

Project Red Hawk

Employment Opportunity District Project Narrative

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**Submitted to:

The City of Mesa Planning Division
Mesa, Arizona**

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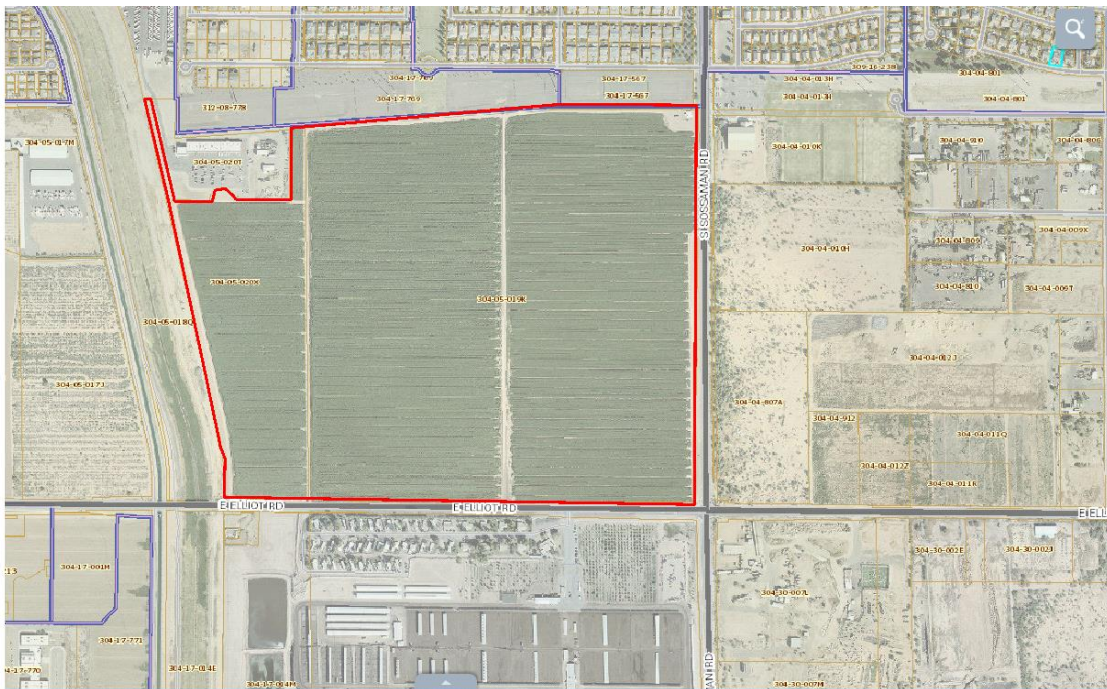
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Introduction

Pew & Lake, PLC is pleased to provide this project narrative and related materials to the City of Mesa in support of the proposed Red Hawk Employment Opportunity District (RHEOD). This Narrative is provided pursuant to Section 11-14-5(B) of the City of Mesa Zoning Ordinance (MZO) and is provided in addition to an RHEOD Development Plan and RHEOD Development Plan Map. This document will establish how the proposed RHEOD complies with the purpose, intent and requirements of the City of Mesa 2040 General Plan as well as Chapter 14 of the MZO relating to the Employment Opportunity (EO) District.

Location

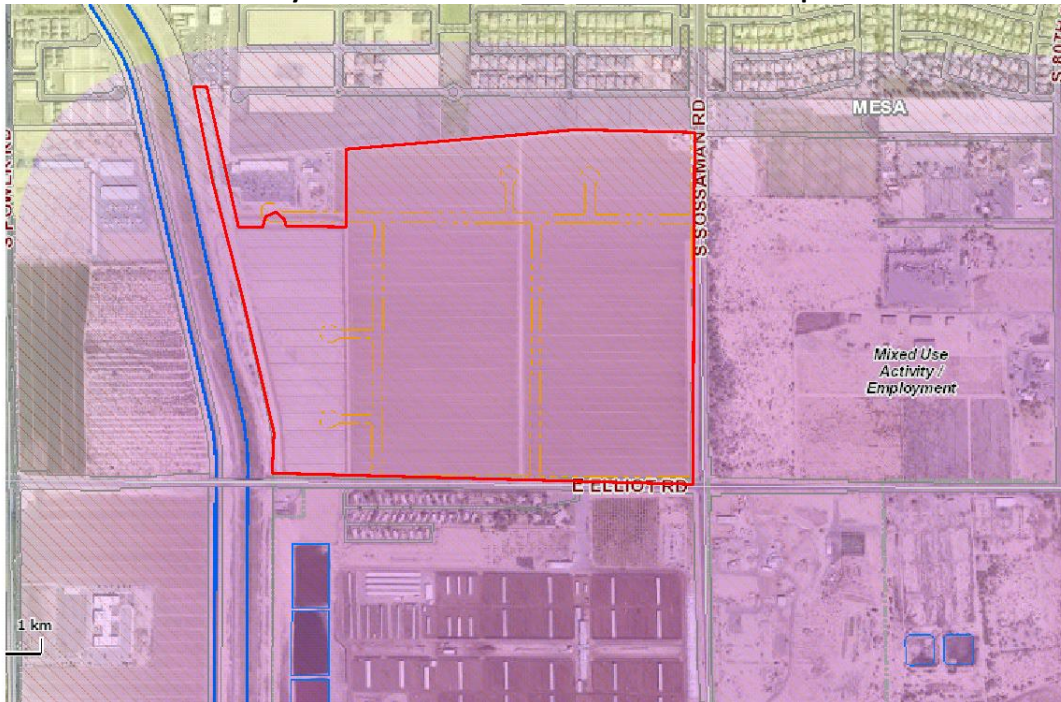
The 187-acre, Project Red Hawk site is located at the northwest corner of Elliot and Sossaman Roads in the City of Mesa. The property is identified by Maricopa County Assessor's Parcel numbers: 304-05-018K, 304-05-018L, 304-05-019F, 304-05-019G, 304-05-019K, 304-05-020X, 304-05-022G and 304-05-022K, and is shown in the graphic below.



