

Thompson Thrift

ELLIOT AND SIGNAL BUTTE

PROPOSED INDUSTRIAL / COMMERCIAL DEVELOPMENT

NWC OF ELLIOT AND SIGNAL BUTTE

Mesa, Arizona

PLANNED AREA DEVELOPMENT, SITE PLAN AND
DESIGN REVIEW

Case No. ZON21-00540

Located at the northwest corner of
Elliot Road and Signal Butte

Initial Submittal: June 7, 2021

Revised: July 15, 2021

Revised: August 16, 2021

Revised: September 10, 2021

PLANNED AREA DEVELOPMENT

Development Team

Developer:	Thompson Thrift Retail Group 2938 E. Camelback Rd, Ste 210 Phoenix, AZ 85016 Phone 623-523-3943 Email: acall@thompsonthrift.com
Architect / Land Planning:	Butler Design Group 5017 E Washington St Ste 107 Phoenix, AZ 85034 · Phone 602-957-1800 Email: ghurd@butlerdesigngroup.com
Civil Engineer:	Hunter Engineering 10450 N 74th St Scottsdale, AZ 85258 Phone: 480-991-3985 Email jhunter@hunterengineeringpc.com
Applicant / Legal Representative:	Withey Morris PLC 2525 East Arizona Biltmore Circle, A-212 Phoenix, Arizona 85016 Phone. 602.230.0600 Email: adam@witheymorris.com

PLANNED AREA DEVELOPMENT

Table of Contents

Development Team	2
I. Project Overview	5
II. Relationship to Adjacent Properties	5
III. General Plan	5
IV. Mesa Gateway Strategic Development Plan	6
V. Site Layout	6
VI. PAD	8
VII. PAD Compliance Criteria	13
VIII. Alternative Design Criteria	14
IX. Quality Development Design	15
X. Public Utilities & Infrastructure	19
XI. SUP Service Station	19
XII. Site Plan	20
XIII. Phasing	21
XIV. Summary	21

Exhibits	
Aerial Map	Tab 1
Legal Description	Tab 2
Zoning Map	Tab 3
General Plan Map	Tab 4
Mesa Gateway Strategic Development Plan	Tab 5
Site Plan	Tab 6
Elevations	Tab 7
Landscape Plan	Tab 8
Good Neighbor Policy	Tab 9

I. Project Overview

This PAD overlay involves approximately 25 acres of vacant land located at the northwest corner of Elliot Road and Signal Butte Road (the "Property"). See aerial maps at **Tab 1** and legal descriptions at **Tab 2**. The Property is currently zoned Agriculture (AG). See zoning map at **Tab 3**. This application requests a new PAD overlay with underlying Light Industrial (L-1) zoning as well as a Special Use Permit for a Service Station use. Concurrent with the rezone application, the applicant is processing a Site Plan Review for the entire site and Design Review for the industrial portion.

The site is located within the City of Mesa Elliot Road Tech Corridor (ERTC) which encourages industrial (LI) zoning to guide future development of employment related uses in the area. This development is consistent with the ERTC, however, since future users are undetermined at this time, the applicant will proceed with conventional LI zoning. The Property is positioned to create many new employment opportunities and is ideally situated to provide commerce/manufacturing related employment uses.

The project proposes a three-building industrial center with ancillary commercial uses at the intersection corner. The industrial buildings are consistent with the area's industrial zoning and overall development trends along Elliot Road. As tenants are acquired, the building's uses will likely include light manufacturing, office, logistics, and supplemental distribution and warehousing. It is anticipated that the facility to attract major employment users with a wide spectrum of new job opportunities along the Elliot Road corridor. The commercial component supports the nearby employment area and provides retail amenities and dining opportunities for employees and area residents.

II. Relationship to Adjacent Properties

The Property is generally bound by Elliot Road to the south, Signal Butte Road to the east, and vacant land to the north and west. Further south is the Apple Date Center zoned PC, and to east is the Signal Butte Water Treatment Plant zoned PS.

III. General Plan

The project is consistent with the City's General Plan designation of Employment and compatible with the surrounding industrial uses. See General Plan Map at **Tab 4**. The General Plan character area designation for this property is Employment. Examples of employment districts include large manufacturing facilities, business parks and warehousing. Employment districts may include retail and commercial uses that support the employment uses.

IV. Mesa Gateway Strategic Development Plan

The Property is also located in the Mixed-Use Community District of the Gateway Strategic Development Plan. Per the Gateway Strategic Plan, the main goals of the Mixed-Use Community District are to maximize the value of Phoenix Mesa Gateway Airport and job creation. Development is intended to be intense, of high quality and provide for pedestrian orientation with unique and attractive public spaces and building and site design that supports a pedestrian orientation.

The following goals envisioned in Mesa's Strategic Development Plan are fully met with the development proposal:

1. Greater intensification than a typical suburban development.
2. Arterial frontage will be devoted to employment, commercial, and retail uses.
3. The distinct uses and design of buildings and site plans will be adopted to set the standard for high-quality and uniqueness.
4. Development features are laid out with a high degree of connectivity.
5. Designs will provide for human safety and comfort through shade and cooling strategies, solar orientation, and the deliberate use of materials to reduce solar radiation and the heat island effect.

V. Site Layout

The layout for the Property is designed with three (3) industrial buildings totaling approximately 242,934 square feet. The buildings may be multi-tenanted or single tenant. The conceptual site plan orients Buildings A and B to the north/south and Building C behind the retail corner. All three buildings will have connectivity to the corner retail development.

The commercial component consists of approximately 22,333 square feet of retail uses, restaurants, service station and other supportive and compatible establishments servicing the industrial workforce. The total overall building sf is 254,934.

Circulation

Multiple vehicular access points have been provided along Elliot Road to the south, Signal Butte Road to the east, and a new future private drive on the western edge of the development to effectively separate commercial traffic from public/retail traffic.

There is a shared driveway proposed between buildings A & B that is accessed from Elliot Road. Similarly, a shared driveway between buildings B & C is accessed from Elliot Road and can also serve the retail center.

Along Signal Butte, Building C has a shared access with the retail development on its north end. The retail development will have 4 total driveways, two of which are shared with the industrial use.

The truck loading and maneuvering areas has been strategically located between buildings A & B, and behind building C, so that it is screened from adjacent streets. Screen walls, 8-feet in height, will be constructed to buffer views of the loading dock and roll-up doors from public Streets. All screen walls throughout the development have been designed with materials, textures and colors compatible with the building architecture.

Parking & Screening

Public and employee parking has been appropriately accounted for and placed to service the intended uses of the industrial and retail buildings located within the development. Industrial buildings have been located on the northern and western portions of the site to encourage public activity on the southeastern portions of the site located at the intersection of Elliot and Signal Butte.

Industrial buildings are oriented to screen loading dock areas from public view and are oriented to provide primary facades facing adjacent property and the retail portions of the development.

Loading and service yards related to industrial buildings are internal to the site and screened from public view. Enclosed service areas for buildings A, B, and C are concealed from public view via 8'-0" high decorative masonry screen walls, motorized sliding gates and by adjacent buildings. Motorized sliding gates will be normally closed until tenant allows access to drivers. Gates automatically open and close on departure from site. Gates will be equipped with required standard Fire Dept access requirements such as "Knox Boxes" and FD signage. Service area for building C is located on the northern side of building C.

Commercial pads have been strategically placed and orientated on the southeast corner of the site to effectively screen the industrial buildings located on the northern and western portions of the site and to encourage public activity on the southeastern portions of the site located at the intersection of Elliot and Signal Butte.

Commercial parking areas facing the ROW are screened from street(s) with Masonry screen walls including a screen wall in front of the service station on Elliot and Signal Butte.

Landscape and Open Space

Site landscaping will comply with Mesa's development standards for perimeter landscaping, foundation base landscaping, parking area landscaping, planting plans, open space amenities, and landscaped pedestrian pathways.

Average foundation base landscaping at the perimeter of industrial buildings is provided per City of Mesa standards and coordinated with the City's fire department for aerial access roads, aerial access points and design guidelines for industrial buildings. Foundation base at commercial pads will either comply with prescriptive foundation base requirements or by averaging and will be confirmed with individual site plan submissions as the project develops.

Refuse

Industrial buildings will be served by several bollard protected, double bin refuse containers, which will be located between, and behind, the industrial buildings in the loading area. The double bin refuse containers will be screened from public view by the buildings and the 8-foot-tall masonry screen walls at each end of the loading area.

Retail refuse bins are located away from the arterial street frontages and are screened from public view with masonry enclosures and gates per Mesa standards. The number of refuse bins are more than adequate given the type of uses proposed for the site.

VI. PAD

The purpose of this PAD overlay is to provide reasonable and appropriate development of the Property for commerce/industrial/manufacturing uses. The development is designed to provide a variety of employment and light industrial uses, which can be adjusted to meet future tenants' needs.

A. Permitted Uses:

All uses allowed under the current City of Mesa Light Industrial (LI) zoning district are permitted within this PAD.

B. Amendment to Design LI Standards:

Below is a summary of the development standard deviations being requested with this application along with a justification for each deviation. A comparative Development Standards Table follows in Section C.

1. Building Height. Maximum building height shall not exceed fifty-five (45) feet unless specifically approved in writing by the City of Mesa. Building height shall be measured in accordance with the current City of Mesa Zoning Ordinance Definitions. This requested height is in keeping with the area and the ERTC overlay.
2. Parking Ratio. Mesa Code states that "Group Industrial Buildings" require the following parking: 75% at 1 space per 500 square feet

plus 25% at 1 space per 375 square feet. Using this computation, 524 parking spaces would be required. The applicant proposes a parking ratio of 1 space per 900 square feet (75%) and 1 per 375 (25%). Ultimately, the applicant is able to provide 406 spaces which is more than adequate to serve the project since ownership anticipates a good portion of the project will be sold or leased to users that are "Industrial" (1 space per 600 square feet) or "warehousing" (1 space per 900 square feet).

3. Landscape setback reduction (west side): Per Section 11-33-3 of the MZO, non-single residence uses adjacent to non-residential districts and/or uses shall provide a 15-foot landscape yard. Project is seeking a setback deviation to coordinate with future private drive located along the western property line of the development.

The proposed deviation includes approximately 16' of total landscaping from back of curb at the road to face of curb in parking areas facing the private drive and detached sidewalk.

The landscape buffer however is not continuous. As this is a private road, we request a detached sidewalk in lieu of the sidewalk abutting against the back of the street curb.

The proposed design option will provide a more aesthetically pleasing feel along the road and will also provide a buffer for pedestrians walking along that street versus being immediately adjacent to traffic.

Required landscape materials and quantities including calculations for the western side of the property showing compliance will be provided on landscape drawings.

Development Standards Table (REQUESTING DEVEIATIONS)

Standard	Zoning Ordinance Standards	Proposed PAD Overlay Standards
Employment District – LI (Table 11-7-3)		
Building Form and Location		
Maximum Height (ft)	40	45
Supplemental Standards – This Development complies with all supplemental standards except as modified below:		
On-site Parking, Loading and Circulation (11-32)		
Parking Spaces Required	Table 11-32-3.A: Group Industrial Buildings and Uses: 75% at 1 space per 500 sqft plus 25% at 1 space per 375 sqft	Table 11-32-3.A: Group Industrial Buildings and Uses: 75% at 1 space per 900 sqft plus 25% at 1 space per 375 sqft
General Site Development Standards (11-30) / (11-15-5(B))		
Truck Docks, Loading and Service Areas:	Screening: 11-30-13(C): Docks, loading and service areas in any district except the GI and HI districts shall be screened from public view. Screening shall consist of a solid masonry wall at least 8 feet in height or opaque automated gates.	Screening: 11-30-13(C): Docks, loading and service areas shall be screened with an 8-foot solid masonry wall. Internal facing overhead doors: between Building A and B and on the North facade of Building C shall not require screening.
Landscaping (11-33) / (11-15-5(B))		
Perimeter Landscaping	11-33-3(B) Landscaping for non-single residence uses adjacent to single residence shall require a	11-33-3(B) No landscape setback shall be required along the western boundary

	minimum 20-foot landscape yard.	adjacent to land zoned AG
Interior Parking Lot Landscaping	11-33-4 (A) Applicability. The interior parking lot landscaping standards of this Section apply to all off-street parking lots containing 10 or more parking spaces. They do not apply to vehicle / equipment storage lots or vehicle and equipment sales lots. In addition, refer to Chapter 32 for additional parking lot standards	11-33-4 (A) Applicability. The interior parking lot landscaping standards of this Section apply to all off-street parking lots containing 10 or more parking spaces. They do not apply to vehicle / equipment storage lots, vehicle and equipment sales lots, or truck loading areas or the parking spaces provided in such truck loading areas. In addition, refer to Chapter 32 for additional parking lot standards

VII. Compliance with PAD Criteria

Consistent with PAD requirements, the proposed developments provide an alternative to conventional development and complies with requirements outlined in the PAD Overlay District as shown below.

1. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use.

Answer: Landscaping and open space amenities are provided suitable to both the industrial and commercial portions of the project. The entries, landscape buffers, and site amenities are integrated and of appropriate scale for the uses. Adequate connections will be available throughout the project, although it will be sensitive to the industrial nature of those uses. Details on the commercial portion of the project may be further addressed in future Design Review processes as users become known, although a preliminary site plan and elevations have been submitted, which indicate the nature and quality of the type of proposed development anticipated for the south portion.

2. Options for the design and use of private or public streets.

Answer: No private or public streets are proposed, but the private driveways are designed to create an interconnected system to promote efficient and safe pedestrian and vehicular circulation. All driveways will comply with the applicable Zoning Ordinance and Building Code standards, except as modified in this PAD.

3. Preservation of significant aspects of the natural character of the land.

Answer: The project has been designed with native plants and vegetation representative of the desert character of the property and area.

4. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development.

Answer: Please refer to Quality Development Design Guidelines below

5. Sustainable property owners' associations.

Answer: Owners' associations are applicable to plats to govern maintenance of common areas. The functionality and integrated relationship among the various elements of the development will be governed by a comprehensive declaration of commercial restrictions, easements, and agreements in the Declaration. This will ensure that the development is well-maintained so that the value of the development is preserved over time.

6. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions.

Answer: See above answer to item

7. Single or multiple land use activities organized in a comprehensive manner and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.

Answer: The proposed industrial and commercial uses will be integrated and function in a synergistic manner to create a regional destination. Proposed uses have been holistically crafted to address the needs of a mixed use commercial and employment center. The proposed developments present a coherent aesthetic. On the applicable portions of the overall site, the preliminary plans promote connectivity to the uses and provide sufficient separation and transition to the more intense employment and industrial uses to the south of the Property.

VIII. Alternative Design Criteria

This development requests use and acceptance of Per MZO 11-7-3.6. b. iv: - Development Standards/ Alternative Compliance for portions of the project that are not

in strict compliance with current ordinances.

The proposed design solutions adhere to the City's General Plan, Quality Development Design Guidelines for Industrial projects, and addresses market expectations which are critical to the ultimate success of this project and benefits to the City of Mesa.

1. No more than fifty percent (50%) of the total façade may be covered with one (1) single material. Section 7-3(B)(5)(a) and (b) of the MZO:

Alternative Design Per Section 11-7-3(B)(6) of the MZO is respectfully requested for more than fifty percent (50%) material use for the following reasons:

- The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conforms with the City's Quality Development Design Guidelines for Industrial projects.
- Predominant use of tilt up concrete is an industry standard and expectation for facilities of this nature.
- On site fabricated panels also double as the structural support for roof framing support at the perimeter and as screen walls for mechanical equipment located on the roof.
- The alternative design criteria proposed is aesthetically complementary to the site and overall design concepts, are contextually appropriate, improve local architectural appeal and meet or exceed the design objectives, and the City's General Plan.
- Project meets market expectations critical to the success of this project and provide maximum benefits to all stake holders.
- Predominant use of concrete material complies with sustainable practices for locally sourced and fabricated materials, reducing the overall carbon footprint of the buildings; precast panels are fabricated on site from locally sourced concrete suppliers.
- Design is consistent with examples provided in the Quality Development Design Guidelines for Industrial projects and as recently approved on other similar projects in the area.
- Quality Development Design Guidelines for Industrial projects is consistent with examples provided in the Design Guidelines and similar in nature to other recent Mesa projects, accepted without parapet treatments.

3. 11-7-3.2.c.iii - All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing.

Alternative design request includes utilizing intermittent panelized sections of painted concrete tilt panels including change in plane, texture and color as meeting intent of parapet requirements. No continuous parapets/uninterrupted wall lengths viewable from the ROW or adjacent property in excess of 100 feet in length. Articulation at top of parapet is provided by utilizing alternating parapet heights and plane of facades. In addition, the proposed elevations have considerable articulation (particularly for this project-type') including visual movement both vertically and horizontally.

- Quality Development Design Guidelines for Industrial projects is consistent with examples provided in the Design Guidelines and similar in nature to other recent Mesa projects, accepted without parapet treatments.

IX. Quality Development Design Guidelines

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

The general Design Guidelines for the commercial portion of this development serve as a critical tool to ensure ongoing compatibility between the two uses of the proposed development.

