

PHX-MESA Gateway Potato Barn
Design Review Board Application
Northeast of Power Road and Ray Road
2nd Submitted: August 1, 2017



Developer

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Phoenix, AZ 85012
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Applicant, Engineer & Landscape Architect

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Architect

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Contact: Daniel Perez

Introduction

The subject site is located east of the southeast corner of Power Road and the SanTan Freeway (Loop 202). The site consists of approximately 10.21 gross acres (8.48 net acres) and is a portion of Maricopa County Tax Assessor Parcel Number (APN) 304-30-027N. This request is for Design Review approval and Site Plan Review for a Potato Barn Furniture Store. The development includes a new ground-up building consisting of approximately 100,230 square feet. The proposed site plan is in conformance with existing Mixed Use Activity/Employment General Plan and Light Industrial (LI) zoning designations for the site.

Current Zoning	Light Industrial (LI)	
	Required per Mesa Zoning Ordinance	Proposed
Maximum Building Height (ft.) / Stories	40'	28' (Parapet) 36' max. (Roof cap element)
Minimum Building Setbacks (ft.)		
Front	25'	Varies; 91.3 exceeds min.
Side (Nonresidential)	15'	93' - west Varies - east; exceeds min.
Rear (Freeway facing)	30'	Varies; exceeds min.



Parking	55 (1/900 SF of Warehouse) <u>138 (1/375 SF of Retail)</u> 193 Total Spaces Bicycle parking required at ratio of 1 per each 10 <u>proposed parking spaces</u> 23 Bicycle Spaces	210 (Standard) <u>8 (Handicap)</u> 218 Total Spaces 24 Bicycle Spaces
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Proposed Use

Potato Barn is a locally-owned chain of home furnishing stores with four current locations in Gilbert, Mesa and Scottsdale. This particular location will feature a new concept, combining warehousing and retail uses in one facility. This configuration will not mix the retail-costumers activities with the loading and unloading functions. The walk-in customers are safe in a shopping environment separate from the warehousing and shuffling areas. The furniture is typically moved manually on pallets, or by teams, to maintain clear routes and avoid any customer conflicts. Warehousing and moving routes occur at the outermost areas in the building north and west, while the retail and show room is located at the east side.

Site Conditions and Accessibility

Existing site conditions can be seen on the enclosed site photographs and Context Plan. The subject site is vacant, undeveloped, and relatively flat. The site is bordered to the north by the Loop 202 Freeway and to the west by the Roosevelt Water Conservation District Canal. To the southeast is an existing parking lot for the Phoenix-Mesa Gateway Airport (the Airport), and further south is the Airport and the Toka Sticks Gold Course. Primary access into the site will be from two points along Ray Road. The west point of access will be restricted to right-in/right-out, the east point of access will also be restricted to right-in/right-out and aligns with the driveway south of Ray Road. There is a future industrial collector to be constructed by others along the southwest side of the property. An optional temporary access way, 26' wide, may be constructed with this project within the collector alignment. The proposed site plan does not adversely affect existing infrastructure and facilities within the area and also does not present an adverse impact on neighboring properties.

	Existing Land Use Category	Existing Zoning	Existing Use
North	Loop 202, then Mixed Use Activity/Employment	LI	Loop 202 then vacant undeveloped land
South	Ray Road, then Mixed Use Activity/Employment	LI	Ray Road, then vacant undeveloped land
East	Mixed Use Activity/Employment	LI	Vacant undeveloped land
West	Mixed Use Activity District	AD-2	Roosevelt Canal, then vacant land
Site	Mixed Use Activity/Employment	LI	Undeveloped



Compliance with Land Use and Zoning Designations

The proposed Potato Barn Furniture Store is an approved use under the existing Mixed Use Activity/Employment land use designation and the Light Industrial (LI) zoning district. The Light Industrial permits the unified development of warehouse and storage, and allows general retail uses under 25,000 square feet per user or standalone building. A Council Use Permit (CUP) is required per Section 11-7-2 of the City of Mesa Zoning Ordinance considering the proposed Potato Barn is a Large Format retail use with over 25,000 square feet of retail space. A CUP application has been submitted to the City along with this Design Review application in order for each process to proceed concurrently.

Conceptual Site Plan

The Site Plan is enclosed with this application and has been designed to meet the requirements of the City of Mesa Zoning Ordinance. The enclosed Site Plan illustrates the proposed building size, orientation and location as well as vehicular circulation, parking and conceptual drainage for the site. The site plan has been designed to fit within the overall circulation network for the area and meets the required number of parking spaces.

The building has been oriented to provide a strong relationship to Ray Road, directed loading and service entries to the rear adjacent to the freeway. The building and site design includes a broad and inviting entry with a wide, curvilinear drop off area and shaded awning. The parking areas surround the building on three sides for ease of access to the main entry. The landscape on the site will complement the building and buffer the users from the freeway while maintaining a relationship to the desert character of the surrounding environment.

Building Architecture

Building elevations, floor plan, and colored perspective are enclosed with this application. This application requests Design Review Board approval for an approximately 100,230-square foot (gross area) warehouse and retail building, single-story (parapet height of 28'-0" and 36'-0" maximum architectural roof cap element height). The building has been designed to be aesthetically appealing, functional, pedestrian friendly, and provide for safe and convenient flow to and from the site. The building contains three (3) floor plan elements as follows:

Building Area	
Warehouse	28,520 SF
Warehouse Outlet	20,147 SF
Total Warehouse	48,667 SF
Retail	51,563 SF
Total Area	100,230 SF

The Warehouse is divided in two subareas of 20,147 for the outlet staging and 28,520 for the overall staging. The loading area is located on the north side toward at the SanTan Freeway-Loop 202 and it is recessed 4' from the overall finish floor level to allow for the trucks to back



up against the building. The building elevations vary from 28' to 36' at its maximum height to break the horizontal plane of the structure, and to improve the signage opportunities at the east, north, and west facades. Gray concrete is the predominant building material, combined with metal corrugated panels as well as translucent panels for natural light into the voluminous space, reducing the need for artificial lighting as much as possible. Shade elements are a part of the building with a canopy structure made of steel at the main entrance and at the loading area to provide shade for users and employees during the daily activities of loading and unloading.

The interior areas are separated from the floor to the bottom of the roof deck with metal stud construction and fire rated drywall, even though the building will be fully sprinkled and constructed with non-combustible materials. The mezzanine area consists of an office, archive and a meeting room overseeing the space on both the retail and warehouse areas. The building represents an image of the retailer that welcomes the customer, providing shade, openness, natural light, ample parking, drop-off areas, pick up and loading, and landscaped pedestrian paths.

The four elevations reflect the overall design, colors and textures utilized on the front elevation and incorporate architectural features, including decorative barn doors at the entry, and patterns that give a pedestrian scale to the building. Perforated metal panels are integrated on three of the four sides of the building to help break up the linear aspect of the building facade. All roof mounted mechanical equipment is architecturally screened and roof drain elements are internalized within the building. The architectural building elements include color, texture and material changes that are distinct and recognizable, but also harmonious. Architectural building materials are high quality and durable, and consist of colored concrete block of contrasting colors with colored flat and perforated metal panels.

Site Lighting

A Photometric Plan and Lighting Cut Sheets have been enclosed with this application for review and approval. The photometric plan notes that the proposed site lighting complies with the City of Mesa Zoning Ordinance requirements of a maximum of 0.5 foot-candles at the property line, not including street lighting. All site lighting will be provided, including wall mounted fixtures and light poles that will be located within landscape islands. All site lighting complies with City codes.

Trash

Potato Barn Furniture Store is proposing two enclosed refuse containers located in the loading dock area, north of the loading ramp.

Signage

A preliminary sign package identifying building, directional and monument signage has been submitted with this Design Review application for review and approval. Primary site signage is proposed to be located in the landscape island between the two entrances off Ray Road with the main building signage located above the store's entry behind the entrance monumentation. The north and west elevations shall both have large letter building signage to be seen by the



passing traffic of the SanTan Freeway. Proposed building and monument signage are illustrated on the enclosed details and color renderings.

Landscape

A Preliminary Landscape Plan has been submitted along with this Design Review application for review and approval, and has been designed in accordance to the City of Mesa standards. Landscaped streetscape and entry monumentation at the main access drives provides an attractive sense of arrival to the Potato Barn Furniture Store. The total landscaped area of the proposed development is 125,502 square feet, 28% of the 10.21 gross acres. A 6' perimeter CMU block wall shall be constructed along the west and northern boundary of the site and all parking areas shall be screened from Ray Road traffic by 3' split-face CMU block walls. Proposed landscape and wall plans are illustrated on the enclosed details and color renderings.

Site Utilities

Water and sewer utilities are already available to serve the proposed project. A 30" sewer and a 24" water line in Ray Road which each have 8" stubs into the parcel just south of the southern-most driveway to service this project. An 8" fire line will loop around the building to service the proposed fire hydrants for the projects and connect back to the 24" water line in Ray Road, north of the northern-most driveway. The domestic waterline will be stubbed out of the 24" waterline through the landscaped island between the two driveways to the proposed building.

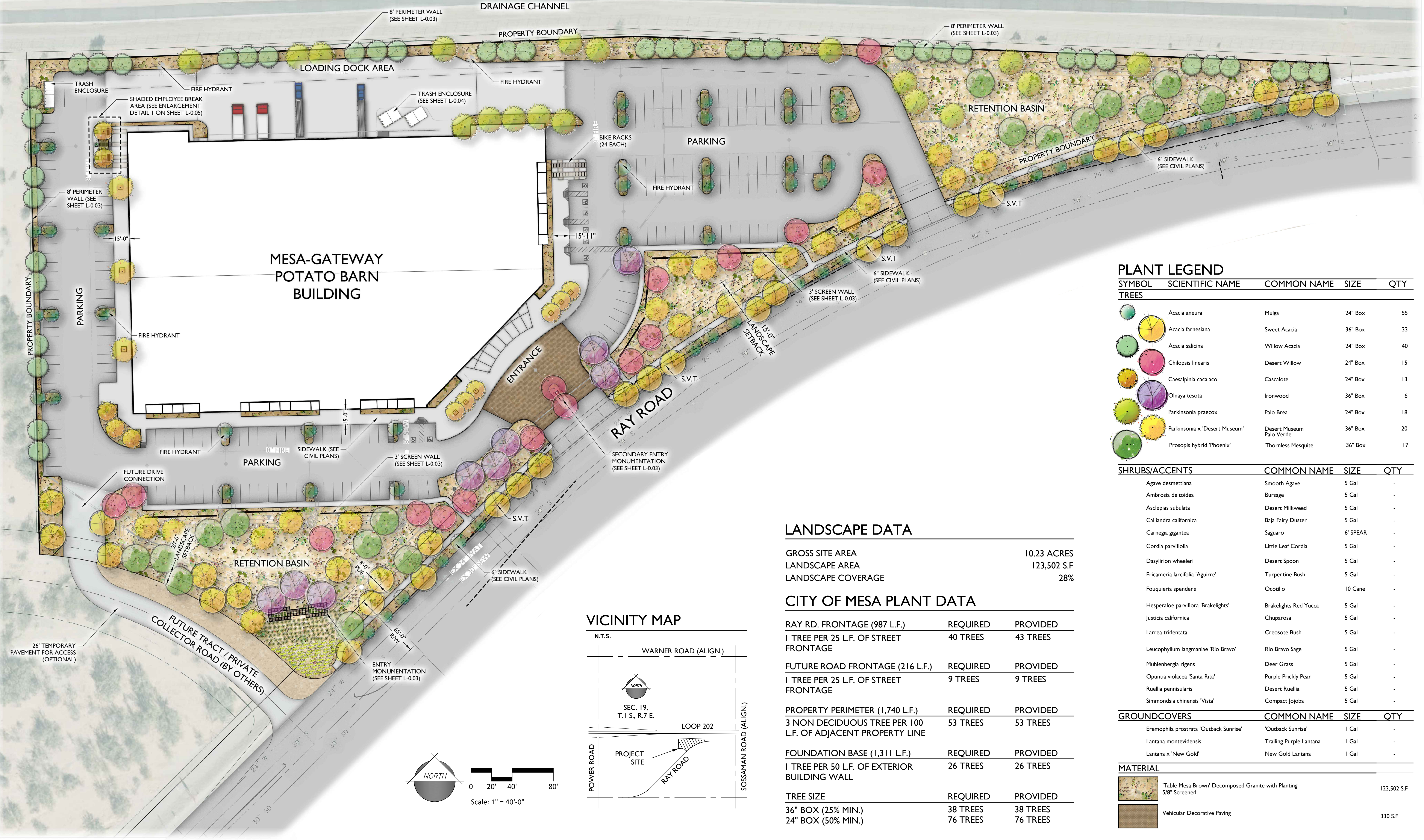
Conclusion

The Potato Barn Furniture Store will be a vital addition to the City of Mesa and the development team respectfully requests your favorable consideration to the Design Review Board. The development team is committed to ensuring the growth of a high quality employment opportunity and revenue base, and creating further development. The team looks forward to working with the City of Mesa to gain all necessary Design Review approvals to build a successful project.



