



Citizen Participation Plan Greenfield Industrial

Submitted: September 21, 2017

Revised: February 5, 2019

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 Greenfield Road and Virginia Street on approximately 10.7 net acres. The applicant is requesting Site Plan Review/Modification approval from the City of Mesa Planning and Zoning Board.

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.
1130 N. Alma School, Suite 120
Mesa, AZ 85201
(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, December 3, 2018.

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 1,000 feet from the site, but may include more;
 - b. Homeowners' Associations within ½ mile of the project;
 - c. All registered neighborhood associations within 1 mile of the project.

2. All persons listed on the contact list will receive a letter describing the project, application requests, and site plan. A formal neighborhood meeting will not be held as authorized by Lesley Davis of the City of Mesa Planning Department. Instead, the neighborhood notification letter instructed anyone who has questions or concerns about the development to contact EPS Group, Inc. and Majestic Realty to set up a meeting on a case by case basis.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.
4. Per City of Mesa notification requirements, all property owners within 500 feet of the site will be notified to inform them of scheduled public hearing dates.
5. A 4' x 4' sign shall be posted on the subject site two weeks prior to the Planning & Zoning Board.

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

Schedule:

- Pre-Submittal Conference: Monday, December 3, 2018
- 1st Application Submittal: Friday, December 21, 2017
- Neighbor meeting: TBD (case by case basis)
- 2nd Application Submittal: Tuesday, February 5, 2019
- Submittal of Final Citizen Participation Report and Notification materials: Ten (10) days prior to hearing. Submitted TBD
- Planning and Zoning Board Hearing: TBD
- City Council Hearing: TBD

Application Notification Letter



Greenfield Industrial Project Notification of Application

December 21, 2018

Dear Neighbor,

You are receiving this letter because your property is located within 1,000 feet; you are a Homeowners' Association within ½ mile or Register Neighborhood within 1 mile of a proposed warehouse with accessory office space. An application for Site Plan Review/Modification and Design Review approval 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 the criteria listed above, and to provide you with an opportunity to relay any questions, issues, or concerns regarding these applications to the contact persons below. We are willing to meet on a case by case basis about any questions or concerns you may have about the proposed development. Please contact the two persons listed below to set up a meeting.

A site plan, landscape plan, and building elevations are attached showing the proposed development.

REQUEST: Approval from the Planning & Zoning Board and City Council of a Site Plan Review and Modification of the proposed warehouse and office development, as well as, approval from the Design Review Board of the proposed site plan, landscape plan, and building design.

PROPOSAL: The development of two warehouse/office buildings approximately 87,236 sq. ft. and 71,420 sq. ft. Please refer to the attached site plan for further detail.

LOCATION: Northeast of Greenfield Road and Virginia Street

PROPERTY SIZE: Approximately 10.7 net acres

DEVELOPER:

Jack Czerwinski
Majestic Realty Co.
2555 E. Camelback Road, Suite 740
Phoenix, AZ 85016
Phone: 480-977-2701
JCzerwinski@majesticrealty.com

CONTACT PERSON:

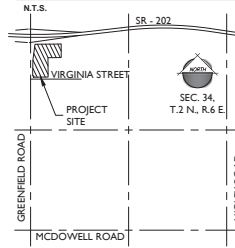
David Hughes
EPS Group, Inc.
1130 N. Alma School Road, Suite 120
Mesa, AZ 85201
Phone: 480-503-2250
david.hughes@epsgroupinc.com

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

Thank you,
David Hughes
EPS Group, Inc.



VICINITY MAP



PLANT LEGEND

| SYMBOL | SCIENTIFIC NAME | COMMON NAME | SIZE | QTY |
|--------------|-------------------------------|-----------------------|---------|-----|
| TREES | | | | |
| | Acacia aneura | Mulga Tree | 24" Box | 40 |
| | Acacia salicina | Willow Acacia | 24" Box | 58 |
| | Chilopsis linearis | Desert Willow | 24" Box | 36 |
| | Parkinsonia praecox | Palo Brea | 24" Box | 9 |
| | Parkinsonia x 'Desert Museum' | Desert Museum | 36" Box | 27 |
| | Prosopis hybrid 'Phoenix' | Thornless Mesquite | 36" Box | 17 |
| | Ulmus parvifolia | Chinese Evergreen Elm | 24" Box | 21 |

