

NARRATIVE

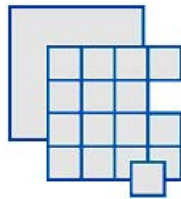
for

Site Plan Review

Old Dominion, ODFL Mesa

Approximately 628 west of the
SWC of Pecos Road & Merrill Road

Submitted by:



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

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Mesa, AZ 85204
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Email: sean.lake@pewandlake.com

Submitted to:

City of Mesa
55 N. Center St.
Mesa, AZ 85201

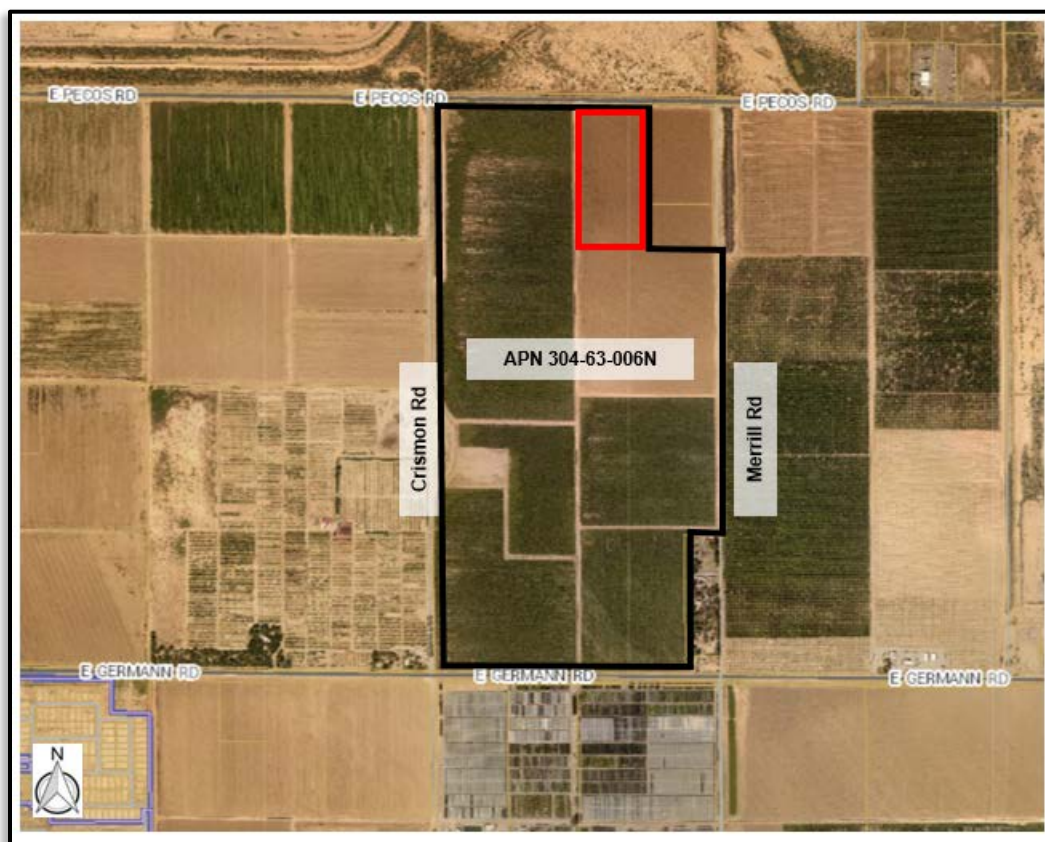
March 5, 2019


Project Narrative

Introduction

Pew & Lake PLC, ("Applicant"), on behalf of Schwob Building Company, is pleased to submit this application for a Site Plan Review and Design review for the approximately 18.6 acres located approximately 628 feet west of the SWC of Pecos Road & Merrill Road in Mesa (a portion of APN 304-63-006N; "Property"). The site is currently zoned General Industrial, and the proposed project is an industrial site plan consisting of an industrial cross dock facility with a small office.

Figure 1 – Maricopa County Aerial Map

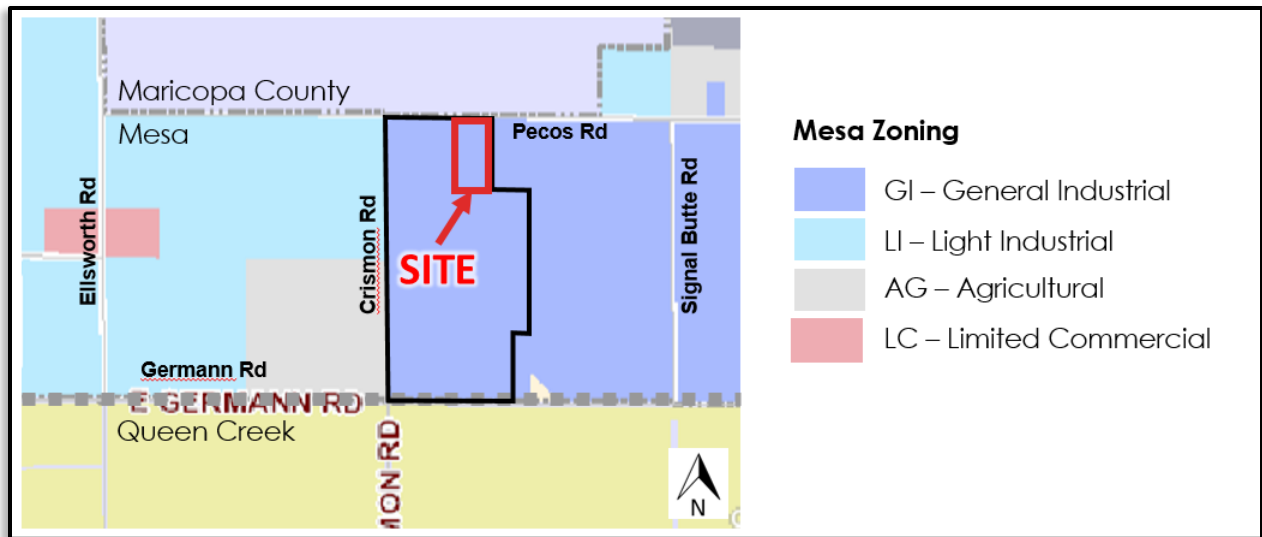


 **Subject Property**
(a portion of APN 304-63-006N)

Existing General Plan Designation and Zoning Classification

The Property is currently designated in the City of Mesa General Plan as Employment and is zoned General Industrial (GI, formerly known as M-2).

Figure 2 – City of Mesa Existing Zoning Map



The proposed site is surrounded by other high intensity industrial uses and industrially-zoned land. This broad industrial zoning district allows a variety of employment uses, such as general manufacturing, processing, warehousing, contractors' yards, and truck terminals. The vast scale of the industrial area designated in the General Plan and Zoning Ordinance, the proximity to the Mesa Gateway Airport, and Mesa's vision for this area becoming a regional jobs and economic hub, all support the notion that great intensities of employment uses are fully anticipated in the area and that exceed the intensity of what is being proposed in this application.

Some of the employment-generating uses proposed in this area will include buildings that differ from traditional warehouse/bulk storage buildings, light industrial buildings, or business park campuses that are more commonly seen in the East Valley. The proposed cross dock facility with a front office consists of quality architecture and is fully consistent with the intent of the General Plan and Zoning Ordinance. The proposed immense building setbacks of more than 200 feet and the high quality landscaping along Pecos Road indicate the project's sensitivity with the surrounding environment. As designed, the overall development will support the nearby airport, grow the jobs base, and add value to properties in the area.

Existing Surrounding Land Uses and Zoning

The project site vacant, agricultural land. It is bound on the north by Pecos Road and on the south, east, and west by vacant agricultural land. The property to the north of Pecos Road is vacant, raw land located in unincorporated Maricopa County.

Table 1 – Surrounding Properties

Direction	General Plan Character Area	Existing Zoning	Existing Use
Subject Property	Mesa, Employment	Mesa, GI	Vacant agricultural
North	Mesa, Mixed Use Community	Unincorporated Maricopa County, RU-43	Vacant, raw land
East	Mesa, Employment	Mesa, GI	Agricultural, undeveloped
South	Mesa, Employment	Mesa, GI	Agricultural, undeveloped
West	Mesa, Employment	Mesa, GI	Agricultural, undeveloped

Project Description

Proposed is a new Service Center for Old Dominion Freight Line, Inc. (“ODFL”) that is designed in conformance with zoning standards. The project includes a cross dock facility where transported goods are unloaded from a tractor trailer within the interior dock area short term and then subsequently loaded onto another trailer bound for another destination in the Phoenix area or to the broader national market.

The front of the building houses the office for administrative support functions. The office area will be approximately 5,450 sq. ft., and the dock is approximately 46,550 sq. ft. By definition of the building code, the office area is Group B and the dock area is defined as an S-1 occupancy. It will be a fully sprinklered facility. It is noted that the proposed building is setback more than 200 feet to Pecos Road, 271 feet to the west, 269 feet to the east, and 289 feet to the south, which far exceeds required building setbacks.

The approximately 60-foot width of the interior space illustrates the fluid nature of freight handling for this cross dock facility. It is not designed as a long-term storage warehouse, but rather a transfer point in the logistics chain. The intention is not to store goods or materials outside in the yard enclosure, but to transfer goods from one truck to another in the cross dock building space.

ODFL’s intention is to establish a high-security facility that protects the freight, employees, and their vehicles (some left overnight in the employee parking area). Although public access is not expected, members of the public can arrive (if invited) and access the site by the controlled access keypad at the employee parking gate. The facility is designed to provide direct logistics services to ODFL’s customers.

Circulation and Parking: Vehicular access will be provided along Pecos Road, with one-way driveways that enter at the west entry and exit at the east access. Tractor-trailers will proceed past solid screening gates into the rear yard where they will stage in the truck parking areas and dock at one of the docks to unload or load a variety of goods and materials. The staging and docking area will be completely enclosed with a gated entry and keypad access for security of the goods, equipment, and employees.

