

Gateway Norte – Lots A & B-1
4207 and 4225 S. Power Road
LC-AF-PAD to LI-AF-PAD w/ CUP modification
PLN 2016-00757

Applicant / Developer:

Trudy and Mike Licano
6903 E. Parkway Norte
Mesa, AZ 85212
602-329-5552
trudy@viacompanies.com

Planner/Team Lead

Zoning Strategies, LLC
Jenifer Corey
4120 E. Thistle Landing Dr.
Phoenix, AZ 85044
480-628-1499
jenifercorey@zoning-strategies.com

Architect:

John Reddell Architects, Inc.
John Reddell
6615 N. Scottsdale Road
Scottsdale AZ 85250
480-946-0182
john@reddellarchitects.com

Engineer:

USA Infrastructure, LLC.
Ben Mathews
734 W Pecos Road
Mesa, AZ 85210
480-507-6792
BMath.usai@cox.net

A. PURPOSE AND INTENT

PowerGate Investments, LLC and GBSP, LLC collectively own two parcels of land located at 4207 and 4225 S. Power Road, within the Gateway Norte retail/office project. The purpose of this application request is to rezone the 2.3 acre site. The current zoning is LC-AF-PAD (Limited Commercial). We are requesting LI-AF-PAD (Light Industrial) with a CUP modification and retain the existing AF and PAD overlay districts.

The action requested is only for that portion of the site adjacent to Power Road. There is an existing RV storage area to the east of the subject parcel that is to remain in place and is not included in this rezoning/site plan request.

The developer plans to reconfigure the existing retail building on the north half and construct a self-service car wash on the south half of the property. The general plan land use designation for this parcel is Mixed Use Activity / Employment. As such, no amendment to the general plan land use designation is required.

North Parcel: APN #304-17-015, 1.09 Ac.

This building was constructed about ten years ago, but has never been occupied. As part of this development proposal, we intend to remodel the existing 10,633 sf building by removing 1,721 sf. The resulting 8,912 sf building, will be have a drive-thru window along the north edge of the building for restaurant drive-thru use, and an updated façade on all four sides of the building. All other general site improvements, including the exterior driveways, overall circulation and landscaping will remain relatively intact.

Our intended uses on this portion of the project include a restaurant with drive-thru, general retail, and an indoor iron door fabrication facility with a showroom. It is our understanding that the iron door fabrication facility would need the Light Industrial designation, though intended to be enclosed within the building. As such, we respectively request LI zoning for the north parcel.

South Parcel: APN #304-17-016, 1.14 Ac.

With the exception of the right of way improvements and landscaping already existing, this portion of the project site is currently vacant. The new improvements on the site will only occur within the western 220'+/- of the property, or where the north-south fence line currently exists. There is a 5' wide landscape area on the west side of the existing wall that separates the proposed new construction and the wall enclosing the existing RV storage area. This landscape area will remain in place. The portion east of the wall and "gated entry" of the property is not intended to be amended. The right-of-way improvements, including the driveways, sidewalk and landscaping are currently in place and will remain relatively unchanged.

This proposal requests approval to construct a self-service car wash which includes a wash building and outdoor vacuum space. The proposed new building is approximately 4331 sf in size. Proposed canopies for

21 vacuum spaces will be utilized as part of the car wash operation. An additional 16 covered parking spaces on the north side of the car wash property will be open for parking and complementary vacuum to retail guests. Altogether, there will be a total of 58 spaces, 41 of which are open for use and subject to a reciprocal parking and shared driveway agreement.

Faux windows and other architectural items will present a building façade that blends seamlessly with the North building with the other structures of the immediate area. The outdoor vacuum space will have canvas or other similar type canopies to give shade to prospective users.

Overall Site

A reciprocal parking / driveway and access easement will be executed between both the north and south parcels. The site plan indicates a total of 41 spaces will be required, with 58 (41 of which are open shared parking) provided on the two properties. Circulation plans will provide adequate turning movements, while providing safe entry space for users and customers of the RV storage facility toward the east side of the site.

B. GRADING AND DRAINAGE:

There are five existing major drainage and retention basins with several smaller tertiary basins within the Gateway Norte project that are all interconnected and serve as a regional drainage and retention system for many of the sites in Gateway Norte. North and South sites' storm waters already drain into this regional Gateway Norte Park's drainage and retention system. No changes are being requested other than adding additional collection basins on B1's site and will be in conformance with the City of Mesa approved Gateway Norte Master Grading & Drainage Plan.

C. SURROUNDING ZONING:

The surrounding zoning and uses are identified as follows:

	Existing Zoning	Current General Plan	Existing Use
Onsite	LC-AF-PAD w/ CUP	Mixed Use Activity / Employment	Retail / Vacant
North	LI-AF	Mixed Use Activity / Employment	Commerce Office
South	LC-AF-PAD w/ CUP	Mixed Use Activity / Employment	Vacant
East	LI-AF-PAD w/ CUP	Mixed Use Activity / Employment	RV Storage
West (Gilbert)	BP	Business Park	Agriculture

D. ZONING HISTORY:

Date	Case No.	Action
February 2000	Ordinance #3727 (Z-00-7)	Property annexed into City of Mesa and subsequently zoning M-1-AF
July 22, 2000	Z00-30	Rezone from M-1PAD-AF to C-2-PAD-AF Preliminary Plat Approval
February 7, 2001	DR01-9	Design Review Board approval for Northgate Commerce Park for the landscape and screen walls
May 22, 2006	Z06-30	<p>Site Plan modification for Parcel A of the Gateway Norte commerce center to allow for the development of the existing 10,551sf retail / office building, subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Compliance with the basic development as described in the project narrative and as shown on the site plan and preliminary plat submitted except as noted below. 2. Site Plan Review through the public hearing process of future development plans. 3. Compliance with all requirements of the Design Review Board. 4. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, Etc.). 5. Compliance with all requirements of the Subdivision Technical Review Committee. 6. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first. 7. Owner granting an Avigation Easement and Release to the City pertaining to Williams Gateway Airport, which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit.)

		<p>8. Written notice be provided to future owners, and acknowledgement received that the project is within one mile of Williams Gateway Airport.</p> <p>9. Noise attenuation measures be incorporated in the design and construction of the building to achieve noise level reduction of 25db.</p>
--	--	--

E. GENERAL PLAN CONFORMANCE:

The Mesa General Plan reflects an “Employment and Specialty Character Types” designation for this site. Our proposed use is consistent with the category. As such, no General Plan amendment will be required, which is appropriate for the proposed use.

The site is within the Inner Loop District, which encourages high-quality mixed uses. The retail use component of the project will provide additional employment, while the proposed Car Wash will also provide some employment, but provide the area with a service commercial use. To the east of the existing building, a recreational vehicle storage facility exists, with its current entry drive in between the proposed car wash location and the existing building. The balance of the area to the north and east includes contractor facilities and various office uses. The west side of Power Road is currently agricultural land in Gilbert, and the south is vacant future commercial/industrial.

