

WARE MALCOMB

ARCHITECTURE | PLANNING
INTERIORS | CIVIL ENGINEERING
BRANDING | BUILDING MEASUREMENT

Date: 11 March, 2024

Citizen Participation Report for The Craftsman on Elliot (ZON23-00343)

Encl (1): Citizen Participation Plan Letter

Encl (2): Neighbor Correspondence

Encl (3): Contact List

Overview: This report provides results of the implementation of the Citizen Participation Plan for The Craftsman on Elliot. This property is located within the 8200 to 8400 blocks of East Elliot Road (north side), within the 3400 to 3500 blocks of South Hawes Road (west side) and within the 3400 to 3600 blocks of the South 82nd Street alignment (east side) and is a request to allow for a mixed-use development. This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached as appropriate.

Contact: Cory Bruce cbruce@waremalcomb.com 480.767.1001

Neighborhood Meetings: The following are dates and locations of all meetings where citizens were invited to discuss the proposal (comments, sign in lists and other feedback are attached)

1. 6/20/23 – Zoom Video Call 3:00 PM to 4:00 PM – 2 citizens in attendance (to include neighbor’s advisor)

Correspondence and Telephone Calls

1. Meeting notification letters mailed to contact list, as provided by the City, including homes, apartments, HOAs, and Neighborhood Associations on 6/7/23. See Encl (1)
2. Email correspondence from Glenda Stechnij (direct neighbor to the north) to Cory Bruce, Ware Malcomb on 6/20/23. See Encl (2)
3. Email correspondence from Glenda Stechnij (direct neighbor to the north) to Sean Pesek, Mesa Planning on 7/25/23. See Encl (2)

Results

There were (17) owners and HOAs on the contact list as of the date of the citizen participation meeting. See Encl (3).

1. Summary of concerns, issues, and problems:
 - a. Site boundary clarification between the 21 acres participant understood and the 22.6 shown on plan
 - b. Privacy and security of property along the north project boundary
 - c. Garbage and recycling enclosure location (NE corner of project) proximity to home
2. How concerns, issues, and problems were addressed:
 - a. Confirmation of 22.6 acres made with project engineer and survey
 - b. Full 6’ solid masonry wall with no openings provided for security and screening.
 - c. Garbage enclosure moved to opposite corner of site (NW).

Sincerely,



Cory Bruce, AIA LEED AP BD+C
Senior Project Manager

Ware Malcomb

2777 E. Camelback Rd., Suite 325, Phoenix, AZ 85016 P 480.767.1001 F 480.907.2288

WARE MALCOMB

ARCHITECTURE | PLANNING
INTERIORS | CIVIL ENGINEERING
BRANDING | BUILDING MEASUREMENT

Date: 7 June, 2023

Notice of Citizen Participation Meeting

Day/Time: **20 June, 2023 / 3:00-4:00pm**

Location: Zoom

Project Name: The Craftsman on Elliot
Address: 8264 E Elliot Road, Mesa, AZ 85212
Case Number: ZON23-00343 & DRB23-00342
Parcel Number: APN 304-04-031

Request: Site Plan Review and Design Review Board

Proposal: Site Development with (4) four-story Multifamily Residential buildings at (88) dwellings units each and (5) Retail/Commercial buildings along Elliot Road. Residential amenities, urban plazas, and open space are also planned, ensuring the entire Site Development reflects the pedestrian orientation of the zoning district (MX-U).

Site = 22.46 Ac | Residential Footprint = 115,000 SF | Retail Footprint = 39,223 SF

Contacts:

Cory Bruce
Ware Malcomb
cbruce@waremalcomb.com
480.767.1001

Bo Larson
Martens Development
blarson@martensdev.com
480.556.9984

Sean Pesek
City of Mesa Planning Division
sean.pesek@mesaaz.gov
480-644-6716

Site Location Map:
1,000' buffer extent
(Not to Scale)



WARE MALCOMB

ARCHITECTURE	PLANNING
INTERIORS	CIVIL ENGINEERING
BRANDING	BUILDING MEASUREMENT

An application has been filed with the City of Mesa Development Services Department regarding the request above. As required by the City of Mesa Development Code, you are receiving this notice because property listed in your name is within 1,000 feet of the site noted above, or your neighborhood association is within 1 mile of the project.

This notice also serves to provide you with an opportunity to participate in a neighborhood participation meeting for any questions, concerns, or comments you may have for the contacts listed above. The meeting will be conducted via Zoom, instructions provided below. The Project Site Plan and Building Elevations have been attached for your information and review.

Zoom Meeting Information

Topic: The Craftsman | Neighborhood Participation Meeting

Time: Jun 20, 2023 3:00 PM Arizona

Join Zoom Meeting

<https://waremalcomb.zoom.us/j/9520367135>

Meeting ID: 952 036 7135

One tap mobile

+12532158782,,9520367135# US (Tacoma)

