

Gallery Park

Citizen Participation Report

NEC of Power Rd. & Ray Rd.

Mesa, Arizona

Case No. ZON18-00775

February 5, 2019

Overview:

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's requests to the City of Mesa for the following:

- 1) **Rezoning** of approximately 40 acres from AG to LC-AF-PAD (Limited Commercial with Airfield and Planned Area Development Overlays);
- 2) **Council Use Permits** to allow multi-residential, commercial entertainment, hotels, colleges, and commercial trade schools in the AOA1 and AOA2 overlays and multi-residential uses in the LC district; and
- 3) **Site Plan and Preliminary Plat approval** for the mixed use development.

By providing opportunities for citizen participation, the applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
Ralph Pew
Ralph.Pew@pewandlake.com

VIVO Development Partners
4650 E. Cotton Center Blvd, Suite 200
Phoenix, AZ 85040
(602) 393-9370
Jose Pombo
jpombo@vivopartners.com
Devan Wastchak
dwastchack@vivopartners.com

Actions:

To provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and respond to any real or perceived impacts the development that members of the community may have:

1. A contact list was developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more.
 - b. All registered neighborhood associations within 1,000+ feet of the project.
 - c. Homeowners Associations within 1 mile of the project – Contacts from the City of Mesa said there were no HOAs within 1 mile of the project.