These proposed uses on the site will also be compatible with the Phoenix-Mesa Gateway Airport operations, as they are non-residential, any noise contour conditions will therefore be appropriately addressed. These uses are all of the variety that should not be seriously impacted by overflights of the Phoenix-Mesa Gateway Airport.

F. EXISTING PROPERTY CONDITION:

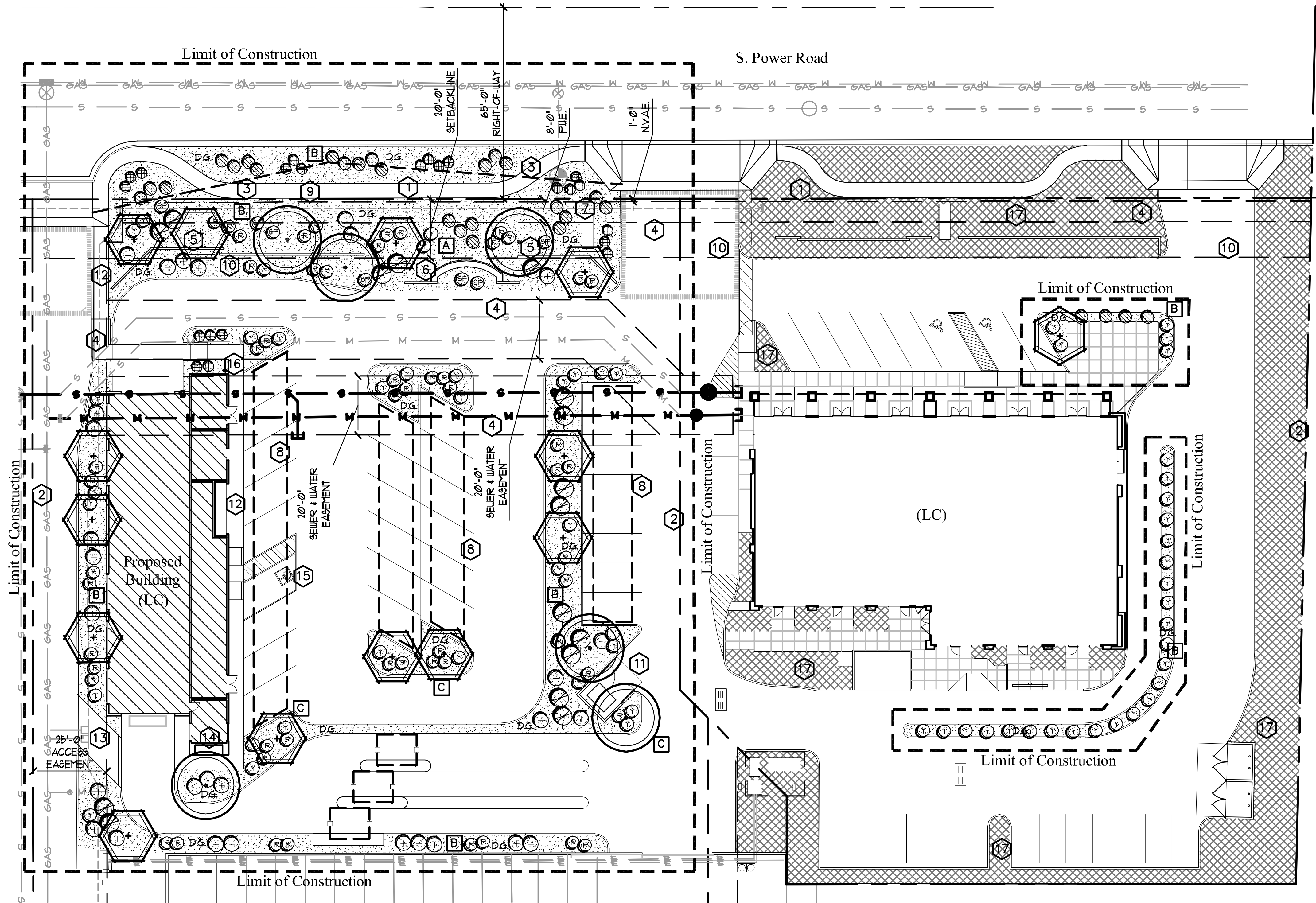
Full street improvements exist on Power Road, including curb, gutter, sidewalk and landscaping. Three driveway entrances also are installed to service this portion of the center. The proposed car wash is the major construction proposed, while a partial dismantle and reconstruction of a portion of the existing retail building to accommodate the proposed uses will be necessary. Façade improvements will be generally the only exterior change seen from the street, along with the proposed drive thru. The site is generally flat, and will fit in appropriately with the surrounding Light Industrial uses in the immediate area. Water, sewer, roads and landscaping all exist. There are no residential neighborhoods for over 3,000 feet adjacent to the Property.

The general condition of the Power Road improvements includes three paved lanes. Two lanes are currently marked for traffic, with the third (curb) lane being striped for right turn only type use. To the north of Rembrandt Avenue, the current north end of this project, there are currently only two lanes paved. Development has not occurred to date on that property, so the existing striping is likely to remain in place until development occurs.

Sight visibility triangles have been considered when design and installation of the current condition occurred, and will be taken into consideration for future design changes of driveways or landscaping. Grading and Drainage calculations were done with the project previously, and will be appropriately considered with the additional development. Solid Waste access and collection routes have been considered and are shown on the site plan.

G. CONCLUSION:

The requested rezoning request will allow some intended new uses to occur. The proposed site construction and additional planned uses will bring a new dynamic to the area that has been lacking in the past. The planned car wash and retail uses of restaurant with its accompanying drive-thru along with the iron door fabrication facility will bring additional jobs and retail sales to the area. With the future of the area being an industrial/retail type uses in the Inner Loop of the Phoenix-Mesa Gateway Airport area, the proposal will be a good addition to the area.



Plant Legend

Sym.	Botanical Name	Common Name	*Qty.	Size	Remarks
Trees *					
	PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM FALO VERDE	6	24" BOX	SINGLE TRUNK, LOW BRANCHING (MINIMUM 15' HEIGHT, 40" WIDE, 15" CALIFER)
	ACACIA SALICINA	WILLOW ACACIA	14	24" BOX	TALL, UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE (8'-0" TALL, 4'-0" WIDE, 150" MIN. CALIFER)
Shrubs					
	RUPELLIA CALIFORNICA	SONORAN DESERT RUELLIA	29	5 GAL.	SPACE 4' O.C., 3' FROM HARDSCAPE
	TECOMA STANS	YELLOW BELLS	16	5 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	THUNDER CLOUD TEXAS RANGER	58	5 GAL.	SPACE 5' O.C., IN CLUSTERS AS SHOWN
Accents/GC					
	RUPELLIA BRITTONIANA 'KATIE'	DWARF RUELLIA	28	1 GAL.	SPACE 2' O.C., 2' FROM HARDSCAPE
	HESPERALOE PARVIFLORA	RED YUCCA	59	5 GAL.	FULL AND BUSHY
	LANTANA SP. 'NEW GOLD'	NEW GOLD LANTANA	22	1 GAL.	SPACE AS SHOWN
	DASYLIRODION WHEELERI	DESERT SPOON	1	5 GAL.	SPACE AS SHOWN
	DG	MATCH EXISTING	13,400 SF. 30 ACRES	1/2" SCRD.	MATCH EXISTING ON-SITE ALONG ROW. IN BOTH SIZE AND COLOR. PROVIDE SAMPLE FOR OWNER'S REP. FINAL APPROVAL.

