

# **CITIZEN PARTICIPATION REPORT**

## **SELF-STORAGE PROJECT**

### **4550 E SOUTHERN AVENUE**

#### **Mesa, Arizona**

September 1, 2016

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#### **PURPOSE**

The purpose of this Citizen Participation Report is to provide initial results of the implementation of the Citizen Participation Plan to inform citizens, property owners, neighborhood associations, and businesses in the vicinity concerning the Applicant's request to the City of Mesa for the property located at 4550 E Southern Avenue. Also known as Maricopa County Parcel 140-51-721 and Sunland Village 8, Tract A ("Property"). The specific requests are as follows:

1. Rezoning from Single Residence RS-6-PAD to Limited Commercial (LC) to allow for an expansion of the existing self-storage business.
2. Substantial Conformance Incentive Permit (SCIP) to allow the majority of existing site conditions associated with the existing self-storage site and buildings to remain.
3. Site Plan Review (SPR)/Site Plan Modification (SPM).

This report helps demonstrate that those potentially affected by this application have had an adequate opportunity to learn about and comment on the proposed development.

#### **CONTACT**

Those coordinating the Citizen Participation activities are listed as follows:

Jeff D. Welker  
Welker Development Resources, LLC  
3125 E. Dover Street  
Phone: 480-209-7167  
Email: [jeffw@wdrllc.net](mailto:jeffw@wdrllc.net)

## **ACTIONS**

A total of 525 notification letters for the neighborhood meeting were mailed to those individuals listed on the contact list (see attached); including all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts within 1-mile of the property were also be notified (the registered neighborhood contacts list was obtained from the City of Mesa).

## **NEIGHBORHOOD MEETING**

On August 24, 2016, a neighborhood meeting was held at the Sunland Village auditorium at 4601 E Dolphin Avenue. This meeting provided attendees a review of the project and an opportunity to ask questions and state concerns. A sign-in list was used at the meeting. Via this report, copies of the sign-in lists are provided to the City of Mesa Planner assigned to this project. While comment cards were made available to all in attendance, none were returned with comments.

## **RESULTS**

As noted above, 525 notification letters were mailed as of the date of this Citizen Participation Report. A total of 11 individuals signed in at the August 24, 2016 neighborhood meeting, but there were actually 18 people in attendance. Accordingly, not all who attended signed the sign-in list. Several of the owner's were present at the meeting and participated in the discussion.

### **1. SUMMARY OF ISSUES AND COMMENTS FROM AUGUST 24, 2016 MEETING**

After an introduction and description of the proposal, the primary interests expressed by attendees involved the following:

- Questions and concerns about stormwater runoff and retention.
- Questions self-storage and RV storage outside lighting.
- Questions about surface material within the self-storage and RV storage areas.
- Questions about the height of the self-storage buildings.
- Concerns about feral cats.
- Questions about access for self-storage versus RV storage.
- Concerns about commercial use of RV storage area.
- Questions about Mesa's approval processes related to this proposal.
- Questions about how the reduced number of RV storage spaces would be allocated.

## **2. HOW ISSUES FROM THE AUGUST 24, 2016 MEETING WERE ADDRESSED:**

As noted above, one of the primary issue of discussion regarding the self-storage expansion involved stormwater runoff and retention. Specific questions and concerns regarding current drainage patterns and if stormwater runoff would be increased, decreased and/or redirected. In addition, there were inquiries about how stormwater retention was going to be achieved within the existing retention basin that is located on the east side of the site.

Complete responses were provided to all stormwater-related questions and assurances given that the owner's were fully committed to complying with all of the City of Mesa stormwater retention requirements.

After explaining the the exterior lighting on the new self-storage buildings would not exceed the height of the buildings and likely be the height of the access doors, a request was made by one attendee to evaluate lowering the existing light poles within the RV storage area. While not a part of this application, the owner's committed to evaluating options and alternatives for lighting in this area as part of a future maintenance project.