A raised landscaped strip separates the entry driveway from a secured employee parking area. Both employees of the ODFL's local team and the line haul truck drivers will enter the employee parking area from the western-most one-way entry and exit toward the east to the primary exist driveway. As designed, the parking counts comply with the parking requirements of the City (see figure below).

Figure 3 – Employee Parking



Wall Plan: The proposed wall plan complies with City standards and developments of similar nature. As provided on the submitted wall plan, the area where the facility's trucks and trailers are stored are proposed to be screened along E. Pecos Road by an 8'-4" to 9'-0" high solid decorative masonry screen wall in colors that complement the building facade. The rear and sides of the site will be secured by an 8'-0" chain link fence, followed by site landscape areas that exceed requirements.

The secured parking area enclosed in a view fence that is designated to protect the employee parking, located north of the office entry. Employee parking is gated to provide security for overnight parking. Parking will be further screened from E. Pecos Road with a parking screen wall and landscaping in compliance with zoning standards.

Architectural Design: The building structure will be concrete tilt wall construction with a painted textured finish with a low slope membrane roof over steel framing. The dock roof has a canopy on three sides. The fascia is proposed to be a smooth face

metal panel with no ribs in a color matching the concrete panels. The tilt walls of the office area are extended above the roof to hide the roof top units. The below images from a similar site that represents the type of architecture that is anticipated for a project of this type.

Figure 4 – Representative Imagery of Proposed Architecture



Unlike typical warehouses or business parks, the above imagery illustrates the nature of this cross dock logistics use and how the intensity and proximity of the loading docks create inherent vertical and horizontal articulation in the building façade typical of similar uses. Nonetheless, the submitted elevations provide enhanced articulation and undulation to create additional breaks in the exterior form, as depicted on the submitted elevations (see below figures).

Figure 5 – Proposed Elevations



Figure 6 – Proposed Renderings





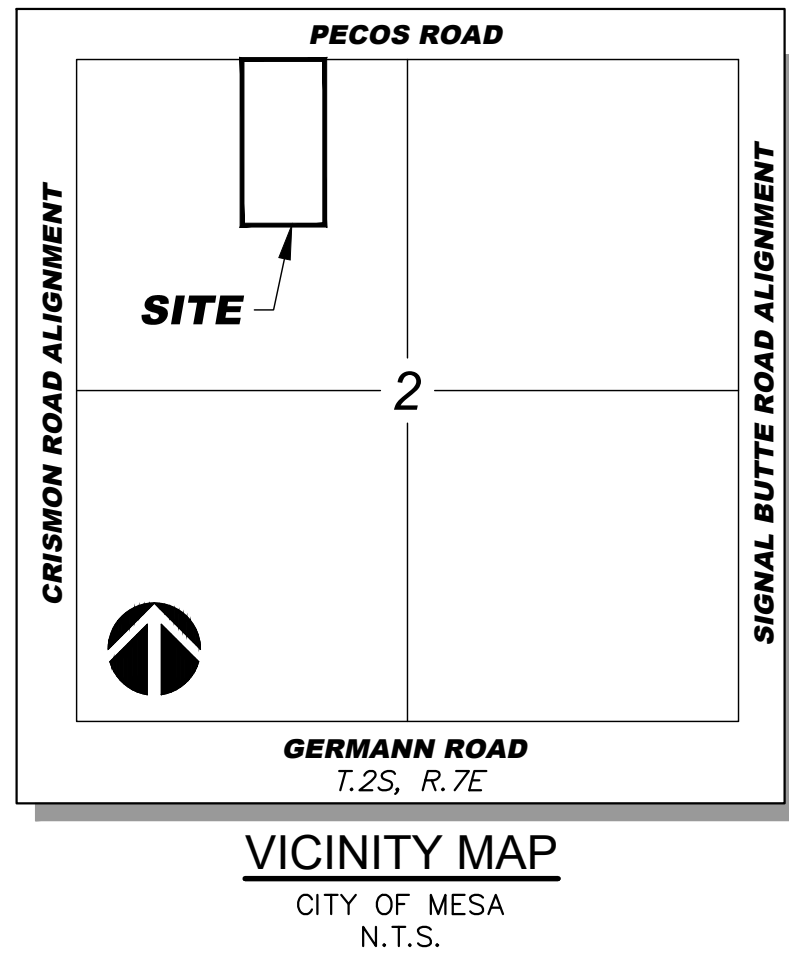
Landscaping and Open Space: The proposed landscape plan meets or exceeds City requirements. Perimeter landscaping will be provided along Pecos Road and the entire site in a manner that establishes a quality natural appeal and that adds screening to the onsite activities. Landscaping will continue seamlessly into the site along the side-yard perimeter landscape and the entry and exit driveways. Parking lot landscaping and vegetation at the building's primary entrance will increase the amount of plant material that will screen the site from views from Pecos Road.

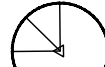




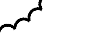
Phasing: The proposed site plan is designed to be developed in 1 main phase, in which access, utilities, and infrastructure will be developed before vertical construction. At some unknown point in the future, areas shown on the site plan are designated for future expansion. The expansion area of the truck docks will extend to the south, and parking to support this expansion will be provided at the property's northeast corner. No detailed plans are included for these expansions – but any expansion, as well as the initial phases, will comply with required zoning standards and parking requirements.

Conclusion

ODFL carefully selected the project site in an area that has been particularly set aside in the General Plan and Zoning Ordinance for uses that embrace its proposed cross dock facility. Its design team took great effort to prepare a site plan that is sensitive to the surrounding land use context and the nature of the employment and industrial-oriented area. The proposed development complies with City of Mesa standards and will result in a high quality use that will support the Mesa Gateway Airport and generate quality jobs for residents in Mesa.

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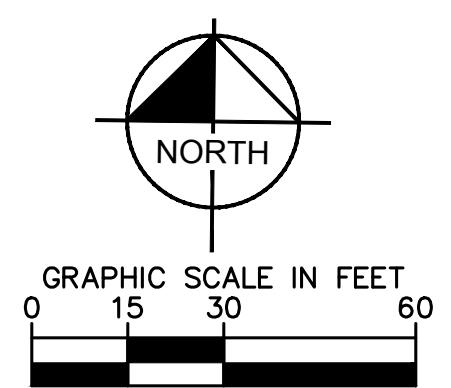
TREES			
	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
	Chilopsis linearis 'Lopur'	24" Box Min.	35
	Desert Diva Desert Willow		
	Parkinsonia x 'Desert Museum'	24" Box Min.	31
	Desert Museum Palo Verde		
	Pistachia x 'Red Push'	24" Box Min.	30
	Red Push Pistache	36" Box Min.	3
	Prosopis x 'Phoenix'	15 Gal.	26
	Thornless Mesquite		
	Quercus virginiana	24" Box Min.	33
	Live Oak	36" Box Min.	5
	Ulmus parvifolia	24" Box Min.	7
	Lacebark Elm		

SHRUBS			
	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Caesalpinia pulcherrima Red Bird of Paradise	5 Gal.	32
	Dodonea viscosa Green Hopseed Bush	5 Gal.	118
	Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 Gal.	272
	Nerium oleander 'Petite Pink' Petite Pink Oleander	5 Gal.	41
	Ruellia peninsularis Desert Ruellia	5 Gal.	325
	Tecoma stans 'Gold Star' Yellow Bells	5 Gal.	175

ACCENTS & GRASSES			
	BOTANICAL NAME / COMMON NAME	SIZE	QTY
☒	Dasyliiron wheeleri Desert Spoon	5 Gal.	103
✱	Hesperaloe funifera Giant Yucca	5 Gal.	54
✱	Hesperaloe parviflora Red Yucca	5 Gal.	72

GROUNDCOVERS			
	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
⊙	Lantana camara 'New Gold' New Gold Lantana	1 Gal.	148
⊙	Lantana montevidensis Purple Trailing Lantana	1 Gal.	86
⊙	Ruellia brittoniana 'Katie' Katie Ruellia	1 Gal.	42

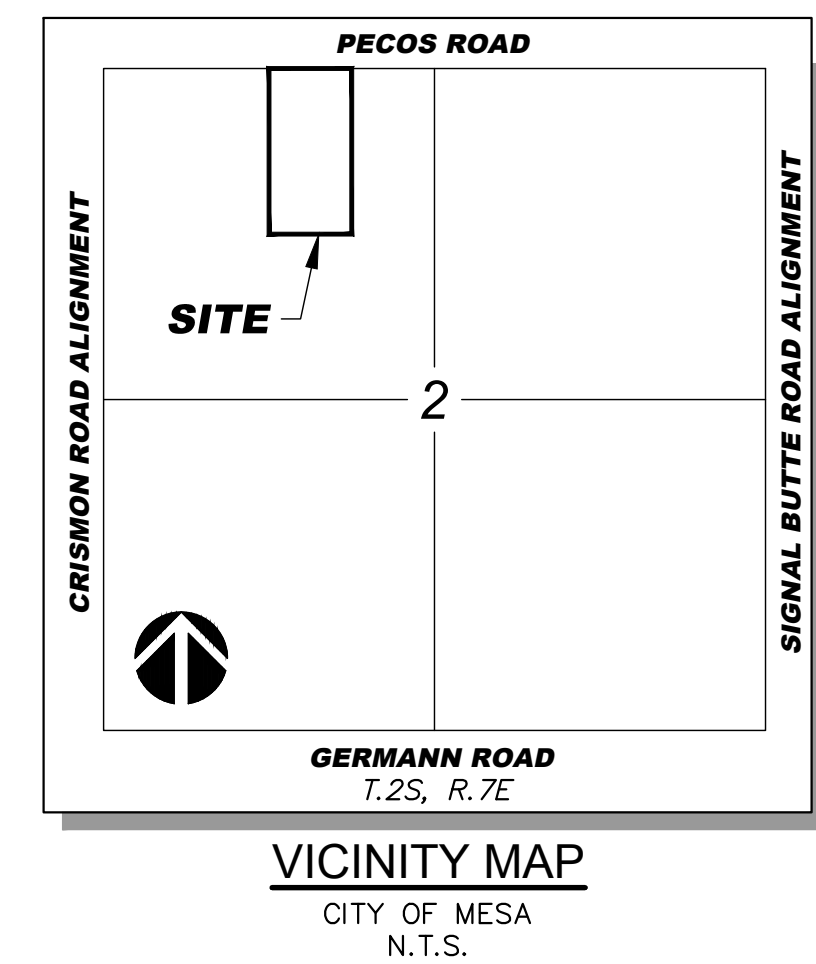
MATERIALS		
	DESCRIPTION	QTY
	Decomposed Granite - Express Rose, 2" Depth Min. (Submit Sample to Owner for Approval)	283,305 SF