Plant Legend

Sym.	Botanical Name	Common Name	*Qty.	Size	Remarks
		EXISTING LANDSCAPE AREA. PROTECT IN PLACE.			
		EXISTING TREES AND SHRUBS			
		OPEN		NA	

*PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
*NOTE: ALL TREES ADJACENT TO THE PUBLIC WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'-8". (1'-0" IN SIGHT VISIBILITY AREAS)

Key Notes:

- 1 65'-0" RIGHT-OF-WAY

2 PROPERTY LINE

3 SIGHT VISIBILITY TRIANGLE

4 EASEMENTS AS NOTED

5 PROPOSED PARKING SCREEN WALL

6 EXISTING MONUMENT SIGN

7 PROPOSED MONUMENT SIGN
- 8 PROPOSED CANOPY (TYP.)

9 EXISTING HARDSCAPE

10 SETBACK LINE AS NOTED

11 PROPOSED TRASH ENCLOSURE

12 PROPOSED SIDEWALK

13 PROPOSED CONCRETE PAD

14 PROPOSED SES SERVICE PANEL
- 15 ADA ACCESSIBLE PARKING

16 PROPOSED FDC LOCATION

17 EXISTING LANDSCAPE AREA (PROTECT IN PLACE)

Granite Note:

INSTALL A 2" LAYER OF DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE: RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. APPLY AFTER INSTALLATION OF PLANT MATERIAL.

General Key Notes:

- A CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING TREES, SHRUBS AND GROUND COVER WITHIN THE LIMIT OF CONSTRUCTION NOT SHOWN ON THE PROJECT PLANS. PREPARE ALL LANDSCAPE AREAS WITHIN THE LIMIT OF CONSTRUCTION FOR NEW PLANT MATERIAL.
- B PROVIDE 2" LAYER OF DECOMPOSED GRANITE IN ALL PLANTER AREAS UNLESS OTHERWISE NOTED.
- C CONTRACTOR IS RESPONSIBLE TO MAINTAIN CLEARANCE BETWEEN TREE CANOPIES AND AREA LIGHTS. 10'-0" MINIMUM BETWEEN POLE AND TREE TRUNK. AREA LIGHTS.

Landscape Notes:

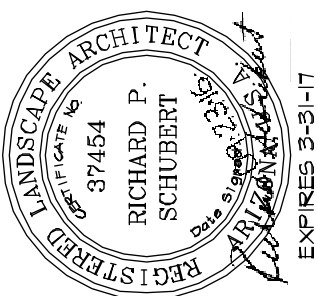
- LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
 - THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS, AND LIGHT FIXTURES.
 - ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
 - STAKE ALL NURSERY GROWN BOX TREES OUTSIDE ROOTBALL. SEE TREE STAKING DETAIL. TREES SHALL BE A MINIMUM OF 2' FROM CURB OR SIDEWALK. SHRUBS SHALL BE 18" OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
 - PLANT LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATION'S SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO ADDITIONAL COST.
 - MULCH TOPDRESSING SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
 - LANDSCAPE CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. COORDINATE NECESSARY EXCAVATION WITH OWNER'S REPRESENTATIVE.
- GRADE NOTED ON LANDSCAPE PLAN TO BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO ANY CONSTRUCTION.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
 - REFER TO GENERAL CONSTRUCTION NOTES (THIS SHEET) FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

Maintenance and Guarantee

- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOUR (4) DAYS PRIOR TO COMPLETING IMPROVEMENTS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS TO REQUEST AN INSPECTION FOR SUBSTANTIAL COMPLETION. LANDSCAPE ARCHITECT SHALL PREPARE PUNCHLIST OF ALL WORK REQUIRING CORRECTION. MAINTENANCE PERIOD TO BEGIN WHEN ALL PUNCHLIST ITEMS ARE CORRECTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE AREA FOR 30 CALENDAR DAYS OR AS SPECIFIED BY CONTRACT. MAINTENANCE INCLUDES MOWING (WEEKLY), ADJUSTING WATER SCHEDULES, WEEDING, REMOVING DEBRIS FROM LANDSCAPE, RAKING, SPRAYING, FERTILIZING, TRIMMING, EDGING OR OTHER OPERATIONS ESSENTIAL FOR CARE, UPKEEP AND PROJECT APPEARANCE. CONTRACTOR SHALL SAND "INFILL", ROLL AND WATER SETTLE ALL LOW SPOTS AS REQUIRED TO ACHIEVE UNIFORM GRADE WITHIN TURF AREAS.
- CONTRACTOR SHALL NOTIFY ARCHITECT A MINIMUM OF ONE (1) WEEK PRIOR TO MAINTENANCE PERIOD END TO RESOLVE ANY OUTSTANDING ISSUES. A FINAL INSPECTION SHALL OCCUR TO REVIEW THE PROJECT AND ISSUE A FINAL ACCEPTANCE. (PROVIDE 3 DAYS NOTICE).
- PLANTS NOT IN HEALTHY CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER. NEW PLANT MATERIAL SHALL RECEIVE THE SAME WARRANTY.
- PROVIDE ONE (1) YEAR WRITTEN GUARANTEE TO WARRANTY IRRIGATION SYSTEM AND ALL TREES FROM ACCEPTANCE DATE.
- AS BUILT DRAWINGS SHALL ALSO BE PREPARED BY CONTRACTOR FOR ACTUAL IRRIGATION LAYOUT AND SUBMITTED TO OWNER AT FINAL WALK-THROUGH. ALSO INCLUDED IS A LAMINATED CONTROLLER SCHEDULE MOUNTED INSIDE THE BOX WITH A COPY MAILED TO THE OWNER.

NOTE:

TREE HEIGHTS AND CALIFERS WILL COMPLY WITH 'ARIZONA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT TYPE AND SIZE OF TREE. ALL LANDSCAPE MATERIAL INSTALL SHALL BE MAINTAINED BY OWNER/ LESSOR IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL TREES AND SHRUBS LOCATED IN THE LINE OF SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 1'. FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1/2" BELOW CONCRETE OR OTHER PAVED SURFACE. TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESSWAYS. SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT. SEE CIVIL PLAN FOR ALL EXISTING AND PROPOSED UTILITY LOCATIONS. FIELD VERIFY EXACT LOCATIONS TO AVOID ANY CONFLICTS DURING CONSTRUCTION. FIELD VERIFY EXISTING CONDITIONS AND CONTACT OWNER'S REP. PRIOR TO COMMENCING WORK TO RESOLVE ANY POTENTIAL CONFLICTS. CONTRACTOR IS RESPONSIBLE TO REPAIR AND REPLACE ANY EXISTING LANDSCAPE MATERIAL LOCATED OUTSIDE THE LIMIT OF CONSTRUCTION DAMAGED OR DESTROYED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.