LOOP 202

DRAINAGE CHANNEL



MESA-GATEWAY
POTATO BARN
BUILDING

RAY ROAD

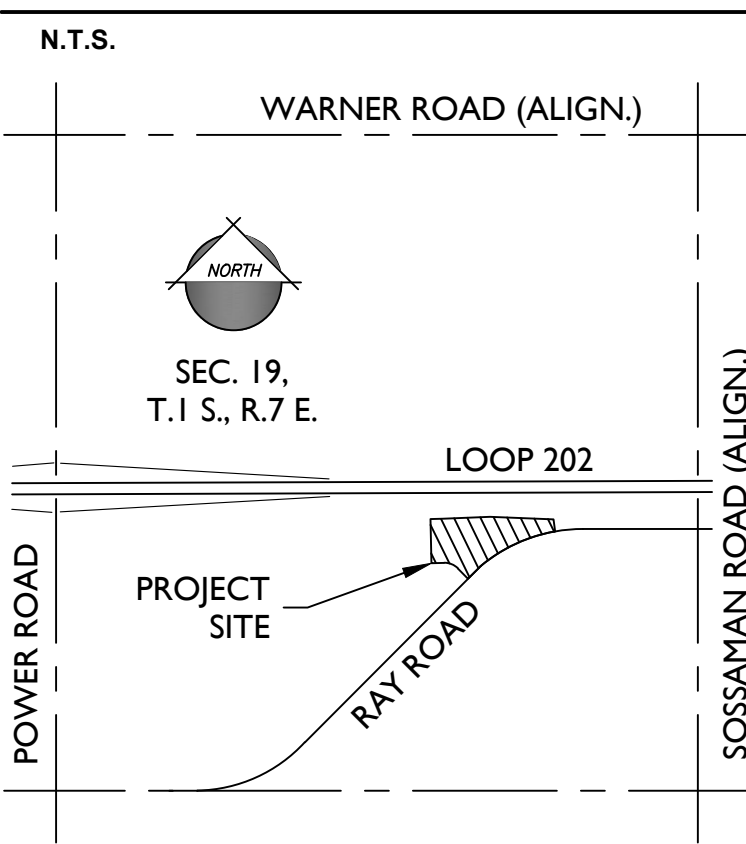
LANDSCAPE DATA

GROSS SITE AREA	10.23 ACRES
LANDSCAPE AREA	123,502 S.F.
LANDSCAPE COVERAGE	28%

CITY OF MESA PLANT DATA

RAY RD. FRONTAGE (987 L.F.)	REQUIRED	PROVIDED
1 TREE PER 25 L.F. OF STREET	40 TREES	43 TREES
FRONTAGE		
FUTURE ROAD FRONTAGE (216 L.F.)	REQUIRED	PROVIDED
1 TREE PER 25 L.F. OF STREET	9 TREES	9 TREES
FRONTAGE		
PROPERTY PERIMETER (1,740 L.F.)	REQUIRED	PROVIDED
3 NON DECIDUOUS TREE PER 100 L.F. OF ADJACENT PROPERTY LINE	53 TREES	53 TREES
FOUNDATION BASE (1,311 L.F.)	REQUIRED	PROVIDED
1 TREE PER 50 L.F. OF EXTERIOR BUILDING WALL	26 TREES	26 TREES
TREE SIZE	REQUIRED	PROVIDED
36" BOX (25% MIN.)	38 TREES	38 TREES
24" BOX (50% MIN.)	76 TREES	76 TREES

VICINITY MAP



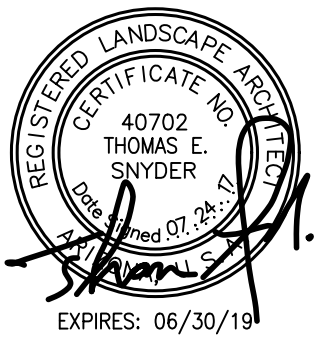
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia aneura	Mulga	24" Box	55
	Acacia farnesiana	Sweet Acacia	36" Box	33
	Acacia salicina	Willow Acacia	24" Box	40
	Chilopsis linearis	Desert Willow	24" Box	15
	Caesalpinia cacalaco	Cascalote	24" Box	13
	Olinaya tesota	Ironwood	36" Box	6
	Parkinsonia praecox	Palo Brea	24" Box	18
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	36" Box	20
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	36" Box	17





SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY
Agave desmetiana	Smooth Agave	5 Gal	-
Ambrosia deltoidea	Bursage	5 Gal	-
Asclepias subulata	Desert Milkweed	5 Gal	-
Calliandra californica	Baja Fairy Duster	5 Gal	-
Carnegiea gigantea	Saguaro	6' SPEAR	-
Cordia parvifolia	Little Leaf Cordia	5 Gal	-
Dasyliion wheeleri	Desert Spoon	5 Gal	-
Ericameria laricifolia 'Aguirre'	Turpentine Bush	5 Gal	-
Fouquieria splendens	Ocotillo	10 Cane	-
Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal	-
Justicia californica	Chuparosa	5 Gal	-
Larrea tridentata	Creosote Bush	5 Gal	-
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal	-
Muhlenbergia rigens	Deer Grass	5 Gal	-
Opuntia violacea 'Santa Rita'	Purple Prickly Pear	5 Gal	-
Ruellia pennsularis	Desert Ruellia	5 Gal	-
Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal	-

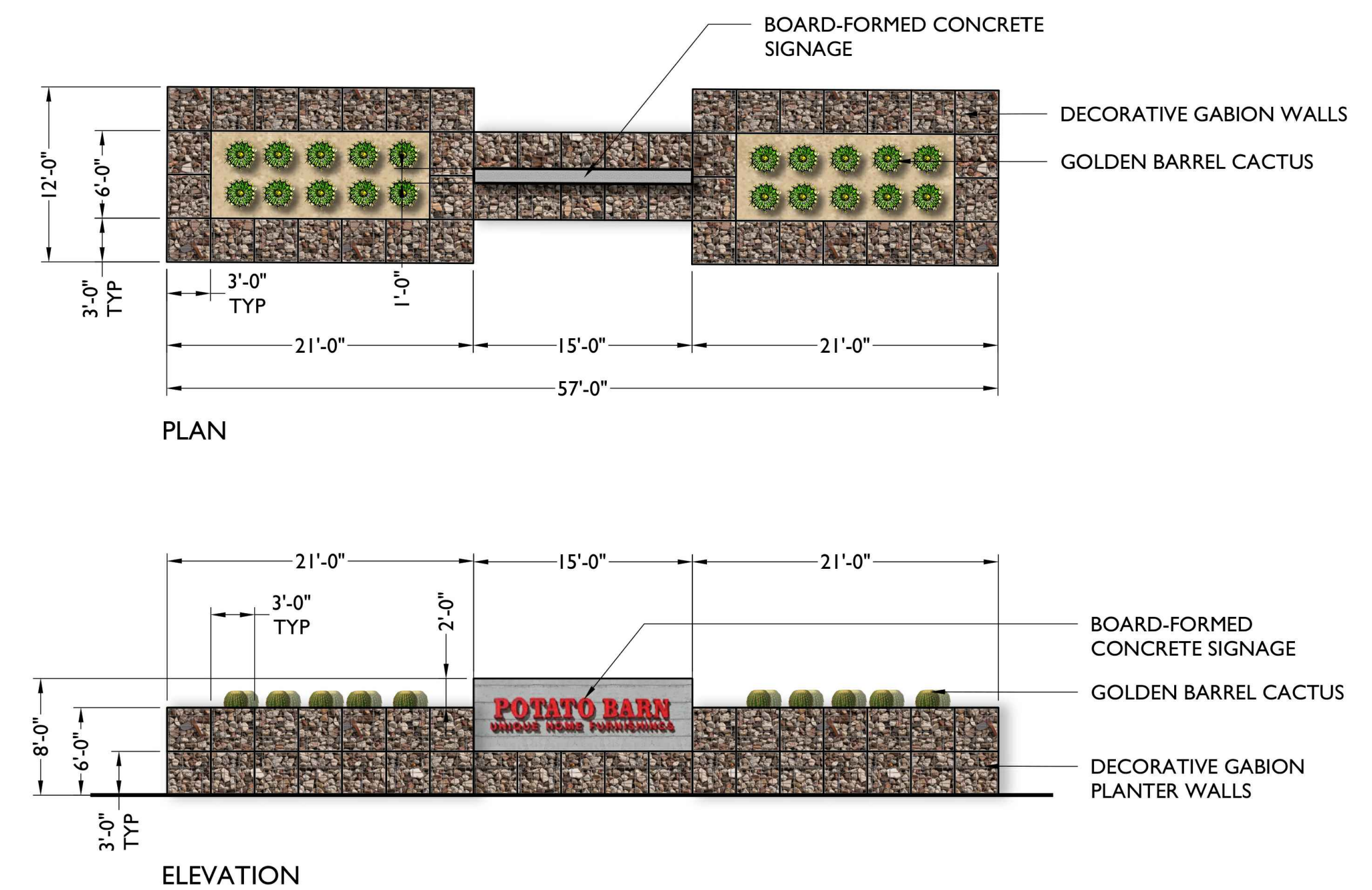
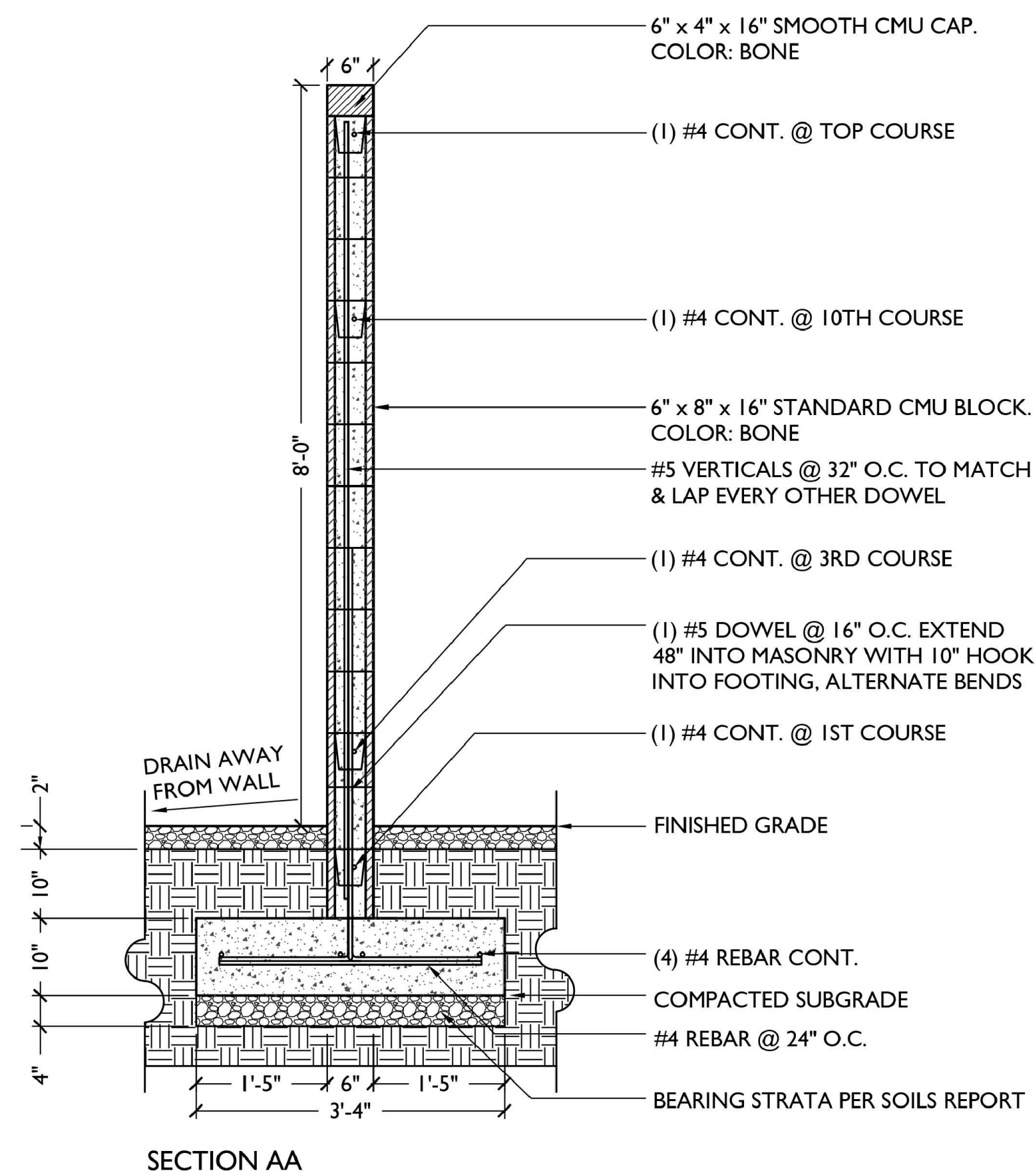
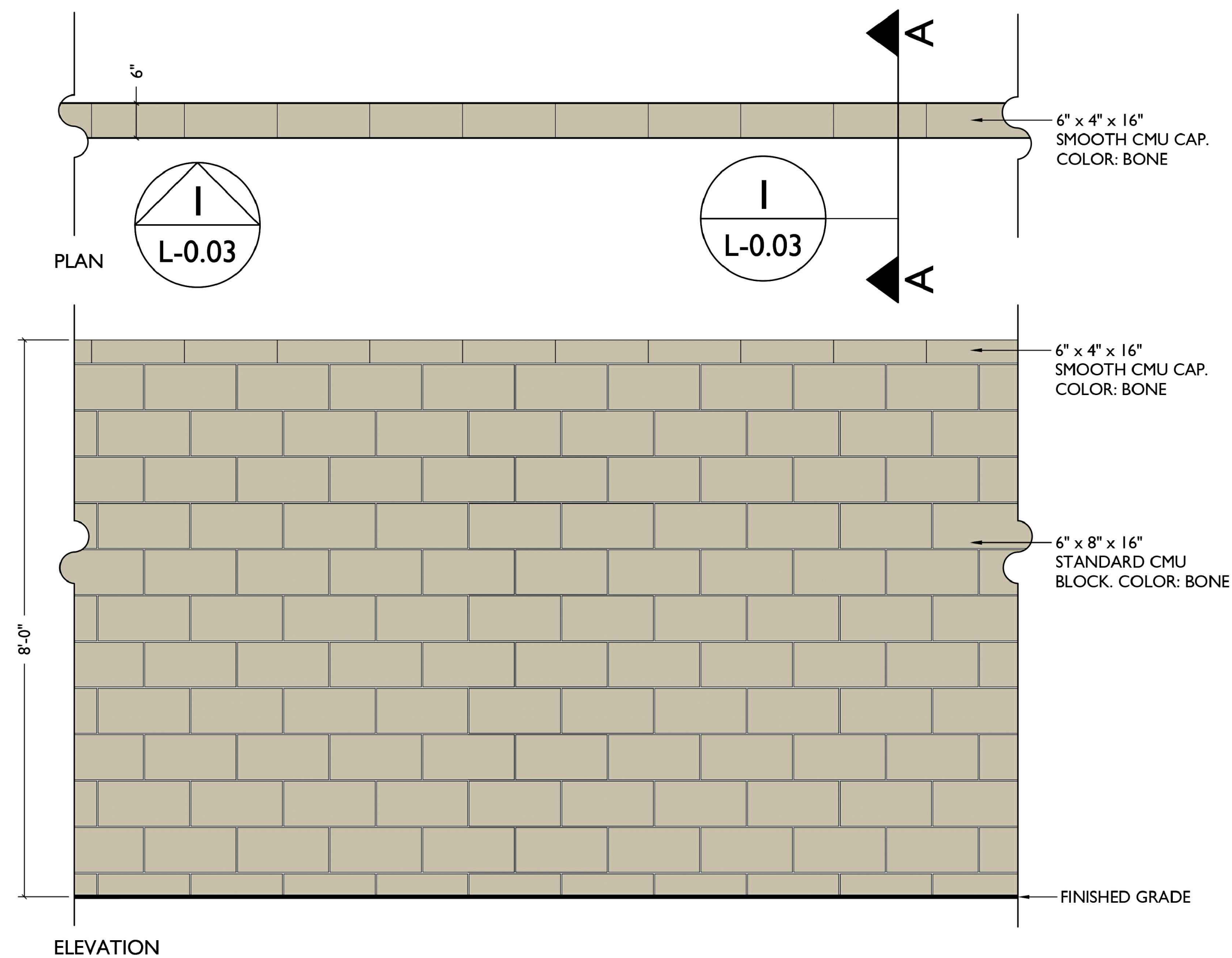
GROUNDCOVERS	COMMON NAME	SIZE	QTY
Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal	-
Lantana montevidensis	Trailing Purple Lantana	1 Gal	-
Lantana x 'New Gold'	New Gold Lantana	1 Gal	-

