 85202	515 S ESQUIRE WAY	MESA	AZ	85210
BERKY ROGER DIEHL/ANNE S	551 S ESQUIRE WY MESA 85202	551 S ESQUIRE WAY	MESA	AZ	85202
ESTES MARGARET C	516 S ESQUIRE WY MESA 85202	516 S ESQUIRE WAY	MESA	AZ	85202
HUFNAGEL MICHAEL V/LINDA L TR	526 S ESQUIRE WY MESA 85202	526 S ESQUIRE WY	MESA	AZ	85202
CASTILLO JOSE	450 S ESQUIRE WY MESA 85202	450 S ESQUIRE WAY	MESA	AZ	85202
LEON SLADE FAMILY TRUST DATED JUNE 30 1997	464 S ESQUIRE WY MESA 85202	464 S ESQUIRE WAY	MESA	AZ	85202
DANGERFIELD MARK C & KATHY	506 S ESQUIRE WY MESA 85202	506 S ESQUIRE WAY	MESA	AZ	85202
BKM BROADWOOD 251 LLC	2450 W BROADWAY RD MESA 85202	1701 QUAIL ST STE 100	NEWPORT BEACH	CA	92660
BKM BROADWOOD 251 LLC	2452 W BIRCHWOOD AVE MESA 85202	1701 QUAIL ST STE 100	NEWPORT BEACH	CA	92660
TN 1 LLC	2400 W BROADWAY RD MESA 85202	6720 N SCOTTSDALE RD NO 250	SCOTTSDALE	AZ	85253
BRUNDAGE MINI STORAGES LTD	2422 W BROADWAY RD MESA 85202	19179 BLANCO RD STE 105 816	SAN ANTONIO	TX	78258
BKM BROADWOOD 251 LLC	2451 W BIRCHWOOD AVE MESA 85202	1701 QUAIL ST STE 100	NEWPORT BEACH	CA	92660
IPT MESA DC LLC	2432 W BIRCHWOOD AVE MESA 85202	1800 WAZEE ST, SUITE 500	DENVER	CO	80202
CCF IND BROADWAY LLC	2330 W BROADWAY RD MESA 85202	2000 AVENUE OF THE STARS FL 11	LOS ANGELES	CA	90067
CCF IND BROADWAY LLC	2240 W BROADWAY RD MESA 85202	2000 AVENUE OF THE STARS FL 11	LOS ANGELES	CA	90067
CCF IND BROADWAY LLC	2340 W BROADWAY RD MESA 85202	2000 AVENUE OF THE STARS FL 11	LOS ANGELES	CA	90067
CCF IND BROADWAY LLC	2250 W BROADWAY RD MESA 85202	2000 AVENUE OF THE STARS FL 11	LOS ANGELES	CA	90067

CCF IND BROADWAY LLC	2360 W BROADWAY RD MESA 85202	2000 AVENUE OF THE STARS FL 11	LOS ANGELES	CA	90067
CCF IND BROADWAY LLC	2260 W BROADWAY RD MESA 85202	2000 AVENUE OF THE STARS FL 11	LOS ANGELES	CA	90067
CCF IND BROADWAY LLC	2166 W BROADWAY RD MESA 85202	2000 AVENUE OF THE STARS FL 11	LOS ANGELES	CA	90067
CCF IND BROADWAY LLC	2150 W BROADWAY RD MESA 85202	2000 AVENUE OF THE STARS FL 11	LOS ANGELES	CA	90067
CCF IND BROADWAY LLC	2140 W BROADWAY RD MESA 85202	2000 AVENUE OF THE STARS FL 11	LOS ANGELES	CA	90067
CCF IND BROADWAY LLC	2350 W BROADWAY RD MESA 85202	2000 AVENUE OF THE STARS FL 11	LOS ANGELES	CA	90067
R & M CHRISTOPHER FAMILY L L P	2333 W BROADWAY RD MESA 85202	8656 E LARKSPUR DR	SCOTTSDALE	AZ	85260
R & M CHRISTOPHER FAMILY LLP	2331 W BROADWAY RD MESA 85202	27891 N 100TH WAY	SCOTTSDALE	AZ	85255
R F B INC	2355 W BROADWAY RD MESA 85202	3097 E ROBIN LN	GILBERT	AZ	85296
TTR LLC	2357 W BROADWAY RD MESA 85202	2605 CALLE PORTON	LAS CRUCES	NM	88007
