

Cannon Beach Mixed Use Development

SEC Power Road & Warner Road

Project Narrative



Submitted by:

Pew & Lake, PLC

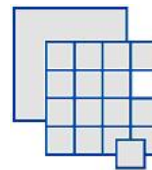
Sean B. Lake

1744 S. Val Vista Drive, Suite 217

Mesa, AZ 85204

Phone: (480) 461-4670

Sean.Lake@pewandlake.com



Pew & Lake, PLC.
Real Estate and Land Use Attorneys

On behalf of:

Action Zone Business, LLC



July 7, 2020

Contents

- I. Introduction..... 4**
- II. Overview 5**
- III. Summary of Requests 7**
- IV. Existing Site Conditions and Relationship to Surrounding Properties 8**
- V. General Plan and Zoning Classifications 9**
- VI. General Plan Conformance 12**
 - A. Mixed Use Activity District 12
 - B. Employment Character Areas 13
 - C. Environmental Sustainability..... 15
- VII. Mesa Gateway Strategic Development Plan and Airport Proximity..... 16**
- VIII. Cannon Beach North Portion: PAD, CUPs, Site Plan Review, and Pre-Plat 18**
 - A. Introduction and Purpose 18
 - B. Permitted Uses 18
 - C. Project Description 19
 - D. PAD Development Standards 22
 - E. Design Character 28
 - F. Council Use Permits..... 29
 - G. Development Phasing..... 34
 - H. Site Plan – Use and Configuration Flexibility and Coordination 34
 - I. Preliminary Plat 35
- IX. Industrial Development – South Portion: PAD 36**
 - A. Introduction..... 36
 - B. Permitted Uses 37
 - C. Amendment to L-I Development Standards 37
 - D. Development Standards Table 39
 - E. Quality Development Design Guidelines..... 40
 - F. Phasing 43
- X. The North and South Portions’ Compliance with PAD Criteria..... 44**
- XI. Public Utilities and Services for the Overall Property 47**
 - A. Utilities..... 47
 - B. Water 47
 - C. Wastewater 47
 - D. Drainage 48
- XII. Public Participation 48**
- XIII. Conclusion 48**

List of Figures and Tables

Figure 1 – Site Aerial 4

Figure 2 – Boundaries of the North and South Portions 8

Figure 3 – General Plan Character Area..... 9

Figure 4 – Existing Zoning Map 10

Figure 5 – Proposed Zoning Map 11

Figure 6 – Framework Plan, Mesa Gateway Strategic Development Plan 16

Figure 7 – Preliminary Illustrative Site Plan Cannon Beach 20

Figure 8 – Conceptual Site Plan – South Property 36

Table 1 – Summary of Proposed Uses 7

Table 2 – Existing and Surrounding Land Use Context 9

Table 3 – Summary of Uses..... 19

Table 4 – PAD Modified Development Standards GC Zoning..... 22

Attachments

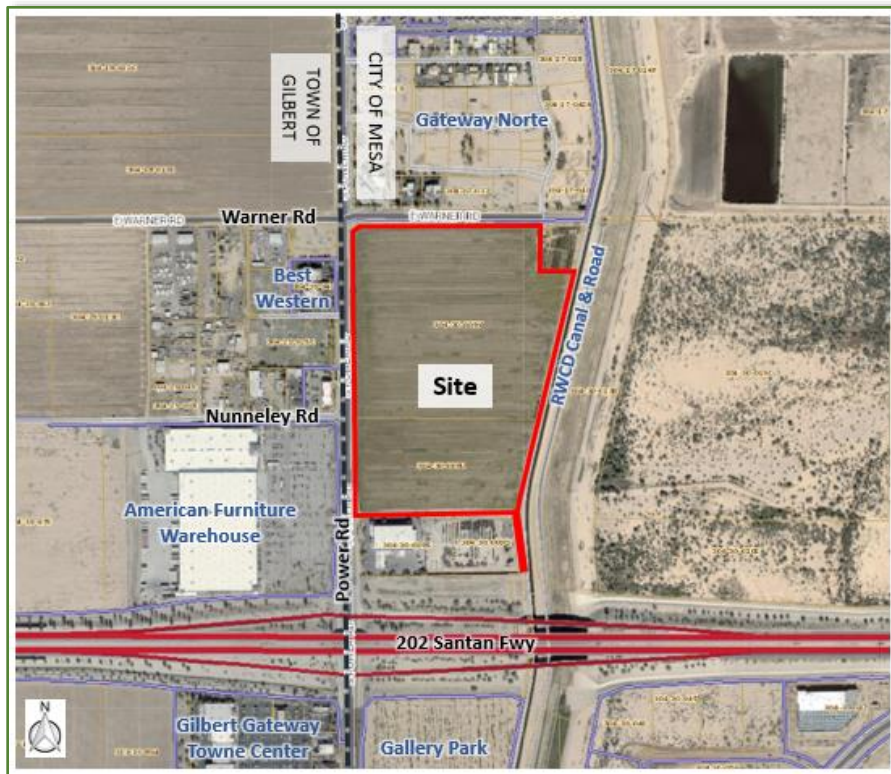
PAD Design Standards – Cannon Beach (North Portion of Property):

- L-DP Design Principles and Standards
- L-LC Landscape Character Plan
- L-4.01 – L4.04 Color & Material Character
- A1.0, A1.1, A1.2 Architectural Design Guidelines

I. Introduction

Pew & Lake, PLC, on behalf of Action Zone Business, LLC, is pleased to submit this Project Narrative and related exhibits for a Rezoning, PAD, CUP, and Site Plan Review request in support of development of the approximately 59.7 gross acres located at the southeast corner of Power Road and Warner Road in Mesa. The subject property is further identified on the Maricopa County Assessor's Map as parcel numbers 304-30-009U and 304-30-009V (the "Property," see Site Aerial below). It will be divided into two parts that will be described in this narrative. The north portion will feature Cannon Beach, a regional mixed-use commercial-recreational-employment attraction. Proposed on the south portion is an industrial and employment development. The south portion is included in this Rezone-PAD, but its Site Plan Review will be addressed in a separate, concurrent application.

Figure 1 – Site Aerial



Both the north and south portions will be distinct and separate and may proceed to design review and building permitting separately. However, both portions are included in this PAD given the single ownership, the General Plan consistency, and also to establish compatible standards and concepts for the following: site layout, perimeter landscaping, walls and entry features, circulation, and architectural themes. While design will be tailored to the uniqueness of each the proposed uses, this PAD will establish elements of cohesion and transitions between the north and south portions. Moreover, the PAD will provide the City an expectation of what will be developed and a framework on which to guide future development of the site.

This PAD Narrative is laid out beginning with sections that relate to the entire Property, such as the Overview, Summary of Requests, Site Conditions, General Plan and Zoning Classifications, and compliance with the General Plan and Mesa Gateway Strategic Development Plan. Next, the Property’s north portion is described, followed by a section discussing the south portion. Following that are sections that refer to the overall Property, including compliance with PAD criteria, Public Utilities and Services, Public Participation, and the Conclusion.

II. Overview

Discover Cannon Beach, an experience unprecedented, nestled along Power Road between Loop 202 and Warner Roads in Mesa, Arizona, where work, stay, and play are rolled into an all-inclusive, state of the art 37+ acre development. It consists of a mixed-use entertainment-commercial development on the north portion of the site and a separate 19-acre employment-industrial development on the south portion with buffers and transitions in between.

Cannon Beach, located in the north portion of the site, will be the premier destination for the East Valley, bridging the gap between Sun, Sand, and Surf. The recreational activities will create a unique attraction and will offer advanced active entertainment, progressive surfing experience, water play, experiential retail/dining, hospitality, and state of the art office space – all immersed with views of oceanside character and the sound of crashing waves breaking in the desert sun.



Our request for the overall Property is a change in zoning for the proposed development from agricultural to GC and LI-PAD zoning and Site Plan Review for the north portion. We request the City’s review and approval of the enclosed documents at the earliest convenience.

The north portion of the site is a well-planned development centering on over 470,000 sq. ft. of commercial space surrounding a wave lagoon entertainment and recreation area including year-round indoor and outdoor experiences. Each component is carefully inter-connected around the serenity of the ±2-acre crystal clear blue surf lagoon, beach park and main street promenade spanning the center of the development. Indoor recreational uses are housed in building space that will buffer the recreational attractions from the light industrial uses on the south portion of the site.



Active entertainment sits at the helm of Cannon Beach, tying together retail and dining experience comprising of various quick food, fine dining, and dessert opportunities for various budgets and desires. A broad range of year-round experiences are planned for all ages from outdoor activities including surfing, water play, beach play and fitness to indoor active play including trampoline/parkour play, state-of-the-art cart racing, and virtual reality offering the latest in technology.

State of the art office space offers entrepreneurs, creators, innovators, and small businesses a space to work, collaborate and entertain. Hospitality caps the list as both local and visiting patrons stay and play through direct access to sand beaches, aquatic experiences and surfing spectacles followed by the sound of crashing waves radiating through the complex. Cannon Beach drifts into the night as lights ignite, extending surfing hours and restaurant bars come to life with music and entertainment.



The south portion of the proposed development is designated for approximately 345,000 sq. ft. of employment and industrial uses consistent with LI zoning, which will provide for the types of uses that will enhance Mesa’s economic base near Phoenix-Mesa Gateway Airport, the 202 Santan Freeway, and the ASU Polytechnic Campus. As proposed in building and site layout, the industrial conceptual site plan is designed with consideration to that targeted industry sector to attract a variety of quality businesses that will contribute to emerging robust economy in that region. This area of the Property will have a different focus in terms of land use activities and circulation that focuses on employment and industrial uses. To provide for safety and compatibility between this and the entertainment uses on the north section of the Property, the south portion is separated from the north portion and buffered by landscaping and industrial/commercial flex building space with indoor commercial recreation uses that tie into the commercial and entertainment uses in the Property’s north portion.

Table 1 below summarizes the total square footages of the proposed uses on the Property.

Table 1 – Summary of Proposed Uses

Proposed Use	Gross Blg. Area (SF)	Site Area (Acres)
North Portion		
Hotel/Accommodations	100,800	
Restaurants/Shops	50,900	
Commercial Pads	30,200	
Gym	14,400	
Office	161,440	
Flex (proposed indoor commercial recreation and related uses)	117,430	
(Parking Structure)	(187,000)	
Subtotal: North Portion	475,170	
South Portion		
Subtotal: Employment-Industrial	345,000	19.2±
Grand Total:	820,170	56.6±

III. Summary of Requests

The following development requests are concurrently submitted to the City of Mesa for approval:

Request for both North and South Portions of Property

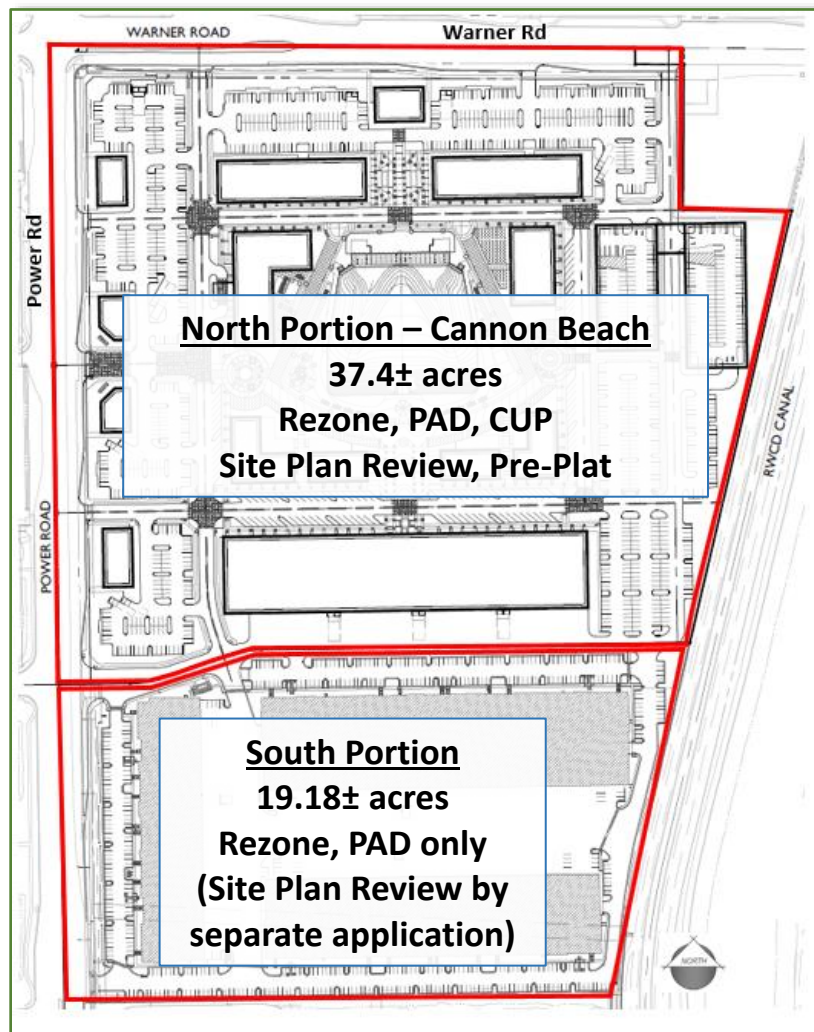
1. Rezone from AG to GC and LI PAD overlay

Requests for North Portion only

2. Site Plan Review
3. Council Use Permits to allow:
 - Restaurant outdoor seating in GC zoning and AOA II overlay
 - Large Commercial > 25,000 SF in LI zoning
 - Small-Scale and Large-Scale Commercial Recreation in LI AOA 2 overlay
4. Pre-Plat for a proposed commercial subdivision

Site Plan Review is only requested for only the north portion of the project. For the south portion of the site, a preliminary development plan has been submitted herewith to address PAD requirements, but site planning is only conceptual in nature. Site Plan Review will be addressed in a separate, but concurrent application. In addition, it is understood that Design Review will also be required for any development that occurs on the Property, which will be submitted at a later date. Figure 2 below depicts the approximate boundaries of the Property’s north and south portions. It illustrates the boundaries of the north portion’s Site Plan Review, CUPs, Pre-Plat, and PAD Design Guidelines, and the south portion’s conceptual site plan and design standards for PAD zoning purposes.

Figure 2 – Boundaries of the North and South Portions



IV. Existing Site Conditions and Relationship to Surrounding Properties

The subject site is vacant property with unremarkable terrain. Abutting the north property line is Warner Road, followed by commercial uses in the Gateway Norte approved site plan. To the east is a canal and canal access road, then vacant land zoned for employment uses. The Roberts Tire Sales facility and vacant land adjoin the south property line. A small segment of the Property extends south and abuts against the Santan 202 Freeway. Abutting the west property line is Power Road, then Town of Gilbert property including vacant land, a furniture showroom /warehouse, hotel(s), and a restaurant (See Table 2 and Figure 3 below). The general area in proximity to the Property is industrial and regional commercial in nature.

As will be evidenced in this narrative and submitted plans and documents, the proposed development is consistent with the General Plan and nature of the surrounding area. The proposed development contains transitions, buffers, and design features that provide for project compatibility.

Table 2 – Existing and Surrounding Land Use Context

Direction	Jurisdiction	General Plan Character Area/Land Use	Existing Zoning	Existing Use
Project Site	Mesa	Mixed Use Activity/Employment	AG-AF	Vacant/agricultural
North	Mesa	Mixed Use Activity/Employment	LC-AF then LI	Warner Road, fuel station, banks, vacant
East	Mesa	Mixed Use Activity/Employment	LI-AF	RWCD canal and road, vacant
South	Mesa	Mixed Use Activity/Employment	LI-AF	Tire shredding industrial use, vacant
West	Gilbert	Regional Commercial (RC)	Gilbert RC	Power Road, American Furniture Warehouse, retail, hotel, vacant

V. General Plan and Zoning Classifications

In the City of Mesa General Plan, the Property’s Character Area is Mixed Use Activity/Employment Character Area, which supports the proposed commercial, office, and employment mixed use concept. The below figures illustrate the Property’s existing General Plan Character Area Map and the existing and proposed zoning.

Figure 3 – General Plan Character Area

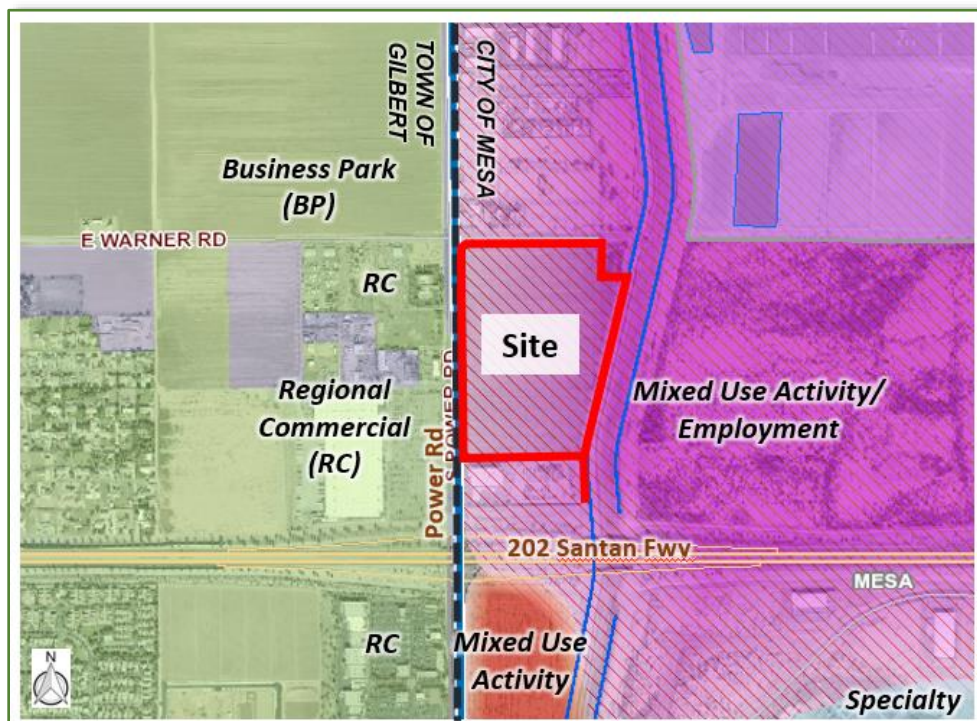
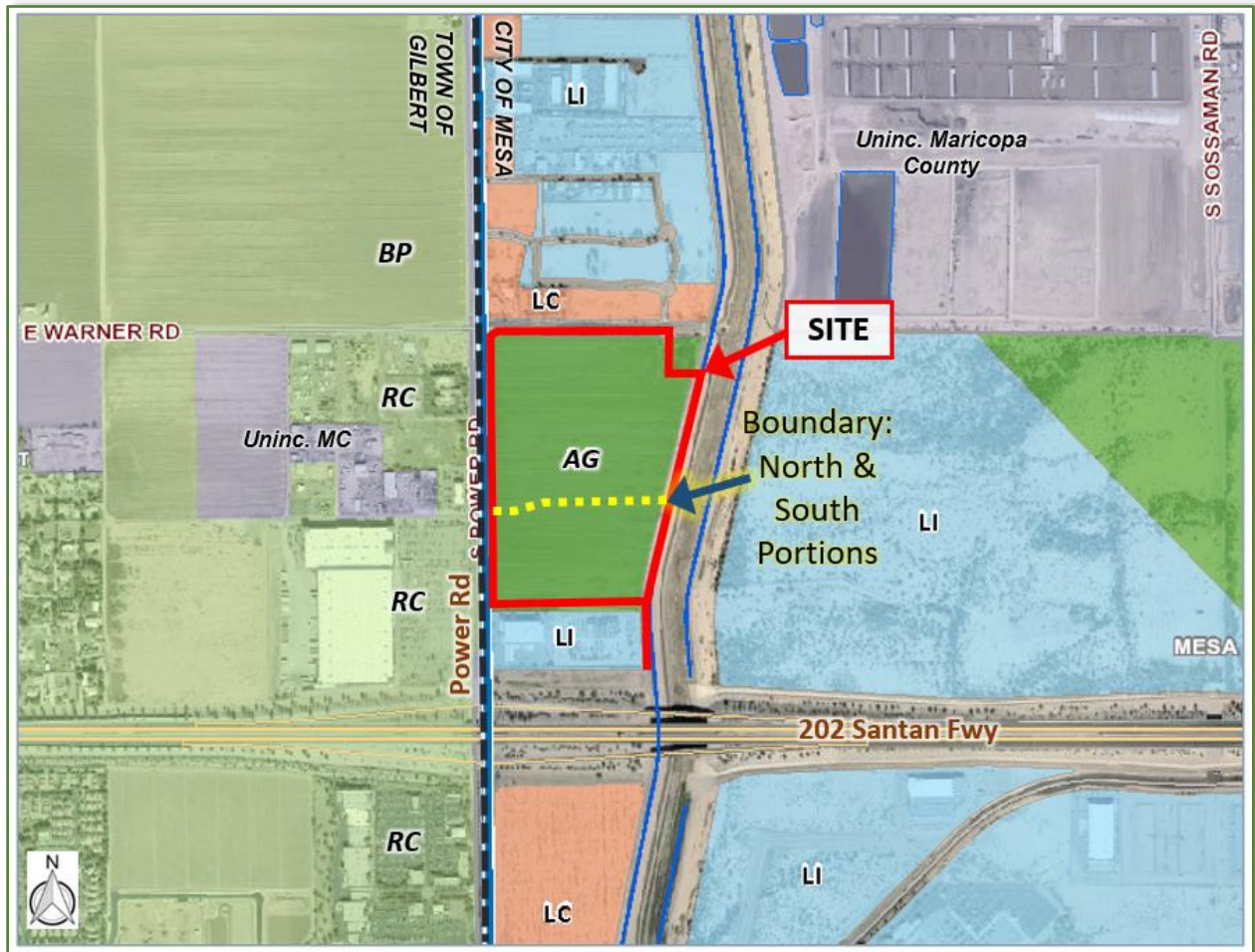


Figure 4 – Existing Zoning Map



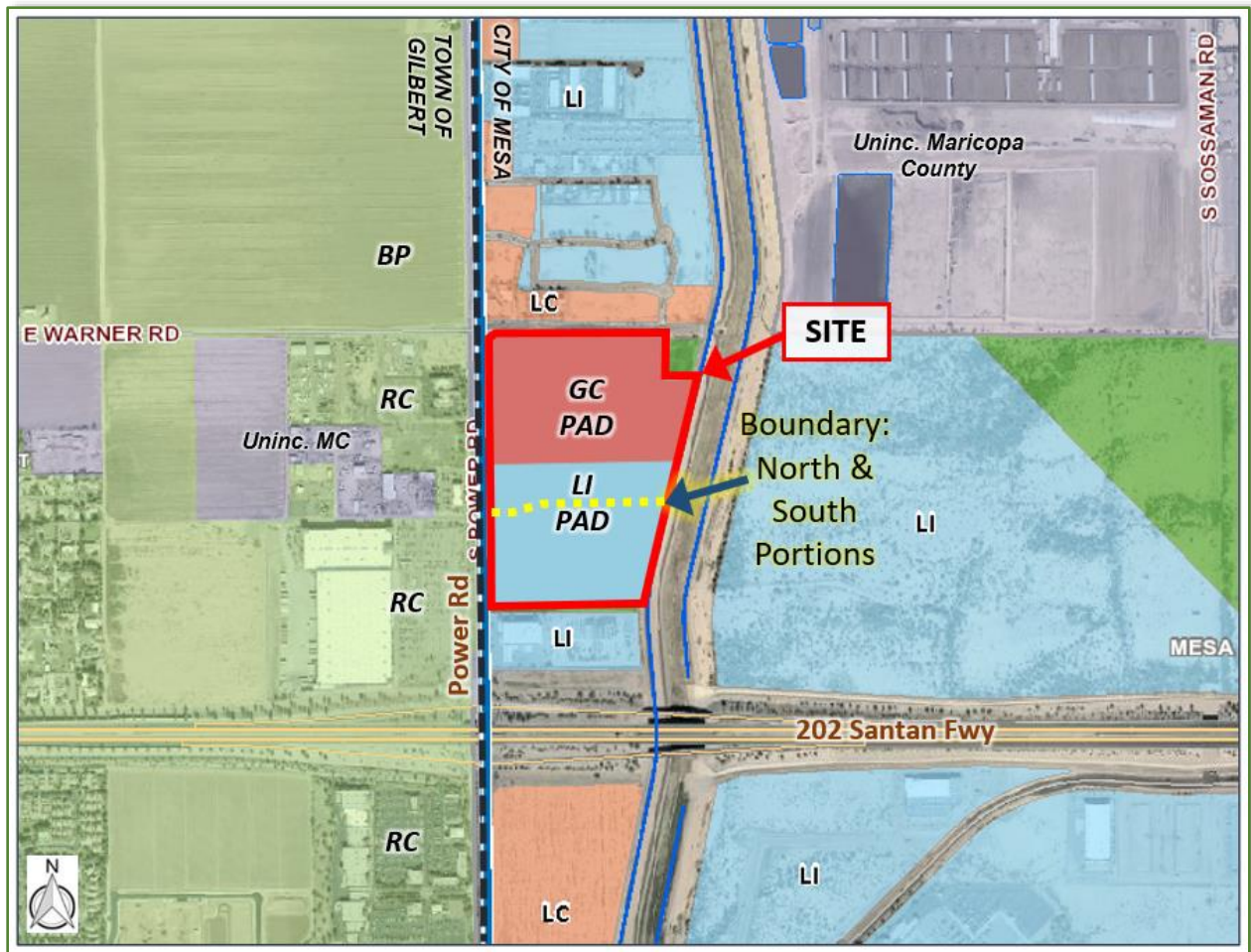
The proposed zoning for the Property is GC and LI AF PAD. As exhibited in Figure 5 below, the proposed mixed use commercial-recreation-employment development, the proposed zoning transitions from the GC zoning on the north to the LI zoned flex buildings in the middle to the LI zoned industrial uses on the south.

