



7200 to 7500 blocks of South Signal Butte Road (east side).
Americana Outdoors – Mesa

Citizen Participation Report

Purpose:

The purpose of this Citizen Participation Plan is to inform property owners and businesses in the vicinity of the site of an application for Americana Outdoors Site Plan Review and a Special Use Permit. This request will allow for an industrial use.

This site is located at within the 7200 to 7500 blocks of South Signal Butte Road (east side). This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Geff Purcell

Vice President of Operations

geff@americana.com

618-267-9009

PO Box 1290, 2 Industrial Drive,

Salem, IL 62881

Pre-Submittal Conference:

The Pre-submittal Conference with City of Mesa Development Services staff was held on Tuesday, September 5, 2023.

City Communication

Americana Outdoors plans to send all documents, schedules, notices and contacts to the City via email, uploads to the DIMES, and in person to our City contact, Chloe Durfee Daniel.

Action Plan:

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:

- a. Interested neighbors - focused on 1,000 feet from site but may include more.
2. All persons listed on the contact list will receive a letter describing the project, landscape plan and site plan.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.

Schedule:

Pre-Submittal Conference - September 5, 2023

Application Submittal – February 21, 2024

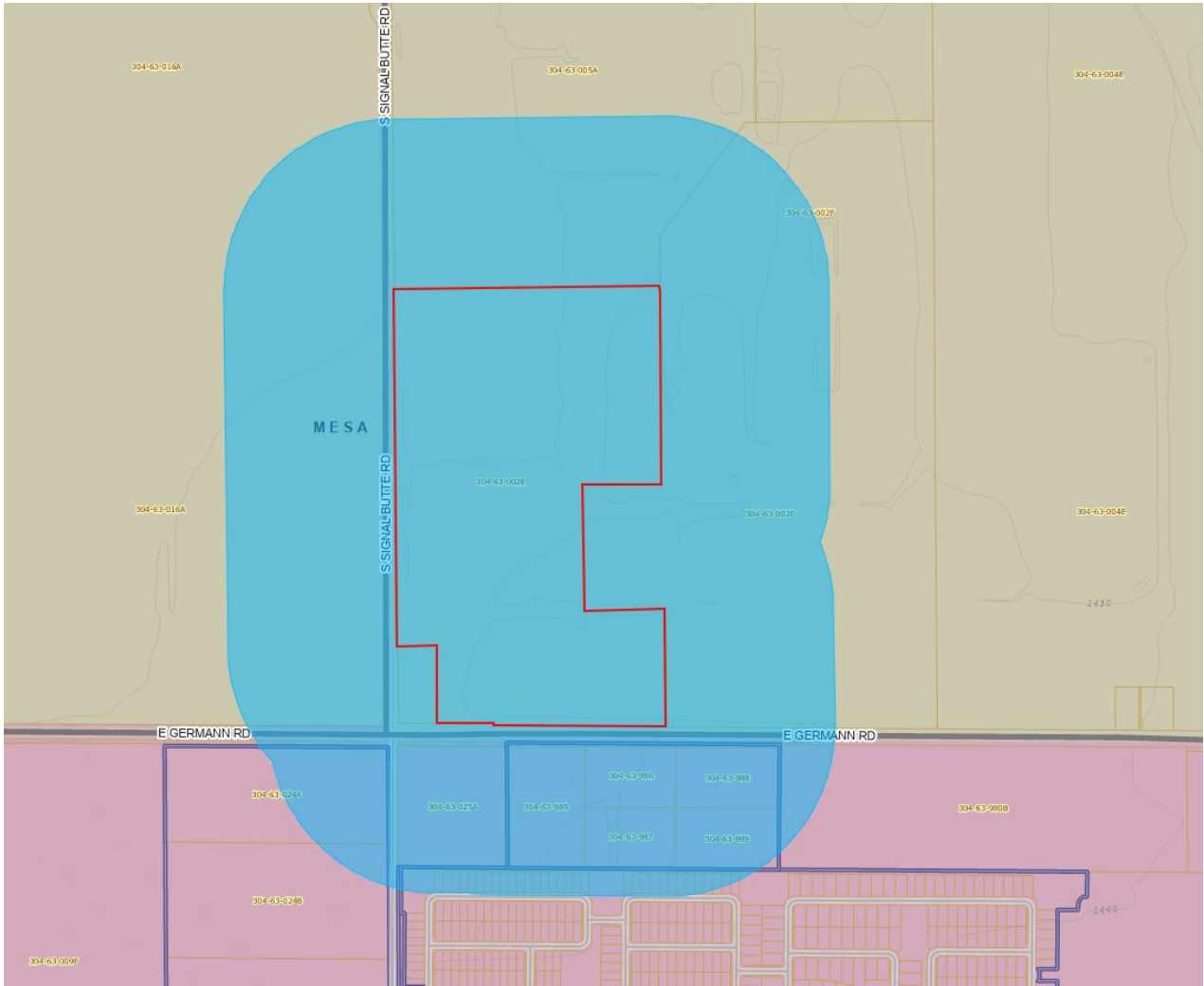
Neighborhood Contact – March 11, 2024

Submittal of Citizen Participation Report and Notification materials – March 11, 2024

Planning and Zoning Board Hearing – March 27, 2024

Applicant has not received any comments from neighbors at this time.