2. A neighborhood meeting was held on December 18, 2018 with the property owner and applicant present to provide the opportunity to discuss the proposed project. No person appeared at the meeting.

A notification letter describing the project, the application requests, and including an enclosed site plan was mailed to above notification list. A copy of the notification letter for the neighborhood meeting and mailing list is included with this Citizen Participation Report.
3. The applicant has not received any contact since the neighborhood meeting.
4. The applicant will post one (2) 4' x 4' signs on the property to give notice of the public hearing consistent with City requirements. The signs will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting. A notarized document with attached photograph of the signs will be submitted to the Planning Staff to be kept in the case file.

Results:

1. Summary of concerns and issues: None raised, no contact was received from any citizen or stakeholder.
2. How concerns and issues were addressed: N/A
3. Concerns and issues not addressed and why: N/A

Attached Exhibits:

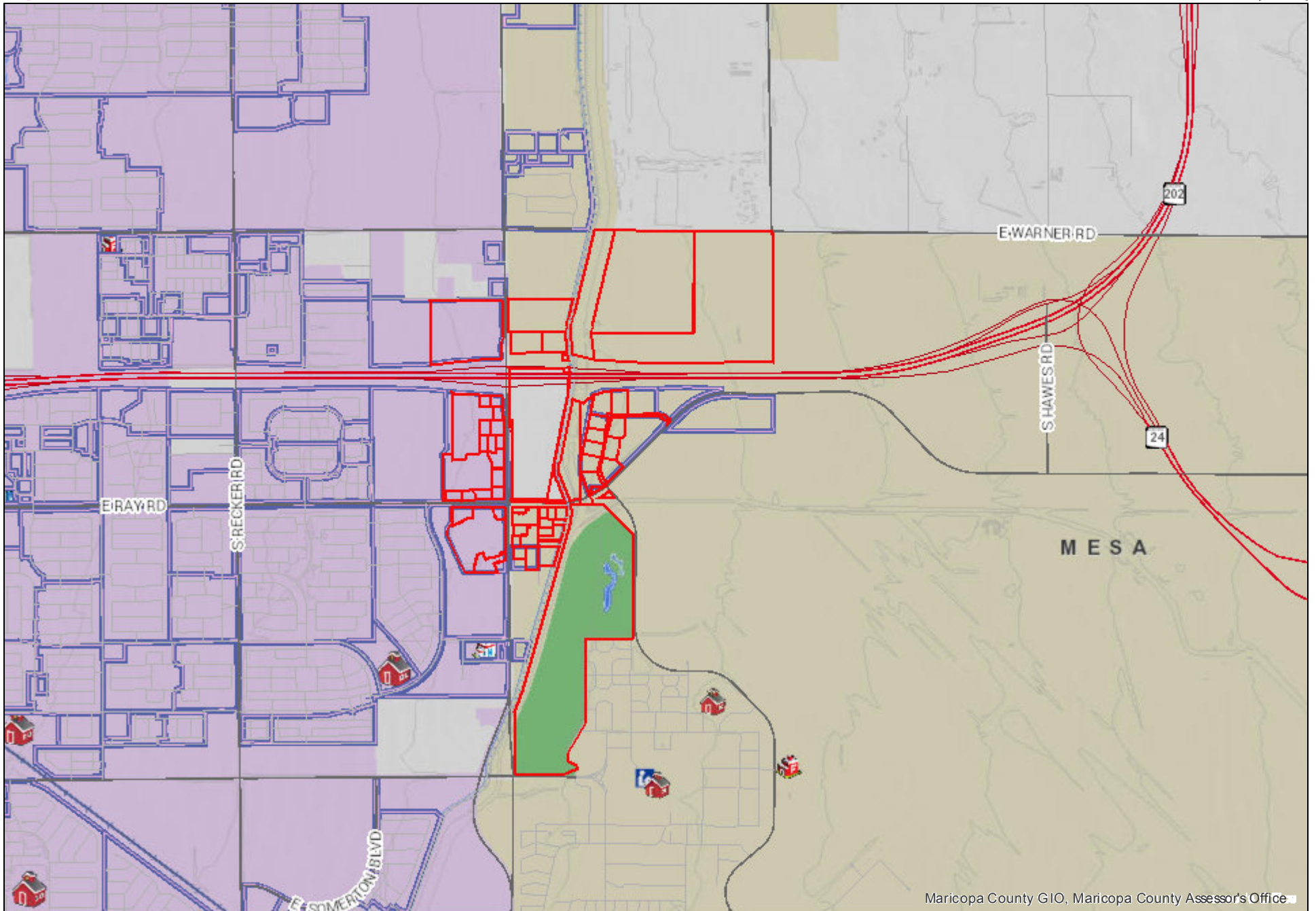
- A) Notification map of surrounding property owners and HOAs (none on City's list)
- B) List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property
- C) Notification letter for the neighborhood meeting
- D) Neighborhood Meeting Sign-In Sheet (none attended the neighborhood meeting)
 - a. Neighborhood Meeting Comment Card (n/a)
 - b. Neighborhood Meeting Summary (n/a)

