

*Staff Report*

**CASE NUMBER:** DRB17-00299  
**LOCATION/ADDRESS:** The 3500 block of the South Crismon Road alignment. (east side).  
 Located north of Elliot Road on the east side of Crismon Road.  
 (East of southeast corner of Center Street and University Drive)  
**REQUEST:** Design Review for a temporary parking lot  
**COUNCIL DISTRICT:** District 6  
**OWNER:** City of Mesa  
**APPLICANT:** City of Mesa Engineering – Farzana Yasmin  
**STAFF PLANNER:** Kim Steadman

**SITE DATA**

**PARCEL NO.:** 304-01-006D  
**PARCEL SIZE:** 1.3 ± acres  
**EXISTING ZONING:** AG-PAD  
**GENERAL PLAN CHARACTER:** Employment  
**CURRENT LAND USE:** Vacant

**SITE CONTEXT**

**NORTH:** Vacant land – Zoned AG-PAD  
**EAST:** Vacant land – Zoned AG-PAD  
**SOUTH:** (Across Elliot Road) Vacant land – Zoned PC in Eastmark  
**WEST:** (Across Crismon Road) City retention basin – Zoned AG-PAD

**PROJECT DESCRIPTION**

There are existing retention basins along Elliot Road, west of the Crismon Road alignment. These basins see some recreational use, and Mesa Parks and Recreation has provided a temporary parking lot east of the basins. This lot is being displaced with the development of Crismon Road. The current proposal is to relocate the temporary lot to the east side of Crismon Road. The request is for Site Plan Review (SPR) in compliance with MZO Section 11-69-2.G which requires SPR for City projects, including parking lots with more than 50 spaces.



### **STAFF ANALYSIS**

Because of the temporary nature of the lot, asphalt millings are proposed instead of asphalt paving. Also, the lot provides street-side landscaping, but does not include landscaping that would be required within a permanent lot. These cost-saving measures help the City meet a temporary need for parking in the area.

### **CONCLUSION:**

Staff recommends approval with the following conditions:

### **CONDITIONS OF APPROVAL:**

1. Compliance with the basic development as described in the project narrative and as shown on the plans submitted.
2. Compliance with all requirements of Site Plan Review (ZON17-00289)
3. Compliance with all City development codes and regulations.
4. All street improvements and street frontage landscaping to be installed in the first phase of construction.

**BENCHMARK:**  
BRASS TAG ON TOP OF HEADWALL ON  
THE SOUTH SIDE OF ELLIOT ROAD, EAST  
OF THE CRISMON ROAD ALIGNMENT.  
ELEVATION= 1434.24 (NAVD 88)

- 18— PLANTING AREA WITH 1' TOPSOIL. SEE LANDSCAPE PLANS.
- 23— CHAIN LINK FENCE. MAG 160.
- 42— CONCRETE SIDEWALK, MAG 230.
- 45— PARKING LOT LIGHT. SEE ELECTRICAL PLANS.
- 46— INSTALL SALVAGED SWING GATE.
- 47— PAVEMENT SECTION 5 PER DETAIL ON LP-1.

- 18— PLANTING AREA WITH 1' TOPSOIL. SEE LANDSCAPE PLANS.
- 23— CHAIN LINK FENCE. MAG 160.
- 42— CONCRETE SIDEWALK, MAG 230.
- 45— PARKING LOT LIGHT. SEE ELECTRICAL PLANS.
- 46— INSTALL SALVAGED SWING GATE.
- 47— PAVEMENT SECTION 5 PER DETAIL ON LP-1.

 — NEW ROADWAY SECTION  
 — PAVEMENT COLD PLANE LIMITS  
 — PROPOSED CONCRETE  
 — PROPOSED MEDIAN HARDSCAPE  
 — PROPOSED STREET LIGHT  
 — CURVE NUMBER, SEE CURVE DATA SHEET



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1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)

PREPARED BY:

**Kreuzer**  
**CG consulting**  
**Group**

4140 E. BASELINE ROAD  
SUITE 101  
MESA, AZ 85206  
(480) 999-5954

SUBMITTAL

90%

PRELIMINARY  
NOT FOR  
CONSTRUCTION

CITY OF MESA  
ENGINEERING DEPARTMENT

ELLIOT ROAD IMPROVEMENTS  
ELLSWORTH ROAD TO SIGNAL BUTTE ROAD

CRISMON ROAD PARKING LOT  
OFF-SITE PLAN

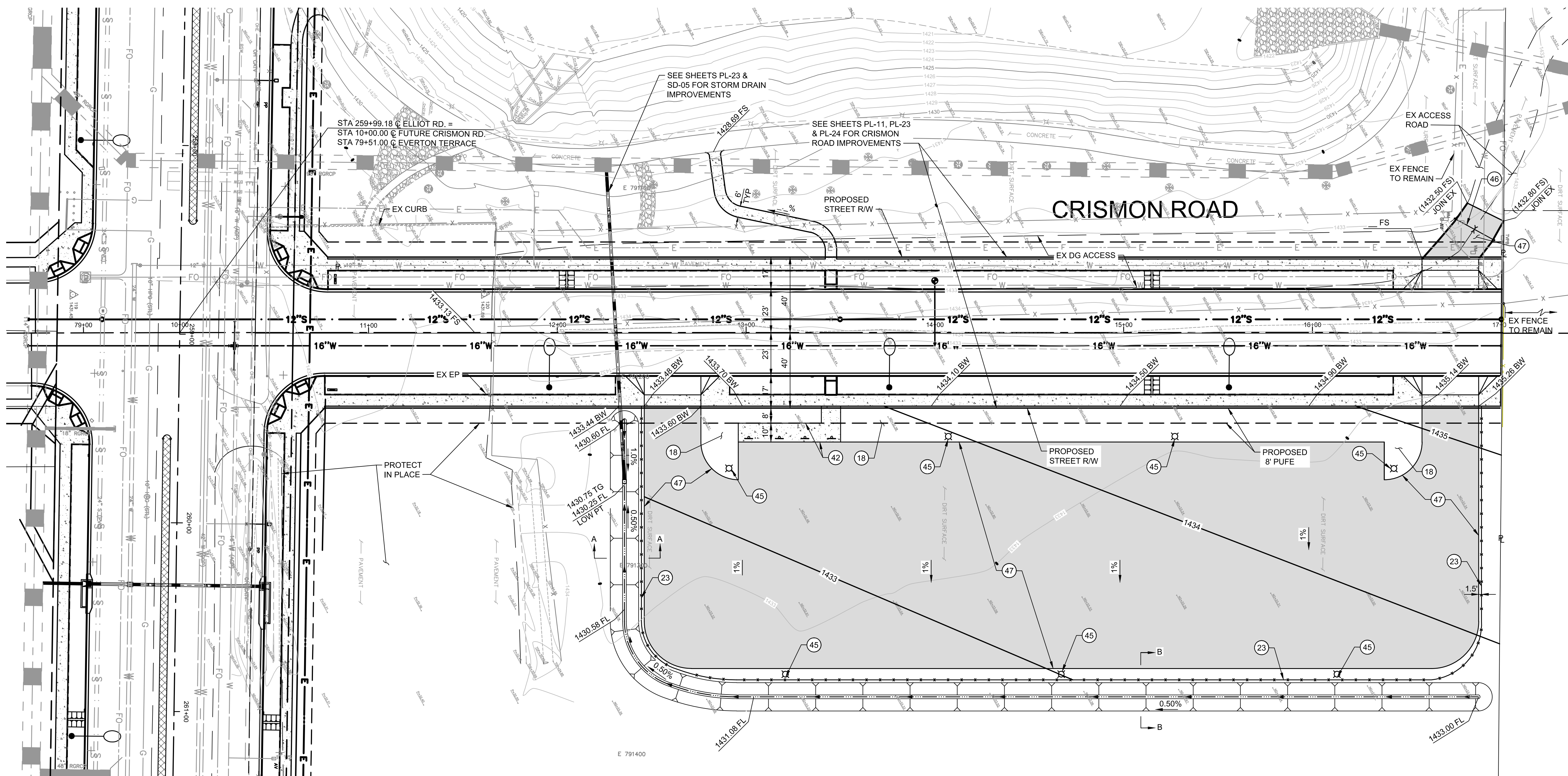
DRAWING  
OS-01

DRAWN BY: \_\_\_\_\_  
ENGINEER: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_