MT BROSS LLC	2311 W BROADWAY RD MESA 85202	3104 NW 23RD ST	OKLA. CITY	OK	73107
DEROZONA CORPORATION	2155 W BROADWAY RD MESA 85202	PO BOX 61655	PHOENIX	AZ	85082
PARADISE LAND HOLDINGS LLC	2235 W BROADWAY RD MESA 85202	2235 W BROADWAY RD	MESA	AZ	85202
CJS OF ARIZONA LLC	2259 W BROADWAY RD MESA 85202	845 E MEAD DR	CHANDLER	AZ	85249
FOSTER GENE ARTHUR TR	2245 W BROADWAY RD MESA 85202	2245 W BROADWAY	MESA	AZ	85202
FOSTER GENE A TR	2245 W BROADWAY RD MESA 85202	2245 W BROADWAY	MESA	AZ	85202
MESA SUMMIT INC	505 S ROOSEVELT RD MESA 85202	11428 ARTESIA BLVD	ARTESIA	CA	90701
CANYON STATE AUTO CARE LLC	2221 W BROADWAY RD MESA 85202	202 N 19TH AVE	PHOENIX	AZ	85009
BAREFOOT PROPERTIES LLC	2225 W BROADWAY RD MESA 85202	7760 E STATE ROUTE 69 STE C5-152	PRESCOTT VALLEY	AZ	86314
MESA SUMMIT INC	450 S VALENCIA MESA 85202	11428 ARTESIA BLVD	ARTESIA	CA	90701
BJORK HOLDINGS ARIZONA LLC	2107 W BROADWAY RD MESA 85202	3769 ORANGE LN	BOULDER	CO	80304
BRANDOW KEAWE/VALERY	2356 W CONCHO AVE MESA 85202	2356 W CONCHO AVE	MESA	AZ	85202
SHARIF BAHAR/MARTHA	2348 W CONCHO AVE MESA 85202	2348 W CONCHO AVE	MESA	AZ	85202
CROWELL NATHAN S/MICHELLE R	2338 W CONCHO AVE MESA 85202	P O BOX 41104	MESA	AZ	85274
MAKSYMOWSKI RONALD P II	2330 W CONCHO AVE MESA 85202	2330 W CONCHO AVE	MESA	AZ	85202
SANCHEZ FAMILY LIVING TRUST	2328 W CONCHO AVE MESA 85202	2328 W CONCHO AVE	MESA	AZ	85202
OTERO HILARIO G	2326 W CONCHO AVE MESA 85202	P.O. BOX 42200	MESA	AZ	85274
BARENBURG MARCI L	2324 W CONCHO AVE MESA 85202	2324 W CONCHO AVE	MESA	AZ	85202
VANDENEINDE RON/JAYNA	2322 W CONCHO AVE MESA 85202	2322 W CONCHO AVE	MESA	AZ	85202
GRITTMANN UWE H/RENAE M T	2333 W CONCHO AVE MESA 85202	TULPENWEG 21	HEIDELBERG		69123
BROWN JORDAN S	2341 W CONCHO AVE MESA 85202	2341 W CONCHO AVE	MESA	AZ	85202
MORE RAYMOND STEPHEN	2349 W CONCHO AVE MESA 85202	2349 W CONCHO AVE	MESA	AZ	85202
AGUILAR JOSEFINA RUIZ/ESCORZA ERICK RUIZ	2357 W CONCHO AVE MESA 85202	2357 W CONCHO AVE	MESA	AZ	85202

LABADIE NICHOLAS/SHAYNA	558 S VALENCIA MESA 85202	558 S VALENCIA	MESA	AZ	85202
BERG ALVIN L & PATRICIA A	554 S VALENCIA MESA 85202	554 S VALENCIA	MESA	AZ	85201
MILLIGAN WILLIAM	548 S VALENCIA MESA 85202	548 S VALENCIA	MESA	AZ	85202
MARC COMMUNITY RESOURCES INC	540 S VALENCIA MESA 85202	924 N COUNTRY CLUB DR	MESA	AZ	85201
WRIGHT ROLAND/SHERRY	532 S VALENCIA MESA 85202	532 S VALENCIA	MESA	AZ	85202
JENKINS RAYMOND D/PATRICIA M TR	2258 W CONCHO CIR MESA 85202	2258 W CONCHO DR	MESA	AZ	85202
HAMAGUCHI JAMIE/LORI/RODNEY	2250 W CONCHO CIR MESA 85202	2250 W CONCHO CIR	MESA	AZ	85202