+13462487799,,9520367135# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

Meeting ID: 952 036 7135

Find your local number: <https://waremalcomb.zoom.us/u/adEnkDb2AQ>

Sincerely,



Cory Bruce, AIA LEED AP BD+C

Senior Project Manager

Ware Malcomb

WARE MALCOMB
 Leading Design for Commercial Real Estate

architecture
 planning
 interiors
 graphics
 civil engineering

2777 E Camelback Rd, Suite 325
 Phoenix, AZ 85016
 P 602.767.1001
 F 602.907.2288



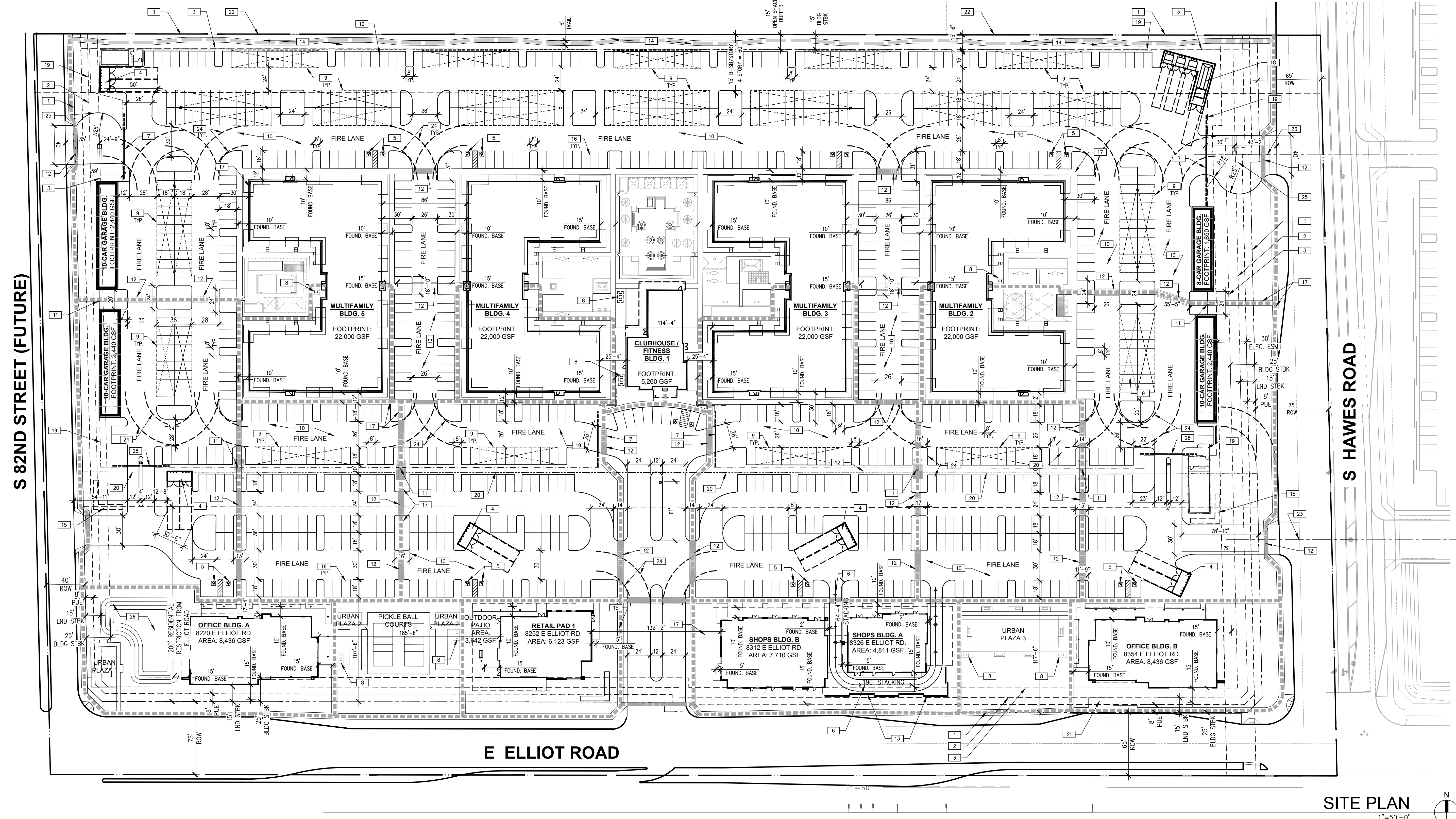
THE CRAFTSMAN ON ELLIOT
 8264 EAST ELLIOT ROAD
 MESA, ARIZONA 85212

OVERALL SITE PLAN

DATE: 02/27/2023
 PRE-APPLICATION SUBMITTAL: 05/01/2023
 SP / DRB SUBMITTAL #1: 06/05/2023
 SP / DRB SUBMITTAL #2

PA / PM: C.BRUCE
 DRAWN BY: Z.F. / R.A.
 JOB NO.: PHX22-0196-00

SHEET: **DR050**



SITE PLAN
 1"=50'-0"

SITE PLAN KEYNOTES

- 1 PROPERTY LINE (---)
- 2 LANDSCAPE SETBACK LINE
- 3 25' MAX. BUILDING SETBACK LINE
- 4 C.O.M. STANDARD DOUBLE BIN TRASH ENCLOSURE. SEE SITE DETAILS SHEET.
- 5 C.O.M. STANDARD ACCESSIBLE PARKING STALL. SEE SITE DETAILS SHEET.
- 6 DRIVE-THRU STACKING PER M20 SECTION 11.31.18(E)
- 7 ELECTRIC ACCESS GATE. SEE SITE DETAILS SHEET DRO56.
- 8 BIKE RACKS (10 BIKE STALLS PER RACK), TYPICAL.
- 9 PRE-ENGINEERED PARKING SHADE STRUCTURE; TYPICAL. SEE SITE DETAILS SHEET.
- 10 FIRE LANE, PAINT CURB PER CITY STANDARDS.
- 11 SECURED-ACCESS PEDESTRIAN GATE. SEE LANDSCAPE PLANS.
- 12 6" WIDE PAVERS FINISH PEDESTRIAN CROSSWALKS AT PAVEMENT, RAISE 3" ABOVE VEHICLE LANE PER M20 SECTION 11-32-4(G)
- 13 DECORATIVE SCREEN WALL. SEE LANDSCAPE PLANS.
- 14 5'-0" STABILIZED D.G. PEDESTRIAN TRAIL PER HAWES CROSSING PAD (---)
- 15 PROPOSED FUTURE MONUMENT SIGN LOCATION.
- 16 CITY OF MESA TYPICAL PARKING STALL LAYOUT. SEE SITE DETAILS SHEET.
- 17 6" CONCRETE SIDEWALK, TYPICAL.
- 18 C.O.M. STANDARD CMU TRASH COMPACTOR ENCLOSURE. SEE SITE DETAILS SHEET.
- 19 DECORATIVE SECURITY METAL FENCE. SEE LANDSCAPE PLANS FOR FENCE DESIGN.
- 20 SITE USE SEPARATION LINE (---)
- 21 PROPOSED FUTURE BUS PAD. OFF-SITE STREET DESIGN SHOWN FOR REFERENCE ONLY.
- 22 6' H SCREENING WALL ALONG NORTH PROPERTY LINE; SEE LANDSCAPE PLANS.
- 23 SITE ACCESS DRIVEWAY TO ALIGN WITH ADJACENT PROPERTY.
- 24 FIRE TRUCK MANEUVERING CLEARANCE; 35' INSIDE RADIUS, 55' OUTSIDE RADIUS.
- 25 C.O.M. STANDARD GATE ENTRANCE TURNAROUND PER C.O.M. DETAIL M-42.01
- 26 RETENTION BASIN; SEE CIVIL PLANS.
- 27 PEDESTRIAN CIRCULATION PATH (=====), ON 6'-0" WIDE ADA COMPLIANT SIDEWALK.
- 28 EMERGENCY ACCESS GATE.

TRASH VOLUME CALCULATION

REFERENCE CITY OF MESA STANDARD DETAIL M-62.02.2(2), M-62.02.2(3), AND M-62.02.2(4)

MULTI-FAMILY TRASH CALCULATION:

NUMBER OF D.U.	CY OF TRASH PER WEEK PER UNIT	TOTAL TRASH PER WEEK	COMPACTOR RATIO	TOTAL TRASH (CUY) AFTER COMPACTING PER WEEK
32	0.5	176	4:1	44

TRASH:

CONTAINER TYPE	NUMBER ON SITE	CAPACITY (CUY)	NUMBER OF PICKUPS / WEEK	CAPACITY PER WEEK PER CONTAINER
COMPACTOR	1	25	2	50
STANDARD BIN	1	6	2	12
TOTAL CAPACITY PER WEEK				62

RECYCLING:

NUMBER OF D.U.	CY OF RECYCLING PER WEEK PER UNIT	TOTAL RECYCLING PER WEEK	RECYCLING RATIO	TOTAL RECYCLING (CUY) PER WEEK
352	0.5	176	4:1	44

CONTAINER TYPE:

CONTAINER TYPE	NUMBER ON SITE	CAPACITY (CUY)	NUMBER OF PICKUPS / WEEK	CAPACITY PER WEEK PER CONTAINER
STANDARD BIN	4	6	2	12

NOTE: TRASH FROM UNITS WILL BE COLLECTED BY A PERMANENT CONCIERGE SERVICE, PROVIDED BY THE APARTMENT COMPLEX

COMMERCIAL TRASH CALCULATION:

REFERENCE TO CITY OF MESA STANDARD DETAIL M-62.02.2(1)

EACH COMMERCIAL BUILDING REQUIRES (1) DOUBLE ENCLOSURE PROVIDED: 4

DEVELOPMENT DATA

PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT IS THE MASTER PLANNING OF A MIXED USE DEVELOPMENT THAT INCLUDES 4 NEW MULTI STORY MULTIFAMILY APARTMENT BUILDINGS AND 5 COMMERCIAL USE SINGLE STORY BUILDINGS, BUILT OVER ONE PHASE.

A.P.N. 304-04-031

LOCATION NWC ELLIOT RD. AND S. HAWES RD., MESA, AZ

GROSS SITE AREA 978,357 SF (22.46 ACRES)

NET SITE AREA 838,780 SF (19.25 ACRES)

CURRENT ZONING MX-U (MIXED USE URBAN)

PROPOSED USE COMMERCIAL AND MULTIFAMILY DEVELOPMENT

EXISTING USE: VACANT LOT / AGRICULTURE MIXED USE / EMPLOYMENT

GENERAL PLAN: VACANT LOT / AGRICULTURE MIXED USE / EMPLOYMENT

LOT USE PERCENTAGES (NET AREAS):

RESIDENTIAL	COMMERCIAL
543,101 SF (12.47AC) = 64.7%	295,679 SF (6.79 AC) = 35.3%

MAXIMUM SETBACKS PROVIDED:

SIDE(E)	REAR(N)	SIDE(W)	FRONT(S)
25'	25'	25'	25'
15'	15'	15'	15'

URBAN PLAZA AREA:

URBAN PLAZA #1	URBAN PLAZA #2	URBAN PLAZA #3
1,810 SF	8,960 SF	11,800 SF

TOTAL URBAN PLAZA AREA: 22,570 SF

TOTAL SITE AREA: 838,780 SF

REQUIRED COVERAGE: 2.0% (PER HAWES CROSSING PAD)

AREA REQUIRED (2.0%) = 16,776 SF

AREA PROVIDED (2.6%) = 22,570 SF

RESIDENTIAL PROJECT DATA

VALUES ARE APPROXIMATE FOR INITIAL SITE PLANNING PURPOSES

GROSS AREA	NET AREA	PARKING REQUIRED (RATIO 2.1 SP PER UNIT)	352 UNITS =	740 SP
593,460 SF (13.62 AC)	543,101 SF (12.47 AC)			

RESIDENTIAL UNITS

UNITS PER BUILDING	MULTIFAMILY BUILDINGS	TOTAL UNITS
88 D.U.	362 D.U.	352 D.U.