Wildwood Design Studio
Landscape Architects

15207 Staghorn Drive
Fountain Hills, AZ. 85268
Phone (480) 816-5529
Fax (480) 837-5104
E-Mail: wildwooddesign@cox.net

Zooms Carwash & Remodeled Building

at Gateway Norte

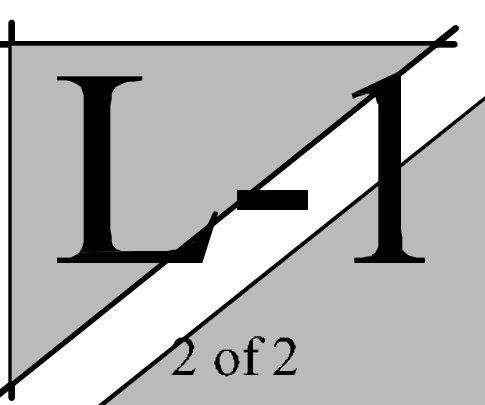
4225 & 4207 S. Power Road

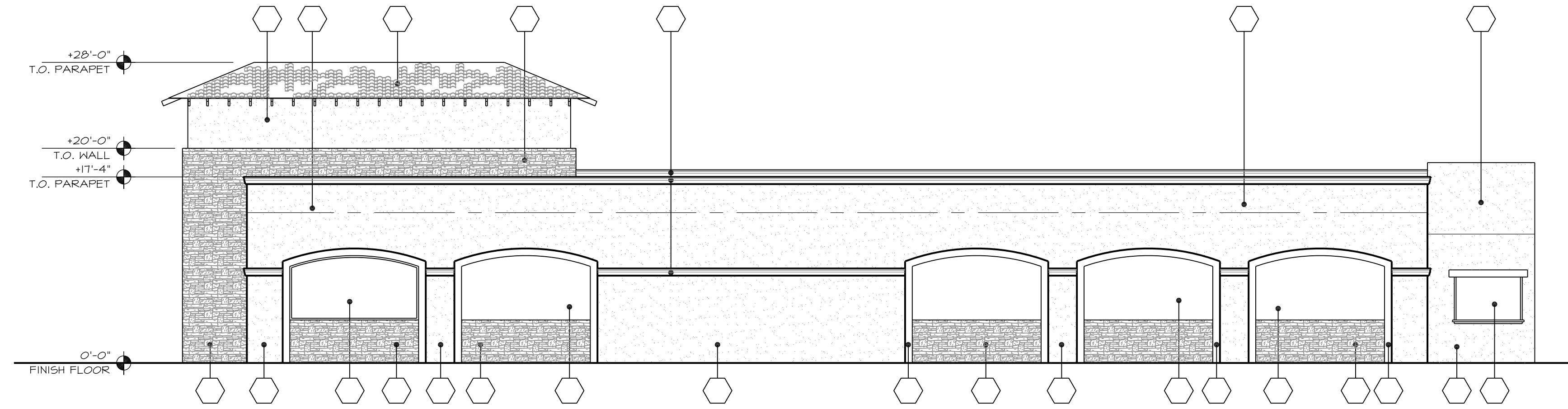
Mesa, AZ. 85212

preliminary landscape plan

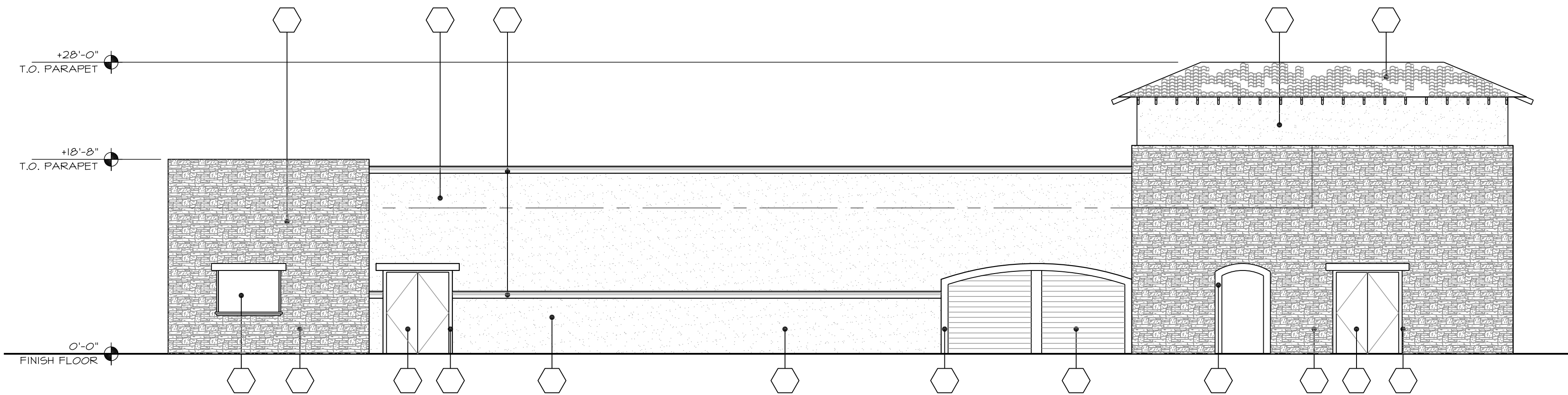
These drawings are the property of the architect and may not be reproduced or used for any purpose without the Architect's written consent. As instruments of service, these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed and dated.

PROJECT NUMBER: 1617
DATE: 09-23-16
REVISIONS:
REVISIONS:





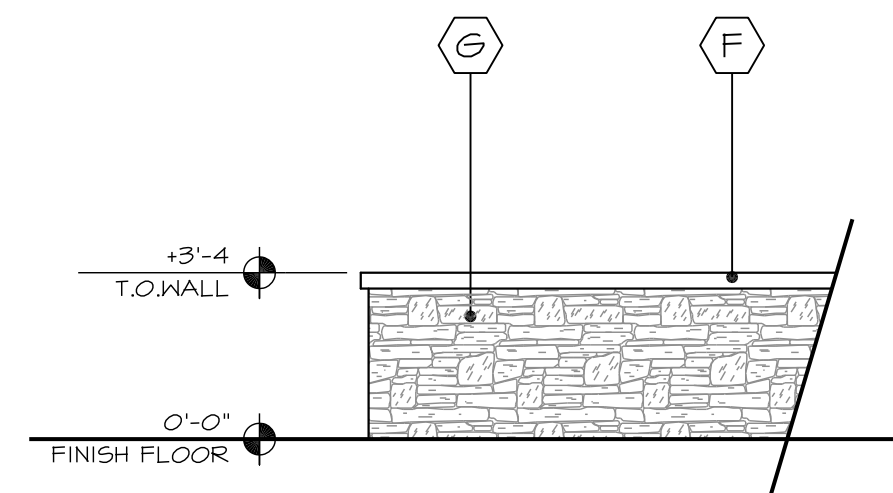
SOUTH



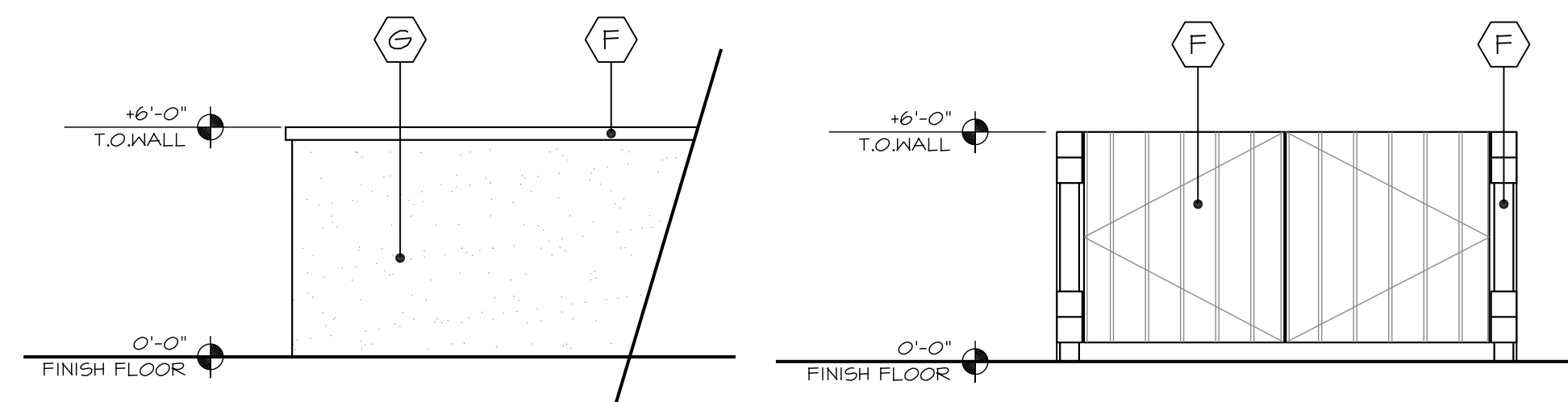
NORTH

BUILDING ELEVATIONS

1/8"=1'-0"



