

**American Metals Company  
824 West Broadway Road  
Mesa, Arizona  
Project Narrative  
Revised March 5, 2014**

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**Project Summary & Request**

Pew & Lake, PLC, on behalf of American Metals, hereby submits this project narrative and supporting documents in support of a request for Site Plan Review and a Council Use Permit (CUP) for a Large Collection Facility in the Light Industrial (LI) zoning district. This request is being made to accommodate the development of a Contractor's Yard for the storage of building materials, wholesaling, indoor warehousing and storage with accessory outdoor storage, including the storage of recycling materials. The site is approximately 2.16 acres and is located at 824 West Broadway Road. The outdoor storage will consist primarily of new steel and construction site roll-off containers that would typically be found in a contractor's yard. The Owner owns and operates the recycling facility immediately to the east of the site, which is located on the northeast corner of Extension and Broadway Roads. There will be no processing of recycled materials on this site. New steel inventory will be located on this site and materials stored in the construction roll-off containers awaiting processing at the property on the east side of Extension will be temporarily stored on site.

**Site Description**

The site sits at the northwest corner of Broadway and Extension Roads. Frontage on Broadway is nearly 450 feet and frontage on Extension is 214 feet. Traffic to the site will circulate on the rectangular lot by means of an L-shaped drive aisle which will run between the two driveways; one on the east and the other on the south side of the property. The existing driveway on the south side of the property will be relocated to the west by approximately 75 feet so that it aligns with the parking lot on the western edge of the proposed future building. The front of the lot will accommodate the 15,000 square foot building which the owner eventually proposes to build on this site. At this time and for the purposes of this application, the owner intends to entirely enclose this site with the same 13' boxcar door fence material that has been used on the fence constructed on the property at the northeast corner of Extension and Broadway. To avoid merely repeating what is taking place on the opposite corner, the fence for this site is proposed to be constructed by alternating the boxcar doors horizontally and vertically. The boxcar door material will also be complemented with horizontal elements of metal siding. This combination of materials and their placement will create a visually unique addition to this corner.

As suggested by staff in the pre-application meeting, the fence has been pulled away from the corner. This creative wall placement and design will contribute to the aesthetic uniqueness of the Extension and Broadway intersection, creating an appropriate visual barrier to the interior of the site, without encroaching on the intersection

or disrupting visibility triangles. When the building is eventually constructed, it will be situated behind the existing fence and will be constructed using materials which will complement the fence. The elevations provided with this narrative show the site both with and without the proposed building.

#### **Adjacent General Plan Designations, Zoning Districts and Existing Uses**

As indicated in the chart below, the proposed use on the site will be compatible with existing surrounding structures and use.

Direction	Zoning	General Plan	Current Use
Subject Property	LI	GI	Vacant
North	GI	GI	Office/ Warehouse
South	Broadway Rd. & LI	CC	Warehouse
East	Extension Rd. & GI	GI	Recycling
West	LI	GI	Storage

#### **Council Use Permit Criteria**

The proposed project conforms to the four Council Use Permit (CUP) criteria as outlined in the City of Mesa Zoning Ordinance:

- 1) *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.*

The proposed use of the site for outdoor storage of building materials and the collection of recycling items is permitted in the General Industrial (GI) land use designation and Light Industrial (LI) zoning district. This land use definition expressly permits indoor and outdoor storage of materials and defines appropriate locations for such activities as those locations which are on arterial roads with access to required infrastructure.

- 2) *The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies.*

As noted above, the proposed use of the site conforms to the General Plan, and also to the Light Industrial (LI) zoning category outlined in the City of Mesa Zoning Ordinance. By seeking a CUP for this property, the property owner is making a commitment to the City to abide by the standards outlined in the Zoning ordinance.

- 3) *The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City.*

The proposed project will not be injurious to adjacent or surrounding property owners. Conversely, this project being proposed with the intent to screen adjacent properties from outdoor storage activities which may be perceived as unsightly to adjacent property owners.

- 4) *Adequate public services, public facilities and public infrastructure are available to serve the proposed project.*

Storage is an inherently passive use of a property, therefore this application will not place a burden on existing public services, utilities or infrastructure. The proposed development will provide necessary on-site water retention at the westernmost portion of the lot.

### **Parking**

The project meets the Mesa Zoning Ordinance requirements for parking for the proposed use of the future building. According to the City of Mesa Zoning Ordinance, 19 parking spaces are required on this site. As shown on the site plan, 19 spaces are provided on the site, including 1 accessible space.

### **Summary**

This request proposes a well-conceived plan for the property owner to provide for outdoor storage of building materials on the property, while providing screening of those materials from outside view. The applicant, on behalf of the owner, respectfully requests approval of this Conditional Use Permit.

**American Metals  
NWC- Broadway & Extension  
Citizen Participation Report  
January 30, 2014**

**Purpose:**

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts that have been undertaken by the applicant and property owner to provide citizens in the vicinity of the proposed development with information regarding the following request made to the City of Mesa:

- Rezone of the property from Light Industrial (LI) to General Industrial (GI) to allow for the development of a 15,000 square foot warehouse and office building with outdoor storage.

By providing opportunities for citizen participation, the applicant strives to ensure that those affected by this application will have adequate opportunity to learn about and comment on the proposed plan.

