

Citizen Participation Plan for Christian Bros Automotive, New Single Story light automotive repair facility.

Case Number: ZON19-00069

Date: March 5, 2019

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 for the Christian Bros Automotive. This site is located at 5627 S. Power Road, and is an application for the site modification and new building construction for a 5,810 sq. ft. new building with 10 bay doors for light automotive use. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Sake H. Reindersma
Stewart Reindersma Architecture, pllc
5450 E. High Street, Suite 200
Phoenix, AZ 85054

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on December 3, 2018. Staff reviewed the application and recommended that adjacent property owners be contacted.

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 of their development that members of the community may have.

1. A contact list has been developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one mile of the project.
 - Homeowners Associations within one half mile of the project.
 - Interested neighbors – focused on 1,000 feet from site, but may include more
2. All persons listed on the contact list will receive a letter describing the project, a site plan, and color elevations. This notice shall serve as your invitation to the neighborhood meeting to be held at Mesa Main Library at 64 E. 1st St, Mesa, AZ 85201 on the date and time assigned below.
 - The 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 and any comments will be given to the City of Mesa Planner assigned to this project.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.
4. The site of the requested application will be posted at a conspicuous location intended to attract public attention to the notice, using a poster or sign consistent with adopted City standards. The posting will display dates, times and places of the required public hearing.

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

Schedule:

Pre-application meeting – December 3rd, 2018

Planning Zoning Application Submittal – Januray 28, 2019

Neighborhood meeting – March 20, 2019 (2:00PM – 3:00PM)

Posting of Site – On or before April 3, 2019 (2-weeks before the Public Hearing)

Submittal of Citizen Participation Report and Notification materials – April 3, 2019

Planning and Zoning Board Hearing – April 17, 2019



STEWART + REINDERSMA ARCHITECTURE, PLLC.

March 5, 2019

RE: Christian Brothers Automotive
5627 South Power Road
Mesa, AZ 85212
SRA Project No.: 18-070
Case Number: ZON19-00069

The proposed project is a new single-story light automotive repair facility. The stand-alone building is 5,810 S.F. comprised of two areas. The "cottage" area is for patrons scheduling vehicle service appointments or waiting for repair services to be completed. The "tech" area is comprised of ten service bays (five on each side) used by staff to repair vehicles.

The project site is located in between a new auto car wash to the north and a used auto sales dealership to the south along South Power Road. Christian Brothers Automotive will be designed and constructed as a wood framed building with a locally-sourced stone base wainscot, painted stucco veneer, and clay tile roofing. The facility will also include building mounted signage and will have aluminum and glass storefront windows and doors. The service bays will have sectional overhead doors (not facing South Power Road) for vehicular ingress and egress. Site improvements will include a continuation of the approved shared access drive at the northeast of the property, extensions of utilities to the building pad, a concrete sidewalk linking to the existing South Power Road R.O.W. sidewalk, new parking spaces, a new fully screened dumpster enclosure per City of Mesa guidelines, landscaping, and an irrigation system.