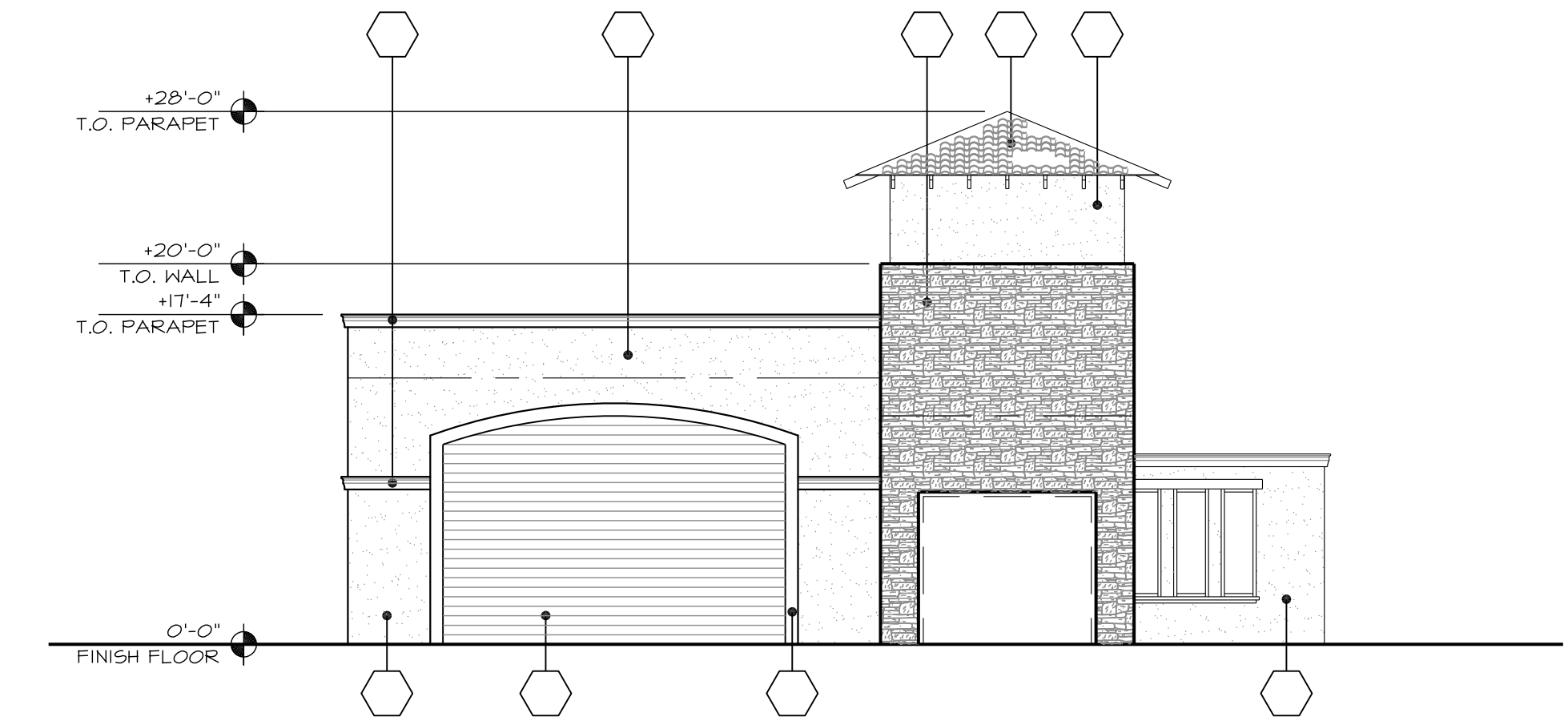
PARKING SCREEN



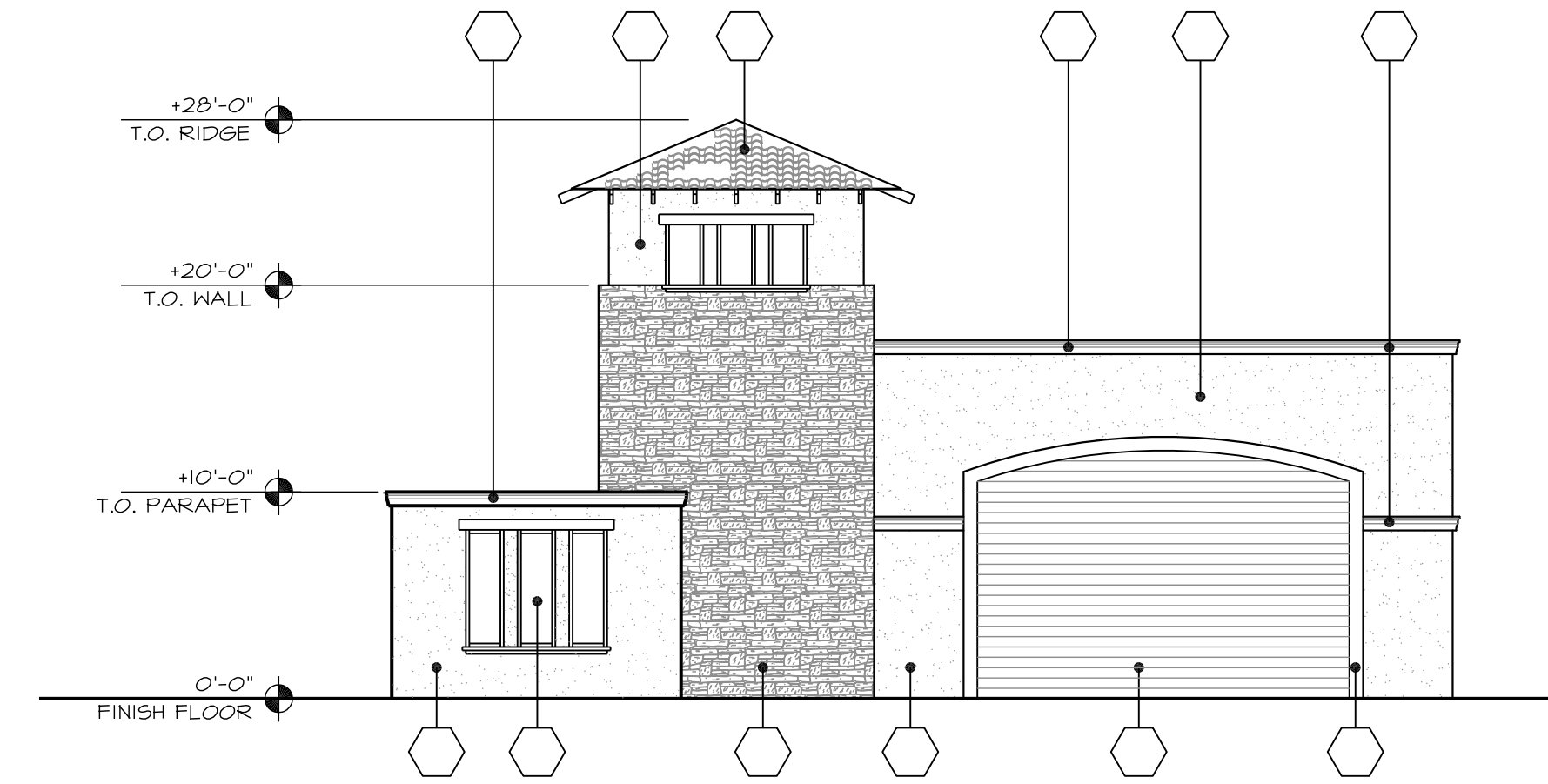
PERIMETER / REFUSE

SITE WALL ELEVATIONS

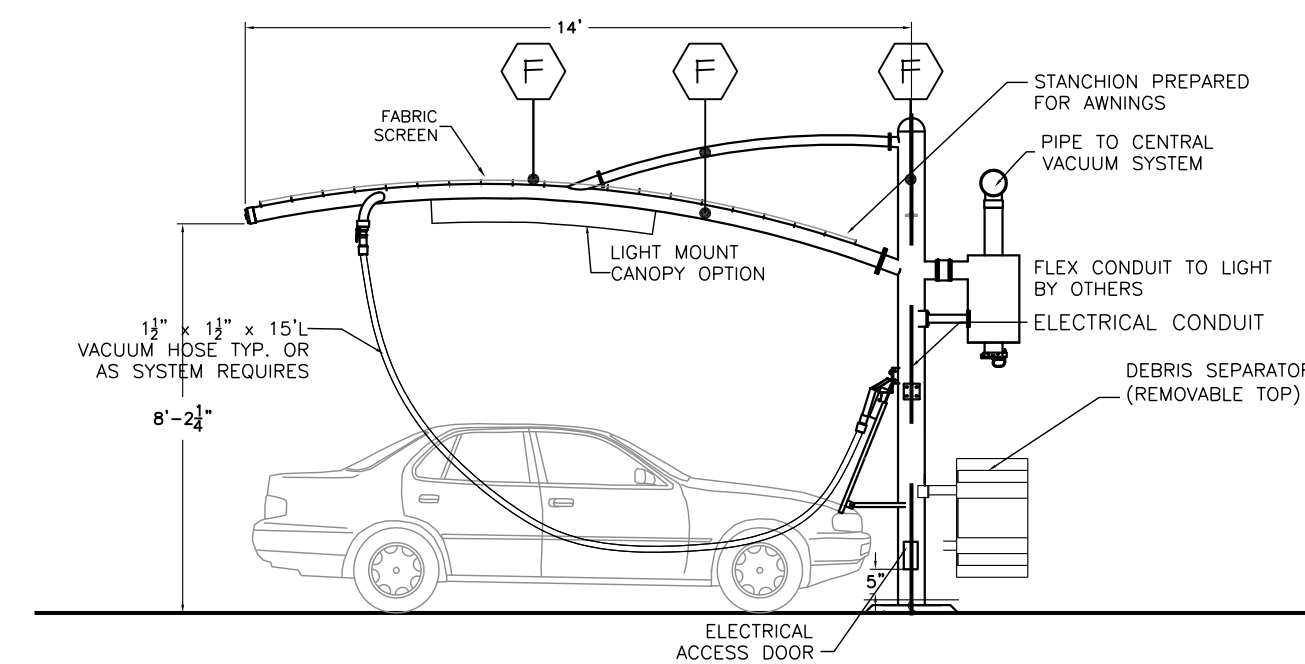
1/4"=1'-0"