DENSITY

DENSITY ALLOWED	DENSITY PROVIDED
26 D.U. / AC	25.84 DU/AC
	NET = 352 / 12.47 = 28.22 DU/AC

BUILDINGS COVERAGE

TOTAL BUILDINGS AREA	TOTAL BUILDINGS AREA	BUILDING COVERAGE
102,430 SF	102,430 SF	18.8%

LOT COVERAGE

BUILDINGS AREA	PARKING CANOPY'S AREA	LOT COVERAGE
102,430 SF	54,332 SF	28.8%

SITE OPEN SPACE (6%)

REQUIRED (543,101'05")	PROVIDED =
27,155 SF	34,503 SF

PRIVATE OPEN SPACE

UNIT TYPE	OPEN SPACE AREA (S.F.)	TOTAL UNITS	TOTAL UNITS BALCONY AREA (S.F.)
UNIT A1	135	87	4,590
UNIT A2	0	87	0
UNIT B1	831	202	5,616
UNIT B2	370	215	2,960
UNIT B3	235	174	1,880
UNIT S1	100	64	1,600
TOTAL	22	22	22

COMMERCIAL PROJECT DATA

VALUES ARE APPROXIMATE FOR INITIAL SITE PLANNING PURPOSES

GROSS AREA	NET AREA	BUILDINGS COVERAGE	LOT COVERAGE
384,897 SF (8.84 AC)	355,679 SF (8.19 AC)	35,516 SF (9.0%)	35,516 SF (12.6%)

OPEN SPACE (6%)

REQUIRED (35,516'05")	PROVIDED =
1,776 SF	26,000 SF

PARKING

BUILDING TYPE	BLOG. AREA (S.F.)	PARKING RATIO	UNIT MIX %
OFFICE BLDG A	8,436	1/375	22
OFFICE BLDG B	8,436	1/375	22
RETAIL PAD 1	6,123	1/775	82
RETAIL PAD 1 - PATIO	3,642	1/775	49
SHOPS BLDG. A	4,811	1/275	17
SHOPS BLDG. B	7,710	1/100	77

TOTAL PARKING REQUIRED 270

ACCESSIBLE PARKING REQUIRED 8

TOTAL PARKING PROVIDED 270

ACCESSIBLE PARKING PROVIDED 8



1/16"=1'-0"
0 8' 16' 32' 64'

EAST EXTERIOR ELEVATION ①
SCALE: 1/16" = 1'-0"



SOUTH EXTERIOR ELEVATION ②
SCALE: 1/16" = 1'-0"



WEST EXTERIOR ELEVATION ③
SCALE: 1/16" = 1'-0"

LEGEND

- GLASS:**
- VISION GLASS
 - TEMPERED GLASS
- FINISH MATERIALS:**
- BRICK VENEER - MEDIUM GRAY (STACKED BOND)
 - FIBER CEMENT - BOARD & BATTEN
 - FIBER CEMENT - SHIPLAP
 - FIBER CEMENT - WOOD LOOK
 - STUCCO BOARD PANEL - IRON ORE (PAINTED)
 - STUCCO BOARD PANEL - SNOWBOUND (PAINTED)
 - METAL CANOPY
- COLORS:**
- BASE COLOR: SHERWIN WILLIAMS SW 7004 SNOWBOUND
 - ACCENT COLOR: SHERWIN WILLIAMS SW 7069 IRON ORE

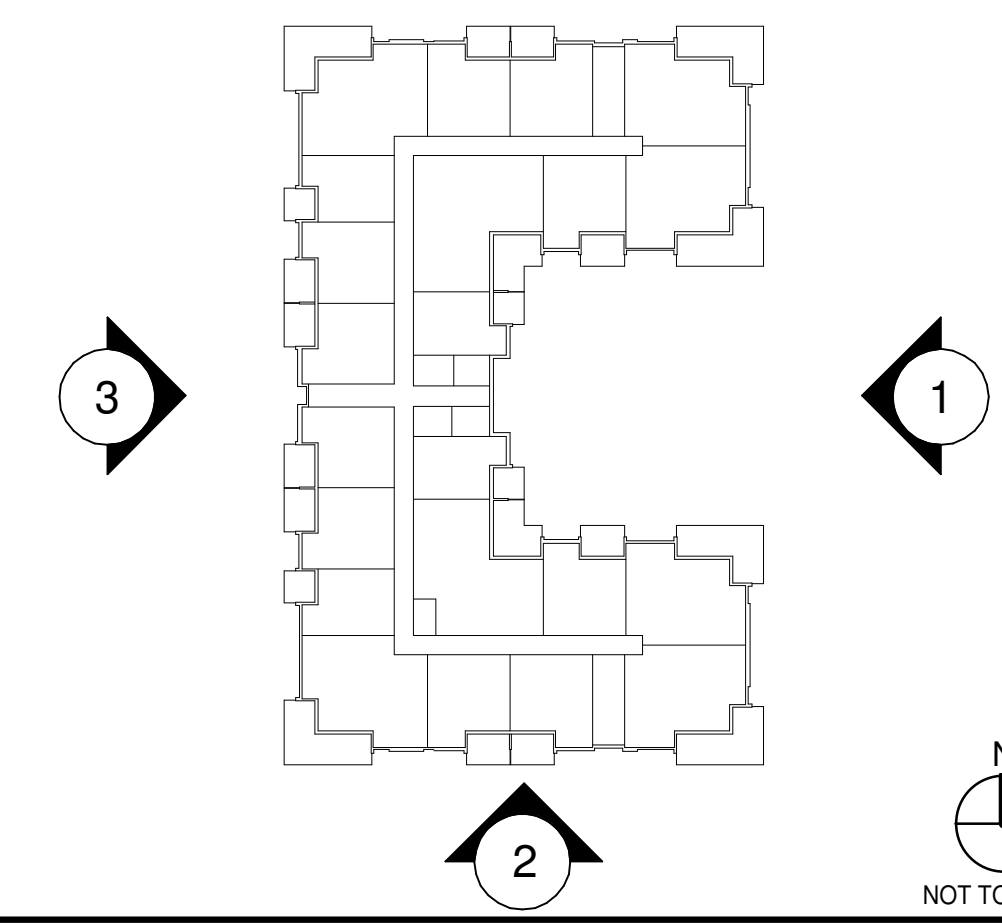
EXTERIOR MATERIAL ANALYSIS

EAST ELEVATION	
BRICK VENEER - MEDIUM GRAY	13%
FIBER CEMENT - BOARD & BATTEN	26%
FIBER CEMENT - SHIPLAP	3%
FIBER CEMENT - WOOD LOOK	5%
STUCCO - IRON ORE (PAINTED)	45%
STUCCO - SNOWBOUND (PAINTED)	8%

SOUTH ELEVATION	
BRICK VENEER - MEDIUM GRAY	11%
FIBER CEMENT - BOARD & BATTEN	16%
FIBER CEMENT - SHIPLAP	3%
FIBER CEMENT - WOOD LOOK	9%
STUCCO - IRON ORE (PAINTED)	44%
STUCCO - SNOWBOUND (PAINTED)	17%

WEST ELEVATION	
BRICK VENEER - MEDIUM GRAY	10%
FIBER CEMENT - BOARD & BATTEN	16%
FIBER CEMENT - SHIPLAP	3%
FIBER CEMENT - WOOD LOOK	13%
STUCCO - IRON ORE (PAINTED)	37%
STUCCO - SNOWBOUND (PAINTED)	21%

KEY PLAN



WARE MALCOMB
ARCHITECTURE
PLANNING
INTERIORS
CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT
2777 E. Camelback Rd. Suite #325
Phoenix, AZ 85016
P: 480.767.1001