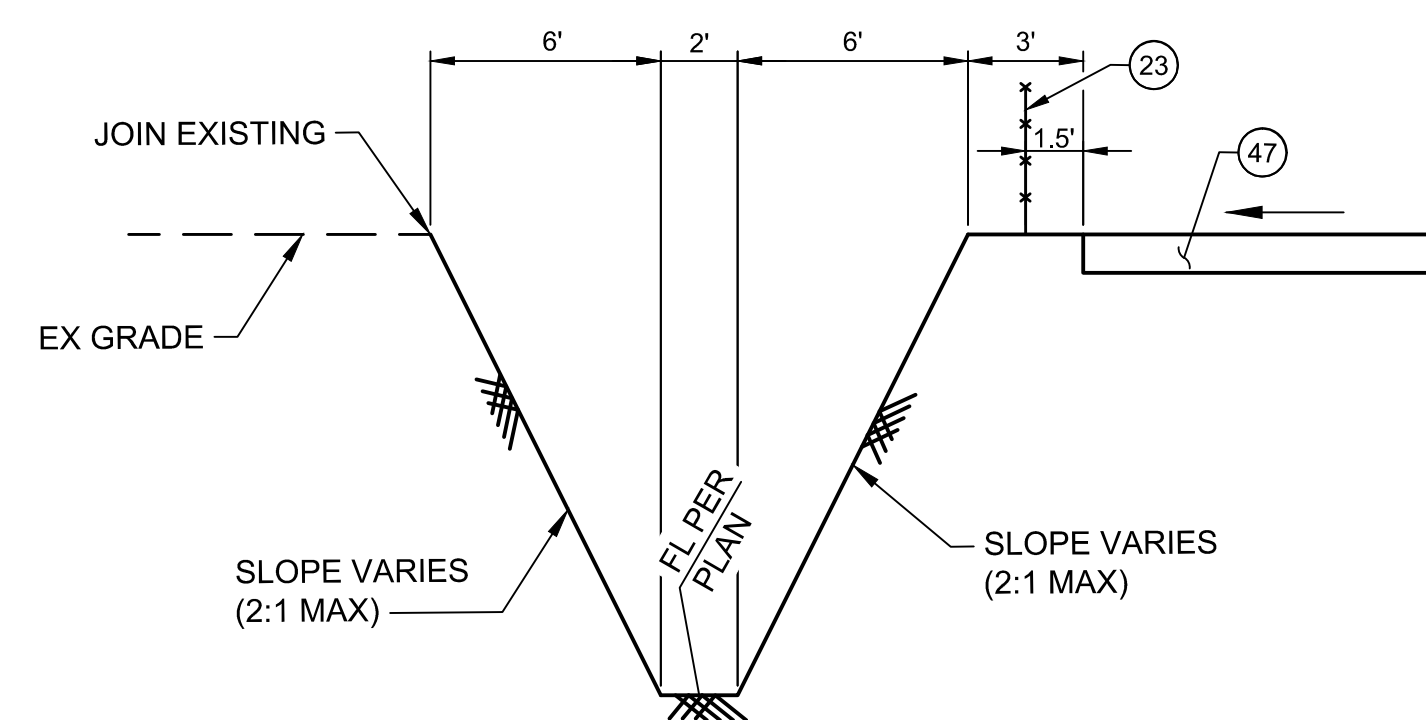
340 W.O. \_\_\_\_\_  
PROJ. NO. \_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