The general Design Guidelines for the commercial portions of the project for Architectural Design and Landscaping will be consistent with the adjacent industrial development, Mesa Gateway Strategic Development Plan and the ERTC. Combined, these guidelines will establish the overall character of the commercial development and contribute to establishing a cohesive, attractive project.

The commercial parcel will include sidewalks along the building frontages and within the central parking area to provide shade and comfort for pedestrians. Multiple pedestrian paths will provide connectivity to the adjacent industrial development

The Architectural Design Guidelines for the commercial portions of the development are intended to ensure an attractive, high quality, mixed-use development with a consistent look and feel across the Site. Please refer to the submitted project reference imagery and material color board.

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

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

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

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

1. Site Design

a. Building Placement & Orientation

The site is located at the northwest corner of Elliot Road and Signal Butte Road. Project site is generally bounded by Elliot Road to the south, Signal Butte Road to the east and undeveloped land to the North and west.

Industrial buildings have been located on the northern and western portions of the site to encourage public activity on the southeastern portions of the site located at the intersection of Elliot and Signal Butte.

Commercial pads have been strategically placed and oriented at the southeast corner of the site to effectively screen the industrial buildings located on the northern and western portions of the site and to encourage public activity on the southeastern portions of the site located at the intersection of Elliot and Signal Butte.

b. Vehicular Access, Parking, & Loading

Multiple vehicular access points have been provided along Elliot Road to the south, Signal Butte Road to the east, and a new future private drive on the western edge of the development to effectively separate commercial traffic from public/retail traffic.

Public and employee parking has been appropriately accounted for and placed to service the intended uses of the industrial and retail buildings located within the development.

Industrial buildings are orientated to screen loading dock areas from public view and are orientated to provide primary facades facing adjacent property and the retail portions of the development.

c. Landscaping & Shading

Landscape design of streetscapes along Elliot Road to the south, Signal Butte Road to the east, a new future private drive on the western edge of the development and throughout the development consists of native vegetation found in dry desert climates meeting Mesa landscape design standards.

Proposed landscape concepts are consistent throughout the development which will help visually tie the development together. An automatic irrigation system for all landscaping includes sustainable drip irrigation systems to minimize excess overwatering and wasting of precious resources.

Average foundation base landscaping at the perimeter of industrial buildings is provided per City of Mesa standards and coordinated with the Cities fire department for arial access roads, ariel access points and design guidelines for industrial buildings. Additional foundation base, primarily at main entry facades to enhance the human scale environment in addition to providing cooler non- heat island coverage of site at the public level. Foundation base landscaping for retail buildings will be provided with individual site plan submissions as project develops.

Employee and Visitor Amenity spaces as required by City of Mesa for the industrial buildings have been provided. Employee and Visitor Amenity spaces include landscaping, tree shading and site furnishings for use by employees and visitors. Open space for retail buildings will be provided with individual site plan submissions as project develops.

d. Exterior Lighting

Exterior lighting consists of energy efficient LED lighting for parking and service yard areas on sustainable timed control systems. Accent lighting is provided at main entry points of the industrial buildings. Energy efficient LED lighting for retail buildings will be provided with individual site plan submissions as project develops.

e. Architectural Design

Building design is consistent with Industrial buildings conforming to MZO 11-7-3 "Development Standards" and is consistent with the General Plan, Quality Development Design Guidelines for Industrial projects and associated Sub-Area Plans.

Design has been thoughtfully laid out to provide connectivity and compatibility to adjacent sites, while ensuring appropriate buffers to protect all users within the development. The proposed development will benefit future users and the community by providing a diverse set of uses that are all in high demand within this high growth area.

Building massing has been reduced on publicly visible facades by providing at least three (3) different and distinct materials including precast concrete tilt panels with various reveal patterns to create more texture and are used to separate paint schemes, distinctive paint schemes with accent color, aluminum storefront systems with insulated glazing, clerestory window systems, various locations of steel trellis with plantings, painted steel shade canopies defining entries.

Publicly visible facades include offsetting planes and varying parapet heights to further reduce building massing and to create a more human scale aspect to each building. It should be noted that facilities of this nature are predominantly

precast concrete tilt panels in nature and project respectfully requests acceptance for alternative compliance for portions not on strict conformance of ordinances.

Building entries are clearly defined with facade variations in color and texture, recesses or projections in building plane, aluminum framed storefront systems with insulated glazing, accent lighting, decorative steel accents and shade canopies with perforated steel panels which create both shade for tenants and shadow for further design interest on building facades.

Building facades not in public view and facing truck courts have been provided with enhanced architectural components to complete the overall design of buildings. Enhanced elements for non-public facades includes painted precast concrete with reveals and varying paint colors, varied parapet heights, white overhead doors and painted hollow metal doors and frames of varying color. The white colored overhead doors are considered an accent color and are considered a safety feature providing visual cues for drivers while maneuvering large vehicles.

Building paint colors are comprised of cool cream tones and bold grey tones with an accent color of Ruby Red giving the development a clean contemporary look. The color scheme fits within the surrounding architecture of the Mesa Community while providing diversity through color blocking and layout.

f. Signage

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

g. Service Areas & Utilities

Loading and service yards related to industrial buildings are internal to the site and screened from public view. Enclosed service areas are concealed from public view via 8'-0" high decorative masonry screen walls, motorized sliding gates and by adjacent buildings. Motorized sliding gates will be normally closed until tenant allows access to drivers. Gates automatically open and close on departure from site. Gates will be equipped with required standard Fire Dept access requirements such as "Knox Boxes" and FD signage.

All trash and recycling receptacles and electrical equipment servicing buildings have been located within enclosed and concealed truck courts to eliminate visual impact from public view.

Solid waste has been located to generally comply with Mesa guidelines including bollard protection, however tenants of these types of facilities generally manage waste and recycling as part of future specific tenant improvements.

Trash and recycling receptacles on the north side of building B as well as trash enclosures for the commercial pads will be enclosed with masonry and gates per Mesa standards unless concealed by enclosed service yards.

h. Sustainable Practices

Environmental components regarding sustainability are also included within this development. Proposed development includes sustainable elements such as:

- Employee and Visitor Amenities to increase human comfort.
- Project utilizes 16' vehicle parking stalls with 2'-0" overhangs (onto sidewalks or landscaping) to decrease asphalt for parking lots, reducing heat-island impacts.
- Project is currently providing an additional foundation base, primarily at main entry facades to enhance the human scale environment in addition to providing cooler non-heat island coverage of site at the public level.
- Efficient automatic drip irrigation systems and appropriate landscape plantings for desert environments to reduce water consumption.
- Efficient low energy LED lighting on automatic timers.
- Predominant use of site cast concrete tilt panels. Use of this material complies with sustainable practices for locally sourced and fabricated materials, reducing the overall carbon footprint of the buildings as precast panels are fabricated on site from locally sourced concrete suppliers.
- Aluminum framed window systems of various sizes and heights with tinted insulated glass to enhance natural daylighting and views and to address acoustical considerations due to the proximity to the Mesa Gateway airport overlay district.
- Shade canopies over entry and office components of the building increases natural daylighting and views to the exterior while reducing adverse heat gain to the interior environment.
- Highly reflective TPO roof systems and appropriate landscaping reducing heat island effect.
- Roof skylights to enhance the interior environment with natural daylighting which has the added benefit of reducing lighting needs and electrical usage within the facilities.

X. Grading and Drainage

The grading and drainage for the site will be designed to retain the 100yr-2hour storm event in accordance with the City of Glendale drainage design guidelines. Storm drainage will be conveyed via internal drain or downspouts and overland flow across the parking lots and truck dock areas into either catch basins or curb openings which will outfall to a combination of surface and/or underground retention areas. The required storage volume will dissipate within 36 hours via a combination of natural percolation and drywells. Any off-site drainage impacts to the site will be routed through the site in order to maintain its historical drainage pattern.

XI. Service Station SUP

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

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

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

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

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

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

Response: A good neighbor policy is included as an attachment at **Tab 9**.

4. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial

conformance with all current City Development Standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.

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

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

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

XII. Site Plan

Consistent with City of Mesa PAD Zoning Code provisions for a two-step PAD Review process with specific plans (Section 11-22-5(B)), a site plan is provided for the site. Details regarding the site layout, circulation, entries, landscaping, character and theming, and utilities are all provided as part of this Site Plan Review application.

It is anticipated that minor modifications will be permitted to proceed under the administrative design review process at the discretion of the Planning Division for changes to building locations on the site, reductions in building sizes, elimination of buildings, and other modifications consistent with the nature of the uses and design proposed in this PAD.

XIII. Phasing

The Property may be developed in multiple phases as market conditions warrant. However, it is expected that the developer will be developing the industrial buildings at one time upon receipt of permits. The commercial PADs will be developed as user interest surfaces. Plans for each phase will be submitted to the City of Mesa to ensure proper and orderly development.

XIV. Summary

The Property will be zoned Light Industrial (LI) consistent with the General Plan and ERTC. The minor deviations from standards through the proposed PAD overlay and site plan are consistent with other industrial land use entitlements in this area and help create a better designed project. The development will complement the surrounding area and provide substantial benefits and commerce/industrial related employment opportunities to the City of Mesa.

The Site Plan and Design Review approval will enable the development of this dynamic development that features a mix of uses consistent with the General Plan, Quality Development Design Guidelines for Industrial projects and associated Sub-Area Plans.

The design has been thoughtfully laid out to provide connectivity and compatibility to adjacent sites, while ensuring appropriate buffers to protect all users within the development. The proposed development will benefit future users and the community by providing a diverse set of uses that are all in high demand within this high growth area.

TAB 1

Aerial Map



TAB 2

**NWC SIGNAL BUTTE & ELLIOT
25.6 ACRE PROPERTY
LEGAL DESCRIPTION**

A portion of Lot 3 of the Minor Land Division as recorded in Book 1469, Page 28, Records of Maricopa County, Arizona, and the property as described in the Special Warranty Deed as recorded in Document No. 2019-1050873, Records of Maricopa County, Arizona, all being situated within the Southeast quarter of Section 11, Township 1 South, Range 7 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found 3 inch City of Mesa brass cap in hand hole accepted as the Southeast corner of said Section 11 from which a found 3 inch City of Mesa brass cap in hand hole accepted as the Northeast corner thereof bears North 00°37'26" West, 5276.06 feet;

Thence North 89°35'26" West, 101.28 feet along the south line of said Southeast quarter;

Thence leaving said south line, North 00°24'34" East, 70.00 feet to the southeasternmost corner of said Lot 3, being the **POINT OF BEGINNING**;

Thence along the south line of said Lot 3, North 89°35'26" West, 399.98 feet;

Thence leaving said south line, North 00°37'16" West, 170.00 feet;

Thence North 89°35'26" West, 150.00 feet;

Thence South 00°37'16" East, 170.00 feet to a line that is parallel with and 70.00 feet north of the south line of said Southeast quarter;

Thence along said parallel line, North 89°35'26" West, 150.00 feet;

Thence leaving said parallel line, South 00°37'16" East, 5.00 feet to the south line of said Lot 3;

Thence along said south line, North 89°35'26" West, 763.42 feet;

Thence leaving said south line, North 00°00'00" West, 789.55 feet;

Thence South 89°06'38" East, 1121.47 feet;

Thence South 71°50'36" East, 389.21 feet to the easterly line of said Lot 3;

Thence along said easterly line the following 6 courses:

Thence South 00°37'26" East, 97.78 feet;

Thence South 89°22'44" West, 10.00 feet;

Thence South 00°37'26" East, 510.00 feet;

Thence South 89°22'44" West, 10.00 feet;

Thence South 00°37'26" East, 33.46 feet;

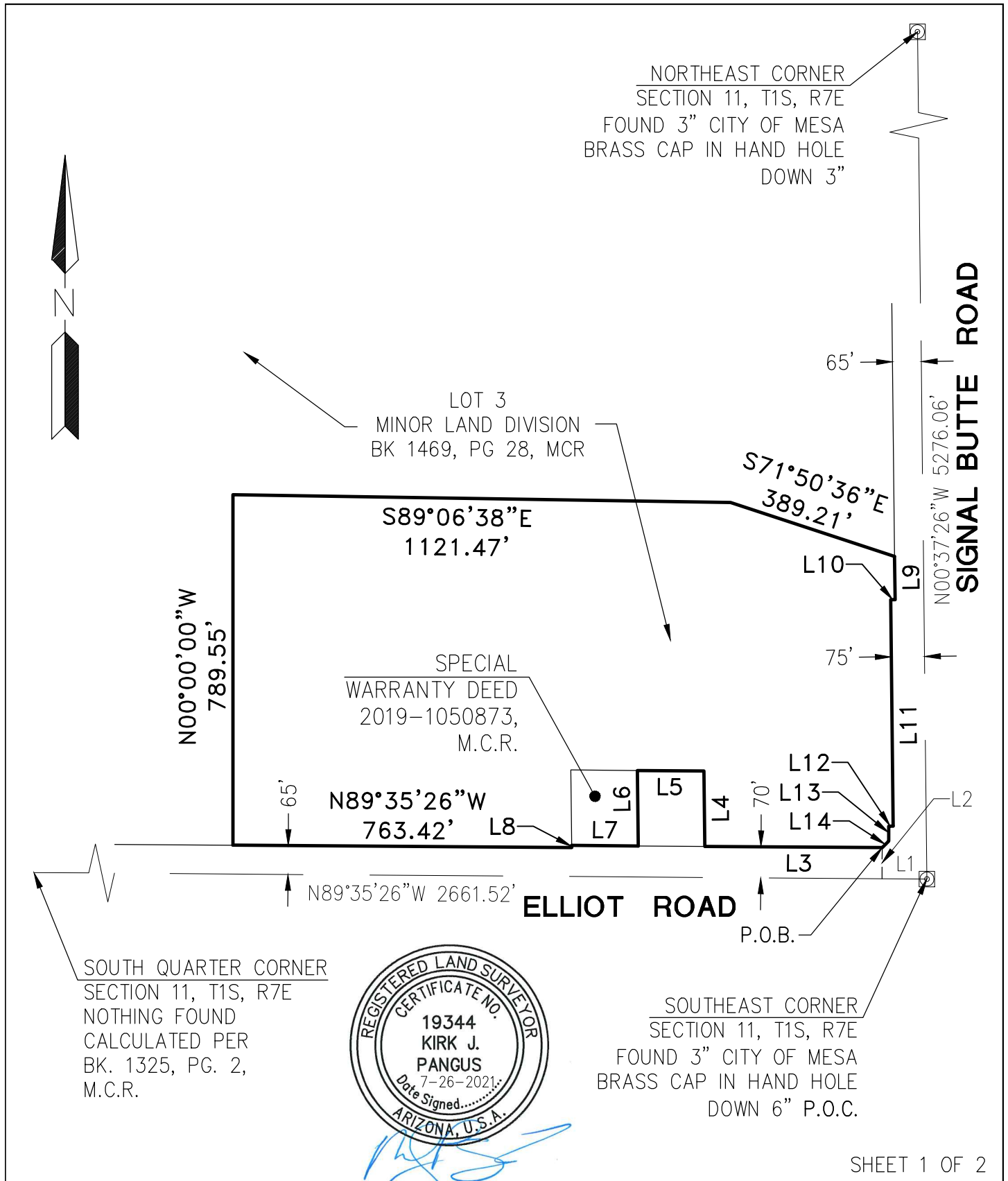
Thence South 44°53'36" West, 21.03 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,113,699 sq. ft. (25.5670 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1817
Date: July 2021






SHEET 1 OF 2

PROJ.NO.: 1817	NWC SIGNAL BUTTE & ELLIOT 25.6 ACRE PROPERTY MESA, ARIZONA EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JULY 2021		
SCALE: N.T.S.		
DRAWN BY: JDL		
CHECKED BY: KJP		

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N89°35'26"W	101.28'
L2	N00°24'34"E	70.00'
L3	N89°35'26"W	399.98'
L4	N00°37'16"W	170.00'
L5	N89°35'26"W	150.00'
L6	S00°37'16"E	170.00'
L7	N89°35'26"W	150.00'
L8	S00°37'16"E	5.00'
L9	S00°37'26"E	97.78'
L10	S89°22'44"W	10.00'
L11	S00°37'26"E	510.00'
L12	S89°22'44"W	10.00'
L13	S00°37'26"E	33.46'
L14	S44°53'36"W	21.03'