REQUIREMENT	REQUIRED	PROVIDED
<p>GENERAL LANDSCAPE</p> <ul style="list-style-type: none"> 50% MIN. 24" BOX+ TREES (170 TOTAL TREES) 50% MIN. 5 GALLON+ SHRUBS (1,433 TOTAL SHRUBS) RETENTION BASIN LANDSCAPE 	<p>(85) 24" BOX+ TREES</p> <p>(717) 5 GAL+ SHRUBS</p> <p>ALL AREAS SHALL BE LANDSCAPE</p>	<p>(144) 24" BOX+ TREES</p> <p>(1,157) 5 GAL+ SHRUBS</p> <p>PROVIDED</p>
<p>STREET RIGHT-OF-WAY</p> <p>PECOS ROAD</p> <ul style="list-style-type: none"> 1 TREE PER 25 LF 25% OF TREES: 36" BOX 6 SHRUBS PER 25 LF 	<p>PECOS ROAD: 496 LF</p> <p>20 TREES</p> <p>5 TREES (36" BOX)</p> <p>120 SHRUBS</p>	<p>PECOS ROAD</p> <p>20 TREES</p> <p>5 TREES (36" BOX)</p> <p>121 SHRUBS</p>
<p>FOUNDATION BASE</p> <p>EXTERIOR W/OUT PUBLIC ENTRANCE</p> <ul style="list-style-type: none"> 1 TREE / 50 LF 10% OF TREES: 36" BOX 25% MIN. LANDSCAPE AREA OF ADJACENT WALL (131 LF) 	<p>3 TREES</p> <p>1 TREE (36" BOX)</p> <p>33 LF LANDSCAPE</p>	<p>4 TREES</p> <p>1 TREE (36" BOX)</p> <p>78 LF LANDSCAPE</p>

45 MPH SPEED LIMIT AND 4 LANE DIVIDED ROAD
L DIM = 355 FT
R DIM = 145 FT
PER COM ENGINEERING DESIGN STANDARDS FIGURE
2.3 - SIMPLIFIED DESIGN GUIDELINES FOR SIGHT
DISTANCE TRIANGLES







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TREES

	BOTANICAL NAME / COMMON NAME
	Chilopsis linearis 'Lopur' Desert Diva Desert Willow
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde
	Pistachia x 'Red Push' Red Push Pistachia
	Prosopis x 'Phoenix' Thornless Mesquite
	Quercus virginiana Live Oak
	Ulmus parvifolia Lacebark Elm

SHRUBS

	BOTANICAL NAME / COMMON NAME
	Caesalpinia pulcherrima Red Bird of Paradise
	Dodonea viscosa Green Hopseed Bush
	Leucophyllum langianiae 'Rio Bravo' Rio Bravo Sage
	Nerium oleander 'Petite Pink' Petite Pink Oleander
	Ruellia peninsularis Desert Ruellia
	Tecoma stans 'Gold Star' Yellow Bells

ACCENTS & GRASSES

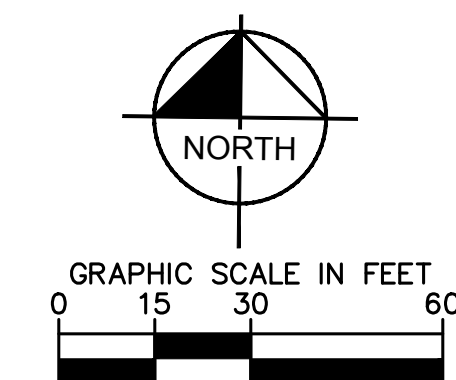
	BOTANICAL NAME / COMMON NAME
☒	<i>Dasyliroa wheeleri</i> Desert Spoon
✱	<i>Hesperaloe funifera</i> Giant Yucca
✱	<i>Hesperaloe parviflora</i> Red Yucca

GROUNDCOVERS

	BOTANICAL NAME / COMMON NAME
⊗	Lantana camara 'New Gold' New Gold Lantana
⊕	Lantana montevidensis Purple Trailing Lantana
⊙	Ruellia brittoniana 'Katie' Katie Ruellia

MATERIALS

	DESCRIPTION
	Decomposed Granite - Express Rose, 2" Depth Min. (Submit Sample to Owner for Approval)



ODFL MESA

PRELIMINARY LANDSCAPE PLAN

COS RD & CRIMSON RD
MESA, ARIZONA

PROJECT No.
291303001

SCALE (H): 1"=30'

SCALE (V): NONE

DRAWN BY: JAJ

DESIGN BY: JAJ

CHECK BY: AAV

DATE: 03/26/19

LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL
60494
ANDREW A. VALESTIN
Date Signed 03/26/19
ARIZONA, U.S.A.

Expires 09/30/2021

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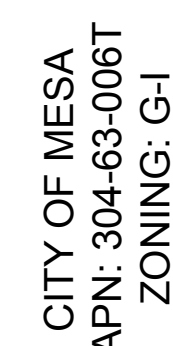
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02 OF 03 SHEETS

Kimley»»Horn
1001 West Southern Ave, Suite 131
Mesa, Arizona 85210 (480)207-2666
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TREES

BOTANICAL NAME / COMMON NAME

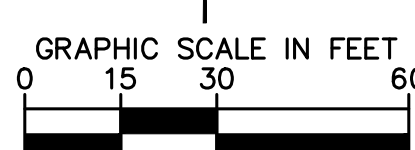
BOTANICAL NAME / COMMON NAME

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BOTANICAL NAME / COMMON NAME

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DESCRIPTION

PRELIMINARY LANDSCAPE PLAN
SEC PECOS RD & CRIMSON RD

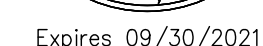
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SCALE (V): NONE

DESIGN BY: JAJ

CHECK BY: AAV

DATE: 03/26/19



03 OF 03 SHEET

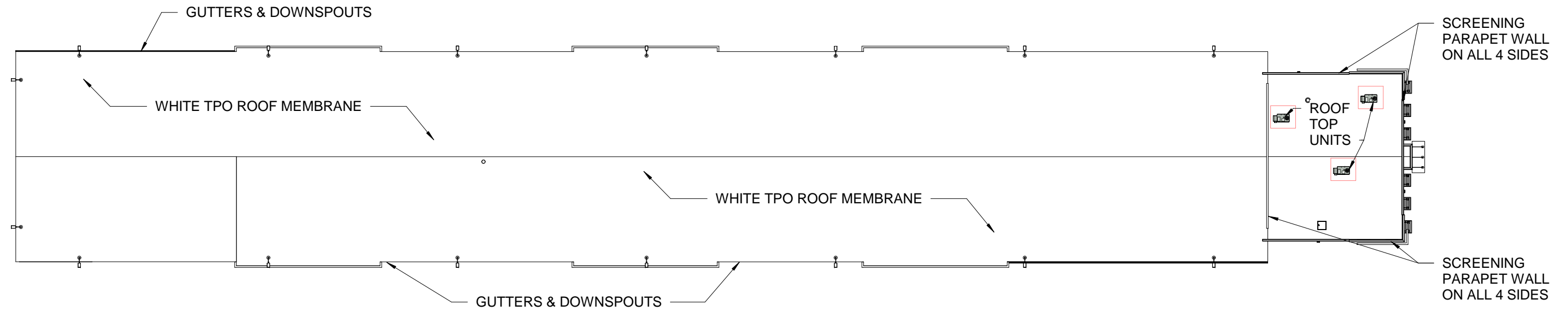
03 OF 03 SHEET

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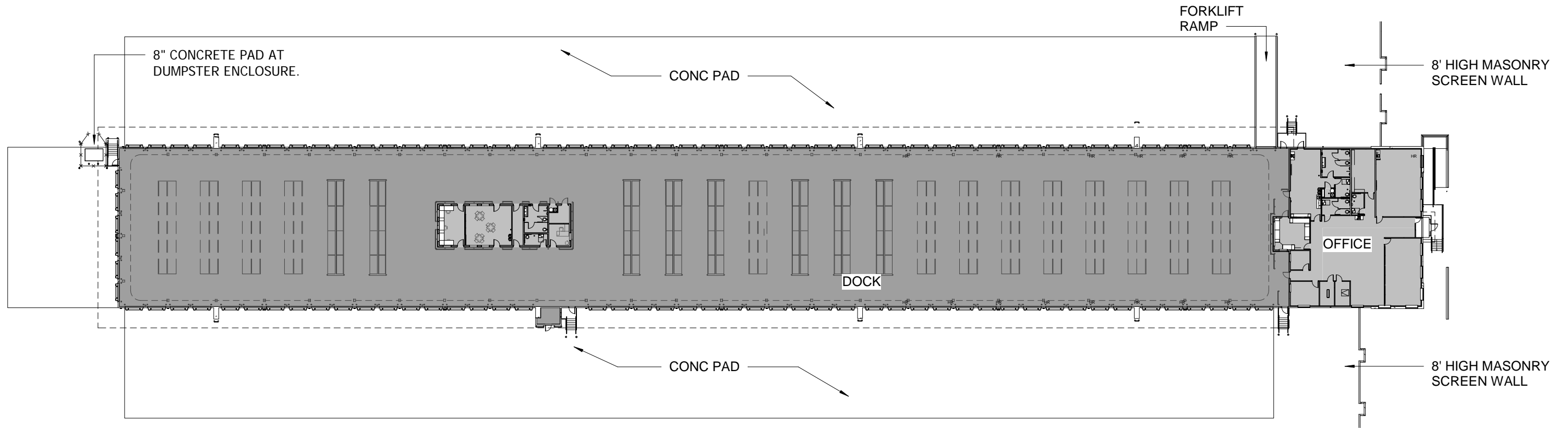