58 SHEET OF 210

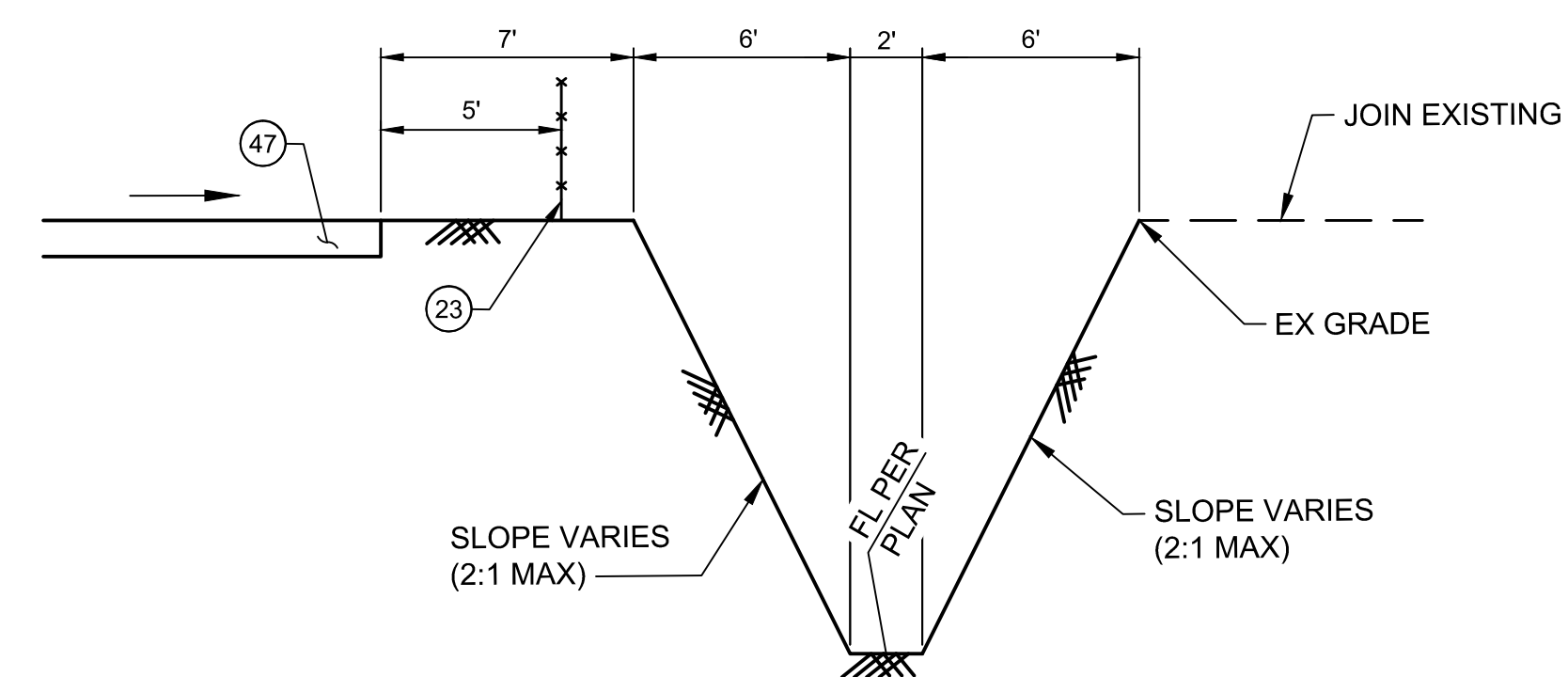
**CATALOG NUMBER:**



## ELLIOT ROAD



SECTION A-A  
NOT TO SCALE



SECTION B-B  
NOT TO SCALE



SCALE: 1" = 30'

0 30 60 90

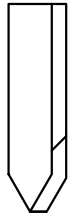
FOR REDUCED PLANS

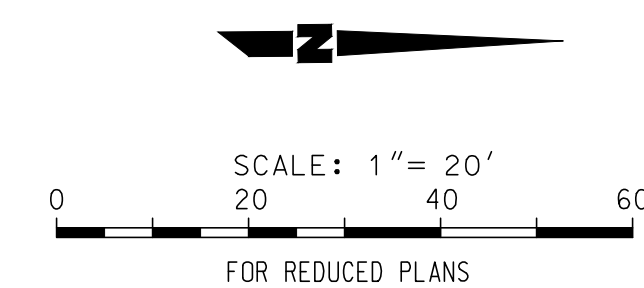
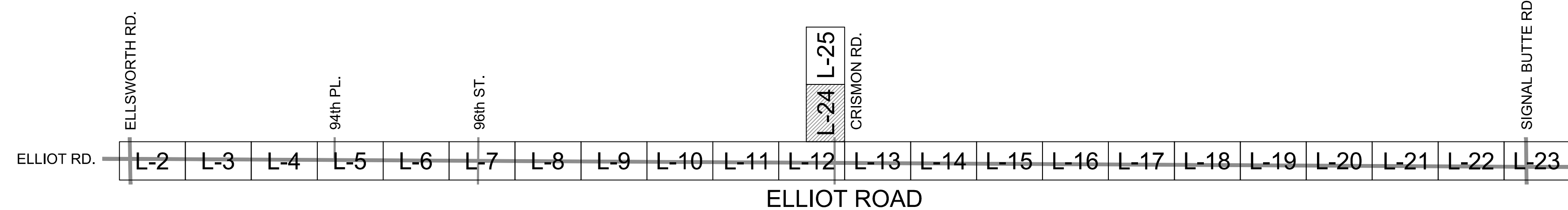
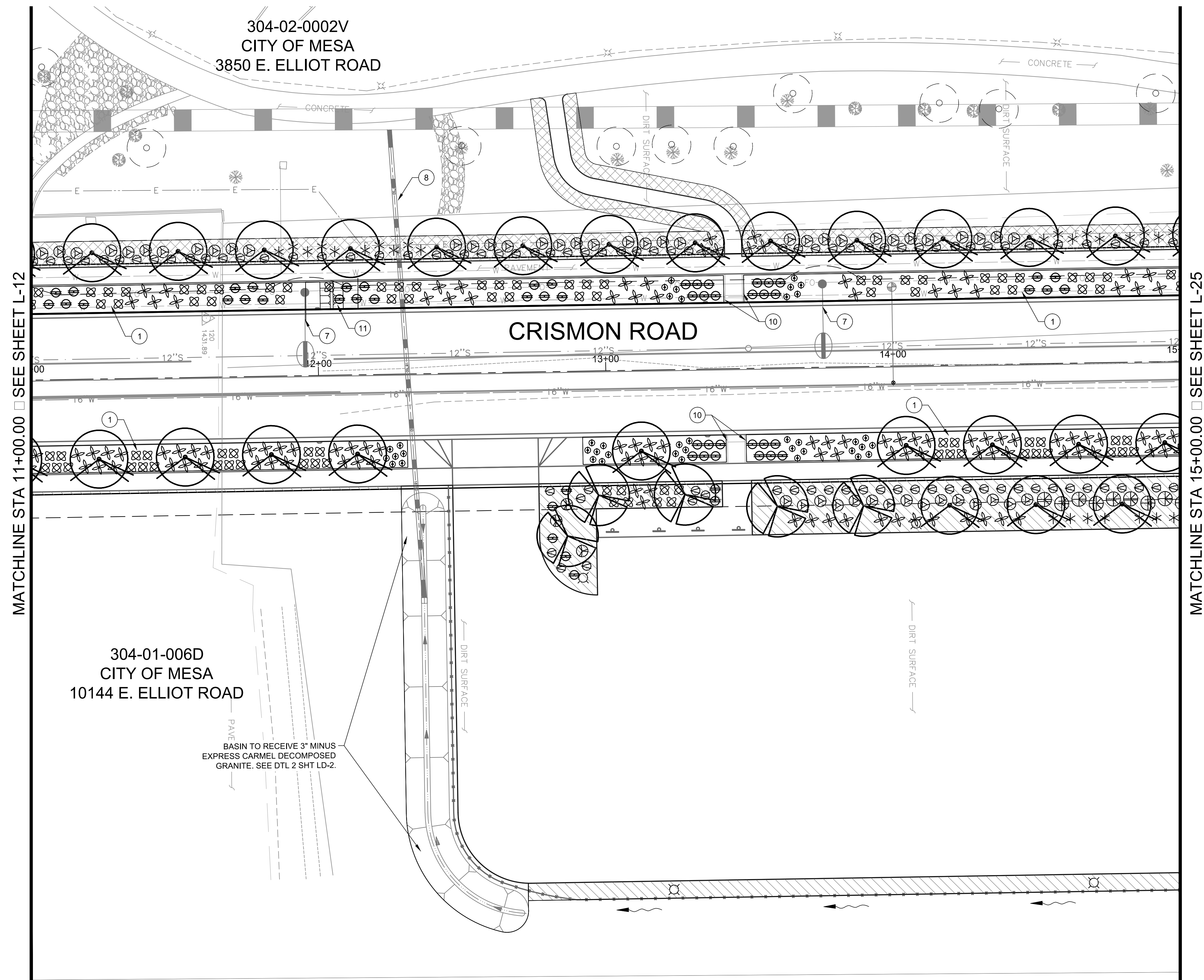
|                |             |
|----------------|-------------|
| BOTANICAL NAME | COMMON NAME |
|----------------|-------------|