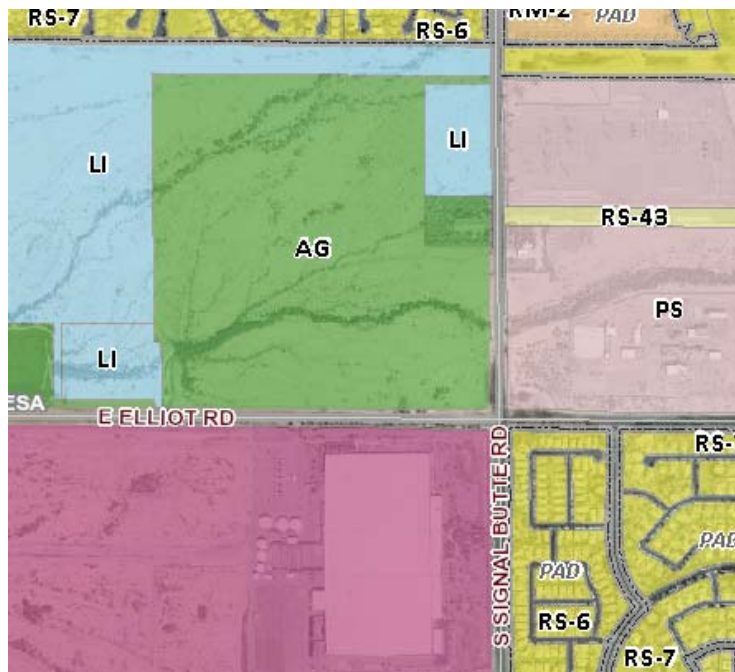


SHEET 2 OF 2

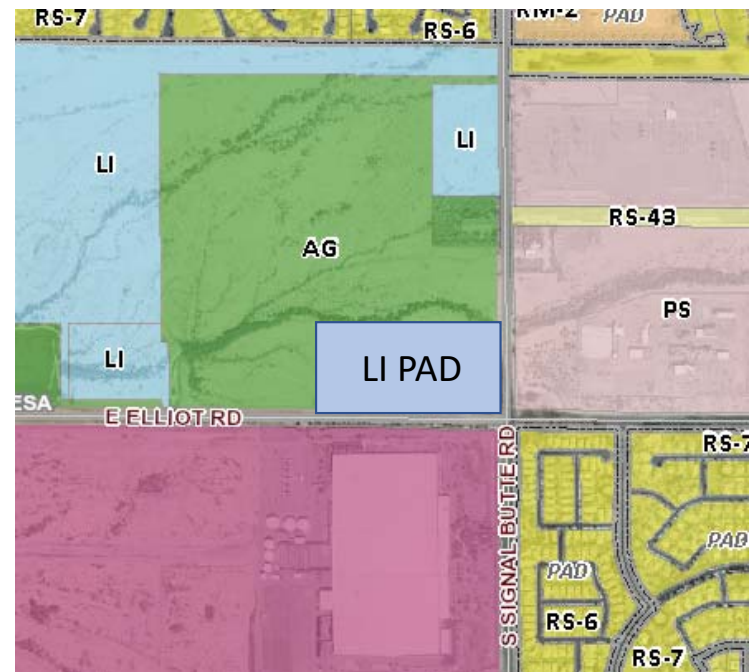
PROJ.NO.: 1817	NWC SIGNAL BUTTE & ELLIOT 25.6 ACRE PROPERTY MESA, ARIZONA EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JULY 2021		
SCALE: NONE		
DRAWN BY: JDL		
CHECKED BY: KJP		

TAB 3

Existing v Proposed Zoning Map



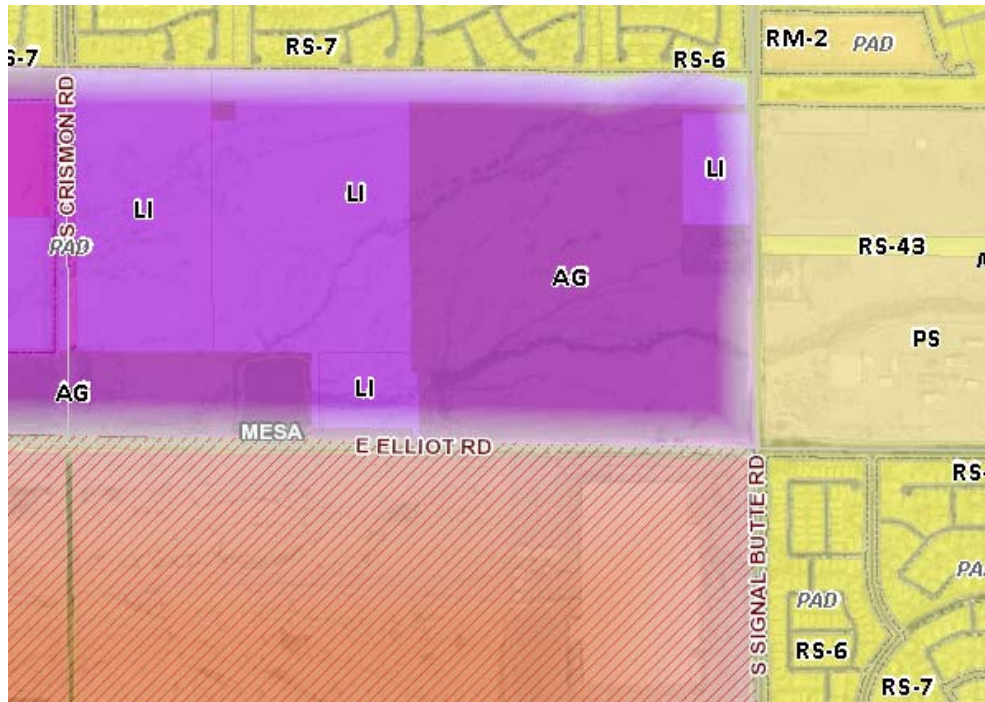
Existing



Proposed

TAB 4

General Plan Map

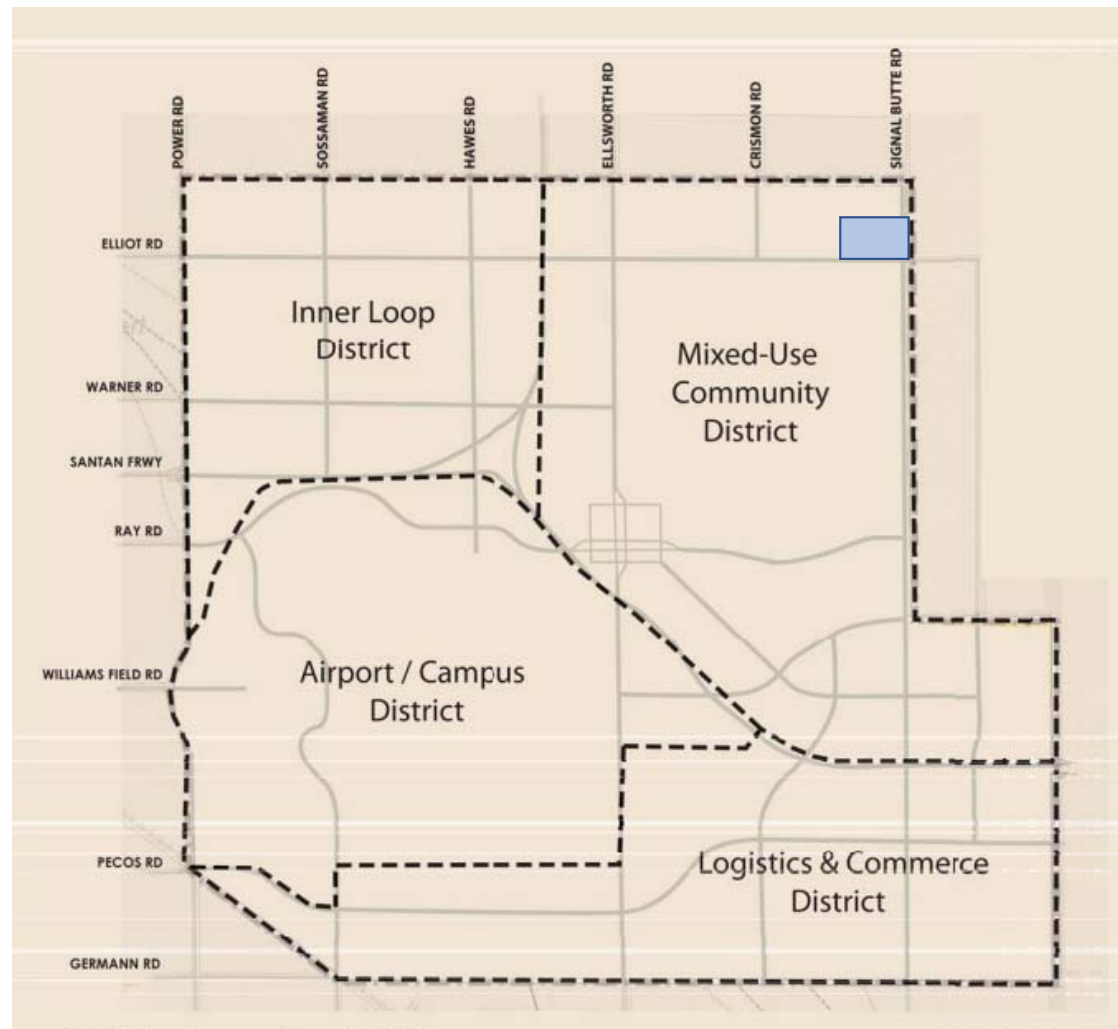


Character Types

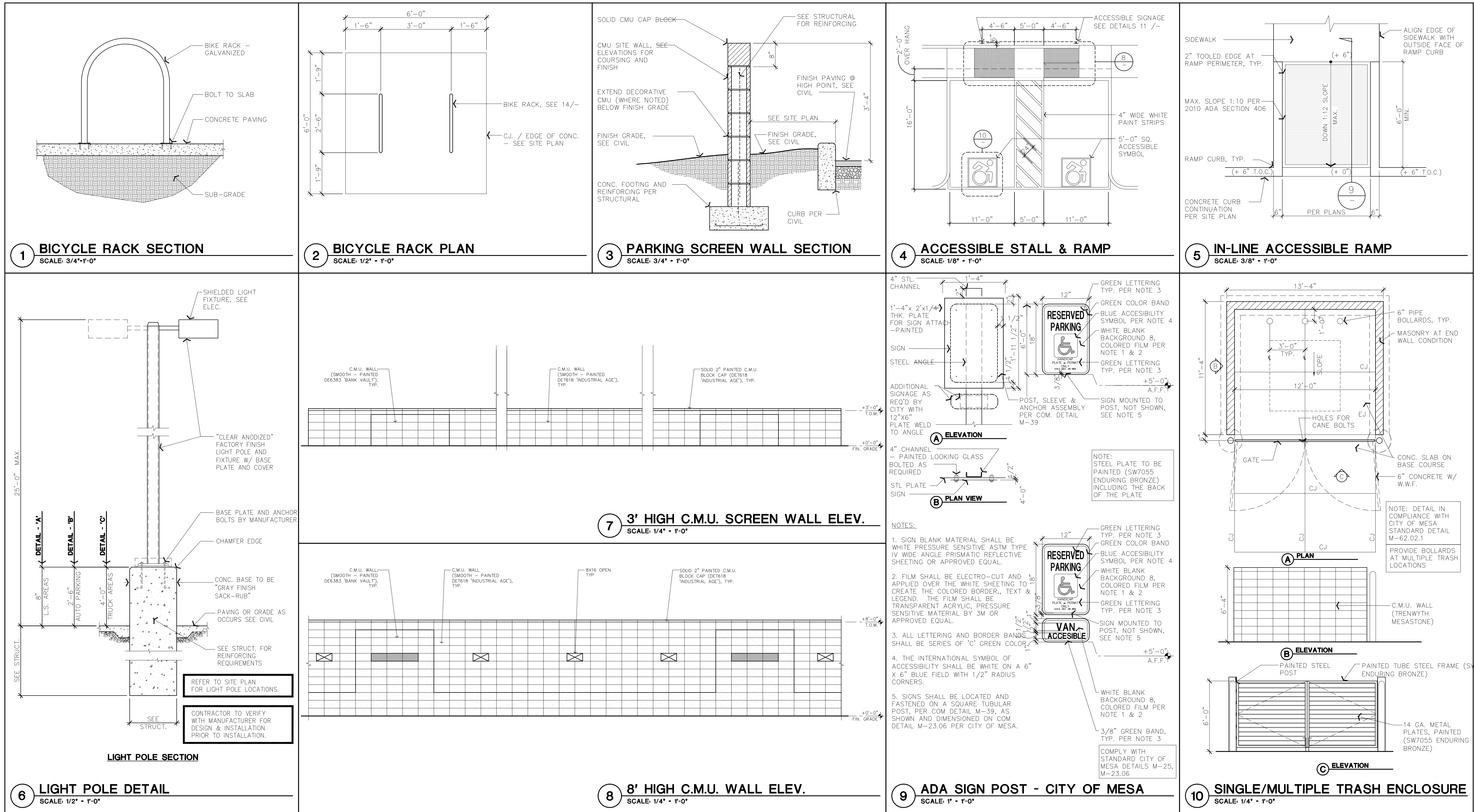
- Downtown
- Park
- Mixed Use Community
- Neighborhood Village Center
- Mixed Use Activity District
- Specialty District
- Employment
- Neighborhoods
- Employment / Mixed Use Activity District
- Transit Corridor
- Proposed Transit Corridor