The LI AF PAD zoning includes the north portion's flex building and Pad E on the north portion (Parcels 6 and 7 of the pre-plat), which provides a transition to the north and south portion of the site. The proposed LI extends to include the entire south portion of the Property.

CUPs are requested in the LI zoning for Parcel 7 of the north portion to permit commercial recreation uses in the proposed flex building, including an indoor cart race-track experience, indoor trampoline-parkour recreation center, and a virtual entertainment use. A CUP is also requested for the GC zoned property to allow restaurant outdoor seating areas.

GC AF PAD zoning is proposed for the remaining north portion of the project, which will encompass the recreational uses that include wave lagoon and its amenities and features. GC zoning will also include the proposed surrounding restaurants, hotel, offices, restaurants, gym, commercial pads, and commercial uses.

Figure 5 – Proposed Zoning Map



VI. General Plan Conformance

Mesa's General Plan designates the Property as both Mixed Use Activity District and Employment, which allow for some of the broadest variety of uses. Clearly, the General Plan designation embraces the employment, commercial and recreational uses contemplated in Cannon Beach and the proposed industrial/employment development on the south portion. The proposed uses comply with the General Plan goals, objectives, and policies, as follows:

A. Mixed Use Activity District

Mixed Use Activity Districts are defined as follows:

The Mixed Use Activity Districts are largescale (typically over 25 acres) community and regional activity areas that usually have a significant retail commercial component including shopping areas such as malls, power centers, or lifestyle centers that are designed and developed to attract customers from a large radius. . . . The goal is to help these districts be strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences. (General Plan, p. 7-16)

The proposed PAD fully complies with this intent. An approximately 59.7-acre Property, the north portion's central recreational amenity and surrounding multi-story hotel, office, restaurant, and other commercial and employment uses are designed as a regional attraction. And the south portion offers complimentary employment and industrial uses that will also service the region and help grow the local economy. Given the Property's unique location nearby the Phoenix-Mesa Gateway Airport and ASU Gateway campus, the project could attract visitors from all over the East Valley and broader area, especially from nearby Mesa, Gilbert, Queen Creek, and Santan Valley in Pinal County.

The nearby Phoenix-Mesa Gateway Airport situates the project to provide additional opportunities to attract additional businesses and investment that will benefit Mesa's economy. Proposed office and industrial-commercial flex buffer buildings on the north portion and the proposed employment/industrial buildings on the south portion of the Property will offer a range of compatible opportunities for businesses opportunities in Mesa as would be expected by businesses in the respective sectors. As designed, the Preliminary Site Plan will attract employees from Mesa and the broader region. Moreover, the retail, recreational, restaurants, shops, fitness center, and accommodations uses will benefit both visitors and onsite employees.

As a regional-scale development, the proposed project addresses the following tenets of the Mixed Use Activity District:

1. Provide a location for businesses and attractions located typically along arterial streets or freeway interchanges. (p. 7-18)

The proposed development is located at the intersection of two arterial streets – Power Road and Warner Road – and also the Loop 202 freeway. These provide a compatible location for the blend of regionally significant uses in the proposed development.

2. Typical uses include specialty stores, malls, hotels, offices, retail, restaurants, fast food pads, and compatible specialty uses. (p. 7-19)

Proposed are the above uses in the north portion of the Property. While it is not a traditional shopping mall, the project has similar features with its wide pedestrian promenades between an outdoor recreation attraction and a variety of specialty shops, restaurants, and commercial buildings.

3. A range of building heights are possible and may be taller than 4 stories. (p. 7-20)

The proposed development complies with this intent of the General Plan. It includes a mix of building heights that are reasonable based on the location of the Property, and according to the location of each building within the site plan. Taller buildings are focused on the central amenity area, drive aisles, and the rear portion of the property, which abuts a canal and property zoned LI. The building heights are compatible with the surrounding commercial and employment-focused district.

4. A right mix of uses are provided that meet community and regional needs, including compliance with a specific area plan. (Plan Elements Goal, Character Areas Policy P4)

Cannon Beach and the industrial development will provide the right mix of commercial and employment uses given the Property's General Plan Character Area. The specialty recreational uses will create a unique destination that fills a niche not available elsewhere in the region. Also proposed are compatible uses that fit harmoniously with the overall development in a cohesively arranged development plan. Additionally, the Mesa Gateway Framework Plan policies are met, as provided in this narrative.

B. Employment Character Areas

1. Provide for a wide range of employment opportunities in high quality settings on 20 acres or greater. (pg. 7-22)

The development will provide a variety of employment opportunities in the uses proposed. Located on a 59.7-acre property, some of the uses include, industrial, hotel, office, retail, restaurant, commercial recreation, and other similar uses.

2. Warehousing, retail, and office uses are typical uses (pg. 7-24)

According to the Preliminary Site Plan, warehousing, industrial, retail, and office uses are permitted and proposed, consistent with the proposed zoning districts.

3. Major employment areas support a range of uses, such as office buildings, flex office space, hotels, restaurants, horizontal mixed use, and compatible special uses. (pg. 7-25)

As noted above, a compatible mix of commercial recreation, hotel, office, retail, restaurant, employment/industrial, and similar uses are proposed. The proposed circulation plan, landscaping, and other site planning elements provide for the buffers, transitions, and vehicular and connectivity. These establish internal compatibility between the various uses proposed with an employment/industrial focus on the south portion, commercial recreation on the north portion, and commercial-industrial flex transition in between.

4. A range of building heights are possible and may be taller than 4 stories. (pg. 7-25)

Building heights in Cannon Beach are designed to be sensitive to the constraints and unique characteristics of this mixed use commercial-employment center. As noted above, building heights vary according to use, with the taller building heights being applied to the hotel, office, and parking structure buildings, and other minor height adjustments to the industrial and flex buildings. All other buildings will comply with height requirements in the underlying zoning. The tallest buildings will be located in the least visible portion of the proposed development and will be designed with features that provide for project compatibility.

5. Mixed use employment-commercial centers should have development features, such as a walkable environment, shaded pedestrian connections, common landscape theme, places and open spaces that create usable outdoor spaces. (pg. 7-25)

The proposed development includes a walkable environment as indicated on preliminary plans. The north portion of the development centers at the wave lagoon with surrounding hotel, office uses, restaurants, and shops. This area has a high level of open space activities and variety of landscape and open space amenities that provide for an attractive pedestrian environment. Throughout the project, shaded pedestrian connections are designed with a common landscape theme are found on the preliminary landscape plan, which provide consistency with the General Plan policies.

While the office, industrial-commercial flex, employment/industrial portion of the project, by nature, focuses on truck circulation, the appropriate amount of landscape buffers and pedestrian paths connect the parking areas to the primary uses and provide for site safety and a quality development.

C. Environmental Sustainability

1. Support the use of bicycle use and alternative modes of transportation. (pg. 9-2)

Alternative modes of transportation and bike use are designed into the proposed mixed-use activity center. While bike use will be somewhat limited because of the lack of any nearby residential uses, the project plans provide adequate connections to the bike lanes. Internal to the project site are appropriately placed pathways and bicycle parking areas that comply with the Zoning Standards and Mesa's Design Standards, except as modified in this PAD. Ride sharing is particularly promoted in that there are several drop-off zones located near the commercial recreation uses.

2. Promote energy efficiency through site planning measures. (pg. 9-5)

Cannon Beach incorporates site planning measures to promote energy efficiency and environmental sustainability. Given the project is a mixed use activity center, it lays out various types of commercial, recreation, and employment uses within a common master site plan will allow for multiple purposes to be achieved in one trip. There will be cross-over between the uses as to parking demand and enjoyment of the many services available. This will decrease the demand for vehicular traffic and benefit air quality in the area. As noted above, the generous pedestrian pathways and drop-off zones will encourage ridesharing and multi-modal transportation.

Another energy efficiency measure includes the parking plan, which includes multi-level parking structures. By limiting the use of surface vehicular parking, the parking plan will decrease the development footprint by and make more efficient use of the land. Further, the structures will allow more room for the outdoor amenities, trees, and landscaping that incentivize greater use of the outdoors and an active lifestyle for workers and visitors to the site.

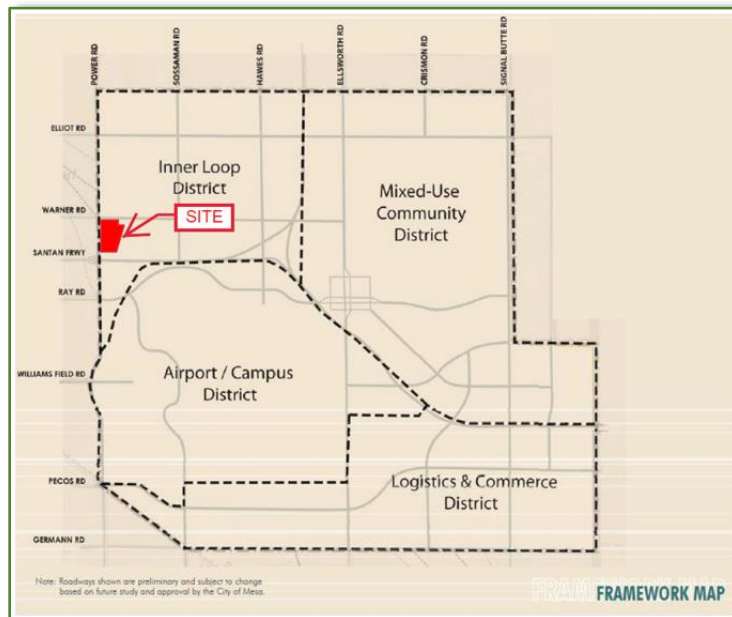
The wave lagoon will incorporate technology to limit water consumption to below what would be expected for a 9-hole golf course. Water conservation measures are also provided for in the drought tolerant plant selection in the landscape plan.

VII. Mesa Gateway Strategic Development Plan and Airport Proximity

As shown below, in the Mesa Gateway Strategic Development Framework Plan (“Gateway Framework Plan,”) the subject property is identified and delineated as being located within the “Inner Loop District” (see Figure 6 below), which the General Plan defines as a growth area.

This inner loop district contemplates a “wide variety of uses” that are predominantly commercial or employment uses, and the proposed development complies with this intent. The proposed development’s land uses are sensitive to, and compatible with, the Airfield Overlay District that covers the broader area.

Figure 6 – Framework Plan, Mesa Gateway Strategic Development Plan



The following goals envisioned in Mesa’s Strategic Development Plan are fully met with Cannon Beach 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.

Specific Inner Loop District goals listed below are further satisfied by the proposed development:

1. Proposed is a a high-quality, mixed use commercial-employment development that is compatible with increasing over-flight activities associated with Phoenix-Mesa Gateway Airport operations.
2. Over time, flexibility will be important as development should begin to transition to mixed uses, with concentrations of light industrial, office, and retail.
3. This regional center will provide areas that attract pedestrians and are to be built at a scale comfortable for those traveling by foot or bike. Proposed are retail, offices, services, and open spaces. They are urban areas designed for pedestrian circulation and the circulation system.

Airfield Overlay:

The proposed development is located in the Airfield Overlay District as provided in Chapter 19 of the Zoning Ordinance. Given the Property's location north of the Loop 202 freeway, it lies outside the projected 65 dm level for the Phoenix-Mesa Gateway Airport, and a significant portion of the property is outside of the 60 dm boundary.

The Property's distance from the airport and the higher intensity of uses proposed make this project compatible with its location in the AOA 2 overlay. Commercial, hotel, recreation, and industrial uses are some of the most suitable uses in the Airfield Overlay given the project's location. These types of uses are frequently located in areas comparable to the subject Property and are also frequently located even closer to airports, often on airport premises. They create an expectation for the minimal effects in relation to these types of developments.

Consistent with zoning criteria, the applicant will provide all the necessary disclosures and notice requirements to property owners of the effects of the airport. All FAA requirements will be complied with. On May 11, 2020, the applicant received a letter from Anthony Bianchi of the Phoenix-Mesa Gateway Authority. It included recommendations relating to disclosures that are similar to the City's zoning requirements, and it also referenced FAA requirements and measures to help ensure project compatibility with the nearby airport. The applicant will respond to all recommendations regarding the proposed development.

It is noted that in early 2018, the City adopted revisions to the Airfield Overlay District. During the public meetings for those revisions, studies reported that newer technology and trends have provided such that the sound footprint for the airport has decreased over time. For these reasons and given the nature of Cannon Beach, development of the Property is not anticipated to affect or influence airport operations and any expansions over time.

VIII. Cannon Beach North Portion: PAD, CUPs, Site Plan Review, and Pre-Plat

A. Introduction and Purpose

For the north portion of the Property, the applicant requests a rezone from AG to GC and LI-AF-PAD with accompanying CUP requests. The north portion of the project will comply with the GC zoning's stated purpose to allow for orderly and integrated mixed use developments with a pedestrian-friendly environment. It also establishes development standards tailored to this unique site and regional destination that will bring unity and visual quality to the proposed uses (§ 11-6-1). Similar to GC zoning, the LI zoning intent, as applied to the proposed flex/industrial buildings in the middle of the overall site (and south end of the north portion), aims to provide "a full range of commercial activities, generally on a limited scale, including high-impact commercial uses, outdoor display and outdoor sale" (§ 11-7-1.B.2).

Cannon Beach proposes a full range of commercial activities on the north portion of the project, namely commercial recreation, restaurants, retail-commercial establishments, accommodations, and office uses, all within an integrated site plan. The proposed wave lagoon includes vast, appealing landscaped areas that are open to the public, which distinct character and theming contribute to immense value for the diverse uses in this regional destination. The scale, location, and design of these uses will become an attraction for a large trade area, which adheres to the GC zoning district's intent.

As it relates to the LI zoning district intent, the development plan is consistent with MZO Section 11-7-1, which specifically contemplates "mixed-use commercial and industrial areas" (11-7-1.A.4), which is consistent with the north portion's regional commercial recreational, office, hotel and retail activities and the employment/industrial uses in the south portion of the project.

Also, the industrial-commercial flex buildings located in the middle of the overall site (and south end of the north portion) will satisfy the purposes for LI zoning where the indoor commercial recreation uses are proposed to buffer the indoor and commercial activities from the industrial activities on the south portion of the Property (see previous Figures 2 and 5).

In summary, the development plans and proposed LI-AF-PAD zoning create a project tailored to the land use context, General Plan, Mesa Gateway Strategic Development, and Zoning Ordinance. It establishes a multi-use destination for this important gateway into Mesa.

B. Permitted Uses

This PAD for the north portion of the Property incorporates the use regulations under the GC and LI zoning districts for the associated portions of the Property. The CUP requests comply with the MZO requirements for the respective use categories.

Proposed are outdoor and indoor commercial recreational uses, restaurants, retail, commercial, office, hotel, and employment uses, which comply with the uses permitted under the above zoning ordinance. Consistent with requirements associated with commercial recreational uses, the wave lagoon will include a central wave pool feature and ancillary recreational uses that form part of, and that will support, this main attraction. In those related areas, the preliminary design documents submitted with this PAD are designed to foster for a variety of recreational experiences and events, ranging from water play sports, spectator gathering for surf competitions, large-scale community events with food trucks and stages, group gatherings for daily recreational and special events, and other related live, work, and play opportunities.

C. Project Description

Cannon Beach’s Preliminary Site Plan and submitted plans for the north portion of the Property illustrate the development’s key components. It is a thoughtfully crafted regional commercial, recreational, and employment center with complementary uses and appropriate transitions both internally and externally. Arrangement of land uses transition from Warner Road on the north to proposed industrial development on the south, which ultimately buffers Cannon Beach from the existing industrial facility south of the Property. Table 3 below provides a summary of the project’s uses.

Table 3 – Summary of Uses

Proposed Use	Gross Blg. Area (SF)	Site Area (Acres)
North Portion		
Hotel/Accommodations	100,800	
Restaurants/Shops	50,900	
Commercial Pads	30,200	
Gym	14,400	
Office	161,440	
Flex (proposed indoor commercial recreation and related uses)	117,430	
(Parking Structure)	(187,000)	
Subtotal: North Portion	475,170	
South Portion		
Subtotal: Employment-Industrial	345,000	19.2±
Grand Total:	820,170	56.6±

The north portion of the project features Cannon Beach, which focuses on the wave lagoon experiential center with its supporting recreational activities and landscaped areas. These outdoor activity areas are both surrounded and traversed by landscaped pedestrian promenades and nodes. Proximate to the wave lagoon feature is a nice array of restaurants, accommodations, a fitness center, and retail and commercial uses. The restaurants and specialty shops will front

onto thematic pedestrian promenades that intersect radiating pathways at nodes that will be designed as amenitized focal points in the site layout. These are among other landscape and hardscape design features that will focus on an enhanced pedestrian experience. Figure 7 below depicts the Illustrative Site Plan for the north portion.

**Figure 7 – Preliminary Illustrative Site Plan
Cannon Beach**



Nearby the wave lagoon and outdoor amenities are office buildings that will offer high class space for future businesses. Also envisioned are indoor commercial/recreational uses, such as an indoor cart race-track experience, an indoor trampoline-parkour recreation center, and a virtual entertainment commercial use.

This portion of the project will focus on employment, industrial, and flex uses that provide services to the broader region and state. The buildings are appropriately transitioned by the

arrangement of buildings and site features. A major part of this transition includes the indoor recreation uses (Karting, trampoline center, etc.) on the south-most part of the north portion that abuts the industrial/employment uses. These flex buildings will be located within buildings that possess the scale and features that are fitting for such uses, they will provide a buffer between the north and south portions of the project.

1. Circulation

Project circulation will meet or exceed Mesa's zoning and engineering standards. Primary access to the north portion of the project will be located between Nunneley Road and Warner Road. This full access point will include landscaping, enhanced paving materials, and entry monumentation that will contribute to a prominent sense of arrival. It will include a median divided entry with rows of trees and pedestrian ways that contribute to a distinct entrance that introduces the project's vibrant design themes. It also provides destination visibility into the development. Nunneley Road is planned as a shared, signalized full-access point that provides direct access to the south portion of the Property and indirect access to the north portion.

On Warner Road, at least one full-access point is proposed. Additional vehicle accesses are evenly spaced along both Power Road and Warner Road, and they form an essential part of the efficient circulation system of this large project. Within the site, structured parking will be located with careful consideration of placement and orientation near the rear property line.

Driveways and pathways internal to the north activity-center portion of the Property provide safe and efficient access to and from the parking areas and the various recreational, commercial, hotel, and office uses. Major pedestrian crossings and nodes will be clearly defined by hardscape and alternative paving materials, and parking areas will be landscaped consistent with landscape standards, except as modified in this PAD, the intent being to provide for an orderly and cohesive environment and a high quality pedestrian experience. To promote multiple modes of travel and ride sharing, the site plan provides for traffic calming measures, drop-off points, and linear landscaped parking arrangement along many of the access drives, which are enhanced features that are included in the preliminary plans.

2. Landscaping 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, except as modified in this PAD or the submitted Design Standards for the north portion of the development, and its associated plans. Specifically, the entire nature of the wave lagoon and its recreational amenities exceed the intent to provide for quality open space for onsite retail, commercial, hotel, and office uses. The submitted Design Standards, as discussed below, provide additional information and guidance for the various aspects of landscaping for the north portion of the Property.

D. PAD Development Standards

The requested PAD overlay is a tool designed to protect a project’s quality design and to encourage creativity and flexibility in design that will implement the General Plan objectives and purposes of Zoning Ordinance. Cannon Beach will adhere to these policies and objectives and will offer many benefits to the City of Mesa and its residents, which meet the criteria for PADs. The development standards for this PAD will be as provided in the Mesa Zoning Ordinance, with the exception of a few modifications shown in **bold** in the right column of Table 4 below. This section applies to the Property’s north portion only.

Table 4 – PAD Modified Development Standards
GC Zoning

Mesa Zoning Ordinance Table 11-6-3, et seq.	Mesa ZO Required GC	Cannon Beach Proposed Standards
Maximum Building Height	30 ft.	65 ft. Hotel 65 ft. Office 75 ft. Parking Structures 55 ft. Remaining buildings, except for commercial pads 40 ft. Commercial pads
Building Setbacks, Interior side, and Rear adjacent AG zoning	15 ft. min. up to 60 ft. near Parking Garage	20 ft. adjacent to abutting AG zoned property at northeast corner of Property
Perimeter landscape setback, Interior side, and Rear adjacent AG zoning, § 11-33-3.B.2.a	15 ft. min. up to 60 ft. near Parking Garage	10 ft. adjacent to abutting AG zoned property at northeast corner of Property
Public Open Space in Large Commercial Development, § 11-6-3.B.1.d	Min. 5 SF/1,000 SF of GFA, ≤ 15,000 SF, public view	Min. 5 SF/1,000 SF of GFA with no maximum, some not visible to public
Parking Spaces, Recreational Use § 11-32-3	1 space per 500 sq. ft. (87.12 spaces /acre)	1 space per 671 sq. Ft. (65 spaces/acre)
Landscaping at visitor’s entry to buildings, § 11-31-16 (large commercial, drop-off area) § 11-33-5 (foundation base)	20 ft. foundation base landscaping/customer drop-off, min. 900 SF	Buildings and pads to provide hardscape and shared landscape drop-off points as provided on the site plan
Pedestrian Connections to ROW, § 11-30-8.A	Straight access to ROW from each building entry	Access to ROW will be provided. Entries may face onto pedestrian network as proposed on the site plan, landscape plan, and pedestrian plan.
Parking Landscape Islands, § 11-33-4.B	Staggered if 16+ parking spaces	Comply with landscape island size and plant counts, but no staggering is required subject to the submitted plans.

**PAD Modified Development Standards
LI Zoning**

Mesa Zoning Ordinance Table 11-7-3, et seq.	Mesa ZO Required LI	Cannon Beach Proposed Standards
Maximum Building Height	40 ft.	55 ft. All buildings, except for commercial pads 40 ft. Commercial pads
Landscaping at visitor’s entry to buildings, § 11-31-16 (large commercial, drop-off area) § 11-33-5 (foundation base)	20 ft. foundation base landscaping/customer drop-off, min. 900 SF	Buildings and pads to provide hardscape and shared landscape drop-off points as provided on the site plan
Pedestrian Connections to ROW, § 11-30-8.A	Straight access to ROW from each building entry	Access to ROW will be provided. Entries may face onto pedestrian network as proposed on the site plan, landscape plan, and pedestrian plan.
Parking Landscape Islands, § 11-33-4.B	Staggered if 16+ parking spaces	Comply with landscape island size and plant counts, but no staggering is required subject to the submitted plans.

Section 11-22-3.B of the Zoning Ordinance allows for the modification of “specific development standards” modified under a PAD overlay such as those provided in the above Table 4. Special care has been taken to craft the modified standards in a way that is tailored to this highly unique and attractive development. As envisioned, the standards will enable the development plan to succeed and provide and cohesively designed mix of amenities, attractions, and land uses. Many of the development’s features exceed zoning standards for open space, landscaping, building setbacks, and other standards. The proposed mix of commercial, retail, recreation, and employment/industrial uses that justify the standards indicated above, which are tantamount to providing for a sustainable, mixed use development plan that is effectively designed within the fabric of integrated open space amenities and a pedestrian-friendly environment.

