

OUTLINE FOR CITIZEN PARTICIPATION PLAN
FOR:
Superstar Express Car Wash
MESA, ARIZONA

Prepared By:
Cawley Architects, Inc.

- Written Citizen Participation Plan
- Project Narrative to Property Owners
- Ownership List
- Sample Citizen Participation Report

December 6, 2018

Citizen Participation Plan for:
Superstar Express Car Wash
Case # PRS18-00808

Date: December 6, 2018

Purpose:

The purpose of this Citizen Participation Plan is to inform the citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for the Superstar Express Car Wash project. This site is located near the southwest corner of the intersection of Pecos Road and S. Ellsworth Road. Public Reviews will be for Design Review Board Approval and Planning & Zoning Board / City Council Site Plan Approval. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plans and actions addressed in this application.

Contact:

The person coordinating the Citizen Participation Plan activities is Paul Devers with Cawley Architects, Inc., 730 N. 52nd Street #203, Phoenix, AZ 85008, phone (602) 393-5060, fax (602) 393-5061.
Email – pauld@cawleyarchitects.com

Preapplication Meeting:

The preapplication meeting with City of Mesa planning staff was held on October 29, 2018. Staff reviewed the site plan and made comments about the concept of the proposed project and possible issues that may be expected.

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. All registered neighborhood associations within 1,000 feet of the project. Contact has been made with Neighborhood Outreach at 480-644-5700, City of Mesa Citizen Participation Planner to identify representatives of registered neighborhoods and other similar associations in this area.
 - b. Interested neighbors – focused on 500 feet from site but may include more.
 - c. Mesa Public School district in writing who may be affected by this application.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, and an invitation to provide input.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.

Schedule:

Pre-application meeting –October 29, 2018

Design Review Board Application Submittal – TBD

Design Review Board Hearing – TBD

Submittal of Citizen Participation Report and Notification materials – to be determined

Citizen Participation Report
For Superstar Express Car Wash
Case # PRS18-00808

Date: December 6, 2018

Overview:

This report provides results of the implementation of the Citizen Participation Plan for Superstar Express Car Wash. The site is located near the southwest corner of the intersection of Pecos Road and S. Ellsworth Road. This is an application for Design Review Board Approval and Planning and Zoning Site Plan Approval. This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and action addressed in the application. Comments, sign in lists, petitions, letters, summary sheets, and other materials are attached.

Contact:

Paul Devers, Cawley Architects, Inc. 730 N. 52nd Street #203, Phoenix, AZ 85008, phone (602) 393-5060, fax (602) 393-5061. Email – pauld@cawleyarchitects.com

This Citizen Participation Report is provided at least ten (10) days prior to the scheduled public hearing in accordance with Mesa Resolution #7283. This report will be attached to the staff report.

Correspondence and Telephone Calls:

Results:

Summary of concerns, issues, and problems:

1. How concerns and problems were addressed:

- Via telephone responses when contact information was provided.

2. Concerns, issues, and problems not addressed and why:

- None noted, as always, Cawley Architects Inc. is committed to respond and satisfy all issues that may arise through the Citizen Participation Process, and will continue to monitor issues, if any, that may arise.

Sincerely,

Paul Devers
Cawley Architects Inc.

**Notice of Public Meeting Design Review Board
Case # PRS18-00808 Super Star Express Wash**

Meeting Date: (Please consult Planning Staff)

Time: 4:30 p.m.

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

Propose development:

Address: 7252 S. Ellsworth Road, Mesa, AZ

Parcel Number: 30462784A

Dear Neighbor:

Design Review Board Approval:

This site is located at 7252 S. Ellsworth Road located south of the SWC of Pecos Road and S. Ellsworth Road in Mesa, Arizona. An application has been filed with the City of Mesa for Design Review Board approval. We have applied for City of Mesa Design Review approval for development at this location.

This letter is being sent to all neighboring property owners within 500 feet of the boundaries of the proposed development 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 20 E. Main Street or call the Mesa Planning Division Office at 480-644-2385.

This letter is being sent to you as part of the notification procedure. A copy of the proposed plan is included for your review. Should you have any questions regarding this matter, you may contact me at (602) 393-5060 or pauld@cawleyarchitects.com. If you have questions regarding the public hearing, please contact the City of Mesa Planning Division at (480) 644-2385.

Sincerely,

Paul Devers

Cawley Architects, Inc.

Encl: Copy of Proposed Site
Copy of Building Elevations
Copy of Project Narrative & Copy of Landscape Plan

730 North 52nd Street, Suite 203
Phoenix, Arizona 85008
P 602.393.5060

PROJECT NARRATIVE FOR PROPERTY OWNERS

An application for Design Review and Planning and Zoning Approval has been made for a new +/-5,208 square foot 'SuperStar Express Car Wash' located south of the southwest corner of Pecos Road and Ellsworth Road. An express wash is basically a self-service operation with automated pay stations. Customers have the option to ride in the vehicle during the wash process. Exterior drying and interior vacuuming is typically done by the customer. During peak times the facility can be operated with 2-3 people. The operational hours will be 7:30 am to 7:00 pm.

Zoning, Use and Conformance:

This site is zoned LI (Light Industrial) with no proposed zoning change.

According to City of Mesa Zoning Ordinance Table 11-7-2, Automobile / Vehicle Washing is classified as a permitted use in this zoning, no special use permit will be required.