HUME RALPH E & SHERYL A	2244 W CONCHO CIR MESA 85202	2244 W CONCHO	MESA	AZ	85202
MR NOVI SAD LLC	2242 W CONCHO CIR MESA 85202	2242 W CONCHO CIR	MESA	AZ	85202
WINTER ANDREW J/ANGELA R	2241 W CONCHO CIR MESA 85202	2241 W CONCHO CIR	MESA	AZ	85202
BROSNAN DALTON	2243 W CONCHO CIR MESA 85202	2243 W CONCHO CIR	MESA	AZ	85202
BRIMHALL JEROLD KRIS & JERILEE	2251 W CONCHO CIR MESA 85202	2251 W CONCHO	MESA	AZ	85202
SHAUGHNESSY JEREMY	2259 W CONCHO CIR MESA 85202	2259 W CONCHO CIR	MESA	AZ	85202
VENEGAS OSCAR	548 S VISALIA MESA 85202	548 S VISALIA ST	MESA	AZ	85202
HILL JEFFERY	540 S VISALIA MESA 85202	540 S VISALIA	MESA	AZ	85202
MCCALLEN PROPERTIES LLC	532 S VISALIA MESA 85202	1738 S LOS ALAMOS	MESA	AZ	85204
FEDORA RYAN T	2217 W CABANA AVE MESA 85202	2217 W CABANA AVE	MESA	AZ	85202
TONG LI JUAN	2227 W CABANA AVE MESA 85202	2227 N CABANA AVE	MESA	AZ	85202
WANG KEVIN	2235 W CABANA AVE MESA 85202	2235 W CABANA AVE	MESA	AZ	85202
CHADDOCK JESSE K/KARA L	2241 W CABANA AVE MESA 85202	2241 W CABANA AVE	MESA	AZ	85202
DILLEY WALTER W III & MEREDITH A	2249 W CABANA AVE MESA 85202	2249 W CABANA AVE	MESA	AZ	85202
URQUIDEZ RAYMUNDO B/BLANCA E	2259 W CABANA AVE MESA 85202	2259 W CABANA AVE	MESA	AZ	85202
FARRELL STUART	2305 W CABANA CIR MESA 85202	2305 W CABANA CIR	MESA	AZ	85202
RODRIGUEZ-ANGULO SAMUEL H	2313 W CABANA CIR MESA 85202	860 E DOLPHIN AVE	MESA	AZ	85204
FRANK AND SHEA LLC	2321 W CABANA CIR MESA 85202	714 W DESERT AVE	GILBERT	AZ	85233
GILLOON JOHN P/SHARON C	2325 W CABANA CIR MESA 85202	2325 W CABANA CIRCLE	MESA	AZ	85202
WHITFIELD DANNY L	2324 W CABANA CIR MESA 85202	2324 W CABANA CIR	MESA	AZ	85202
STRUMPF AHREN	2320 W CABANA CIR MESA 85202	1955 W BASELINE RD STE 113	MESA	AZ	85202
LERMA ROBERT M & SUSAN K	2312 W CABANA CIR MESA 85202	2312 W CABANA CIR	MESA	AZ	85202
DILLEY WALTER W JR	2304 W CABANA CIR MESA 85202	2304 W CABANA CIR	MESA	AZ	85202
JETTE DAVID C	2258 W CABANA AVE MESA 85202	4746 E TIERRA BUENA LN	PHOENIX	AZ	85032
OCHOA FLORINDA	2250 W CABANA AVE MESA 85202	2250 W CABANA AVE	MESA	AZ	85202
KUBIK IAN T	2242 W CABANA AVE MESA 85202	2242 W CABANA AVE	MESA	AZ	85202
SOTO JOSE HUMBETO/DE SOTO ENCARNACION E O	2234 W CABANA AVE MESA 85202	2234 W CABANA AVE	MESA	AZ	85202

NGUYEN KHANH B/LIEN T HO	2226 W CABANA AVE MESA 85202	2226 W CABANA AVE	MESA	AZ	85202
PEREZ JESUS/SYBIL	2218 W CABANA AVE MESA 85202	2218 W CABANA AVE	MESA	AZ	85202
COLLINS STEVEN L/DOROTHY A	2210 W CABANA AVE MESA 85202	1825 S CHOLLA ST	MESA	AZ	85202
LITTERAL-HOWARD TRUST	519 S VISALIA MESA 85202	519 S VISALIA	MESA	AZ	85202