Justification for Modified Development Standards

1. Building Heights

While some of the proposed buildings will conform to the required building height standards, proposed are modified buildings heights indicated in the above Table 4. The Zoning Ordinance permits approval of building heights above the typical GC or LI zoning height regulations for situations involving proposed developments with quality features, such as is proposed in this case, and properties with a unique location and mixed use format. The proposed development has been designed with building heights aimed at creating greater activity and intensity at the site’s state-of-the-art recreational center at the Wave Pool, commercial nodes, and near the Property’s rear property line. Appropriately scaled buildings on the property create a quality,

unified design. The proposed heights are reasonable and appropriate given the overall scale of this project and its location in the Mixed-Use Activity/Employment Character Area. The site amenities and pedestrian/open space plan, and the proximity to two arterial roads, the Loop 202 Freeway, nearby airport, regional commercial uses, a canal, and employment use zoning all support the proposed building heights.

2. Building and Landscape Setbacks

The north portion of the Property wraps around a small parcel that is zoned AG, which is partially owned by the City of Mesa for a well site and part that has been used as a leased plant nursery. Where the proposed development abuts this small area, proposed is a perimeter landscape setback of 10 feet and a building setback of 20 feet. This will accommodate the proposed parking garage building and the private driveway and perimeter landscaping at the project's eastern-most access to Warner Road.

All other perimeter landscaping and building setback requirements meet or exceed zoning requirements for LI zoning. This modified standard is based on the fact that the nearest proposed buildings to the AG-zoned parcel far exceed the typical requirements for proximity to a property zoned AG for the abutting property's west boundary. While the parking garage is somewhat close to the adjacent property's south boundary, it will not have a detrimental impact on the abutting uses given the existing well site buffer and the existing use.

In further support of the proposed setbacks, to the extent that this project will result in improvements to Warner Road, access and connectivity will improve for the abutting parcels northeast of the Property, thus enhancing their value. These adjacent properties are located in the same Mixed Use Activity/Employment General Plan category, which points to the eventuality of any rezoning change in the future to something more consistent with the surrounding LI zoning. Even if it does not change, the proposed development locates less intense activities on the property line, including landscaping, driveways, and parking, which will have minimal effect compared to what might otherwise be expected.

3. Customer Entrance Drop-off Landscaping and Open Space Area Visibility

The Zoning Ordinance states that customer entries require distinct design, frontage with visibility from public streets, and a minimum 900 sq. ft. drop off area. Proposed are customer entrances to buildings that may connect to, and be visible from, the private drives or pedestrian paseos for Cannon Beach and the common landscape amenities. The common amenities have main entry points to the primary uses that will be visible from Power Road and Warner Road, thus meeting the intent of the visibility requirement.

Regarding drop-off points, the buildings' customer entries and drop-off areas may be shared for groups of restaurants, shops, and buildings surrounding the wave lagoon. Plazas and drop-off areas that far exceed the 900 sq. ft. requirement are located convenient to the various buildings surrounding the wave lagoon in a highly pedestrian-centered environment with pathways and

plaza widths that exceed standards. It is noted that some of the restaurants may have two customer entries that will be strategically located facing the common open space amenities and/or the primary pedestrian corridors and plazas with connections to the parking structures, parking fields, and driveways. Therefore, the project plans support this modified standard.

As further support for the internal pathway system, Cannon Beach will generate the majority of pedestrian activity onsite. Little pedestrian activity is anticipated external to the site because of the long distance to the nearest residential properties, the City limits on Power Road, and the nature of the commercial uses along that corridor. Onsite parking fields are configured to provide convenient pedestrian access to both the Cannon Beach recreational and commercial buildings as well as the commercial pads. Therefore, customer main entries for the pads could be either oriented internal to the connecting pathways and to parking fields, or in the alternative, oriented to public streets, depending on the unique needs of the individual tenants. Some of the restaurants may provide entries on both sides of the buildings – those facing the street and internally to the site.

Fundamental design principles for mixed-use developments establish a flow of compatible uses and clustered building arrangements with nodes of activated space that increase pedestrian interest and corridors between the uses. Building entries can vary in widths when connected to a pedestrian network in proximity to active open space amenities and shade features.

The development plan for Cannon Beach applies mixed-use design principles by designing a major recreational use with ample outdoor amenities at the central focal point of the site plan. Surrounding this major amenity are the various compatible uses, such as hotel, office, retail, restaurant, and other commercial uses with customer entries that either front onto the central amenities or the primary access drives. Commercial pads are likewise conveniently located within close proximity to the open space activity zones because the parking structures and site layout provide for somewhat narrower parking fields between commercial buildings and landscaped connecting pedestrian paths. The vehicular drives provide efficient access to the parking fields, and clearly defined pedestrian paths connect the parking areas to the mixed use activities. Moreover, the project's entry signage and monumentation will provide adequate notice and visibility to the commercial buildings, open space amenities, and the respective entries.

4. Pedestrian Connections from Each Building to the Public Right-of-Way

The Zoning Ordinance requires ADA connections to the sidewalk along Power Road and Warner Road. Also, it references the need to connect each building entry to the public sidewalk (Section 11-30-8.A). While this is typical to anchors, in this case, the standard will also apply to commercial pads. As discussed above, the primary entries into Cannon Beach direct people to internal sidewalks, pedestrian plazas, and pedestrian pathway connections to and from the parking areas. Parking fields are configured to provide convenient pedestrian access to the recreational and commercial buildings and the commercial pads. Therefore, customer main entries for the pads could be either oriented internal to the connecting pathways to parking fields, or in the

alternative, public streets, depending on the unique needs of the individual tenants. To provide for quality design along Power Road, building elevations for commercial pads will provide adequate architectural detailing and quality materials and colors, and where possible, pedestrian connections.

The submitted Preliminary Site Plan and Landscape Plan create an integrated network of pathways that provide connectivity to the various uses, with primary emphasis on connectivity to the north portion of the Property to provide safe spaces for truck traffic in the south portion.

Proposed pathways include landscaping and hardscaping features that are designed sensitively with the vehicular drive aisles to facilitate safe and efficient pedestrian access to the various gathering spaces onsite. Decorative paving materials are provided at major driveway crossings that provide for wayfinding and defined routes that lead to and from the public streets. The design and width of the pathways and street crossings exceed minimum standards, thus supporting this modified standard.

5. Public Open Space

Under MZO section 11-6-3.B.1.d, a minimum 5 sq. ft. of public open space per 1,000 sq. ft. of building floor area is required for commercial centers greater than 25,000 sq. ft. These areas cannot exceed 15,000 sq. ft. in size and must be visible to the public. Proposed in Cannon Beach the same minimum requirement, but to eliminate the maximum requirement and the public visibility requirement.

Some of Cannon Beach's open space amenities will be visible to the public, some will not, which is necessary given the need to enclose swimming pool-type uses. Also, some of the buildings, such as the restaurants, hotel, office buildings, and commercial pads are located where they will obscure some views into the wave lagoon area, and their locations comply with zoning standards.

The Zoning Ordinance allows both large-scale commercial recreation uses by right in GC zoning, which by definition have a minimum area of 50,000 sq.ft. Other uses are also permitted by right in GC zoning that would be expected to include more than 15,000 sq.ft. of open space. It is assumed, therefore, that the 15,000 sq. ft. development standard is not intended to preclude open space uses that are permitted by right, and should not be applied to this unique case.

The proposed Cannon Beach development plan includes a proposed, approximately 1.74-acre wave lagoon area, which exceeds 75,700 sq. ft. Additional open space plazas and landscaping are also proposed throughout the project site that would count as open space. These elements provide for a high quality experience with amenities that will make Cannon Beach a premiere destination for the East Valley. The proposed recreational and open space amenities are inherent with, and tantamount to, the proposed use and will create value that will far exceed any disadvantages associated with this modified standard.

6. Parking Spaces

Cannon Beach includes approximately 1.74 sq. ft. of recreational use space (approximately 75,800 sq. ft.), including the wave lagoon and the recreational amenities surrounding it. Where the Zoning Ordinance would require 1 parking space per 500 sq. ft. (87/acre), proposed is 1 space per 671 sq. ft. (65/acre). This affects the overall parking counts by 5%.

Proposed parking counts were calculated for the proposed parking ratio by applying a traffic engineer's analysis of both parking demand rates in the industry-recognized ITE Parking Generation Manual (5th Edition). The parking ratio also factors in a typical estimated "water slide park" based on a similar wave lagoon project in Maricopa County.

This parking count is further supported by the special characteristics of the wave lagoon. Given the way it functions, approximately 1-2 dozen surfers can use it at any given time plus some use along the beach. The surrounding promenades and active recreational amenities will generate parking demand typical to the amusement park standard, but the actual wave pool's surface area, which makes-up a significant portion of the recreational use, will generate a much lower level of parking.

This modified parking standard is also supported by the mixed use nature of Cannon Beach, which wave lagoon is surrounded by over 470,000 square feet of commercial, hotel, and office space, each of which will meet the minimum required parking ratios. A large percentage of the visitors to Cannon Beach are anticipated to also patronize the local shops, restaurants, etc. Employees and patrons of the hotel, office, or the flex building may also take time to visit the wave lagoon. Because of the shared parking situation and the site plan that is designed to conveniently connect these different areas of the site plan, the proposed modified standard will not have a negative effect on the project. In fact, the proposed parking counts will avoid unnecessary over-parking and contribute to the site plan's efficiently sized parking fields.

7. Parking Fields

A proposed modification to Section 11-33-4.B will allow parking lot landscape islands to not be staggered. The size and plant count requirements will be met. Cannon Beach's development satisfies the intent of the Zoning Ordinance, which is to provide adequate shade for pedestrians crossing through parking areas and to break-up the overall asphalt plane through use of appropriately spaced landscaping and other structures.

This modification is supported by the proposed site layout with its relatively narrow parking fields that are broken up by the building form, landscaping, and shaded pedestrian paths. The proposed structured parking, which may include partial underground parking, will reduce the development's footprint and promote efficiency of land uses and parking.

E. Design Character

Cannon Beach will meet or exceed the design provisions of the Zoning Ordinance and Mesa's new Quality Design Standards, except as modified in this PAD. Detailed project design will be submitted for review by the Design Review Board at a future date. The City's process will ensure compliance with Mesa's design standards, which require compatibility with the project's established design themes and character.

For the Cannon Beach's north area, Design Standards, Principles, and Conceptual Imagery specific to the north portion of the project have been submitted with this PAD. They provide guidance for coordinated development on that area of the site, as provided on the following plan sheets:

PAD Design Guidelines

1. L-DP, Design Principles and Standards
2. L-LC, Landscape Character Plan
3. L-4.01 – L4.04, Color & Material Character
4. A1.0, A1.1, A1.2, Architectural Design Guidelines

Together, these sheets are hereby known as the "PAD Design Guidelines," and they establish the basis for the submitted drawings and preliminary design package provided for the Cannon Beach PAD. These standards modify Mesa's Design Standards to meet the purposes of this PAD to provide for a high quality, viable development. The PAD Design Guidelines inform specific aspects of the development, including, but not limited to landscape character, hardscape features, definition of the various spaces on the site plan, and design concepts for the nodes and plazas.

As stated in the PAD Design Guidelines for the project's north portion, the intent is to design a multi-faceted destination with diverse recreational opportunities in a lively setting. This is accomplished through carefully laid-out defined districts in the landscape plan (Sheet L-DP) that encourage pedestrian exploration in a colorful, lush, tropical and desert setting. The PAD Design Guidelines present seven terms that distill the essence of Cannon Beach:

1. Dynamic Experiences
2. Cohesive Destination Hub
3. Oasis in the Desert
4. Connectivity
5. Sense of Discovery
6. Intuitive, Themed Wayfinding
7. Active Entertainment

Architectural provisions of the PAD Design Guidelines outline the vision regarding the exterior design concepts, building massing, and colors and materials. As expressed in the Design Guidelines, the intent is to provide coastal, seaside architectural themes with an appropriate

combination of both historic and contemporary west coast themes. It is divided into guidelines and imagery for the various areas of the Cannon Beach site plan.

F. Council Use Permits

Pursuant to MZO Section 11-7-2 Use Table, a CUP is required for a Large Commercial use in LI zoning and for any Commercial Recreation use in the AOA 2 overlay. For properties located in GC Zoning, MZO Section 11-6-2 requires a CUP for restaurant outdoor eating areas in the AOA 2 overlay.

1. Large Commercial > 25,000 SF in LI Zoning, Section 11-31-16

Under the recently updated zoning ordinance, a Large Commercial use includes any commercial building or combination of four or more such buildings with a gross area that exceeds 25,000 sq. ft. Cannon Beach satisfies this definition because the proposed LI designation has one or more commercial buildings that are, in total, greater than 25,000 sq. ft. The Zoning Ordinance requires compliance with Section 11-31-16, which focuses on efficiency of circulation and pedestrian safety. As explained previously in this narrative, the proposed development meets or exceeds these provisions, except as modified in the PAD development standards section.

In summary, the development plan complies with the circulation and pedestrian requirements by providing efficient pedestrian connections from the parking areas to the proposed uses. Walkways and driveway crossings are designed with differing materials, textures, and elevation changes when compared to the drive aisles. These features will differentiate them from the vehicular drives and provide for wayfinding. Certain sidewalks will be much wider than 5 feet in designated gathering areas and where needed to manage the volume of pedestrian traffic to and from the parking facilities.

The various uses on the north portion of the project provide linkages to multiple pedestrian promenades are separated from the drive aisles by a row of retail/commercial/restaurant buildings, which provides for pedestrian safety and comfort. The layout of the pedestrian system and utility of the parking structures meets the intent of the Zoning Ordinance by facilitating pedestrian access and by reducing the scale of traditional parking fields for large-scale developments.

2. Large Commercial Recreation in AOA 2 in LI Zoning

Commercial Recreation uses include “participant or spectator recreation to the public, excluding a public park and recreation facilities” (Section 11-86-4). They are deemed Small-Scale or Large-Scale depending on whether their area is less than, or larger than, 50,000 sq. ft. (11-86-4). A These uses are permitted by right in GC zoning, but a CUP is required when these uses are located in LI Zoning and in the AOA 2 overlay.

Proposed are commercial recreation in the commercial/flex buildings near the middle of the Property, which is the south part of the north/Cannon Beach portion of the Property. Proposed commercial recreation facilities will include, but are not limited to, uses such as the envisioned 360 Karting (an indoor cart racing center), The Void (virtual reality activities), and Circus Trix (trampoline/parkour indoor sports).

This CUP applies to parcels 6 and 7. While the actual square footage of each of the recreational uses will be determined at a future date, a CUP is requested for the LI zoned commercial-industrial-flex building, which is approximately 117,430 sq. ft., and PAD E, which is approximately 7,200 sq. ft. In total, these buildings exceed the minimum 50,000 square footage in the definition above, or if looked at separately, the smaller building qualifies for a small-scale commercial recreation use. Both parcels and both buildings are included for consistency in the zoning district and to provide room for any commercial recreation use in Pad E on parcel 6 that might or might not be connected with the flex building on parcel 7.

Justification – Commercial Recreation uses are frequently located in commercial centers such as Cannon Beach, and they are frequently classified as commercial uses as are permitted in LI zoning. A CUP is not required for commercial uses, but in this case, a CUP is being requested because of the overlap in definitions and land use standards and to provide for review given the proximity to the airport.

As discussed previously in the previous section regarding the Airport Overlay District and as provided below in the answer to item “b” of the CUP criteria, the proposed commercial recreation uses are suitable for this Property and are consistent with the purposes of the AOA overlay. Furthermore, if recreational uses are compatible with the GC portion of the site, they are also appropriate for the proposed LI zoning on this mixed use development with its coherent development plan and internal connectivity.

Specifically, commercial recreational uses as proposed in the flex building are traditionally located near major streets and freeways. Such proximity lends to visibility and access, which are required to make these types of uses successful in today’s economy. Participants and spectators of these recreational activities will anticipate the ambient sound from the adjacent streets and nearby airport, which will be mitigated by the activities internal to the uses. Any noise from overhead flights will be mitigated by the structures themselves and by the indoor nature of these proposed commercial recreational uses. Recreational uses by nature have some noise that is inherent with the typically high degree of physical and social activity. Also, the nature of equipment and facilities of the kart racing, trampoline park, and virtual reality recreational uses will further mitigate any impact that overflights may have on the site.

It is noted that while the property is technically located in the AOA 2 overlay, it straddles the decibel line dividing the AOA 2 and AOA 3 overlay (See Map AF-1, Section 11-19-2.A of Mesa Zoning Ordinance). This suggests that the Property is located a little further from the airport than most properties in AOA 2, which means any overflight effects to be lower than typical for AOA 2.

3. Restaurant Outdoor Eating Areas

Restaurants' outdoor eating areas are proposed, which implement many of the goals envisioned in the General Plan, and they are appropriately suited for inclusion in this mixed-use site plan that contains pedestrian corridors, nodes, and plentiful outdoor recreational amenities that tie the various uses together on the same site plan. Proposed in Cannon Beach are restaurants and outdoor eating areas that would be located surrounding the proposed wave lagoon and outdoor spaces. These areas will include various recreational and open space activities that will create a reasonable expectation for a certain amount of noise. Sounds from both onsite activities and traffic on the adjacent arterial roadways will likely drown out effects of the Phoenix-Mesa Gateway Airport, if any. The Property is located at a somewhat further distance to the airport, which incidental effects from overflights will not likely create a negatively impact.

Notably, under the Zoning Ordinance, outdoor recreational uses and its ancillary outdoor eating areas are already allowed by right in GC zoning, which suggests that in contexts such as this project, outdoor eating areas are compatible in the AOA 2 overlay. Nonetheless, a CUP is requested here to clarify this use is allowed in the context of a restaurant, whether or not it is deemed accessory to the recreational use.

4. Compliance with CUP Criteria

The requirements by which CUP applications are reviewed are listed in MZO Sections 11-31-16.D and 11-70-6-D. Cannon Beach complies with these provisions, which are consolidated and discussed as follows:

- a. **City Policies:** Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies and will be compatible with surrounding uses.

Answer: The proposed uses will further the tenets of the General Plan, Mesa Gateway Strategic Development Framework Plan, and related policies as explained previously. Likewise, the proposed non-residential uses are compatible with the surrounding uses and industrial zoning, which are also non-residential. The proposed development is consistent with the types of uses that would be deemed appropriate for an arterial-arterial intersection near a major freeway interchange and an industrial area.

- b. **Compatibility:** The location, size, and design characteristics and plan of operation of the proposed project are consistent with the purposes of the district where it is located and conform to the General Plan, area plan or policies, zoning, building, and fire safety regulations, including, but not limited to landscaping, parking, screen walls, signage, and design guidelines.

Answer: The operations, location, size, and design of each of the respective uses in Cannon Beach are appropriate for the respective GC and LI zoning. Only uses permitted in the underlying zoning district are proposed. These uses will be required to be in substantial conformance with the approved Preliminary Site Plan and all applicable development codes.

The proposed development complies with the Mesa Zoning Ordinance standards except as provided in the previously discussed modified standards. This application demonstrates compliance with, or anticipates PAD approval for modifications from, landscaping, parking, screen walls, signage, lighting, and the development standards in general. Future submittals for the sign package will reflect the design themes submitted herewith and will further the intents of the Zoning Ordinance.

A CUP is required because the subject property is located in the AOA 2 overlay. The proposed land uses are compatible with this designation. The Property's location is sufficiently far so as not to be negatively affected by the AOA 2 overlay. Power Road, Warner Road, and the Loop 202 are high intensity traffic corridors, which make the Property an area of high activity. The centrally located outdoor amenities are adequately buffered from these streets by commercial buildings and generous buffering. The driveway and parking design are intended to minimize any traffic conflicts.

Specifically, hotels, office buildings, employment uses, restaurants, and commercial recreational uses are traditionally located near major streets and freeways. Such proximity lends to visibility and access as is necessary to make these types of uses successful in today's economy. Participants and spectators of the wave lagoon will anticipate the ambient sound from the adjacent streets, nearby airport, which will be mitigated by the activities internal to the uses.

- c. **Good Neighbor Policy:** A good neighbor policy addresses ongoing compatibility with the adjacent uses.

Answer: Generally, good neighbor policies are aimed at providing a program, or medium, for coordination and resolution of maintenance issues and specified effects a project may have on the surrounding uses. Good neighbor policies are especially relevant when residential properties are concerned or assisted living facilities, which is not the case with this proposed development. There are no residential uses within proximity of the Property because it is located in the middle of a regional commercial and industrial area. Based on the submitted Rezoning/PAD application, the proposed mixed-use development complies with the Council Use Permit's plan of operation requirement to the extent necessary for a commercial and industrial development with complementary uses.

It has been determined that Cannon Beach by nature is compatible both internally and with respect to the surrounding commercial and employment uses. It has been established that the Preliminary Site Plans are intentional in their two-part arrangement of compatible mixed use large commercial, recreation, retail, hotel, and employment land uses. The site plans have been designed to be sensitive to one another in terms of buffering, pedestrian connections, shared open space amenities, and uses that are compatible with the property's distance to the airport.

The proposed development will meet or exceed the requirements to ensure ongoing compatibility with the respective uses onsite. The functionality and integrated relationship among the various elements of Cannon Beach in the north portion of the development will be governed by a comprehensive declaration of commercial restrictions, easements, and agreements ("Declaration"). This will ensure that the north portion of the development is well-maintained so that the value of the development is preserved over time. To achieve this same effect of overseeing quality maintenance, the South Property will have ownership over the various tenant spaces that will provide a mechanism to effectively oversee the professional management and maintenance of the property.

The property ownership maintenance program and the property owners association Declaration that will run with the land will include specific terms that will address the relationship between the retail, commercial, recreational, and employment uses onsite and that will provide contact information to users of the site to facilitate resolution of any concerns that may arise. As to procedures, the Declaration will provide adequate notice and create a mechanism to enforce each owner's or tenant's compliance with the property's operations regulations and the Declaration.

Furthermore, the project will address the Airport Overlay requirements given the property's proximity to the Phoenix-Mesa Gateway Airport, which will provide public notice of the potential impacts on the community by the nearby airport. Tenants and purchasers will be given contact information of property management.

- d. **General Welfare:** The proposed project will not be injurious or detrimental to the adjacent or nearby properties or improvements in the neighborhood or to the general welfare of the City.

Answer: The proposed improvements will not be detrimental, but complimentary to one to another as explained previously. To reaffirm here, the development standards and development plan documents under the PAD establish will govern and protect the permitted uses for each component of the site. The proposed land uses effectively transition from the south to the north and provide the buffers and protection needed for the truck traffic anticipated on the south portion of the development.

- e. **Impacts on Residential Property:** 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.

Answer: There are no neighboring residential sites in this employment- and commercial-dominant district. As such, the project's parking, circulation, and other features will not pose any negative impacts on residential areas.

- f. **Infrastructure:** Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

Answer: There are adequate utilities, public services, and infrastructure to support the proposed project. The submitted plans indicate the commitment to tie-into existing utility services, and the required right-of-way improvements will be privately funded.

G. Development Phasing

The development phasing of Cannon Beach will be based upon real estate market conditions. Although the actual timing and sequence of development is entirely reliant on upon unknown future regional economic conditions, it is estimated that the right-of-way improvements, the wave lagoon and its surrounding hotel and restaurant/commercial buildings will be developed in the first phases for the north portion. The office and industrial/commercial flex and buildings are anticipated to follow, as well as the commercial pads.

Each project phase will provide for adequate access and circulation, drainage, and retention, as well as ample landscaping required for that phase. Prior to permitting of each phase, the proposed phasing design will be submitted, which will accommodate for the development of efficient infrastructure facilities between phases.

H. Site Plan – Use and Configuration Flexibility and Coordination

Consistent with City of Mesa PAD Zoning Code provisions for a two-step PAD Review process with conceptual plans (Section 11-22-5(B)), a conceptual site plan is provided for the south portion of the site. It is intended to develop independently with the north portion. However, access and infrastructure will be coordinated to provide for orderly development of both portions of the Property. The details regarding the south portion's site layout, circulation, entries, landscaping, character and theming, and utilities will be provided during the respective Site Plan Review application.