Projected Schedule:

Formal Application - September 24, 2018
Neighborhood Meeting – December 18, 2018
2nd Submittal – December 4, 2018
3rd Submittal – January 22, 2019
4th Submittal – February 4, 2019
Design Review Board for Proposed Guidelines – February 12, 2019
Planning and Zoning Board Hearing – February 20, 2019
City Council Introduction – March 4, 2019
City Council Final Action – March 18, 2019



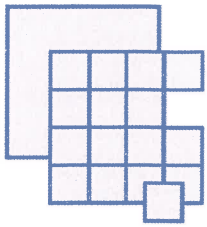
Map



Notification List: 1000 ft. Radius

Gallery Park, NEC of Power Rd. & Ray Rd.

Owner	Address	City	State	Zip
ALI ADVISOR INC	2999 N 44TH ST NO 100	PHOENIX	AZ	85018
ALI ADVISOR INC (PROB. DEED/LEGAL)	2999 N 44TH ST STE 100	PHOENIX	AZ	85018
AMERICAN FURNITURE WARHOUSE CO	8820 AMERICAN WY	ENGLEWOOD	CO	80112
CACTUS GROVE PROPERTIES LLC	1701 S MILL AVE	TEMPE	AZ	85281
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801W DURANGO ST	PHOENIX	AZ	85009
GATEWAY CORNER HOLDINGS LLC	8840 E CHAPARRAL STE 185	SCOTTSDALE	AZ	85250
GATEWAY HOSPITALITY GROUP LLC	7255 E HAMPTON AVE NO 122	MESA	AZ	85209
GILBERT CHANDLER HEIGHTS 1 LLC	2425 E CAMELBACK RD STE 750	PHOENIX	AZ	85016
GILBERT CHANDLER HEIGHTS 1 LLC	PO BOX 1919	WICHITA FALLS	TX	76307
GOODWILL INDUSTRIES OF CENTRAL ARIZONA INC	2626 W BERYL AVE	PHOENIX	AZ	85021
GRANITE FIELD INVESTMENTS LLC	PO BOX 151	QUEEN CREEK	AZ	85142
HZ PROPS RE LTD	4415 HIGHWAY 6	SUGAR LAND	TX	77478
KCK INVESTMENTS LLC	4747 S POWER RD	MESA	AZ	85212
KESTNER JOSEPH A	PO BOX 47582	PHOENIX	AZ	85068
KW POWER & RAY LLC	166 E 14000 SOUTH STE 210	DRAPER	UT	84020
MESA 18 LP	720 3RD ST NO E	SASKATOON	SK	S7H1M3
OL LONELY ENTERPRISES INC	13820 N TATUM BLVD	PHOENIX	AZ	85032
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206-5219
PHX-MESA GATEWAY AIRPORT 193 LLC	5353 N 16TH ST	PHOENIX	AZ	85016
POWER & RAY LLC	PO BOX 130156	CARLSBAD	CA	92103
POWER 17 LLC	1457 W HARVARD AVE BLDG	GILBERT	AZ	85223
POWER 202 MIXED USE LLC CP # 53-119060	4650 E COTTON CENTER BLVD STE 200	PHOENIX	AZ	85040
ROOSEVELT WATER CONS DIST 5239	PO BOX 100	HIGLEY	AZ	85236
ROOSEVELT WATER CONSERVATION DISTRICT	PO BOX 100	HIGLEY	AZ	85236
STROSCHE RANCH PARTNERSHIP	32101 COOK LANE	SAN JUAN CAPISTRANO	CA	92675
TARGET CORPORATION	PO BOX 9456	MINNEAPOLIS	MN	55440-9456
UNITED STATES OF AMERICA	3707 N 7TH ST	PHOENIX	AZ	85017
VANSICKLE CRAIG E/VICKILYN F	21072 E CREEKSIDE DR	QUEEN CREEK	AZ	85142
WAL MART STORES INC	1301 SE 10TH ST	BENTONVILLE	AR	72716-0555
WARNER ROAD BUSINESS PARK DEVELOPERS LLC	3 CHARTER OAK PL	HARTFORD	CT	6106
WILLIAM E CLARK JR AND EVELYN J CLARK FAM TR	P O BOX 182571	COLUMBUS	OH	43218



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

December 4, 2018

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, VIVO Development Partners, we are pleased to invite you to a neighborhood meeting to receive your comments on our application to the City of Mesa for the development of approximately 40 acres at the northeast corner of Power and Ray Roads (APN: 304-30-012E) for a mixed-use commercial and residential development.

The development requests to the City include the following:

- 1) **Rezoning** of approximately 40 acres to Mesa Limited Commercial (LC) zoning with Airfield (AF) and Planned Area Development (PAD) Overlays
- 2) **Council Use Permit** for a movie theater entertainment use and multi-family residential in the AOA-2 overlay, and hotels, colleges, and trade schools in the AOA-1 and AOA-2 overlays
- 3) **Council Use Permit** for multi-family residential exceeding the minimum density in LC zoning
- 4) **Site Plan and Preliminary Plat approval** for the mixed use development

A neighborhood meeting has been scheduled to give property owners in the area an opportunity to meet with the applicant and property owner, and to learn more about the proposed project. At the meeting, we will have information available for your review and comment. The details of this meeting are as follows:

Date: December 18, 2018

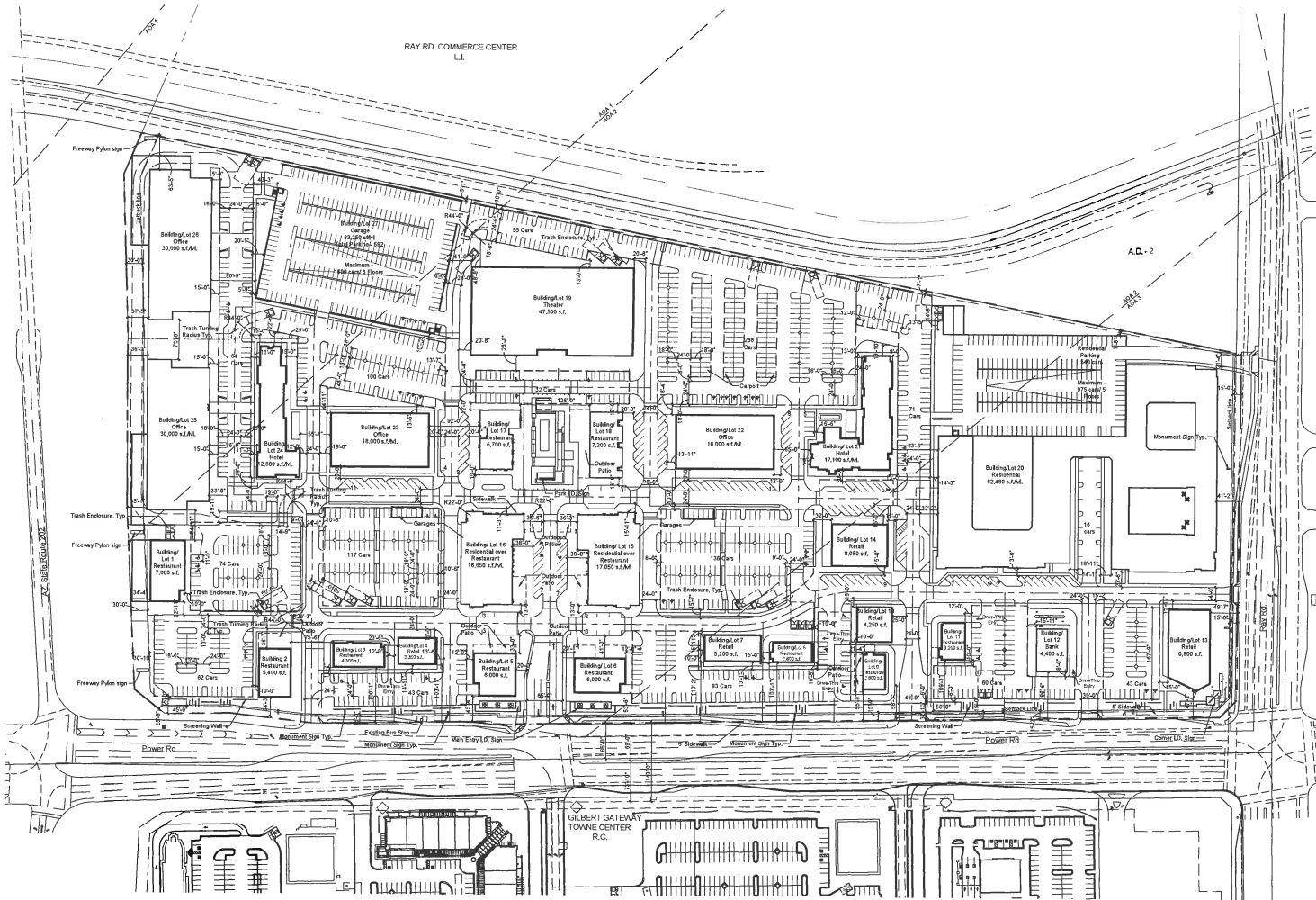
Time: 6:00 p.m.

**Place: Courtyard by Marriott
Gateway Room
6907 E Ray Road
Mesa, AZ 85212**

If you have any questions regarding this matter before or after the neighborhood meeting, please contact me at our office at (480) 461-4670.

Sincerely,

W. Ralph Pew
PEW & LAKE, PLC



Site Summary	
Gross Acreage	57.752 Acres (2,515,669 S.F.)
Net Acreage	40.227 Acres (1,752,278 S.F.)
Existing Zoning	A.D. 2
Proposed Zoning	LC (Limited Commercial), A.F. (Airfield Overlay), PAD

Area/Parking Tabulations		No. of Rooms/Keys		Parking	
Uses	Area (SF)			MZO	Proposed*
				Spaces (Ratio)	
Commercial					
Restaurant	51,000			730 (@13.33/1000 for indoor & 5/1000 for outdoor space)	
Restaurant (With Drive-Thru)	18,500			198 (@10/1000 for indoor & 5/1000 for outdoor space)	
Retail	35,450			105 (@2.66/1000)	
Theater	47,500			467 (for 35,000 s.f. assembly space @75% r/t) (@13.33/1000 s.f. Assembly Space)	
Hotel	149,900	280 Keys		280 (@1/Key)	
Office	348,000			938 (@2.66/1000)	
Residential					
Apartments	369,920	420 Units		482 (@2.10/U)	
Condos	79,600	39 Units		82 (@2.10/U)	
Subtotal (Commercial)	654,350			2,708	1,800
Subtotal (Residential)	449,520			564	690
Total	1,103,870			3,672	2,490
Total Landscape Area		303,980			

Proposed Parking* (Shared Parking Model)	
Commercial (1,800 Spaces)	
Structured	592
Surface	1,208
Residential (690 Spaces @ 1.50/U.)	
Structured	640
Garage	40
Surface	110
Total	2,490