Site Description

The site is approximately 56,700 S.F. (+/-1.30 acres) The lot is a part of the overall +/- 3,124,227 S.F. lot (APN #304-62-784A) and a (MLD) Minor Land Division is currently being processed with a designation of Lot 2. The project will provide complete site and building improvements, and will be parceled into the lot size as noted above.

Vehicular Access and Parking:

The project will utilize shared drives with shared cross access easements with the adjoining properties to the north and south. The project meets the required setbacks for coverage, parking and access.

The number of parking spaces are provided to meet both ordinance and operational requirements for this use. Fire Truck and Refuse maneuvering and access are provided per City of Mesa standards. A request to allow a single refuse enclosure is included in this Design Review submittal.

Landscape, R.O.W. and Offsite Improvements, Easements:

The site is designed to utilize the existing shared drive access points and circulation within the overall development. All R.O.W. dedications and offsite improvements are being provided and constructed by the Master Developer with no additional dedications proposed. The allowable building height per ordinance is 40'-0" and this building will comply.

Setbacks per Table 11-7-3A: Developments are proposed as follows;

- Front and Street Side setback – 15'-0" required | 75'-0" proposed
- Interior Side and Rear setback – 0 (none) required for a building setback

Architecture and Building Design:

The Master Developer has prepared Design Guidelines titled; "Mesa Gateway Logistics Center" which describe the requirements for Site Development Standards, Architecture and Landscape Architecture. The projects goal is to promote clean and contemporary forms, materials and design without looking like a traditional retail center in feel or appearance.

The SuperStar design model has been developed as a contemporary building that can be easily adapted to specific design requirements by interchanging building materials and colors. The building forms are articulated with varying parapet heights with material and color changes to break up the longer facades. The tunnel exit, which faces the street, is pronounced with a masonry fin that is extruded from the building form and supports the metal perforated signage panels. The perforated metal panels add visual interest and create a relative transparent effect during the day by shade and shadow and at night with backlighting. The additional height establishes the hierarchy of the building mass.

The exterior elevations will be comprised of a variety of materials and colors that have been selected from the Design Guidelines and include; glazing, concrete masonry units both smooth and textured, metal sunscreens and fabric covered canopies at the vacuum bays. Additional building articulation and pedestrian scale is provided through varied horizontal and vertical building elements.

The building will have a flat roof with roof top mechanical units that will be fully screened by parapet walls of varying height that will complement the building design.

As always, we look forward to a successful development that will bring another valued project to both the City and the surrounding neighborhood as a whole.

Sincerely,

Paul Devers

Cawley Architects, Inc.

Owner: SUNBELT LAND HOLDINGS L P

Property Address:

Mailing Address: 8095 OTHELLO AVE SAN DIEGO CA 92111

Owner: ETP FUNDING LLC

Property Address: 8946 E GERMANN RD MESA 85212

Mailing Address: 7018 E INGRAM ST MESA AZ 85207

Owner: GATEWAY AIRPORT COMMERCE PARK LOT 18 LLC

Property Address: 7235 S 89TH PL MESA 85212

Mailing Address: 5055 E WASHINGTON ST SUITE 200 PHOENIX AZ 85034

Owner: NUMBER 18 LLC

Property Address: 7253 S 89TH PL MESA 85212

Mailing Address: 37428 N RANCHO MANANA RD CAVE CREEK AZ 85331

Owner: FUNCTION HOUSE LLC

Property Address: 7307 S 89TH PL MESA 85212

Mailing Address: 7307 S 89TH PL MESA AZ 85212

Owner: NUMBER 18 LLC

Property Address: 7325 S 89TH PL MESA 85212

Mailing Address: 37428 N RANCHO MANANA RD CAVE CREEK AZ 85331

Owner: S8 RENTAL SERVICES LLC

Property Address: 7343 S 89TH PL MESA 85212

Mailing Address: 7343 S 89TH PL MESA AZ 85212

Owner: BAV LLC

Property Address: 7361 S 89TH PL MESA 85212

Mailing Address: 7361 S 89TH PL MESA AZ 85212-5522

Owner: GARRISON MICHAEL SCOTT/CINDY MARIE TR

Property Address: 7409 S 89TH PL MESA 85212

Mailing Address: 13325 CRANE CANYON LP COLORADO SPRINGS CO 80921

Owner: GARRISON MICHAEL SCOTT/CINDY MARIE TR

Property Address: 7427 S 89TH PL MESA 85212

Mailing Address: 13325 CRANE CANYON LP COLORADO SPRINGS CO 80921

Owner: S8 RENTAL SERVICES LLC

Property Address: 7445 S 89TH PL MESA 85212

Mailing Address: 8 SAILORS WAY RED BANK NJ 07701

Owner: S8 RENTAL SERVICES LLC

Property Address: 7463 S 89TH PL MESA 85212

Mailing Address: 8 SAILORS WAY RED BANK NJ 07701

Owner: CITY OF MESA

Property Address: 9015 E PECOS RD MESA 85212

Mailing Address: PO BOX 1466 MESA AZ 85211

Owner: SUNBELT LAND HOLDINGS L P

Property Address: 9063 E PECOS RD MESA 85212

Mailing Address: 8095 OTHELLO AVE SAN DIEGO CA 92111