A full site plan is provided for the north portion. The preliminary plans and documents associated with this area will be incorporated into the PAD as indicated above. The site plan will meet or exceed MZO Standards, Mesa's New Quality Design Standards, with the exception of the heretofore mentioned modifications to standards and the submitted PAD Design Standards.

With the approval of the Cannon Beach PAD and its Design Guidelines, future site plans and modifications will be submitted to the City's administrative Site Plan review process as provided in the Zoning Ordinance. 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.

I. Preliminary Plat

The Preliminary Plat for Cannon Beach is submitted in concurrently with the zoning process. Engineering reports and associated documents will be submitted and reviewed by the City at the time of Final Plat approval.

IX. Industrial Development – South Portion: PAD

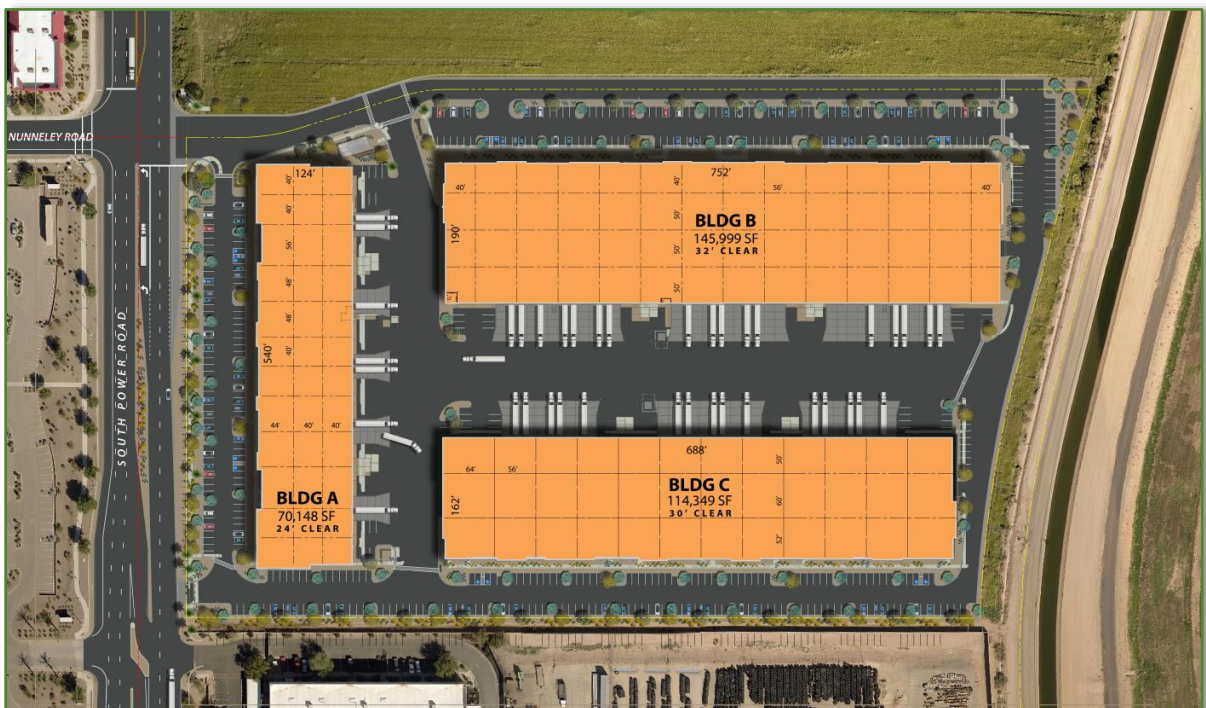
A. Introduction

The purpose of this request is to rezone the south portion of the Property (“South Property”) from Agricultural (AG) to Light Industrial, Planned Area Development overlay (LI, PAD) to allow for the proposed development. The PAD overlay will provide for reasonable and appropriate development of the Property for commerce, industrial, warehousing and/or manufacturing uses. The PAD items under Section IX of this Project Narrative shall pertain to the South Property.

The South Property will feature a high quality employment and industrial development that is consistent with the LI zoning district. LI zoning promotes industrial uses that “provide a range of employment opportunities in Mesa” and also contemplates specific uses, such as “wholesaling, research, warehousing, and distribution activities” (§ 11-7-1). The proposed employment and industrial development are consistent with this intent.

According to the Preliminary Site Plan (see Figure 8 below), the South Property will be buffered from the commercial development to the north by the north property’s flex building that will also be zoned LI PAD. Parking areas for the South Property are also located to the north and south, which will help transition this development to the flex building to the north and the industrial uses on the abutting property to the south. To the west, employee and visitor parking will be located along the Power Road frontage behind the perimeter landscaping, which will provide separation from Power Road to the industrial building that will face west.

Figure 8 – Conceptual Site Plan – South Property



B. Permitted Uses:

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

C. Amendment to L-I Development Standards:

Below is a summary of the development standard deviations being requested for the South Property along with a justification for each deviation. A comparative Development Standards Table is also provided below in Section D.

- 1. Building Height Deviation.** Maximum building height shall not exceed forty-nine (49) feet in lieu of the standard forty (40) feet. Building height shall be measured in accordance with the current City of Mesa Zoning Ordinance Definitions. This requested height is in keeping with high-quality industrial projects throughout the City. Such uses require greater floor to ceiling height than traditionally afforded in the LI district.
- 2. Parking Deviation – 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 under the current project size, roughly 694 parking spaces would be required. Given the prospective tenant make-up and the developer experience on similar projects, this would be a gross over-parking of the project. The result would be an inefficient site layout with an excess of asphalt paving and an abundance of unused parking spaces. The applicant proposes a more realistic parking ratio of 85% at 1 space per 900 square feet and 15% at 1 space per 375 square feet. This results in a minimum of roughly 446 required spaces – a more than adequate amount of parking to serve the project. A good portion of the project is anticipated to be leased to industrial or warehouse uses that require roughly 1 space per 600 – 1000 square feet. This parking ratio is consistent with employment centers successfully operating in the Phoenix metro region, including within the City of Mesa.
- 3. Outdoor Storage.** Some form of outdoor storage is often a requirement for the high-quality employers that will likely look to locate within this project. Outdoor storage shall be permitted within the truck court areas as shown on site plan. These areas shall be screened from public streets by any combination of buildings, landscaping, or screen wall.
- 4. Perimeter Landscaping.** A 15-foot landscape setback is required at the property line by Code where a non-residential use or district abuts a non-residential use or district. Applying such a standard to the south and east property lines at this location seems excessive given the surrounding

conditions and proposed uses. To the south is an existing truck and tire facility with a larger outdoor storage yard. More importantly, this property to the south already contains a 6-foot tall, block screen wall. To the east of the subject site is a large canal right-of-way which provides a more than adequate buffer to any potential use in that directly. In lieu of 15-feet, the applicant is proposing a minimum 5-foot landscape setback at these locations. Providing an extra 10-feet of landscaping along either of these property lines would have minimal, if any benefit, but would greatly alter the proposed site plan.

5. **Landscaping Within the Truck Court.** Parking lot landscaping is required for parking lots containing 10 or more parking spaces. The proposal meets this requirement for the typical parking lot areas provided for the public near building front entrances. The proposal does not provide landscaping within or around the truck loading courts. The provision of such landscaping (including trees) is potentially dangerous for vehicle maneuverability and driver visibility. Such landscaping would be unseen from the general public and would also be difficult (and dangerous) to maintain given the activities which occur in a truck court. It should be noted, the City of Mesa typically waives the requirements for landscape islands in truck court if parking in these areas is in excess of required parking.
6. **Plaza Areas at Entries.** Code requires plaza areas at building entries. This is a welcomed design feature for this project. However, the buildings may end up being demised repeatedly for a high number of tenants, resulting in a high number of entries along the front elevation. Under such a scenario, plaza areas would be too dominant a feature and could potentially overlap. The application requests the number of plaza areas be capped at a minimum of four (4) plaza areas entries per building. Additional plaza entries may be provided but are not required.
7. **Adjustment for refuse areas as shown on the site plan.** Refuse areas within the truck loading court shall not require enclosures. Again, the truck court area is already screened from the public street by buildings, landscaping and/or screen walls. An additional screening via enclosures is not required.

D. Development Standards Table

TABLE 11-7-3 – DEVELOPMENT STANDARDS – LI DISTRICT		
Standard	Zoning Ordinance Standards	Proposed PAD Standards
Lot and Density Standards		
Minimum Site Area (acre)	1.0	1.0
Minimum Lot Width (ft)	100	100
Minimum Lot Depth (ft)	100	100
Maximum Lot Coverage	90%	90%
Building Form and Location		
Maximum Height (ft)	40	49
Minimum Setback along Property Lines or Building and Parking Areas (ft)		
Front & Street Facing Side	20	20
Interior Side & Rear adjacent to LI district	0	0
Supplemental Standards		
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 716 required under current code	Table 11-32-3.A: Group Industrial Buildings and Uses, Proposed: 85% at 1 space per 900 sqft plus 15% at 1 space per 375 sqft Minimum 446 spaces to be provided
General Site Development Standards (11-30)		
Outdoor Storage:	Table 11-30-7: Not permitted in front or street-facing side yards. Permitted in interior side and rear yards, or outside of required yards, subject to the standards of this Section	Proposed: Outdoor storage shall be permitted in the Truck Court areas.

Landscaping (11-33)		
Perimeter Landscaping	11-33-3-B.2.a Width. Non-single residence uses adjacent to non-residential districts and/or uses shall provide a 15-foot landscape yard	Proposed: Width. Non-single residence uses adjacent to non-residential districts and/or uses shall provide a minimum 5-foot landscape yard
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	Proposed: 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, 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
Foundation Base along Exterior Walls	11-33-5-A.1.a.i Typical Building Entrances. An additional foundation base shall be provided at the entrance to create an entry plaza area. The Plaza area shall have a minimum width and depth of 20 feet, and a minimum area of 900 square feet.	Proposed: Typical Building Entrances. An additional foundation base shall be provided at the entrances to create an entry plaza area. A minimum of four (4) entry plaza areas shall be provided per building. The Plaza area shall have a minimum width and depth of 20 feet, and a minimum area of 900 square feet.

E. 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 dated December 2019 pertaining to Industrial developments:

1. Site Design:**a. Building Placement & Orientation**

The site is designed, and buildings are placed to utilize the site more efficiently, while providing a strong relationship to the street and visual interest in areas visible from public view. Site infrastructure and softscape is to be designed compatible to the adjacent Project to the North of the site. This is to include complimentary landscape palette, hardscape paving, site screen walls and site lighting.

Building A is oriented to face Power Road and the building entrances are clearly visible through visual design features which help orient visitors. It is anticipated that Building A will potentially attract a broader range of smaller tenants with a mix of uses and slightly greater parking requirements. The Power Road frontage will provide for smaller demising including more entry opportunities, more glass, shade trellis's, and enhanced detailing and building and site lighting. Landscaping is to be enhanced by use of larger specimen trees and tighter density of plant material. A public entry feature area is included at the primary site entry drive at the Nunneley intersection and on the North side of this building. Additional employee use shaded outdoor areas with seating are provided at the shared common areas to the two Eastern buildings and along connecting accessible sidewalks.

Buildings B and C have an east-west orientation to mitigate solar exposure and enable natural light where possible, while also concealing the loading and service areas from public view. Eight (8) foot tall screen walls are provided east of Building A to conceal these uses from public view both off site and on site. These buildings are designed for general uses and warehousing tenants, minimum 20,000 SF or greater. It is anticipated that there will be lighter vehicular parking requirements but more intense trucking needs.

The three (3) buildings will share similar design features, with varying building heights (41 feet, 45 feet and 49 feet) to create visual interest and avoid monotony. Design enhancement and added height to be provided at each of the frontage corners of Building A.

b. Vehicular Access, Parking, & Loading

The South Property will have a primary, signalized access at Nunneley Road at Power Road. This will create a separate and prominent access to the proposed industrial buildings and will provide for the necessary coordination of truck traffic to and from the nearby Santan Freeway. As preferred in the guidelines, the primary access to the site is also a shared access drive to minimize curb cuts. A secondary access is provided at the southern end of the property on Power Road.

Parking is dispersed throughout the site to provide convenience for employees and visitors, while also avoiding a "sea of asphalt" where parking is a dominant feature. A decorative masonry screen wall, compatible with the project to the North, is provided along Power Road to screen parking from public view and identify public entry and access. Landscaping is also provided

throughout the parking areas (except in loading areas) and will be of similar plant material to the project to the North. The loading and service areas for the project are internal to the site, screened from public view by the buildings.

c. Landscaping & Shading

Low maintenance, drought tolerant plants will be utilized in the project landscaping. A public hardscape/landscape area and three (3) additional outdoor employee gathering areas with seating have been provided. They are currently shown on the site plan at the primary site entry at Nunneley, at the Center of Building A, at the northwest corner of Building B, and the southeast corner of Building A, respectively. Stormwater retention is incorporated into the overall landscaping and located underground. Pedestrian connections between buildings and to public sidewalk have been provided and are differentiated by stamped concrete asphalt.

d. Exterior Lighting

Lighting fixtures have been chosen to be harmonious with the overall building design and architectural theme of the project. Lighting is used to accent focal features such as building entries and will be compatible with the Project to the North. Multiple light sources will be used including decorative facade lights on Building A, thematic site lighting at the public and employee gathering areas, decorative light sconces on all building entries and general area lighting in service areas. Additionally, twenty (20) foot high pole lights are provided in vehicular decision areas for public safety.

2. Architectural Design:

a. General Design

The highest level of architectural details for the project are focused on the building public frontage but consistent features are shared with all the entry sides of the Project including the west façade of Building A, the north façade of Building B, and the south facade of Building C.

The nature of the anticipated industrial uses requires large buildings, with tall internal clear storage capacity, and good freeway visibility. The facade design has buildings that are visually broken up into smaller components by wall details including, material changes, shadows, and changes to the roof line. Weather and sun protection, as well as shade and shadow interest, are provided by adjustments in the building elevations and metal shade canopies. At the pedestrian level decorative masonry and enhanced paving is provided for scale on all of the buildings, to provide visual ties to the site features, and is concentrated near public and employee entrances.

b. Entrances

As previously noted, building entrances are oriented towards the predominant public view and street frontage. This includes Building A's orientation towards Power Road and, to a lesser extent, Building B and C orienting entrances to the north and south respectively. Building

entrances are served by pedestrian walkways and are also clearly defined by building design elements including storefront designs and metal shade canopies. The primary vehicular entrance to the site from Power Road will be enhanced by use of a consistent tree palette and future monument signage.

c. Massing & Scale

Although the nature of the proposed use requires large buildings, the building massing is reduced by vertical or horizontal wall offsets / articulated details around entrances, cornice treatments or other method of visual relief. The differing building heights of the three (3) buildings also provides variation across the full site.

d. Façade Articulation

Façade articulation is provided along the visible, more public facades including roofline variation, changes in materials and plane changes.

e. Materials & Colors

Building colors and materials reinforce the overall building design. An architectural mix of decorative masonry and concrete is provided along with metal canopies and metal window frames with insulated glazing.

f. Signage

The proposed signage design is simple and easy to navigate while also complimenting the overall building architecture. Directional signs and future monument signs will comply with the standards as established in the Comprehensive Sign Plan submitted on the full site. Individual tenant signage will be submitted for review and approval as part of the tenant improvement building permit process and will be in conformance with the Sign Ordinance.

g. Service Areas & Utilities

The overall site layout has been designed and oriented to keep service, loading and utility areas screened from public view. These areas are located centrally within the site with Building A, Building B and Building C surrounding and screening them. Mechanical equipment, including roof-mounted systems and roof drainage systems are architecturally screened and designed to be integral to the buildings.

F. Phasing

The South Property may be developed in multiple phases as market conditions warrant. Plans for each phase will be submitted to the City of Mesa to ensure proper and orderly development.

X. The North and South Portions' Compliance with PAD Criteria

Pursuant to Section 11-22-1 of the City of Mesa Zoning Ordinance, Planned Area Development Overlay applies to properties with a minimum 5-acre site area. The project is approximately 59.7 gross acres and 54.4 net acres and therefore complies with the size requirement for a PAD established in the Zoning Ordinance. The project complies with the PAD overlay's intent to implement the General Plan goals through the use of "innovative design and flexibility in projects of sufficient size." Cannon Beach and the industrial development will fulfill the Zoning Ordinance's purposes by incorporating the right amount of features for each respective use, as follows:

- High quality architectural design, site design, and an open space amenities package that create a distinct and more sustainable alternative to conventional development and comparable projects;
- Enhanced pedestrian pathways and architectural linkages between the onsite uses, parking areas, and amenities;
- Well designed and integrated open space and/or recreational facilities held in common ownership under the property management, to be governed by the private property Declaration, and of a scale that is proportionate to the development;
- Pedestrian crossings and traffic calming measures to promote safe traffic circulation;
- Structured parking that provides for reduced surface parking and reduced distances for pedestrians to travel to and from the various uses onsite;
- Consistency with the surrounding open space and residential uses; and
- Sustainable property owner's management to oversee maintenance of the site.

This narrative and the development plan documents submitted herewith, such as the Preliminary Site Plan, and conceptual design imagery for the north and south portions of the Property are preliminary in nature. They demonstrate how the requested zoning designations could be implemented consistent with the proposed themes and character. These elements, however, do not reflect the concrete and final site design. Any future design review requests and final plan submittals may require minor modifications, but they must be consistent with the themes and standards approved in the PAD. Together, the elements of the PAD will create a unique and innovative development that will foster many of the goals and objectives outlined in the General Plan and create great value for the surrounding community and future onsite users. Any major modification will require a new PAD modification public procedure, whereas a minor modification could be administratively approved according to the applicable process under the Zoning Ordinance.

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 north and south portions of the project. The wave lagoon and surrounding development will incorporate recreational open space amenities, landscaped promenades and plazas, water features, pedestrian network, and other design elements will offer a high-quality environment for visitors. The entries, landscape buffers, and site amenities are integrated and of appropriate scale for the uses. Adequate connections will be available to the south portion of the project, although it will be sensitive to the industrial nature of those uses. Details on the south portion of the project will be addressed in the separate Site Plan Review process, 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 property has historically been used for agricultural purposes, which typically does not lend itself for preservation in the traditional sense. However, the project has been designed with various tree-lined pathways and a substantial amount of open space and amenities that create a high-quality outdoor environment.

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

Answer: Cannon Beach by nature is a high quality alternative to conventional development. Mixed use developments by nature utilize land and space more efficiently than traditional use-defined development patterns. For example, the proposed structured parking and complimentary uses in terms of peak parking demand satisfy this zoning criteria's goal to promote a more sustainable environment. Also, special

technology has been integrated into the wave lagoon's water system to provide less water than would typically be seen in a 9-hole golf course.

The project includes a variety of recreational, commercial, and employment uses with structured parking, contiguous commercial uses, shared pedestrian and open space amenities, landscape buffers, and high-end conceptual design with aesthetically pleasing features. These elements are coordinated into a unique development plan that will be a valuable addition to the community. The proposed flex building on the north portion will provide a good transition to the singular industrial development plan south of the property. That portion will incorporate landscape and design elements to provide consistency and appropriate continuity along Power Road. Please see the discussion above regarding the Project Description and General Plan Compliance for more information.

5. Sustainable property owners' associations.

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

To achieve this same effect of overseeing quality maintenance, the South Property will have ownership over the various tenant spaces that will provide a mechanism to effectively oversee the professional management and maintenance of the property.

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

Answer: See above answer to item 5.

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 design of Cannon Beach and proposed industrial/employment uses will have integrated uses that function in a synergistic manner to create a regional destination. Proposed uses have been holistically crafted to address the needs of a mixed use recreation, 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.

XI. Public Utilities and Services for the Overall Property

A. Utilities

Utilities for both the north and south portions of the Property will be provided as listed below. The applicant is continuing to analyze the available services and connections, but its preliminary assessment reveals there will be adequate capacity to service the proposed uses in Cannon Beach.

- Water: City of Mesa
- Sewer: City of Mesa
- Electric: Salt River Project
- Gas: Southwest Gas
- Telecommunications: Cox Communications; CenturyLink
- Police: City of Mesa
- Fire: City of Mesa

Utility improvements will be installed to adequately connect to existing infrastructure improvements. The applicant is committed to working with the City to determine the overall system needs to provide sewer service for this proposed development. The system improvements will be designed and developed in accordance with City of Mesa and Maricopa County Environmental Services Department requirements.

B. Water

Water service for the proposed development will comply with City of Mesa standards and details. With respect to the north portion of the project that is submitted for site plan review, water services will be provided by the City of Mesa through connections to existing water stubs. Two connection points are proposed to the 16-inch waterline in Warner Road and to a water line in Power Road. These existing lines will provide the domestic and fire floors in a looped system, and onsite lines will generally be 8-inches, or 6-inches for fire services. Stubs are designed to allow opportunities for connection to the south, industrial portion of the Property. The existing and planned water facilities will be designed with sufficient capacity to service the Proposed Development while meeting City and Maricopa County standards.

C. Wastewater

The design of the onsite gravity sewer will meet or exceed City standards. Design details will be provided within the Preliminary Wastewater Report. Wastewater service for the site will be provided by the City of Mesa, which is estimated to have adequate capacity to serve Cannon Beach. The proposed wastewater system will connect to the public system in Power Road and will service the site internally primarily through 8-inch lines.

D. Drainage

The Property will be designed to adequately collect, convey, and store storm water flows originating along adjacent arterial roadways and onsite. It falls within FEMA Zone “X” per the Maricopa County, Arizona, and Unincorporated Areas Flood Insurance Rate Map (FIRM). Runoff will be collected within existing and proposed roadways and conveyed to scuppers or catch basins that discharge to retention basins. Retention basins will be designed to City standards to retain 100% of the runoff from the 100-year, 2-hour storm event per Maricopa County Standards, as detailed in the Preliminary Drainage Report and the Preliminary Grading and Drainage Plan.

XII. Public Participation

A neighborhood meeting has been held for this proposal in accordance with the City of Mesa public participation requirements, which enabled the property owners and stakeholders in the vicinity to learn about the proposed development and provide comments prior to completion of the case. Generally, participants who contacted the applicant seemed supportive of the proposal, and no opposition has been noted to date. The development team for Cannon Beach is committed to continuing public outreach throughout the entitlement process for the project.

XIII. Conclusion

Cannon Beach will exemplify the best qualities of a distinct commercial, and recreation destination. This development will provide unique attractions amenities, lush landscaping, and inviting design themes exemplified in a vibrant development that will add great value and benefits to the community. This will be the premier, go-to location in the Phoenix metro area. Furthermore, the employment and industrial section will complement Cannon Beach and provide immense opportunities for economic development in the Phoenix-Mesa Gateway Airport area. The proposed development will comply with all applicable City standards, except as approved in the PAD standards that are tailored to the unique circumstances of the Property and the proposed developments. The proposed zoning offers consistency with the industrial nature of this section of the City, and the development plan effectively transitions the proposed uses in every direction. We are pleased to bring this experience to Mesa and look forward to developing this innovative development within the City of Mesa.

Citizen Participation Plan

SEC Power Road & Warner Road

April 20, 2020

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a Rezoning, Site Plan Review, Council Use Permit, and Preliminary Plat. These requests are for the proposed development on the approximately 59.7 gross acres located at the southeast corner of Power Road and Warner Road in Mesa. The subject property is further identified on the Maricopa County Assessor's Map as parcel numbers 304-30-009U and 304-30-009V (the "Property").