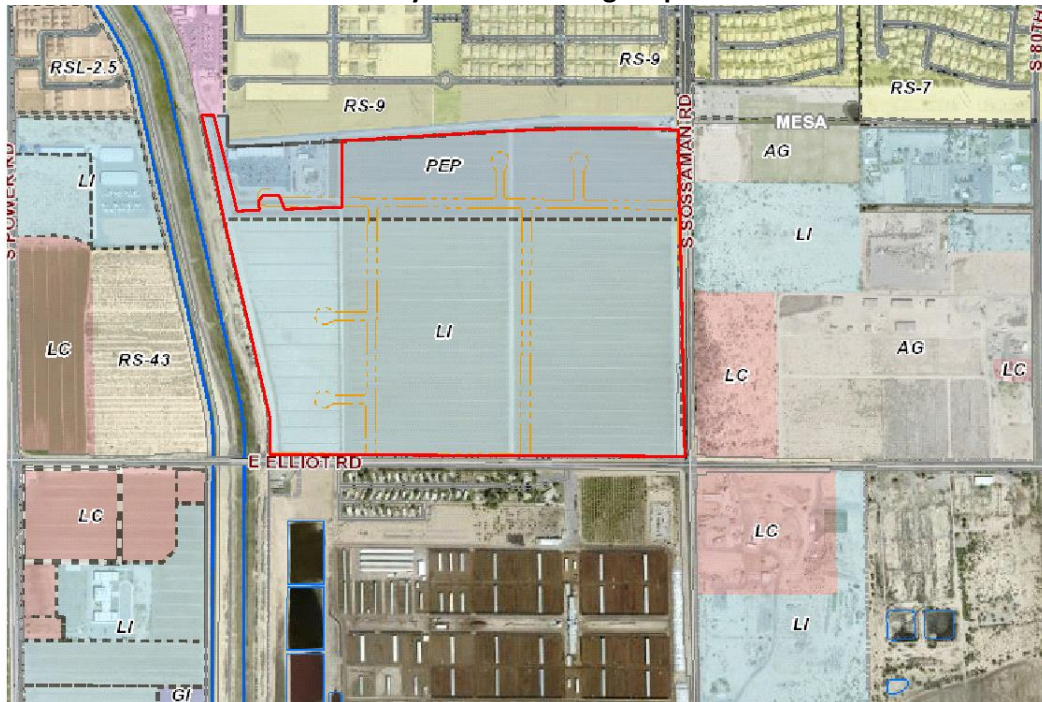
Existing General Plan Designation and Zoning Classification

As shown below, the project site is currently designated in the City of Mesa General Plan as a Mixed Use Activity/Employment District and is designated as Light Industrial and Planned Employment Park on the City of Mesa Zoning map.

City of Mesa 2040 General Plan Land Use Map



City of Mesa Zoning Map



According to the City of Mesa Zoning Ordinance, the Light Industrial (LI) and Planned Employment (PEP) zoning classifications on the property provide for “a full range of industrial and employment activities including: research and development facilities, light manufacturing, data and information processing centers, wholesaling, warehousing and distributing.” Similarly, the existing Mixed Use

Activity/Employment General Plan designation also provides for “large users such as large manufacturing facilities, warehousing and business parks.”