**Contact Information:**

Those coordinating the citizen participation activities are:

W. Ralph Pew  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
ralph.pew@pewandlake.com

Vanessa MacDonald  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
vanessa.macdonald@pewandlake.com

**Actions:**

In order to provide effective citizen participation in conjunction with this application, the following actions have been taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting was held on January 29, 2014. The applicant and property owner were prepared to review the site plan, building elevations and landscape plan. No neighbors or other interested parties were in attendance. The notification list for the meeting included all property owners within 500' of the subject property, registered neighborhood contacts within 1-mile of the property and HOA's within a half-mile of the project (the registered neighborhood contact list was provided by the City of Mesa Neighborhood Outreach Division). A total of 35 notification letters were sent. A draft of the neighborhood meeting notification letter is included with this report.
2. While no neighbors attended the neighborhood meeting, the applicant and property owner remain committed to providing information about the proposed development to any individuals who inquire about the project either by phone or email. The applicant will work with City of Mesa staff to address any inquiries made to the City of Mesa regarding this project. As such, any

additional telephone conferences, meetings and/or presentations will be made to citizens or other interested parties as necessary.

**Attached Exhibits:**

- A) List of property owners within 500' of the subject property and registered neighborhood contacts within one mile of the property and HOA's within one-half mile of the project.
- B) 500' notification map of surrounding property owners.
- C) Neighborhood meeting notification letter.

**Schedule:**

**Pre-Application submittal- October 28, 2013**

**Pre-submittal conference- November 18, 2013**

**Formal Application- January 7, 2014**

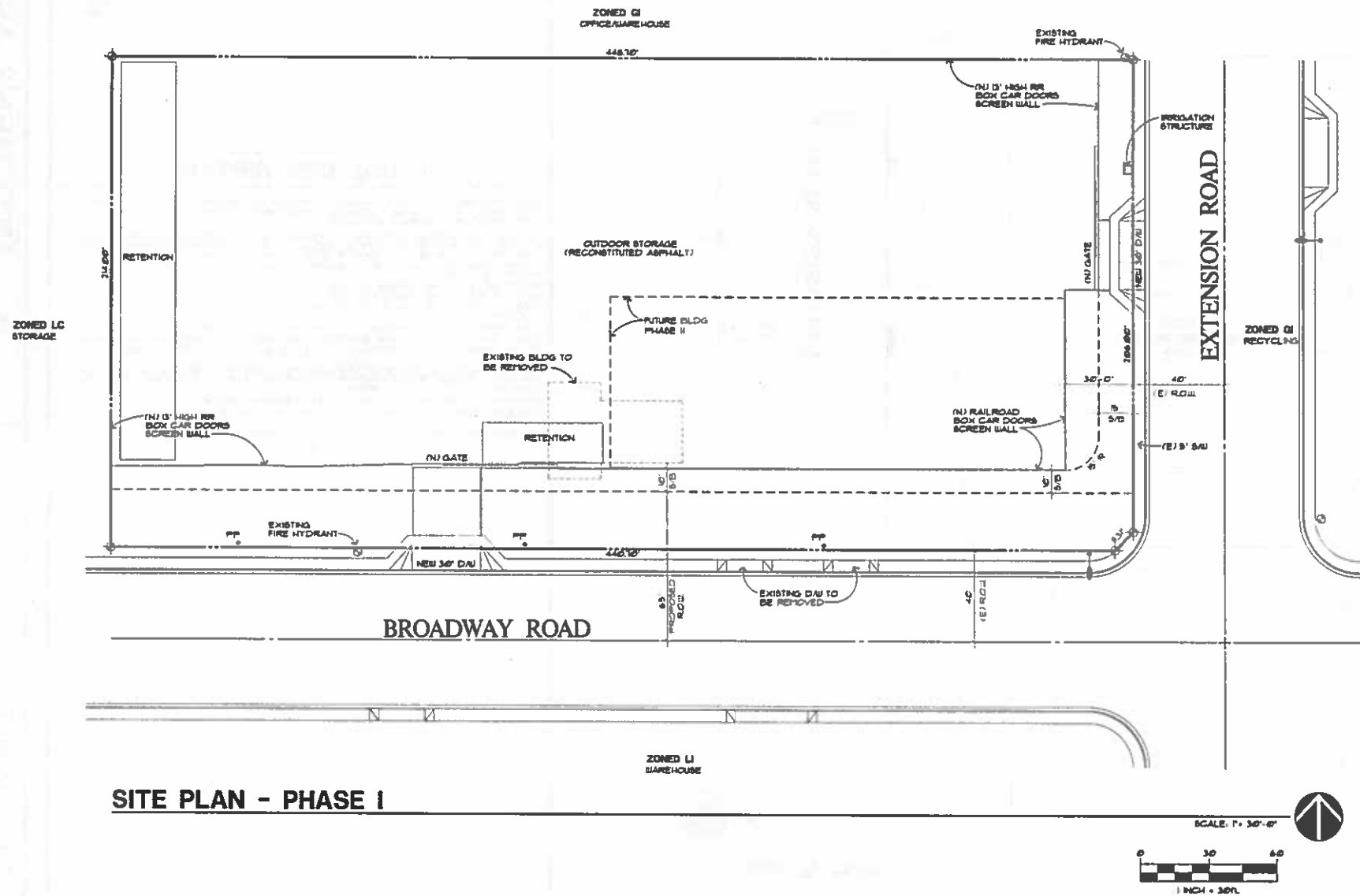
**Neighborhood Meeting- January 29, 2014**

**Follow up submittal deadline- February 18, 2014**

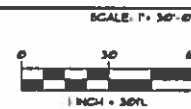
**Planning and Zoning Board Hearing- March 26, 2014**