By providing opportunities for citizen participation, the applicant will continue to ensure that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant will provide neighborhood notice for a neighborhood meeting and future public hearings.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
Sean.Lake@pewandlake.com

D.J. Stapley

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
djstapley@pewandlake.com

Action Plan:

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 relating to the proposed development:

1. A contact list will be developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;

- b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).
2. A neighborhood meeting will be held by the applicant present to provide the opportunity for members of the public to discuss the proposed project. Sign-in sheets and a summary of the meeting will be submitted to the City.
 3. The notification list for the neighborhood meeting will include the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within 1/2 mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists were provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list will be submitted to the City.
 4. A sign-in sheet will be prepared for neighborhood meeting in an effort to notify those in attendance of any upcoming meetings (see attached). Those who signed-in will be added to the public hearing notification list. A meeting summary will be submitted to the City Staff along with the Citizen Participation Report for this case.
 5. Presentations will be made to groups of citizens or neighborhood associations upon request.
 6. For public hearing notice, applicant will comply with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. If additional signs are needed, the number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Proposed Schedule:

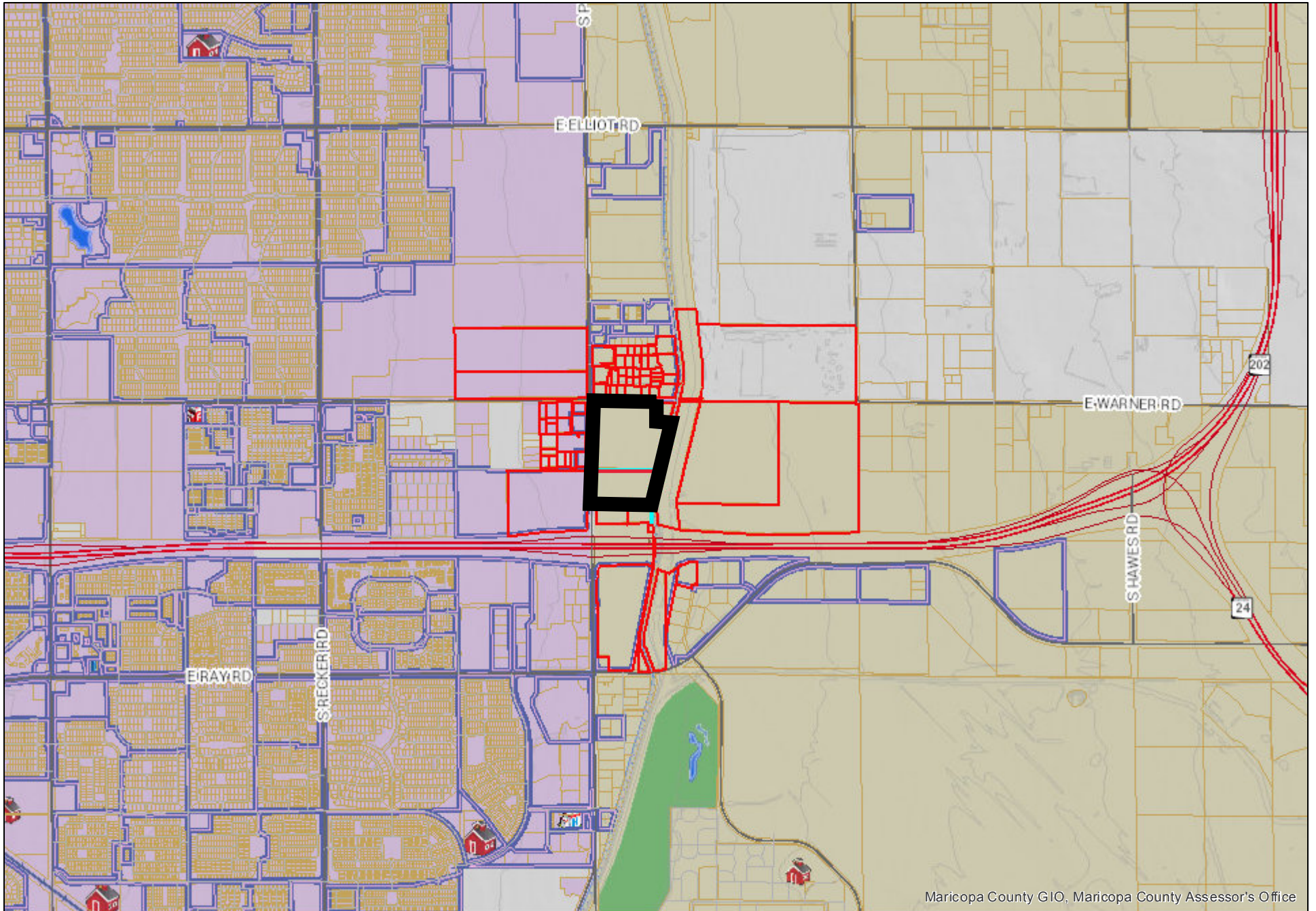
Pre-Submittal	February 25, 2020
Formal Submittal to City	April 20, 2020
<i>Follow-Up Submittal</i>	<i>May 26, 2020</i>
<i>Planning & Zoning Public Hearing</i>	<i>July 8, 2020</i>

Attached Exhibits:

- 1) Notification map of surrounding property owners
- 2) List of property owners within 1000 ft. of the subject property, HOAs within 1/2 mile, and registered neighborhood contacts within 1 mile of the property



Radius Map, PO within 1,000+ Feet



**Property Owners, 1,000 ft. +
SEC Power and Warner**

Owner	Address	City	State	Zip
ALI ADVISOR INC	2999 N 44TH ST NO 100	PHOENIX	AZ	85018
ALI ADVISOR INC (PROB. DEED/LEGAL)	2999 N 44TH ST STE 100	PHOENIX	AZ	85018
AMERICAN FIRST CREDIT UNION	4774 S 1300 W BLDG 3	RIVERDALE	UT	84405
AMERICAN FURNITURE WAREHOUSE CO	8820 AMERICAN WY	ENGLEWOOD	CO	80112
AMERICAN FURNITURE WARHOUSE CO	8820 AMERICAN WY	ENGLEWOOD	CO	80112
ARIZONA MATERIALS LLC	16215 S 24TH PL	PHOENIX	AZ	85048
ARMACO LLC	6900 E INDIAN SCHOOL RD UNIT 20C	SCOTTSDALE	AZ	85251
BAKER THOMAS B	PO BOX 700	HIGLEY	AZ	85236
BENSON GATE WAY/BENSON SHAWN KARL/ANDREA	7533 N 70TH ST	PARADISE VALLEY	AZ	85253
BREEN CHILDREN 2012 IRREVOCABLE TRUST III	3 CHARTER OAK PL	HARTFORD	CT	6106
BREKAN JOSEPH J/FREEMAN C R	1329 E STEAMBOAT BEND DR	TEMPE	AZ	85283
BROAD LAND PARK LLC	745 N MARBLE ST	GILBERT	AZ	85297
BRUCE A BURR AND LORI L BURR LIVING TRUST	4019 E DEL RIO ST	GILBERT	AZ	85295
BURNHAM LOUIS P/M LOUISE TR	15829 E ESCONDIDO	GILBERT	AZ	85234
CALDWELL COUNTY PROPERTIES LLC	3303 E BASELINE RD NO 119	GILBERT	AZ	85234
CUSTOM HOMES BY VIA LLC/HEEKIN FAMILY TRUST	6903 E PARKWAY NORTE	MESA	AZ	85212
D2 GATEWAY NORTE PARKWAY LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
DOUGLAS AND CAROL ZIMMERMAN TRUST	7500 E MCCORMICK UNIT 13	SCOTTSDALE	AZ	85258
ELECTRIC INVEST LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
ENTRUST ARIZONA	6903 E PARKWAY NORTE	MESA	AZ	85212
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
GATEWAY COMMERCIAL BANK	6915 E PARKWAY NORTE	MESA	AZ	85212
GATEWAY NORTE HC LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
GATEWAY NORTE Q3 LLC	2323 W UNIVERSITY DR	TEMPE	AZ	85281
GILBERT TIGER ENTERPRISES INC	1980 E GERMANN RD	GILBERT	AZ	85297
H & H PROPERTIES LLC	15524 E GERMANN RD	GILBERT	AZ	85296
HERNANDEZ LETICIA	4260 E STOTTLER DR	GILBERT	AZ	85296

**Property Owners, 1,000 ft. +
SEC Power and Warner**

HOLY LAND CORP DBA FURNITURE STATION	333 S DOBSON RD NO 103	MESA	AZ	85202
HOLY LAND CORPORATION DBA FURNITURE STATION	333 S DOBSON #103	MESA	AZ	85202
JOHN AND JOANNE PEARSON FAMILY TRUST	1450 HUDSON AVE	ST HELENA	CA	94574
JPEL PROPERTIES LLC	5602 N ROYAL CIR	PARADISE VALLEY	AZ	85253
KCK INVESTMENTS LLC	4747 S POWER RD	MESA	AZ	85212
LEGACY INN & SUITES LLC	PO BOX 21137	MESA	AZ	85277
LOWESTMORTGAGE COM INC	1640 S STAPLEY DR STE 130	MESA	AZ	85204
MESA CITY OF	PO BOX 1466	MESA	AZ	85211
MMM LANDSCAPE MAINTENANCE LLC	577 E PARK AVE	GILBERT	AZ	85234
NORTHGATE MANAGEMENT LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
NUNNELEY COMMERCIAL LLC	3048 E BASELINE RD STE 127	MESA	AZ	85207
OCANAS FAMILY TRUST/CUSTOM HOMES BY VIA LLC	534 E HACKAMORE ST	MESA	AZ	85203
PARKWAY NORTE HOLDINGS LLC	21738 E ORION WY	QUEEN CREEK	AZ	85242
PHX-MESA GATEWAY AIRPORT 193 LLC	5353 N 16TH ST	PHOENIX	AZ	85016
POWER 17 LLC	124 S 600 E	SALT LAKE CITY	UT	84102
POWER 202 MIXED-USE LLC	4650 E COTTON CENTER BLVD SUITE 200	PHOENIX	AZ	85040
POWER 40 LLC	124 S 600 E	SALT LAKE CITY	UT	84102
POWER AND WARNER LAND LLC/FREEMAN C R	1329 E STEAMBOAT BEND DR	TEMPE	AZ	85283
RASLIC LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
RED BRICK BUILDINGS LLC	P O BOX 151	QUEEN CREEK	AZ	85142
ROOSEVELT WATER CONS DIST 5239	PO BOX 100	HIGLEY	AZ	85236
RR HEADQUARTERS LLC	2105 N NEVADA ST	CHANDLER	AZ	85225
SALEM FAMILY TRUST	1617 E PALMCROFT	TEMPE	AZ	85282
SARSAR KHAMIS GEORGE	333 S DOBSON RD STE 103	MESA	AZ	85202
SARSAR KHAMIS GEORGE	1745 S DON LUIS CIR	MESA	AZ	85202
SARSAR KHAMIS GEORGE	333 S DOBSON RD NO 103	MESA	AZ	85202
STRUCTURES INVESTMENT LLC	2378 E GUADALUPE RD	GILBERT	AZ	85234
SUNWEST TRUST	PO BOX 36371	ALBUQUERQUE	NM	87176
THE DALE C MORRISON TRUST	11201 TATUM BLVD STE 330	PHOENIX	AZ	85028

**Property Owners, 1,000 ft. +
SEC Power and Warner**

THE DALE C MORRISON TRUST	1733 N GREENFIELD RD STE 101	MESA	AZ	85205
TIMOTHY DWAYNE TAPIA TRUST	14014 S 5TH ST	PHOENIX	AZ	85048
WAGON WHEEL WATER CO-OPERATIVE	PO BOX 700	HIGLEY	AZ	85236
WAM JERI A TR/ECKENRODE JANICE L TR	14725 ESPOLA RD	POWAY	CA	92064
WARNER PLAZA LLC	4222 S MARBLE ST	GILBERT	AZ	85297
WARNER ROAD INDUSTRIAL LLC	4915 E BASELINE RD	GILBERT	AZ	85234
ZL SQUARED LLC	6903 E PARKWAY NORTE	MESA	AZ	85212

Citizen Participation Report

SEC Power Road & Warner Road

July 29, 2020

Case No. ZON20-00253

Purpose:

The purpose of this Citizen Participation Report is to provide results of the implementation of the Citizen Participation Plan for the Cannon Beach Mixed Use Development located at the southeast corner of Power Road and Warner Road. It includes information regarding the efforts to be made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for Rezoning/PAD, Site Plan Review, Council Use Permit, and Preliminary Plat. These requests are for the proposed development on the approximately 59.7 gross acres located at the southeast corner of Power Road and Warner Road in Mesa. The subject property is further identified on the Maricopa County Assessor's Map as parcel numbers 304-30-009U and 304-30-009V (the "Property").

By providing opportunities for citizen participation, the Applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The process followed is consistent with the City's April 1, 2020 notice with updated guidelines for the Citizen Participation and Neighborhood Outreach process for rezoning and site plan review cases.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
Sean.Lake@pewandlake.com

D.J. Stapley

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
djstapley@pewandlake.com

Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list was developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;

- b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project. Contacts from the City of Mesa said there were no Mesa Registered Neighborhoods or HOAs within 1 mile of the project
2. **Formal Neighborhood meeting** – An online neighborhood meeting that complied with Mesa’s citizen participation requirements was held by the applicant on June 2, 2020 at 6:00 PM to provide the opportunity for members of the public to discuss the proposed project. It was held using Zoom’s online meeting technology, which complies with the City’s revised policies in response to the COVID-19 public health crisis. An attendance/participation list and a summary of the meeting was submitted to the City and are included with this report.

Only one nearby property owner attended the meeting, indicated he supports the project, but asked about when construction would begin. In response, the actual date is not known at this time, but they are working hard to begin development as soon as possible. We generally expect the south part to develop first. It could take about 1-2 years before they break ground (6+ months for zoning and design review, then another 6+ months for permitting before they can start construction). The north part will follow a similar timeline. The developer envisions constructing the wave lagoon first, which would be open to the public, and then possibly the hotel, followed by everything else.

3. **Notice List** – The notification list for the neighborhood meeting included the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within 1/2 mile, and neighborhood associations within 1 mile. Instructions for the zoom meeting were included. A copy of the notification letter for the neighborhood meeting and contact list are attached to this Plan.
4. **Online Link and Copies of Plans** – In addition to the neighborhood meeting invitation, the applicant’s notice letter included an online link providing exhibits that described the proposed development. Enclosed with the letter were hard copies of development exhibits, including the site plan, conceptual landscape plan, conceptual elevations, representative imagery, and entry monumentation. The notice letter listed the options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. The link was left open after the neighborhood meeting to allow additional time to access the project documents

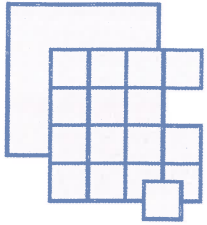
This procedure allowed the surrounding property owners to view the project details and contact the applicant before or after the neighborhood meeting in a manner that exceeds the notice requirements and timeframes typically required in a rezoning case.

5. **Additional contact with surrounding property owners** – Before and after the neighborhood meeting, the applicant received and responded to emails and phone calls from surrounding property owners, summarized as follows:

- May 27, 2020 email from a landscape supply business supply located across Power Road in Gilbert at 4729 E. Gilbert Road. He did not seem concerned with the project but asked whether the development would include right-of-way improvements on the Gilbert side of the intersection. The answer was that the applicant will be responsible for right-of-way improvements only along the frontage of the property on the east side of Power Road only, up to the intersection. That includes improving and widening the south half of Warner Road.
 - May 27, 2020, phone call from the owner of the adjacent landscape supply property at the northeast corner of the subject property. He indicated support for the project and asked regarding procedural information about the neighborhood meeting and online link.
 - June 13, 2020, email from the owner of a nearby property in Gateway Norte on the north side of Warner Road. He indicated support for the project, and requested a summary of the neighborhood meeting, which he could not attend. The meeting's PowerPoint and summary were provided in response.
 - July 1, 2020, Josh Rogers, a member of the Town of Gilbert planning staff contacted the applicant as the Town of Gilbert owns property in the vicinity of the subject site. He did not indicate any opposition and simply requested some general information.
6. The applicant is willing to continue to respond to further inquiries and comments during the rezoning process. Presentations will be made to groups of citizens or neighborhood associations upon request.
 7. For public hearing notice, applicant will comply with City requirements, which requires sending a public hearing notice to those on the required notice list and posting a minimum of one (1) 4' x 4' sign(s) on the property. The signs were placed on the property before July 29, 2020 in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Attached Exhibits:

- 1) Copy of the neighborhood meeting notice letter
- 2) Notification map of surrounding property owners
- 3) List of property owners within 1000 ft. of the subject property and note regarding the lack of HOAs and Neighborhood Associations
- 4) Neighborhood Meeting Summary, presentation, and participant list



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

May 19, 2020

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

NOTICE OF ONLINE NEIGHBORHOOD MEETING

Dear Neighbor,

Together with our client, Action Zone Business, LLC, we are pleased to provide notice of a rezoning, site plan review, and council use permit requests and citizen participation opportunities regarding a property located in your area. It is located at the approximately 59.7 acres at the southeast corner of Power Road and Warner Road. Proposed is the development of Cannon Experiential Park, a high quality recreation, commercial and industrial development. If approved, this will become a premiere destination in the area with a wave lagoon activity center surrounded by restaurants, commercial uses, offices, a hotel, and an abutting employment/industrial development. Specifically, the request is for the following:

1. Rezoning from AG AF (Agricultural, Airfield Overlay) to GC and LI AF PAD (General Commercial and Light Industrial AF Planned Area Development)
2. Site Plan Review
3. CUP to allow for outdoor entertainment, hotels and restaurant outdoor seating areas in the AOA 2 overlay.

Our project team has set up an internet online documents link where you will be able to view information regarding the proposed development. Also, a copy of the preliminary site plan is enclosed with this letter.

Documents Link: <https://sharesync.serverdata.net/us4/s/89j0kvi1Xa8z9QSluP3hqx003e7a61>

We will also hold a virtual neighborhood meeting to discuss any questions or comments you may have regarding the proposed development. The neighborhood meeting will be held electronically via Zoom, a free online meeting service, to meet the social distancing requirements during the COVID-19 medical crisis. It will be held at the date and time below:

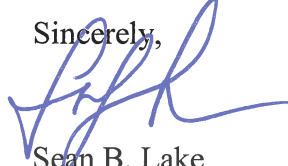
<p>Date: June 2, 2020 Time: 6:00 p.m. (Arizona Time) Website: www.zoom.us Meeting ID: 894 6604 4995</p>
--

If you wish to participate in the online Zoom meeting, we highly recommend you register for the meeting before it begins. Upon registration, Zoom will send you a link, password, and options for entering the meeting. If you have any questions, please contact D.J. Stapley in my office at djstapley@pewandlake.com or by phone at 480-461-4670 prior to the meeting. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request. Any comments shared will be submitted to the City and incorporated into the reports and briefings that will be prepared for the public hearings for this case.

The City of Mesa has assigned this case to Cassidy Welch, a member of the Planning Division staff. She can be reached at 480-644-2591 or Cassidy.Welch@mesaaz.gov should you have any questions regarding the public hearing process. Please let any of us know if you have questions or comments regarding this proposed development.

At this time, no public hearing before the City of Mesa has been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified.

Sincerely,



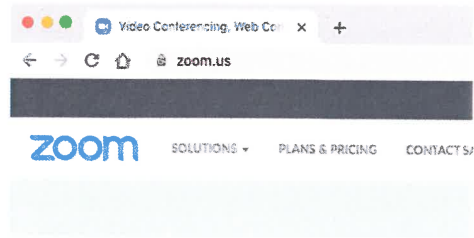
Sean B. Lake
PEW & LAKE, PLC

Enclosures:

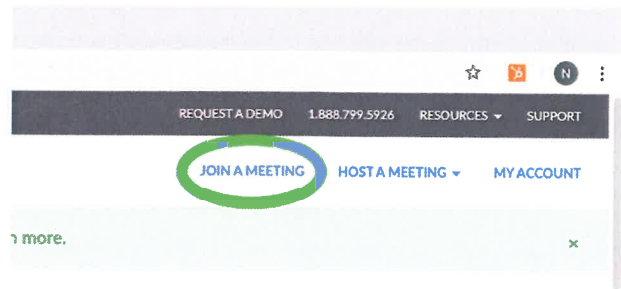
1. Online Link Instructions
2. Preliminary Site Plan
3. Preliminary Elevations

Instructions for Online Zoom Meeting

1. Go to www.zoom.us



2. Click on “Join a meeting”



3. Enter the following meeting ID:
894 6604 4995 (without spaces or dashes)
And click “Join”

A screenshot of the 'Join a Meeting' form. It features a text input field labeled 'Meeting ID or Personal Link Name' and a blue 'Join' button below it.

4. Enter your information

- First Name
- Last Name
- Email Address
- Confirm Email Address

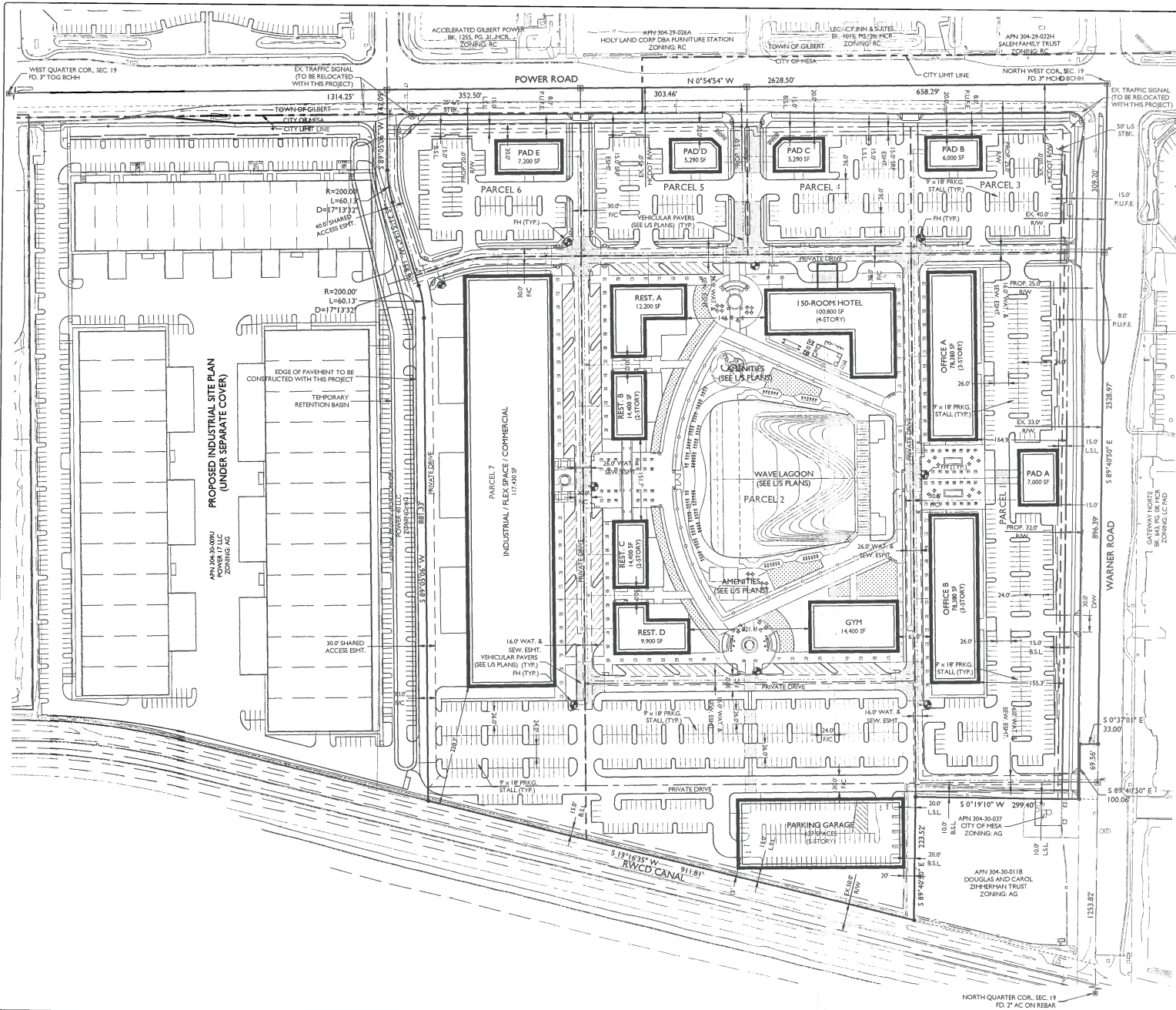
A screenshot of the registration form. It includes four input fields: 'First Name', 'Last Name', 'Email Address', and 'Confirm Email Address'. A blue 'Register' button is at the bottom. A small asterisk indicates required information.

5. Click Register

After you register, an invitation will automatically be sent to the email address you provided with information, which will give you access to the meeting, such as the following:

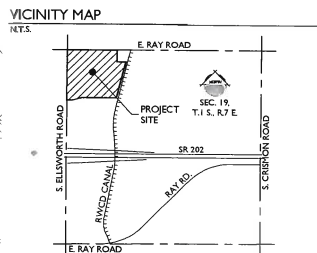
- Meeting Link: provided in email “Click Here to Join”
- Password if requested: Listed in the email

Your information will be kept safe and used solely for the purpose of this meeting. If you have any problems prior to, or on the day of the meeting, please reach out to us by either phone or email at 480-461-4670 or djstapley@pewandlake.com.