EAST

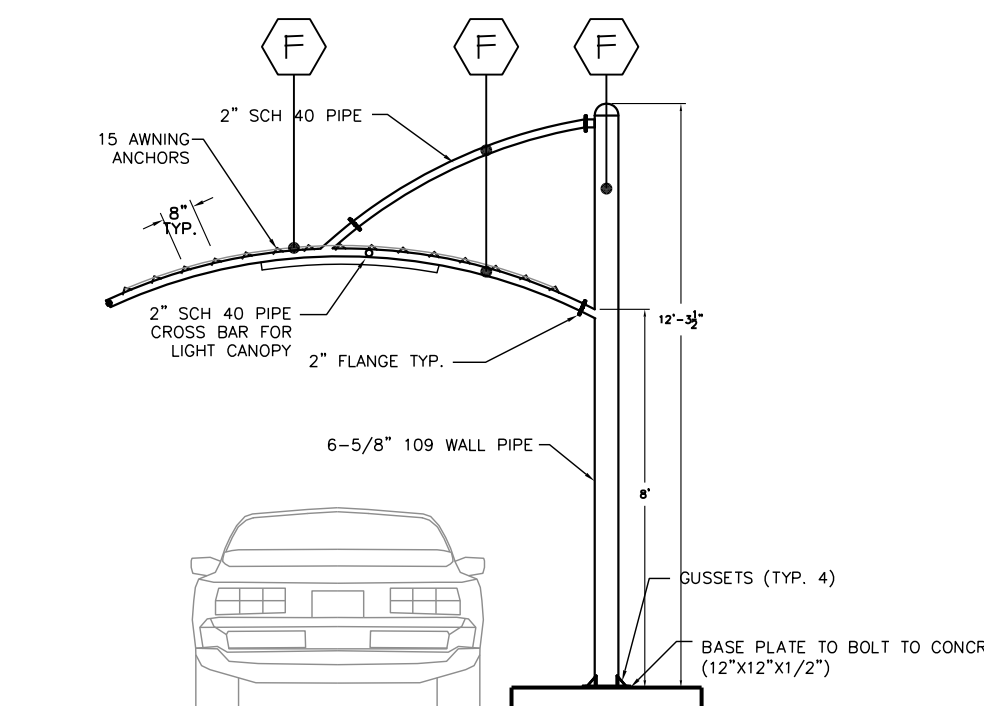


WEST



SELF VACUUMS
CANOPY ELEVATIONS

1/4"=1'-0"



EXPRES PAY STATION

COLOR SCHEDULE		
STUCCO SYSTEM - SAND FINISH	PAINTED DUNN EDWARDS	(A)
METAL FASCIA PAINTED	PAINTED DUNN EDWARDS	(B)
METAL FASCIA	STAINLESS STEEL	(C)
STUCCO SYSTEM SAND FINISH	PAINTED DUNN EDWARDS	(D)
STONE VENEER	CORONADO STONE	(E)
VACUUM CANOPY	PODNER COATED	(F)
VACUUM CANOPY SCREEN		(G)

NOTE: ALL DOORS AND WINDOW FRAMES SHALL BE ANODIZED BRONZE W/ GLASS TO BE BRONZE TINTED

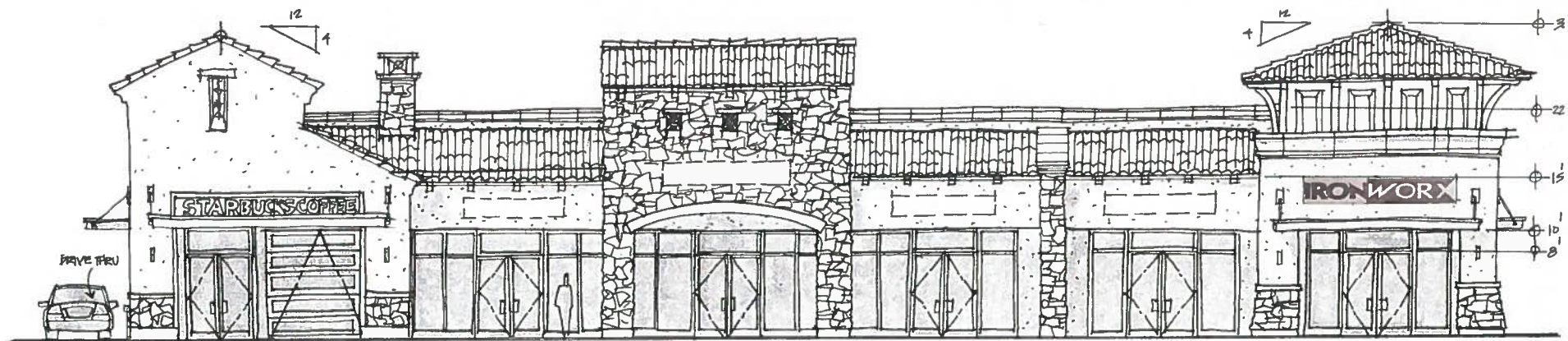
New Express Carwash
at
Gateway Norte
4225 S. Power Road
Mesa, Arizona

John Reddell Architects, Inc.
Architecture Interiors Land Planning
6615 North Scottsdale Road, Scottsdale, Arizona 85250
Office: (480) 946-0242 Fax: (480) 946-0182 Email: john@reddellarchitects.com