**City Council Introduction- TBA**

**City Council Final Action- TBA**



**SITE PLAN - PHASE I**



**PROJECT DATA**

OWNER:	JUADAR MAPLECHET, LLC 148 N. BROADWAY ROAD MESA, ARIZONA 85202
PROJECT ADDRESS:	824 W. BROADWAY ROAD MESA, ARIZONA
PARCEL NUMBER:	D4-06-08C
ZONING:	L1
PROPOSED ZONING:	G1
SITE AREA:	54,218 SF. (1.254 ACRES)
PROPOSED FUTURE BUILDING AREA:	STORAGE AREA 14,000 SQ. FT. OFFICE AREA 1,000 SQ. FT. TOTAL 15,000 SQ. FT.
BUILDING HEIGHT:	27'-0"

**LEGAL DESCRIPTION**

BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21 TOWNSHIP 1 NORTH RANGE 9 EAST OF THE GILA AND SALT RIVER BASIN AND MERIDIAN MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 494.00 FEET AS MEASURED PERPENDICULARLY TO THE SOUTH LINE OF SAID SECTION 21 OF THE EASTERLY 484.1 FEET AS MEASURED PERPENDICULARLY TO THE NORTH-SOUTH PROJECTION LINE OF SAID SECTION 21 OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, EXCEPT THE NORTHERLY 100.00 FEET AS MEASURED PERPENDICULARLY TO THE SOUTH LINE OF SAID SECTION 21 AND ALSO,

EXCEPT THE EAST 40 FEET THEREOF, AND ALSO,

EXCEPT THE SOUTH 40 FEET THEREOF, AND ALSO,

EXCEPT THE TRIANGULAR PIECE OF LAND BEGINNING 40 FEET NORTH AND 40 FEET WEST OF THE SOUTH QUARTER CORNER OF SAID SECTION 21,

THENCE NORTHERLY 5 FEET PARALLEL TO THE EAST LINE OF SAID SECTION 21,

THENCE SOUTHWESTERLY TO A POINT 40 FEET NORTH AND 40 FEET WEST OF SAID SOUTHWEST CORNER,

THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 21 TO THE POINT OF BEGINNING, AND ALSO,

EXCEPT BEGINNING AT A POINT 40 FEET NORTH AND 40 FEET WEST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21 TOWNSHIP 1 NORTH RANGE 9 EAST OF THE GILA AND SALT RIVER BASIN AND MERIDIAN MARICOPA COUNTY, ARIZONA,

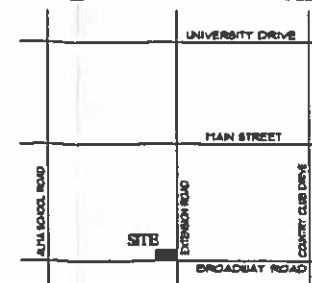
THENCE NORTH 5 FEET PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER,

