

ADJACENT LOT
APN: 139-39-031

MORRIS REZONE
OWNER: ORANGE STREET MECHANICAL, LLC
APPLICANT: DAVID WILLIS

APN: 139-39-032
457 S. MORRIS ST. MESA, AZ

APN: 139-39-033
~~505~~ 457 S. MORRIS ST. MESA, AZ

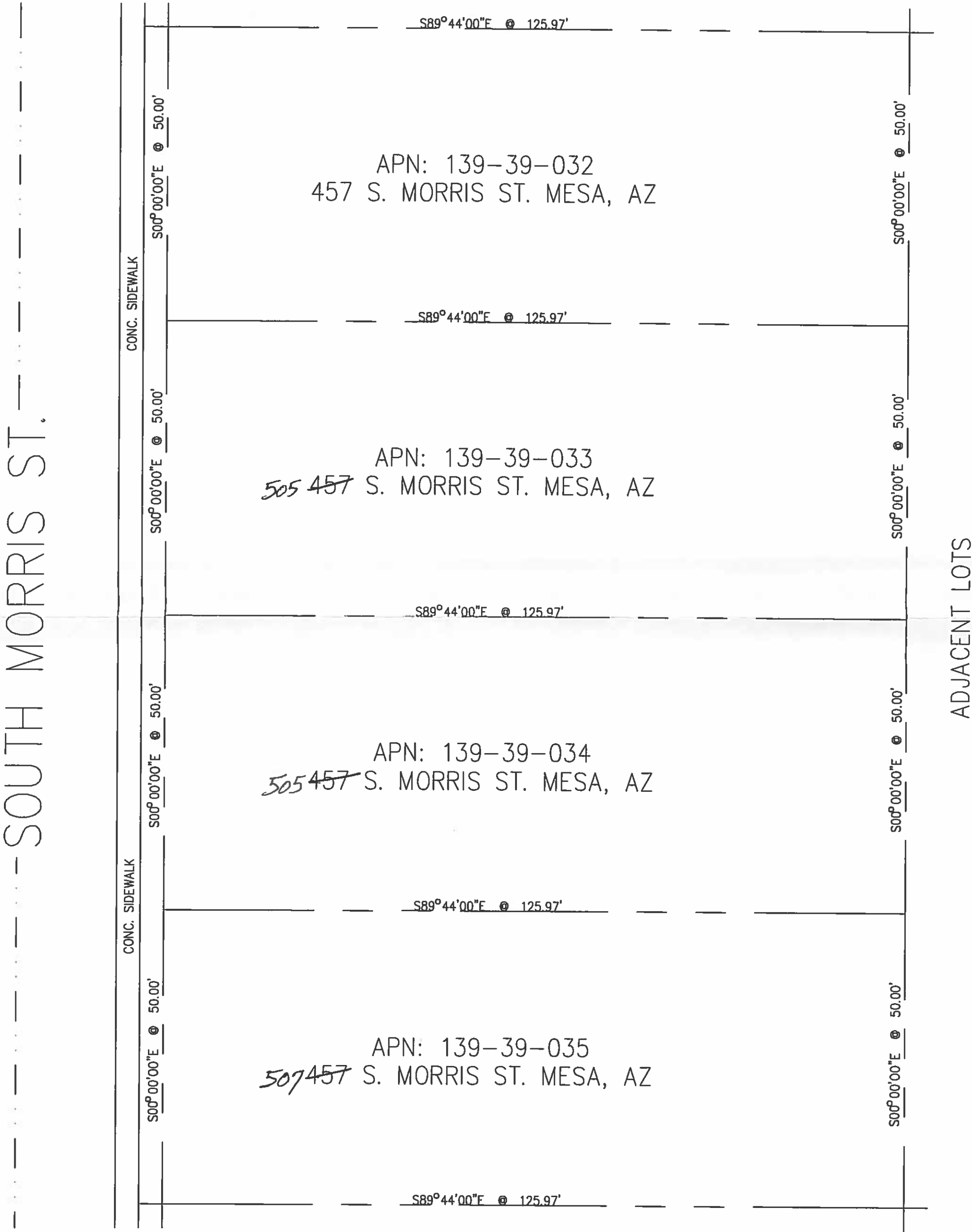
APN: 139-39-034
~~505~~ 457 S. MORRIS ST. MESA, AZ