MATERIAL		
	'Table Mesa Brown' Decomposed Granite with Planting 5/8" Screened	123,502 S.F.
	Vehicular Decorative Paving	330 S.F.

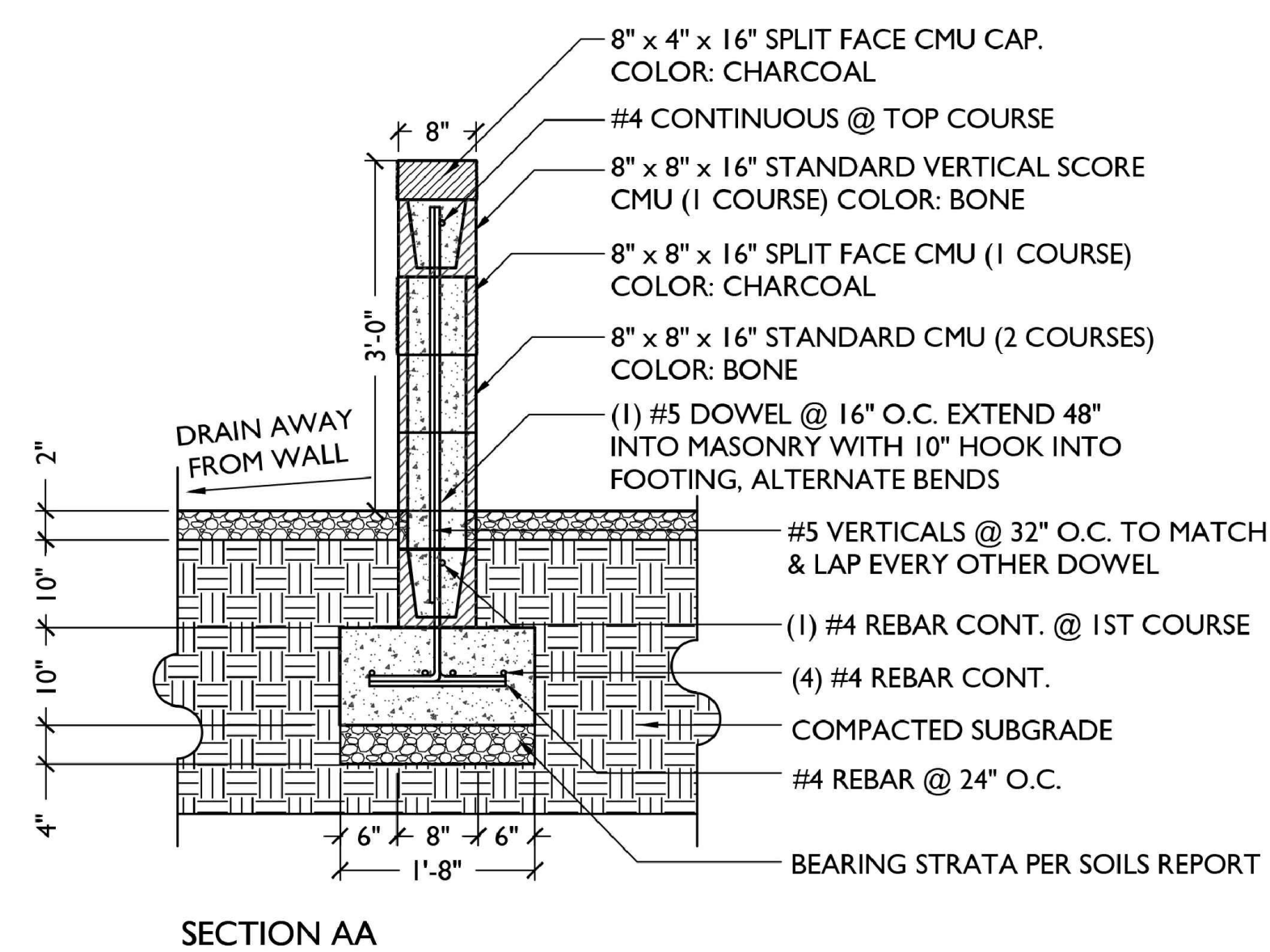
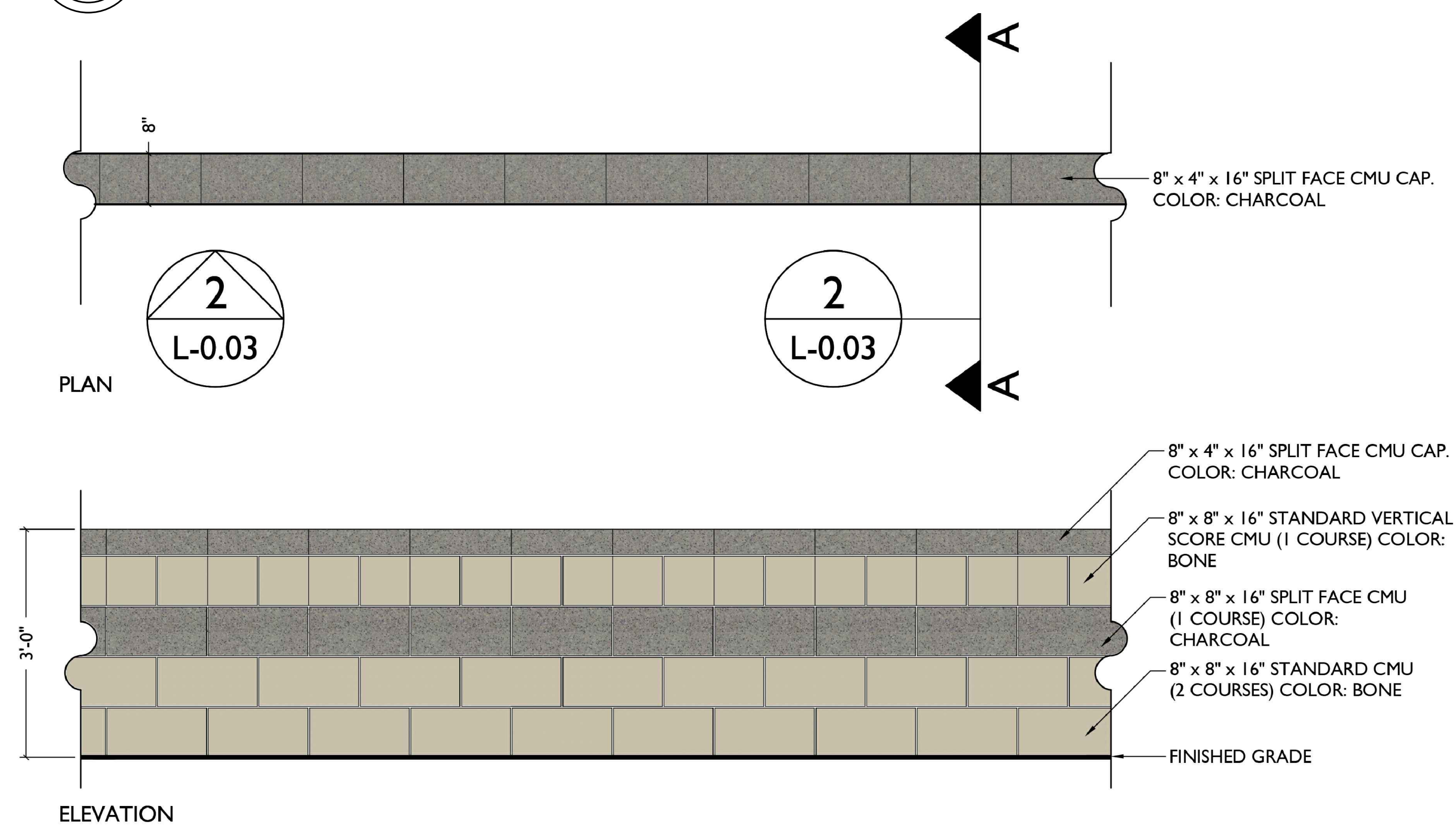




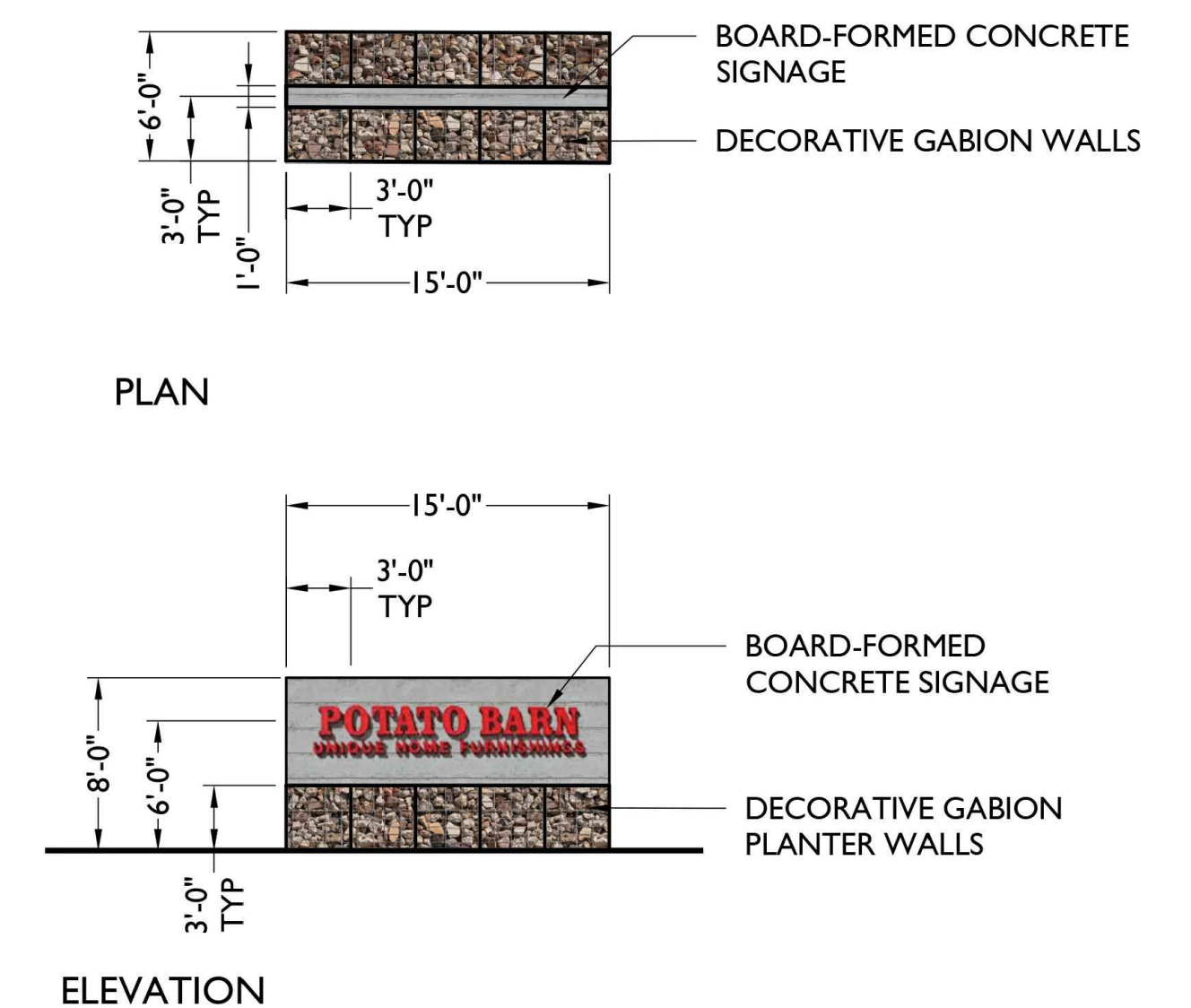
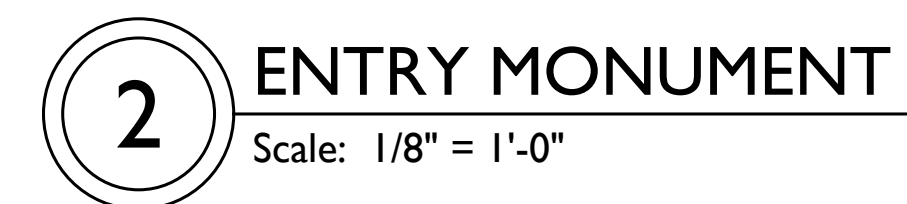
SYMBOL	ITEM	QTY
	9' PERIMETER WALL	1,741 LF
	3' SCREEN WALL	458 LF
	ENTRY MONUMENTATION	1 EA
	SECONDARY MONUMENTATION	1 EA