| SYMBOL | COMMON NAME | SIZE | QTY |
|-----------------------|--------------------------------------|------------------------|---------|
| SHRUBS/ACCENTS | | | |
| | Acacia subulata | Desert Millweed | 5 Gal |
| | Bouteloua gracilis | Blonde Ambition | 5 Gal |
| | Callandora californica | Baja Fairy Duster | 5 Gal |
| | Daylily wheelers | Desert Spoon | 5 Gal |
| | Ericameria laricina 'Aguirre' | Turpentine Bush | 5 Gal |
| | Fouquieria splendens | Ocotillo | 10 Cane |
| | Hesperaloe parviflora 'Brakeflights' | Brakeflights Red Yucca | 5 Gal |
| | Justicia californica | Chaparral | 5 Gal |
| | Larrea tridentata | Cresote Bush | 5 Gal |
| | Leucophyllum langmaniae 'Rio Bravo' | Rio Bravo Sage | 5 Gal |
| | Opuntia violacea 'Santa Rita' | Purple Prickly Pear | 5 Gal |
| | Ruella penninervis | Desert Ruella | 5 Gal |
| | Simmondsia chinensis 'Vista' | Compact Jojoba | 5 Gal |

| SYMBOL | COMMON NAME | SIZE | QTY |
|---------------------|--|-------------------------|-------|
| GROUNDCOVERS | | | |
| | Eremophila prostrata 'Outback Sunrise' | 'Outback Sunrise' | 1 Gal |
| | Lantana montevidensis | Trailing Purple Lantana | 1 Gal |

| MATERIAL | QTY |
|----------|-------------|
| | 83,735 S.F. |

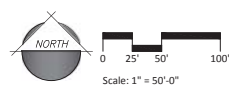
LANDSCAPE DATA

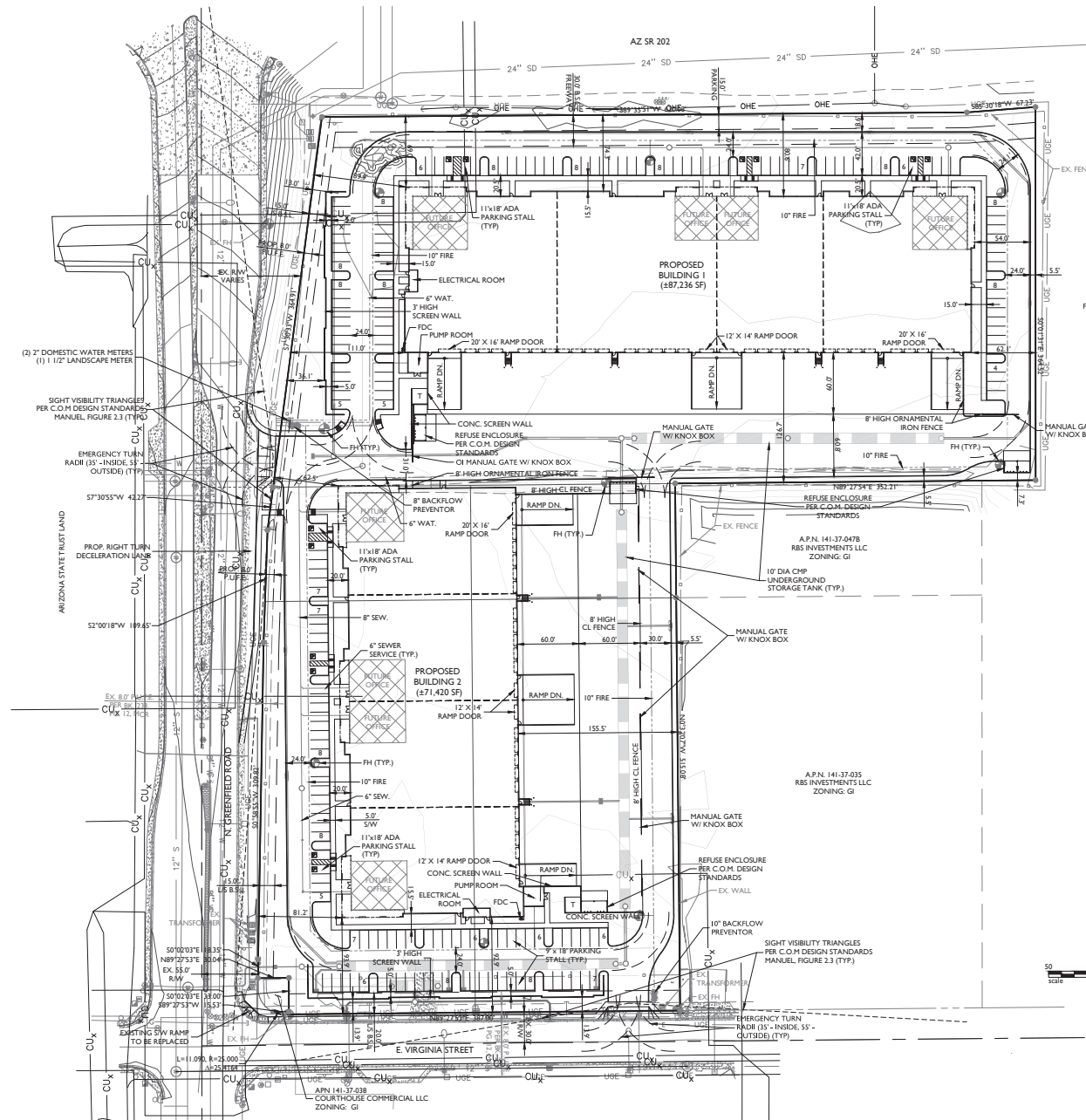
| | |
|--------------------|--------------|
| GROSS SITE AREA | ±12.57 ACRES |
| LANDSCAPE AREA | 83,735 S.F. |
| LANDSCAPE COVERAGE | 15% |