| KEYNOTES: |                                                 |                                      |
|-----------|-------------------------------------------------|--------------------------------------|
|           | DESCRIPTION                                     | DETAIL                               |
| ①         | Water Harvesting Swale w/ 3" Minus DG Treatment | See Detail 5 Sheet LD-2              |
| ②         | Existing Landscape Protect in Place             | N/A                                  |
| ③         | Identity Monument                               | See Monumentation and Signage Sheets |
| ④         | Street Name Marker                              | See Monumentation and Signage Sheets |
| ⑤         | Directional Monument                            | See Monumentation and Signage Sheets |
| ⑥         | Pedestrian Seating Areas                        | See Detail 1 Sheet LD-4              |
| ⑦         | Street Lighting                                 | See Electrical Plans                 |
| ⑧         | Storm Drain                                     | See Civil Plans                      |
| ⑨         | Median Concrete Header                          | See Detail 7 Sheet LD-1              |
| ⑩         | Concrete Curb Transition                        | See Detail 1 Sheet LD-3              |
| ⑪         | Earthen Berm with 1" to 3" Rip Rap Treatment    |                                      |

|  |                                                              |                         |
|--|--------------------------------------------------------------|-------------------------|
|  | 1/2" Screened<br>Decomposed Granite<br>Color: Express Carmel | See Detail 7 Sheet LD-3 |
|  | Decomposed Granite<br>to Match Existing                      | See Specifications      |
|  | Median Unit Pavers                                           | See Detail 7 Sheet LD-1 |
|  | 3" Minus<br>Decomposed Granite<br>Color: Express Carmel      | See Detail 2 Sheet LD-2 |
|  | 1"-3" Rip Rap<br>Color: Express Carmel                       | For Earthen Berms       |

[illegible]

|                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                         |                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
|  <p><b>ARIZONA BLUE STAKE</b><br/>CALL TWO WORKING DAYS<br/>BEFORE YOU DIG<br/>Dial 811 or<br/>602-263-1100<br/>1-800-STAKE-IT<br/>(OUTSIDE MARICOPA COUNTY)</p> |  <p>J2 Engineering and Environmental Design<br/>4649 East Cotton Gin Loop, Suite B2<br/>Phoenix, Arizona 85046<br/>phones: 602-438-2221<br/>www.j2designus.com</p> |                                          |
|                                                                                                                                                                                                                                                       | <p><b>SUBMITTAL</b></p> <p><b>CITY OF MESA</b></p> <p><b>ENGINEERING DEPARTMENT</b></p>                                                                                                                                                                 |                                          |
| <p><b>90%</b></p> <p><b>PRELIMINARY<br/>NOT FOR<br/>CONSTRUCTION</b></p>                                                                                                                                                                              | <p><b>ELLIOTT ROAD IMPROVEMENTS</b></p> <p><b>ELLISPORT ROAD TO SIGNAL BUTTE ROAD</b></p>                                                                                                                                                               |                                          |
|                                                                                                                                                                                                                                                       | <p><b>LANDSCAPE PLAN</b></p> <p><b>STA. 11+00 TO STA 15+00.00</b></p>                                                                                                                                                                                   | <p><b>DRAWING</b></p> <p><b>L-24</b></p> |
| <p>DRAWN BY: DH, AL, JW<br/>ENGINEER: JV<br/>APPROVED BY: JV</p>                                                                                                                                                                                      |                                                                                                                                                                                                                                                         |                                          |
| <p>340 W.O. _____<br/>PROJ. NO. _____</p>                                                                                                                                                                                                             | <p><b>SHEET</b></p> <p><b>143 OF 210</b></p>                                                                                                                                                                                                            | <p><b>CATALOG NUMBER:</b></p>            |