WEGENER HORST S & INGE	525 S VISALIA MESA 85202	525 S VISALIA	MESA	AZ	85202
ALMAZAN SAMANTHA/LEYVA JOSE M	533 S VISALIA MESA 85202	533 S VISALIA	MESA	AZ	85202
RAYBURN JASON	541 S VISALIA MESA 85202	541 S VISALIA ST	MESA	AZ	85202
HALLCRAFT VILLAS MESA TOWNHOUSE ASSOC	600 S DOBSON RD MESA 85202	222 S POWER RD	MESA	AZ	8506
ONNI TEXONA LIMITED PARTNERSHIP	530 S DOBSON RD MESA 85202	5055 N 32ND ST	PHOENIX	AZ	85018
ONNI TEXONA LIMITED PARTNERSHIP	2145 W BROADWAY RD MESA 85202	5055 N 32ND ST	PHOENIX	AZ	85018

Registered Neighborhoods and City of Mesa										
Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	UnitNum	City	State	Zip
Mesa Grande Community Alliance	Stephanie	Wright	660	N	Date			Mesa	AZ	85201
Esquire Estates Neighborhood Association	Linda	Hufnagel	665	S	Esquire	Way		Mesa	AZ	85202
Mesa Grande Community Alliance	Dave	Richins	833	W	11th	Pl		Mesa	AZ	85201
Casa Mesa II	Mischel	Whipple	1637	W	Alcott	St		Mesa	AZ	85201
Mesa Grande Community Alliance	Tanya	Collins	864	W	10th	St		Mesa	AZ	85201
Esquire Estates Neighborhood Association	Diane	Olson	730	S	El Dorado			Mesa	AZ	85202
RAILmesa (Retail, Arts, Innovation & Livability)	David	Crummey	658	W	1st	St		Mesa	AZ	85201
RAILmesa (Retail, Arts, Innovation & Livability)	Jen	Duff	146	W	2nd	St		Mesa	AZ	85201
RAILmesa (Retail, Arts, Innovation & Livability)	Marco	Meraz						Mesa	AZ	85201
RAILmesa (Retail, Arts, Innovation & Livability)	Ryan	Winkle	911	W	Jacinto	Cir		Mesa	AZ	85210
Roosevelt Neighborhood	Kelly	Vorsest	2343	W	De Palma	Cir		Mesa	AZ	85202
Roosevelt Neighborhood	Patricia	Attridge	2341	W	Del Campo	Cir		Mesa	AZ	85202
Sunset Manor	Sharron	Rowe						PHX	AZ	
Holiday Village Mobile Home Resort	Cheryl	Bell	701	S	Dobson	Rd		Mesa	AZ	
Bridgewood Townhomes	Michael	Brubaker	930	S	Dobson	Rd	Box A1	Mesa	AZ	85202
Continental Townhouses	Mike	Gerson	4801	S	Lakeshore	Dr	203	Mesa	AZ	85282
Sunset Manor	Jack	Isaacson	2111	W	2nd	St		Mesa	AZ	85201
Esquire Estates Neighborhood Association	David	Smith	646	S	Esquire			Mesa	AZ	
Mesa Grande Community Alliance	Daniel	Jarvis	1104	W	9th Place			Mesa	AZ	85201

HOA Name	Corp Comm Link
Bridgewood Nine 30 Townhouses	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01281109
Continental Townhouses East Unit One	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber= 00912259
Graysill Condominiums	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09477895
Skyview Mesa Unit One Townhouses	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=00859892
Skyview Mesa Unit Two Condominiums	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=00864101