02 OF 04 SHEETS

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2 ROOF PLAN
1" = 50'-0"



1 FLOOR PLAN
1" = 50'-0"



ODFL MESA, AZ OVERALL FLOOR PLAN

11 x 17 = 1" = 50'-0"

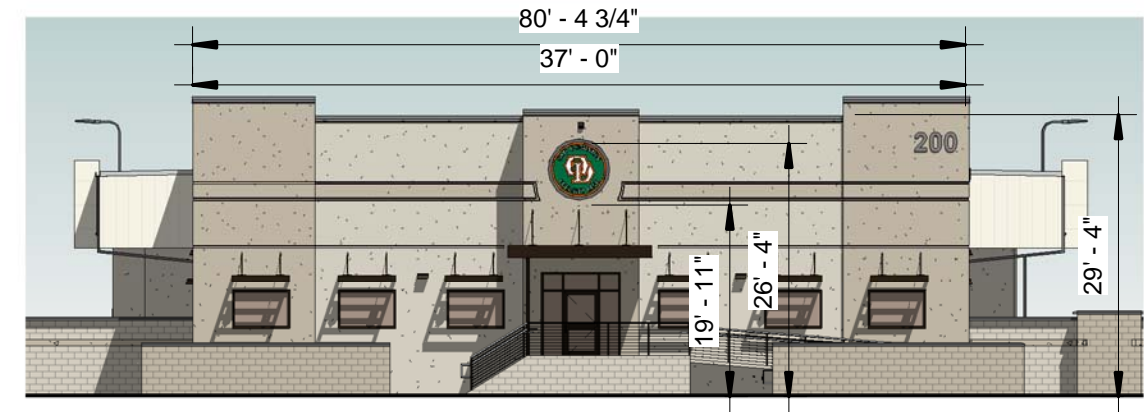
03/19/19



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615.296.9146
www.themdgllc.com



③ BLDG ELEVATION - SOUTH
1" = 20'-0"



② BLDG ELEVATION - NORTH
1" = 20'-0"



① VIEW LOOKING WEST



ODFL MESA, AZ
EXTERIOR ELEVATIONS

11 x 17 = 1" = 20'-0"

03/04/19



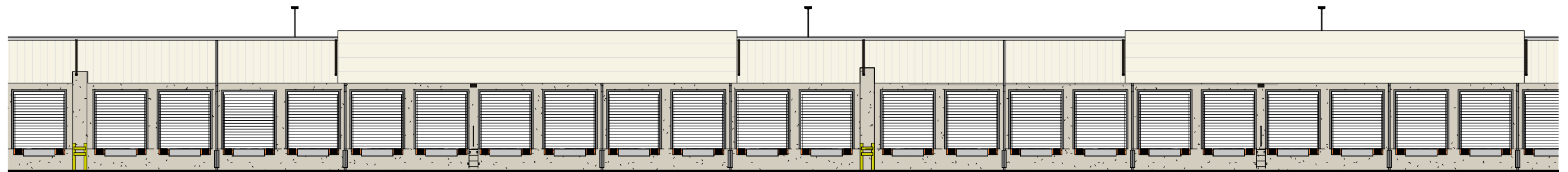
49 Music Square W - Suite 600
Nashville, Tennessee 37203
615.296.9146
www.themdglc.com



④ WEST ELEVATION
1" = 50'-0"



③ EAST ELEVATION
1" = 50'-0"



② TYPICAL SIDE ELEVATION
1" = 20'-0"



① VIEW FROM NORTH EAST



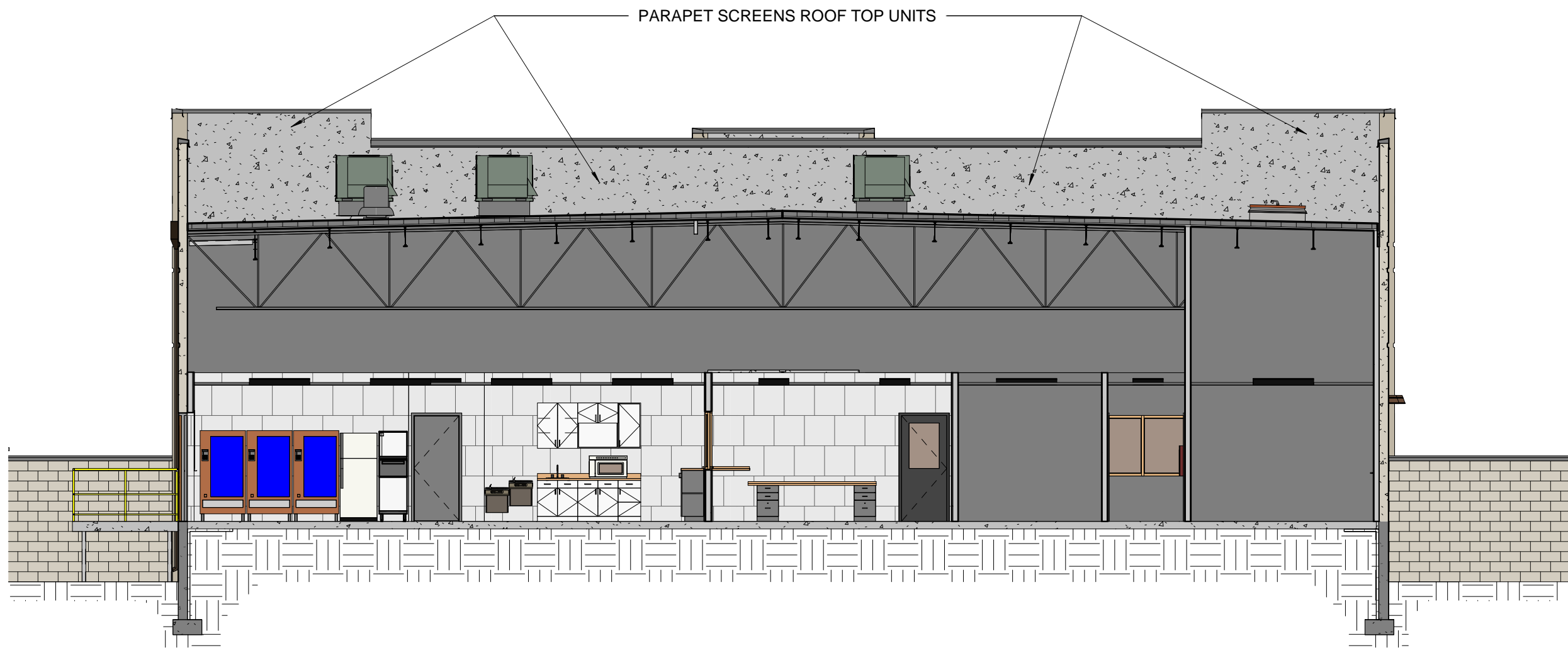
ODFL MESA, AZ EXTERIOR ELEVATIONS

11 x 17 = As indicated

03/04/19



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1 OFFICE BUILDING SECTION
1/8" = 1'-0"



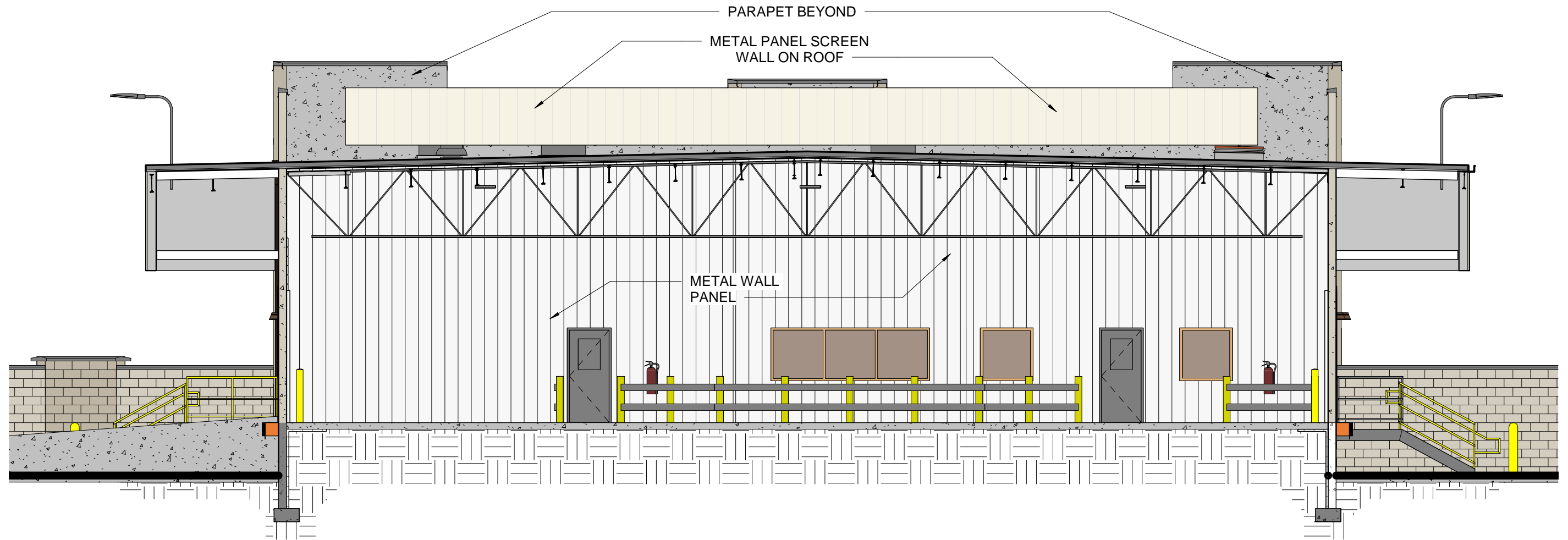
ODFL MESA, AZ
BUILDING SECTION

11 x 17 = 1/8" = 1'-0"