1 8' PERIMETER WALL
Scale: 3/4" = 1'-0"



3 3' SCREEN WALL
Scale: 3/4" = 1'-0"



4 SECONDARY ENTRY MONUMENT

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

KEYNOTES

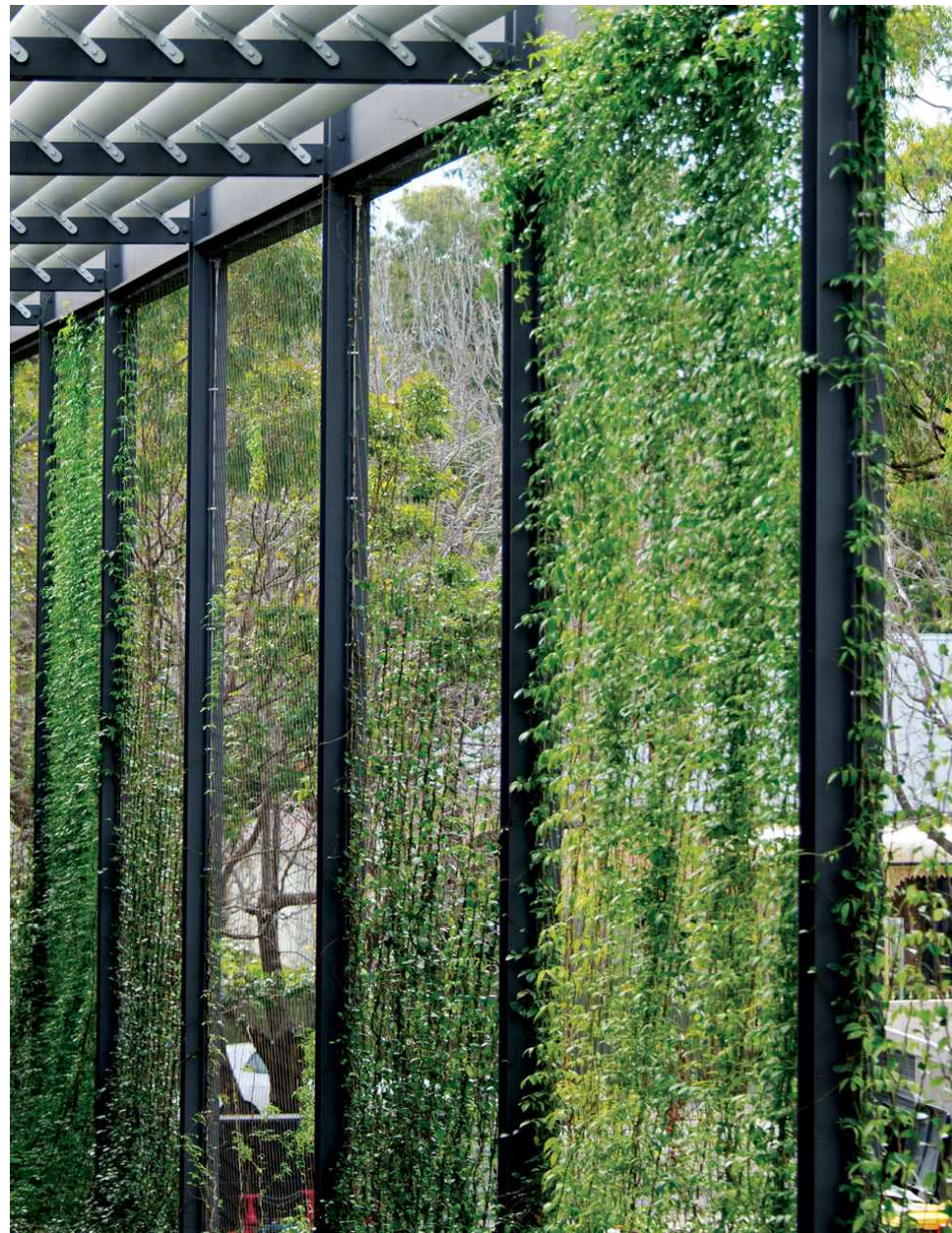
- 1 PICNIC TABLE
- 2 LANDSCAPE BENCH
- 3 TREE GRATE AND ACCENT TREE
- 4 DECORATIVE CONCRETE
- 5 DECORATIVE PLANTER
- 6 10' x 10' SHADE STRUCTURE
- 7 GREEN SCREEN WITH FLOWERING VINES
- 8 PLANTING AREA



FOUR POINT SHADE SAIL 6



TREE GRATE 3
"Kiva" by Urban Accessories



GREEN SCREEN 7



DECORATIVE PLANTERS 5
"Square" by Quickcrete



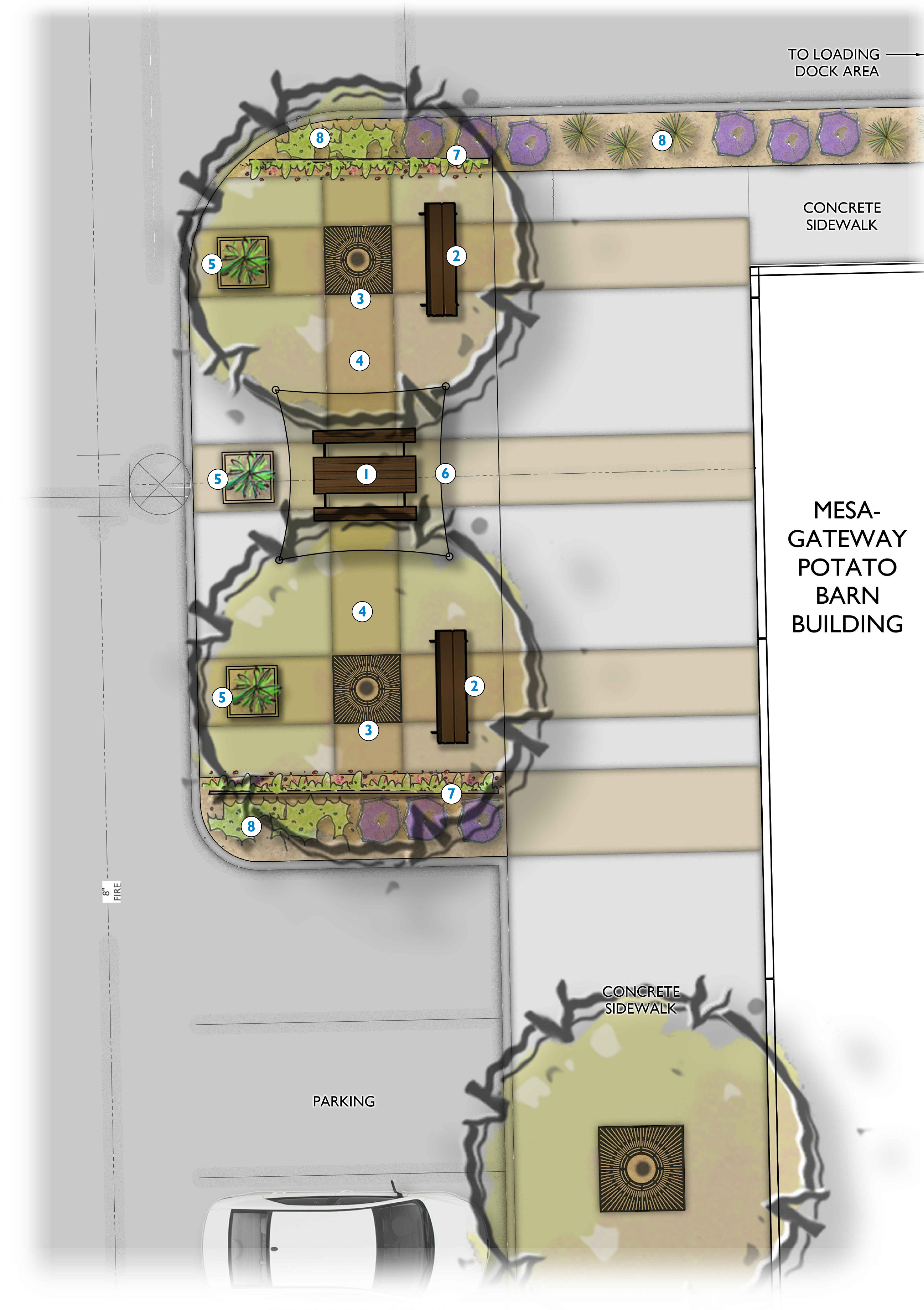
DECORATIVE CONCRETE 4
"Omaha Tan" by Davis Colors



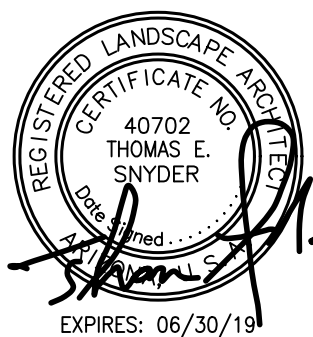
PICNIC TABLE 1
"Rally" 6' Rectangular Picnic Table by Anova



LANDSCAPE BENCH 2
"Rally" 6' Bench by Anova



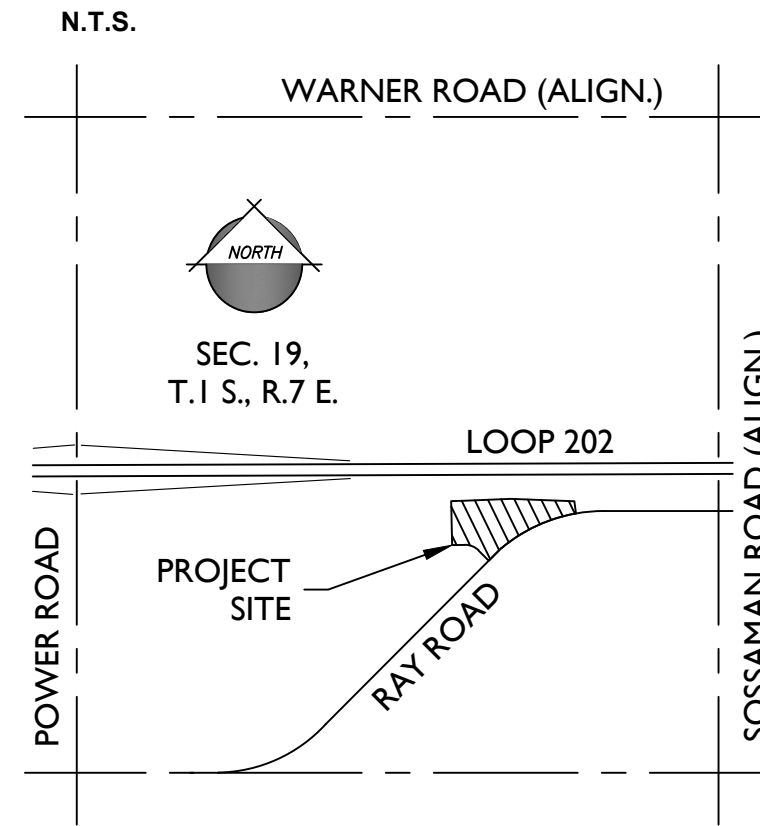
1 EMPLOYEE BREAK AREA ENLARGEMENT
Scale: 1/4" = 1'-0"



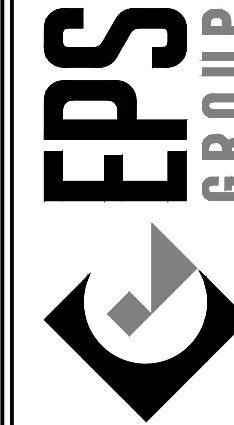
Preliminary Grading & Drainage Plan for The Potato Barn

A PORTION OF LAND LOCATED IN SECTION 19 TOWNSHIP 1 SOUTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN

VICINITY MAP



2045 S. Vineyard Ave, Suite 101
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The Potato Barn
Mesa-Gateway Industrial Site
Mesa, AZ

Preliminary Grading & Drainage Plan

Project:

Revisions:



Designer: TB
Drawn by: MW

Expires: 12/31/2018

Job No.
17-179

P-GD01

Sheet No.
1
of 2

LOOP 202

SITE ULTIMATE
OUTFALL = 1333.74±

ADOT DRAINAGE CHANNEL

BASIS OF BEARING

NORTH 00 DEGREES 53 MINUTES 56 SECOND WEST, THE EAST LINE OF THE
SOUTHEAST QUARTER SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY,
ARIZONA.