PRELIMINARY -
NOT FOR
CONSTRUCTION

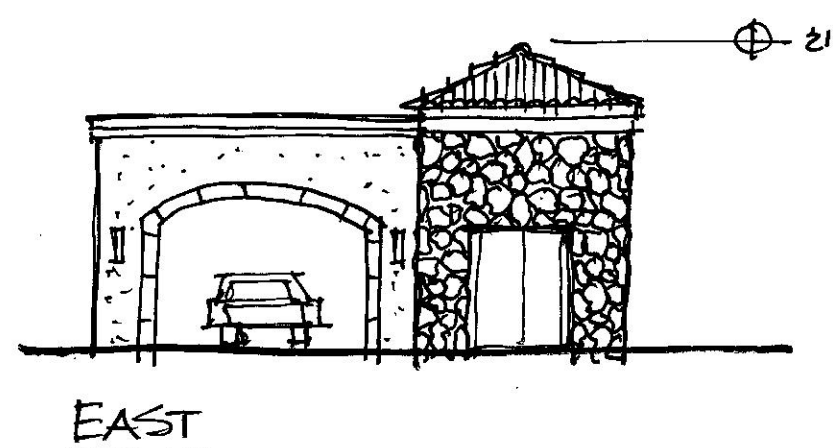
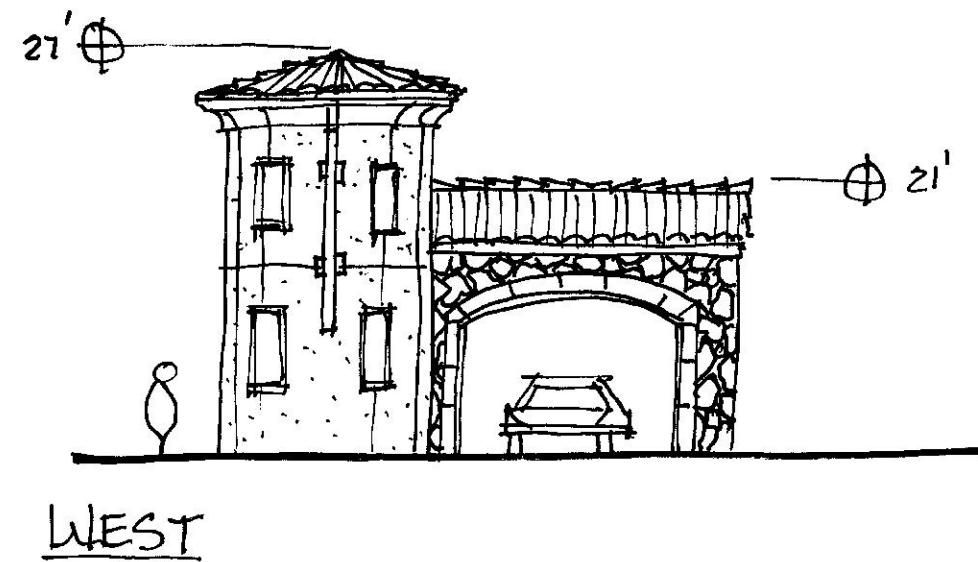
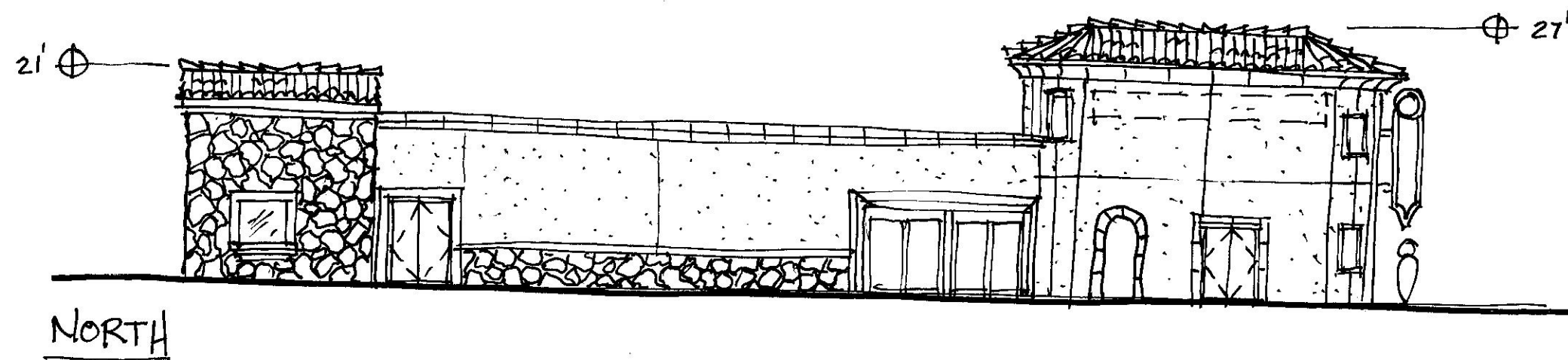
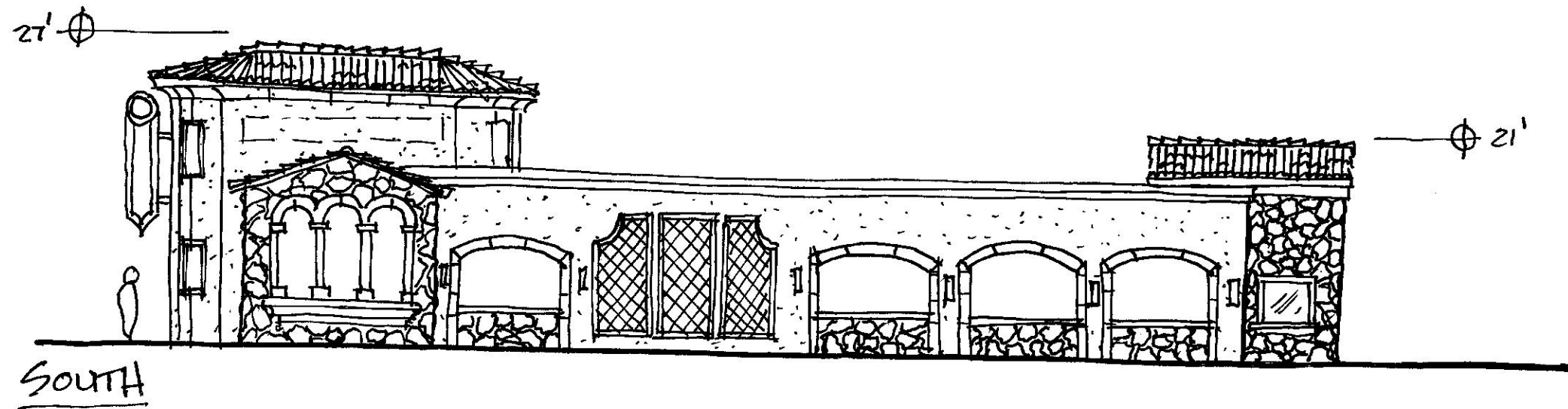
Date: 05/24/16
Revisions:

C



PRELIM. ELEVATION 02

SCALE: 1/4" = 1'-0"



PRELIM CARWASH ELEVATIONS

NTS

CITIZEN PARTICIPATION PLAN & REPORT
Gateway Norte – Lots A & B-1 (Z-16-059 / PLN 2016-00757)
Rezoning / Site Plan Review / Council Use Permit
4207 and 4225 S. Power Road

Date: December 5, 2016

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 to allow for development of office with light manufacturing and car wash. This site is located at 4207 & 4225 S. Power Rd. NEC Power and Warner Roads and is an application for the rezoning of 1.09 and 1.14 acres totaling 2.23 acres in its entirety from an LC-AF-PAD; Site Plan Modification & Council Use Permit. These plans will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Zoning Strategies LLC
Jenifer Corey
4120 E. Thistle Landing Dr., Phoenix, AZ 85044
Tel: 480-628-1499
jenifercorey@zoning-strategies.com

Pre-Application Meeting: The pre-application meeting with City of Mesa planning staff was held on September 19, 2016. Staff reviewed the application and recommended some additional changes.

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 their development that members of the community may have.

- A contact list will be developed for citizens and agencies in the area including:
 - All registered neighborhoods within one mile of the project.
 - Homeowners Associations within one-half mile of the project.
 - Neighbors on 1,000 feet from site, but may include more
- All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and an invitation to contact the Applicant's Representative with questions.
- Neighborhood Associations, Homeowners, Associations and Neighbors within 1,000 feet of the site will be sent at least one letter by first class mail to the list of stakeholders identified in this Citizen Participation Plan. The letter will describe the proposed zoning and design review action request, will include a conceptual land use plan, and will encourage contact for feedback/questions. The letter will include contact information for both the City and Owner's representative. A copy of the letter is attached to this plan.
- Presentations will be made to groups of citizens or neighborhood associations upon request.
- Copies of all material used, including sign-in sheets, comment cards and petitions received will be copied and filed with the City of Mesa
- Individuals will be able to contact Jenifer Corey, Land Use Planner, by telephone at 480-628-1499, or by e-mail at jenifercorey@zoning-strategies.com at any time during the application process. Or Mesa City Planner Kim Steadman, by telephone (480) 644-2762, or by e-mail at kim.steadman@mesaaz.gov.

Results:

The first neighbor letter was sent out on November 23, 2016. To date, no telephone calls, letters or emails have been received on this project. The site will be posted and the additional mailout will be sent by the City no later than December 6, 2016. We remain available to answer any stakeholder questions between now and the December 21 Planning & Zoning Board meeting.

Schedule: Pre-Application Meeting- September 19, 2016
Application Submittal- September 26, 2016

Original Citizen Participation Plan Submittal- September 26, 2016
Second Submittal- November 17, 2016
1,000 feet Notification Letter - November 23, 2016
Final Citizen Participation Report and Notification materials- TBD
Site Posting – December 6, 2016
500 feet Public Hearing Notice Letter – December 6, 2016
Planning and Zoning Board Hearing- December 21, 2016