03/19/19



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Nashville, Tennessee 37203
615.296.9146
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1 DOCK SECTION
1/8" = 1'-0"



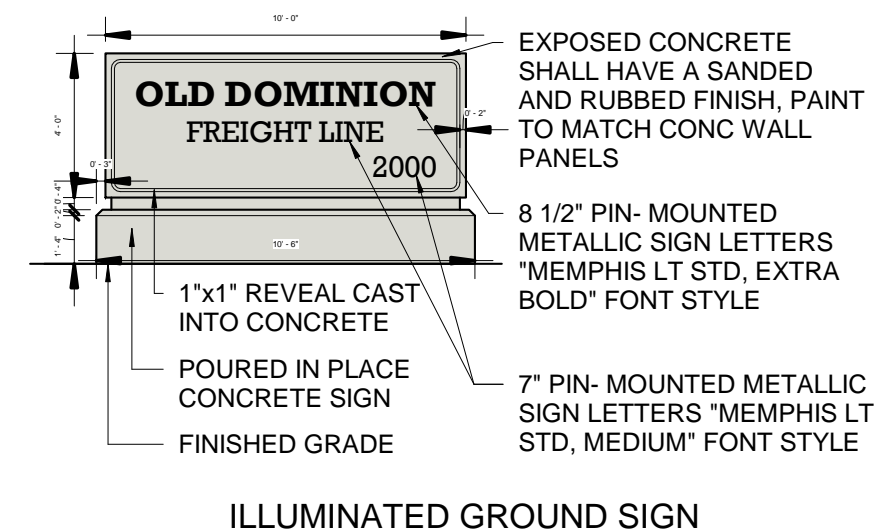
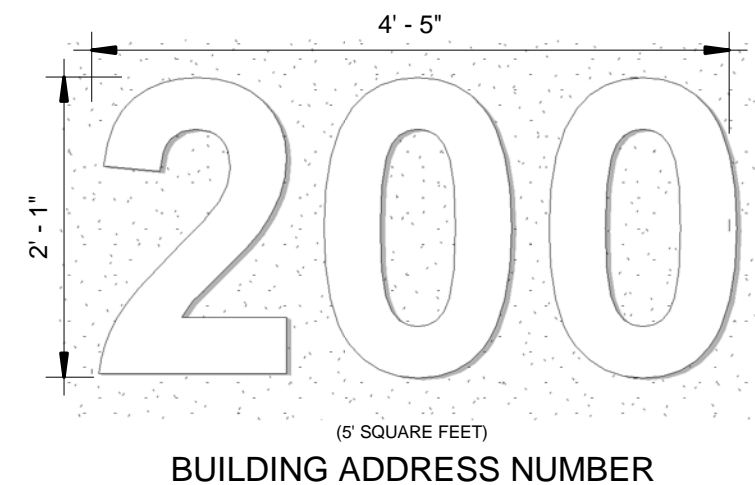
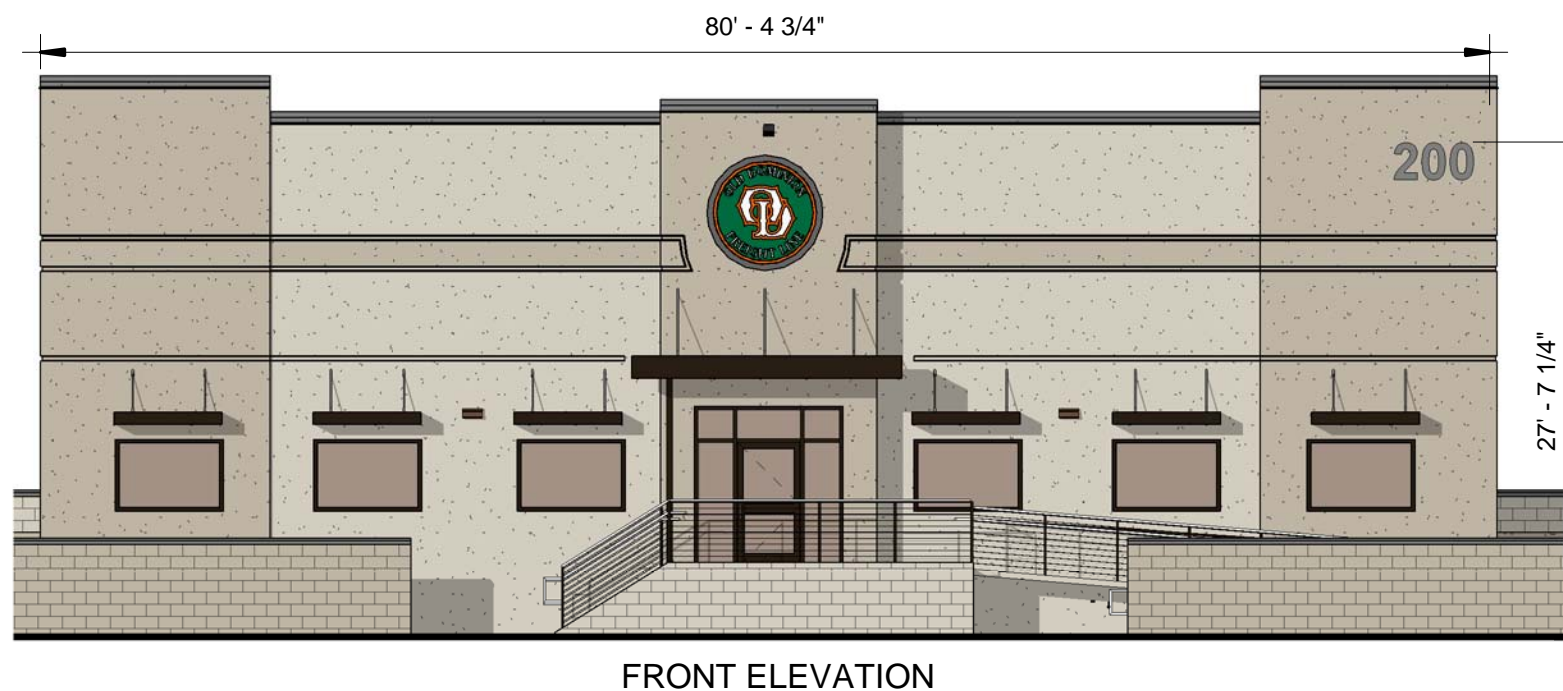
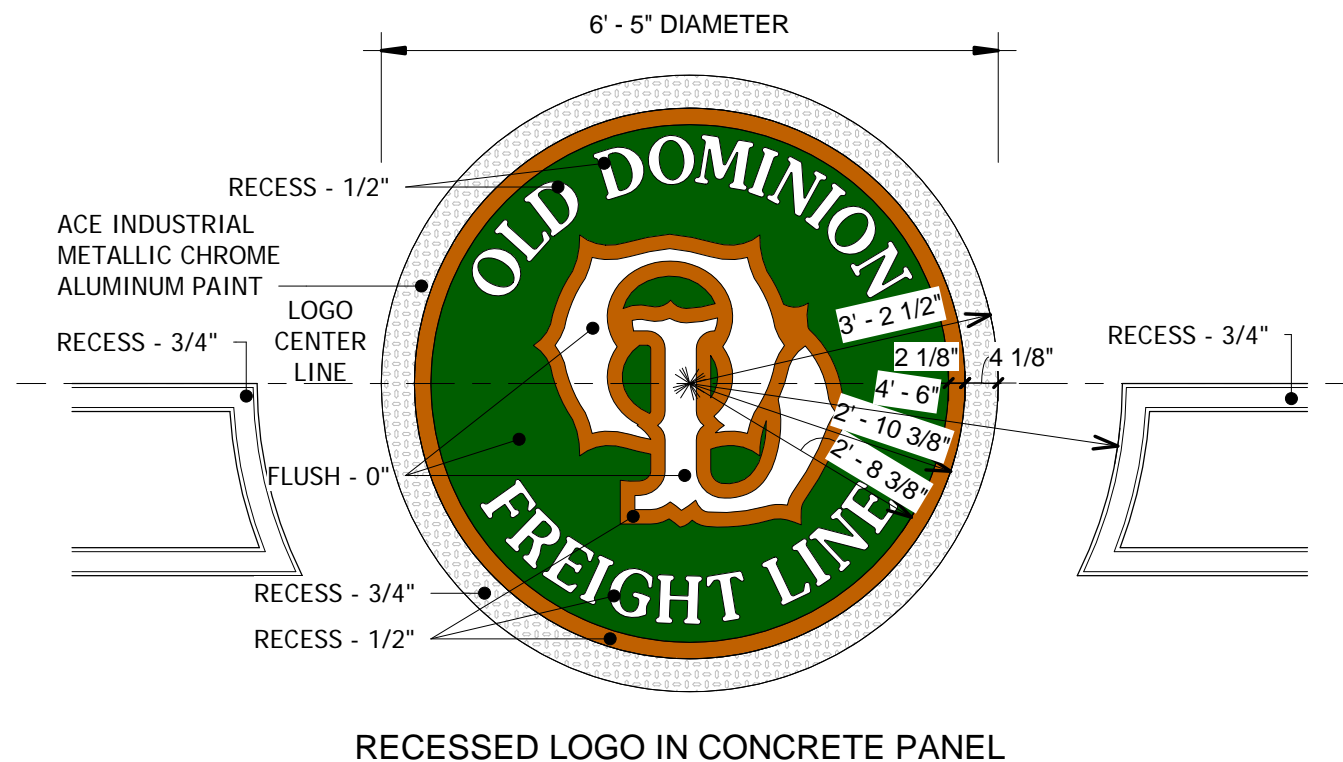
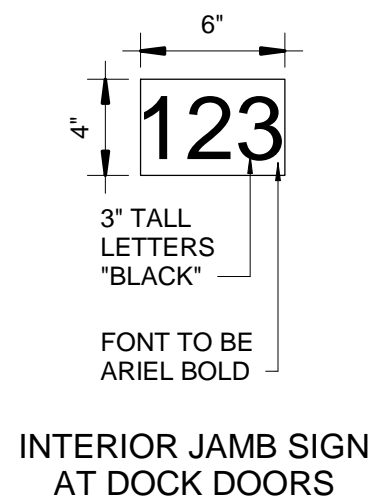
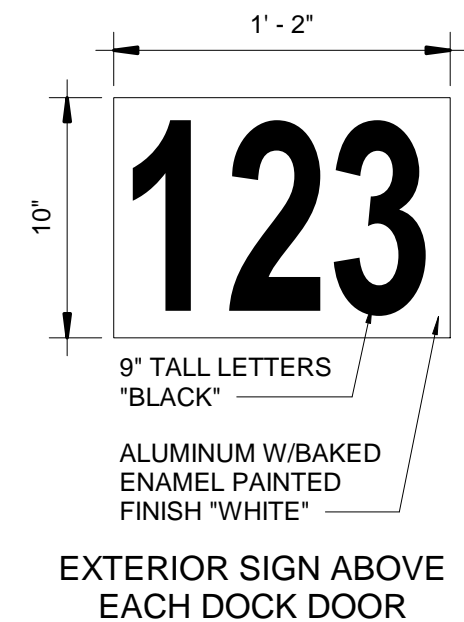
ODFL MESA, AZ
BUILDING SECTION