Owner Name *	Mailing Address1	Mailing Address City	Mailing Address State	Mailing Address Zip Code
SRP AGRICULTURAL IMP & POWER DIST	PO BOX 52025	PHOENIX	AZ	85072-2025
SIGNAL BUTTE LAND LLC	11202 E GERMANN RD	MESA	AZ	85212
ZF PASSIVE SAFETY SYSTEMS US INC	11202 E GERMAIN RD	QUEEN CREEK	AZ	85242-9361
BARNEY FARMS I LLC	22340 E QUEEN CREEK RD	QUEEN CREEK	AZ	85242
BYNER CATTLE COMPANY	333 N CENTRAL AVE	PHOENIX	AZ	85004-2121
BARNEY FARMS I LLC	22340 E QUEEN CREEK RD	QUEEN CREEK	AZ	85142
TTRG AZ QUEEN CREEK GERMANN RD DEV LLC	901 WABASH AVE STE 300	TERRE HAUTE	IN	47807
Councilmember Scott Somers	PO Box 1466	Mesa	AZ	85211-1466
Alicia Martinez	PO Box 1466	Mesa	AZ	85211-1466
City of Mesa Development Services Department	ATTN: <u>Chloe Durfee Daniel</u>	Mesa	AZ	85211-1466



****Letters must be dropped off to the Planning Division by Noon****

(Planning & Zoning Board Hearing - Sample Notification Letter)

Dear Neighbor,

We have applied for **Site Plan Review and a Special Use Permit**. This request will allow for an industrial use for the property located at **7426 S Singal Butte Rd , Mesa, AZ 85212**. This request is for development of **Americana Outdoors – Industrial Building**. The case number assigned to this project is **ZON24-00038**.

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 **618-267-9009** or e-mail me at geff@americana.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 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 **Chloe Durfee Daniel** of their Planning Division staff. She can be reached at **480-644-6714** or (chloe.durfeedaniel@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,