BENCHMARK

CITY OF MESA BRASS TAG IN TOP OF CURB OF THE NORTHEAST CORNER
OF POWER ROAD AND SANTAN FREEWAY LOOP 202.
ELEVATION = 1324.10 NAVD88

FLOOD ZONE INFORMATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF THE F.E.M.A. FLOOD
INSURANCE RATE MAP, MAP #04013C2760L, DATED OCT. 16 2013. ZONE
X IS DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1%
ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1
FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND
AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

100-YR RUNOFF & RETENTION CALCULATIONS:

VOLUME REQUIRED:

$$V_{REQ} = C * D * A / 12$$

WHERE:

V_{REQ} = RUNOFF VOLUME (SF)
 C = COMPOSITE RUNOFF COEFFICIENT = 0.80
 D = 100-YR, 2-HR RAINFALL DEPTH (IN) = 2.60-IN
 A = AREA (SF)

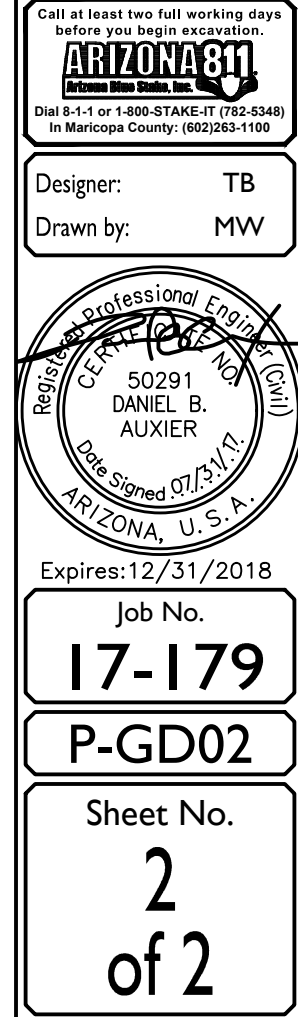
BASIN ID	AREA (SF)	V_{REQ} (CF)	V_P (CF)	EXCESS VOLUME (CF)
1	229,773	39,827	40,988	1,161
2	234,244	40,602	44,585	3,983

LEGEND

TC	TOP OF CURB ELEVATION	→	HARDSCAPE DRAINAGE FLOW
FF	FINISH FLOOR ELEVATION	—	PROPOSED STORM DRAIN
HW	HIGH WATER ELEVATION	○	AREA DRAIN BASIN
BTM	BOTTOM ELEVATION	—	SIDEWALK SCUPPER
■	CATCH BASIN MAG 535	○	MANHOLE
←	LANDSCAPE DRAINAGE FLOW	●	DRYWELL
		■	RIPRAP

50 0 50 100
Scale feet

Jul 31, 2017 6:17pm S:\Projects\2017\17-179\Civil\Schematic Design\Preliminary G&D Plans\17-179 - Preliminary Grading Sections - GD02.dwg





POTATO BARN
UNIQUE HOME FURNISHINGS

Mesa (Arizona)



EXPIRES: 09-30-18



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UNIQUE HOME FURNISHINGS

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UNIQUE HOME FURNISHINGS

Mesa (Arizona)



EXPIRES: 09-30-18

7104 EAST RAY ROAD,
MESA, ARIZONA 85212

GRAPHIC REFERENCE

NOTES :

DRB

REVISÉD BY:

Daniel G. Perez

PROJECT ARCHITECT :

Daniela Cadena Rpo.

DATE :

9/05/2017

ARCHITECT:

MODIFICATIONS :

CONTENT:

ELEVATIONS

PROJECT CODE:

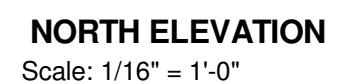
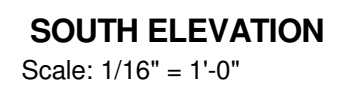
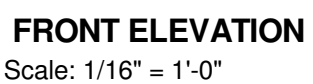
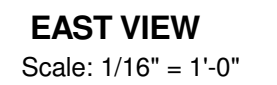
S_PBARN

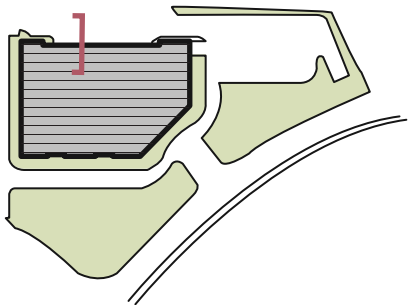
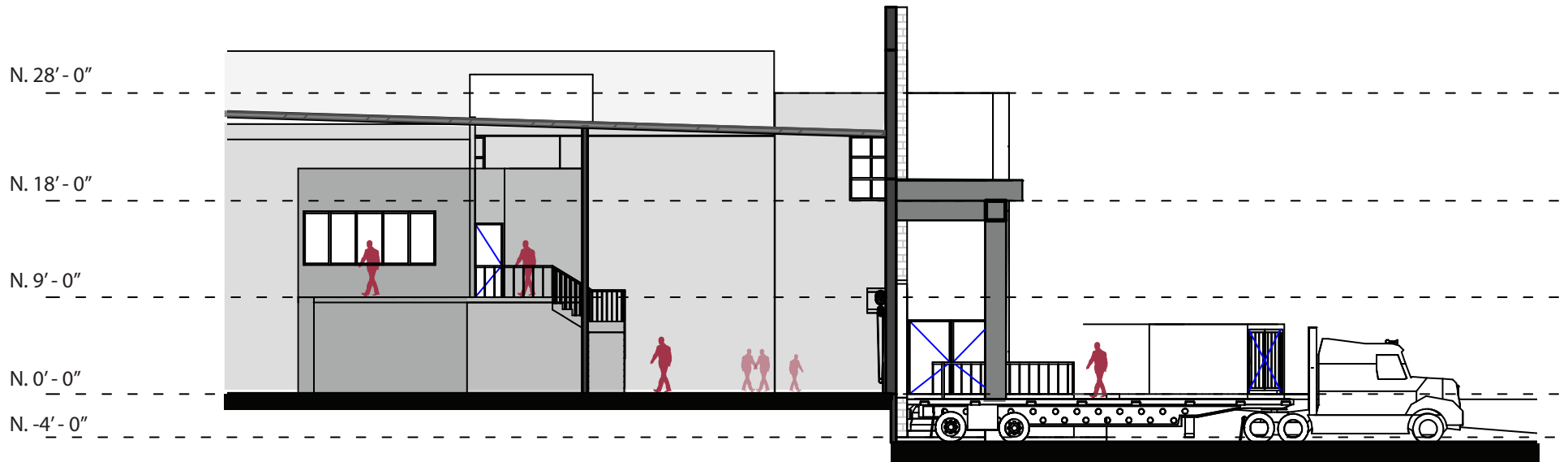
PLAN CODE:

1.2

SCALE:

1/16" = 1'-0"

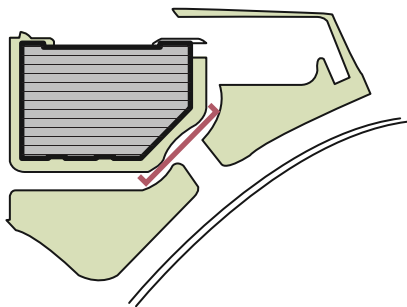
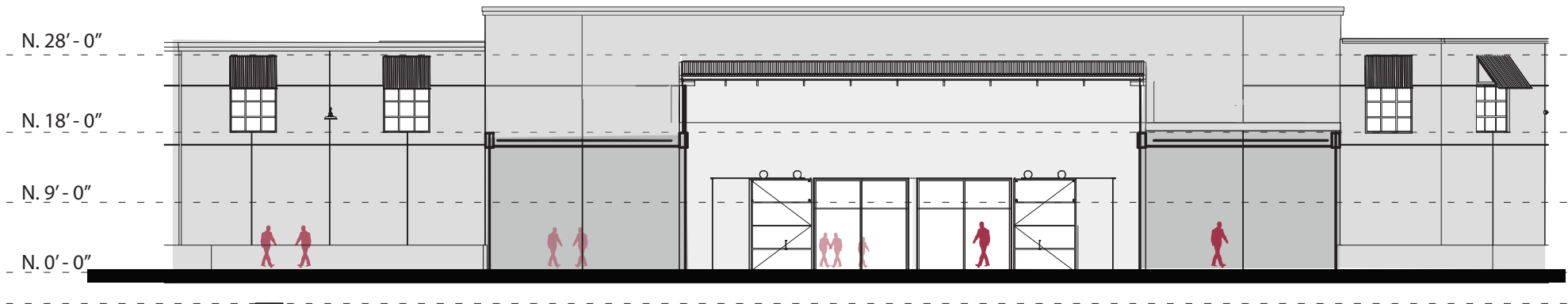




POTATO BARN
UNIQUE HOME FURNISHINGS Mesa (Arizona)



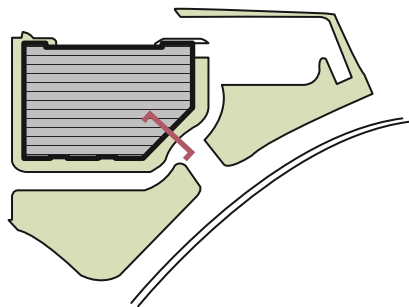
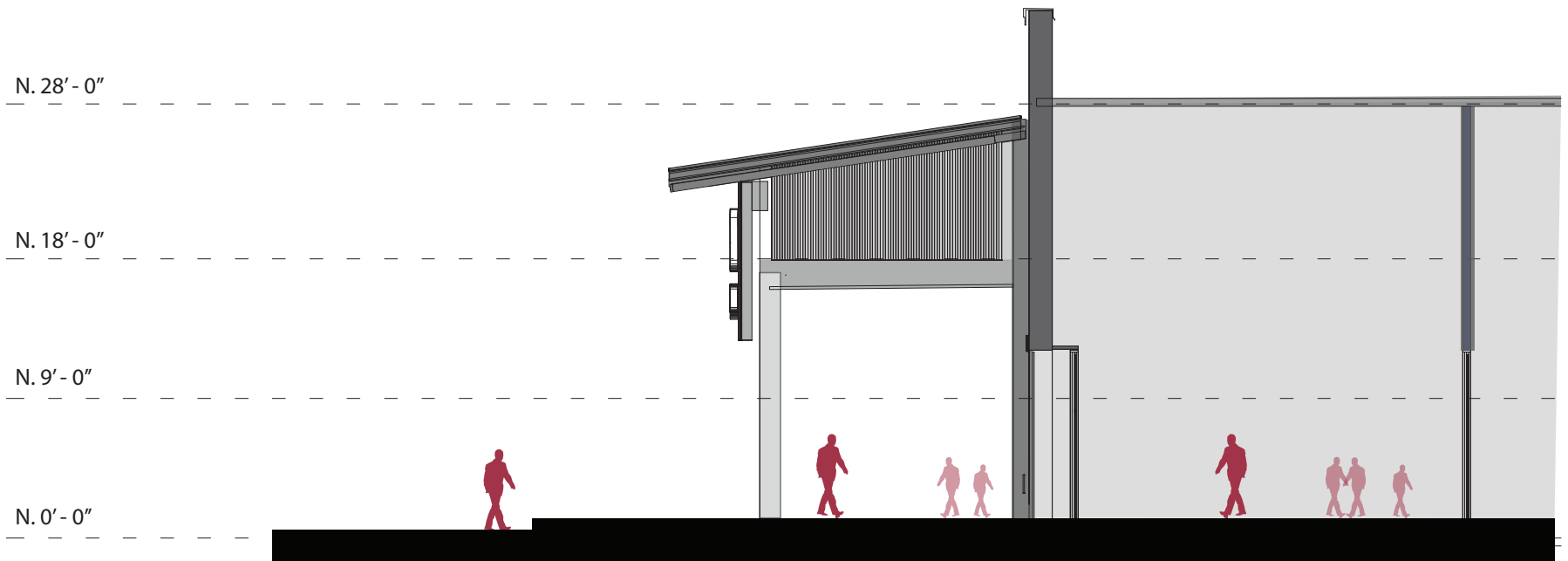
EXPIRES: 09-30-18



POTATO BARN
 UNIQUE HOME FURNISHINGS
 Mesa (Arizona)



EXPIRES: 09-30-18



POTATO BARN
UNIQUE HOME FURNISHINGS

Mesa (Arizona)



EXPIRES: 09-30-18

Citizen Participation Plan

PHX-MESA Gateway Potato Barn

June 21, 2017



Purpose:

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the site of an application for a new Potato Barn Furniture Store. The site is located northeast of Power Road and Ray Road on approximately 8.4 acres. The applicant is requesting Design Review approval and a Council Use Permit.

This plan will ensure that those affected by this application will have an adequate opportunity to learn and comment on the proposal.

Contact:

David Hughes
EPS Group, Inc.
2045 S. Vineyard, Suite 101
Mesa, AZ 85210
(480) 503-2250 (phone)
(480) 503-2258 (fax)
David.Hughes@epsgroupinc.com

Pre-Submittal Conference:

The pre-submittal conference with the City of Mesa planning staff was held on Monday, June 12, 2017.

Action Plan:

In order to provide effective citizen participation in conjunction with the applications, the following actions will be taken to provide opportunities for members of the community to understand and address any real or perceived impacts of the proposed development:

1. A contact list will be developed for citizens and agencies in this area including
 - a. Interested neighbors – focused on 500 feet from the site, but may include more;
 - b. All registered neighborhood associations within 1,000 feet of the project;
 - c. Homeowner Associations within 1,000 feet of the project.
2. All persons listed on the contact list will receive a letter describing the project, site plan and invitation to a neighborhood meeting to be held in the area of the subject property to be determined.
 - a. The neighborhood meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list, any comments and meeting minutes will be given to the City of Mesa Planner assigned to this project.



- b. If deemed necessary, a second neighborhood meeting may be held two weeks later and will include responses to questions and concerns of the first meeting. A sign-in list, any comments and meeting minutes will be copied to the City of Mesa Planner.
3. Neighborhood Associations and Homeowner Associations within 1,000 feet and property owners within 500 feet of the site will be notified by neighborhood notice to inform them of additional public hearings throughout the Design Review Board and Council Use Permit processes.
4. Presentations will be made to groups of citizens or neighborhood associations upon request.