11 x 17 = 1/8" = 1'-0"

03/19/19



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615.296.9146
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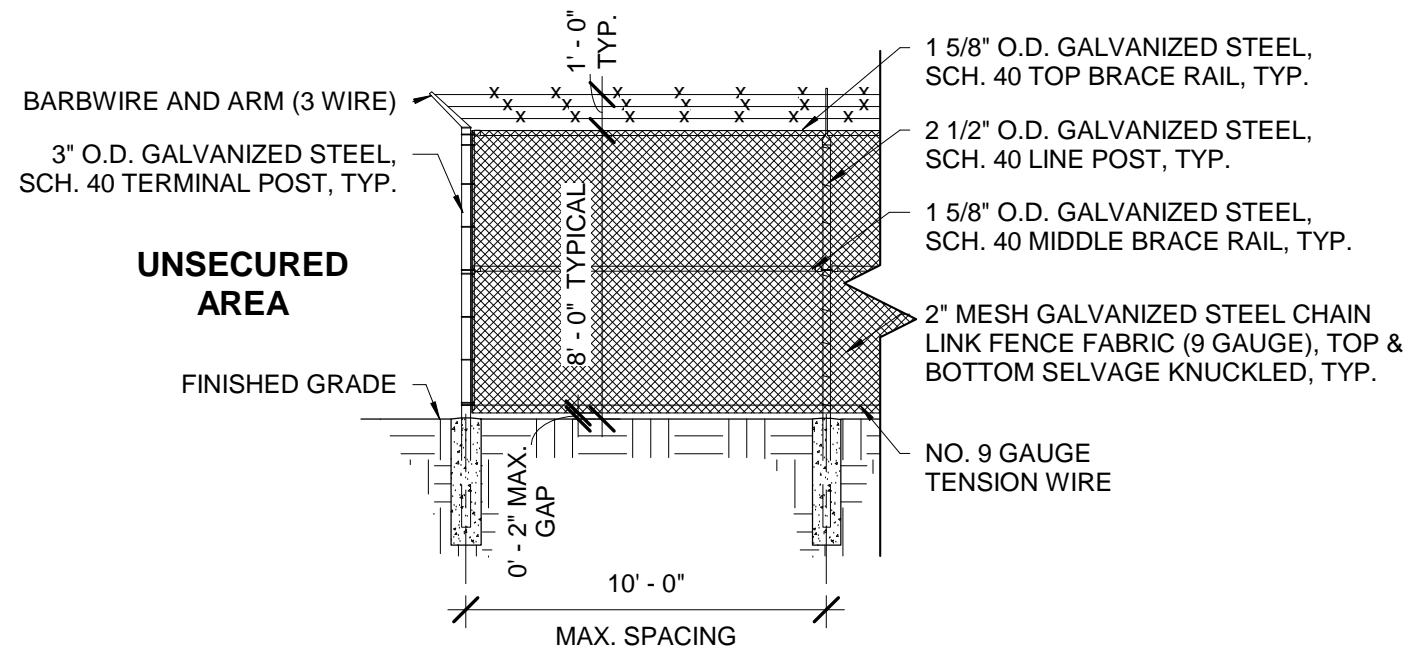


ODFL MESA, AZ

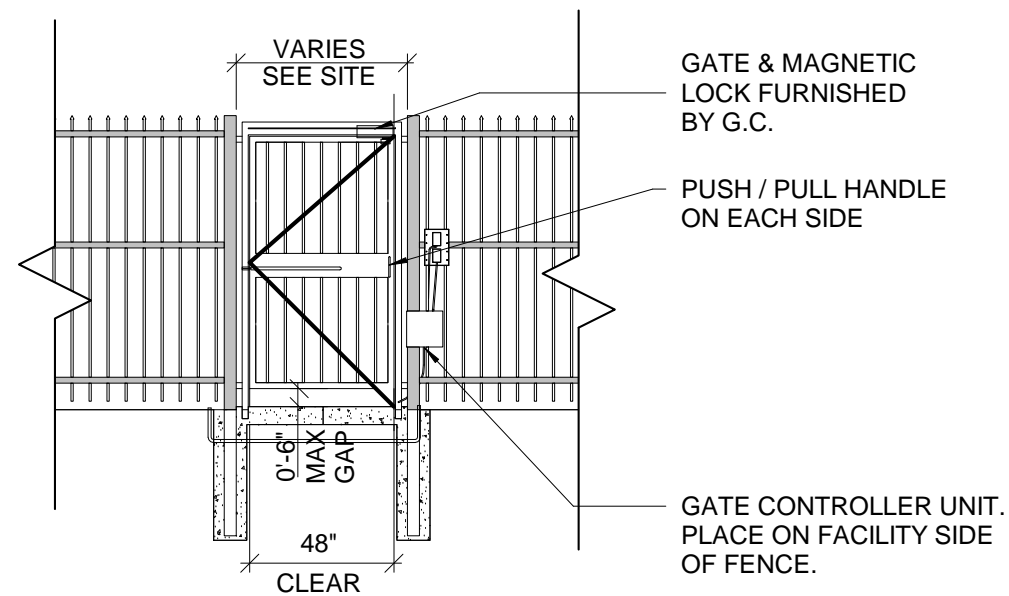
EXTERIOR SIGNAGE SUBMITTAL

11 x 17 = As indicated

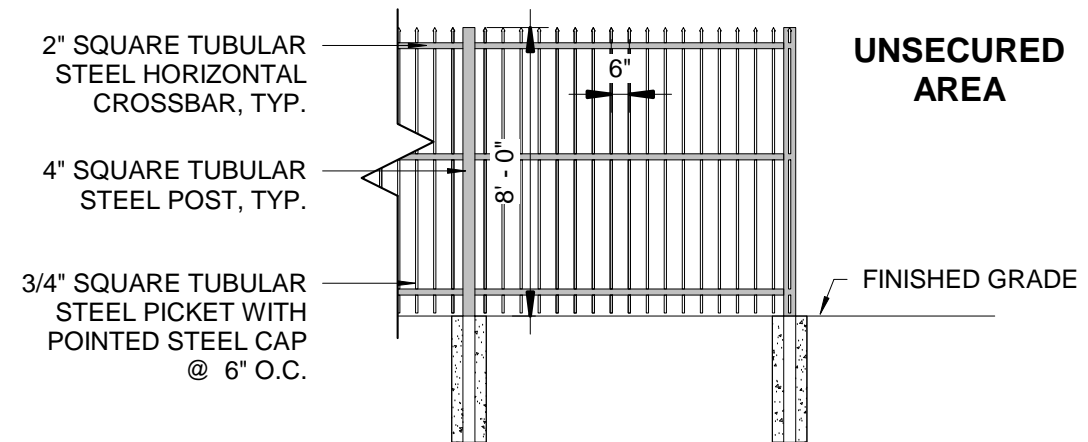
03/19/19



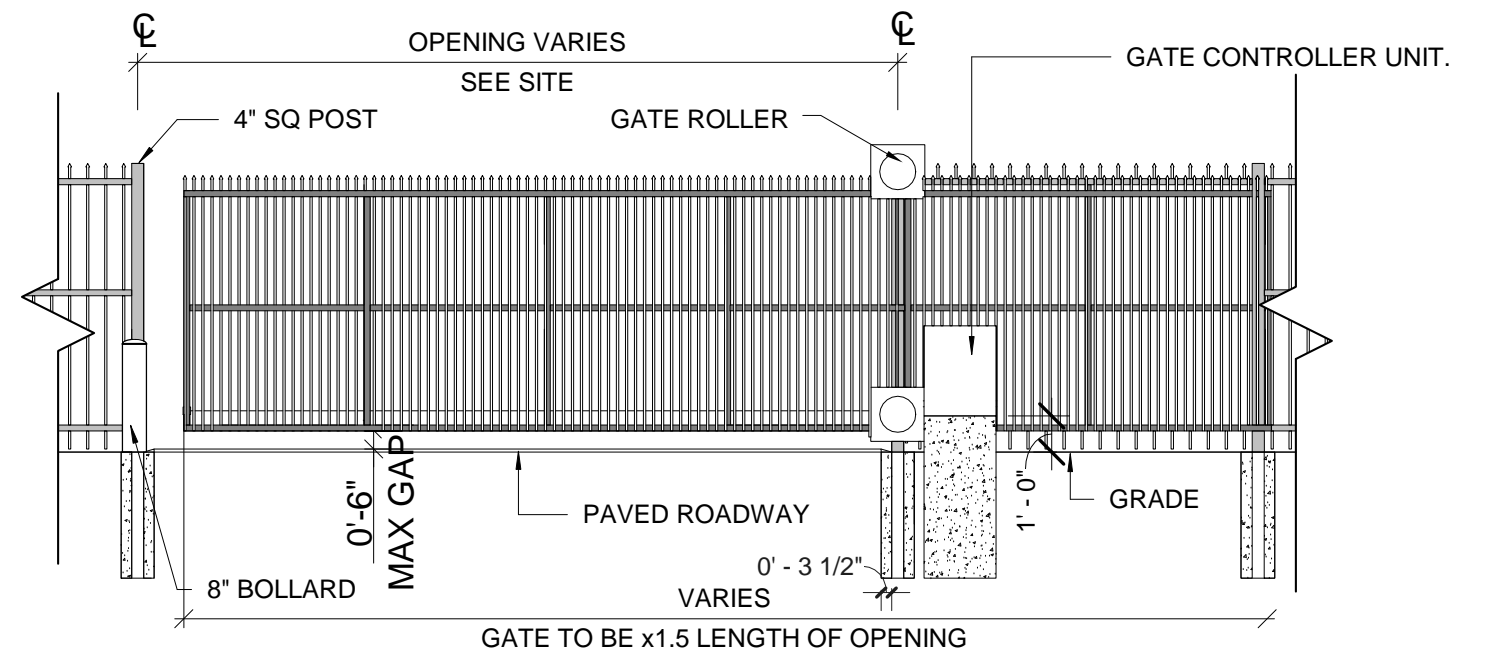
4 REAR AND SIDE YARD FENCE ELEVATION
3/16" = 1'-0"