AMERICANA OUTDOORS

Americana Outdoors - Bldg 51
 7427 S SIGNAL BUTTE RD, MESA, AZ 85212

REVISIONS		DATE
ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

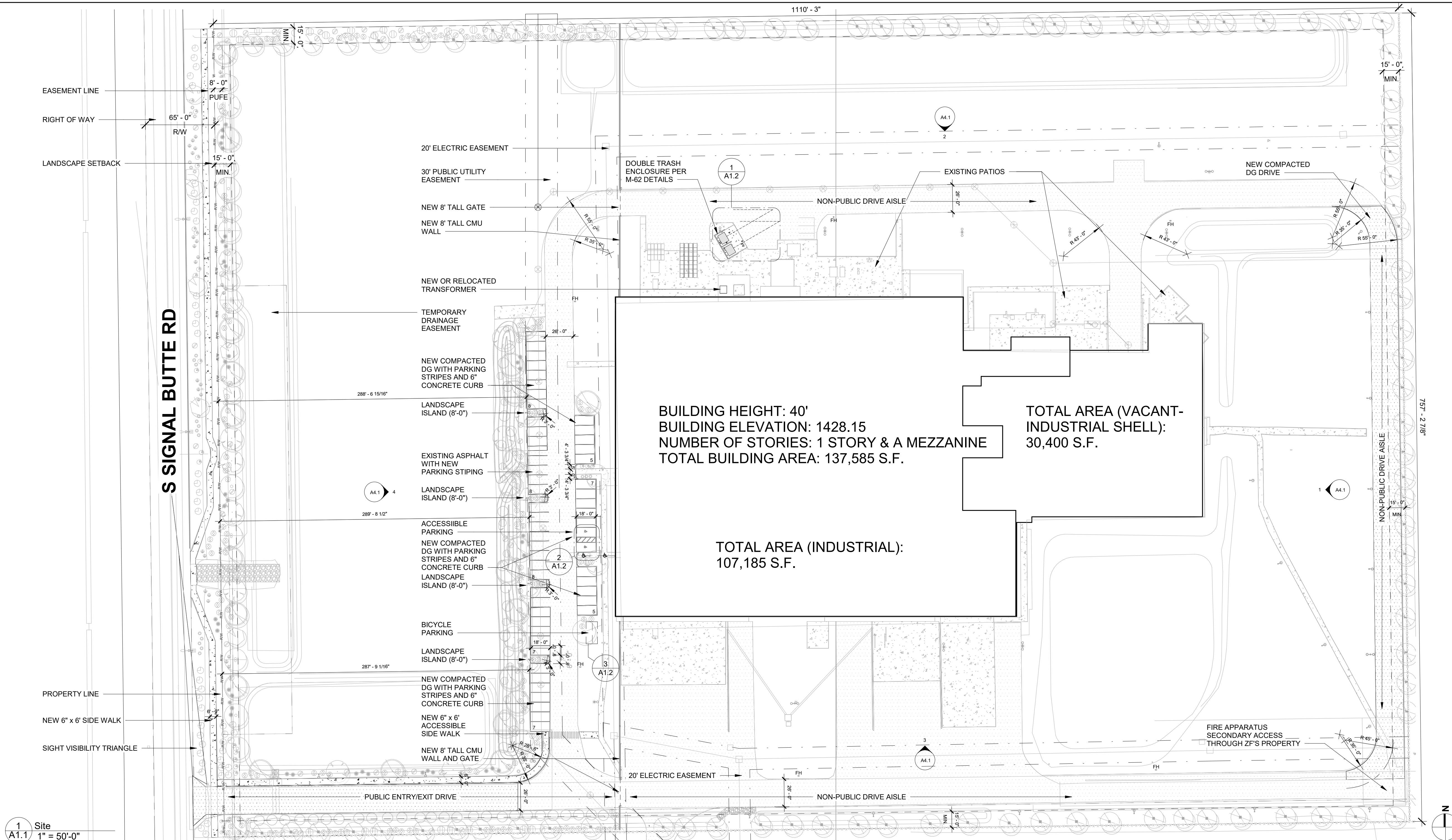
SEAL

PROJECT NUMBER
23-0005845.01
DATE
Issue Date
DRAWN
Author
CHECKED
Checker
SCALE
As indicated
SHEET TITLE
FINAL SITE PLAN