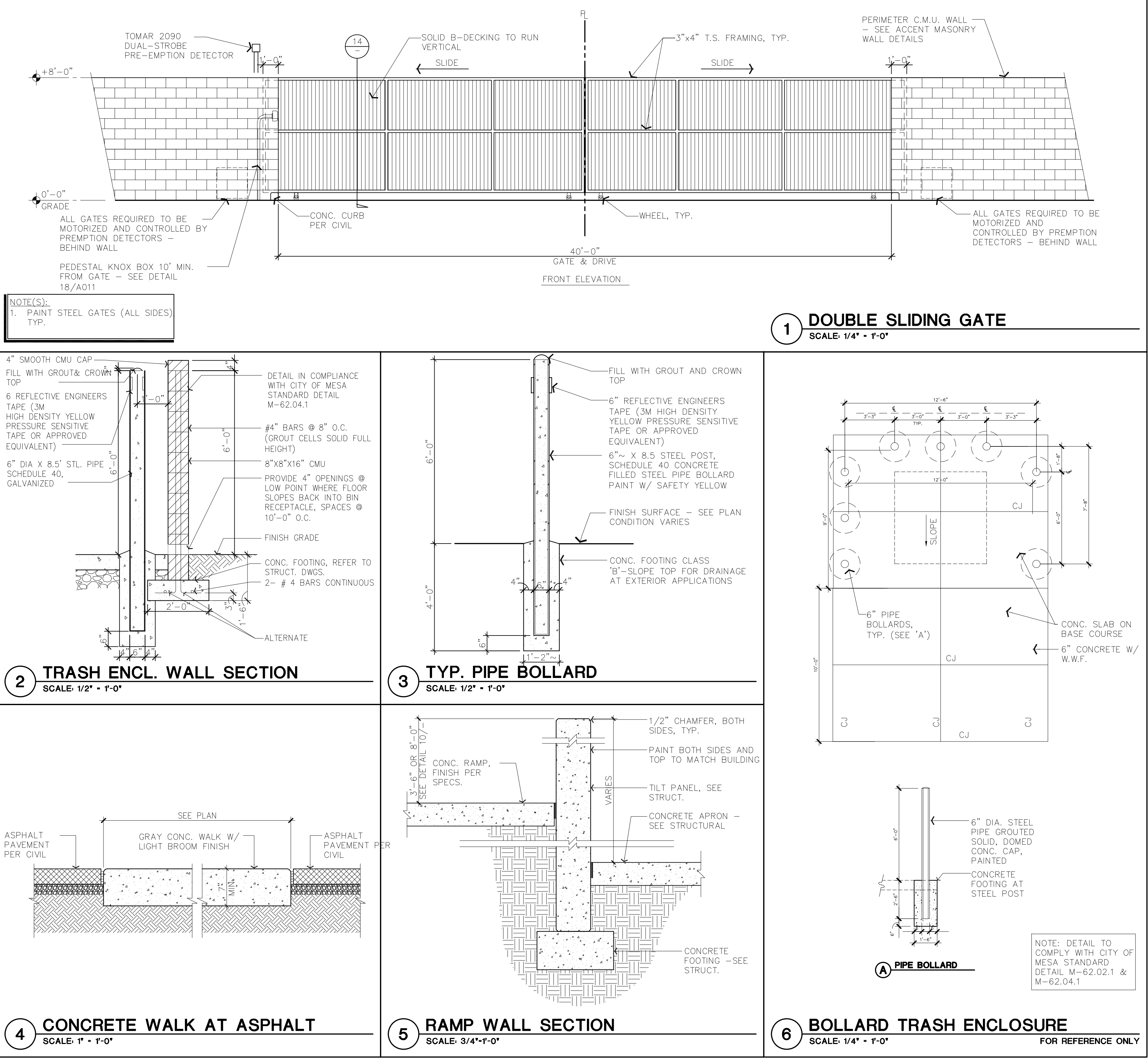
TAB 5

Mesa Strategic Development Plan Map



TAB 6







1 LOOKING NORTH
SCALE: NTS



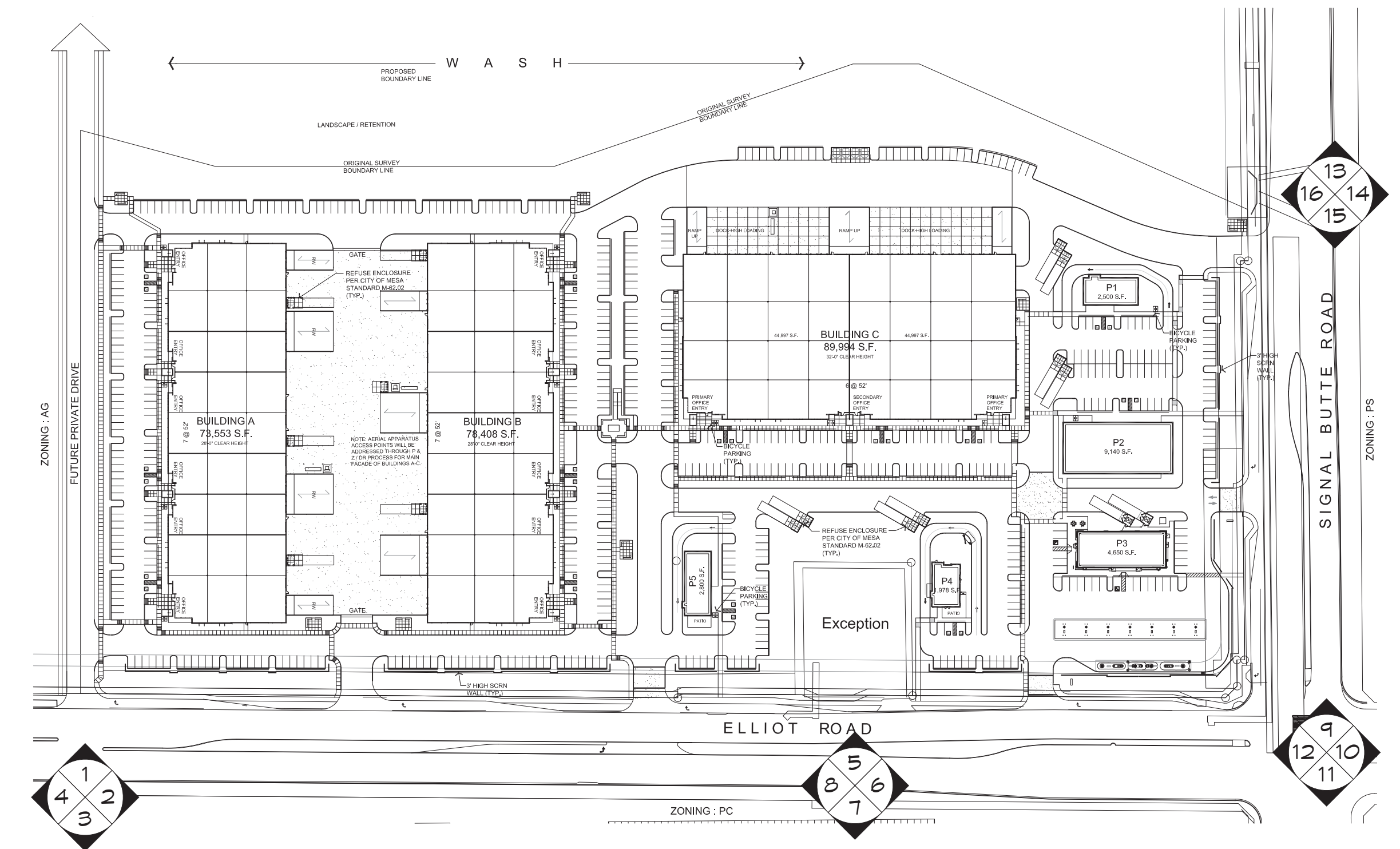
2 LOOKING EAST
SCALE: NTS



3 LOOKING SOUTH
SCALE: NTS



4 LOOKING WEST
SCALE: NTS





5 LOOKING NORTH
SCALE: NTS



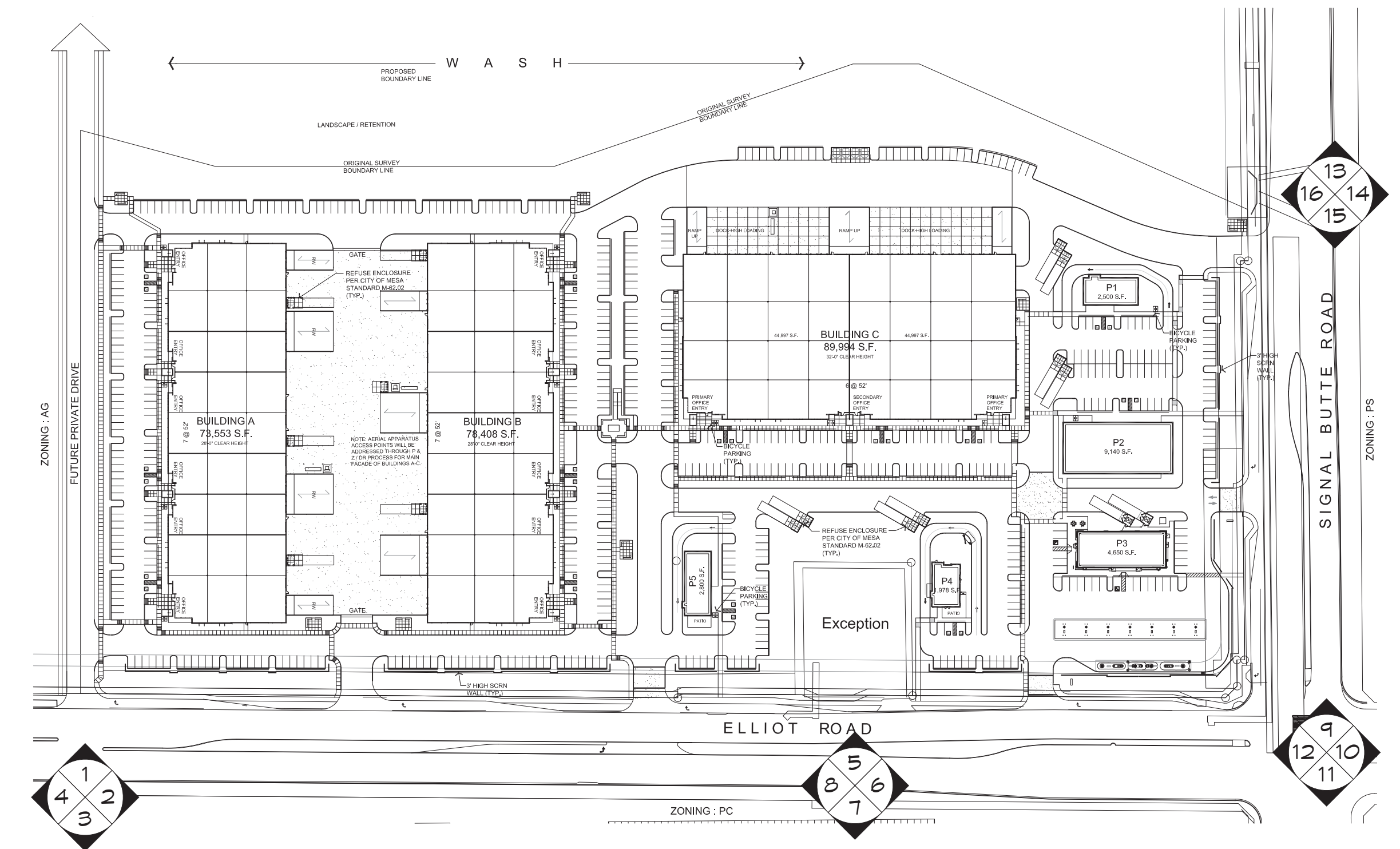
6 LOOKING EAST
SCALE: NTS



7 LOOKING SOUTH
SCALE: NTS



8 LOOKING WEST
SCALE: NTS





9 LOOKING NORTH
SCALE: NTS



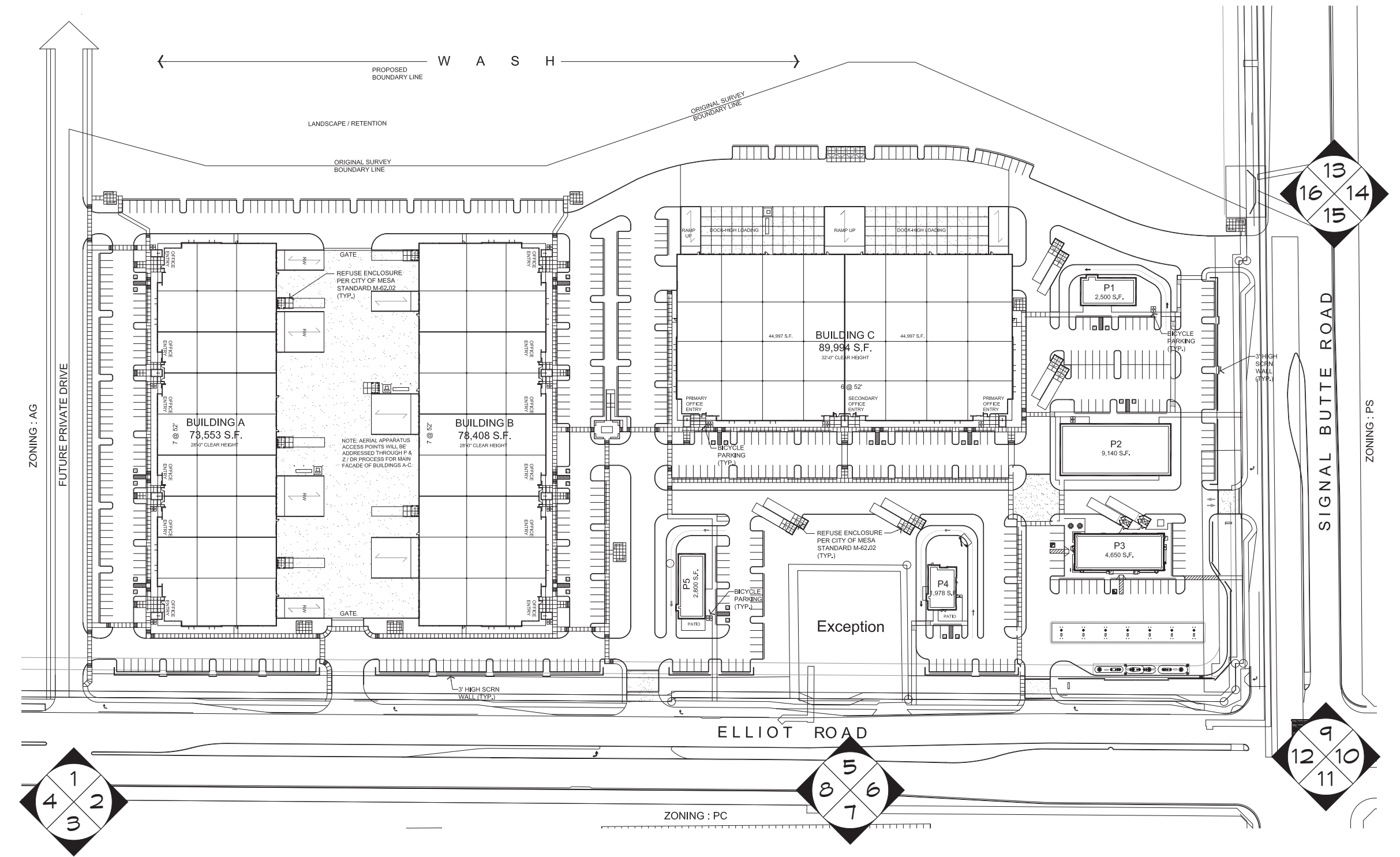
10 LOOKING EAST
SCALE: NTS



11 LOOKING SOUTH
SCALE: NTS



12 LOOKING WEST
SCALE: NTS





13 LOOKING NORTH
SCALE: NTS



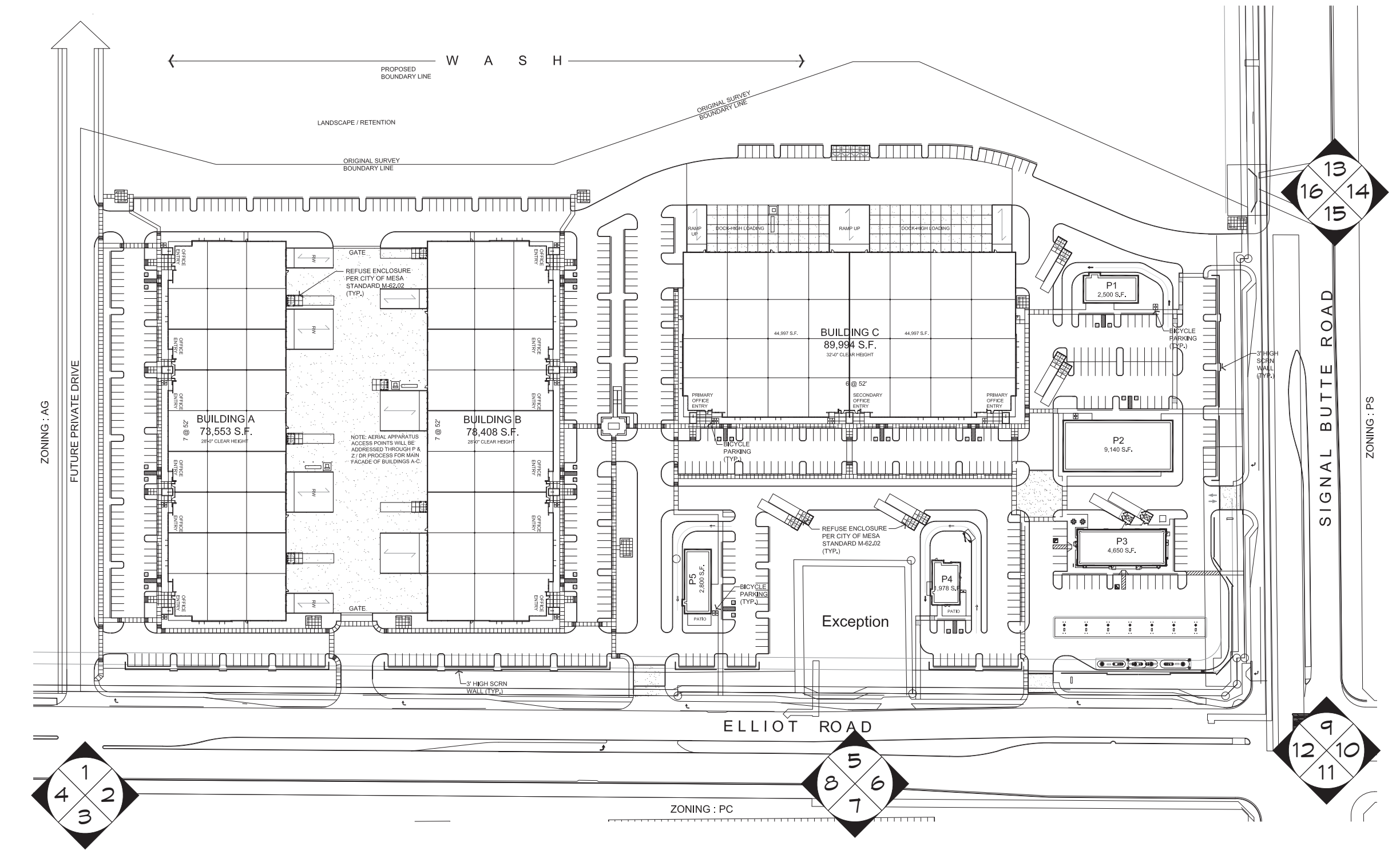
14 LOOKING EAST
SCALE: NTS



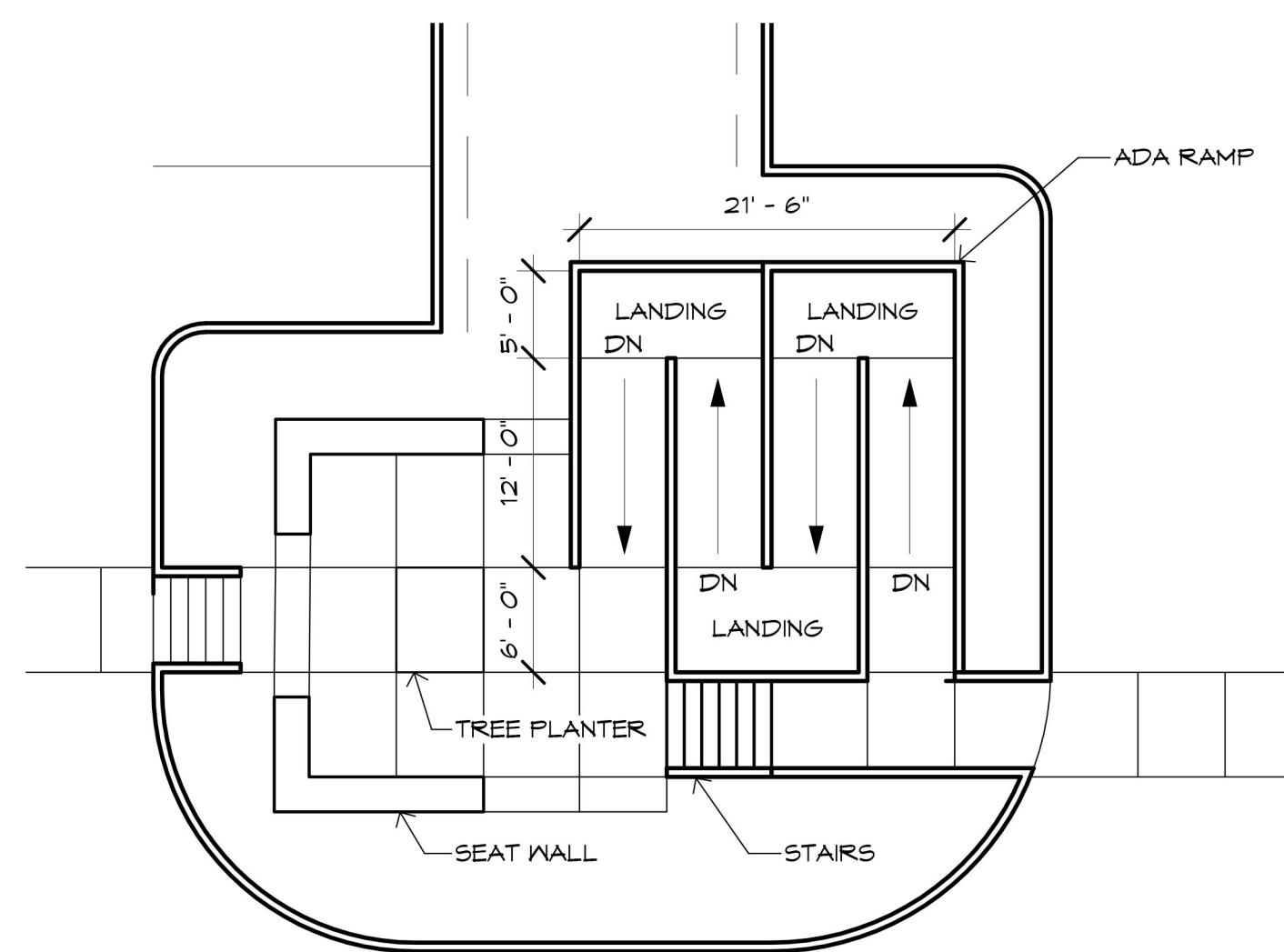
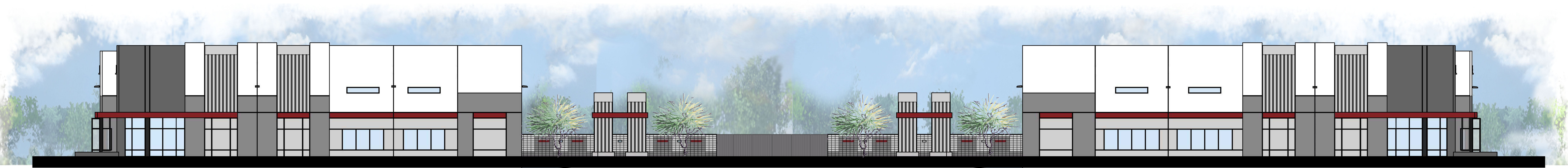
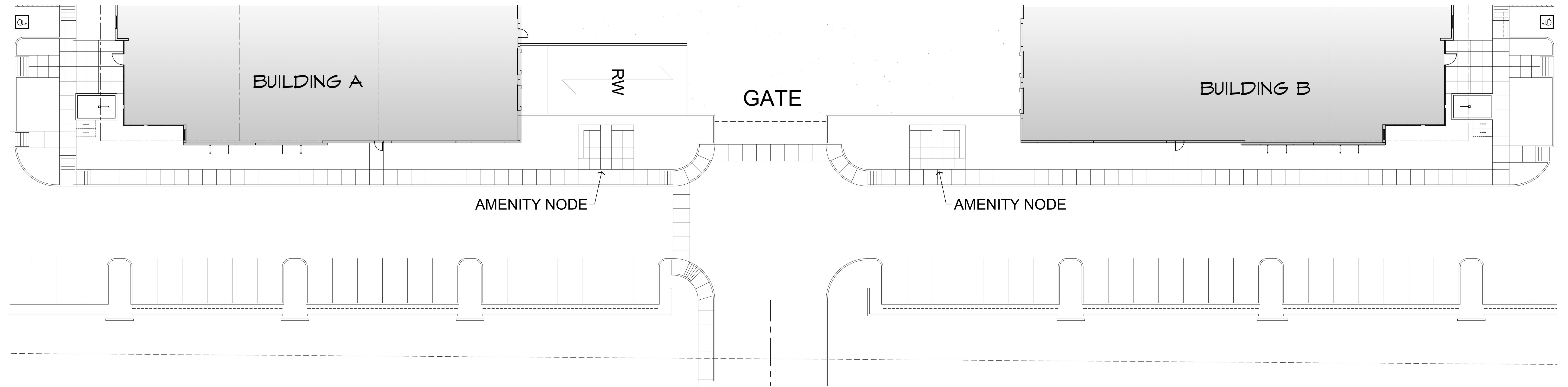
15 LOOKING SOUTH
SCALE: NTS



16 LOOKING WEST
SCALE: NTS



TAB 7



2 ENLARGED AMENITY NODE
SCALE: 1" = 10'-0"



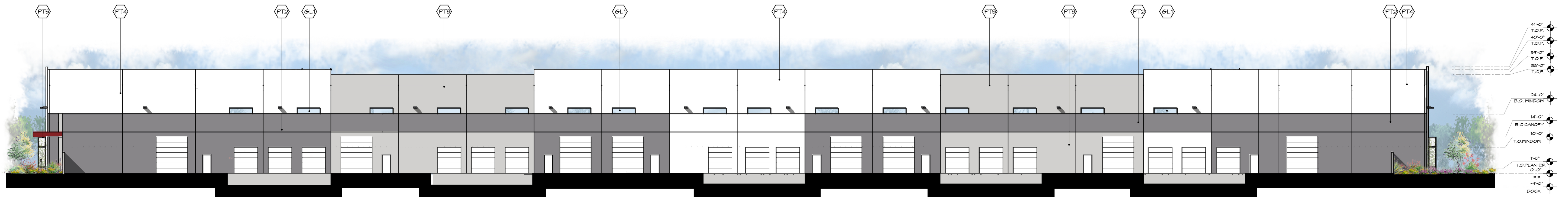
1 WEST ELEVATION - BUILDING A
Scale: 1" = 20'



2 NORTH ELEVATION - BUILDING A
Scale: 1" = 20'



3 SOUTH ELEVATION - BUILDING A
Scale: 1" = 20'



4 EAST ELEVATION - BUILDING A
Scale: 1" = 20'

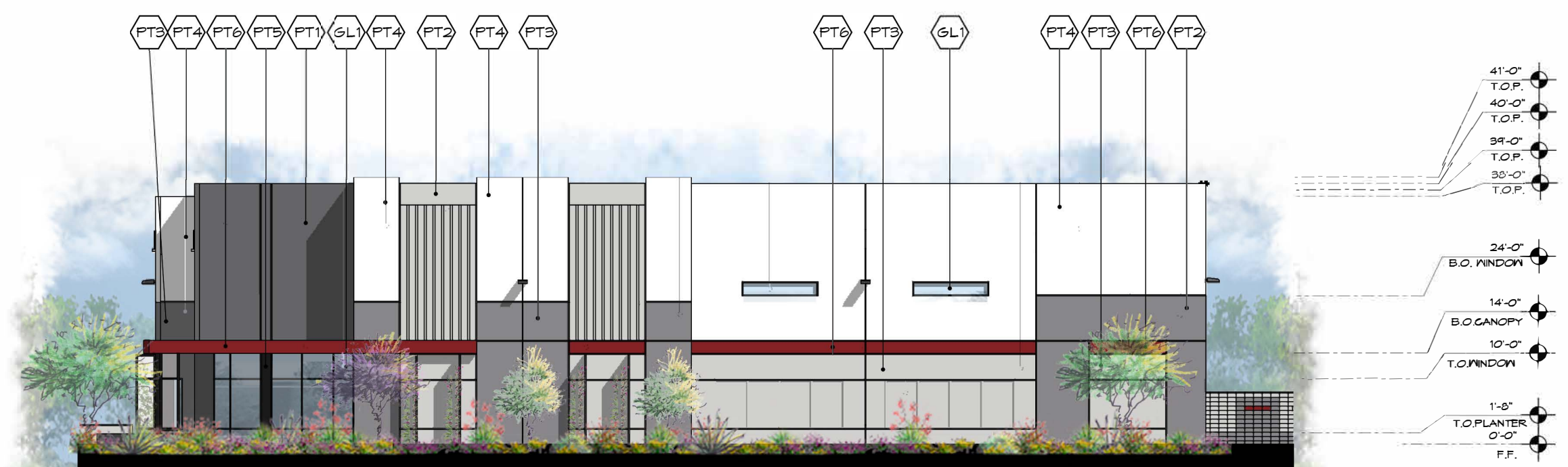
MATERIAL / COLOR SCHEDULE					
MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
GL01	1" INSULATED LOW-E GLAZING	CLEAR	T.B.D.	T.B.D.	GLASS
PT01	TILT-UP CONCRETE PANEL, PAINTED	CELLULOID	DET619	DUNN EDWARDS	
PT02	TILT-UP CONCRETE PANEL, PAINTED	BANK VAULT	DE6383	DUNN EDWARDS	
PT03	TILT-UP CONCRETE PANEL, PAINTED	INDUSTRIAL AGE	DET618	DUNN EDWARDS	
PT04	TILT-UP CONCRETE PANEL, PAINTED	WINTER MORN	DET216	DUNN EDWARDS	
PT05	TILT-UP CONCRETE PANEL, PAINTED	BLACK TIE	DE6357	DUNN EDWARDS	