Sincerely,

Stewart + Reindersma Architecture, PLLC

Sake Reindersma, AIA
Sr. Partner

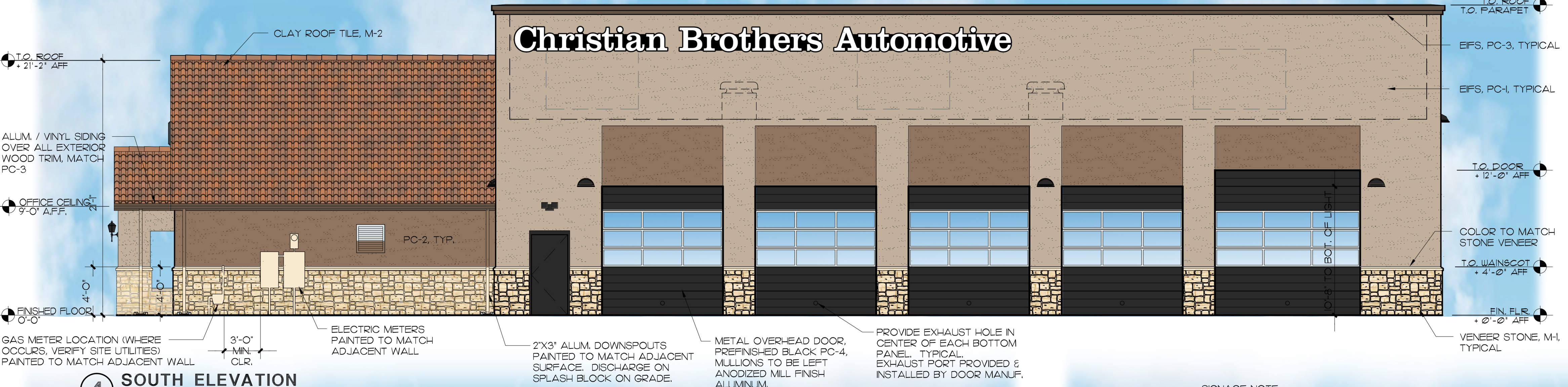
110S-09-2018

color/ material

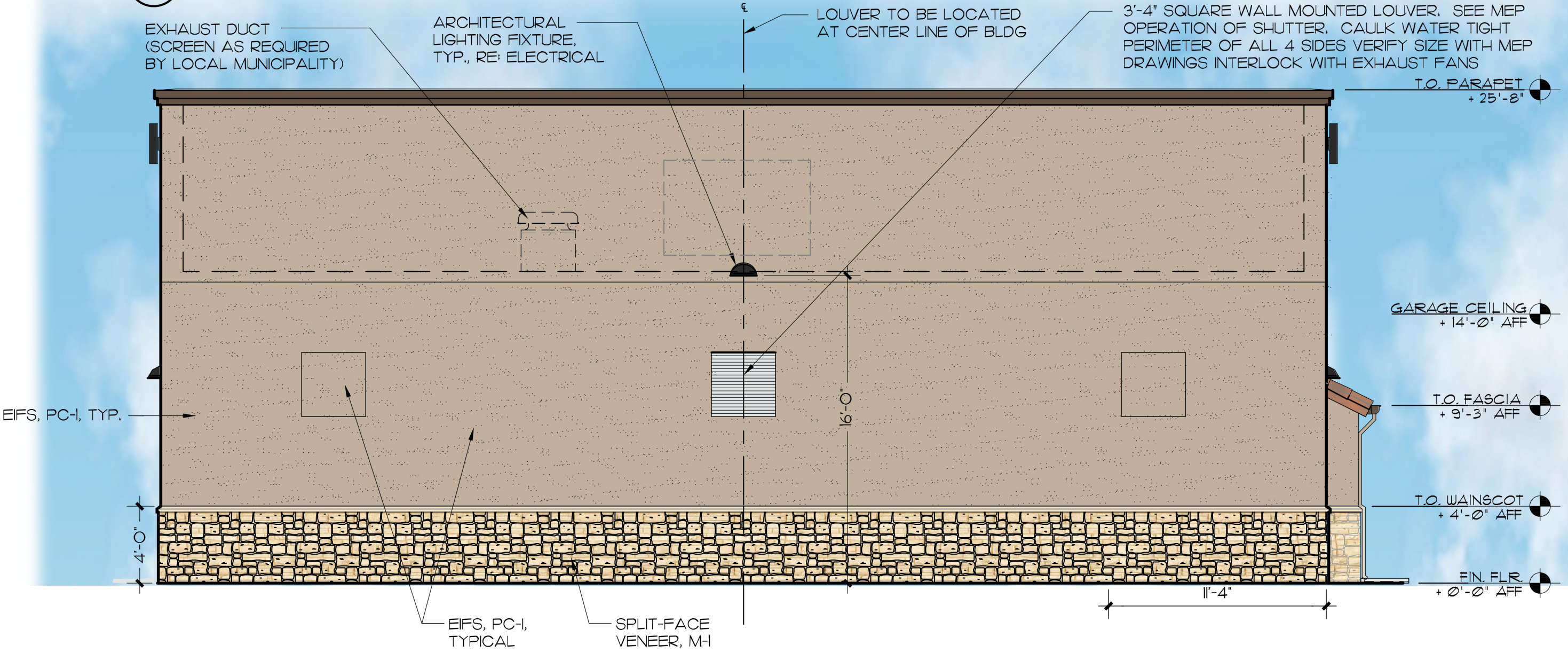
	COLOR	MATERIAL
PC-1	SW 6100 PRACTICAL BEIGE BY SHERWIN WILLIAMS	STUCCO / MEDIUM FINISH
PC-2	SW 6095 TOASTY BY SHERWIN WILLIAMS	STUCCO / FASCIA AND CORNICE
PC-3	SW 6090 JAVA BY SHERWIN WILLIAMS	STUCCO / MEDIUM FINISH
PC-4	COLOR: BLACK BY CLOPAY COMMERCIAL MODEL 3200	BAY DOORS / EXT. DOORS / HM FRAMES
M-1	SPLIT FACE VENEER IN RIVERA BEIGE: BY STONE SOURCE	SPLIT FACE VENEER
M-2	B333-R "RUSTIC SMOKE BLEND" VINTAGE EARTH TONE BLEND BY MCA SUPERIOR CLAY ROOF TILE	CLAY TILE