THE CRAFTSMAN ON ELLIOT
8264 EAST ELLIOT ROAD,
MESA, ARIZONA 85212

MULTIFAMILY - COLOR EXTERIOR ELEVATIONS

DATE	REMARKS
02/27/2023	PRE-APPLICATION SUBMITTAL
05/01/2023	SP./DRB SUBMITTAL #1
06/05/2023	SP./DRB SUBMITTAL #2

PA/PM:	C. BRUCE
DRAWN BY:	E.M./H.A.
JOB NO.:	PHX22-0196-00

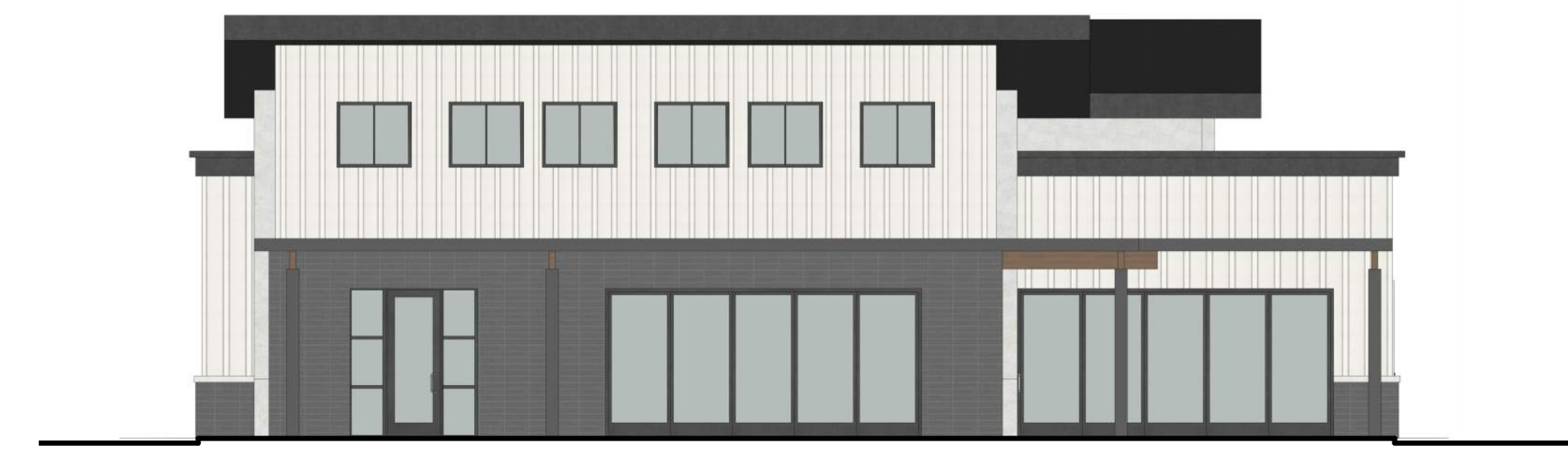
SHEET
DR302
6/5/2023 9:30:06 AM



CLUBHOUSE - SOUTH COLOR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

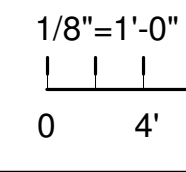
2



CLUBHOUSE - NORTH COLOR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

1



CLUBHOUSE - EAST COLOR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

3



CLUBHOUSE - WEST COLOR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

4

EXTERIOR MATERIAL ANALYSIS

NORTH EXTERIOR ELEVATION

MEDIUM GRAY BRICK VENEER:	32%
BOARD & BATTEN:	58%
STUCCO - WHITE:	7%
STUCCO - DARK GRAY:	3%

SOUTH EXTERIOR ELEVATION

MEDIUM GRAY BRICK VENEER:	28%
FIBER CEMENT BOARD WOOD LOOK:	17%
BOARD AND BATTEN:	38%
STUCCO - WHITE:	3%
STUCCO - DARK GRAY:	14%

EAST EXTERIOR ELEVATION

MEDIUM GRAY BRICK VENEER:	23%
FIBER CEMENT BOARD WOOD LOOK:	35%
BOARD AND BATTEN:	36%
STUCCO - WHITE:	4%
STUCCO - DARK GRAY:	2%

WEST EXTERIOR ELEVATION

MEDIUM GRAY BRICK VENEER:	22%
BOARD AND BATTEN:	53%
STUCCO - WHITE:	19%
STUCCO - DARK GRAY:	5%

LEGEND

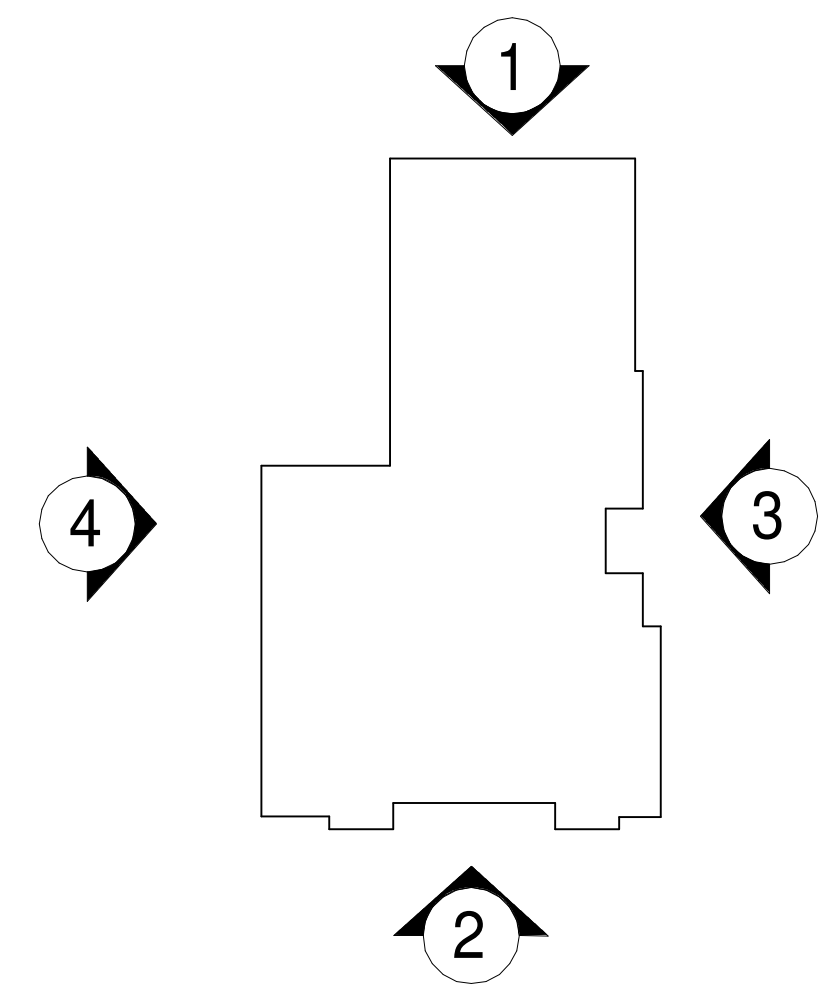
MATERIALS:

	BRICK VENEER - MEDIUM GRAY (STACKED BOND)
	FIBER CEMENT - WOOD LOOK
	BOARD AND BATTEN
	STUCCO - PAINTED (SW 7004 SNOWBOUND)
	STUCCO - PAINTED (SW 7069 IRON ORE)
	METAL CANOPY

GLASS:

	VISION GLASS
	TEMPERED GLASS

KEY PLAN



WARE MALCOMB
 CIVIL ENGINEERING
 ARCHITECTURE
 PLANNING
 INTERIORS
 BRANDING
 BUILDING MEASUREMENT
 2777 E. Camelback Rd. Suite #325
 Phoenix, AZ 85016
 P 480.767.1001