APN: 139-39-035
~~507~~ 457 S. MORRIS ST. MESA, AZ

ADJACENT LOT
APN: 139-39-036

SITE PLAN

1/16" = 1'-0"





ORANGE STREET MECHANICAL

October 6, 2014

City of Mesa Planning and Zoning Department
55 N. Center Street
Mesa, AZ 85210

Re: Project Description/Narrative for Proposed Re-zoning
139-39-032, 139-39-033, 139-39-034, 139-39-035
457, 505, and 507 S. Morris

Orange Street Mechanical LLC (OSM) is the current owner of the above parcels. They also own the property to the South of these parcels, located at 513 S. Morris where they operate their HVAC business. OSM is interested in cleaning up and improving the area surrounding their business as well as having a place to expand their business in the future. To this end, they have made a substantial investment in the community by purchasing these parcels, obtaining demolition permits from the City of Mesa, and removing the old structures, trash, and overgrown vegetation that existed. The parcels are currently clear and graded.

The intention of OSM is to continue operating their business, employing citizens of Mesa, and providing service to an increasing number of customers. As the business grows they will need space to expand their facilities to meet the demand. The above properties are currently zoned R-2, but are surrounded by property that is zoned M-1. It would be near impossible to conceive of a realistic use for the parcels using the current zoning of R-2 as that zoning would not allow any uses that are consistent with the area.

OSM is proposing that the City of Mesa re-zone these parcels to the same zoning as the surrounding parcels (M-1 - LI), which will bring them into conformity with the surrounding area. No development is planned at this time.

Thank you for your help and consideration.

David L. Willis, Managing Member
Orange Street Mechanical, LLC



S Country Club Dr

S Morris

Slebaron

505 S Morris

Citizen Participation Plan for Morris Rezone

Date: October 6, 2014

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for the rezoning of property on South Morris Street, titled the Morris Rezone. This site is located at 457, 505 & 507 South Morris, which is just South and East of the intersection of Broadway and Country Club and is an application for the rezoning of 4 lots which total 0.579 acres from R2 to LI. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

David L Willis
513 South Morris
Mesa, AZ 85210
(602) 762-0528
Email: orangestreetmech@gmail.com

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on September 29, 2014. Staff reviewed the application and found that the proposed LI zoning is consistent with the zoning of surrounding properties and the character of the area, as well as being consistent with the General Plan Land Use designation for the area. Upon rezoning the property staff recommended a condition of approval requiring administrative site plan review of future development on the site.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts the rezoning causes for members of the community.

1. A contact list will be developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one mile of the rezoning.
 - Homeowners Associations within one half mile of the rezoning.
 - Interested neighbors – focused on 1,000 feet from site, but may include more.
2. All persons listed on the contact list will receive a letter describing the rezoning, rezoning schedule, and site plan.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.

Schedule:

Pre-application meeting – September 29, 2014

Application Submittal – October 7, 2014

Submittal of Citizen Participation Report and Notification materials – November 12, 2014

Planning and Zoning Board Hearing – December 17, 2014

Citizen Participation Report for Morris Rezone

Date: October 23, 2014

Purpose: The purpose of the plan was to inform citizens and property owners in the vicinity of the site that a zoning change was being considered and an application had been filed. An opportunity for input and comment by those affected would be provided.

Contact:

David L. Willis
513 South Morris
Mesa, AZ 85210
(602) 762-0528
Email: orangestreetmech@gmail.com

Pre Application Meeting: The pre-application meeting was held on September 29, 2014 with city staff.

Actions:

1. Since the pre-application meeting, the attached letter has been mail to all neighboring property owners within 1000 feet of the site. A list of those property owners and a map showing the area is also attached.
2. The same letter is being sent to all Homeowners Associations and registered neighborhood associations within one mile of the site, upon receipt of the information by Neighborhood Outreach.
3. There have been no contacts received by neighbors at this time and the city will be notified in the event that anyone has a question or concern.
4. No presentations have been requested by citizens or neighborhood associations at this time.