SITE PLAN FOR CANNON EXPERIENTIAL PARK

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



PROJECT TEAM

DEVELOPER:
CANNON LAW GROUP, PLLC
124 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
TEL: (801) 363-2999
TEL: (801) 500-2250
FAX: (801) 500-2258
CONTACT: COLE CANNON, ESQ.
cole@cannonlawgroup.com

PLANNER AND LANDSCAPE ARCHITECT:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: TOM STYDER, RLA
tom.styder@epsgroupinc.com

CONTRACT ENGINEER:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DANIEL AUXIER, P.E.
dan.auxier@epsgroupinc.com

ATTORNEY:
PEW & LAKE, PLLC
1744 E. VAL VISTA DRIVE, SUITE 217
MESA, AZ 85204
TEL: (480) 441-4670
FAX: (480) 441-4676
CONTACT: SEAN LAKE
sean.lake@pewandlake.com

PROJECT DATA

A/RAL: 304-30-009V (PORTION OF)
EXISTING GENERAL PLAN: MIXED USE ACTIVITY // EMPLOYMENT
PROPOSED ZONING: AGRICULTURE (AG) / ACD 2
LIGHT INDUSTRIAL (LI)

GROSS AREA: 39.56 ACRES
NET AREA: 35.49 ACRES
GROSS BUILDING AREA: 313,964 SF
LOT COVERAGE: 20.2% OF NET AREA

GROSS FLOOR AREA SUMMARY

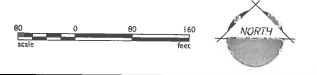
COMMERCIAL AREA	Area
PAD A	7,000 SF
PAD B	6,000 SF
PAD C	5,290 SF
PAD D	7,200 SF
PAD E	7,200 SF
RESTAURANT A	12,200 SF
RESTAURANT B (2-STORY)	14,400 SF
RESTAURANT C (2-STORY)	14,400 SF
RESTAURANT D	9,900 SF
OFFICE A (3-STORY)	78,380 SF
OFFICE B (3-STORY)	78,380 SF
HOTEL (4-STORY)	100,800 SF
GYM	14,400 SF
TOTAL	353,640 SF

INDUSTRIAL / FLEX SPACE: 117,400 SF
TOTAL GROSS FLOOR AREA: 471,070 SF

PARKING SUMMARY

REQUIRED PARKING:	1,713 SPACES (1 PER 275 SF)
REQUIRED ADA PARKING:	23 SPACES (5 VAN)
PROVIDED PARKING:	1,088 SPACES
SURFACE SPACES:	637 SPACES
GARAGE SPACES:	451 SPACES
TOTAL SPACES:	1,713 SPACES

- GENERAL NOTES**
- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
 - LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
 - ALL ROADS SHALL BE PRIVATE AND SHALL BE CONSTRUCTED TO CITY OF MESA HIGH-MINIMUM STANDARDS AS MODIFIED HEREIN.
 - THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
 - A MASTER PROPERTY OWNERS ASSOCIATION SHALL BE FORMED FOR THE PROPOSED DEVELOPMENT FOR OWNERSHIP AND MAINTENANCE OF ALL PRIVATE STREETS, LANDSCAPED AREAS, RECREATION AMENITIES, AND MAINTENANCE OF STREETLIGHTS AND SIDEWALKS ALONG PRIVATE STREETS.
 - DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.



1130 N Alma School Road
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

EPS GROUP

Cannon Experiential Park
Site Plan

Project: 19-1090 - EST. SUBMITTAL

Revisions:

No.	Description	By	Date
1	ISSUED FOR PERMITTING	DAUXIER	4/20/20

Designer: TES
Drawn by: DCH

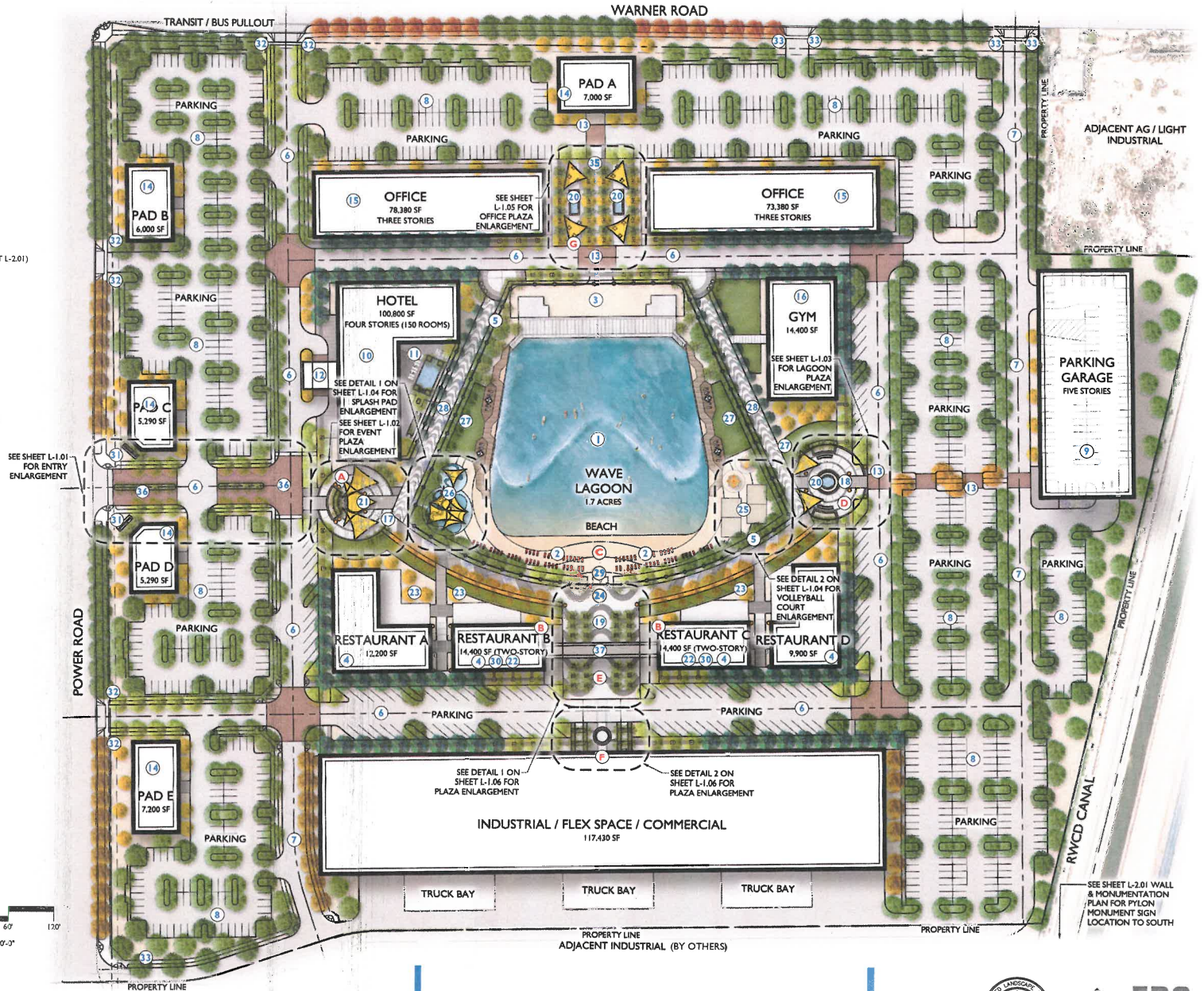
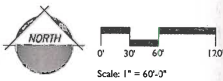
Job No. 19-1090
SPOI
Sheet No. 1 of 1

KEYNOTES

- | | |
|-----------------------------------|--|
| 1 WAVE LAGOON | 21 STAGE |
| 2 WAVE LAGOON BEACH | 22 UPPER DECK PATIO |
| 3 WAVE LAGOON EQUIPMENT AREA | 23 RESTAURANT PLAZA |
| 4 RESTAURANTS | 24 RESTAURANT BOARDWALK |
| 5 VIEW FENCE | 25 BEACH VOLLEYBALL COURTS |
| 6 MAIN PARKWAY | 26 SPLASH PAD |
| 7 SECONDARY PARKWAY | 27 TURF AREA |
| 8 PARKING | 28 PEDESTRIAN PROMENADE |
| 9 PARKING STRUCTURE | 29 WAVE PARK ENTRANCE |
| 10 HOTEL | 30 WAVE PARK TICKET OFFICE/ADMIN |
| 11 HOTEL AMENITIES/ POOL | 31 PRIMARY MONUMENTATION |
| 12 DROP-OFF | 32 SECONDARY MONUMENTATION |
| 13 DECORATIVE PEDESTRIAN CROSSING | 33 TERTIARY MONUMENTATION |
| 14 RETAIL PAD | 34 PYLON MONUMENT SIGNAGE (SEE SHEET L-2.01) |
| 15 OFFICE | 35 PALM PLAZA |
| 16 GYM | 36 DECORATIVE PAVING |
| 17 ENTERTAINMENT PLAZA | 37 PIER ENTRY GATEWAY |
| 18 LAGOON PLAZA | |
| 19 ENTRY PLAZA | |
| 20 WATER FEATURE | |

AMENITIES

- A EVENT PLAZA**
 - SHADE CANOPY
 - STAGE AREA
 - TABLES AND CHAIRS
 - RAISED PLANTER WITH SEAT WALL
 - ICONIC WELCOME SIGNAGE
- B ROOF TOP ENTERTAINMENT**
 - OUTDOOR LOUNGE
 - TABLES & CHAIRS
 - OUTDOOR FIRE PITS
 - BARS
 - OUTDOOR TV
 - CABANAS
 - SHADE UMBRELLAS
 - CORN HOLE
- C WAVE LAGOON AREA**
 - BEACH VOLLEYBALL
 - SPLASH PAD
 - BEACH LOUNGE CHAIRS
 - BOARDWALK
 - SHADED TABLES AND CHAIRS
 - TURF AREAS
- D LAGOON PLAZA**
 - WATER FEATURE
 - FIRE PITS
 - OUTDOOR LOUNGE FURNITURE
 - RAISED PLANTERS WITH SEAT WALLS
 - TABLES AND CHAIRS
 - SHADE CANOPIES
 - TURF AREA
- E WAVE PARK ENTRY PLAZA**
 - PALM COURT
 - BENCHES
 - PIER ENTRY GATEWAY
 - TICKETING AREA
- F ENTERTAINMENT PLAZA**
 - PALM COURT
 - BENCHES
 - SCULPTURAL ENTRY ELEMENT
- G OFFICE PLAZA**
 - WATER FEATURES
 - PALM COURT
 - ACCENT TREE PLANTING
 - TABLES AND CHAIRS
 - SHADE STRUCTURES



COLOR & MATERIAL CHARACTER - WAVE LAGOON



WAVE LAGOON



RECREATIONAL SURFING



EDUCATIONAL PROGRAMS



SURFING COMPETITION/EVENTS



WAVE LAGOON WITH PROMENADE



BEACH LOUNGE AREA



DINING

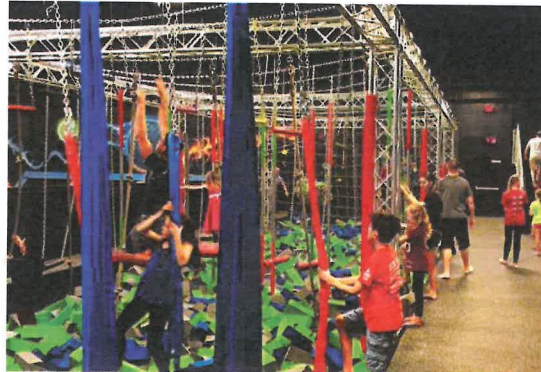


BEACH THEMED RETAIL AND RESTAURANTS

COLOR & MATERIAL CHARACTER - ENTERTAINMENT PROGRAMS



CIRCUS TRIX



CIRCUS TRIX



360 KARTING



360 KARTING



THE VOID



THE VOID

COLOR & MATERIAL CHARACTER - COMMERCIAL



COWORKING SHARED OFFICE SPACE



COWORKING SHARED OFFICE SPACE



COWORKING SHARED OFFICE SPACE



OUTDOOR LOUNGE & MEETING SPACE



OUTDOOR LOUNGE & MEETING SPACE



OUTDOOR LOUNGE & MEETING SPACE

COLOR & MATERIAL CHARACTER - RESTAURANTS / RETAIL / RESORT



LOOK OUT PATIO SEATING



RESTAURANT OUTDOOR SEATING



RESTAURANT OUTDOOR SEATING



RESORT



RESORT



WATER FEATURE AND PLAZA



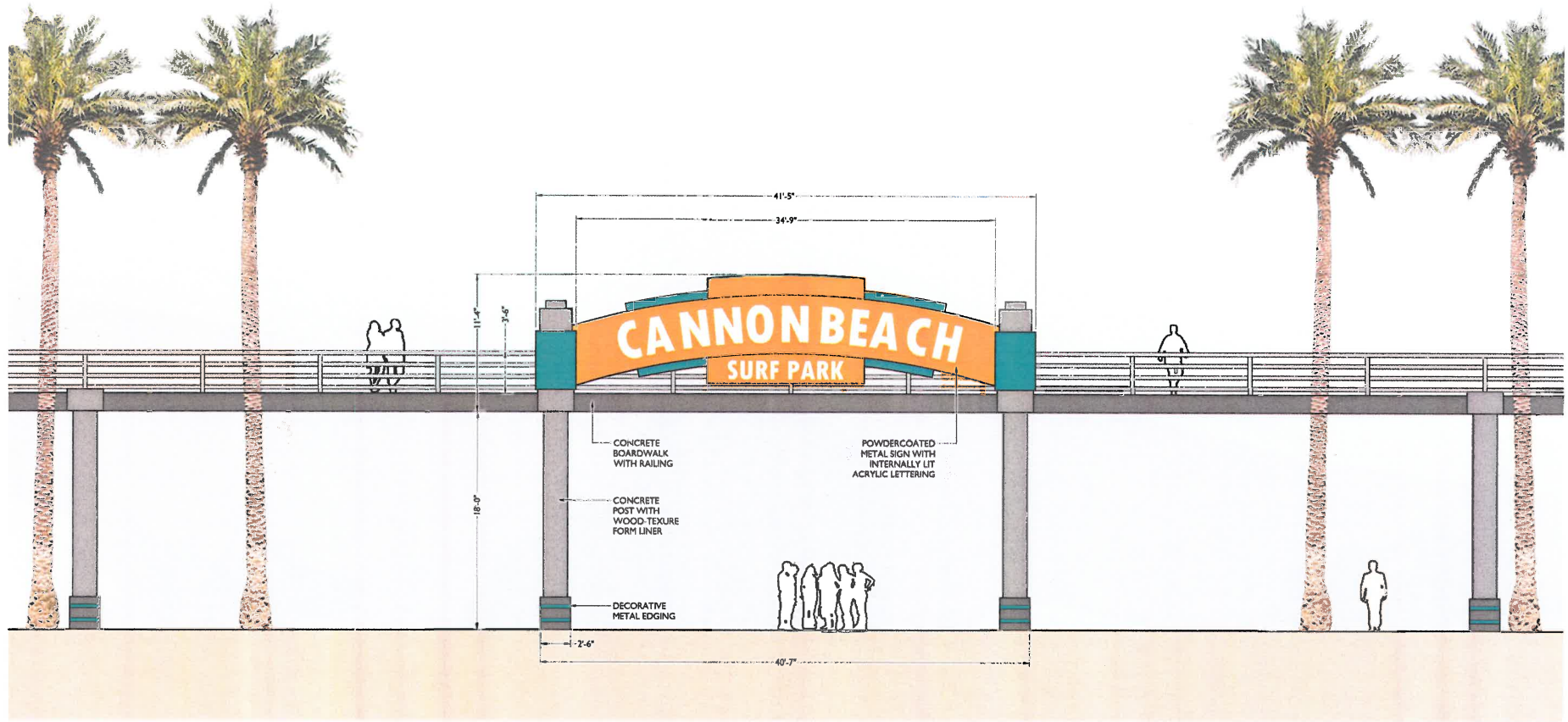
WATER FRONT PEDESTRIAN PROMENADE



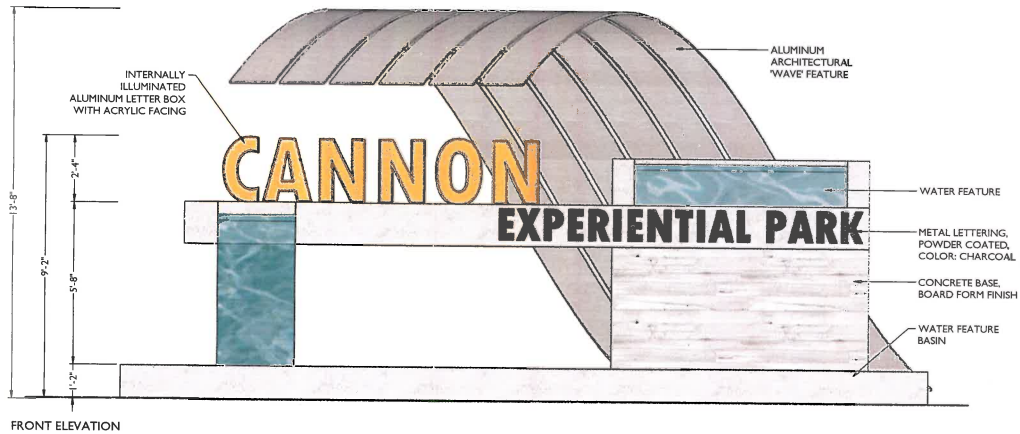
RETAIL STOREFRONT



RETAIL SHOPS

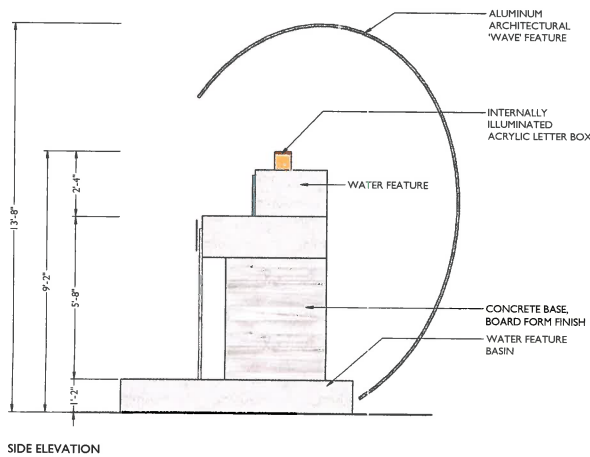


1 PIER ENTRY MONUMENT
 Scale: 1/4" = 1'-0"



FRONT ELEVATION

1 PRIMARY ENTRY MONUMENT
Scale: 1/2" = 1'-0"



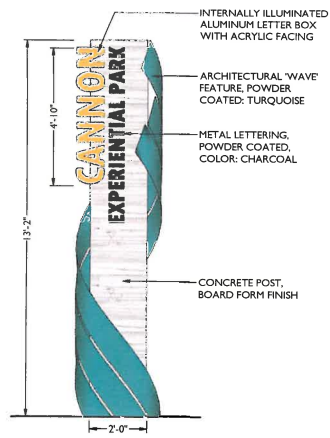
SIDE ELEVATION

2 PRIMARY ENTRY MONUMENT
Scale: 1/2" = 1'-0"

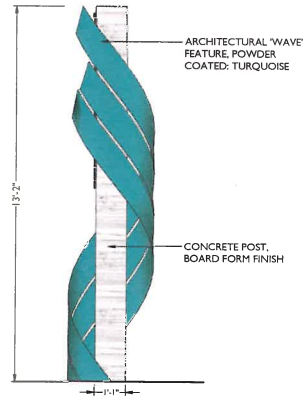


PERSPECTIVE

3 PRIMARY ENTRY MONUMENT
Scale: N.T.S



FRONT ELEVATION



SIDE ELEVATION

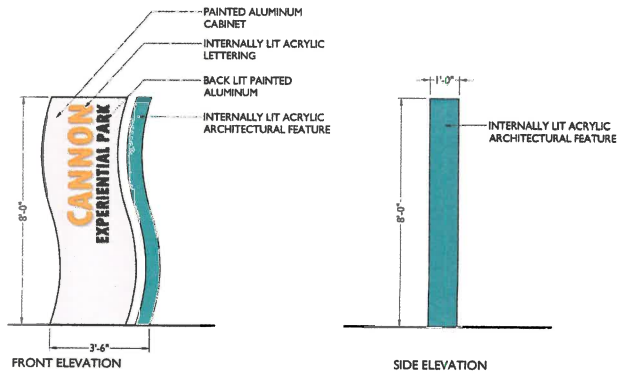


PERSPECTIVE

1 SECONDARY ENTRY MONUMENT
Scale: 1/2" = 1'-0"

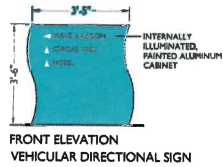
2 SECONDARY ENTRY MONUMENT
Scale: 1/2" = 1'-0"

3 SECONDARY ENTRY MONUMENT
Scale: N.T.S

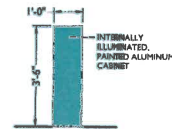


FRONT ELEVATION

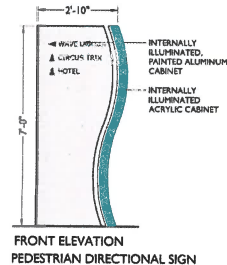
SIDE ELEVATION



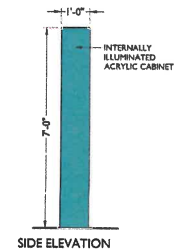
FRONT ELEVATION
VEHICULAR DIRECTIONAL SIGN



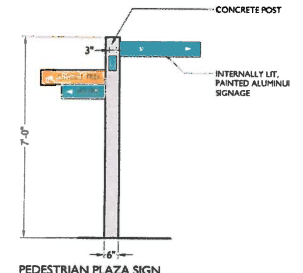
SIDE ELEVATION



FRONT ELEVATION
PEDESTRIAN DIRECTIONAL SIGN



SIDE ELEVATION



PEDESTRIAN PLAZA SIGN

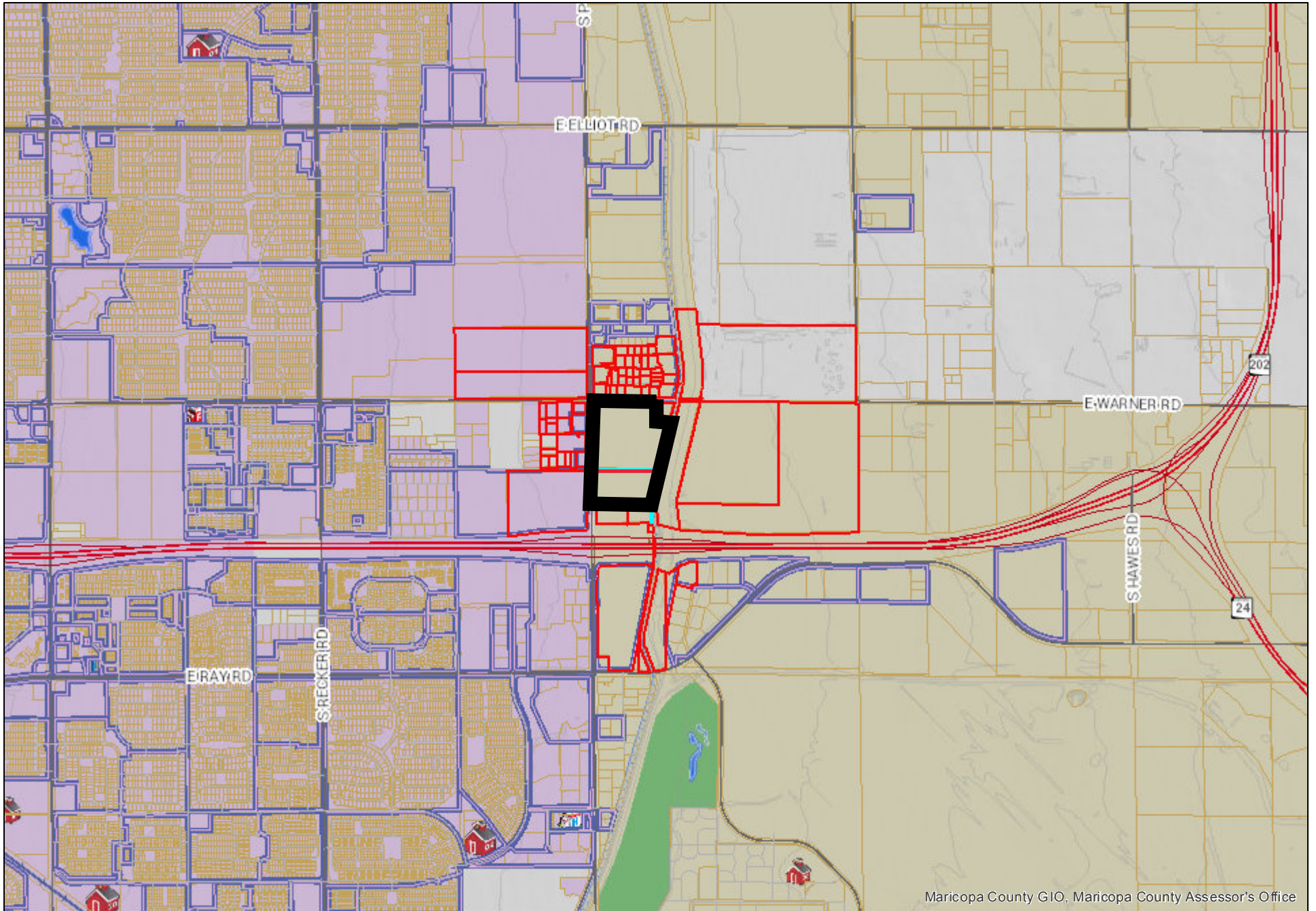
4 TIERTIARY MONUMENT
Scale: 1/2" = 1'-0"