|                |             |
|----------------|-------------|
| BOTANICAL NAME | COMMON NAME |
|----------------|-------------|

|           |             |        |
|-----------|-------------|--------|
| KEYNOTES: |             |        |
|           | DESCRIPTION | DETAIL |

 1/2" Screened  
Decomposed Granite  
Color: Express Carmel

 Decomposed Granite to Match Existing

 Median Unit Pavers      See Detail 7 Sheet LD-1

See LS  
Keynotes

3" Minus  
Decomposed Granite  
Color: Express Carmel

See Detail 2 Sheet LD-2

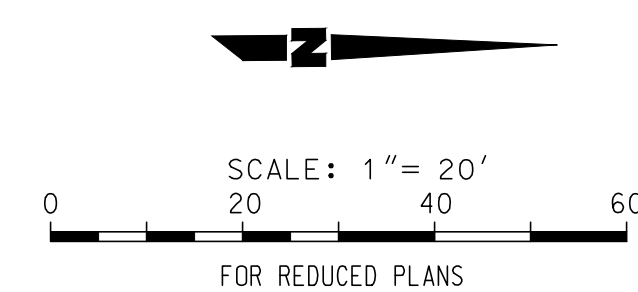
See LS 1"-3" Rip Rap  
Keynotes Color: Express Carmel For Earthen Berms

S□ R□□□□rd L□□d□□□□ C□□r□□ N□□□□ □ L-1.

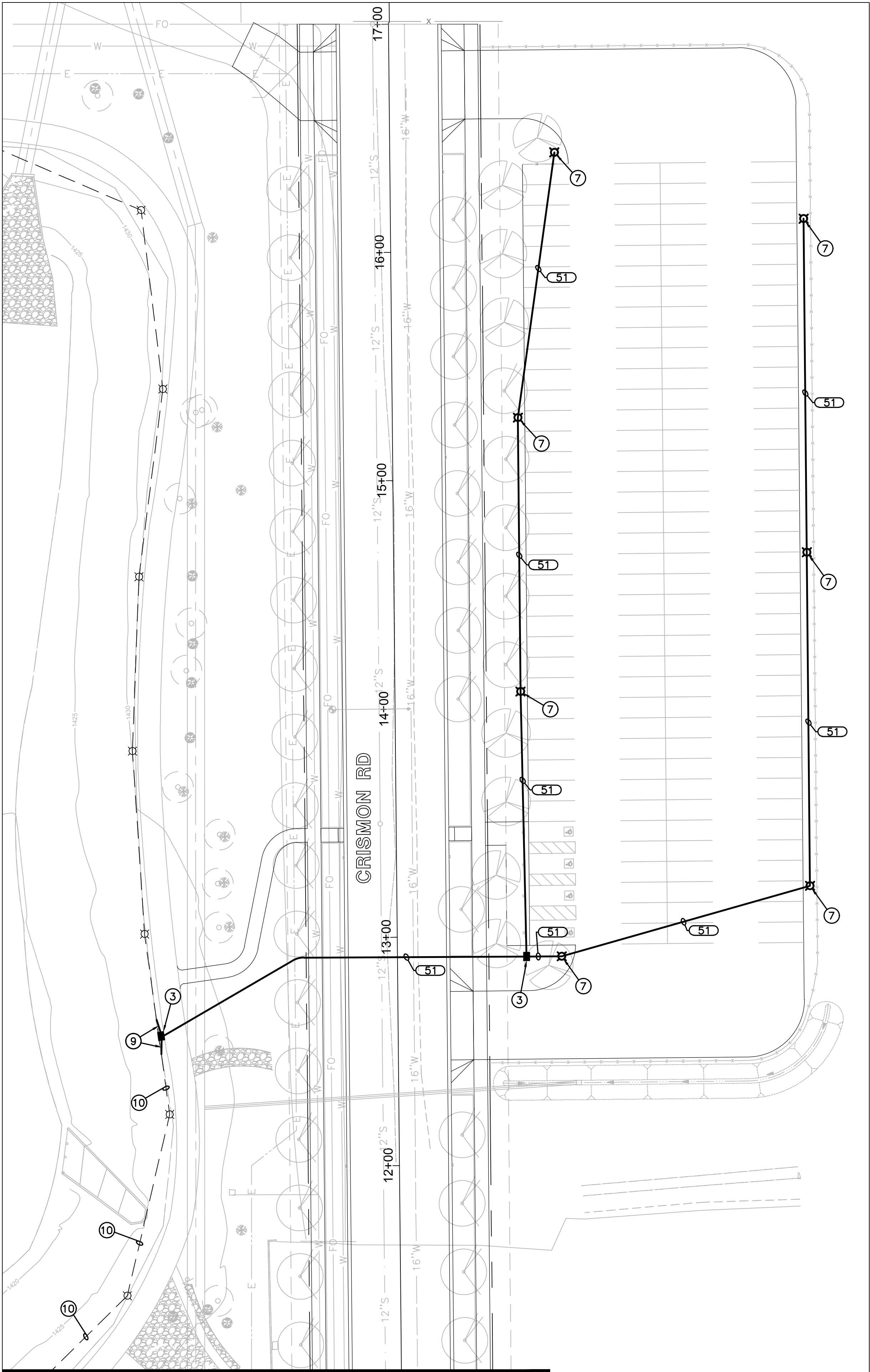
A 3" x 3" x 3" LD-2.