THE CRAFTSMAN ON ELLIOT
 8264 EAST ELLIOT ROAD,
 MESA, ARIZONA 85212

DATE	REMARKS
02/27/2023	PRE-APPLICATION SUBMITTAL
05/01/2023	SP./DRB SUBMITTAL #1
06/05/2023	SP./DRB SUBMITTAL #2

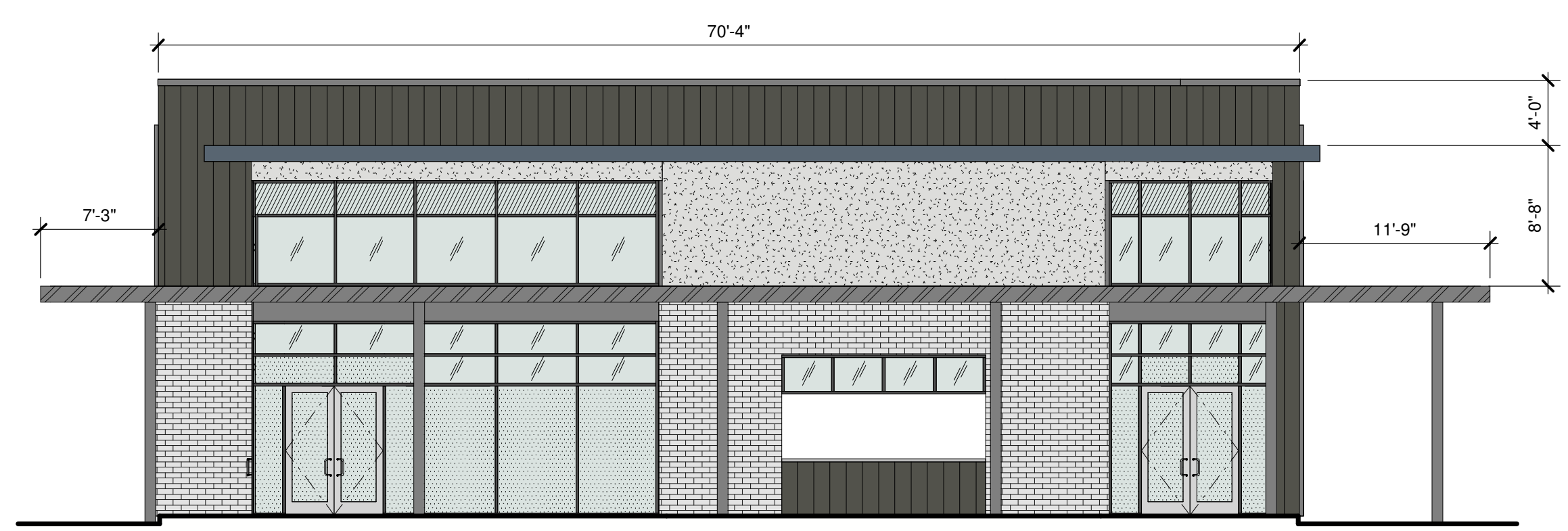
PA/PM:	C. BRUCE
DRAWN BY:	A.V.H.A.
JOB NO.:	PHX22-0196-00

SHEET
DR305



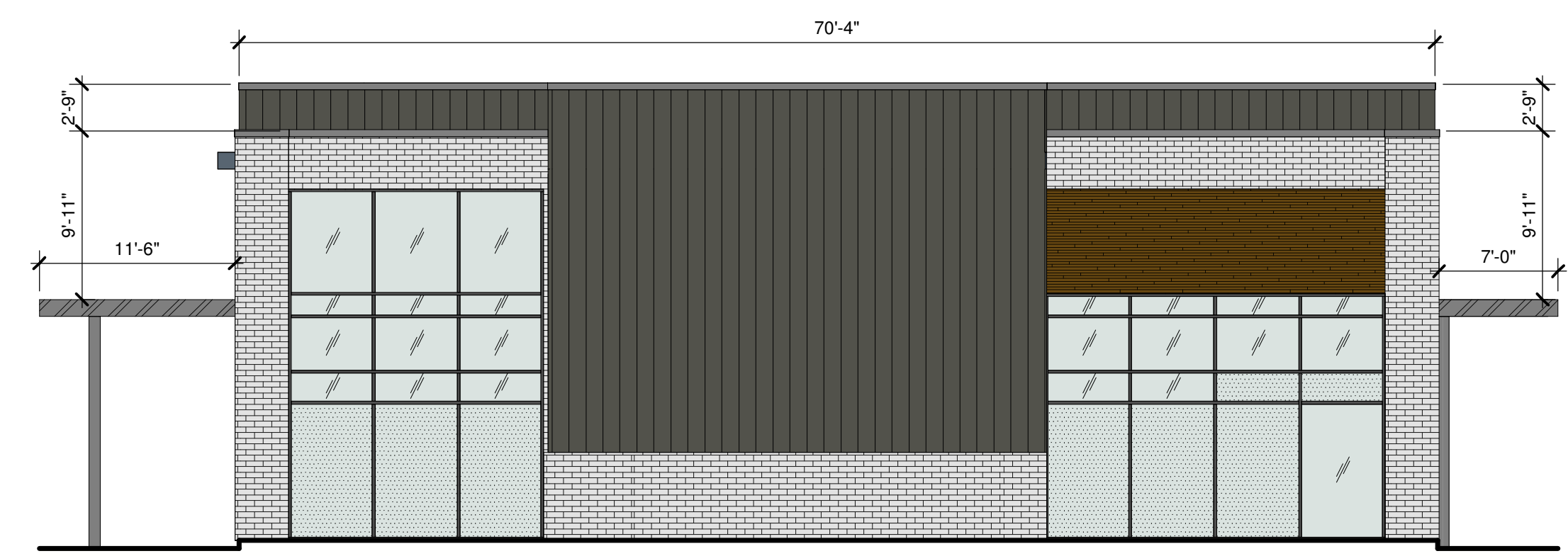
RETAIL BUILDING - NORTH COLOR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



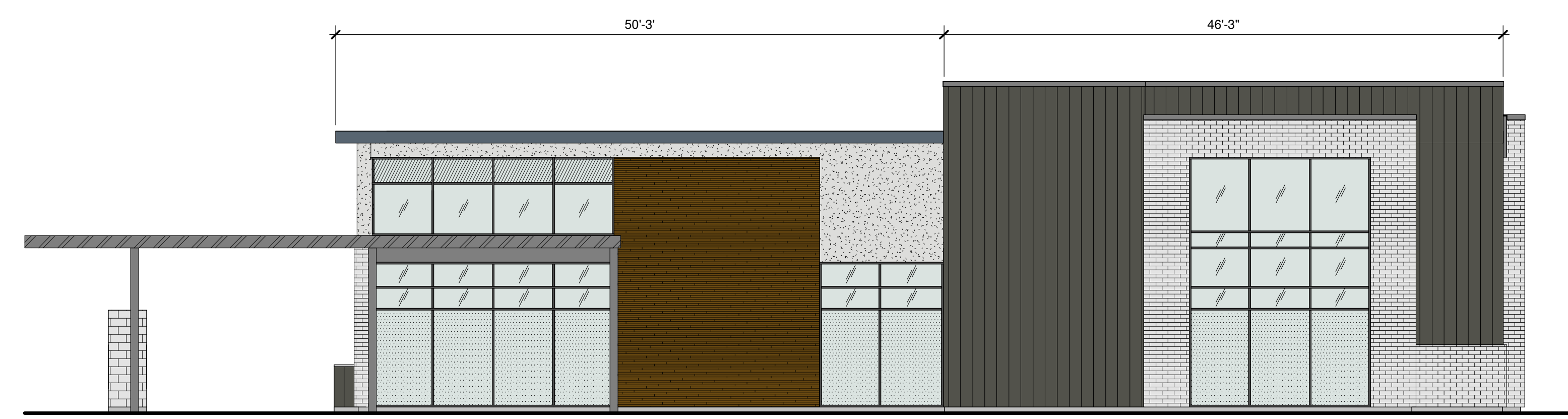
RETAIL BUILDING - WEST COLOR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



RETAIL BUILDING - EAST COLOR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



RETAIL BUILDING - SOUTH COLOR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