(All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa.)

Schedule:

- Pre-Submittal Conference: Monday, June 12, 2017
- Application Submittal: Monday, June 26, 2017
- Notice of neighborhood meeting: Ten (10) days prior to neighborhood meeting date. Notices were mailed TBD. See Notice draft attached.
- Neighborhood meeting: Meeting will be held on TBD at TBD at 6:30 PM
- Design Review Work Session: August 8, 2017
- Submittal of Final Citizen Participation Report and Notification materials: Ten (10) days prior to hearing. Submitted TBD
- Planning and Zoning Commission Hearing: TBD
- City Council Hearing: TBD



Citizen Participation Report

New Potato Barn Furniture Store

September 5, 2017



Purpose:

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the site of an application for a new Potato Barn Furniture Store. The site is located northeast of Power Road and Ray Road on approximately 8.4 acres. The applicant is requesting Design Review approval and a Council Use Permit.

This plan will ensure that those affected by this application will have an adequate opportunity to learn and comment on the proposal.

Contact:

David Hughes
EPS Group, Inc.
2045 S. Vineyard, Suite 101
Mesa, AZ 85210
(480) 503-2250 (phone)
(480) 503-2258 (fax)
David.Hughes@epsgroupinc.com

Pre-Submittal Conference:

The pre-submittal conference with the City of Mesa planning staff was held on Monday, June 12, 2017.

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:

1. A contact list will be developed for citizens and agencies in this area including
 - a. Interested neighbors – focused on 500 feet from the site, but may include more;
 - b. All registered neighborhood associations within 1,000 feet of the project;
 - c. Homeowner Associations within 1,000 feet of the project.
2. All persons listed on the contact list will receive a letter describing the project, site plan and invitation to a neighborhood meeting to be held in the area of the subject property to be determined.
 - a. The neighborhood meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list, any comments and meeting minutes will be given to the City of Mesa Planner assigned to this project.



- b. If deemed necessary, a second neighborhood meeting may be held two weeks later and will include responses to questions and concerns of the first meeting. A sign-in list, any comments and meeting minutes will be copied to the City of Mesa Planner.
3. Neighborhood Associations and Homeowner Associations within 1,000 feet and a half mile, and property owners within 500 feet of the site will be notified by neighborhood notice to inform them of additional public hearings throughout the Design Review Board and Council Use Permit processes.
4. A 4' x 4' sign shall be posted on the subject site two weeks prior to the Planning & Zoning Board hearing date.
5. Presentations will be made to groups of citizens or neighborhood associations upon request.

(All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa.)

Schedule:

- Pre-Submittal Conference: Monday, June 12, 2017
- Application Submittal: Monday, June 26, 2017
- Notice of neighborhood meeting: Ten (10) days prior to neighborhood meeting date. Notices were mailed TBD. See Notice draft attached.
- Neighborhood meeting: Meeting will be held on TBD at TBD at 6:30 PM
- Design Review Work Session: August 8, 2017
- Submittal of Final Citizen Participation Report and Notification materials: Ten (10) days prior to hearing: September 5, 2017
- Design Review Work Session: September 12, 2017
- Planning and Zoning Commission Hearing: September 20, 2017
- City Council Hearing: TBD



List of Appendices

A. 1000' Neighborhood Notification Package

B. Design Review Board Notification Package

C. Planning & Zoning Board Notification Package



Appendix A

1000' Neighborhood Notification Package



**Phx-Mesa Gateway Potato Barn Furniture Store
Neighborhood Notification**



July 24, 2017

Dear Neighbor,

You are receiving this letter as notification of a proposed Potato Barn Furniture Store located within 1000' of property you own. An application for Design Review approval and a Council Use Permit has been filed with the City of Mesa Planning Division regarding the request above. As required by the City of Mesa Zoning Ordinance, this notice is being sent to you because property listed in your name is located within 1000 feet of the site noted above. This notice is being sent to you to inform you of this application and to provide you with an opportunity to relay any questions, issues or concerns regarding this application to the contact person listed below.

A Site Plan, landscape Plan and elevations are attached showing the proposed development.

REQUEST: Approval from the Design Review Board of the proposed site plan, landscape plan and building design, as well as the adoption of a Council Use Permit to allow for more than 25% of the proposed building square footage to be retail space.

PROPOSAL: The proposed development of an approximately 100,000 square foot Potato Barn Furniture Store. Please refer to the attached site plan for further detail.

LOCATION: Northeast of Power Road and Ray Road. (APN: Portion of 304-30-027N)

SIZE: approximately 8.4 acres (net area)

DEVELOPER OR AUTHORIZED AGENT:

Genterra Enterprises
500 E. Thomas Road
Phoenix, AZ 85012

CONTACT PERSON:

EPS GROUP, INC.
2045 S. Vineyard, Suite 101
Contact: David Hughes
Phone: 480-503-2250
David.Hughes@epsgruoinc.com

THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL. HOWEVER, YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE IF THE APPLICATION IS SCHEDULED FOR HEARING.

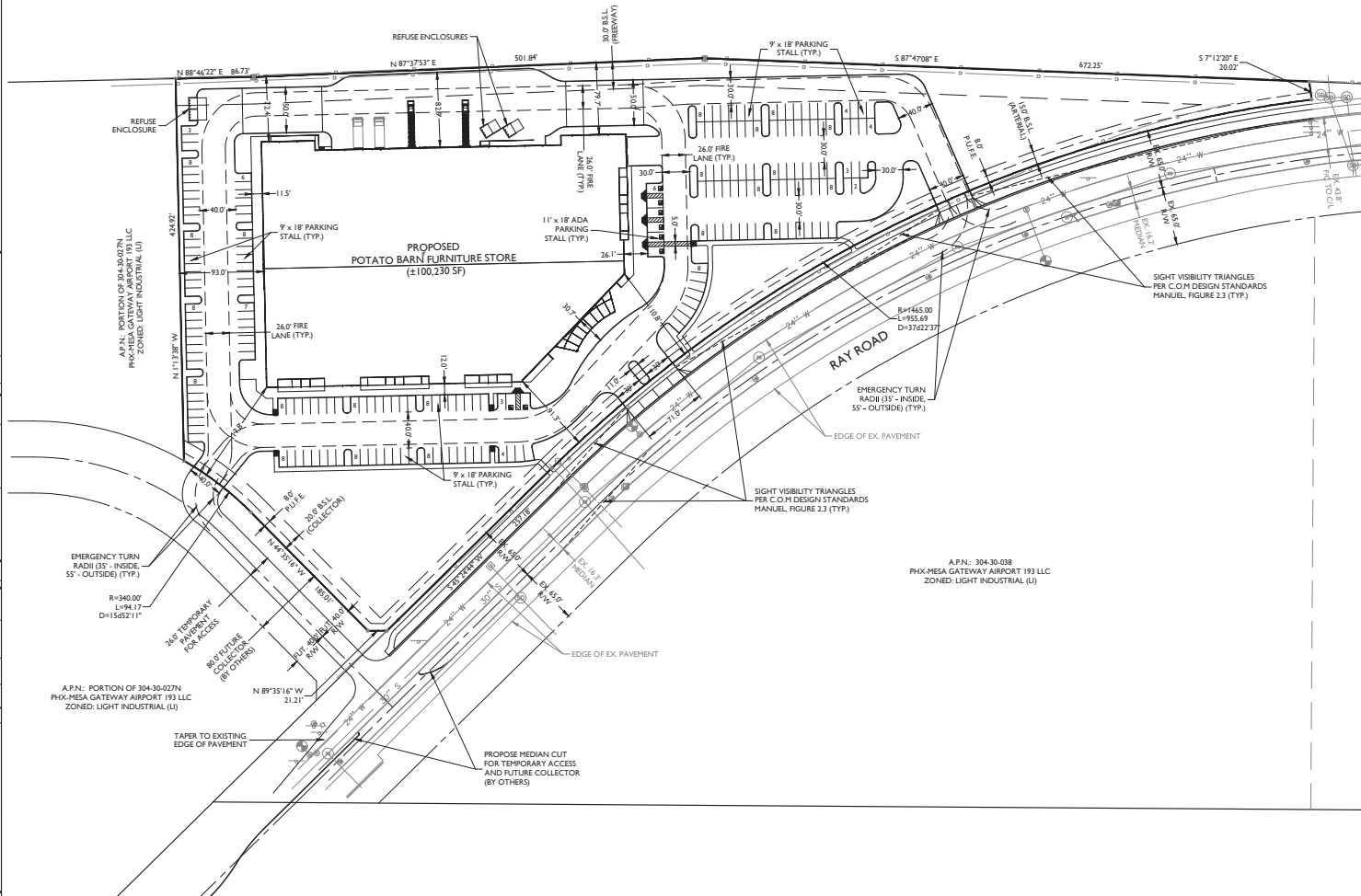
Thank you,

David Hughes
Planner

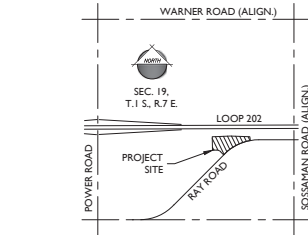
PRELIMINARY SITE PLAN FOR PHX-MESA GATEWAY POTATO BARN

A PORTION OF THE NORTH HALF, OF THE SOUTHEAST QUARTER, SECTION 19,
T.1 S., R.7 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

STATE ROUTE 202
(SANTAN FREEWAY)



VICINITY MAP



PROJECT TEAM

DEVELOPER:
CENTERRA ENTERPRISES
500 E. THOMAS ROAD
PHOENIX, AZ 85012
TEL: (928) 779-2820
CONTACT: TIM KINNEY

PLANNER, ENGINEER, AND
LANDSCAPE ARCHITECT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: TOM SYNDER, RLA, ASLA

ARCHITECT:
PEREZ MCGEE
1707 E. HIGHLAND AVE. STE. 280
PHOENIX, AZ 85016
TEL: (480) 353-8002
CONTACT: DANIEL PEREZ

PROJECT DATA

A.P.N. EXISTING GENERAL PLAN	PORTION OF 304-30-027N
EXISTING ZONING	MIXED USE ACTIVITY / EMPLOYMENT
CURRENT LAND USE	LIGHT INDUSTRIAL (LI)
PROPOSED USE	VACANT / UNDEVELOPED
	POTATO BARN FURNITURE STORE
GROSS AREA	± 10.48 ACRES
NET AREA	± 8.55 ACRES
GROSS BUILDING AREA	± 48,667 SQ. FT.
WAREHOUSE	± 51,563 SQ. FT.
RETAIL	± 100,230 SQ. FT.
BLDG. OCCUPANCY	GROUP S-2
WAREHOUSE	GROUP M
RETAIL	
BLDG. CONST. TYPE	III-B
MAX. BLDG. HEIGHT ALLOWED	40'
PROPOSED BLDG. HEIGHT	38' (PARAPET)
	36' MAX. (ROOF CAP ELEMENT)
	1-STORY
BUILDING SETBACKS	15'
RAY ROAD (FRONT)	30'
LOOP 202 (REAR)	30'
INDUSTRIAL COLLECTOR (SIDE)	20'
INTERIOR SIDE	0'

PARKING SUMMARY

PARKING REQUIRED	55 SPACES
WAREHOUSE (1,900 SQ. FT.)	138 SPACES
RETAIL (1,075 SQ. FT.)	193 SPACES
TOTAL	
PARKING PROVIDED	8 ACCESSIBLE SPACES
	210 STANDARD SPACES
	518 TOTAL SPACES



L-0.01
07/24/2017





SEAL

PROJECT POTATO BARN STORE

7104 EAST RAY ROAD,
MESA, ARIZONA 85212

GRAPHIC REFERENCE



NOTES :

REVISED BY:
Daniel G. Perez

PROJECT ARCHITECT :
Author

DATE : 06/23/2017

ARCHITECT:

MODIFICATIONS :

[illegible]