|                                                                   |                                                                 |         |
|-------------------------------------------------------------------|-----------------------------------------------------------------|---------|
| SUBMITTAL<br><b>90%</b><br>PRELIMINARY<br>NOT FOR<br>CONSTRUCTION | CITY OF MESA<br>ENGINEERING DEPARTMENT                          |         |
|                                                                   | ELLIOT ROAD IMPROVEMENTS<br>ELLSWORTH ROAD TO SIGNAL BUTTE ROAD |         |
|                                                                   | CONTRACT NO.                                                    | DRAWING |

|                                            |                     |                 |
|--------------------------------------------|---------------------|-----------------|
| 340 W.O. _____<br>PROJ. NO. ____-____-____ | SHEET<br>144 OF 210 | CATALOG NUMBER: |
|--------------------------------------------|---------------------|-----------------|



DATE: 10/30/17  
FILE: H:\2017\17062-ELLIOT ROAD TECHNOLOGY CORRIDOR\17062-SE.DWG



MATCHLINE 'A' SEE SHEET E3

### CONSTRUCTION NOTES

- 100 AMP 120/240V SINGLE PHASE METERED PEDESTAL. SEE PEDESTAL MOUNTED SERVICE DETAIL ON SHEET E5.
- 2.5" SCH. 40 PVC CONDUIT TO POWER COMPANY POINT OF SERVICE, CONTRACTOR SHALL VERIFY POINT OF SERVICE LOCATION & INSTALL CONDUIT TO THIS LOCATION.
- #3-1/2 PULL BOX. SEE PULLBOX INSTALLATION DETAIL ON SHEET E1.
- ELECTRICAL CONTRACTOR SHALL INSTALL POWER FEED TO IRRIGATION CONTROLLER & MAKE ALL 120V CONNECTIONS. COORDINATE WORK WITH IRRIGATION CONTRACTOR.
- ILLUMINATED SIGN CONNECTION. INSTALL FLUSH MOUNTED NEMA 3R SIGN DISCONNECTING MEANS, MOUNT ON BACK OF WALL PER NEC 600.6. ALL CONDUIT SHALL BE CONCEALED IN WALL. COORDINATE WITH SIGN INSTALLER.
- SMALL 100 AMP 120/240V SINGLE PHASE METERED PEDESTAL. SEE SMALL PEDESTAL MOUNTED SERVICE DETAIL ON SHEET E6.
- LED PARKING LOT LIGHT ON 24' CONCRETE POLE. SEE DETAIL ON SHEET E6.
- DMX CONTROL ENCLOSURE WITH A/C UNIT.
- DIG DOWN AND INTERCEPT EXISTING CONDUIT AND SWEEP BOTH ENDS INTO PULL BOX. PULL NEW CONDUCTORS TO NEXT SPLICE POINTS TO ENSURE ALL EXISTING EQUIPMENT IS RECONNECTED. USE LIKE SIZE AND QUANTITY OF CONDUCTORS REMOVED.
- ADD (2) #10 AWG FOR NEW PARKING LOT LIGHTING CIRCUIT IN EXISTING CONDUIT RUN FROM EXISTING PANEL (9720 E ELLIOT RD, LT-SP) TO NEW PULL BOX.
- ADD NEW PARKING LOT LIGHTING CIRCUIT TO EXISTING PANEL (9720 E ELLIOT RD, LT-SP). USE EXISTING 20A SPARE 2-POLE BREAKER OR INSTALL NEW 2-POLE 20A BREAKER IN BUSSED SPACE AS NEEDED. ADD THIS CIRCUIT TO EXISTING LIGHTING CONTROL, TO BE TURNED ON FROM DUSK TO DAWN.
- RELOCATE EXISTING PANEL AT 10222 E ELLIOT RD TO NEW LOCATION SHOWN. EXTEND EXISTING CONDUITS TO NEW PANEL LOCATION. PULL NEW CONDUCTORS TO NEXT SPLICE POINTS TO ENSURE ALL EXISTING EQUIPMENT IS RECONNECTED. USE LIKE SIZE AND QUANTITY OF CONDUCTORS REMOVED.