THENCE SOUTHWESTERLY TO A POINT 50 FEET WEST AND 40 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER,

THENCE EAST 5 FEET PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER,

THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

**VICINITY MAP**



REVISIONS

**HITCHENS ASSOCIATES ARCHITECTS**

287 NORTH NORFOLK  
MESA, ARIZONA 85205

TELEPHONE: 480 844-5313

**AMERICAN METALS COMPANY**

824 W. BROADWAY ROAD  
MESA, ARIZONA

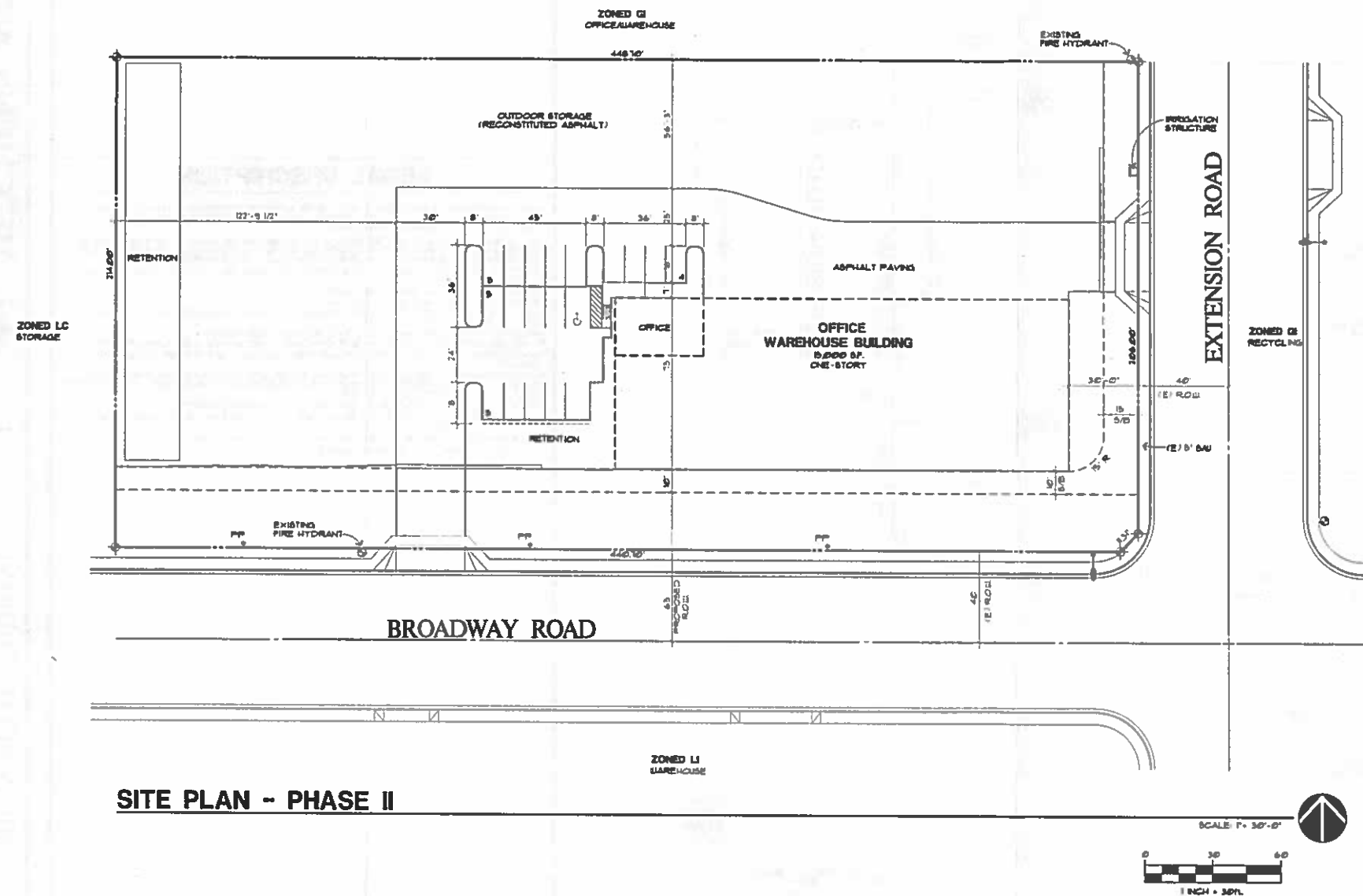
**SITE PLAN - PHASE I**

**PROFESSIONAL SEAL**

19942  
GREGORY L. HITCHENS  
MAR 13 2014  
ARCHITECT  
ARIZONA, U.S.A.

DATE: EXPIRES 3-31-15  
 SCALE: AS SHOWN  
 DRAWN BY: G.L.H.  
 PROJECT: 21371  
 SHEET: 1 OF 1

**A-0 PHASE I**



## PROJECT DATA

OWNER:	JAGUAR MAPLECHET, LLC 746 N. BROADWAY ROAD TESA, ARIZONA 85640										
PROJECT ADDRESS:	834 N. BROADWAY ROAD TESA, ARIZONA										
PARCEL NUMBER:	134-06-03C										
ZONING:	L1										
PROPOSE ZONING:	G1										
SITE AREA:	54,278 SF, 12.64 ACRES										
PROPOSED FUTURE BUILDING AREA:	<table><tr><td>STORAGE AREA:</td><td>14,000</td><td>SQ. FT.</td></tr><tr><td>OFFICE AREA</td><td>500</td><td>SQ. FT.</td></tr><tr><td>* TOTAL:</td><td>15,500</td><td>SQ. FT.</td></tr></table>		STORAGE AREA:	14,000	SQ. FT.	OFFICE AREA	500	SQ. FT.	* TOTAL:	15,500	SQ. FT.
STORAGE AREA:	14,000	SQ. FT.									
OFFICE AREA	500	SQ. FT.									
* TOTAL:	15,500	SQ. FT.									
BUILDING HEIGHT:	27'-8"										
PARKING REQUIRED:	<table><tr><td>WAREHOUSE:</td><td>14,000 ÷ 200 = 16</td><td>SPACES</td></tr><tr><td>OFFICE:</td><td>500 ÷ 375 = 3</td><td>SPACES</td></tr><tr><td>TOTAL PARKING REQUIRED:</td><td colspan="2">19 SPACES</td></tr></table>		WAREHOUSE:	14,000 ÷ 200 = 16	SPACES	OFFICE:	500 ÷ 375 = 3	SPACES	TOTAL PARKING REQUIRED:	19 SPACES	
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TOTAL PARKING REQUIRED:	19 SPACES										
PARKING PROVIDED:	<table><tr><td>REGULAR PARKING:</td><td>16</td><td>SPACES</td></tr><tr><td>ACCESSIBLE PARKING:</td><td>1</td><td>SPACES</td></tr><tr><td>TOTAL PROVIDED:</td><td colspan="2">19 SPACES</td></tr></table>		REGULAR PARKING:	16	SPACES	ACCESSIBLE PARKING:	1	SPACES	TOTAL PROVIDED:	19 SPACES	
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ACCESSIBLE PARKING:	1	SPACES									
TOTAL PROVIDED:	19 SPACES										

## LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21 TOWNSHIP 1 NORTH RANGE 9 EAST OF THE GILA AND SALT RIVER AND MERIDIAN MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 494.00 FEET AS MEASURED PERPENDICULARLY TO THE SOUTH LINE OF SAID SECTION 21 OF THE EASTERLY 484.7 FEET AS MEASURED PERPENDICULARLY TO THE NORTH-SOUTH MEDESON LINE OF SECTION 21 OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21 EXCEPT THE NORTHERLY 309.00 FEET AS MEASURED PERPENDICULARLY TO THE SOUTH LINE OF SAID SECTION 21 AND ALSO,

EXCEPT THE EAST 48 FEET THEREOF, AND ALSO,

EXCEPT THE SOUTH 48 FEET THEREOF, AND ALSO,

EXCEPT THE TRIANGULAR PIECE OF LAND BEGINNING 45 FEET NORTH AND 48 FEET WEST OF THE SOUTH QUARTER CORNER OF SAID SECTION

THENCE NORTHERLY 8 FEET PARALLEL TO THE EAST LINE OF SAID SECTION 21

THENCE SOUTHWESTERLY TO A POINT 40 FEET NORTH AND 48 FEET WEST OF SAID SOUTHEAST CORNER,

THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 21 TO THE POINT OF BEGINNING,