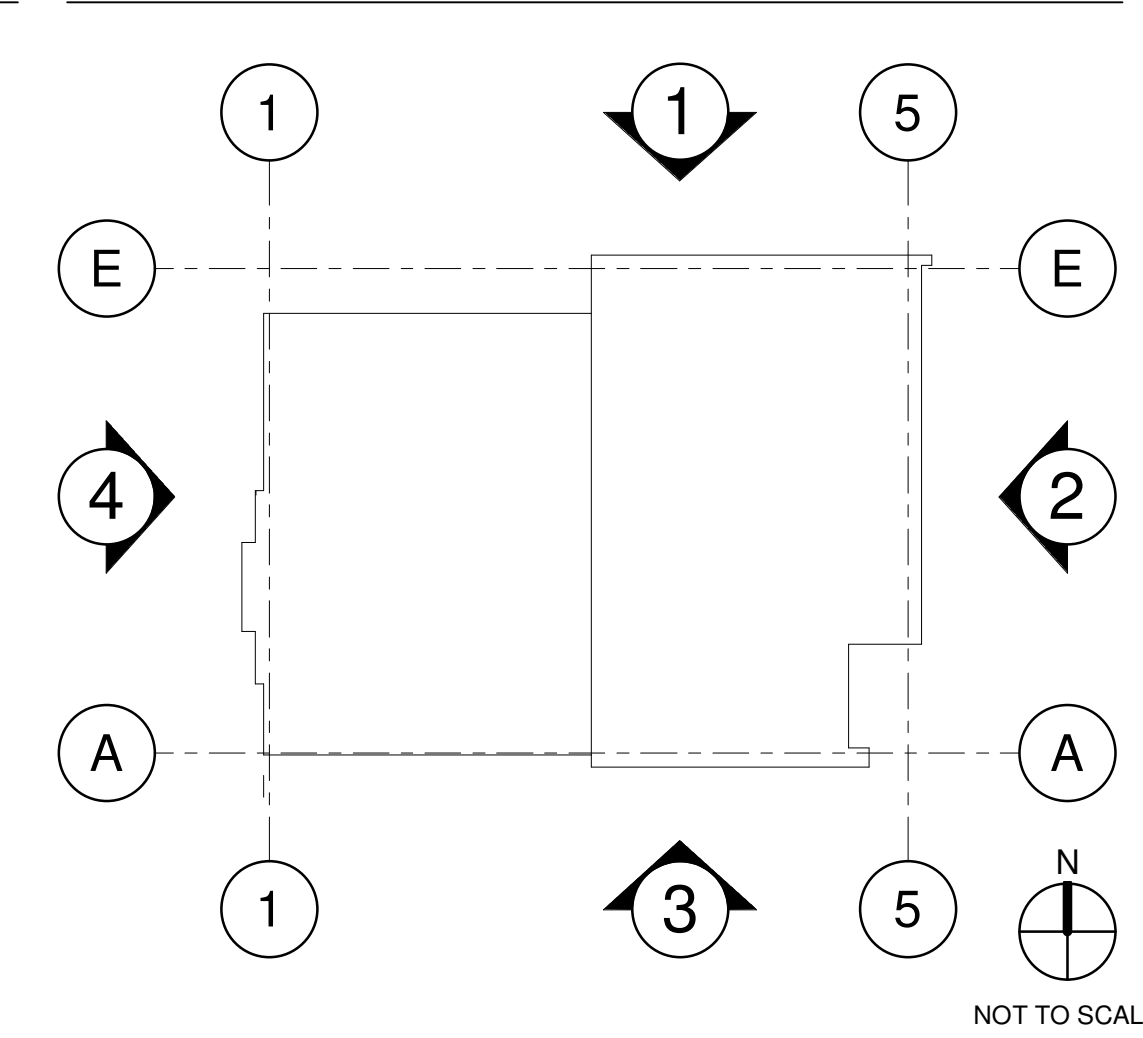
EXTERIOR MATERIAL ANALYSIS

NORTH ELEVATION	
BRICK VENEER - WHITE WASH	43%
FIBER CEMENT - VERTICAL SIDING	30%
FIBER CEMENT - WOOD LOOK	24%
STUCCO - SNOWBOUND (PAINTED)	4%
EAST ELEVATION	
FIBER CEMENT - WOOD LOOK	9%
BRICK VENEER - WHITE WASH	36%
FIBER CEMENT - VERTICAL SIDING	55%
WEST ELEVATION	
BRICK VENEER - WHITE WASH	31%
FIBER CEMENT - VERTICAL SIDING	45%
STUCCO - SNOWBOUND (PAINTED)	25%
SOUTH ELEVATION	
BRICK VENEER - WHITE WASH	19%
FIBER CEMENT - VERTICAL SIDING	50%
FIBER CEMENT - WOOD LOOK	24%
STUCCO - SNOWBOUND (PAINTED)	7%

LEGEND

MATERIALS:		GLASS:	
	BRICK VENEER - WHITE WASH		VISION GLASS
	FIBER CEMENT - WOOD LOOK		TEMPERED GLASS
	FIBER CEMENT - VERTICAL SIDING (SW 7069 IRON ORE)		SPANDRAL GLASS
	STUCCO - PAINTED (SW 7004 SNOWBOUND)		
	METAL CANOPY		

KEY PLAN



WARE MALCOMB
 CIVIL ENGINEERING
 ARCHITECTURE
 PLANNING
 INTERIORS
 BRANDING
 BUILDING MEASUREMENT
 2777 E. Camelback Rd. Suite #325
 Phoenix, AZ 85016
 P: 602.767.1001

REGISTERED ARCHITECT
 CERTIFIED
 59947
 ERIC R. ZITNY
 06/05/2023
 ARIZONA, U.S.A.

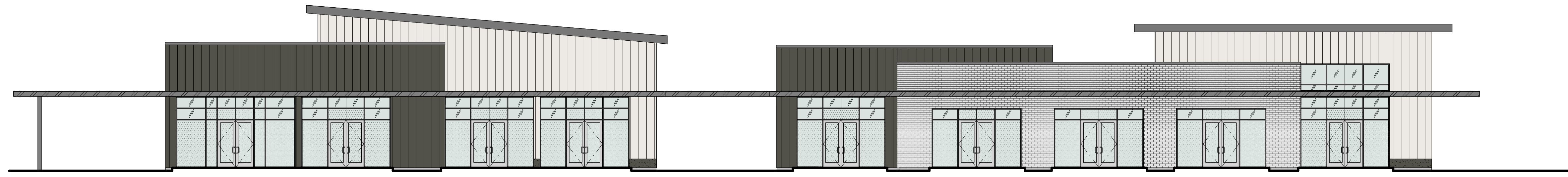
THE CRAFTSMAN ON ELLIOT
 8264 EAST ELLIOT ROAD,
 MESA, ARIZONA 85212

DATE	REMARKS
02/27/2023	PRE-APPLICATION SUBMITTAL
05/01/2023	SP / DRB SUBMITTAL #1
06/05/2023	SP / DRB SUBMITTAL #2

PA/PM:	C. BRUCE
DRAWN BY:	A.V.H.A.
JOB NO.:	PHX22-0196-00

SHEET
DR313
 6/6/2023 9:34:22 AM

Autodesk Docs/PHX22-0196-00_The Craftsman on Elliot - Mixed Use/196_PRL_ARCH.rvt

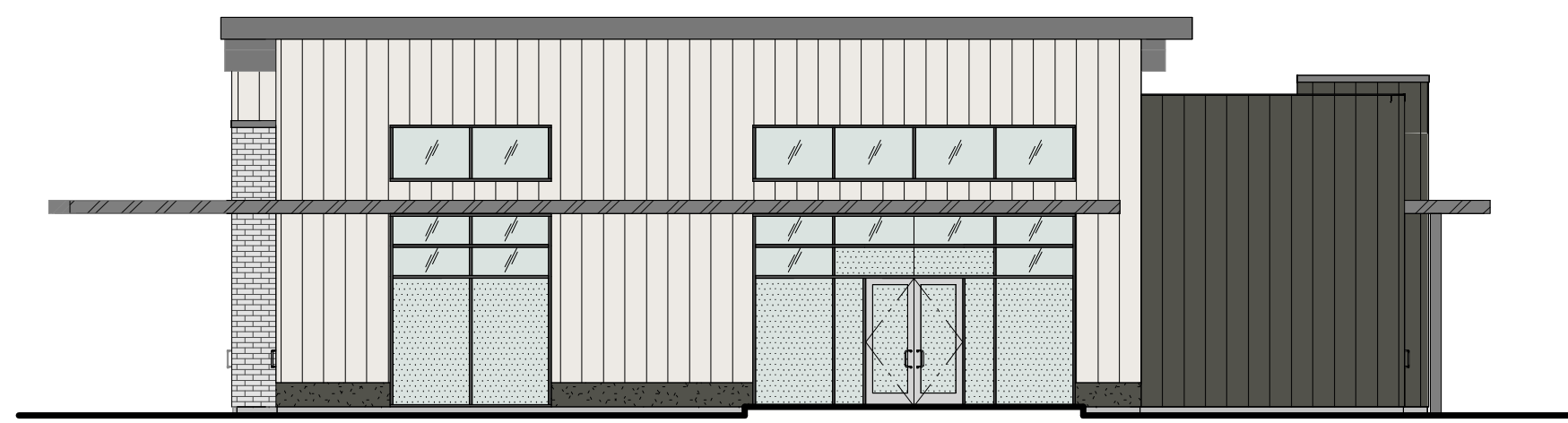


3/32" = 1'-0"
0 4' 8' 16' 24' 48'