PT06	PAINTED DECORATIVE STEEL	ROYAL RED FLUSH	DET425	DUNN EDWARDS	



1 EAST ELEVATION - BUILDING B
Scale: 1" = 20'



2 SOUTH ELEVATION - BUILDING B
Scale: 1" = 20'



3 NORTH ELEVATION - BUILDING B
Scale: 1" = 20'



4 WEST ELEVATION - BUILDING B
Scale: 1" = 20'

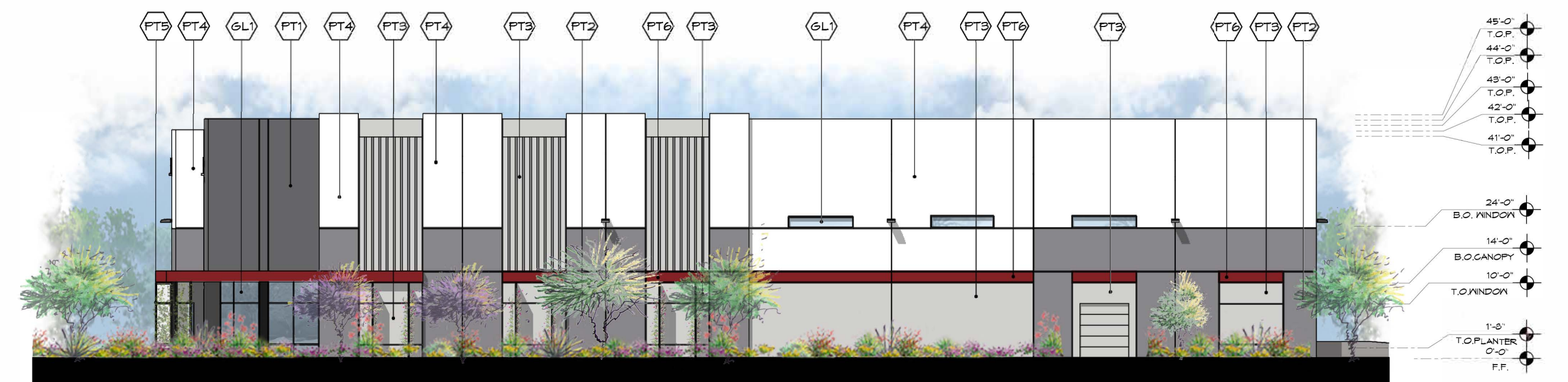
MATERIAL / COLOR SCHEDULE					
MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
GL01	1" INSULATED LOW-E GLAZING	CLEAR	T.B.D.	T.B.D.	GLASS
PT01	TILT-UP CONCRETE PANEL, PAINTED	CELLULOID	DET619	DUNN EDWARDS	
PT02	TILT-UP CONCRETE PANEL, PAINTED	BANK VAULT	DET6383	DUNN EDWARDS	
PT03	TILT-UP CONCRETE PANEL, PAINTED	INDUSTRIAL AGE	DET618	DUNN EDWARDS	
PT04	TILT-UP CONCRETE PANEL, PAINTED	WINTER MORN	DET216	DUNN EDWARDS	
PT05	TILT-UP CONCRETE PANEL, PAINTED	BLACK TIE	DET6357	DUNN EDWARDS	
PT06	PAINTED DECORATIVE STEEL	ROYAL RED FLUSH	DET425	DUNN EDWARDS	



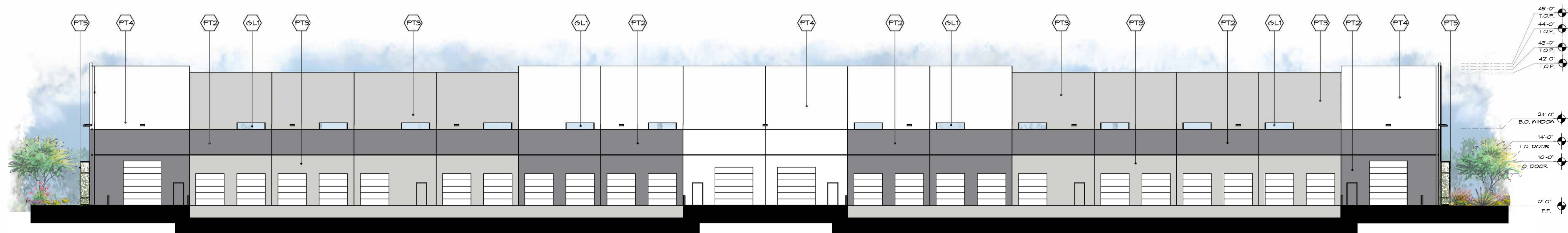
1 SOUTH ELEVATION - BUILDING C
Scale: 1" = 20'



2 WEST ELEVATION - BUILDING C
Scale: 1" = 20'



3 EAST ELEVATION - BUILDING C
Scale: 1" = 20'










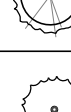
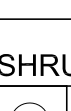

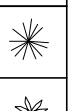
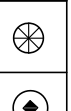
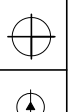
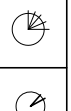
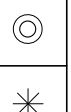
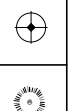
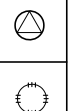
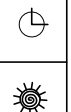

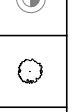
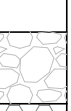

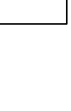






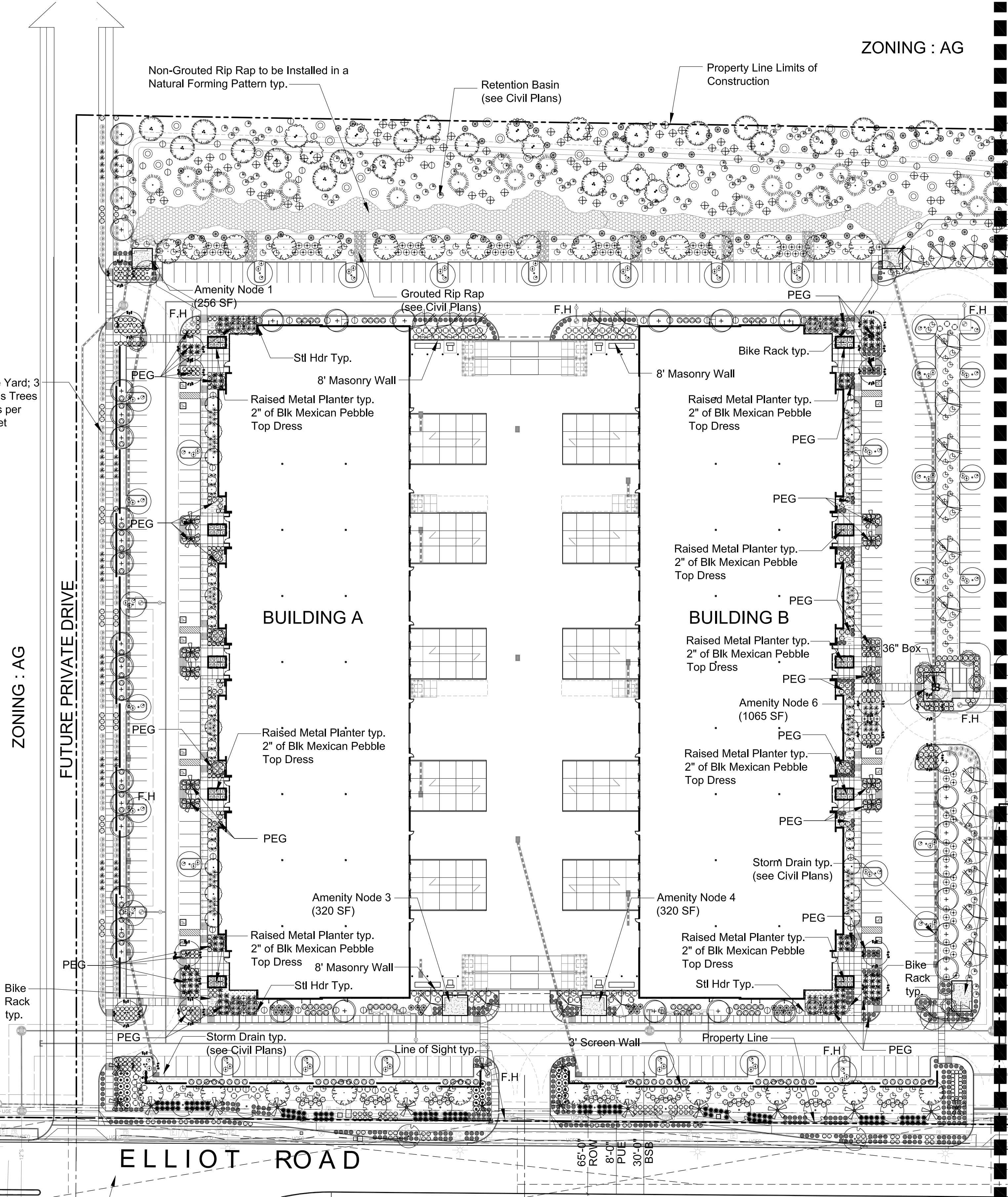
4 NORTH ELEVATION - BUILDING C
Scale: 1" = 20'