2 MAN GATE AT EMPLOYEE PARKING FENCE
3/16" = 1'-0"



3 TYP EMPLOYEE PARKING FENCE SECTION
3/16" = 1'-0"



1 VEHICLE GATE
3/16" = 1'-0"



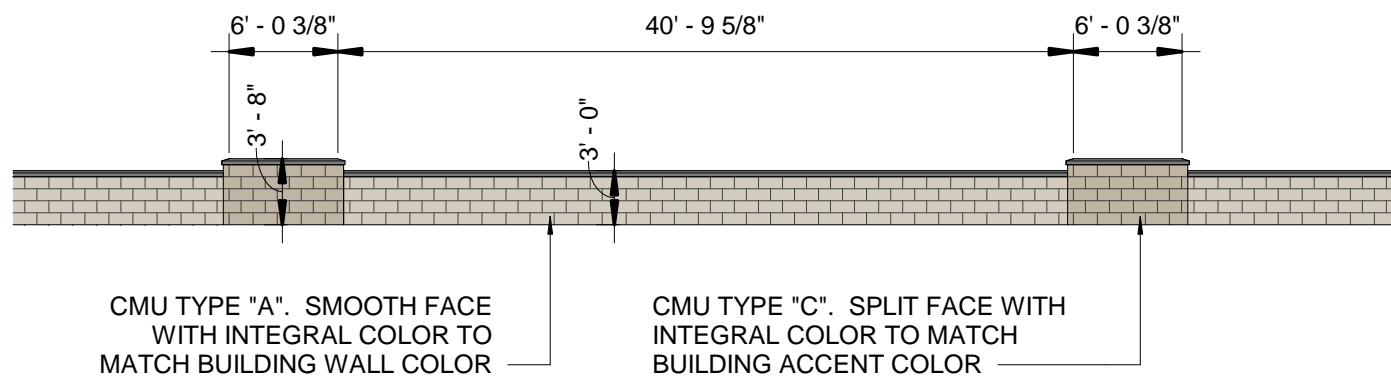
ODFL MESA, AZ
TUBULAR FENCE DETAILS

11 x 17 = 3/16" = 1'-0"

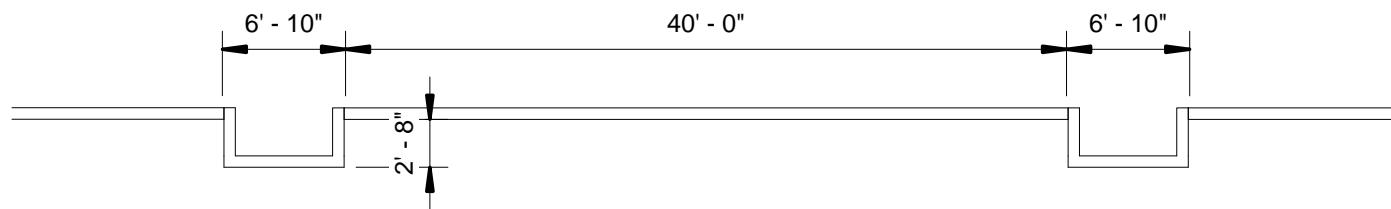
03/19/19



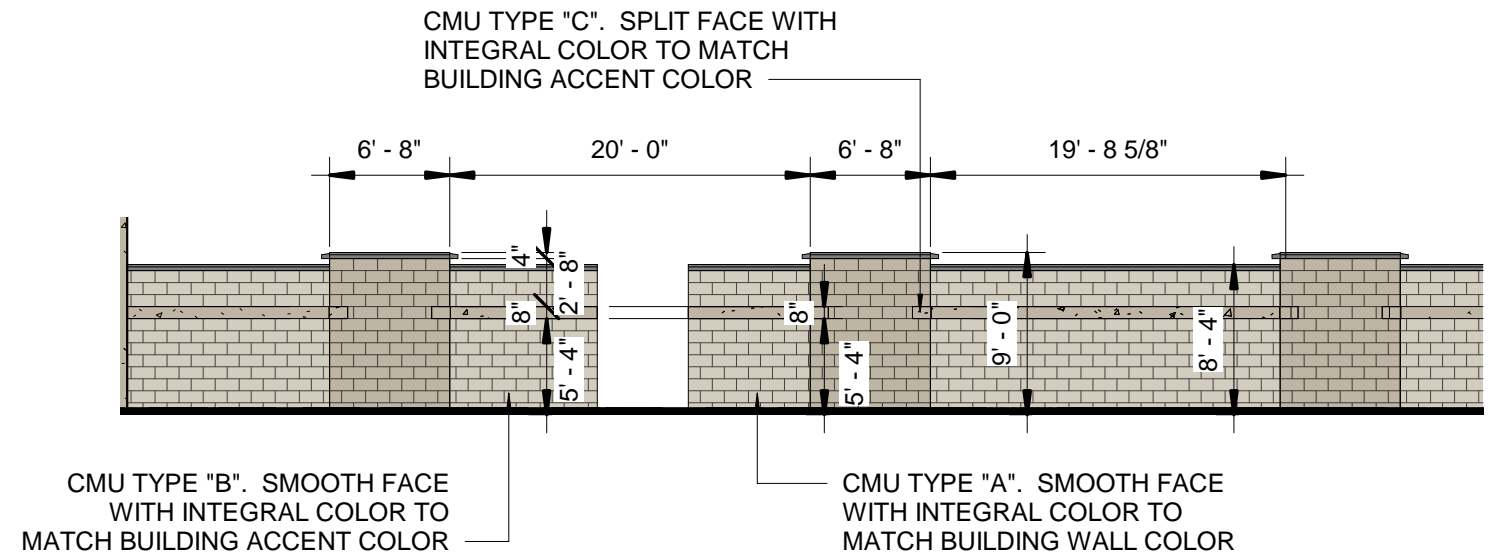
49 Music Square W - Suite 600
Nashville, Tennessee 37203
615.296.9146
www.themdgllc.com



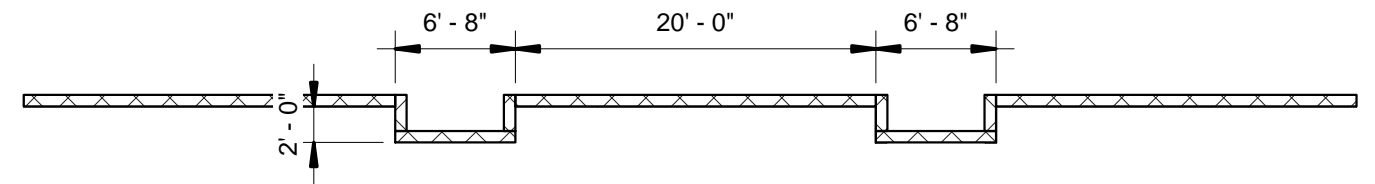
4 HEADLIGHT SCREEN WALL - ELEVATION
3/32" = 1'-0"