ALSO,

EXCEPT BEGINNING AT A POINT 48 FEET NORTH AND 40 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 21 TOWNSHIP 1 NORTH RANGE 9 EAST OF THE GILA AND SALT RIVER RANGES AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

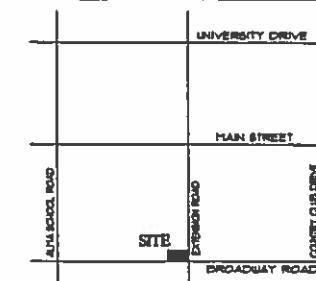
THENCE NORTH 8 FEET PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER,

THENCE SOUTHWESTERLY TO A POINT 33 FEET WEST AND 48 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER,

THENCE EAST 8 FEET PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER,

THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

### VICINITY MAP



**REVISIONS:**

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**HITCHENS ASSOCIATES  
ARCHITECTS**

287 NORTH NORFOLK  
MESA, ARIZONA 8025

TELEPHONE: 480 844-6363

**AMERICAN METALS COMPANY**  
8324 W. BROADWAY ROAD  
MESA, ARIZONA

**SITE PLAN - PHASE I**

*Hunter*

*Gregory Hitchcock*

CERTIFICATE OF MARRIAGE  
1984-2 GREGORY L.  
HITCHCOCK  
FEB 27  
St. James, N.Y.