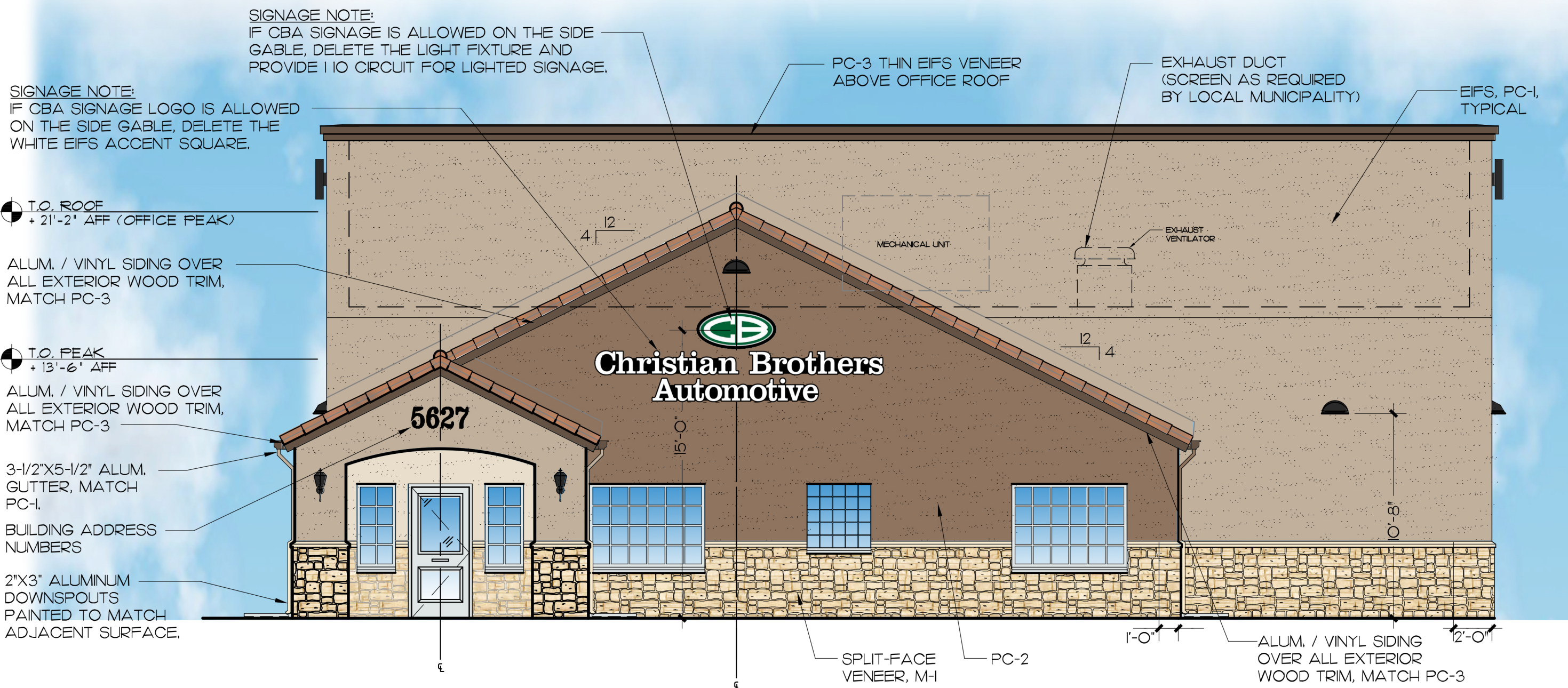
5 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