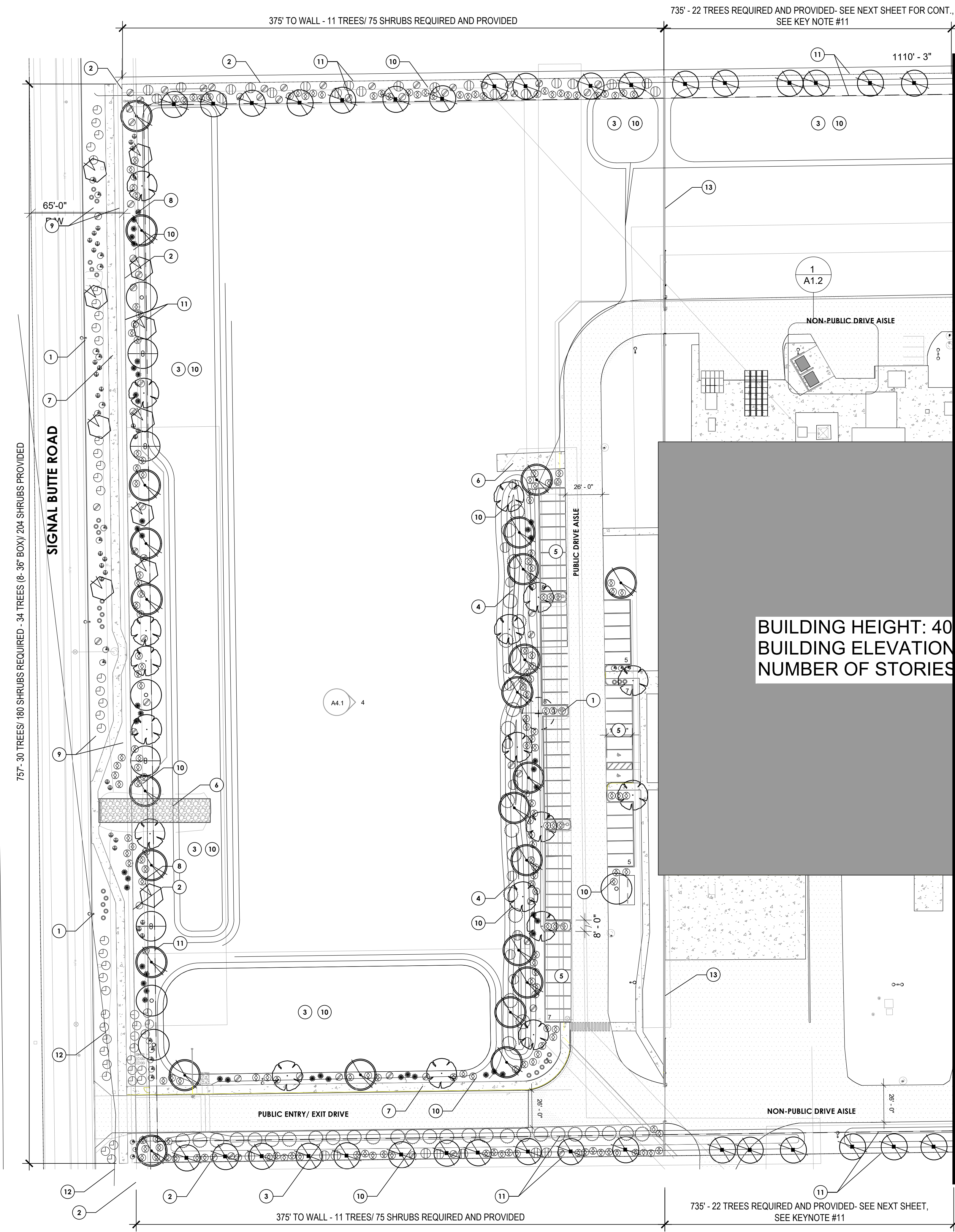
SITE PLAN

SHEET NUMBER

A1.1



PROJECT DATA	LEGAL DESCRIPTION	SITE LEGEND	PROJECT DESCRIPTION
<p>LOT GROSS AREA: 840795 SF - 19.302 AC</p> <p>LOT NET AREA: 487578 SF - 11.193 AC</p> <p>DISTURBED AREA: 44657 SF - 1 AC</p> <p>ZONING: GI</p> <p>BUILDING SETBACK: 15'</p> <p>TOTAL LANDSCAPED PERIMETER AREA: 83,150 SF</p> <p>TOTAL BLDG AREA (VACANT): 30,400 S.F.</p> <p>TOTAL BLDG AREA (INDUSTRIAL): 107,185 S.F.</p> <p>TOTAL BLDG AREA: 137,585 S.F.</p> <p>PARKING REQUIRED: SEE ATTACHED TRAFFIC ENGINEER STUDY.</p> <p>PARKING PROVIDED:</p> <p>EMPLOYEES PARKING: 53 SPACES</p> <p>ACCESSIBLE: 2 SPACES</p> <p>BICYCLE PARKING: 6 SPACES</p>	<p>PARCEL: SEE SUBMITTED PLAT (ZON23-01019)</p> <p>PROPERTY ADDRESS: 7427 S SIGNAL BUTTE MESA, AZ 85212</p> <p>S/T/R: 1 2S 7E</p> <p>A PORTION OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 7 EAST, MARICOPA COUNTY, AZ.</p>	<p>EXISTING FENCE LINE</p> <p>ACCESSIBLE ROUTE</p> <p>UTILITY LINE</p> <p>PROPERTY LINE</p> <p>RIGHT OF WAY LINE</p> <p>SETBACK LINE</p> <p>EASEMENT LINE</p> <p>NEW LED LIGHT</p> <p>EXISTING FIRE HYDRANT</p> <p>CONCRETE</p> <p>ASPHALT</p>	<p>Americana will be moving into the existing building at 7426 S Singal Butte (new address from lot split). There will be no changes to the existing building exterior.</p> <p>There is currently a plat submittal filed by Trammell Crow (ZON23-01019) including this new parcel #7 (on plat). The building was originally part of ZF's site so all new utilities will be installed due to the utilities split during ownership changes between ZF and Trammell Crow.</p> <p>The scope of the site plan submittal is, utility connections, onsite retention, parking (see attached parking study), access to Signal Butte Road and updated fire apparatus access.</p>



757'-0" TREES: 180 SHRUBS REQUIRED - 34 TREES (8-36" BOX) 204 SHRUBS PROVIDED

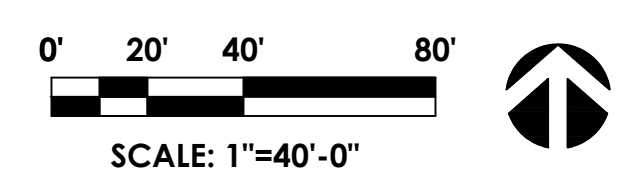
735' TO WALL - 11 TREES/ 75 SHRUBS REQUIRED AND PROVIDED

735' - 22 TREES REQUIRED AND PROVIDED- SEE NEXT SHEET FOR CONT., SEE KEY NOTE #11

1110' - 3"

BUILDING HEIGHT: 40'
BUILDING ELEVATION:
NUMBER OF STORIES:

MATCHLINE A-A - SEE SHEET L1.1



PLANT LEGEND

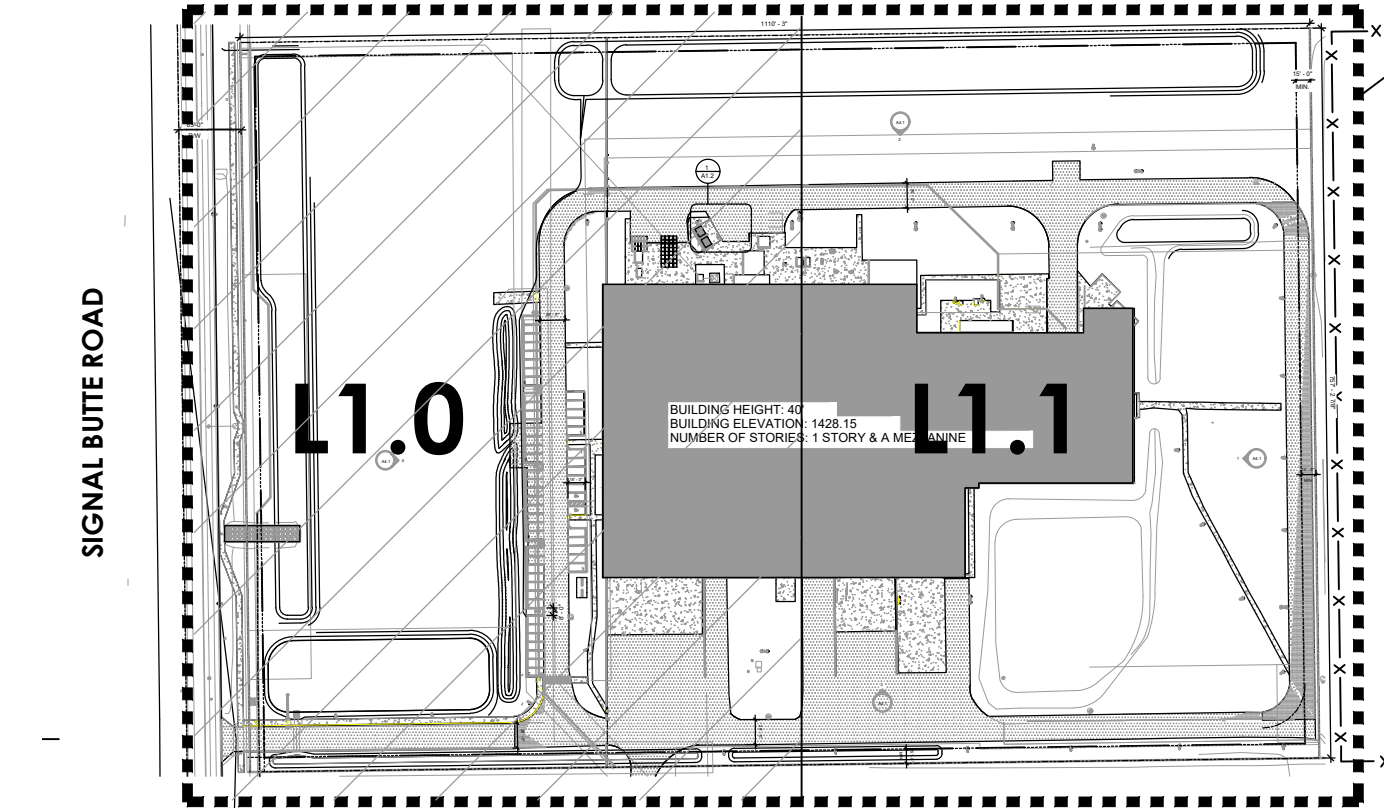
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	S.F. CREDIT
TREES					
(+)	EXISTING TREE/ VEGETATION	VARIES- TO REMAIN		100	
(circle with dot)	ACACIA SALICINA	WILLOW ACACIA	15 GAL.	89	100
(circle with cross)	CAESALPINIA CACALACO 'SMOOTHIE'	THORNLESS CASCALOTE	15 GAL.	11	25
(circle with vertical lines)	PARKINSONIA X 'DESERT MUSEUM'	THORNLESS PALO VERDE	24" BOX/ 36" BOX	24 5	50
(circle with horizontal lines)	PROSOPIS CHILENSIS	THORNLESS MESQUITE	24" BOX/ 36" BOX	18 4	50
SHRUBS/ GROUNDCOVERS/ ACCENTS					
(circle with diagonal lines)	ACACIA REDOLENS	TRAILING ACACIA	3 GAL.	42	25
(circle with star)	AGAVE SP.	AGAVE	5 GAL.	24	10
(circle with dots)	DASYLIRION WHEELERI	DESERT SPOON	3 GAL.	45	10
(circle with vertical lines)	ENCELIA FARINOSA	BRITTLBUSH	1 GAL.	63	25
(circle with horizontal lines)	EREMOPHILA GLABRA	GOLD EMU BUSH	1 GAL.	47	25
(circle with diagonal lines)	EUPHORBIA RIGIDA	GOPHER PLANT	1 GAL.	28	25
(circle with vertical lines)	HESPERALOE PARVIFLORA	RED YUCCA	3 GAL.	30	10
(circle with horizontal lines)	LARREA TRIDENTATA	CREOSOTE	5 GAL.	42	50
(circle with diagonal lines)	RUPELLIA PENINSULARIS	DESERT RUELLIA	5 GAL.	195	25
INERT GROUNDCOVER					
(stippled pattern)	DECOMPOSED GRANITE- ROW	MADISON GOLD- 1/2" SCREENED	15,500 S.F. (129 TONS)		
(stippled pattern)	DECOMPOSED GRANITE	MADISON GOLD- 1/4" MINUS	122,550 S.F. (1,021 TONS)		

