

# John Reddell Architects, Inc.

Architecture                      Interiors                      Land Planning

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September 3, 2020

Re:     East of the SEC of Power and University Drive  
        Power Village Shoppes

## NARRATIVE

The developer is requesting to develop 2 structures for neighborhood retail shops. The property consists of 2 narrow lots rectangular in shape with the north property line on University Drive ROW. Thru discussions with Engineering at the City of Mesa the ROW will remain at the existing 55' with an 8'-0" PUE to the south of the ROW. The site has a 69kv overhead SRP transmission line running east to west thru the site with an SRP required 30' easement starting 18' from the south property line with the overhead line lying at the midpoint of the easement. A City of Mesa 12" ACP water line angles across the site which will be realigned in a 10'-0" water easement on the north side of the SRP easement, the owner has been in conversation with the water department regarding the relocation. An existing north south SRP electrical easement in the west lot will be relocated to the west property line. Thru discussions with SRP a drive access and parking may occur in the 30'-0" easement for the 69kv overhead line and the arrangement of the landscape islands allow for the overhead line poles to be within landscape islands. Along University Drive in the R.O.W. a City of Mesa gas line with (4) sub surface pressure valve systems in vaults shall remain as is and not disturbed.

Access will be from University Drive (1) point between the two structures and an existing drive (2) from University (shared drive) on the east side of the property. The east west access thru the site will continue across the vacant parcel to the west and tie into the QT access road.

The design standard is a 15' front yard (north elevation); we are requesting a BIZ approval for a relief of 7'-0" an 8' setback provided in the front yard.

Building Entry side (South side) a variation of entry width from 11' to 23' where 15' is required, the sq ft. averages are as follows. Building #1 requirement is of 1,710 sq. ft. of area – provided 1,945 sq.ft., Building #2 requirement is of 2,517 sq. ft. of area – provided 2,435 sq. ft.

**Section 11-6-3 (2a) Wall articulation – Building #1 (West) length is 114’ with a (1) change in plane of 3’ and (3) changes in plane of 1’. The maximum length of uninterrupted wall plane is 24’-10” ft.**

**Building #2 (East) length is 168’ with a (1) change in plane of 3’, (1) change in plane of 2’ and (3) changes in plane of 1’. The maximum length of uninterrupted wall plane is 37’-6” ft.**

**Section 11-6-3 (2c) Roof articulation – Building #1 (West) (5) parapets with (3) different heights 24’-0” consisting of 42 % length, 20’-8” consisting of 15 % length and 18’-0” consisting of 43 % length.**

**Building #2 (East) (6) parapets with (3) different heights 24’-0” consisting of 24 % length, 20’-8” consisting of 30 % length and 18’-0” consisting of 41% length.**

**All parapets are capped with single, double pop out or cornice detail floating from corner to corner.**

#### **Section 11-21-3-B2a**

**-All utilities and street access are existing for the site development**

**-Parking provided is (1) space above the minimum required and it is to be set aside for low emissions vehicle.**

**-Bus stop is existing along the vacant BLM property to the west of the project and the development of sidewalk from the bus stop to the project and thru provides for ease of pedestrian access.**

**-Bicycle parking is provided at each structure on the site.**

**Within the package is an SRP plan that shows requirements for set ups and the required landscape under the high voltage lines and within in the set up zones. All curbs within the SRP set up areas and easements are rolled curbs per SRP for equipment access for maintenance of the power lines. This provides an all weather access drive for SRP to service the high voltage lines.**

**The vacant site between the project and the landscape corner with QT access drive to University will have a connection drive constructed and the vacant land will be landscaped to provide a continuity of landscape from the intersection corner thru the project site, this provides for visual completion of the corner.**

**We will be requesting a Site Plan, Design Review approval and BIZ. The narrow width of the lot with the 30’ SRP easement parallel with the south property line and offset 18’ (landscape area) from the property to the north, along with the 10’-0” water line easement north of the SRP easement and 8’-0” PUE along the north property line for a total of 66’ of non buildable area which leaves 60’ of buildable pad.**

**The site has been challenging to say the least with all of the constraints, but working with the staff we have developed an economical viable and attractive project that will complement the neighborhood with desired tenant services.**