

CITIZEN PARTICIPATION REPORT

Southwest Corner of Ellsworth Road and Brown Road

Mesa, Arizona



LAACO, LTD

SUBMITTAL: MAY 1, 2017

1. INTRODUCTION

The following Citizen Participation Report provides the results of the implementation of the Citizen Participation Plan for the request to rezone approximately 4.8 acres (the "Property") located at the southwest corner of Ellsworth Road and Brown Road in Mesa, Arizona. The Property is comprised of one vacant parcel (APN 218-07-001N) and is immediately adjacent to the Signal Butte Floodway which is controlled by the Flood Control District of Maricopa County. Additionally, the Property is surrounded by a mixture of residential and commercial zoned property. **See Exhibit 1 – Aerial & Zoning Maps.**

The request seeks approval of Limited Commercial (LC) zoning with a Bonus Intensity Zone (BIZ) Overlay District with companion Site Plan and Design Review approval in order to permit the proposed self-storage facility as illustrated by the conceptual site plan and building elevations. **See Exhibit 2 – Conceptual Site Plan & Elevations.**

2. IMPLEMENTATION OF CITIZEN PARTICIPATION PLAN

The community involvement area for this project consists of both property owners who are located within 1,000 feet of the Property as well as registered neighborhoods and homeowner's associations that are located within one mile of the Property. In order to provide effective citizen participation in conjunction with the application, our office mailed a first class letter with companion exhibits on March 17, 2017 which described the development proposal and provided the details for an open house meeting scheduled for March 30, 2017. The letter also included the relevant city case number, applicant/city contact information, and exhibits including the conceptual site plan, landscape plan, aerial map and building elevations as shown on map at **Exhibit 3.**

A neighborhood meeting was held on March 30, 2017 and there were four development team members present to explain the proposed development and answer questions. The meeting was held at the Red Mountain Center located at 7550 E. Adobe Road (Room #3) in Mesa, Arizona and four neighbors attended. **See Exhibit 4 - Meeting Sign-in sheet.** The main points of discussion were as follows:

- Plans for development of the vacant parcel for the proposed 1 story (+/- 79,395 sq.ft.) gated, (interior-only) self-storage facility were presented by the development team.
- The complementary nature of this project in comparison to similar types of uses. The buildings have been designed to have an office-type appearance with variations in the building mass and rooflines, as well as the textures and colors, in order to create a better visual interest. Further, it was discussed that the building height along southern property line is limited to 14-feet in order to compliment the scale of the existing residential homes to the south and the existing 6-foot tall perimeter wall.
- Landscape building setbacks, on-site lighting, typical daily traffic, retention areas along the western perimeter, various types of vegetation/perimeter trees within the proposed retention area as well as building and wall heights for this site were discussed.
- The detailed security measures which will be implemented by the developer including alarmed units, control measures to prohibit after-hours activity, automatic keypad-only vehicular gates, video cameras and 24-hour security staff members were presented.

- The team explained the overall zoning entitlement process and shared more information about the scheduled public meetings including the April 11th Design Review Board work session and May 17th Planning & Zoning meeting which are aimed at gathering input on the proposed development.
- This proposal has been designed to be sensitive to the surrounding uses. The building envelope has a large landscaped building setback along the southern property line to improve visual aesthetics for the neighborhood. All loading and storage activity is screened and contained interior the site.

The attendees were supportive and recognized that the storage facility represents a positive change of use especially given the host of vagrants and other nefarious activities that have plagued the Property for years. Further, they expressed that the proposed use is far better than other types of commercial users that typically create noise, traffic and other types negative activity which have a negative impact on adjacent neighborhoods. They were interested to learn about the proposed rezoning and plans for the property, including design, operations, uses, and process. The team will continue to reach out to neighbors and answer questions, as well as provide additional information regarding the process and timeline with the second notification letter.

It is important to note this zoning request is a result of positive interactions and the support of some key members of the adjacent Sonora Village homeowner's association located immediately to the south of the Property. As part of that effort, a neighboring property owner expressed concern about the new trees to be planted which could potentially obstruct his view of Spook Hill. In response to this concern, the applicant recently filed a new landscaping plan to the city which replaces the trees with shrubs that comply with the Desert Uplands plant species palette. The new landscape plan demonstrates that all existing 18 cacti are to be salvaged from the site and planted mainly in the retention area along with shrubs. Notably, this requested landscaping does not impact the visual nature of the project. This retention basin is interior to the site along the western portion of the Property and is not immediately visible from Ellsworth Road or adjacent properties, especially given the expanse of Signal Butte Floodway channel which further insulates the Property. There was also a comment about lot coverage, but the applicant explained there is no restriction in the commercial code. More importantly, the lot coverage is a result of the project developed as single story only rather than two stories, which is preferable to the community and the abutting neighbors.

3. UPDATE TO PROJECT SCHEDULE

The overall entitlement schedule for this project anticipates the following steps/dates of completion:

- A. Pre-application meeting – February 27, 2017
- B. Initial outreach to adjacent home owner's association – February 27, 2017
- C. Application Submittal – March 1, 2017
- D. Neighborhood meeting –March 30, 2017
- E. Follow up with adjacent HOA board members - ongoing
- F. Design Review Board Meeting: April 11, 2017
- G. Submittal of Citizen Participation Report and Notification materials – May 2nd
- H. 2nd Design Review Board Meeting: May 9, 2017
- I. Planning and Zoning Board Hearing: May 17, 2017
- J. City Council Hearing (Introduction): July 3, 2017 or July 5, 2017
- K. City Council Hearing (Formal Hearing): July 10, 2017 or July 12, 2017

4. CONCLUSION

There has been general support for the proposed mini-storage facility. The proposal seeks to transform a challenged infill site into a productive use with a low-scale building design and superior design elements. The result is an office-type appearance that is reflective of the existing character of the area. The development proposal is an improvement to the required development standards of the underlying Limited Commercial district, including lower building height, enhanced landscaped setbacks, efficient parking requirements and limited lighting. Other benefits include the development of this infill vacant parcel will improve the visual environment along Ellsworth Road and solve the drainage issues that have affected the adjacent residential community for years. In concert with the action plan of the Citizen Participation Plan, the applicant will continue to be available to discuss the project with interested parties.

SIGN-IN

LAACO, LTD

SOUTHWEST CORNER OF ELLSWORTH & BROWN

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 30, 2017 – RED MOUNTAIN CENTER – 7550 E ADOBE RD, ROOM 03 – 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
1. JOEL SIBICK.	9106 E FAIRFIELD ST		JAS 100 63@md.com	
2. Dennis Fleming	1059 N 91st Pl	541-306-1735	dennisfleming1@msn.com	
3. DENNIS MAHLER	1041 N. 91ST PL	480 772-3018	45714den@GMAIL.COM	
4. BOB MIKLOS	1054 N. 91ST PLACE	480-560-1716	RMIKLOSDESIGNS@YAHOO	
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