KEY NOTES

- STREET/ PARKING LOT LIGHTS- SEE ELECTRICAL PLANS.
- ROW/ PROPERTY LINE
- PROPOSED RETENTION BASIN- SEE CIVIL PLANS.
- SCREENING BERM- MEANDERING AND UNDULATING, 3' HT. AVG WITH 4:1 SLOPES. 5' MIN. SETBACK FROM PARKING LOT. BERM ALONG WITH DENSELY PLANTED LANDSCAPE TO SCREEN PARKING FROM STREET.
- PARKING LOT WITH LIGHTING
- DRAINAGE STRUCTURE
- SIDEWALK
- 8" PUE
- DECOMPOSED GRANITE IN R.O.W. TO BE 1/2" SCREENED
- DECOMPOSED GRANITE IN INTERIOR PUBLIC VIEW PLANTING AREAS AND BASINS TO BE 1/4" MINUS
- 15' LANDSCAPE SETBACK- SITE IS ZONED G1, PER MZO SECTION 11-33-3.B.2.F. TREES WITHIN G1 DISTRICTS MAY BE 15 GALLON SIZE THROUGHOUT PERIMETER LANDSCAPE. PER MZO SECTION 11-33-3.B.2.C. SHRUBBERY AND GROUNDCOVER ARE NOT NECESSARY IF THE AREA IS NOT VISIBLE FROM PUBLIC. FROM THE BUILDING FRONT TO BACK OF LOT THERE IS SCREENING ALONG THE NORTH AND SOUTH SIDE WITH A CMU WALL AND GATE THAT EXTEND FROM BUILDING TO PROPERTY LINES.
- SVT- SIGHT VISIBILITY TRIANGLE FROM CIVIL. NOTHING OVER 30" HT. IN SVT.
- CMU WALL AND GATE- PER SITE PLAN. WALL TO SCREEN BACK OF LOT AREA AND DRIVE AISLES FROM PUBLIC VIEW.

PLANT CALCULATIONS

	REQ:	PROVIDED:
STREET FRONTAGE: 757 L.F.	30 / 180 (1 TREE/ 6 SHRUBS PER 25 L.F.) 25%- 9 (36" BOX) 50%- 15 (24 BOX) 25%- 7 (15 GAL.)	34 T / 204 SHRUBS 8 (36" BOX) 15 (24 BOX) 11 (15 GAL.)
SHRUBS: 516 TOTAL	258 (50% TO BE 5 GALLON)	258 (5 GALLON)
PARKING LOT: 10 ISLANDS	10 TREES/ 30 SHRUBS 10%- 1 (36" BOX)	10 TREES/ 30 SHRUBS 1 (36" BOX, 1 IS A TREE TO REMAIN)
PERMITER TREES:	89 (15 GAL.) (PERIMETER TREES 15 GAL. PER MZO 11-33-3.B.2.F)	89 (15 GAL.)
TOTAL LS AREA:	83,150 S.F.	



OVERALL SITE KEY MAP NTS

PROJECT CONSULTANTS

DISCIPLINE:	CONTACT INFORMATION:
OWNER:	AMERICANA
ARCHITECT:	WMA ARCHITECTS 4600 N. 12TH STREET PHOENIX, AZ. 85014 CONTACT: CHRISTINA CRAM PHONE: 602.956.8900 EMAIL: christina.cram@wma-phx.com
LANDSCAPE ARCHITECT:	ELO DESIGN, LLC PO BOX 26894 TEMPE, AZ. 85285 CONTACT: ED LORDEN PHONE: 602.228.6629 EMAIL: lorden@elodesignaz.com



REVISIONS DATE

SEAL

PROJECT NUMBER: 2311
DATE: 01/05/24
DRAWN BY: EL
CHECKED BY: SCALE
SHEET TITLE: Final Landscape Plan
Site Plan Submittal
02/21/2024