CITY OF MESA PLANT DATA

| N. GREENFIELD RD. FRONTAGE (835 L.F.) | REQUIRED | PROVIDED |
|---|----------|----------|
| 1 TREE PER 25 L.F. OF STREET FRONTAGE | 33 TREES | 33 TREES |
| E. VIRGINIA ST FRONTAGE (390 L.F.) | REQUIRED | PROVIDED |
| 1 TREE PER 25 L.F. OF STREET FRONTAGE | 16 TREES | 16 TREES |
| PROPERTY PERIMETER (1,925 L.F.) | REQUIRED | PROVIDED |
| 3 NON DECIDUOUS TREE PER 100 L.F. OF ADJACENT PROPERTY LINE | 58 TREES | 58 TREES |
| FOUNDATION BASE (1,800 L.F.) | REQUIRED | PROVIDED |
| 1 TREE PER 50 L.F. OF EXTERIOR BUILDING WALL | 36 TREES | 36 TREES |
| TREE SIZE | REQUIRED | PROVIDED |
| 36" BOX (25% MIN.) | 36 TREES | 36 TREES |
| 24" BOX (50% MIN.) | 73 TREES | 73 TREES |

- NOTES:
 1. See Architecture Plans for all new fencing and new gate locations and details.
 2. For site lighting See Electrical Plans.



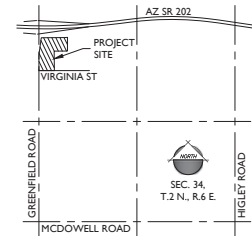


PRELIMINARY SITE PLAN FOR GREENFIELD INDUSTRIAL

A PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP

N.T.S.



PROJECT TEAM

DEVELOPER:
MAESTRO REALTY CO.
1130 N. ALMA SCHOOL RD., STE. 120
PHOENIX, AZ 85016
TEL: (602) 369-3001
CONTACT: JACK CZERWINSKI
jczewinski@maestrorealety.com

ENGINEER AND PLANNER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD., STE. 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: DANIEL AUXIER
daniel.auxier@epsgruoinc.com

ARCHITECT:
COMMERCIAL CONSTRUCTION CO., L.P.
13111 CROSSROADS PKWY. NORTH, 6TH FL.
CITY OF INDUSTRY, CA 91746
TEL: (562) 454-2738
CONTACT: JEFF NOGLER
jegl@commercialc.com

LANDSCAPE ARCHITECT:
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD., STE. 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: TOM SNYDER, RLA
tom.snyder@epsgruoinc.com