5 DIRECTIONAL SIGNAGE
Scale: 1/2" = 1'-0"





Radius Map, PO within 1,000+ Feet



**Property Owners, 1,000 ft. +
SEC Power and Warner**

Owner	Address	City	State	Zip
ALI ADVISOR INC	2999 N 44TH ST NO 100	PHOENIX	AZ	85018
ALI ADVISOR INC (PROB. DEED/LEGAL)	2999 N 44TH ST STE 100	PHOENIX	AZ	85018
AMERICAN FIRST CREDIT UNION	4774 S 1300 W BLDG 3	RIVERDALE	UT	84405
AMERICAN FURNITURE WAREHOUSE CO	8820 AMERICAN WY	ENGLEWOOD	CO	80112
AMERICAN FURNITURE WARHOUSE CO	8820 AMERICAN WY	ENGLEWOOD	CO	80112
ARIZONA MATERIALS LLC	16215 S 24TH PL	PHOENIX	AZ	85048
ARMACO LLC	6900 E INDIAN SCHOOL RD UNIT 20C	SCOTTSDALE	AZ	85251
BAKER THOMAS B	PO BOX 700	HIGLEY	AZ	85236
BENSON GATE WAY/BENSON SHAWN KARL/ANDREA	7533 N 70TH ST	PARADISE VALLEY	AZ	85253
BREEN CHILDREN 2012 IRREVOCABLE TRUST III	3 CHARTER OAK PL	HARTFORD	CT	6106
BREKAN JOSEPH J/FREEMAN C R	1329 E STEAMBOAT BEND DR	TEMPE	AZ	85283
BROAD LAND PARK LLC	745 N MARBLE ST	GILBERT	AZ	85297
BRUCE A BURR AND LORI L BURR LIVING TRUST	4019 E DEL RIO ST	GILBERT	AZ	85295
BURNHAM LOUIS P/M LOUISE TR	15829 E ESCONDIDO	GILBERT	AZ	85234
CALDWELL COUNTY PROPERTIES LLC	3303 E BASELINE RD NO 119	GILBERT	AZ	85234
CUSTOM HOMES BY VIA LLC/HEEKIN FAMILY TRUST	6903 E PARKWAY NORTE	MESA	AZ	85212
D2 GATEWAY NORTE PARKWAY LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
DOUGLAS AND CAROL ZIMMERMAN TRUST	7500 E MCCORMICK UNIT 13	SCOTTSDALE	AZ	85258
ELECTRIC INVEST LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
ENTRUST ARIZONA	6903 E PARKWAY NORTE	MESA	AZ	85212
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
GATEWAY COMMERCIAL BANK	6915 E PARKWAY NORTE	MESA	AZ	85212
GATEWAY NORTE HC LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
GATEWAY NORTE Q3 LLC	2323 W UNIVERSITY DR	TEMPE	AZ	85281
GILBERT TIGER ENTERPRISES INC	1980 E GERMANN RD	GILBERT	AZ	85297
H & H PROPERTIES LLC	15524 E GERMANN RD	GILBERT	AZ	85296
HERNANDEZ LETICIA	4260 E STOTTLER DR	GILBERT	AZ	85296

**Property Owners, 1,000 ft. +
SEC Power and Warner**

HOLY LAND CORP DBA FURNITURE STATION	333 S DOBSON RD NO 103	MESA	AZ	85202
HOLY LAND CORPORATION DBA FURNITURE STATION	333 S DOBSON #103	MESA	AZ	85202
JOHN AND JOANNE PEARSON FAMILY TRUST	1450 HUDSON AVE	ST HELENA	CA	94574
JPEL PROPERTIES LLC	5602 N ROYAL CIR	PARADISE VALLEY	AZ	85253
KCK INVESTMENTS LLC	4747 S POWER RD	MESA	AZ	85212
LEGACY INN & SUITES LLC	PO BOX 21137	MESA	AZ	85277
LOWESTMORTGAGE COM INC	1640 S STAPLEY DR STE 130	MESA	AZ	85204
MESA CITY OF	PO BOX 1466	MESA	AZ	85211
MMM LANDSCAPE MAINTENANCE LLC	577 E PARK AVE	GILBERT	AZ	85234
NORTHGATE MANAGEMENT LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
NUNNELEY COMMERCIAL LLC	3048 E BASELINE RD STE 127	MESA	AZ	85207
OCANAS FAMILY TRUST/CUSTOM HOMES BY VIA LLC	534 E HACKAMORE ST	MESA	AZ	85203
PARKWAY NORTE HOLDINGS LLC	21738 E ORION WY	QUEEN CREEK	AZ	85242
PHX-MESA GATEWAY AIRPORT 193 LLC	5353 N 16TH ST	PHOENIX	AZ	85016
POWER 17 LLC	124 S 600 E	SALT LAKE CITY	UT	84102
POWER 202 MIXED-USE LLC	4650 E COTTON CENTER BLVD SUITE 200	PHOENIX	AZ	85040
POWER 40 LLC	124 S 600 E	SALT LAKE CITY	UT	84102
POWER AND WARNER LAND LLC/FREEMAN C R	1329 E STEAMBOAT BEND DR	TEMPE	AZ	85283
RASLIC LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
RED BRICK BUILDINGS LLC	P O BOX 151	QUEEN CREEK	AZ	85142
ROOSEVELT WATER CONS DIST 5239	PO BOX 100	HIGLEY	AZ	85236
RR HEADQUARTERS LLC	2105 N NEVADA ST	CHANDLER	AZ	85225
SALEM FAMILY TRUST	1617 E PALMCROFT	TEMPE	AZ	85282
SARSAR KHAMIS GEORGE	333 S DOBSON RD STE 103	MESA	AZ	85202
SARSAR KHAMIS GEORGE	1745 S DON LUIS CIR	MESA	AZ	85202
SARSAR KHAMIS GEORGE	333 S DOBSON RD NO 103	MESA	AZ	85202
STRUCTURES INVESTMENT LLC	2378 E GUADALUPE RD	GILBERT	AZ	85234
SUNWEST TRUST	PO BOX 36371	ALBUQUERQUE	NM	87176
THE DALE C MORRISON TRUST	11201 TATUM BLVD STE 330	PHOENIX	AZ	85028

**Property Owners, 1,000 ft. +
SEC Power and Warner**

THE DALE C MORRISON TRUST	1733 N GREENFIELD RD STE 101	MESA	AZ	85205
TIMOTHY DWAYNE TAPIA TRUST	14014 S 5TH ST	PHOENIX	AZ	85048
WAGON WHEEL WATER CO-OPERATIVE	PO BOX 700	HIGLEY	AZ	85236
WAM JERI A TR/ECKENRODE JANICE L TR	14725 ESPOLA RD	POWAY	CA	92064
WARNER PLAZA LLC	4222 S MARBLE ST	GILBERT	AZ	85297
WARNER ROAD INDUSTRIAL LLC	4915 E BASELINE RD	GILBERT	AZ	85234
ZL SQUARED LLC	6903 E PARKWAY NORTE	MESA	AZ	85212

Dawn Dallman

From: Francisco Luzania
Sent: Wednesday, February 19, 2020 3:26 PM
To: Dawn Dallman
Subject: CPP Reports
Attachments: PRS20-00075.xlsx; PRS20-00072.xlsx; PRS20-00070.xlsx; PRS20-00067.xlsx; PRS20-00071.xlsx

Hey Dawn,

Attached are the CPP Reports for the 2/25/20 schedule.

There was no CPP Report data for PRS20-00069.

If you need any more information, please feel free to reach out to me.

Thanks!

Fvfr#Dx}dqld#
Surjudp #Dvvlwdq#
Glyhw|w|#dqg#Qhljkerukrrg#Rwxhdfk#R iifhv#
Skrqh=7 ; 3 097706 : 3 8 #ip dle#LudqfVfrDx}dqldC p hvdd}tjry#



Cannon Beach Mixed Use Development Neighborhood Meeting Participant List SEC Power Road & Warner Road


Meeting Date: June 2, 2020 at 6 pm


Online Zoom Neighborhood Meeting


Neighborhood Meeting Participants:

 DJ Stapley (Host)

 George Pasquel III

 Sean B. Lake

 Cassidy Welch

 Mark Sonnenberg

 mike withey

 Cole Cannon

 Greg Thompson

 Tom Snyder

**Cannon Beach Mixed Use Development
Neighborhood Meeting Summary
SEC Power Road & Warner Road
Case No. ZON20-00253**

June 2, 2020 at 6 pm

Online Zoom Neighborhood Meeting

The neighborhood meeting began at approximately 6:02 pm and ended at 6:25 pm. Only one nearby property owner attended the meeting. Present for the applicant were Cole Cannon from Cannon Law Group (developer of Cannon Beach), Mark Sonnenberg from Bird Dog Industrial (developer of the industrial portion), Sean Lake and D.J. Stapley from Pew & Lake, PLC, Mike Withey and George Pasquel III from Withey Morris, PLC, and Tom Snyder from EPS Group. Cassidy Welch, from the Mesa Planning Division, was also in attendance.

The format for the meeting was a formal presentation, followed by a question-answer session using Zoom's technology. Mr. Lake made introductions and gave a brief presentation supported by PowerPoint slides (see attached), summarized as follows:

- Explanation of the meeting format and question and answer session.
- Project location and background
- Proposed are uses that are consistent with the General Plan classification.
- Described each component of the project
- Procedure and the zoning process – No public meeting with the Planning and Zoning Commission or City Council has been scheduled yet, but when one is scheduled, those who attend the neighborhood meeting and who are on the required notice list will be sent a public meeting notice. Also, a public hearing sign will be posted on the site.
- The neighborhood meeting PowerPoint presentation and online link will remain accessible and open for several days longer for neighbors to view or download, and the applicant will be available to answer any questions at the contact information provided.

After the presentation, Mr. Lake opened up the meeting for questions and informal discussion. The property owner in attendance indicated he supports the project, and believes it will be a nice development, but asked about when construction would begin. In response, Mr. Lake stated that the actual date is not known at this time, but they are working hard to begin development as soon as possible. We generally expect the south part to develop first. It could take about 1-2 years before they break ground (6+ months for zoning and design review, then another 6+ months for permitting before they can start construction).

Regarding timing of development on the north part, it will be the same or longer. The developer envisions constructing the wave lagoon first, which would be open to the public, and then possibly the hotel, followed by everything else.



Cannon Experiential Park

SEC Power Road and Warner Road

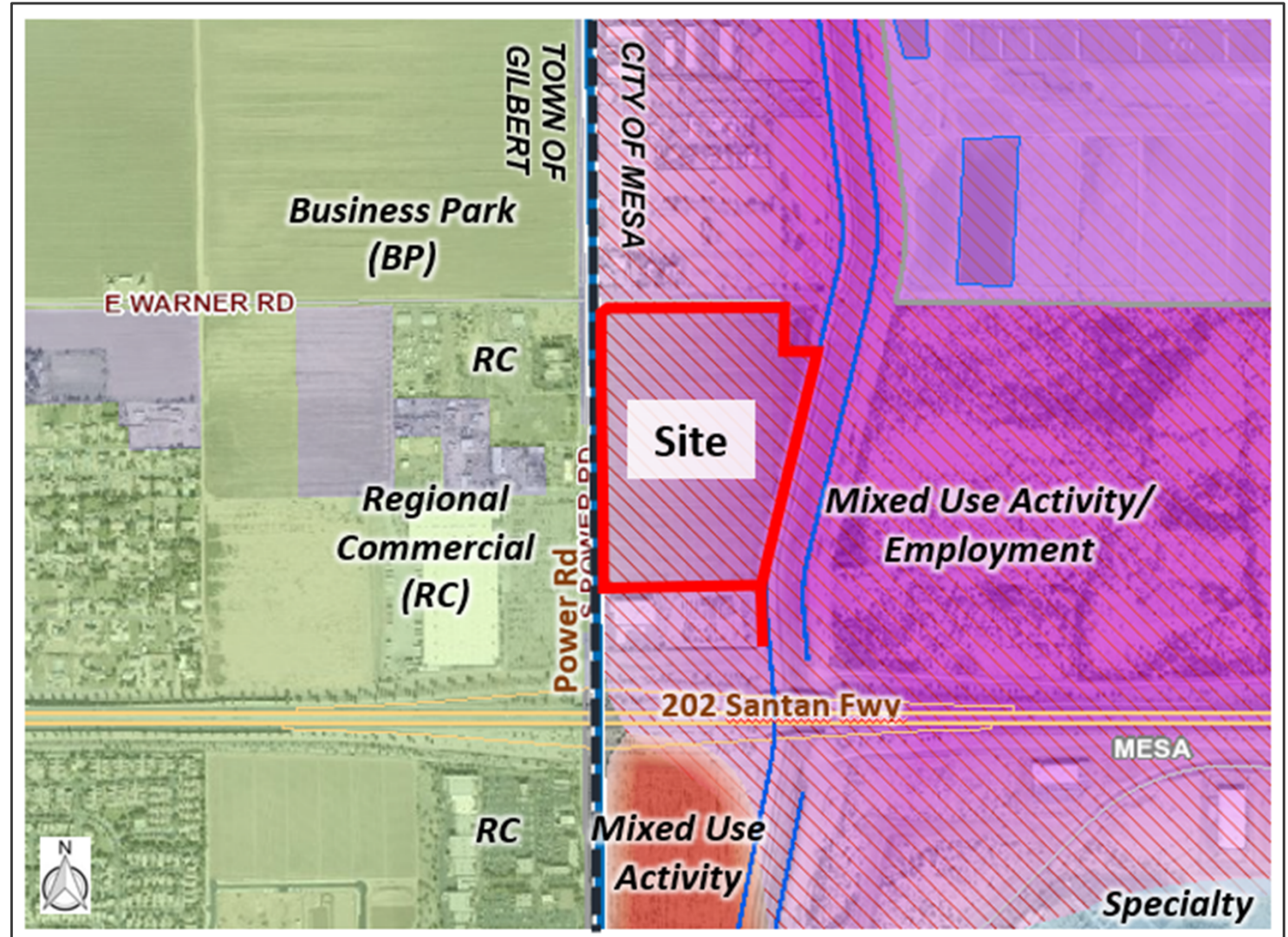
Aerial Map

- Industrial and Commercial Area
- Near the Loop 202 Santan Fwy., ASU, Airport
- 54 acres total
 - 36 acres Cannon Experiential Park
 - 18 acres Industrial/Employment



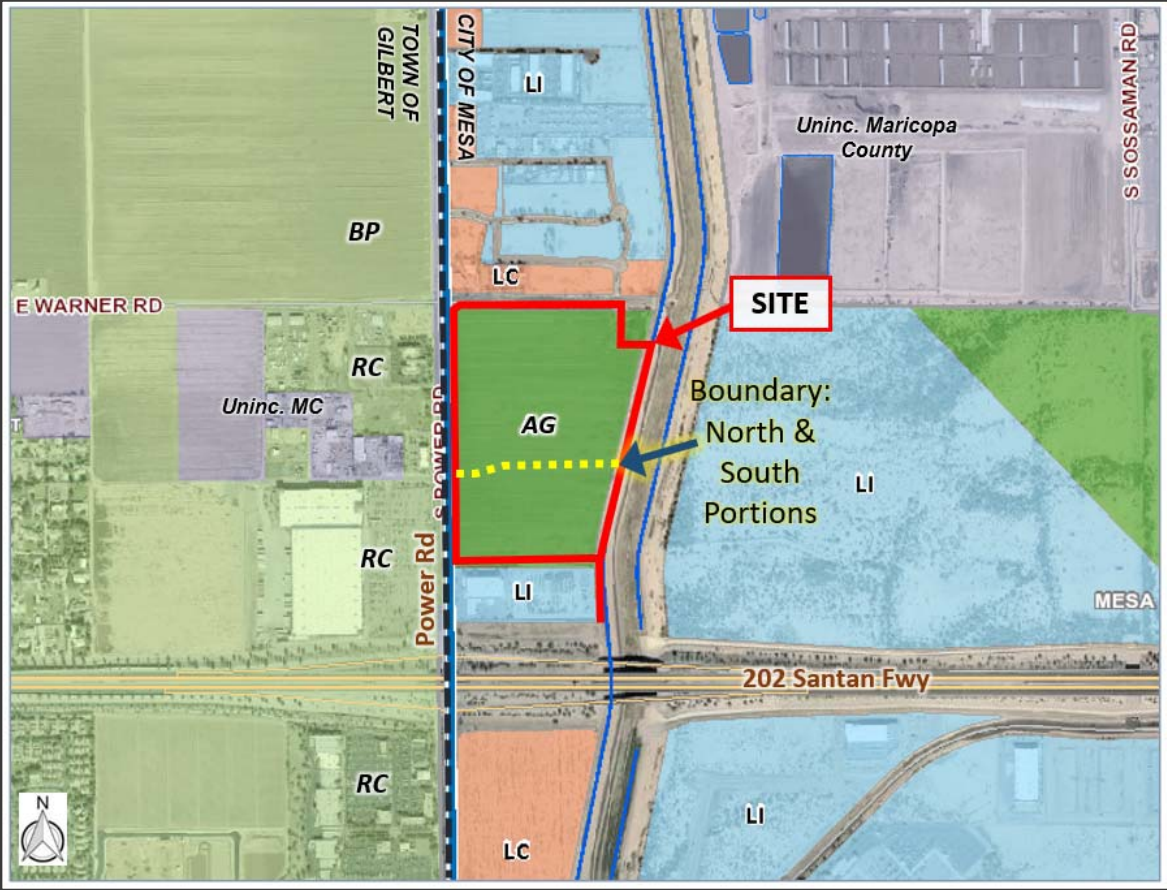
Mesa General Plan Map

- The General Plan is a policy document that guides future development.
- The site is designated “Mixed Use Activity/Employment” in the Mesa 2040 General Plan, which allows a broad variety of land uses.
- Proposed are land uses that comply with the intended commercial, recreational, and industrial core uses.

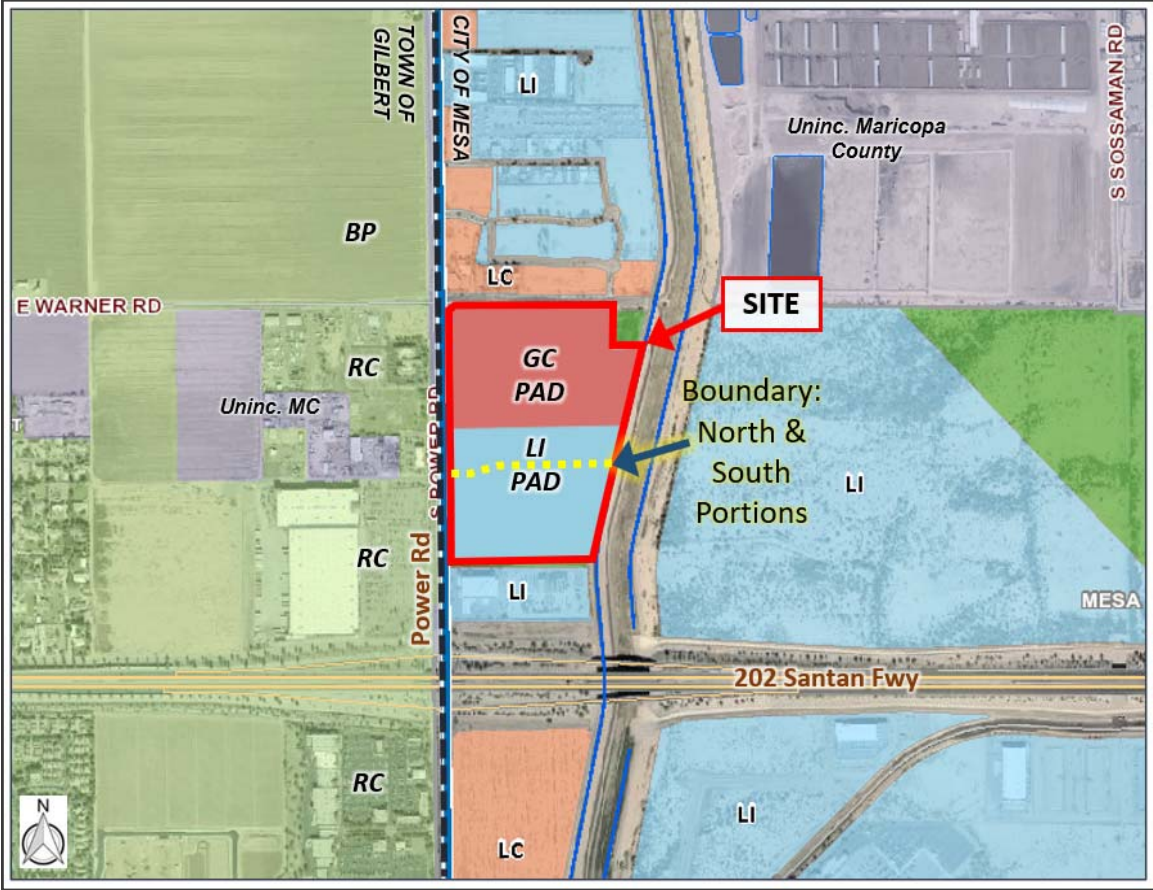


Mesa Zoning Map - Proposed GC and LI

Existing

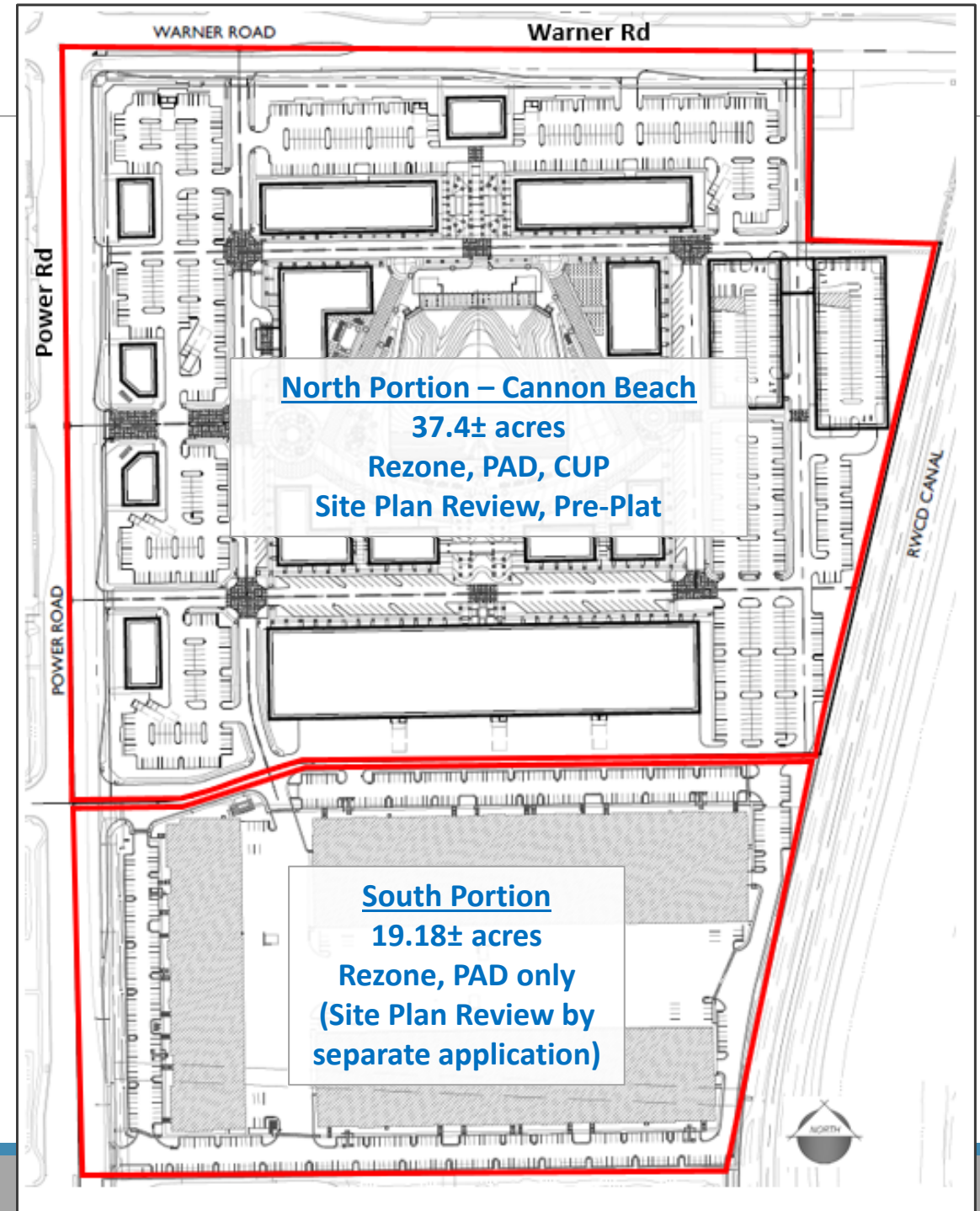


Proposed



Requests

1. Rezone to GC and LI PAD
 - GC = General Commercial
 - LI = Light Industrial/Employment
 - PAD = Planned Area Development
2. Site Plan Review
3. Pre-Plat, commercial subdivision
4. Council Use Permits
 - LI zone
 - Large commercial buildings over 25,000 sq. ft.
 - Large commercial recreation in the AOA 2 overlay (proximity to airport)
 - GC Zone
 - Outdoor seating areas of restaurants in the AOA 2 overlay