SHEET NUMBER

L1.0 1 OF 2



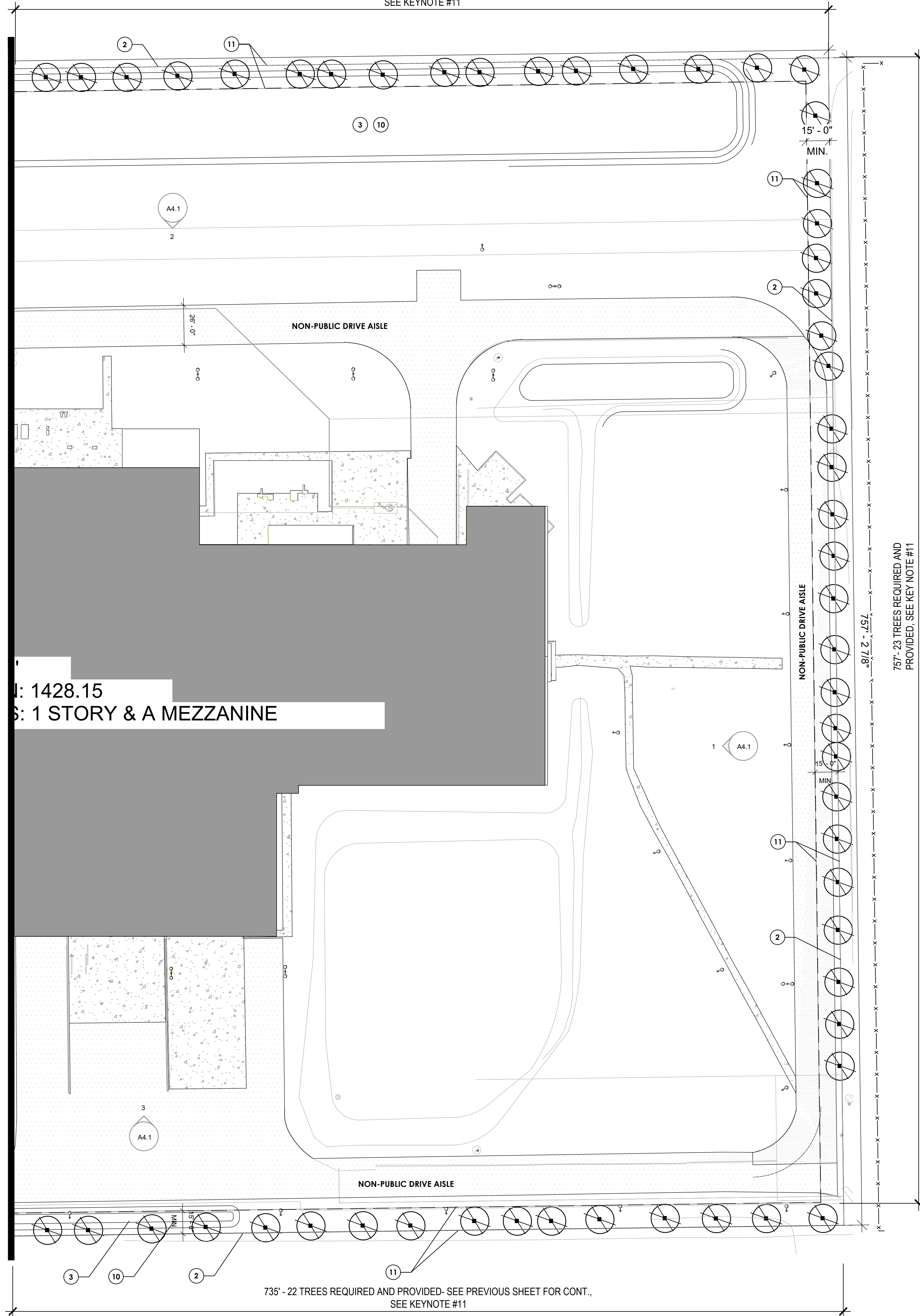
ELO DESIGN, LLC
LANDSCAPE ARCHITECTURE
PO BOX 26894 TEMPE, ARIZONA 85285
602.228.6629 lorden@elodesignaz.com



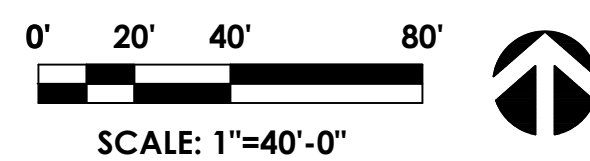
735' - 22 TREES REQUIRED AND PROVIDED- SEE PREVIOUS SHEET FOR CONT.,
SEE KEYNOTE #11