SHOPS A & B - NORTH COLOR EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

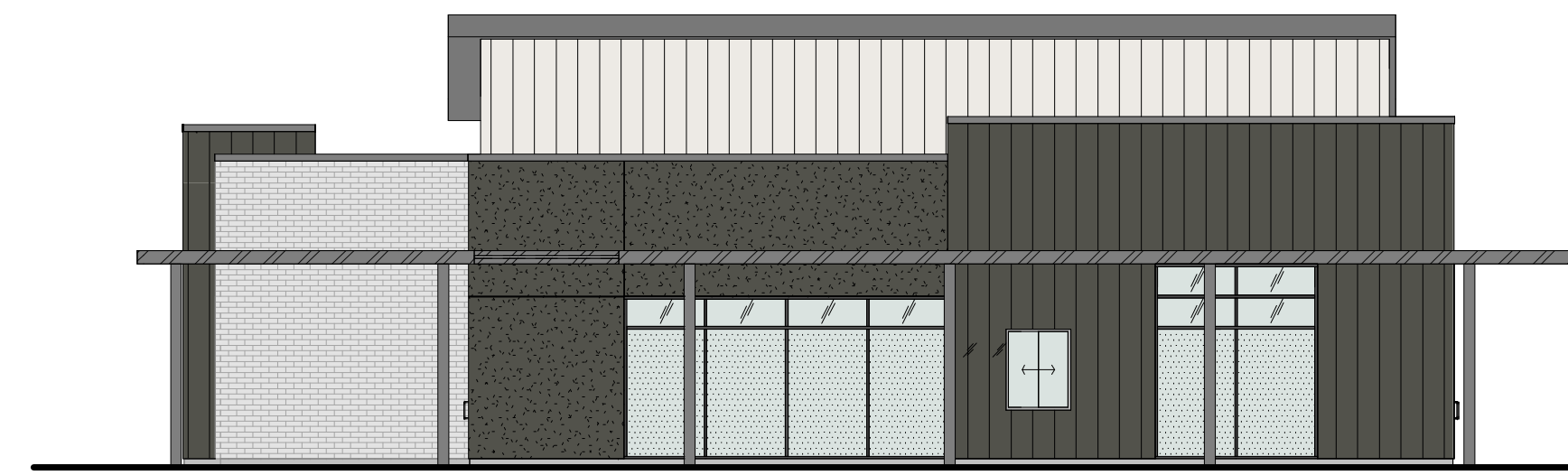
1



SHOP A - WEST COLOR EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

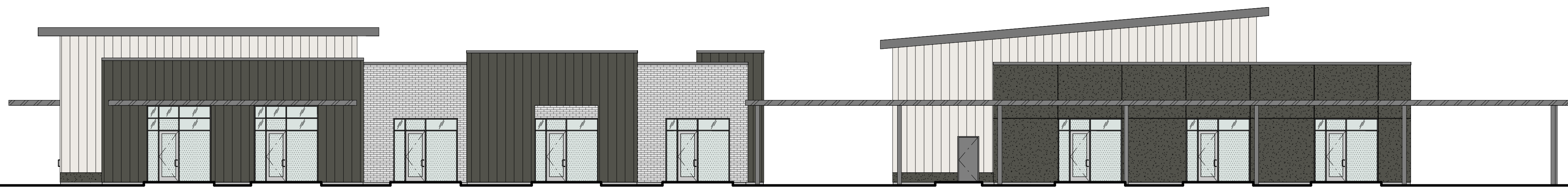
4



SHOP B - EAST COLOR EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

2



SHOPS A & B - SOUTH COLOR EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

3

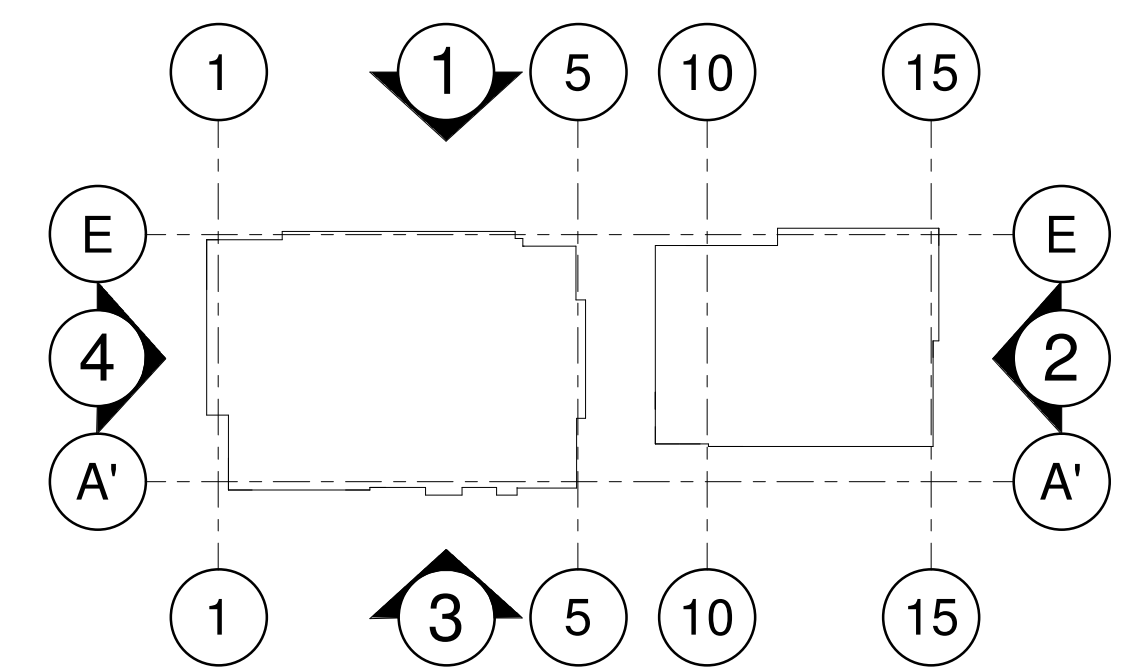
EXTERIOR MATERIAL ANALYSIS

NORTH ELEVATION		EAST ELEVATION - SHOPS BLDG A		WEST ELEVATION - SHOPS BLDG A	
BRICK VEENER - WHITE WASHED	28%	BRICK VEENER - WHITE WASHED	18%	FIBER CEMENT - BOARD & BATTEN	71%
FIBER CEMENT - BOARD & BATTEN	36%	FIBER CEMENT - BOARD & BATTEN	19%	FIBER CEMENT - VERTICAL SIDING	26%
FIBER CEMENT - VERTICAL SIDING	36%	FIBER CEMENT - VERTICAL SIDING	64%	STUCCO - IRON ORE (PAINTED)	4%
STUCCO - IRON ORE (PAINTED)	1%				
SOUTH ELEVATION		EAST ELEVATION - SHOPS BLDG B		WEST ELEVATION - SHOPS BLDG B	
BRICK VEENER - WHITE WASHED	12%	FIBER CEMENT - BOARD & BATTEN	45%	FIBER CEMENT - BOARD & BATTEN	93%
FIBER CEMENT - BOARD & BATTEN	27%	FIBER CEMENT - VERTICAL SIDING	33%	STUCCO - IRON ORE (PAINTED)	7%
FIBER CEMENT - VERTICAL SIDING	35%	STUCCO - IRON ORE (PAINTED)	22%		
STUCCO - IRON ORE (PAINTED)	26%				

LEGEND

MATERIALS:		GLASS:	
	BRICK VEENER - WHITE WASHED		VISION GLASS
	FIBER CEMENT - BOARD & BATTEN (SW 7004 SNOWBOUND)		TEMPERED GLASS
	FIBER CEMENT - VERTICAL SIDING (SW 7069 IRON ORE)		
	STUCCO - PAINTED (SW 7069 IRON ORE)		
	METAL CANOPY		

KEY PLAN



NOT TO SCALE

WARE MALCOMB
ARCHITECTURE
PLANNING
INTERIORS
CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT
2777 E. Camelback Rd. Suite #325
Phoenix, AZ 85016
P: 602.767.1001



THE CRAFTSMAN ON ELLIOT
8264 EAST ELLIOT ROAD,
MESA, ARIZONA 85212

DATE	REMARKS
02/27/2023	PRE-APPLICATION SUBMITTAL
05/01/2023	SP./DRB SUBMITTAL #1
06/05/2023	SP./DRB SUBMITTAL #2

PA/PM:	C. BRUCE
DRAWN BY:	A.V.H.A.
JOB NO.:	PHX22-0196-00

SHEET
DR316

Cory Bruce

From: Glenda Stechnij <stechnij@gmail.com>
Sent: Tuesday, June 20, 2023 3:40 PM
To: Cory Bruce
Subject: Craftsman on Elliot

CAUTION: External Email Alert!