TYPICAL NOTES FOR ALL ELEVATIONS

1. 2'-0" BAND, JAMBS, HEADS OF DOORS AND WINDOWS, AND ACCENT IN GABLES AT ENTRY AND SIDE ELEVATIONS TO BE EIFS COLOR M-6.
2. ALL MASONRY SURFACES ARE TO BE SPRAYED WITH WATER-PROOFING SEALER, PROSOCCO INC, BLOCK GUARD AND GRAFFITI CONTROL #40093 - PH: 800-255-4255
3. ALL DOWN SPOUTS ARE TO BE PAINTED TO MATCH THE COLOR OF THE WALL MATERIAL BEHIND IT.
4. ALL WOOD TRIM AT SOFFITS, EAVES, FASCIAS, RAKES, ETC. TO BE ALUMINUM OR VINYL SIDING OVER EXPOSED WOOD.
5. ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO CELL. TYPICAL OF ALL ELEVATIONS.

PC-1	STUCCO	SW 6100 PRACTICAL BEIGE BY SHERWIN WILLIAMS
PC-2	STUCCO	SW 6095 TOASTY BY SHERWIN WILLIAMS
PC-3	STUCCO	SW 6090 JAVA BY SHERWIN WILLIAMS
PC-4	STUCCO	BLACK BY CLOPAY COMMERCIAL MODEL 3200
M-1	SPLIT FACE STONE VENEER	"RIVERA BEIGE" BY STONE SOURCE
M-2	CLAY ROOF TILE	"RUSTIC SMOKE BLEND" BY MCA SUPERIOR

- NOTES:
- ALL SIGNAGE TO BE REVIEWED AND APPROVED SEPARATELY.
 - HVAC AIR HANDLER IS LOCATED IN ATTIC. CONDENSER UNIT IS GROUND MOUNTED AS SHOWN.
 - ALL ROOF PENETRATIONS ARE PAINTED BLACK.