MATERIAL / COLOR SCHEDULE					
MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
GL01	1" INSULATED LOW-E GLAZING	CLEAR	T.B.D.	T.B.D.	GLASS
PT01	TILT-UP CONCRETE PANEL, PAINTED	CELLULOID	DET619	DUNN EDWARDS	
PT02	TILT-UP CONCRETE PANEL, PAINTED	BANK VAULT	DE6383	DUNN EDWARDS	
PT03	TILT-UP CONCRETE PANEL, PAINTED	INDUSTRIAL AGE	DET618	DUNN EDWARDS	
PT04	TILT-UP CONCRETE PANEL, PAINTED	WINTER MORN	DET216	DUNN EDWARDS	
PT05	TILT-UP CONCRETE PANEL, PAINTED	BLACK TIE	DE6357	DUNN EDWARDS	
PT06	PAINTED DECORATIVE STEEL	ROYAL RED FLUSH	DET425	DUNN EDWARDS	

TAB 8

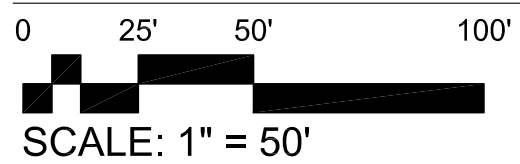
LANDSCAPE LEGEND

TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED) (tm trade marked Mountain States Nursery)			
TREES AND PALMS		SIZE	QTY
	Acacia aneura Mulga Tree	36" Box	24
	Olneya tesota Ironwood	24" Box Multi Trunk	19
	Fraxinus velutina Fan West Ash	36" Box	26
	Chilopsis linearis 'Bubba' Desert Willow 'Bubba'	15 Gallon Multi Trunk	31
	Prosopis velutina Native Mesquite	24" Box Multi Trunk	57
	Ulmus parvifolia 'Sempervirens' Evergreen Elm	24" Box Standards	77
	Prosopis alba hybrid Copper's Thornless Mesquite	24" Box High Breaking Multi Trunk	31
	Quercus virginiana Heritage Live Oak	36" Box	67
	Washingtonia hybrid Hybrid Fan Palm	16' Clear Trunk Ht. Skinned, Straight Matching	44
	Ebenopsis ebano Texas Ebony	24" Box Multi Trunk	60
	Parkinsonia hybrid Desert Museum	24" Box U.O.N 36" Box Multi Trunk	89 01
	Caesalpinia mexicana Mexican Bird of Paradise	36" Box Multi Trunk	56
	Sophora secundiflora Texas Mountain Laurel	15 Gallon Multi Trunk	31
SHRUBS / ACCENTS		SIZE	QTY
	Dasylirocn longissimum Mexican Tree Grass	5 Gallon	78
	Dasylirocn wheeleri Desert Spoon	5 Gallon	54
	Caesalpinia gilliesii tm Yellow Bird of Paradise	5 Gallon	145
	Hesperaloe parviflora Desert Dusk Yucca tm	5 Gallon	142
	Agave murphyi Murphy's Agave	5 Gallon	134
	Calliandra eriophylla Fairy Duster	5 Gallon	184
	Hesperaloe funifera Giant Yucca	5 Gallon	63
	Ericameria laricifolia Turpentine Bush	5 Gallon	192
	Eremophila hygrophana Blue Bell Emu	5 Gallon	159
	Nolina texana Bear Grass	5 Gallon	327
	Hesperaloe parviflora 'Brakelight' Brakelight Yucca	5 Gallon	201
	Larrea tridentata Creosote Bush	5 Gallon	45
	Olea europaea 'Little Ollie' Little Ollie	5 Gallon	138
	Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 Gallon	282
	Mulinbergia rigens Deer Grass	5 Gallon	400
	Leucophyllum 'Heavenly Cloud' Heavenly Cloud Sage	5 Gallon	220
	Tecoma x Orange Jubilee Orange Jubilee	5 Gallon	320
	Cordia parvifolia Littleleaf Olive	5 Gallon	263
	Yucca rupicola Twisted Leaf Yucca	5 Gallon	212
GROUNDCOVERS		SIZE	QTY
	Lantana X New Gold tm New Gold	1 Gallon	792
	Eremophila glabra 'Mingnew Gold' Outback Sunrise Emu	1 Gallon	362
	Lantana X Red Lantana	1 Gallon	443



SIGNAL BUTTE & ELLIOT ROAD
Proposed Industrial / Commercial Development
Mesa, Arizona

PRELIMINARY LANDSCAPE PLAN



Mesa, Arizona

PROJECT DATA

Existing Zoning:	AG
APN#:	A PORTION OF 304-01-006Q
Net Site Area:	1,113,769 S.F. (25.57 AC.)
Building Area:	277,267 S.F.

PROJECT DATA - INDUSTRIAL

Net Site Area:	863,119 S.F. (19.81 AC.)
Building Area:	254,934 S.F.
Coverage :	29.5 %
Parking Required	
254,934 S.F. @ 25% = 63,734 S.F. / 375:	170 Spaces
254,934 S.F. @ 75% = 191,200 S.F. / 900:	213 Spaces
Total Parking Required :	383 Spaces
Total Parking Provided :	389 Spaces
ADA Parking Required:	8 Spaces
ADA Parking Provided:	18 Spaces
Bike Parking Required (1/10 Spaces):	39 Spaces
Bike Parking Provided:	44 Spaces
Proposed Height :	VARIES 55'-0" MAX.

Foundation Base

Building A:	
West Required (15' X 529'-6"):	7,943 S.F.
West Provided:	11,424 S.F.
North Required (5' X 151'-6"):	756 S.F.
North Provided:	1,817 S.F.
South Required (5' X 151'-6"):	756 S.F.
South Provided:	2,304 S.F.

Building B:	
East Required (15' X 529'-6"):	7,943 S.F.
East Provided:	11,424 S.F.
North Required (5' X 161'-6"):	808 S.F.
North Provided:	1,925 S.F.
South Required (5' X 161'-6"):	808 S.F.
South Provided:	2,472 S.F.

Building C:	
South Required (15' X 425'-6"):	6,383 S.F.
South Provided:	8,855 S.F.
West Required (10' X 211'-6"):	2,115 S.F.
West Provided:	2,124 S.F.
East Required (10' X 211'-6"):	2,115 S.F.
East Provided:	3,054 S.F.

PROJECT DATA - COMMERCIAL *

Net Site Area:	250,650 S.F. (5.76 AC.)
Building Area:	22,333 S.F.
Coverage :	8.9%
Parking Required:	
Restaurant (9,190 S.F. @ 1/100 S.F.):	92 Spaces
Patios (3,600 S.F. @ 1/200 S.F.):	18 Spaces
Retail (7,923 S.F. @ 1/375 S.F.):	22 Spaces
Service Station (5,220 S.F. @ 1/375 S.F.):	14 Spaces
Total Parking Required :	146 Spaces
Total Parking Provided :	163 Spaces
ADA Parking Required:	6 Spaces
ADA Parking Provided:	10 Spaces
Bike Parking Required (1/10 Spaces):	16 Spaces
Bike Parking Provided:	16 Spaces
Proposed Height :	26 Feet

* COMMERCIAL PLAN REPRESENTATIVE ONLY - FINAL DESIGN AND PARKING LAYOUT WILL BE DETERMINED IN A FUTURE PHASE

PROJECT TEAM

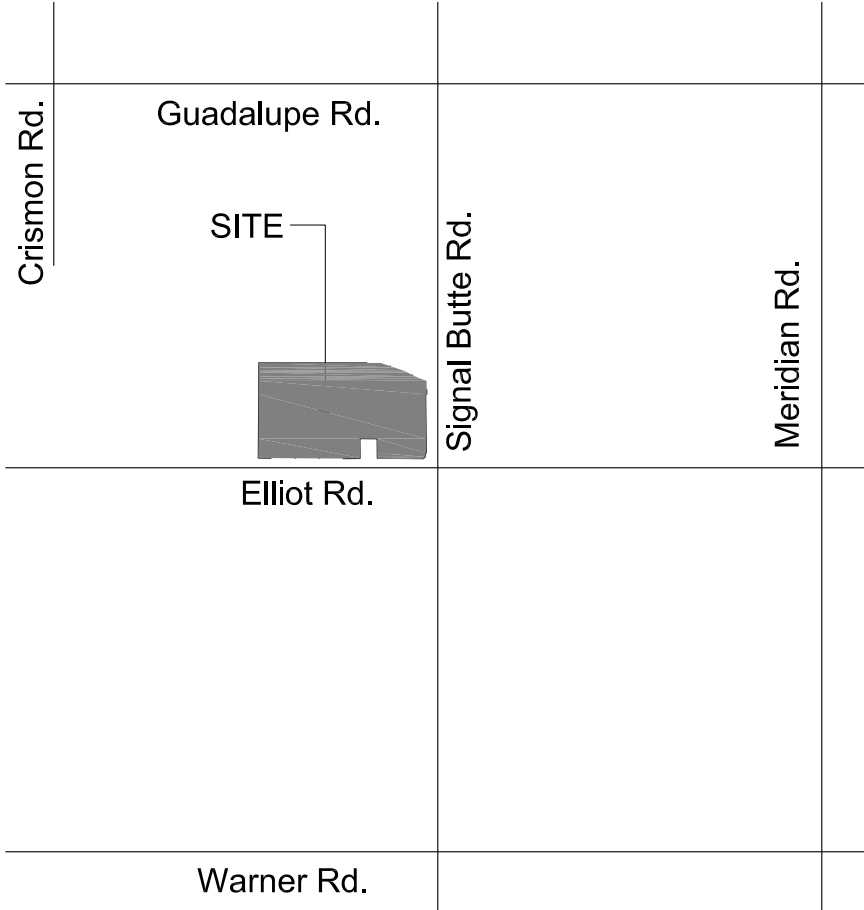
Developer
Thompson Thrift
2398 E. Camelback Rd. Ste. 210
Phoenix, Arizona 85018
Contact: Andrew Call
Ph: (602) 313-8631
Em: acall@thompsonthrift.com

Landscape Architect
Laskin & Associates, Inc
67 E. Weldon Avenue, Ste 230
Phoenix, Arizona 85012
Contact: Hardy Laskin
Ph: (602) 840-7771
hardy@laskindesign.com

Architect
Butler Design Group
5017 E. Washington St. Ste 107
Phoenix, Arizona 85034
Contact: Rick Butler
Ph: (602) 957-1800
Em: rbutler@butlerdesigngroup.com

Civil Engineer
Hunter Engineering
10450 N. 74th Street, Ste 200
Scottsdale, Arizona 85258
Contact: Jeff Hunter
Ph: (480) 991-3985
jhunter@hunterengineeringpc.com

VICINITY MAP



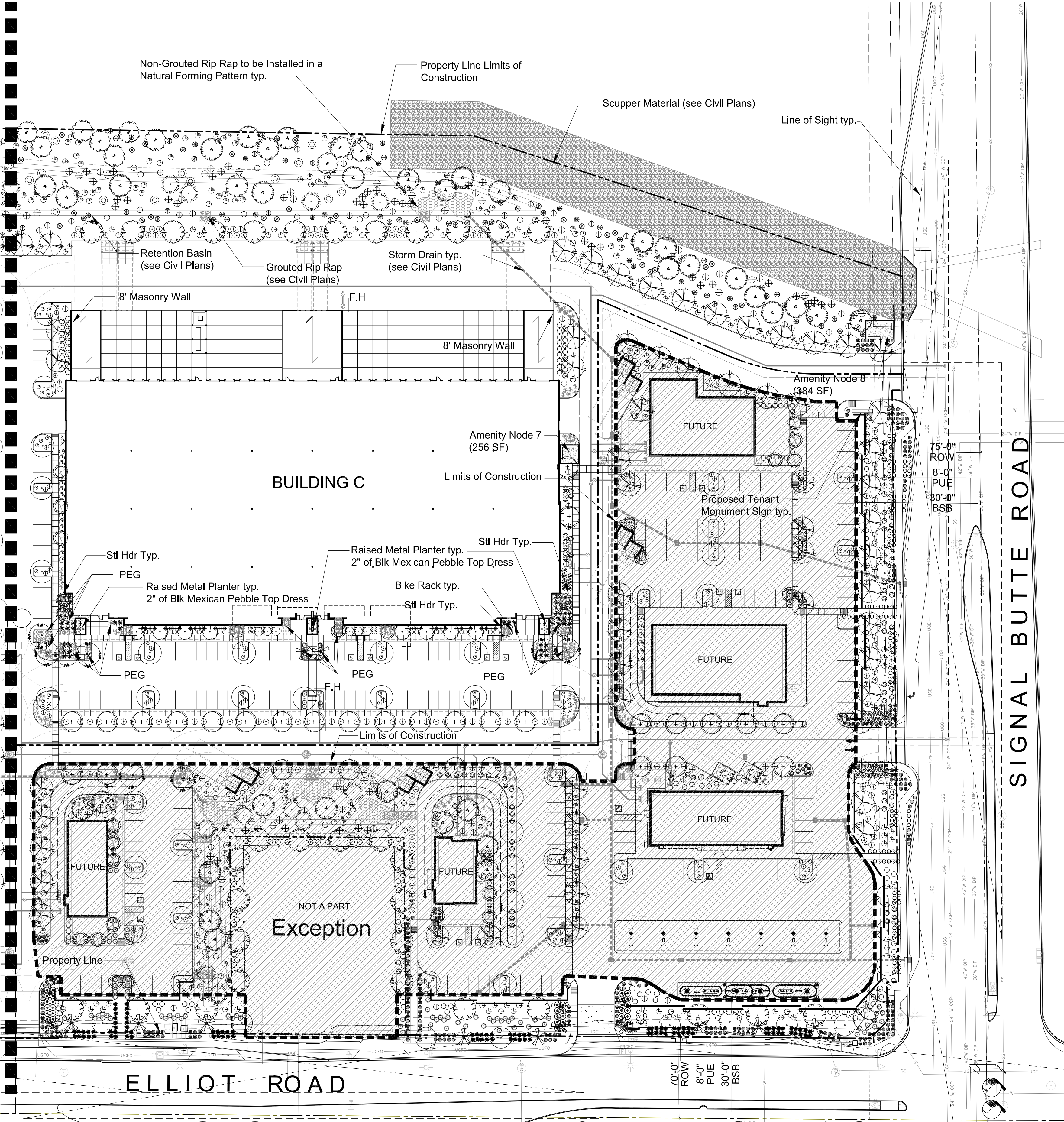
LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N. - UNLESS OTHERWISE NOTED)
(tm trade marked Mountain States Nursery)

TREES and PALMS	SIZE	QTY
Acacia aneura Mulga Tree	36" Box	24
Olneya tesota Ironwood	24" Box Multi Trunk	19
Fraxinus velutina Fan West Ash	36" Box	26
Chilopsis linearis 'Bubba' Desert Willow 'Bubba'	15 Gallon Multi Trunk	31
Prosopis velutina Native Mesquite	24" Box Multi Trunk	57
Ulmus parvifolia 'Sempervirens' Evergreen Elm	24" Box Standards	77
Prosopis alba hybrid Copper's Thornless Mesquite	24" Box High Breaking Multi Trunk	31
Quercus virginiana Heritage Live Oak	36" Box	67
Washingtonia hybrid Hybrid Fan Palm	16' Clear Trunk Ht. Skinned, Straight Matching	44
Ebenopsis ebano Texas Ebony	24" Box Multi Trunk	60
Parkinsonia hybrid Desert Museum	24" Box U.O.N 36" Box Multi Trunk	89 01
Caesalpinia mexicana Mexican Bird of Paradise	36" Box Multi Trunk	56
Sophora secundiflora Texas Mountain Laurel	15 Gallon Multi Trunk	31

SHRUBS / ACCENTS	SIZE	QTY
Dasyliro longissimum Mexican Tree Grass	5 Gallon	78
Dasyliro wheeleri Desert Spoon	5 Gallon	54
Caesalpinia gilliesii tm Yellow Bird of Paradise	5 Gallon	145
Hesperaloe parviflora Desert Dusk Yucca tm	5 Gallon	142
Agave murphyi Murphy's Agave	5 Gallon	134
Calliandra eriophylla Fairy Duster	5 Gallon	184
Hesperaloe funifera Giant Yucca	5 Gallon	63
Ericameria laricifolia Turpentine Bush	5 Gallon	192
Eremophila hygrophana Blue Bell Emu	5 Gallon	159
Nolina texana Bear Grass	5 Gallon	327
Hesperaloe parviflora 'Brakelight' Brakelight Yucca	5 Gallon	201
Larrea tridentata Creosote Bush	5 Gallon	45
Olea europaea 'Little Ollie' Little Ollie	5 Gallon	138
Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 Gallon	282
Mulinbergia rigens Deer Grass	5 Gallon	400
Leucophyllum 'Heavenly Cloud' Heavenly Cloud Sage	5 Gallon	220
Tecoma x Orange Jubilee Orange Jubilee	5 Gallon	320
Cordia parvifolia Littleleaf Olive	5 Gallon	263
Yucca rupicola Twisted Leaf Yucca	5 Gallon	212

GROUNDCOVERS	SIZE	QTY
Lantana X New Gold tm New Gold	1 Gallon	792
Eremophila glabra 'Mingnew Gold' Outback Sunrise Emu	1 Gallon	362
Lantana X Red Lantana	1 Gallon	443



LOCATION	TREES		SHRUBS	
	REQUIRED	FURNISHED	REQUIRED	FURNISHED
NORTH 1,518 LF				
1 TREE / PER 25 L.F.T.	61	61		
4 SHRUBS / PER 25 L.F.T.			244	244
EAST 600 LF				
SIGNAL BUTTE ROAD				
1 TREE / PER 25 L.F.T.	24	24	96	96
4 SHRUBS / PER 25 L.F.T.				
SOUTH 628 LF				
ELLIOT ROAD				
1 TREE / PER 25 L.F.T.	25	40	150	371
6 SHRUBS / PER 25 L.F.T.				
WEST N/A				
	N/A	N/A	N/A	N/A
PARKING LOT				
1 TREE / PER 15' ISLAND	67	67		
3 SHRUBS / PER 15' ISLAND			201	201
FOUNDATION PLANTING				
1 TREE / PER 50 L.F.T.	46	67	N/A	N/A
TOTAL REQD/FRNSHD	223	259	691	912
SIZE REQD/FURNISHED				
TREES 36" BOX MIN 25%	153	174		
24" BOX MIN 50%	307	333		
15 GAL	0	62		
5 GAL	0	0		
Date Palms	0	44		
TOTAL TREES	460	613		
SHRUBS 15 GAL or Larger				0
5 GAL				3,559
1 GAL				1597
POT/FLAT				0
Existing				
TOTAL SHRUBS				5,156

GENERAL BUILDING FOUNDATION AND IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:

- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF MESA STANDARDS.
- ALL TREES WILL BE 24" BOX OR LARGER.
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
- DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP OR LAWN.
- ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
- STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
- FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.