Relationship to Surrounding Properties

As shown in the graphic below, the site is bound on the north by a 250-foot wide electrical transmission line easement corridor, including multiple 69 kV, 230 kV and 500 kV SRP transmission lines. Beyond the easement corridor are single-family residential homes. The site is also bound on the east by Sossaman Road, vacant agricultural property and a house of worship, on the south by Elliott Road and agricultural property that is still in Maricopa County and on the west by the RWCD canal and vacant agricultural property. At the far northwest corner of the site is the Gilbert Public Schools transportation operations center.

	General Plan Designation	Zoning	Existing Use
North	Mixed Use Activity/Employment	RS-9	SRP Transmission Lines, Residential
South	Mixed Use Activity/Employment	RU-43 Maricopa County	Arizona Dairy
East	Mixed Use Activity/Employment	LC, LI and AG	Vacant/House of Worship
West	Mixed Use Activity/Employment	RS-43 (across canal)	(NW) Gilbert Schools Operations Center and RWCD Canal
Project Site	Mixed Use Activity/Employment	LI and PEP	Vacant/Agricultural

Existing Site Conditions/Topography

The site is presently vacant, having previously been used for agricultural purposes. It is mostly flat and unremarkable in its topography.

Utilities and Services

Utilities are provided to the site by the providers as shown below:

Utility	Provider
Electric	Salt River Project
Natural Gas	City of Mesa
Water	City of Mesa
Sewer	City of Mesa
Solid Waste	City of Mesa or Other
Telephone	CenturyLink or Other
Internet	Cox Communications
Law Enforcement	City of Mesa
Emergency Services	City of Mesa

Purpose of Request

The applicant is requesting a rezone of the approximately 187-acre property from Light Industrial (LI) and Planned Employment Park (PEP) to an Employment Opportunity (EO) district known as the Red Hawk Employment Opportunity District (RHEOD).

The purpose of the request is to:

1. Expedite the entitlement processes for the development of this property to better attract high technology users to this site.
2. Establish site planning guidelines to ensure compliance with the City of Mesa General Plan.
3. Establish height limitations on the property to ensure compatibility with the adjacent residentially-zoned property to the north.
4. Establish edge treatments that will ensure compatibility with the adjacent residentially-zoned property to the north.
5. Create a parcel that, through the application of the EO zoning designation, is nearly “shovel ready” and will allow for a nimble development response to advances in technology and changing market conditions.

Compliance with General Plan

As previously stated, the site is currently designated as Mixed Use Activity/Employment in the City of Mesa General Plan. This designation provides for “large users such as large manufacturing facilities, warehousing and business parks.”

The RHEOD will help implement some of the following goals in the Mesa 2040 General Plan in the following ways:

- The ultimate design and configuration of the site will help protect and maintain the neighborhood to the north through the use of adequate buffering techniques and height limitations. (Chapter 4- Creating and Maintaining a Variety of Great Neighborhoods)
- The ability of the site to attract technology users will add to the City’s ability to maintain a healthy business climate and reinforce its position as an attractive destination for companies from a variety of high-tech industries. (Chapter 5- Growing and Maintaining Diverse and Stable Jobs)
- As a self-contained development site, the proposed development is consistent with the Employment character sub-type that provides for employment-type land uses on large parcels with minimal connections to the surrounding area. (Chapter 7- Community Character)

For the foregoing reasons, the proposed RHEOD is consistent with the Mesa 2040 General Plan Mixed Use Activity/ Employment Land Use designation.

Compliance with Chapter 14: Employment Opportunity District

Section 11-14-2 of The City of Mesa Zoning Ordinance specifies that an Employment Opportunity District shall only be established for an area when the City Council finds that the property meets the following requirements:

1. That the property is located within an area designated Employment and/or Employment Mixed Use Activity in the Mesa General Plan
2. The area is a minimum of 160 contiguous acres.

As noted above, the Red Hawk property is approximately 187 acres and is currently designated in the Mesa 2040 General Plan as Employment Mixed Use Activity District. Accordingly, this property is appropriate for designation as an Employment Opportunity District.

Site Plan Review

Development within the RHEOD will follow the procedures outlined in Sections 11-14-7 and 11-14-8 of the MZO pertaining to Site Plan Review, Expiration and Renewal.

Amendment Procedure

Amendments to the approved RHEOD will follow the procedures outlined in Section 11-14-9 of the MZO.

Phasing

The RHEOD is designed to accommodate the construction of buildings over time in response to technological advances and market conditions. Accordingly, the 187-acre property will develop in phases, the timing and size of which are not known at this time.

Citizen Participation

Per City of Mesa Zoning Ordinance Section 11-67-3, the applicant will prepare a Citizen Participation Plan and conduct a neighborhood meeting. Notice will be sent to property owners within 1000' of the development site and HOAs and registered neighbors within 1 mile of the proposed development site. Additionally, the applicant will prepare a Citizen Participation Report upon the conclusion of the citizen outreach efforts that will include a summary of the neighborhood meeting, comment cards, sign-in sheets and copies of the notification materials.