D-476 E-DPRES 3-31-85

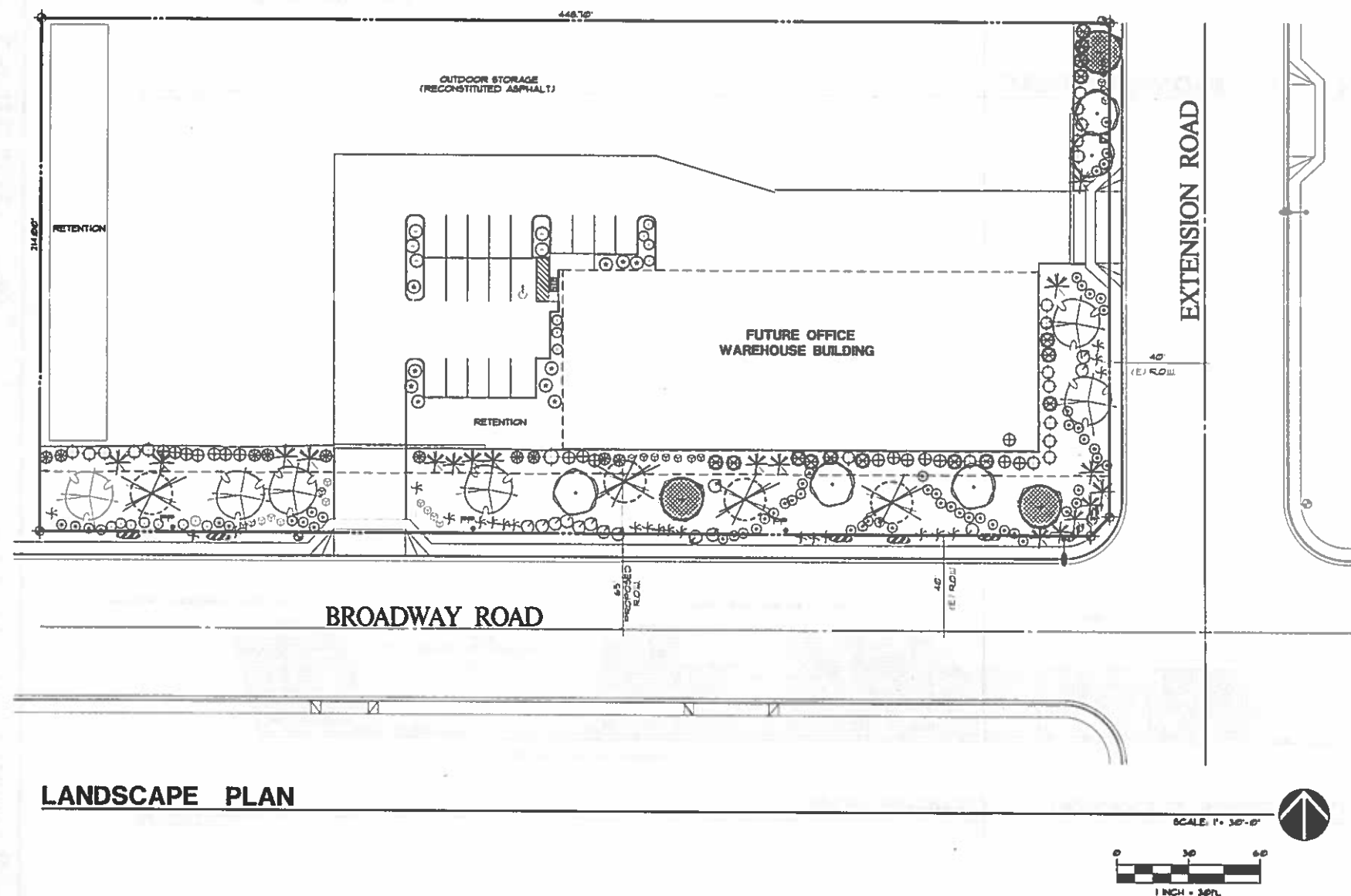
SCALE AS SHOWN

DRAWN BY GLM

PROJECT NO. 7037

SIGNED \_\_\_\_\_  
CHECKED \_\_\_\_\_  
BY \_\_\_\_\_

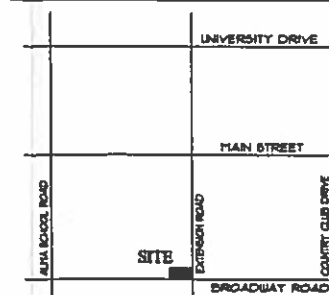
## A-O



## PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
TREES	SCHORAN PALM VERDE	PARKINSONIA praecox	24" BOX B GAL.	3
	THORNLESS MESQUITE	PROSOPIS HYBRID 'thornless'	24" BOX B GAL.	3
	DESERT WILLOW	CHILIPIS linearis	36" BOX 24" BOX	2
	WILLOW ACACIA	ACACIA salicifolia	24" BOX	3
(ALL TREES SHALL BE DOUBLE STAKED TYPE)				
SHRUBS	BAJA RUELLIA	RUELLIA peninsularis	B GAL.	84
	BAJA FARTY DUSTER	CALLIANDRA californica	10	14
	GREEN CLOUD BAGE	LEUCOPHYLLUM frutescens 'Green Cloud'	B GAL.	28
GROUND COVER				
	YELLOW TRAILING LANTANA	LANTANA montevidensis 'Yellow'	B GAL.	30
ACCENTS				
	RED YUCCA	HESPERALOE parviflora	B GAL.	23
	OCOTILLO	FOURQUERIE stenodora	B GAL.	18
	BANANA YUCCA	YUCCA baccata	B GAL.	10
	DESERT SPOON	DASTY IRON fraseri	B GAL.	24
	LECHUGILLA VERDE	AGAVE bovicornis	B GAL.	11
	BUCKHORN CHOLILA	OPUNTIA acanthocarpa	B GAL.	21
	WEBER'S AGAVE	AGAVE webberi	B GAL.	15