Cannon Experiential Center – Representative Imagery



Surf Lagoon

Beach Park

Cannon Experiential Center – Representative Imagery



Beach Park

Spectator Recreational Events

Conceptual Design - Cannon Experiential Park



Restaurants, Shops, Upper Patio Amenity

Cannon Experiential Center – Representative Imagery

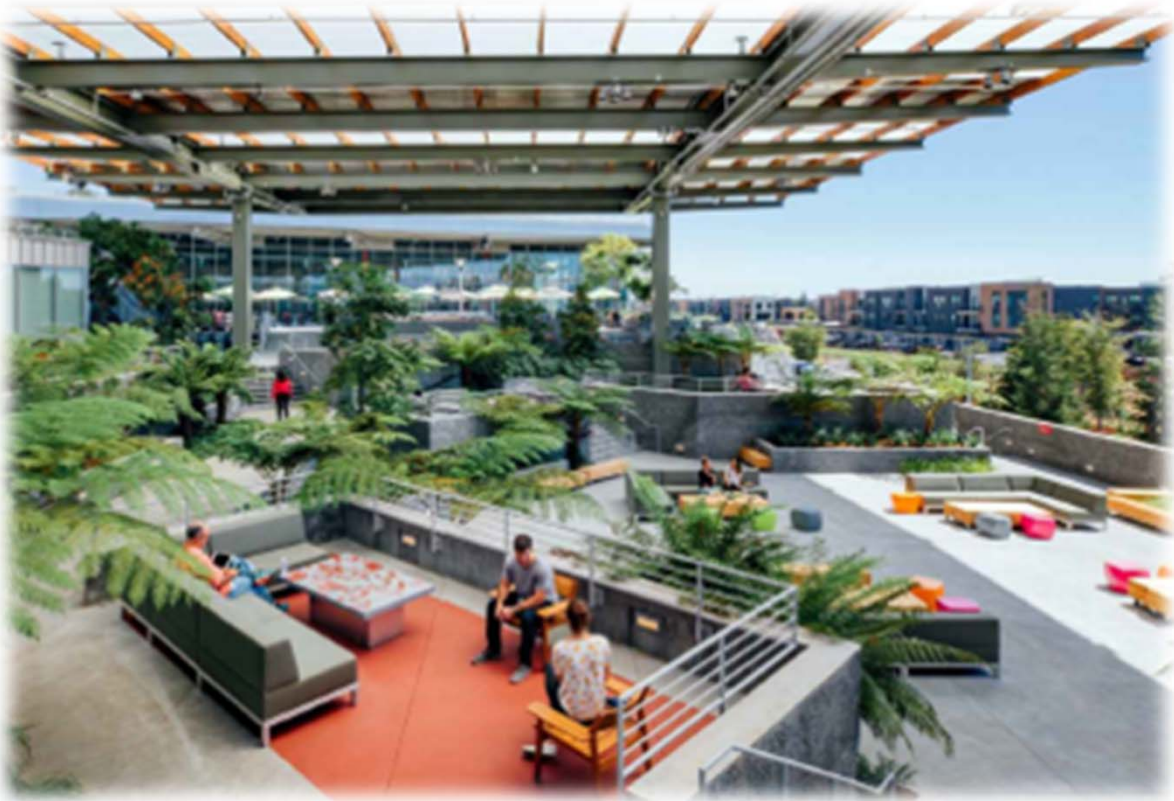


Restaurants/Dining



Specialty Shops

Cannon Experiential Center – Representative Imagery



Offices Employment Workshare

Commercial-Flex Building - Representative Imagery



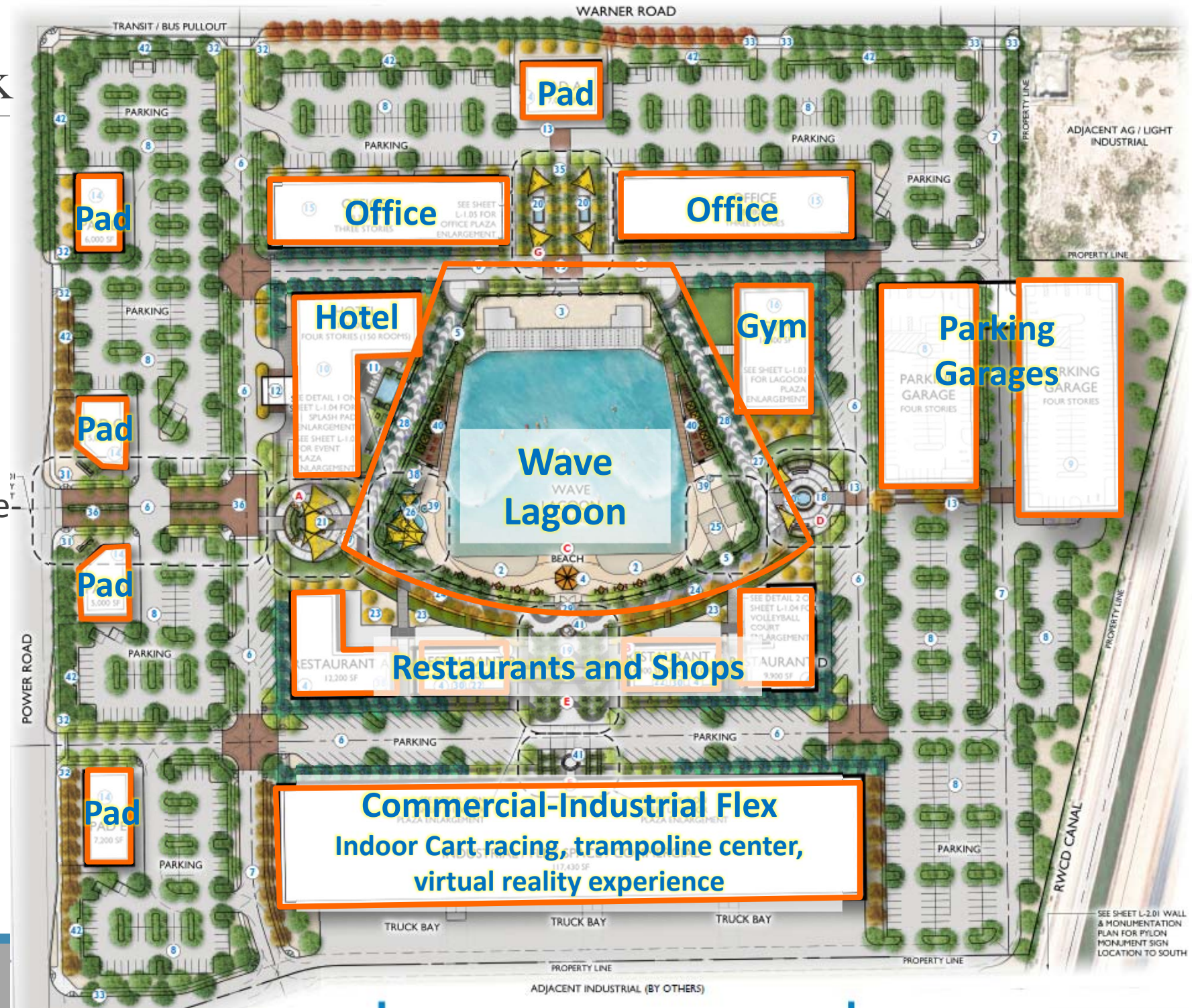
Kart Racing

Trampoline/Parkour

Virtual Experience

Cannon Experiential Park

- Wave Lagoon, Recreational Uses
- Hotel, 65 ft.
- Restaurants/Shops, 40-55 ft.
- Office, 65 ft.
- Commercial Pads, 40 ft.
- Flex building – possible indoor recreation: kart racing, trampoline parkour center, virtual reality activity center, 55 ft.
- 3D Karting, Circus Trix, The Void
- Parking Structure, 75 ft. (in back)
- Industrial, Flex, 49-55 ft. (south portion)



Cannon Experiential Park

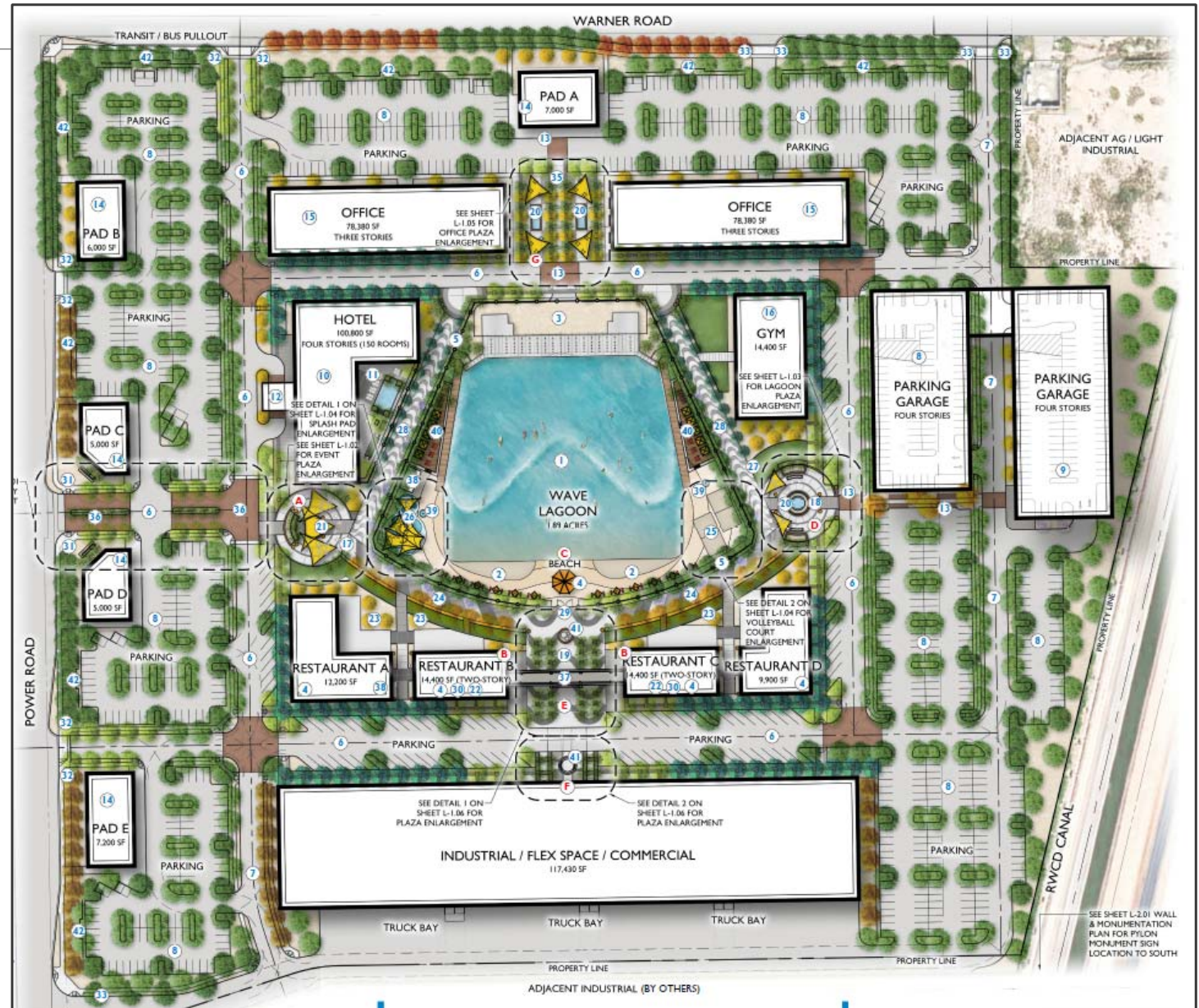
Amenities - Beach Experience

- Waterfront promenade
- Boardwalk promenade
- Beach Volleyball
- Splash Pad
- Shade
- Restaurants-Shops
- Sun deck with lounge chairs, turf, umbrellas



Proposed Development

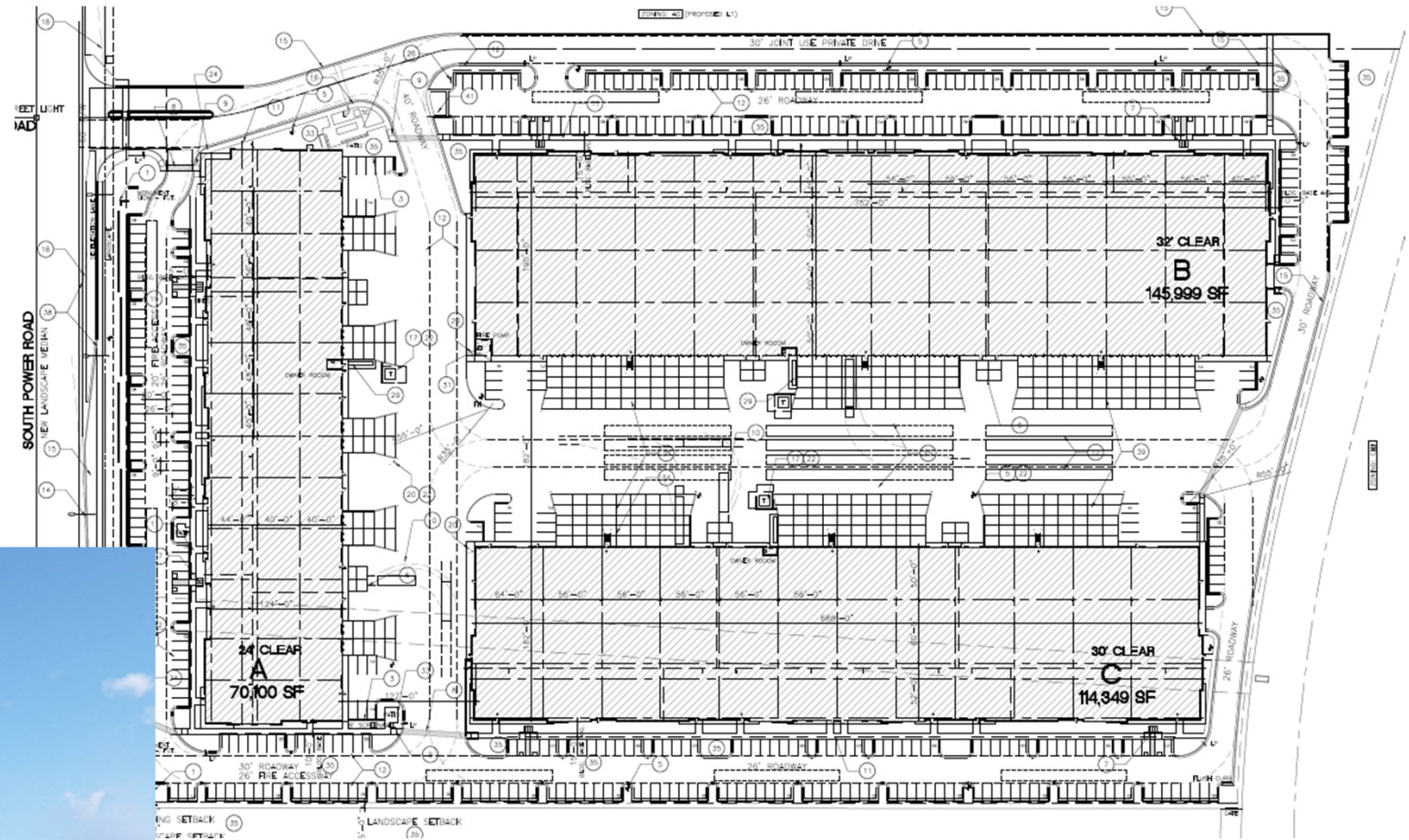
Proposed Use	Gross Bldg. Area (SF)
North Portion	
Hotel/Accommodations	100,800
Restaurants/Shops	50,900
Commercial Pads	30,200
Gym	14,400
Office	156,760
Flex (proposed indoor commercial recreation and related uses)	117,430
(Parking Structure)	(187,000)
Subtotal: North Portion	470,490
South Portion	
Subtotal: Employment-Industrial	345,000
Grand Total:	815,490



Proposed Development - South Portion of Site

Industrial Site Plan

- 19 acres
- 3 buildings
- Parking on perimeter
- Landscaping in front
- Buffered to south and north



Proposed Industrial Development – Preliminary Plan



Questions?

Contact:

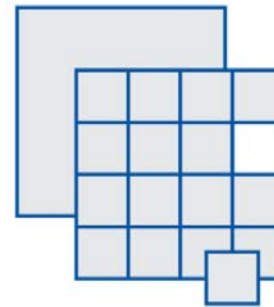
Pew & Lake, PLC
1744 S. Val Vista, Suite 217
Mesa, AZ 85204
Ph: 480-461-4670
Fx: 480-461-4676

Sean B. Lake

Email: sean.lake@pewandlake.com

D.J. Stapley

Email: djstapley@pewandlake.com



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

When recorded, return to:

City of Mesa

**AIRCRAFT OPERATION, SOUND AND AVIGATION EASEMENT
AND RELEASE FOR PHOENIX-MESA GATEWAY AIRPORT**

WHEREAS, **Power 17 LLC & Power 40 LLC** company, hereinafter called "Owner," is the owner of that certain parcel of land situated in the City of Mesa, Maricopa County, Arizona, consisting of approximately **59** acres, legally described on the attached Exhibit A, and incorporated by reference herein, which is hereinafter referred to as the "**Land**," and which the Owner desires to develop as a **group center** which will include **both commercial and industrial** uses.

WHEREAS, the Owner is aware that the Land lies in an area that is subject to aircraft overflights and operations for aircraft utilizing airspace in connection with "Phoenix-Mesa Gateway Airport" (formerly known as Williams Air Force Base), which is hereinafter referred to as the "**Airport**."

WHEREAS, the Owner recognizes that all airspace is governed by the U.S. Code, and the U.S. Government has exclusive sovereignty of airspace in the United States. Owner is willing to develop such Land as a mixed-use community subject to the sovereign authority of the U.S. Government subject to the plans and policies developed by the Federal Aviation Administration ("**FAA**") for use of the navigable airspace including the right of flight and other airspace uses over the Land and all effects flowing therefrom.

NOW THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby fully acknowledged, Owner and its heirs, administrators, executors, occupants, users, developers, successors and assigns (collectively referred to herein as "**Owner**"), does hereby give and grant to the Airport, the Phoenix-Mesa Gateway Airport Authority (the "**Authority**") and the City of Mesa, a municipal corporation, and its respective administrators, successors and assigns ("City") and Aircraft users of the Airport and Airport facilities ("**Aircraft Users**"), a perpetual, nonexclusive easement for all avigation purposes and uses over and across the Land in connection with flights, airspace usage, passage, operations, testing, development of Aircraft (the term "**Aircraft**" shall include any device that is used or intended to be used for flight in the air or space, existing or future, that is regulated by the FAA), and other related uses and flight or airspace activities, in, to, over, across and through all navigable airspace above the surface of the

Owner's Land in such flight patterns, routes, uses, the above purposes and altitudes that are in conformance with FAA regulations and to an infinite height above such Owner's Land, which easement shall include, but not be limited to, the right of flight of all Aircraft above, across and over the Land in such flight patterns, routes, uses, the foregoing purposes and altitudes that are in conformance with FAA regulations, together with its related inconvenience, smoke, attendant sound and noise, vibrations, fumes, dust, fuel, gas and lubricant particles, and dripping and all other effects that may be caused by the operation of Aircraft including for the purposes and uses described above and also landing at, or taking off from, or operating in relation to, on, from or around the Airport. The Owner does further release and discharge the City, the Authority, the Airport, Aircraft Users, The Boeing Company, a Delaware corporation, and its affiliates ("**Boeing**"), and other third party beneficiaries (as described below) of and from any liability for any and all claims for damages of any kind to persons or property that may arise now or at any time in the future over or in connection with the Owner's Land above, in, to, over and through all navigable air space above Owner's Land, and on and to the surface of the Land and on and to all structures now existing or hereafter constructed on the Land, or any portion of the Land, whether such damage shall originate from smoke, noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of Aircraft landing at, or taking off from, or operating at or around the Airport.

This easement is granted for the above purpose and uses for the passage of all Aircraft, specifically including but not limited to military and developmental and test aircraft, present or future, by whomever owned or operated on, from, around or to the Airport and any other airport or air facility which is or may be located at or near the site of said Airport, including any future change or increase in the boundaries of the Airport or air facility(ies), the volume or nature of operation of the Airport or air facility(ies), or noise or pattern of air traffic thereof; and these Aircraft Users, Boeing, Aircraft owners, operators, and users are and shall be third party beneficiaries of this Easement and the rights granted.

Owner shall give notice of this Easement to invitees, occupants, and tenants (collectively referred to herein as "Property Users") of the Land, or any portion thereof, and the Property Users, to the fullest extent permitted by law, are bound by the terms of this Easement.

This instrument does not release the owners and operators of Aircraft from liability for damage or injury to person or property caused by falling Aircraft or falling physical objects from such Aircraft, except as stated herein with respect to inconvenience, smoke, attendant sound and noise, vibrations, fumes, dust, fuel and lubricant particles. This Aircraft Operation, Sound and Avigation Easement and Release shall be binding upon said Owner and successors in interest to the Land, and any part thereof, and it is further agreed that this instrument shall be a covenant running with the Land and shall be recorded in the office of the County Recorder of Maricopa County,

Arizona and other counties as applicable. This Easement may not be amended, terminated or retracted without the prior written consent of City, Owner, and Boeing.

[Signatures appear on following page]

EXECUTED this ____ of ____, 2020.

OWNER:

By _____

Name _____

Its _____

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this ___ day of _____, 2018, by _____, the _____ of _____ corporation or limited liability company, in his/her capacity as _____ of and on behalf of said entity.

Notary Public

My commission expires:

THE BOEING COMPANY, a
Delaware corporation

By _____

Name _____

Its _____

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this ___ day of _____, 2020,
by _____, the _____ of The Boeing Company, a Delaware
corporation, in his/her capacity as _____ of and on behalf of such
corporation.

Notary Public

My commission expires:

Exhibit A
Legal Description