OPEN SPACE CALCULATIONS

TOTAL LANDSCAPE AREA +/- 39.2%: 331,390 S.F. (7.61 ACRES)

LANDSCAPE COVERAGE:

- LARGE TREES (25' DIA.)	85,369 SF
- MEDIUM TREES (20' DIA.)	104,562 SF
- SMALL TREES (15' DIA.)	18,722 SF
- LARGE SHRUBS (6' DIA.)	27,893 SF
- MEDIUM SHRUBS (4' DIA.)	25,334 SF
- GROUNDCOVER (3' DIA.)	15,204 SF
331,390 SF LS AREA / 277,084 SF OPEN SPACE COVERAGE = 83.6%	

AMENITY NODES AREA:

- SINGLE NODE: MINIMUM 256 S.F. (16' X 16')
- TOTAL AMENITY NODES (8): 2,646 S.F. (0.06 ACRES)



PRELIMINARY LANDSCAPE PLAN

0 25' 50' 100'

SCALE: 1" = 50'

Mesa, Arizona

SIGNAL BUTTE & ELLIOT ROAD

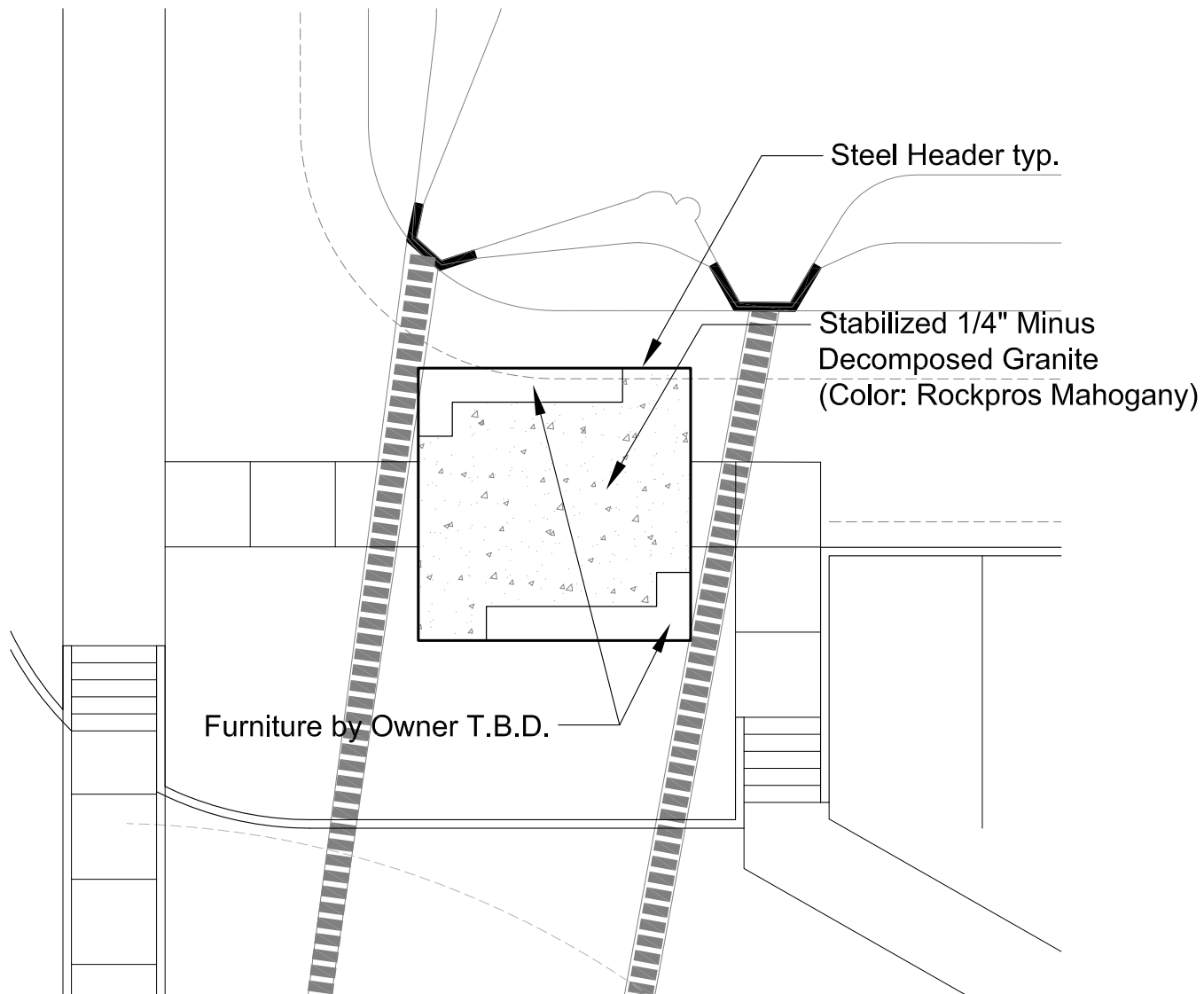
Proposed Industrial / Commercial Development



LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
87 E. Watson Ave.
Suite 200
Phoenix, Arizona 85012
p (602) 848-2771
f (602) 848-8021
www.laskin-design.com

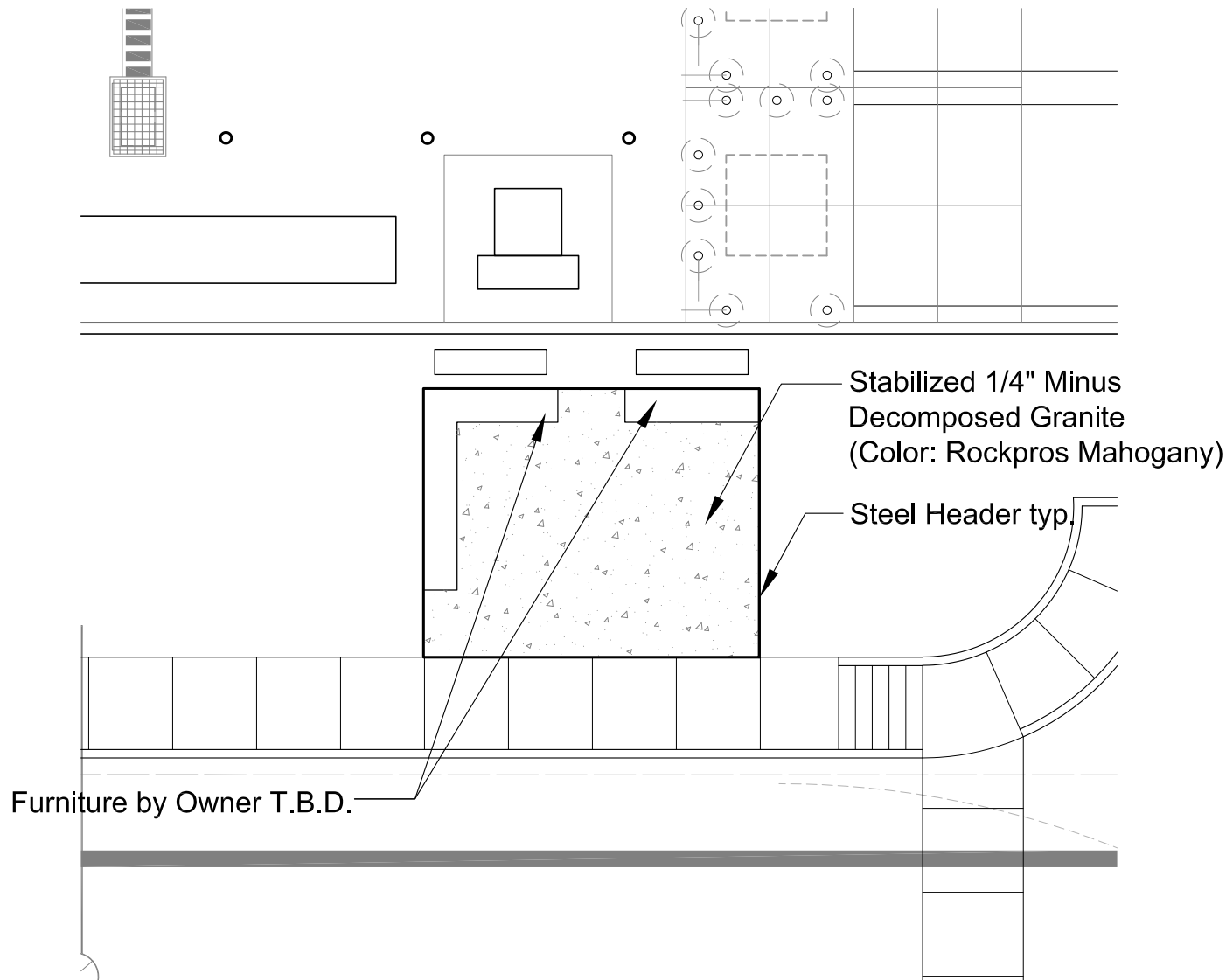


Butler Design Group, Inc
architects & planners



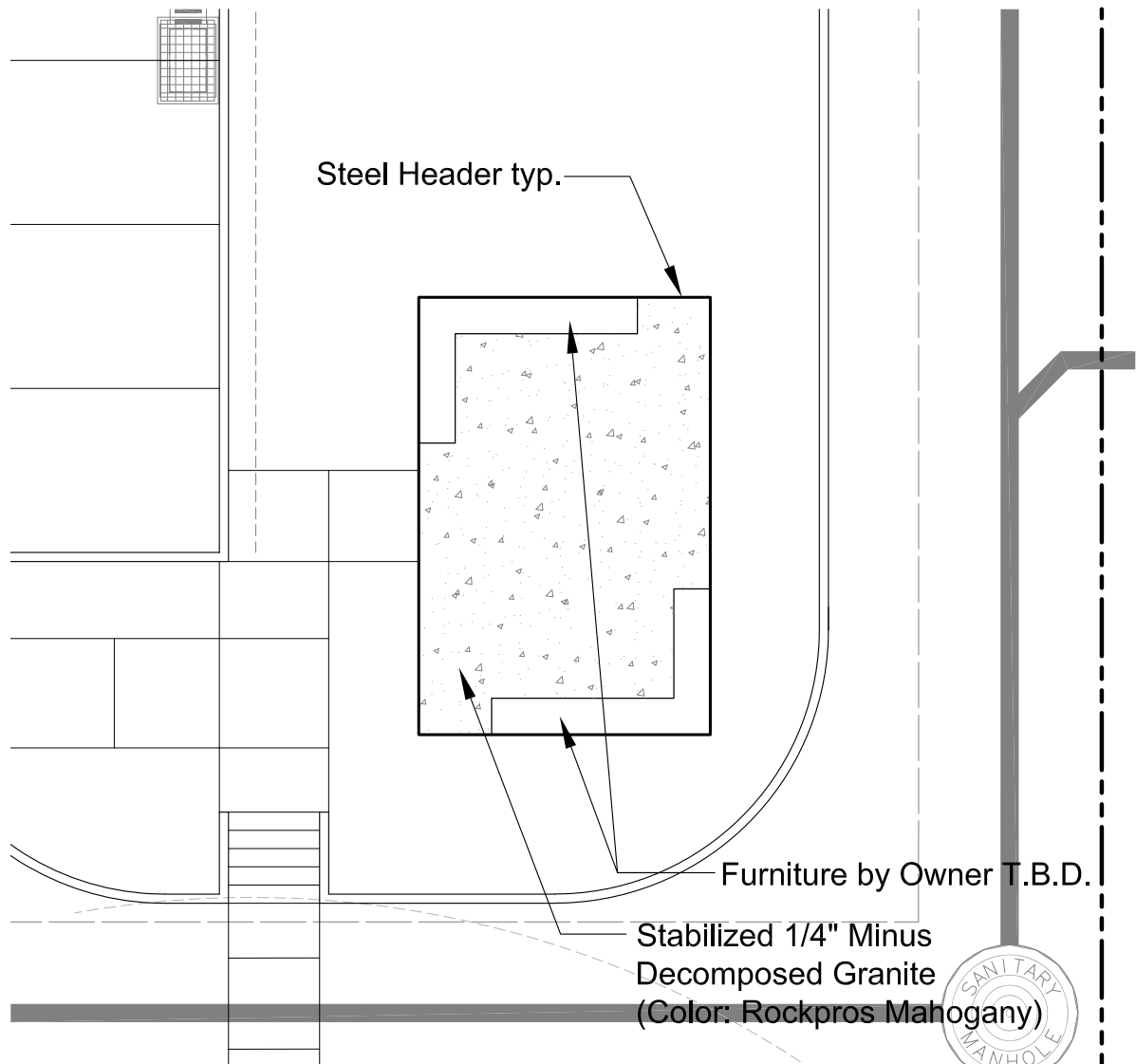
AMENITY NODE 1 AND 2

Scale: 1" = 10'-00"



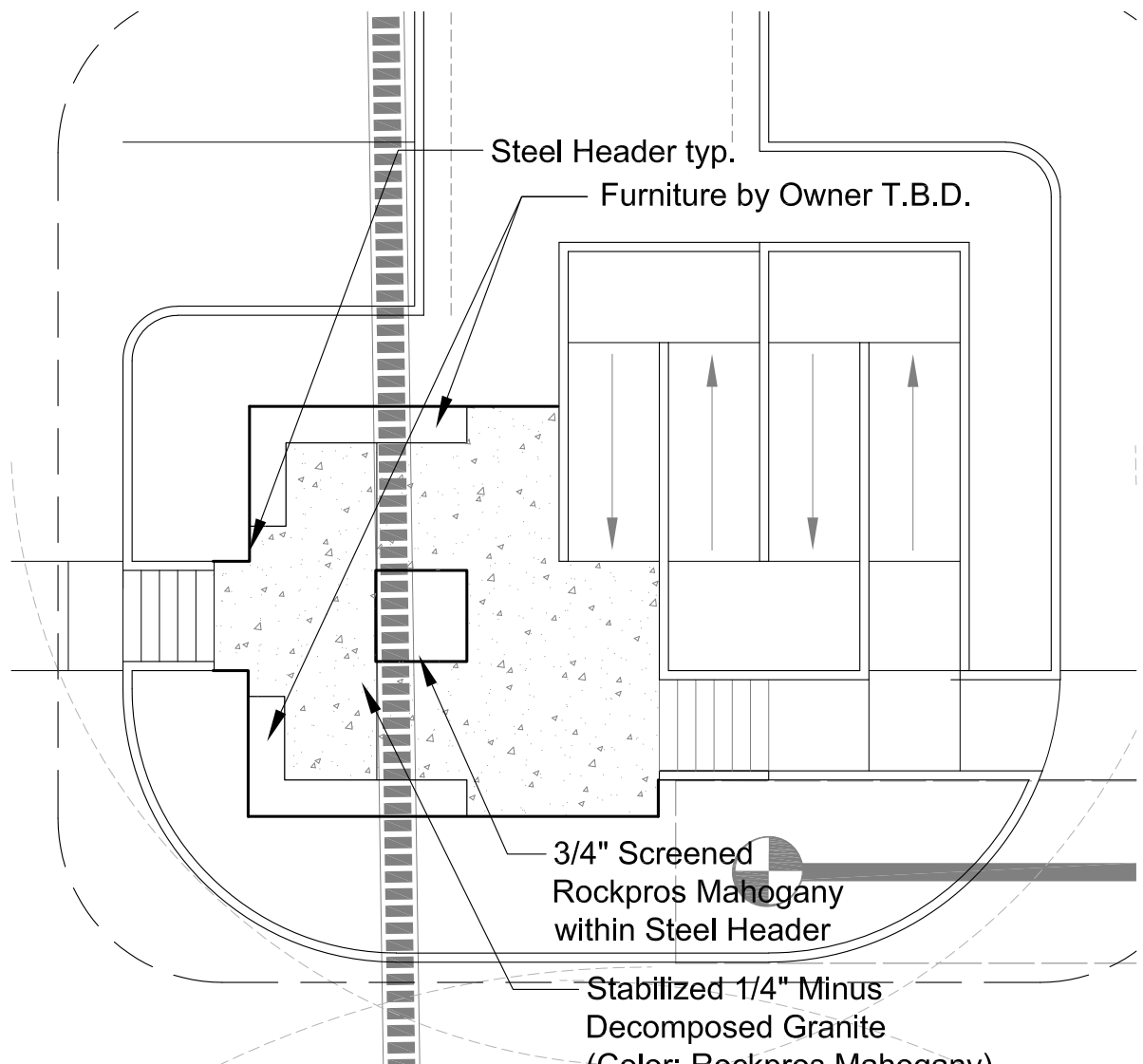
AMENITY NODE 3 AND 4

Scale: 1" = 10'-00"