## VICINITY MAP



## REVISIONS

HITCHENS ASSOCIATES  
ARCHITECTS

TELEPHONE  
480  
844-813

287 NORTH NORFOLK  
MESA, ARIZONA 85215

AMERICAN METALS COMPANY

824 W. BROADWAY ROAD  
MESA, ARIZONA

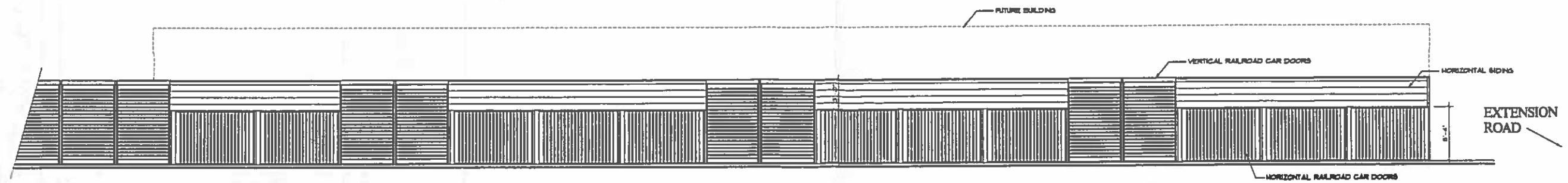
LANDSCAPE PLAN



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DRAWN BY: OLH  
PROJECT NO: 21371  
SHEET NO: 1  
SHEET TOTAL: 1

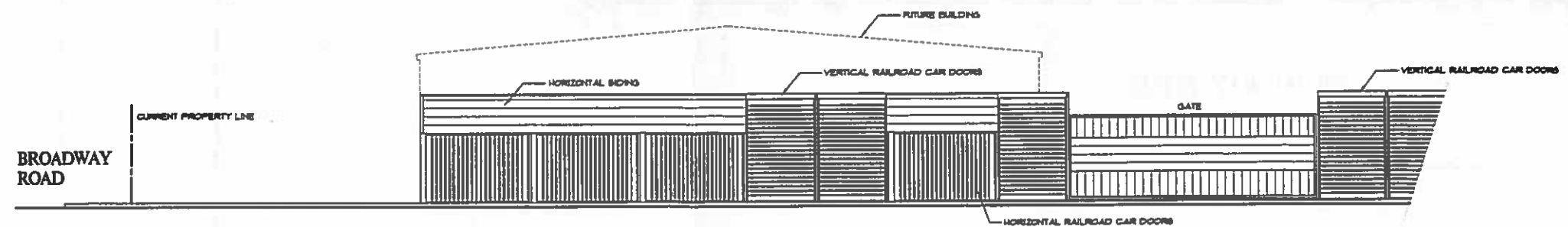
L-1





**SOUTHEAST CORNER PARTIAL FENCE ELEVATION - BROADWAY ROAD**

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



**SOUTHEAST CORNER PARTIAL FENCE ELEVATION - EXTENSION ROAD**

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

REVISIONS

**HITCHENS ASSOCIATES ARCHITECTS**

215 E. UNIVERSITY DRIVE  
SUITE 105  
MESA, ARIZONA 85213

TELEPHONE  
480  
944-5333

**AMERICAN METALS COMPANY**

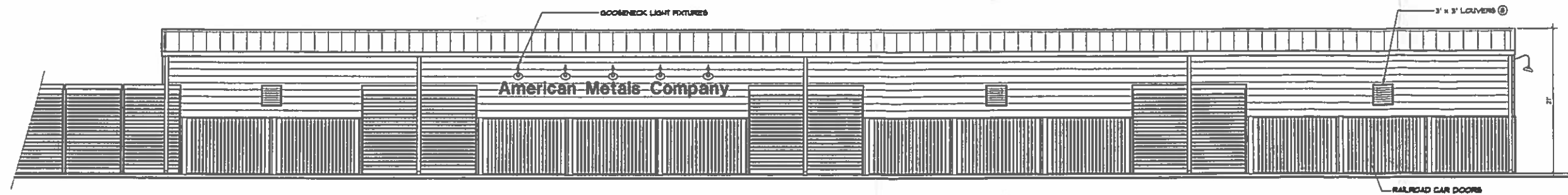
824 W. BROADWAY ROAD  
MESA, ARIZONA

**FENCE ELEVATIONS**



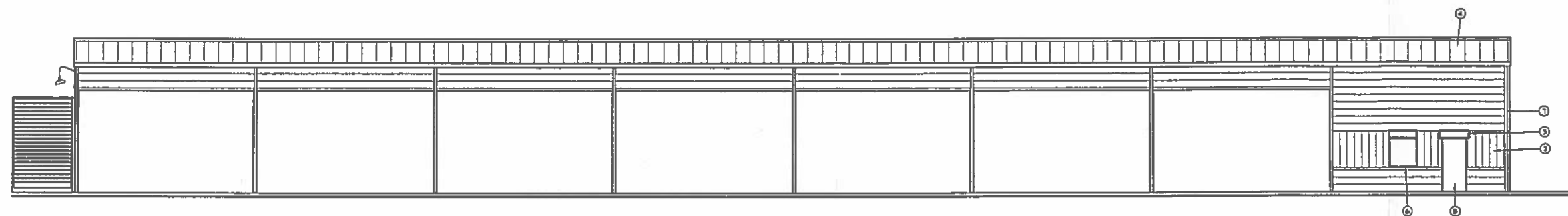
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SEAL	AS SHOWN
BY	
DATE	2011

**A-2c**



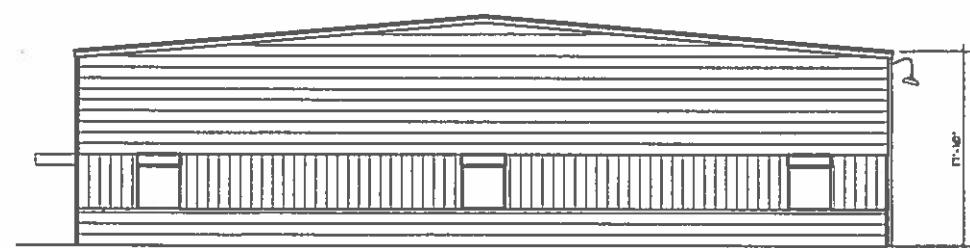
**SOUTH ELEVATION**

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



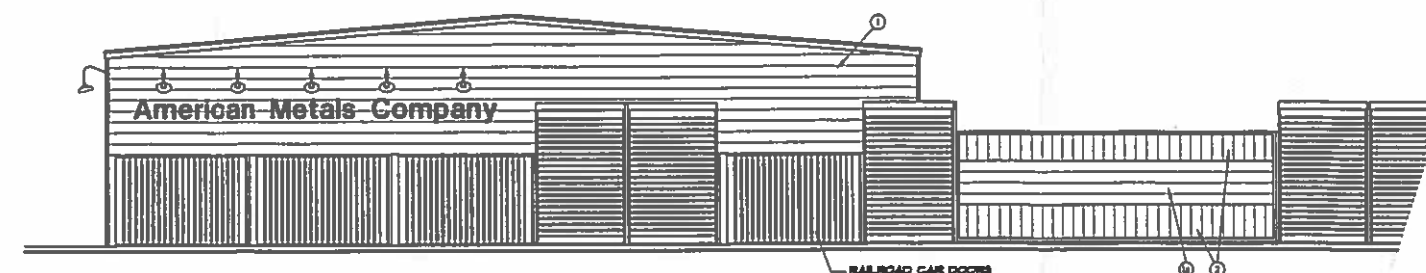
**NORTH ELEVATION**

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



**WEST ELEVATION**

SCALE 1/8" = 1'-0"



**EAST ELEVATION**

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


**COLOR SCHEDULE:**

- |                              |  |
|------------------------------|--|
| ① HORIZONTAL SIDING (RANDOM) | RED? SIGNATURE 300<br>COLOR: "BURN OAK"        |
| ② HORIZONTAL SIDING (LOW)    | RED? SIGNATURE 300<br>COLOR: "MUSIC RED"       |
| ③ VERTICAL SIDING:           | RED? SIGNATURE 200<br>COLOR: "BURN OAK"        |
| ④ CANOPY:                    | RED? SIGNATURE 300<br>COLOR: "GALLERY BLUE"    |
| ⑤ ROOF:                      | RED? SIGNATURE 300<br>COLOR: "SILVER METALLIC" |
| ⑥ DOORS:                     | RED? SIGNATURE 200<br>COLOR: "GALLERY BLUE"    |
| ⑦ DOOR/WINDOW FRAMES:        | RED? SIGNATURE 100<br>COLOR: "CRISPION RED"    |
| ⑧ LEAVES/DUMP/OUTS:          | RED? SIGNATURE 200<br>COLOR: "GALLERY BLUE"    |
| ⑨ LOUVERS:                   | RED? SIGNATURE 200<br>COLOR: "CRISPION RED"    |