Cory,

It was nice speaking to you today. I appreciate you both listening to my concerns.

Here is my email and phone number.

Glenda Stechnij
602 509 8000

Cory Bruce

From: Sean Pesek <sean.pesek@mesaaz.gov>
Sent: Tuesday, July 25, 2023 2:05 PM
To: Glenda Stechnij
Subject: RE: Hawes/Elliot Citizen Meeting

CAUTION: External Email Alert!

Hi Glenda,

Thanks for the call earlier today! As discussed, I will work with the civil designer to relocate the northeastern trash enclosure + compactor and receive confirmation on the property's gross acreage. You also expressed concerns over the northern perimeter wall. After reviewing the latest set of drawings, the applicant is proposing a 6' solid masonry wall with NO openings. Below is a snippet of the wall elevation.



Please let me know if you have any questions!

Best Regards,

Sean Pesek
Planner II, Development Services
480.644.6716
55 North Center Street, Mesa, AZ 85201

Office hours are Monday through Thursday 7:00am – 6:00pm



From: Glenda Stechnij <stechnij@gmail.com>
Sent: Tuesday, July 25, 2023 10:38 AM
To: Sean Pesek <sean.pesek@mesaaz.gov>
Subject: Re: Hawes/Elliot Citizen Meeting

WARNING: This email came from an External Sender – Use caution when clicking links, opening attachments, or responding to requests for information.

Mr. Pesek,

Perhaps you don't answer emails? Could you advise me as to who to speak to about this project?

I did show up at the ZOOM meeting last month. It was just me and the other 2 gentleman involved. They were expecting you also.

I am concerned about this project telling the City that the site includes 22.46 acres. The parcel is not that large. They are also asking me to sign a Quit Claim Deed on property to the north that has access to my farm.

Please advise me.

Glenda Stechnij
602 509 8000

On Sun, Jun 18, 2023, 6:32 PM Glenda Stechnij <stechnij@gmail.com> wrote:

Mr. Pesek,

I am Glenda Stechnij. I am 1/3 owner of the subject property that will be addressed at a Citizen Meeting on Tuesday, June 20. I believe the name of the project is Craftsman on Elliot. My home and farm of 45+ years adjoins this 21 acre parcel. I am out of town, but hope to be able to ZOOM in and join you.

I do have a concern and placement of "a screened wall" and walking path along the north end. With this extremely high density project, I would prefer seeing a block wall and no walking path... to protect our privacy here at my home and farm.

I'm also hoping that perhaps the large garbage placement on the NE corner of the project could be moved and not be a stone's throw from my home.

Have you seen a survey report of the property? If you have one, I would love to see it. Is it possible for you to forward it to me? I have seen the development plan...but have not seen the survey.

Sincerely,
Glenda Stechnij
3440 S. Hawes
Mesa AZ
602 509 8000

WARE MALCOMB

ARCHITECTURE
INTERIORS
BRANDING

PLANNING
CIVIL ENGINEERING
BUILDING MEASUREMENT

Citizen Participation Contact List

KLLB AIV LLC
111 W 33RD ST. STE 1910
NEW YORK, NY 10001

CHARLES FEENSTRA DAIRY LLC
19711 E ELLIOT RD.
MESA, AZ 85212

VPTM HAWES CROSSING LB LLC
901 MARQUETTE AVE. STE 3300
MINNEAPOLIS, MN 55402

STECHNIJ GLENDA J
PO BOX 52403
MESA, AZ 85208

MCMILLAN ALEX/CHRISINA/ETAL
3291 S THISTLE PL
CHANDLER, AZ 85248

MESA-CASA GRANDE LAND CO LLC
19965 E ELLIOT RD
MESA, AZ 85212

RIJLAARSDAM FAMILY TRUST
3232 S HAWES RD
MESA, AZ 85212

HAWES CROSSING APARTMENTS LLC
7918 E MCCLAIN DR STE 101
SCOTTSDALE, AZ 85260

CSHV ELLIOT 202 LLC
100 WATERFRONT PL FL 15
WEST SACRAMENTO, CA 95605

FEENSTRA CHARLES L/BARBARA M TR
19711 E ELLIOT RD
MESA, AZ 85212

LOOP 202 & ELLIOT ROAD LLC
2201 COOPERATIVE WAY STE 400
HERNDON, VA 20171

ARIZONA SKYLINE COMMUNITY ASSOC
MICHELLE HODGES
9124 E PLATA AVE
MESA, AZ 85212

BOULDER CREEK HOMEOWNERS ASSOC
JANIS BULLOCK
8064 E OLLA
MESA, AZ 85211

EASTRIDGE HOMEOWNERS ASSOC
TOM PIELACH
8529 E PORTBELLO CIR.
MESA, AZ 85212

EASTRIDGE HOMEOWNERS ASSOC
MIKE NIELSON
8737 E OBISPO
MESA, AZ 85212

VILLAGE AT HAWES HOMEOWNERS
ASSOCIATION, INC.
JENNIFER KELLER
3132 S EUGENE
MESA, AZ 85212

VILLAGE AT HAWES HOMEOWNERS
ASSOCIATION, INC.
DIANA EBERTSHAUSER
1600 W BROADWAY RD 200
MESA, AZ 85282

WARE MALCOMB

ARCHITECTURE
INTERIORS
BRANDING

PLANNING
CIVIL ENGINEERING
BUILDING MEASUREMENT

Notice of Public Planning and Zoning Board Meeting

Dear Neighbor,

We have applied for consideration by the planning and zoning board for Council Use Permit (CUP), Site Plan Review; and Special Use Permit (SUP) approval for the property located within the 8200 to 8400 blocks of East Elliot Road (north side), within the 3400 to 3500 blocks of South Hawes Road (west side) and within the 3400 to 3600 blocks of the South 82nd Street alignment (east side). This request is for development of The Craftsman on Elliot. The case number assigned to this project is ZON23-00343.

This letter is being sent to all property owners within 500 or 1000 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 602-641-7078 or e-mail me at cbruce@waremalcomb.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on March 27, 2024 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.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 825 0808 5605 and following the prompts**. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <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 825 0808 5605 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 Sean Pesek of their Planning Division staff. He/she can be reached at 480-644-6716 or sean.pesek@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,



Cory Bruce, AIA LEED AP BD+C
Senior Project Manager

Ware Malcomb





City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by March 12, 2024

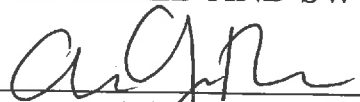
Date: MARCH 11, 2024

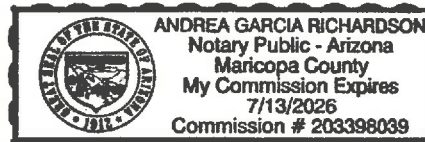
I, DAVID MARSENS, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case #ZON23-00343 on the 11TH day of MARCH, 2024. At least one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5” BY 11” SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: 

SUBSCRIBED AND SWORN before me this 11TH day of MARCH, 2024.


Notary Public



Case Number: ZON23-00343

Project Name: The Craftsman on Elliot