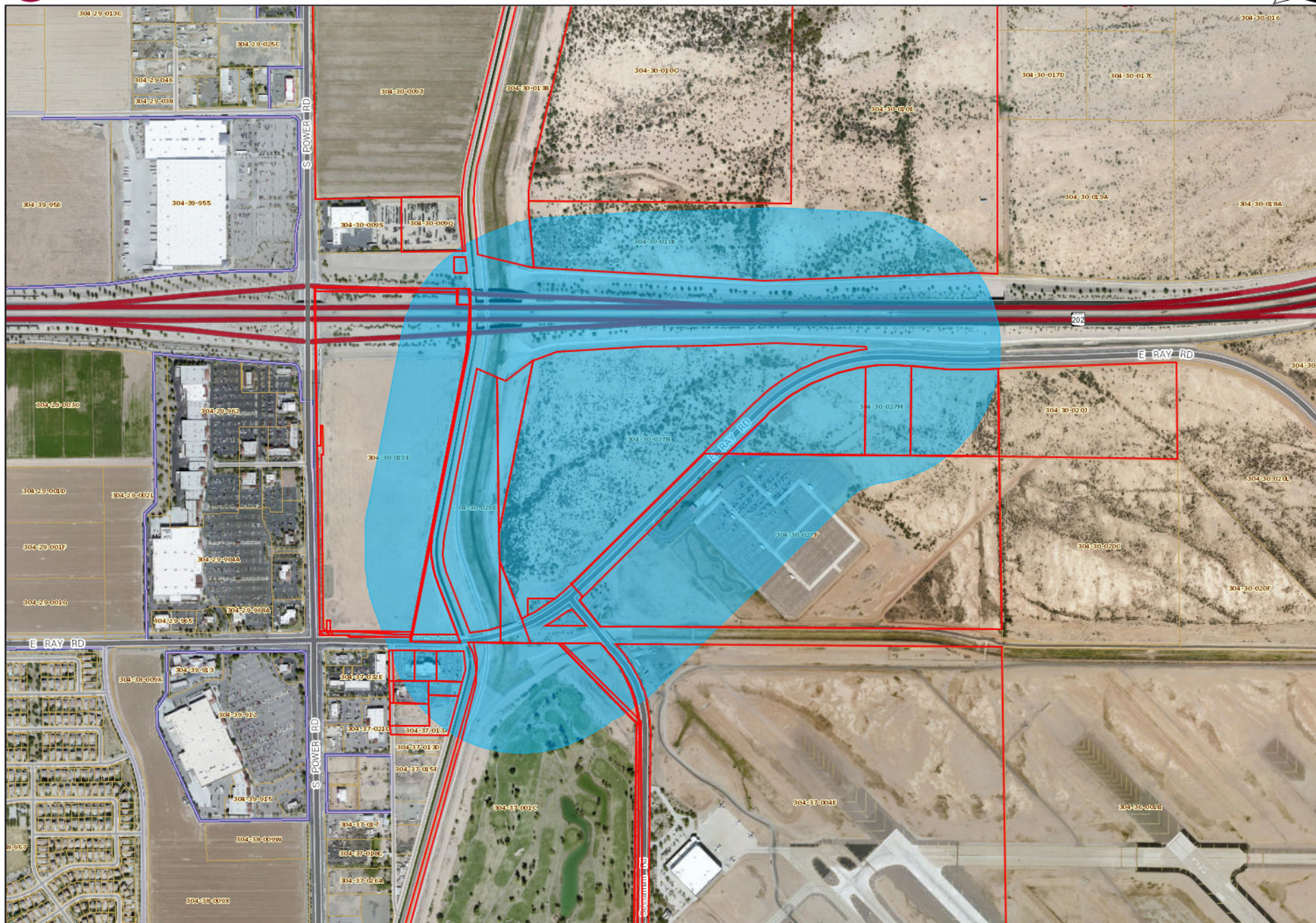
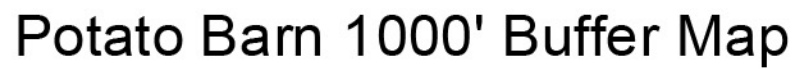
CONTENT:
3D VIEWS

PROJECT CODE: **S_PBARN**

PLAN CODE: **A104**

SCALE:

3D VIEWS



PROPERTY OWNERS WITHIN 1000 FEET	MAILING ADDRESS	CITY	STATE	ZIP	APN
KCK INVESTMENTS LLC	4747 S POWER RD	MESA	AZ	85212	304-30-009Q
MASSEY LEONARD R TR/ETAL	160 E IVANHOE ST	GILBERT	AZ	85295	304-30-009T
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-010E
ROOSEVELT WATER CONSERVATION DISTRICT	PO BOX 100	HIGLEY	AZ	85236	304-30-012C
ROOSEVELT WATER CONSERVATION DISTRICT	PO BOX 100	HIGLEY	AZ	85236	304-30-012D
ARIZONA STATE LAND DEPARTMENT	7332 E BUTHERUS DR	SCOTTSDALE	AZ	85260	304-30-012E
ALI ADVISOR INC (PROB. DEED/LEGAL)	2999 N 44TH ST STE 100	PHOENIX	AZ	85018	304-30-013B
MARWEST ENTERPRISES LLC/SANTAN 74 LLLP	16220 N SCOTTSDALE RD 280	SCOTTSDALE	AZ	85254	304-30-020J
ROOSEVELT WATER CONS DIST 5239	P O BOX 100	HIGLEY	AZ	85236	304-30-026D
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801W DURANGO ST	PHOENIX	AZ	85009	304-30-026E
ROOSEVELT WATER CONS DIST 5239	P O BOX 100	HIGLEY	AZ	85236	304-30-026F
ALI ADVISOR INC	2999 N 44TH ST NO 100	PHOENIX	AZ	85018	304-30-027C
ALI ADVISOR INC	2999 N 44TH ST NO 100	PHOENIX	AZ	85018	304-30-027J
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-30-027K
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-30-027L
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-027N
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-30-027P
ROOSEVELT WATER CONS DIST 5239	P O BOX 100	HIGLEY	AZ	85236	304-30-036
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-038
GATEWAY PROPERTIES OF AZ LLC	67 S HIGLEY RD NO 103-3	GILBERT	AZ	85296	304-30-039
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-040
UNITED STATES OF AMERICA	3707 N 7TH ST	PHOENIX	AZ	85017	304-37-001C
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-37-004E
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-37-004L
GATEWAY HOSPITALITY GROUP LLC	7255 E HAMPTON AVE NO 122	MESA	AZ	85209	304-37-005C
GATEWAY HOSPITALITY GROUP LLC	7255 E HAMPTON AVE NO 122	MESA	AZ	85209	304-37-006E
GRANITE FIELD INVESTMENTS LLC	PO BOX 151	QUEEN CREEK	AZ	85142	304-37-007
GRANITE FIELD INVESTMENTS LLC	PO BOX 151	QUEEN CREEK	AZ	85142	304-37-011
VANSICKLE CRAIG E/VICKILYN F	21072 E CREEKSIDE DR	QUEEN CREEK	AZ	85142	304-37-012B
GRANITE FIELD INVESTMENTS LLC	PO BOX 151	QUEEN CREEK	AZ	85142	304-37-013A
GATEWAY HOSPITALITY GROUP LLC	7255 E HAMPTON AVE NO 122	MESA	AZ	85209	304-37-030A

Appendix B

Design Review Board Notification Package





Notice of Public Hearing Design Review Board

Meeting Date: August 8, 2017

Time: 4:30 p.m.

Location: Lower Level City Council Chambers – 57 E. 1st Street

Proposed development: New Potato Barn Furniture Store

Parcel Number: 304-30-027N (portion of)

***Call Planning Division to verify date and time (480) 644-2385**

Dear Neighbor,

We have applied for City of Mesa Design Review approval for a new Potato Barn Furniture Store development northeast of Power Road and Ray Road. This letter is being sent to all neighboring property owners within 500 feet of the boundaries of the proposed development site and all Registered Neighborhoods and Homeowners Associations within 1,000 feet of the site as required by the Planning Division. You are invited to attend a work session of the Design Review Board and provide any input you may have regarding this proposal. Enclosed with this letter are copies of the site plan, landscape plan and elevations.

The Design Review Board reviews building design, landscape plans, parking layout and site layout. The Design Review Board does not review or discuss the actual use of the land (such as gas station, apartments or office building). Those issues are typically addressed by the Planning and Zoning Board, City Council or other public input processes.

For additional information concerning the design of the proposed development or the Design Review process, please contact the Mesa Planning Division at 55 North Center, or call the Mesa Planning Division Office at 480-644-2385.

Sincerely,
David Hughes

If you have questions regarding the request, please contact:

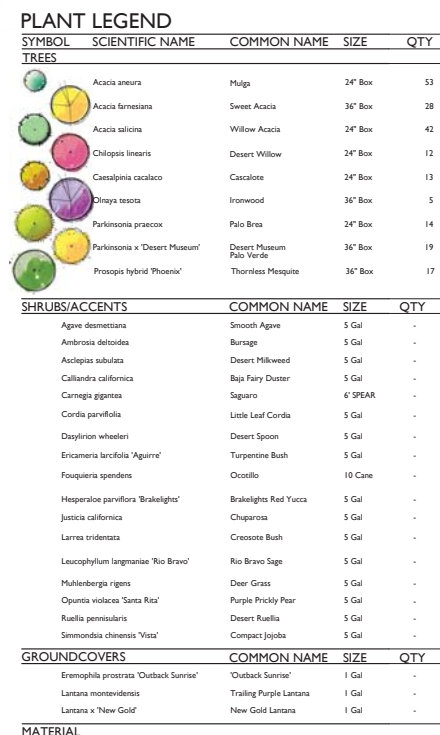
David Hughes, Planning Consultant

EPS Group Inc.

480-503-2250

David.Hughes@epsgruoinc.com

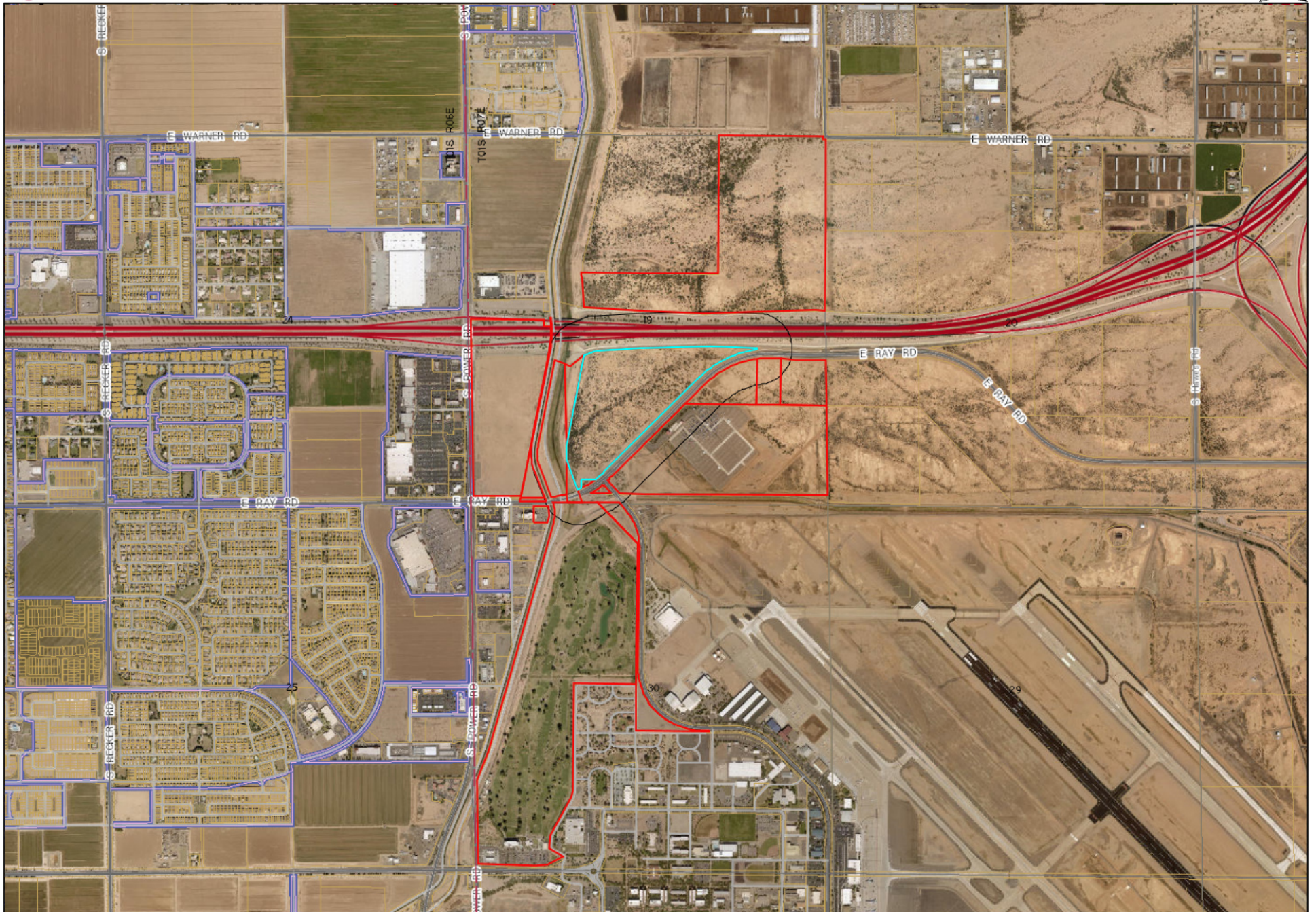




PROPERTY OWNERS WITHIN 500'	ADDRESS	CITY	STATE	ZIP CODE	APN
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-010E
ARIZONA STATE LAND DEPARTMENT	7332 E BUTHERUS DR	SCOTTSDALE	AZ	85260	304-30-012A
ROOSEVELT WATER CONS DIST 5239	P O BOX 100	HIGLEY	AZ	85236	304-30-026D
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801W DURANGO ST	PHOENIX	AZ	85009	304-30-026E
ROOSEVELT WATER CONS DIST 5239	P O BOX 100	HIGLEY	AZ	85236	304-30-026F
ALI ADVISOR INC	2999 N 44TH ST NO 100	PHOENIX	AZ	85018	304-30-027C
ALI ADVISOR INC	2999 N 44TH ST NO 100	PHOENIX	AZ	85018	304-30-027J
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-30-027K
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-30-027L
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-027N
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-30-027P
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-038
GATEWAY PROPERTIES OF AZ LLC	67 S HIGLEY RD NO 103-3	GILBERT	AZ	85296	304-30-039
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-040
UNITED STATES OF AMERICA	3707 N 7TH ST	PHOENIX	AZ	85017	304-37-001C
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-37-004L
GATEWAY HOSPITALITY GROUP LLC	7255 E HAMPTON AVE NO 122	MESA	AZ	85209	304-37-005C
REGISTERED NEIGHBORHOODS WITHIN 1,000'	ADDRESS	CITY	STATE	ZIP CODE	APN
N/A	N/A	N/A	N/A	N/A	N/A