## HITCHENS ASSOCIATES ARCHITECTS

215 E. UNIVERSITY DRIVE  
SUITE 105  
MESA, ARIZONA 85213

TEL: 948-394-4800  
FAX: 948-394-4801




## AMERICAN METALS COMPANY

824 W. BROADWAY ROAD  
MESA, ARIZONA

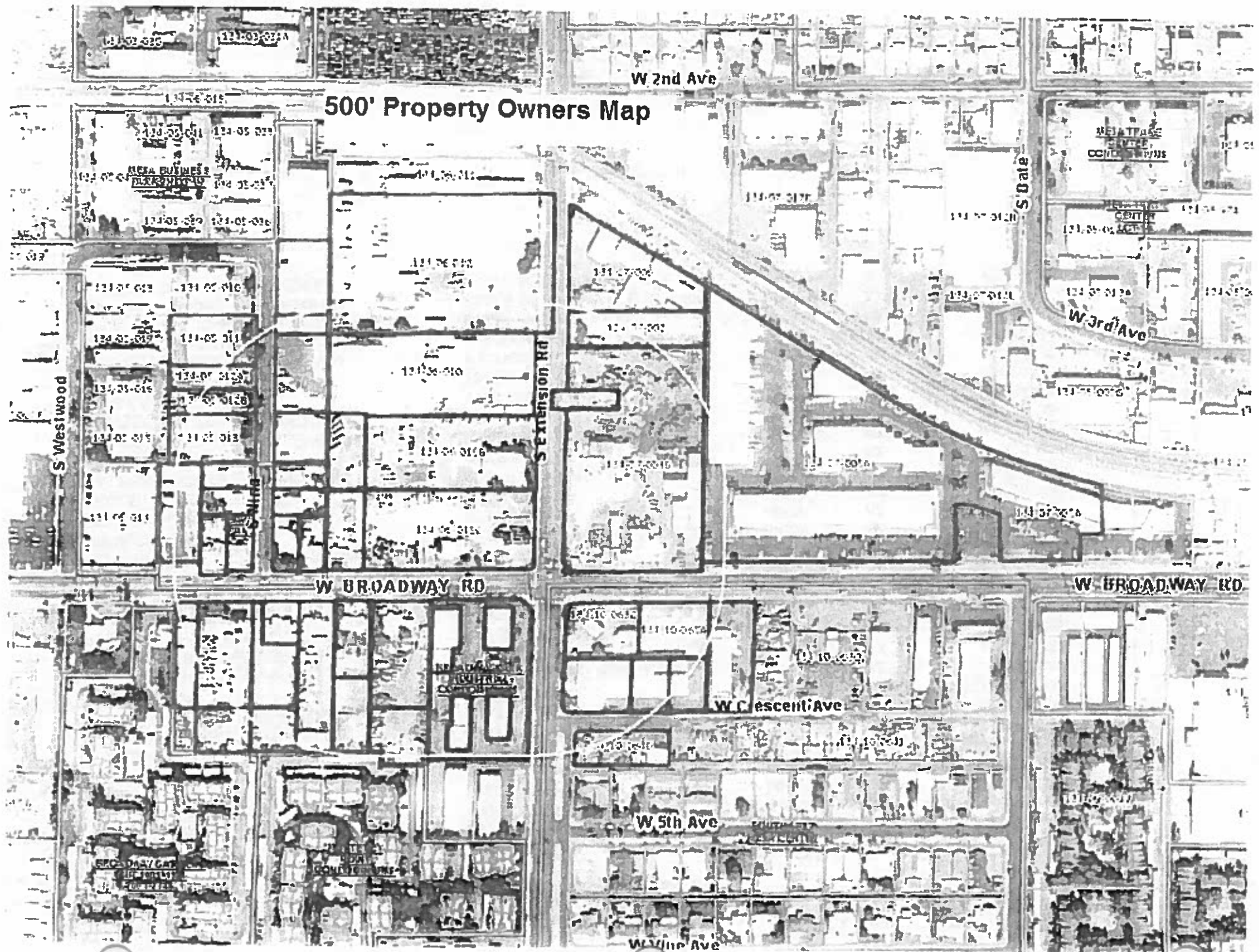
## NEW STEEL BLDG ELEVATIONS

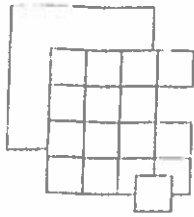
*Gregory L. Hitchens*



**DATE:** 3-21-95  
**SCALE:** AS SHOWN  
**DESIGNER:** GPH  
**PROJECT:** 215T  
**REVISIONS:**  
**SHEET:**

A-2b





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

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

January 7, 2014

**NOTICE OF NEIGHBORHOOD MEETING**

Dear Neighbor:

Together with our client, American Metals, we are pleased to invite you to a neighborhood meeting to receive your comments on our proposal to the City of Mesa for a rezoning of the property at 824 West Broadway Road in Mesa to allow for the development of a warehouse and office building.

This property is located on the northwest corner of Broadway and Extension Roads. For your reference, the Maricopa County Assessor parcel number is 134-06-015C.

We are proposing a zoning change from Light Industrial (LI) to General Industrial (GI) to allow for outdoor storage along with the office building and warehouse. The subject site is 2.2 acres.

This neighborhood meeting has been scheduled to give property owners in this area an opportunity to meet with the applicant, American Metals, and learn more about the proposed project. If you are aware of any other parties interested in this project, please let them know about it. At the meeting, we will have site plans and other exhibits available for your review and comment. The details of this meeting are as follows:

**Date: January 29, 2014  
Time: 6:00 p.m.  
Place: American Metals  
740 West Broadway Road  
Mesa, AZ 85210  
Conference Room  
(Entrance is on Extension)**

If you have any questions regarding this matter prior to the neighborhood meeting, please contact me or Vanessa MacDonald at our office at (480) 461-4670. As we proceed through the rezoning process, there will be public hearings at the City's Planning and Zoning Board and Mesa City Council. You will be notified about these meetings as well. I look forward to seeing you on the 29<sup>th</sup>.

Sincerely,

W. Ralph Pew  
PEW & LAKE, PLC