Building/Lot Data		Area (SF)		Floors (Heights)		Lot Area
Lot No. (Land Use)				Shown	Allowed	
Building 1 (Restaurant)	7,200	1 (2S)	2 (3S)			61,770.27 S.F. 1.42 AC.
Building 2 (Restaurant w/ Drive-Thru)	5,400	1 (2S)	2 (3S)			54,563.10 S.F. 1.25 AC.
Building 3 (Restaurant w/ Drive-Thru)	4,300	1 (2S)	1 (3S)			27,594.09 S.F. 0.63 AC.
Building 4 (Restaurant)	3,350	1 (2S)	1 (3S)			16,405.84 S.F. 0.42 AC.
Building 5 (Restaurant)	6,000	1 (2S)	2 (3S)			32,937.19 S.F. 0.76 AC.
Building 6 (Restaurant)	6,000	1 (2S)	2 (3S)			38,175.28 S.F. 0.88 AC.
Building 7 (Retail)	5,200	1 (2S)	1 (3S)			31,551.14 S.F. 0.72 AC.
Building 8 (Restaurant w/ Drive-Thru)	2,800	1 (2S)	1 (3S)			27,017.51 S.F. 0.62 AC.
Building 9 (Restaurant w/ Drive-Thru)	2,800	1 (2S)	1 (3S)			19,574.56 S.F. 0.45 AC.
Building 10 (Retail)	4,250	1 (2S)	1 (3S)			13,742.20 S.F. 0.32 AC.
Building 11 (Restaurant w/ Drive-Thru)	3,200	1 (2S)	1 (3S)			38,656.52 S.F. 0.89 AC.
Building 12 (Bank w/ Drive-Thru)	4,400	1 (2S)	1 (3S)			35,172.81 S.F. 0.81 AC.
Building 13 (Retail)	10,800	1 (2S)	1 (3S)			58,847.59 S.F. 1.35 AC.
Building 14 (Retail)	8,050	1 (2S)	1 (3S)			54,501.70 S.F. 1.25 AC.
Building 15 (Condos over Commercial)	51,150	3 (4S)	4 (7S)			75,719.43 S.F. 1.74 AC.
Building 16 (Condos over Commercial)	48,950	3 (4S)	4 (7S)			100,494.48 S.F. 2.30 AC.
Building 17 (Restaurant)	6,700	1 (2S)	6 (7S)			26,105.68 S.F. 0.60 AC.
Building 18 (Restaurant)	7,200	1 (2S)	6 (7S)			27,712.67 S.F. 0.64 AC.
Building 19 (Theater)	47,500	1 (5S)	4 (7S)			110,127.75 S.F. 2.55 AC.
Building 20 (Residential)	369,920	4 (6S)	4 (7S)			278,142.02 S.F. 6.39 AC.
Building 21 (Hotel 1)	85,500	5 (6S)	5 (7S)			95,283.35 S.F. 2.19 AC.
Building 22 (Office)	54,000	3 (4S)	4 (7S)			131,182.59 S.F. 3.01 AC.
Building 23 (Office)	54,000	3 (4S)	4 (7S)			78,261.65 S.F. 1.80 AC.
Building 24 (Hotel 2)	64,400	5 (6S)	6 (7S)			49,554.32 S.F. 1.14 AC.
Building 25 (Office)	120,000	4 (6S)	5 (8S)			70,495.30 S.F. 1.62 AC.
Building 26 (Office)	120,000	4 (6S)	5 (8S)			80,354.84 S.F. 1.84 AC.
Building 27 (Parking)		6 (7S)	6 (8S)			97,809.87 S.F. 2.25 AC.
Lot 28 (Park)						18,341.62 S.F. 0.42 AC.
Total	1,103,870			1,752,275.29 S.F.	40.23 AC.	

*All building heights are to top of roof deck (excluding Parapets) and do not include mechanical overruns or screening. Max height by zone apply to all uses. Subject to VJO approval, which approval may be withheld in VJO's sole and absolute discretion for any reason. Office and Hotel shall be allowed 95' max heights anywhere so long as these uses sufficiently self park.

NELSEN PARTNERS
ARCHITECTS & PLANNERS

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Suite 1000
Scottsdale, Arizona 85254
P: 480.349.0800
nelsonpartners.com

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

REZONING PROPOSAL
C.O.S. PRE-APP NO.: 44 - PA - 2016
GALLERY PARK
18420 E RAY RD.
MESA, AZ

Date
DECEMBER 02, 2018

Drawings and other material appearing hereon are prepared and submitted by the architect and may not be subject to any other approval or consent of a third party.

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Project No.
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AS - 101
SITE PLAN