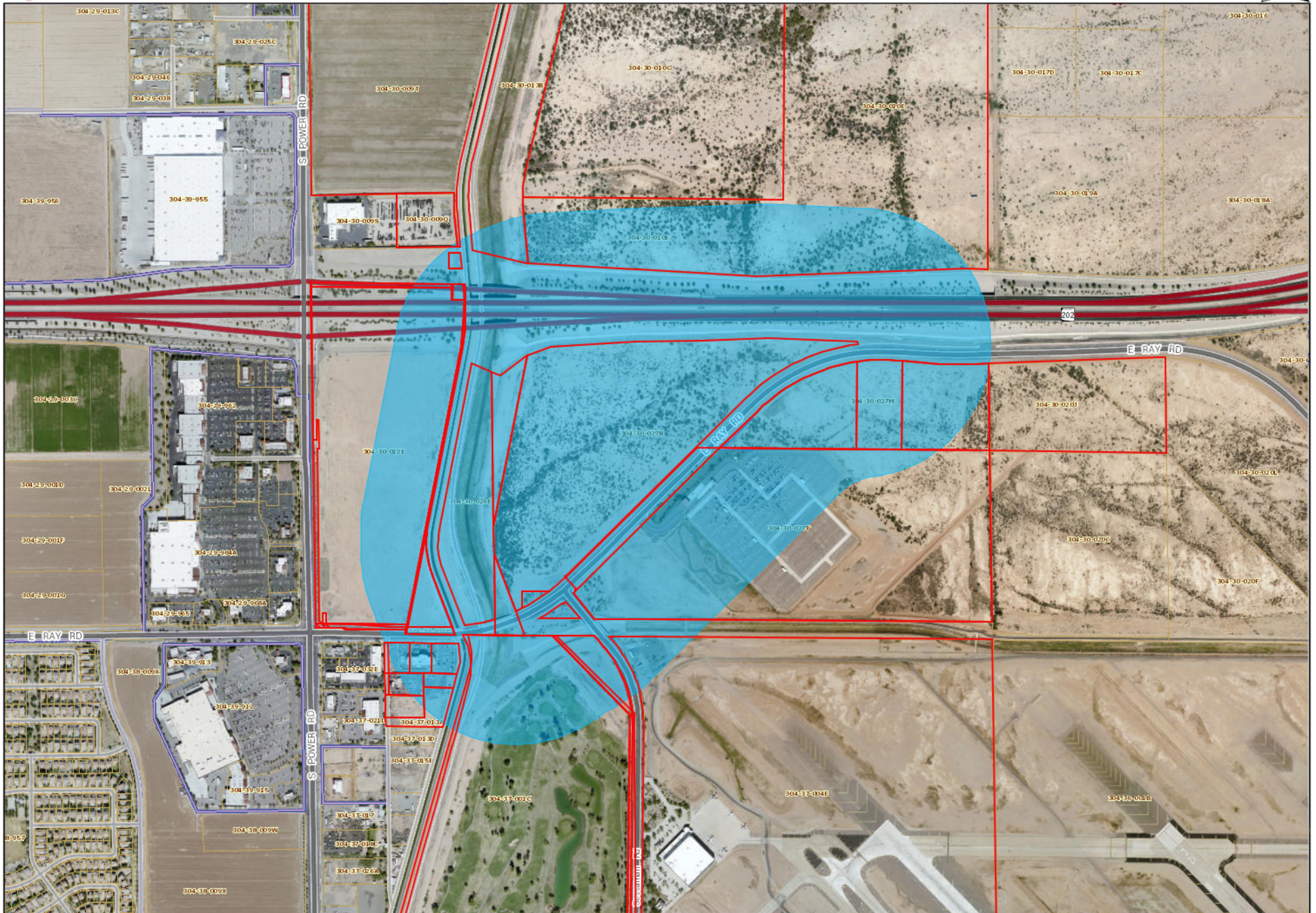


500' Buffer Parcel Map





Potato Barn 1000' Buffer Map



Appendix C

Planning & Zoning Board Notification Package



Notice of Public Hearing

June 21, 2017



Dear Neighbor:

We have applied for Council Use Permit (CUP) to allow for more than 25% of the proposed building square footage to be retail space in a Light Industrial zoning district for the property located northeast of Power Road and Ray Road. This request is for development of a new Potato Barn furniture store.

This letter is being sent to all property owners within 500 feet and all registered home owners' associations within a half mile of the property at the request of the City of Mesa Planning Division. Enclosed for you review is a copy of the site plan and elevations of the proposed development.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on September 20, 2017 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

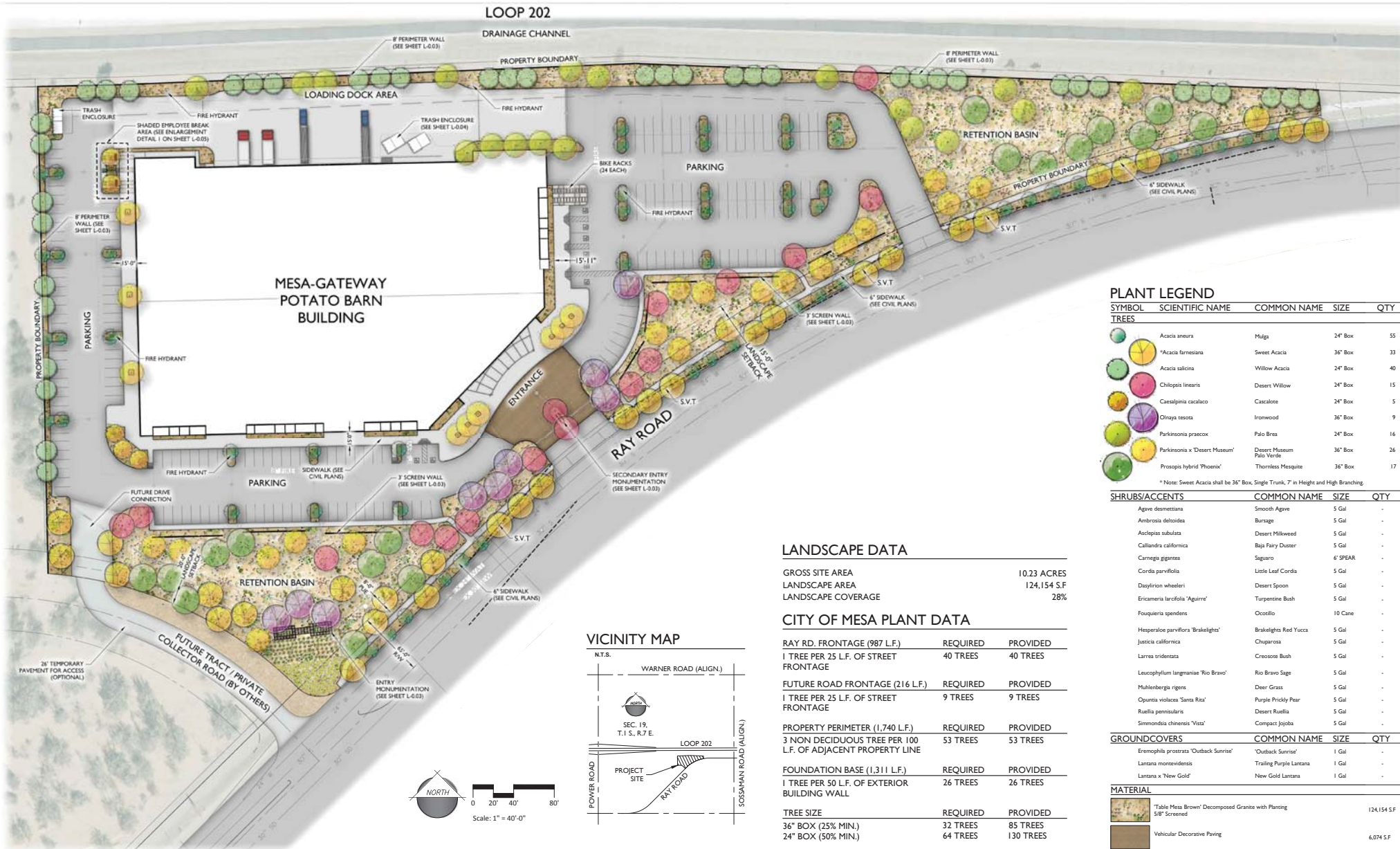
If you have any questions regarding this proposal, please reach out to our team, EPS Group, Inc., at 480-503-2250. The City of Mesa has assigned this case to Lesley Davis of their Planning Division staff. She can be reached at 480-644-4934 should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,
David Hughes
Planner

**September 20, 2017
4:00 pm
City of Mesa City Council Chambers
57 East First Street
Mesa, AZ 85201**

If you have questions regarding the requests, please contact:
David Hughes, Planning Consultant
EPS Group Inc.
480-503-2250
David.Hughes@epsgroupinc.com

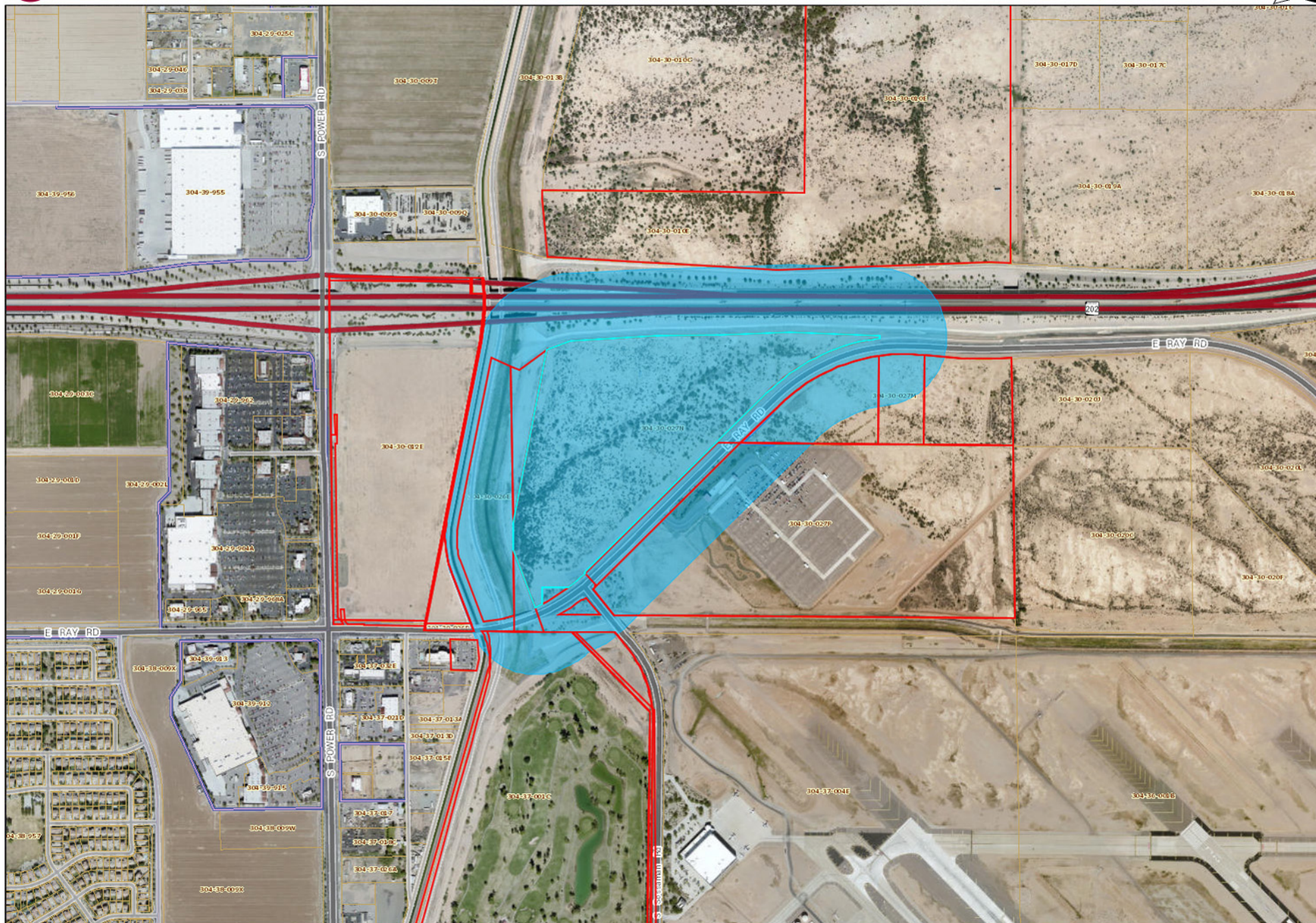




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09/05/2017



PROPERTY OWNERS WITHIN 500'	ADDRESS	CITY	STATE	ZIP CODE	APN
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-010E
ARIZONA STATE LAND DEPARTMENT	7332 E BUTHERUS DR	SCOTTSDALE	AZ	85260	304-30-012A
ARIZONA STATE LAND DEPARTMENT	7332 E BUTHERUS DR	SCOTTSDALE	AZ	85260	304-30-012E
ROOSEVELT WATER CONS DIST 5239	P O BOX 100	HIGLEY	AZ	85236	304-30-026D
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801W DURANGO ST	PHOENIX	AZ	85009	304-30-026E
ROOSEVELT WATER CONS DIST 5239	P O BOX 100	HIGLEY	AZ	85236	304-30-026F
ALI ADVISOR INC	2999 N 44TH ST NO 100	PHOENIX	AZ	85018	304-30-027C
ALI ADVISOR INC	2999 N 44TH ST NO 100	PHOENIX	AZ	85018	304-30-027J
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-30-027K
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-30-027L
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-027M
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-027N
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-30-027P
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-038
GATEWAY PROPERTIES OF AZ LLC	67 S HIGLEY RD NO 103-3	GILBERT	AZ	85296	304-30-039
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PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-37-004L
GATEWAY HOSPITALITY GROUP LLC	7255 E HAMPTON AVE NO 122	MESA	AZ	85209	304-37-005C
REGISTERED NEIGHBORHOODS WITHIN 1/2 MILE	ADDRESS	CITY	STATE	ZIP CODE	APN
N/A	N/A	N/A	N/A	N/A	N/A





1/2 Mile Buffer Map