### LEGEND

- 100A 120/240V 1Ø POWER PEDESTAL
- EXISTING POWER PEDESTAL
- IRRIGATION CONTROLLER
- CONCRETE PULL BOX
- DMX CONTROL ENCLOSURE
- NEW CONDUIT RUN
- EXISTING UNDERGROUND CONDUIT
- PARKING LOT LIGHT
- EXISTING PARK LIGHT
- CONDUIT & WIRE TAG, SEE CONDUIT & WIRE TABLE
- A-1 CIRCUIT NUMBER

### CONDUIT & WIRE TABLE

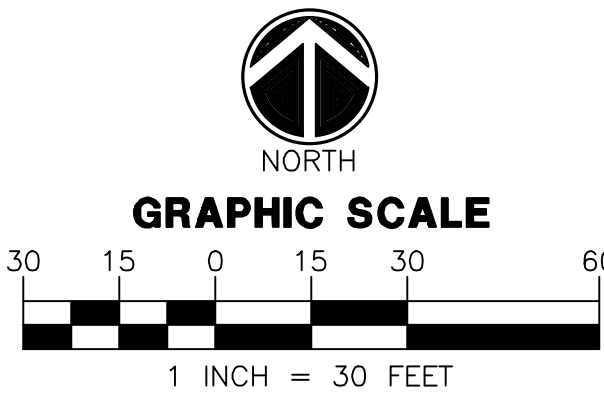
| NO. | CONDUIT |       | WIRE   |         | REMARKS |
|-----|---------|-------|--------|---------|---------|
|     | SIZE    | POWER | GROUND | (CKT #) |         |
| 50  | 3/4"    | 2-#12 | 1-#12  | TYPICAL |         |
| 51  | 1"      | 2-#10 | 1-#12  | TYPICAL |         |
| 52  | 1"      | 2-#12 | 1-#12  | TYPICAL |         |
| 53  | 1.5"    | 2-#10 | 1-#12  | SPARE   |         |
|     | 1"      |       | 1-#12  | TYPICAL |         |
|     | 1.5"    |       | 1-#12  | SPARE   |         |
| 54  | 3/4"    | 2-#10 | 1-#12  | TYPICAL |         |
| 100 | 1"      | 2-#12 | 1-#12  | A-1     |         |
|     |         | 2-#12 |        | A-3     |         |
|     | 1"      | 2-#6  | 1-#6   | A-5     |         |
|     |         | 2-#8  |        | A(2,4)  |         |
|     | 1.5"    |       | 1-#12  | SPARE   |         |
| 101 | 1.5"    | 2-#12 | 1-#6   | A-3     |         |
|     |         | 2-#6  |        | A-5     |         |
|     |         | 2-#8  |        | A(2,4)  |         |
|     | 1.5"    |       | 1-#12  | SPARE   |         |

SCALE: PER PLANS



BENCHMARK:

ELEVATION= (C.O.M. DATUM)



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engineering corporation  
ELECTRICAL ENGINEERING AND DESIGN  
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225  
PHONE 480.497.5829 • FAX 480.497.5807  
www.wrightengineering.us Project # 17062

SUBMITTAL

90%

PRELIMINARY  
NOT FOR  
CONSTRUCTION

DRAWN BY: C CLUFF  
ENGINEER: A BOWERS  
APPROVED BY: A BOWERS

340 W.O. \_\_\_\_\_  
PROJ. NO. \_\_\_\_\_

CITY OF MESA  
ENGINEERING DEPARTMENT

ELLIOT ROAD IMPROVEMENTS  
ELLSWORTH ROAD TO SIGNAL BUTTE ROAD

SITE ELECTRICAL PLAN

DRAWING

E4

SHEET  
198 OF 210

CATALOG NUMBER:

The above roadway project will improve Elliot Road from Ellsworth Rd to Signal Butte Road on both direction to its ultimate configuration. As part of the improvement the Crismon Road will be extended to north which will require to remove a temporary parking lot used by City of Mesa drainage Basin. The project will replace the parking lot with a new temporary parking lot on the east of Crismon. The parking lot will have millings instead of asphalt pavement as surface.

The basins along the Elliot road has some recreational use and that is why City park department is installing this temporary parking lot. But at this moment there is no plan of making the basins a park or making the parking lot as a permanent one. This parking lot is on a City parcel which is planned for future park development. But there is not funding identified at this moment. If Parks Department determines a need to convert this into a permanent parking lot they will develop proper construction plans and submit for Planning Review.

The request is to waive the requirement of permanent parking lot for this temporary construction.

This submittal is for Site plan Review and Design Review.