There were a couple of questions related to the type of surfacing materials to be used for the self-storage expansion. The attendees were informed that the owner's were proposing to install asphalt in the new self-storage drive aisles as had be done within the existing self-storage area.

In response to inquiries about the height of the proposed self-storage buildings, attendees were informed the buildings were designed as single story and very close to the same height as the existing self-storage building.

Several neighbors stated there was a problem with feral cats in the Sunland Village neighborhood and expressed their opinion that the RV storage might be a haven to these animals. While not connected to this proposal, the owner's committed to investigating the issue further.

It was confirmed for all in attendance that self-storage customers would not be allowed to access the self-storage site from Flower Circle. That access point would be maintained for Sunland Village residents only - who are storing RV's within the open storage area. The only access to the self-storage facility will be from the existing commercial driveway on Southern Avenue.

Comments were made that suggested businesses were also using the RV storage area for commercial purposes. As that is not an allowed use, the owner's committed to investigating those claims and resolving any related issues.

At the request of one attendee, the remaining rezoning process steps were described and opportunities to attend and comment at public meetings made clear.

There were several questions regarding how the owner's intended to allocate the reduced number of RV storage spaces when the self-storage expansion is completed. While not germane to this application, the owner's noted that no formal process had yet been devised and/or implemented, but that a fair and balanced approach would be taken.

Comment cards were made available to attendees that wanted to express their interests and/or concerns in writing. No (zero) comment cards were filled-out and returned to the applicant at the end of the meeting. The associated sign-in sheets are attached to this report.

**Attached Exhibits:**

- A) Neighborhood meeting sign-in sheets.

**Schedule:**

- Pre-Application Submittal- May 9, 2016
- Pre-Submittal Conference- May 23, 2016
- Formal Application (P&Z) Submittal - June 27, 2016
- Neighborhood Meeting - August 24, 2016
- Follow-up submittal & CP Report - September 1, 2016
- Planning and Zoning Board Hearing - September 21, 2016
- City Council Introduction - October 3, 2016 (Anticipated)
- City Council Final Action - October 17, 2016 (Anticipated)

# NEIGHBORHOOD MEETING SIGN-IN SHEET

APPLICANT  
Welker Development Resources, LLC

PROJECT LOCATION  
4550 E Southern Avenue

DATE  
August 24, 2016

MEETING LOCATION  
Sunland Village Auditorium  
4601 E Dolphin Avenue  
Mesa AZ 85206

MEETING TIME  
6:00 PM

CASE NO.  
Z16-

#	NAME	ADDRESS	ZIP	EMAIL	PHONE
1	JUNE TSCHILAR	4544 E FARMDALE CIR	85206		480-785-9099
2	CAROL WOLDMOE	4615 E EMERALD AVE	85206		480-218-9510
3	Rod & Darlene Lustig	4558 E. Farmdale Cir	85206		480-235-3461
4	Carma Garner	4525 E. Florian Circle	85206	baggarner@man.com	480-313-9575
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# NEIGHBORHOOD MEETING SIGN-IN SHEET

## APPLICANT

Welker Development Resources, LLC

## PROJECT LOCATION

4550 E Southern Avenue

## DATE

August 24, 2016

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Sunland Village Auditorium  
4601 E Dolphin Avenue  
Mesa AZ 85206

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6:00 PM

## CASE NO.

Z16-

#	NAME	ADDRESS	ZIP	EMAIL	PHONE
1	Loy Ann Holloway	4565 E Florian Circle	85206	N/A	480-924-6728
2	CATHERINE ROSSLEY	4549 " " "	"	240551ay@gmail.com	480-807-3254
3	Walter & Millie Harvey	4625 E. FARMDALE AVE	85206		
4	Brad Ahlstrom			brad@springsrealtyaz.com	480-223-2498
5	JAMES TURNBULL	4541 E Flower Cir	85206		480-218-8528
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