Parcel APN: 304-37-037		Christian Brothers Automotive		Project Site: 5627 South Power Road	
Address of Property Owners within 1,000 ft. Radius of Project Site					
Parcel Number	Owner	Property Address	Mailing Address		
304-37-001C	UNITED STATES OF AMERICA	6910 E WILLIAMS FIELD RD MESA 85212	3707 N 7TH ST PHOENIX AZ 85017		
304-37-003C	ROOSEVELT WATER CONS DIST		PO BOX 100 HIGLEY AZ 85236		
304-37-003D	ROOSEVELT WATER CONS DIST	5743 S POWER RD MESA 85212	PO BOX 100 HIGLEY AZ 85236		
304-37-003F	NASSER EDWARD G/JUDITH L/ETAL	5647 S POWER RD MESA 85212	3175 E CAMPBELL RD GILBERT AZ 85234		
304-37-003G	NASSER EDWARD G/JUDITH L/ETAL	5711 S POWER RD MESA 85212	3175 E CAMPBELL RD GILBERT AZ 85234		
304-37-016	1973 AC PROPERTIES LLC	5443 S SARANAC MESA 85212	2043 S CONSTELLATION CT GILBERT AZ 85295		
304-37-023L	CITY OF MESA	5561 S POWER RD MESA 85212	20 E MAIN ST MESA AZ 85201		
304-37-023N	CITY OF MESA	5503 S POWER RD MESA 85212	20 E MAIN ST MESA AZ 85201		
304-37-023P	HORNE REAL ESTATE INVESTMENTS LLC	5525 S POWER RD MESA 85212	9 N BULLMOOSE CIR CHANDLER AZ 85224		
304-37-023R	AVALON POWER LLC		10611 N HAYDEN RD SUITE D-103 SCOTTSDALE AZ 85260		
304-37-024N	HURD POWER LLC	5547 S POWER RD MESA 85212	P O BOX 3475 TULSA OK 74101		
304-37-026A	CHO FREDERICK Y TR	5449 S POWER RD MESA 85212	5449 S POWER RD MESA AZ 85212		
304-37-036	QQ WP LLC	5609 S POWER RD MESA 85212	1380 LEAD HILL BLVD STE 260 ROSEVILLE CA 95661		
304-37-037	THELANDER DANIEL W TR/ZIMMERMAN DOUGLAS G	5627 S POWER RD MESA 85212	PO BOX 189 TEMPE AZ 85284		
304-38-014Z	WGA HOLDINGS LLC	5850 S POWER RD GILBERT 85295	6015 W TROVITA PL CHANDLER AZ 85226		
304-38-015M	POWER ROAD WILLIAMS FIELD LLC	18256 E WILLIAMS FIELD RD GILBERT 85295	2509 S POWER RD STE 206 MESA AZ 85209		
304-38-976	LITTLE SAN JUAN RANCH LLC	5656 S POWER RD GILBERT 85295	2105 S HARDY DR TEMPE AZ 85282		
304-38-977	BARBER PROPERTY MANAGEMENT LLC	5656 S POWER RD 129 GILBERT 85295	18597 E ASHRIDGE DR QUEEN CREEK AZ 85242		
304-38-978	OPTIMAL SPINE AND HEALTH CENTER INC	5656 S POWER RD 132 GILBERT 85295	5656 S POWER RD STE 132 GILBERT AZ 85295		
304-38-979	MATSUI WALTER S/MISAO N TR		18746 PATRICIAN DR VILLA PARK CA 92861		
304-38-980	MATSUI WALTER S/MISAO N TR	5656 S POWER RD 133 GILBERT 85295	18746 PATRICIAN DR VILLA PARK CA 92861		
304-38-981	CSN HOLDINGS LLC	5656 S POWER RD GILBERT 85295	1900 W CHANDLER BLVD # 15-391 CHANDLER AZ 85224		
304-38-982	MATSUI WALTER S/MISAO N TR		18746 PATRICIAN DR VILLA PARK CA 92861		
304-38-983	MATSUI WALTER S/MISAO N TR	5656 S POWER RD GILBERT 85295	18746 PATRICIAN DR VILLA PARK CA 92861		
304-38-984	MATSUI WALTER S/MISAO N TR	5656 S POWER RD 140 GILBERT 85295	18746 PATRICIAN DR VILLA PARK CA 92861		
304-38-985	WHITE SAND BEACHES LLC	5656 S POWER RD 142 GILBERT 85295	4333 E SANTA FE LN GILBERT AZ 85297		
304-38-986B	GATEWAY MEDICAL INVESTORS LLC	5656 S POWER RD GILBERT 85295	4301 N 75TH ST STE 203 SCOTTSDALE AZ 85251		
304-38-986C	GILBERT HOSPITAL LLC		5656 S POWER RD STE 133 GILBERT AZ 85295		
304-38-987	MPT OF GILBERT LLC	5656 S POWER RD 1 GILBERT 85295	1000 URBAN CENTER DR NO 501 BIRMINGHAM AL 35242		
304-39-964	ALAMO GILBERT HOLDINGS LLC	5478 S POWER RD GILBERT 85295	1870 W BITTERS RD NO 103 SAN ANTONIO TX 78248		
304-39-965	CIRCLE G AT GATEWAY LLC	5482 S POWER RD GILBERT 85295	4915 E BASELINE RD SUITE 105 GILBERT AZ 85234		
304-39-967	CIRCLE G AT GATEWAY LLC	5500 S POWER RD GILBERT 85295	4915 E BASELINE RD SUITE 105 GILBERT AZ 85234		
304-39-968	CIRCLE G AT GATEWAY LLC	5578 S POWER RD GILBERT 85295	4915 E BASELINE RD SUITE 105 GILBERT AZ 85234		
304-39-969	CIRCLE G AT GATEWAY LLC	5554 S POWER RD GILBERT 85295	4915 E BASELINE RD SUITE 105 GILBERT AZ 85234		
304-39-970	CIRCLE G AT GATEWAY LLC	5548 S POWER RD GILBERT 85295	4915 E BASELINE RD SUITE 105 GILBERT AZ 85234		
304-43-970B	CIRCLE G AT GATEWAY LLC/R W AND K A OLSEN REVOCABLE LIVING TRUST	5680 S POWER RD GILBERT 85295	4915 W BASELINE RD STE 105 GILBERT AZ 85234		
304-43-971	CUBESMART LP	5750 S POWER RD GILBERT 85295	PO BOX 320099 PTA-CS#717 ALEXANDRIA VA 22320		
304-43-977	GILBERT GATEWAY BUSINESS PARK ASSOCIATION		4915 E BASELINE RD SUITE 105 GILBERT AZ 85234		