MATCHLINE A-A - SEE SHEET L1.0

1: 1428.15
2: 1 STORY & A MEZZANINE



735' - 22 TREES REQUIRED AND PROVIDED- SEE PREVIOUS SHEET FOR CONT.,
SEE KEYNOTE #11

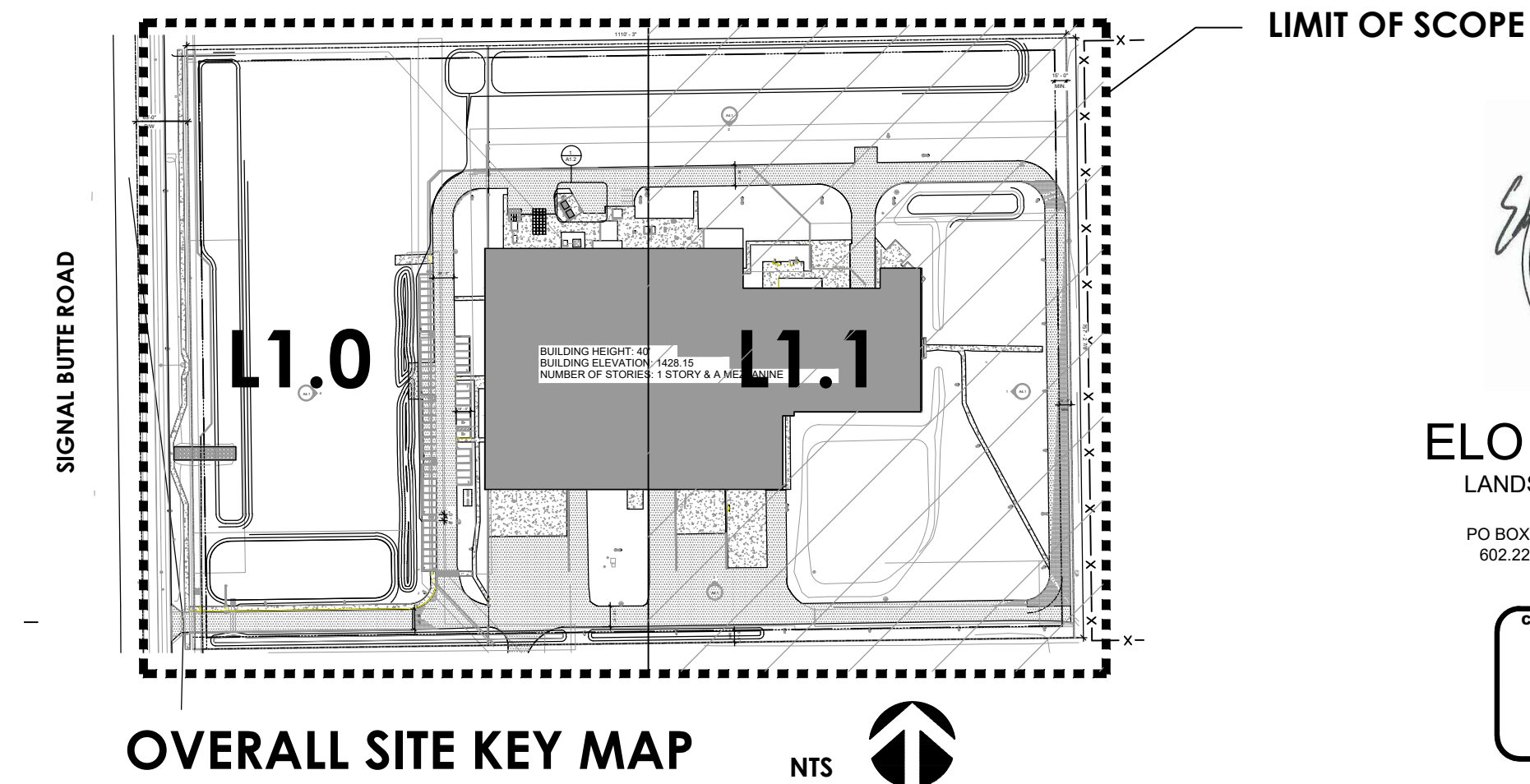


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OVERALL SITE KEY MAP

NTS



Americana Outdoors-ZF-TRW Bldg 51
11202 E Germann Rd, Mesa, AZ 85212

REVISIONS DATE

SEAL

PROJECT NUMBER
2311
DATE
01/05/24
DRAWN
BY EL
CHECKED
BY
SCALE

SHEET TITLE
Final
Landscape
Plan
Site Plan Submittal
02/21/2024

SHEET NUMBER

L1.1

ELO DESIGN, LLC
LANDSCAPE ARCHITECTURE
PO BOX 26594 TEMPE, ARIZONA 85285
602.228.6629 lorden@elodesignaz.com

Call at least two full working days before you begin excavation.