PROJECT DATA

| | |
|------------------------------|---|
| A.P.N. EXISTING GENERAL PLAN | 141-37-042C, 04BA, 047A, 037A, 036 |
| EXISTING ZONING | EMPLOYMENT |
| CURRENT LAND USE | GENERAL INDUSTRIAL (GI) |
| PROPOSED USE | VACANT / UNDEVELOPED WAREHOUSE / OFFICE |
| GROSS AREA | ± 12.57 ACRES |
| NET AREA | ± 10.74 ACRES |
| GROSS BUILDING AREA | |
| BUILDING 1 | ± 87,236 SQ. FT. |
| BUILDING 2 | ± 71,420 SQ. FT. |
| TOTAL | ± 158,656 SQ. FT. |
| BUILDING CONST. TYPE | III-B |
| MAX. BLDG. HEIGHT ALLOWED | 50' |
| PROPOSED BLDG. HEIGHT | 42' (PARAPET) / 36' (ROOF CAP) 1-STORY |
| BUILDING SETBACKS | |
| GREENFIELD (FRONT) | 15' |
| LOOP 202 (REAR) | 30' BUILDINGS - 15' PARKING |
| INDUSTRIAL COLLECTOR (SOUTH) | 20' |
| INTERIOR SIDE | 0' |

PARKING SUMMARY

| | |
|---|---|
| PARKING REQUIRED WAREHOUSE (1/900 SQ. FT.) OFFICE (1/375 SQ. FT.) | |
| BUILDING 1 | |
| WAREHOUSE | 87 STALLS |
| OFFICE | 23 STALLS |
| TOTAL | 110 STALLS |
| BUILDING 2 | |
| WAREHOUSE | 71 STALLS |
| OFFICE | 19 STALLS |
| TOTAL | 90 STALLS |
| TOTAL PARKING REQUIRED | 200 STALLS |
| PARKING PROVIDED | 12 ACCESSIBLE SPACES 178 STANDARD SPACES 200 TOTAL SPACES |

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING & DRAINAGE PLAN.
- ALL LANDSCAPE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLANS.
- SIGNAGE SHALL CONFORM TO THE CITY OF MESA ZONING ORDINANCE.
- KNOX GATE SWITCHES REQUIRED ON ALL AUTOMATED GATES. KNOX LOCKING BOX REQUIRED AT ALL MAIN ENTRIES. FIRE PUMP ROOMS, FIRE SPRINKLER RISER ROOMS, AND OTHER AREAS REQUIRED BY FIELD INSPECTOR.
- ALL MANUAL GATES SHALL REMAIN OPEN DURING BUSINESS HOURS. THERE ARE NO COVERED PARKING STALLS PROVIDED WITH THE SHALL BUILDING.
- BICYCLE PARKING TO BE PROVIDED INDOORS DURING THE TENANT IMPROVEMENT PERMIT PLANS AND SIGN POSTED. IF THE TENANT DOES NOT WANT THEM INDOORS, THEN THEY SHALL BE INSTALLED OUTDOORS BASED ON THE AMOUNT OF PARKING THE TENANT IS REQUIRED PER CODE. BICYCLE PARKING STALLS SHALL BE 7' X 2'.
- PROPOSED BUILDINGS SHALL BE EQUIPPED WITH ESFR FIRE SPRINKLERS.
- SEE ARCHITECTURAL PLANS FOR SCREEN WALL, FENCE, AND GATE DETAILS.

2545 S. Vineyard Ave, Suite 101
Phoenix, AZ 85034
T: 480.503.2250 F: 480.503.2258
WWW.EPSGROUPINC.COM



Greenfield Industrial
Preliminary Site Plan

Revisions:

| | | |
|---|------------|---------------|
| 1 | 12/21/2018 | 1ST SUBMITTAL |
|---|------------|---------------|



Design: Drawn by: JAI



Job No.
18-607
SP01

Sheet No.
1
of 1



Notification Mailing List & Map

| PROPERTY OWNERS WITHIN 1000 FEET | MAILING ADDRESS | CITY | AZ | ZIP CODE | APN |
|---|-----------------------------|-------------|-----|----------|-------------|
| REGIONAL PUBLIC TRANSPORTATION AUTHORITY | 302 N 1ST AVE STE 700 | PHOENIX | AZ | 85003 | 141-25-281A |
| MCDONNELL DOUGLAS HELICOPTER COMPANY | PO BOX 3707 MC 20-00 | SEATTLE | WA | 98124 | 141-37-004Z |
| GREENFIELD CARDLOCK LLC | PO BOX 5840 | MESA | AZ | 85211 | 141-37-011A |
| FALCON PARCEL LLC | 1470 N HORNE ST | GILBERT | AZ | 85233 | 141-37-012 |
| CRUM ROBERT R/BARBARA ANN | 1027 LYNN RAE SQUARE | MESA | AZ | 85204 | 141-37-013 |
| KINKAID GROUP LLC | PO BOX 20253 | MESA | AZ | 85277 | 141-37-014 |
| RL VIRGINIA INVESTMENTS LLC | 4515 E VIRGINIA ST | MESA | AZ | 85215 | 141-37-015 |
| LMD INDUSTRIES LLC | 4541 E VIRGINIA ST | MESA | AZ | 85215 | 141-37-016 |
| RBS INVESTMENTS LLC | 5123 E CALLE DEL NORTE | PHOENIX | AZ | 85018 | 141-37-035 |
| COLEBANK FAMILY LP | 4142 E HUBER CIR | MESA | AZ | 85205 | 141-37-036 |
| COLEBANK FAMILY LTD PARTNERSHIP | 1733 N GREENFIELD RD NO 103 | MESA | AZ | 85205 | 141-37-037A |
| COURTHOUSE COMMERCIAL LLC | 7332 E BUTHERUS DR | SCOTTSDALE | AZ | 85260 | 141-37-038 |
| COLEBANK FAMILY LP | 4142 E HUBER CIR | MESA | AZ | 85205 | 141-37-042C |
| COLEBANK FAMILY LP | 4142 E HUBER CIR | MESA | AZ | 85205 | 141-37-047A |
| RBS INVESTMENTS LLC | 5123 E CALLE DEL NORTE | PHOENIX | AZ | 85018 | 141-37-047B |
| COLEBANK FAMILY LIMITED PARTNERSHIP | 1733 N GREENFIELD RD NO 103 | MESA | AZ | 85205 | 141-37-048A |
| DAICEL SAFETY SYSTEMS AMERICA ARIZONA INC | 2655 FIRST ST STE 300 | SIMI VALLEY | CA | 93065 | 141-37-050A |
| MESA CITY OF | 20 E MAIN ST STE 650 | MESA | AZ | 85211 | 141-25-282A |
| AUTOSAFE AIRBAG 14 (CA) LP | 14370 WHITE SAGE RD | MOOEPARK | CA | 93021 | 141-37-008L |
| AUTOSAFE AIRBAG 14 (CA) LP | 14370 WHITE SAGE RD | MOOEPARK | CA | 93021 | 141-37-008S |
| AWM PROPERTIES LLC | 6502 E HOBART ST | MESA | AZ | 85205 | 141-37-017 |
| AWM PROPERTIES LLC | 6502 E HOBART ST | MESA | AZ | 85205 | 141-37-018 |
| RDAK MANAGEMENT LLC | 4639 E VIRGINIA ST | MESA | AZ | 85215 | 141-37-019 |
| NUCIFORO JOSEPH A SR/LOIS SUZANNE TR | 1845 N CRISMON RD | MESA | AZ | 85207 | 141-37-030 |
| NAMMO TALLEY INC LEASE #03-93792-65 | 4051 N HIGLEY RD | MESA | AZ | 85215 | 141-37-055 |
| HOMEOWNERS ASSOCIATIONS WITHIN 1/2 MILE | MAILING ADDRESS | CITY | AZ | ZIP CODE | APN |
| N/A | N/A | N/A | N/A | N/A | N/A |
| REGISTERED NEIGHBORHOODS WITHIN 1 MILE | MAILING ADDRESS | CITY | AZ | ZIP CODE | APN |
| DOVER INDUSTRIAL PARK ASSOCIATION | 4148 N ARCADIA DR | PHOENIX | AZ | 85018 | 141-37-047A |
| CITRUS AREA HOMEOWNERS ASSOCIATION | 2154 POMELO CIRCLE | MESA | AZ | 85215 | 141-37-047B |



1,000' Mailing Buffer Map