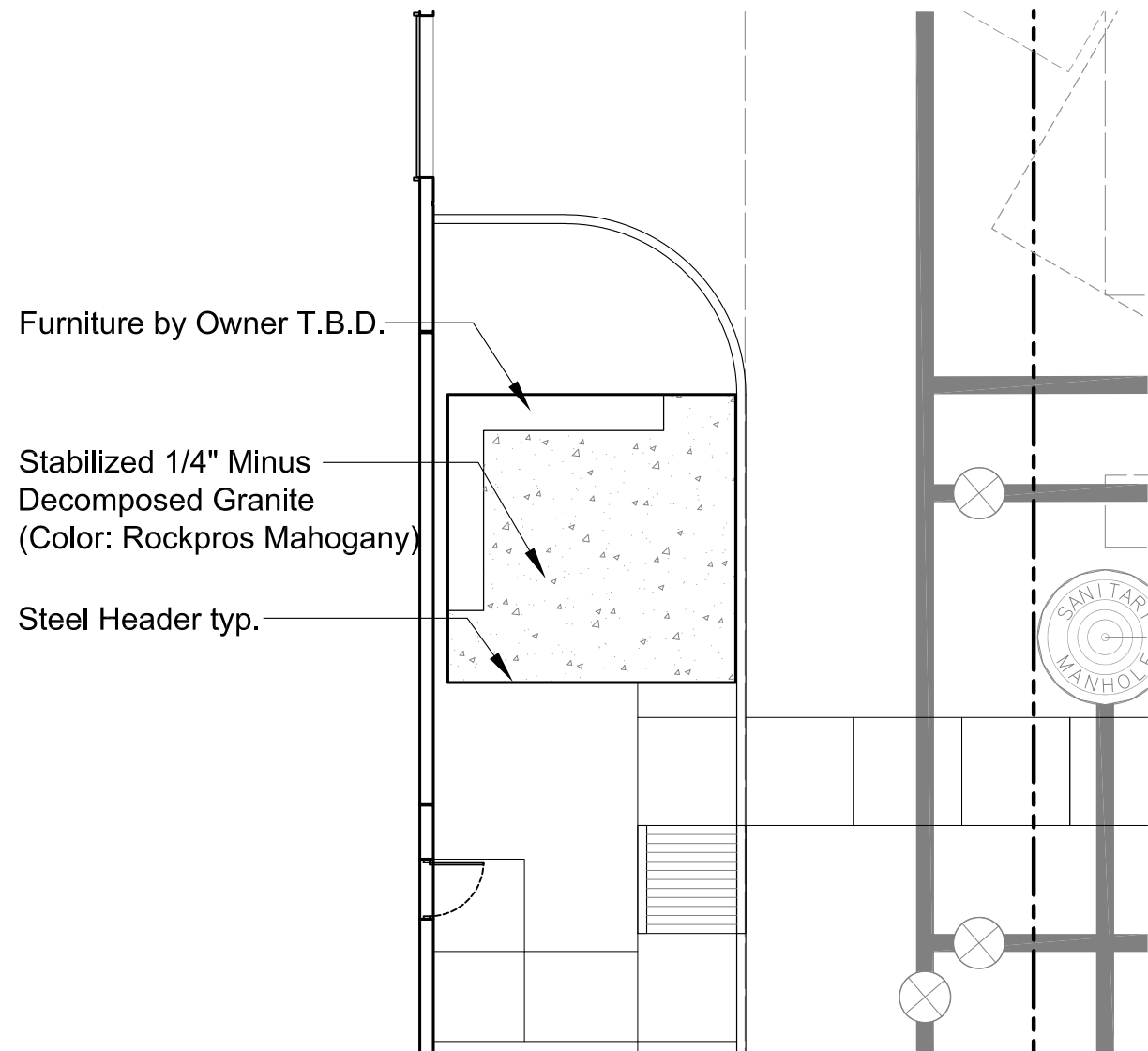
AMENITY NODE 5

Scale: 1" = 10'-00"



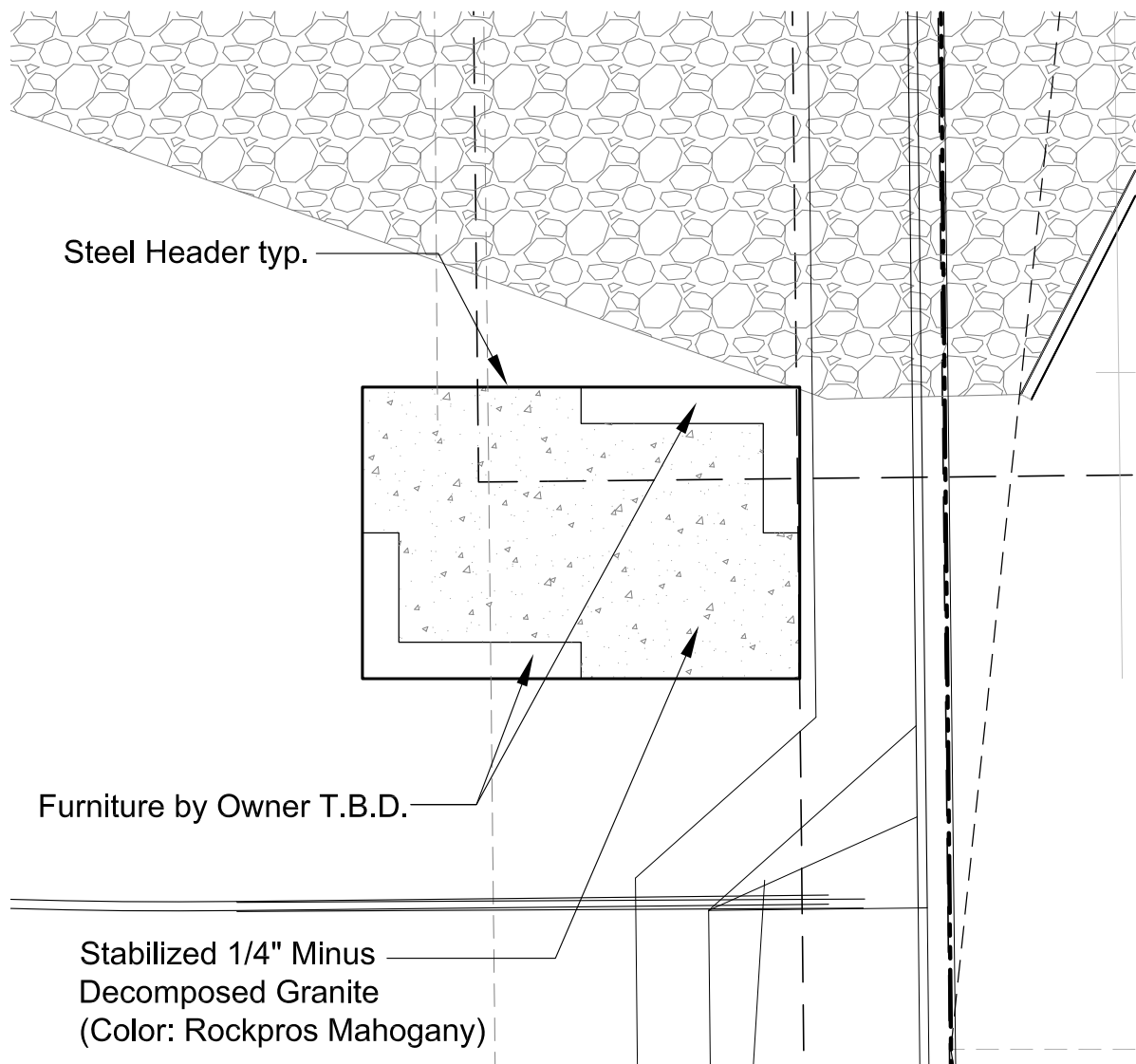
AMENITY NODE 6

Scale: 1" = 10'-00"



AMENITY NODE 7

Scale: 1" = 10'-00"



AMENITY NODE 8

Scale: 1" = 10'-00"

AMENITY NODE LEGEND

	3/4" Screened Decomposed Granite (Color: Rockpros Mahogany) 2" Minimum Thickness in Noted Areas
	Stabilized 1/4" Minus Decomposed Granite (Color: Rockpros Mahogany) 3" Minimum Thickness; 90% Compaction
	3/16" x 6" Steel Header Secure Every 48" with Metal Stake
	Amenity Node Furniture by Owner T.B.D.

AMENITY NODE CALCULATIONS:

AMENITY NODE 1	256 SF
AMENITY NODE 2	256 SF
AMENITY NODE 3	320 SF
AMENITY NODE 4	320 SF
AMENITY NODE 5	384 SF
AMENITY NODE 6	470 SF
AMENITY NODE 7	256 SF
AMENITY NODE 8	384 SF
TOTALS	
REQUIRED:	2,550 SF
PROVIDED:	2,646 SF

PROJECT DATA

Existing Zoning:	AG
APN#:	A PORTION OF 304-01-006Q
Net Site Area:	1,113,769 S.F. (25.57 AC.)
Building Area:	277,267 S.F.

PROJECT DATA - INDUSTRIAL

Net Site Area:	863,119 S.F. (19.81 AC.)
Building Area:	254,934 S.F.
Coverage :	29.5 %
Parking Required	
254,934 S.F. @ 25% = 63,734 S.F. / 375:	170 Spaces
254,934 S.F. @ 75% = 191,200 S.F. / 900:	213 Spaces
Total Parking Required :	383 Spaces
Total Parking Provided :	389 Spaces
ADA Parking Required:	8 Spaces
ADA Parking Provided:	18 Spaces
Bike Parking Required (1/10 Spaces):	39 Spaces
Bike Parking Provided:	44 Spaces
Proposed Height :	VARIES 55'-0" MAX.

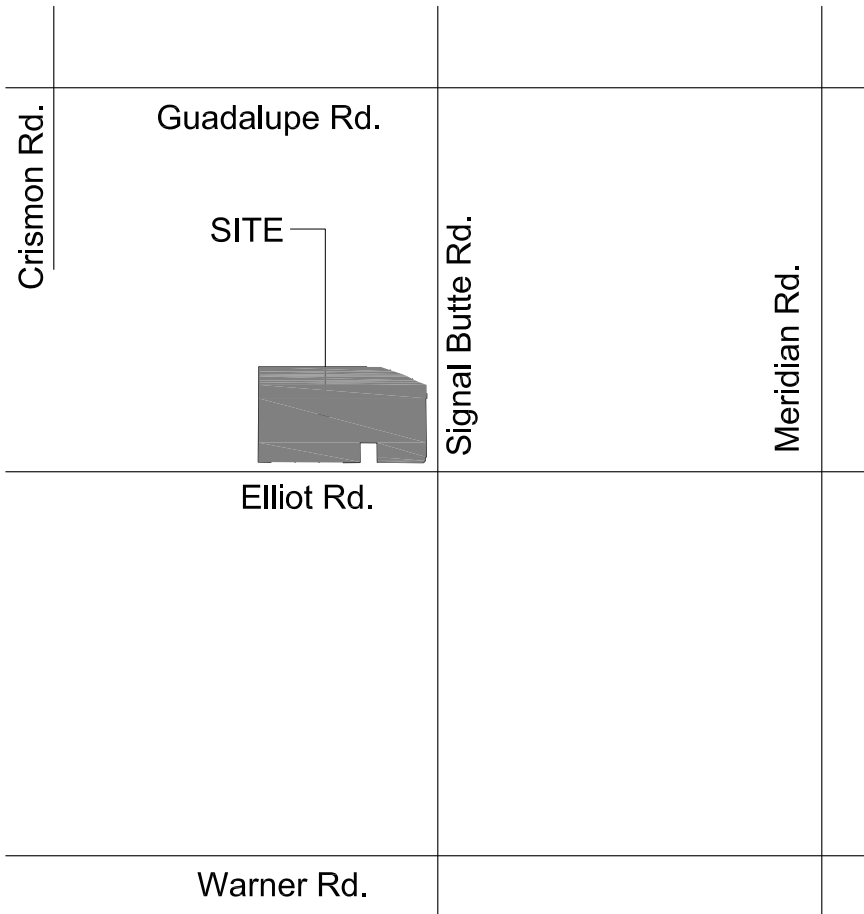
Foundation Base	
Building A:	
West Required (15' X 529'-6"):	7,943 S.F.
West Provided:	11,424 S.F.
North Required (5' X 151'-6"):	756 S.F.
North Provided:	1,817 S.F.
South Required (5' X 151'-6"):	756 S.F.
South Provided:	2,304 S.F.
Building B:	
East Required (15' X 529'-6"):	7,943 S.F.
East Provided:	11,424 S.F.
North Required (5' X 161'-6"):	808 S.F.
North Provided:	1,925 S.F.
South Required (5' X 161'-6"):	808 S.F.
South Provided:	2,472 S.F.
Building C:	
South Required (15' X 425'-6"):	6,383 S.F.
South Provided:	8,855 S.F.
West Required (10' X 211'-6"):	2,115 S.F.
West Provided:	2,124 S.F.
East Required (10' X 211'-6"):	2,115 S.F.
East Provided:	3,054 S.F.

PROJECT DATA - COMMERCIAL *

Net Site Area:	250,650 S.F. (5.76 AC.)
Building Area:	22,333 S.F.
Coverage :	8.9%
Parking Required:	
Restaurant (9,190 S.F. @ 1/100 S.F.) :	92 Spaces
Patios (3,600 S.F. @ 1/200 S.F.) :	18 Spaces
Retail (7,923 S.F. @ 1/375 S.F.) :	22 Spaces
Service Station (5,220 S.F. @ 1/375 S.F.) :	14 Spaces
Total Parking Required :	146 Spaces
Total Parking Provided :	163 Spaces
ADA Parking Required:	6 Spaces
ADA Parking Provided:	10 Spaces
Bike Parking Required (1/10 Spaces):	16 Spaces
Bike Parking Provided:	16 Spaces
Proposed Height :	26 Feet

* COMMERCIAL PLAN REPRESENTATIVE ONLY - FINAL DESIGN AND PARKING LAYOUT WILL BE DETERMINED IN A FUTURE PHASE

VICINITY MAP



SIGNAL BUTTE & ELLIOT ROAD

Proposed Industrial / Commercial Development

Mesa, Arizona



TAB 9

Good Neighbor Policy

Purpose:

The purpose of this Policy is to establish the Good Neighbor guidelines for a new service station proposed at the northwest corner of Elliot and Signal Butte Road.

Operations:

The Service Station will be open 24 hours a day, 7 days a week and a manager will be present during those hours. This store will employ dozens of individuals, and the number of employees present varies depending on demand. However, we expect that during the day there will be anywhere from 2-6 employees on site at any given time. Given the number of employees on site at all times, the site will be maintained per the City of Mesa code.

Contact:

Chris Hake, chake@thompsonthrift.com, 317-519-8446

Complaint Response Procedures:

Our top priority is providing the best customer service in the retail industry. A team of Training Managers are used to collect responses from both customers and City Inspectors to remedy any situation. The Division Office can be reached at 602-728-8000 where someone can quickly route any call to the appropriate agent for quick and professional resolution.

Litter Control Measures:

Maintaining a clean outside appearance not only provides a higher level of customer service, it also is an effective tool for employees to continuously monitor onsite activities. Per policy, Managers are to perform a shift walk upon arrival prior to relieving the previous Manager. This shift walk includes patrolling the property to pick up any trash or debris on site. Additionally, every hour, an Employee is to perform outside upkeeps to sweep the site and check landscape areas for debris.