3 HEADLIGHT SCREEN WALL - PLAN
3/32" = 1'-0"

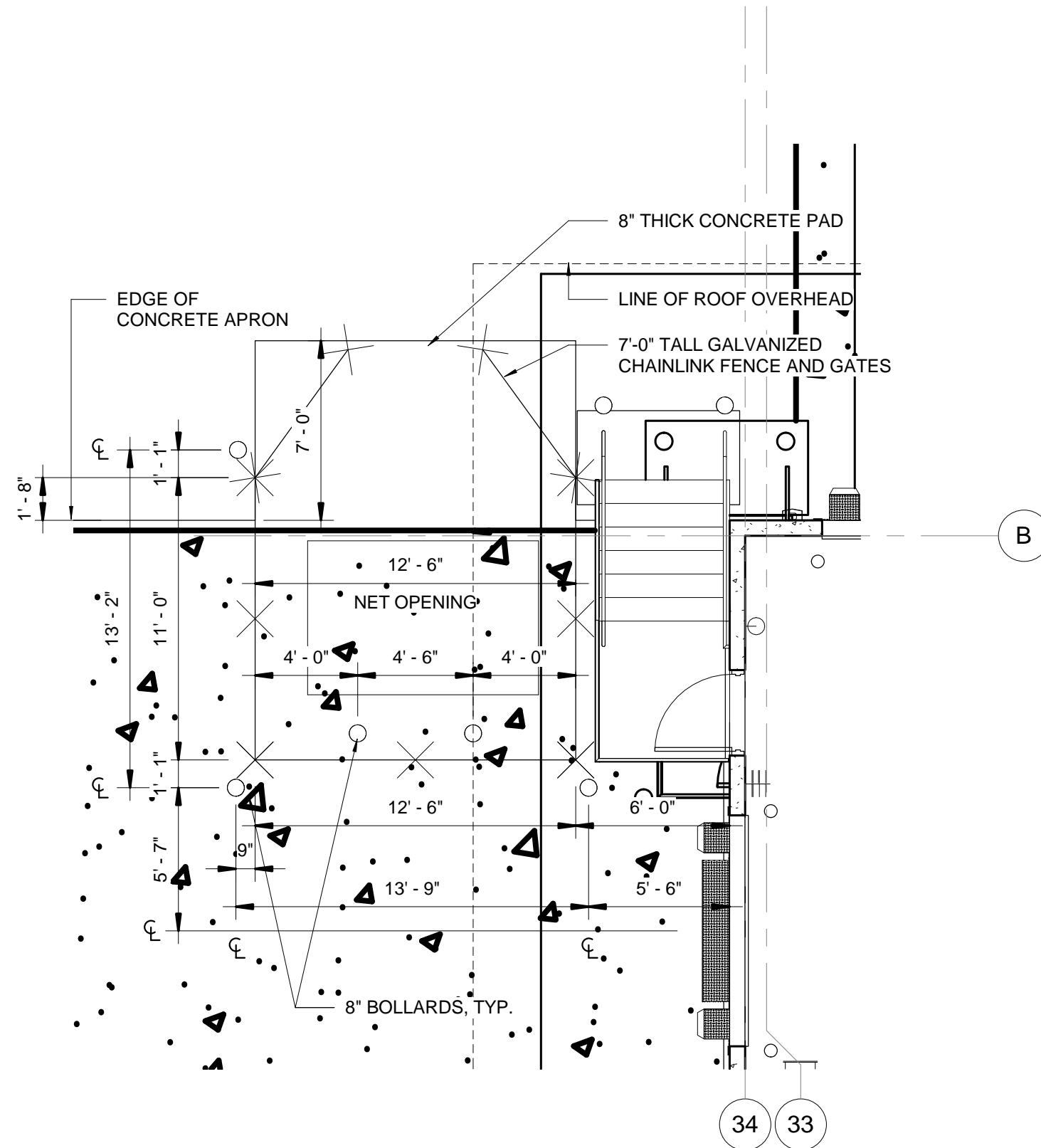


2 STORAGE AREA SCREEN WALL - ELEVATION
3/32" = 1'-0"



1 STORAGE AREA SCREEN WALL - PLAN
3/32" = 1'-0"





ODFL MESA, AZ
ENLARGED DUMPSTER ENCLOSURE

11 x 17 = 3/16" = 1'-0"

03/19/19



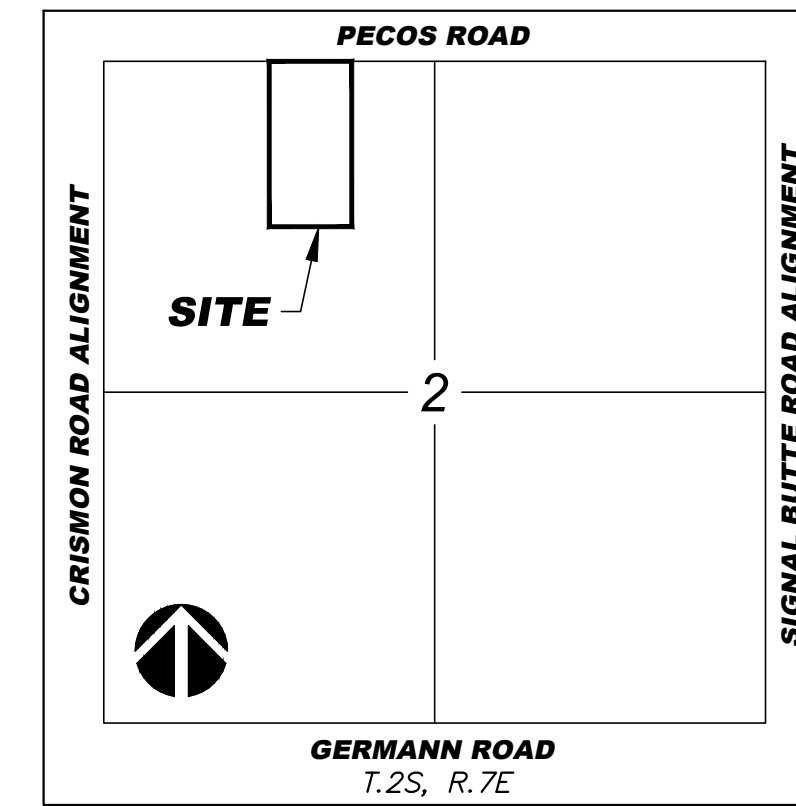
49 Music Square W - Suite 600
Nashville, Tennessee 37203
615.296.9146
www.themdglc.com

K:\EAV_Giv\291303001 - OD Pecos CAD\ Preliminary\291303001WP.dwg, Layout:WALL PLAN Mar 26, 2019 - 8:46am zach.hill

SETBACKS:	REQUIRED	BLDG PROV.	LS PROV.
FRONT	15' (BUILDING & LANDSCAPE)	205'	15'
REAR	0' (ADJACENT TO PAD (G))	385'	10'
SIDE	0' (ADJACENT TO PAD (G))	270'	50'

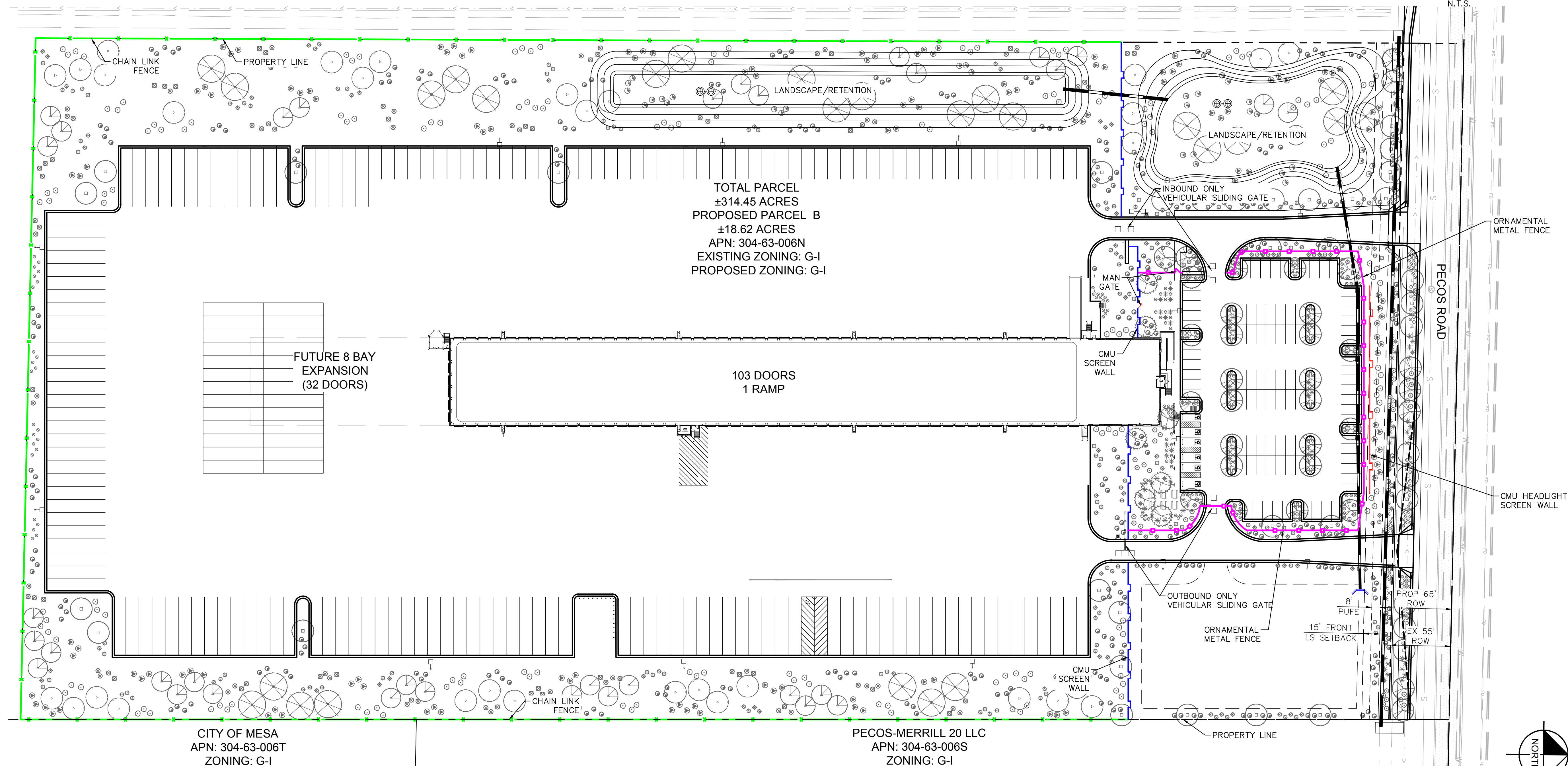
LEGEND

-
- PROPERTY LINE
- CMU SCREEN WALL
- ORNAMENTAL PARKING LOT SECURITY FENCE
- CHAIN LINK PROPERTY SECURITY FENCE
- HEADLIGHT SCREEN WALL



VICINITY MAP

CITY OF MESA
N.T.S.



ARCHITECT
DAVID MOLLENKOPF ARCHITECT
49 MUSIC SQUARE W, SUITE 600
NASHVILLE, TN 37203
TEL. NO. (615) 296-9146
CONTACT: ANDY DONNELLY AIA

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1001 W. SOUTHERN AVE, SUITE 131
MESA, AZ 85210
TEL. NO. (480) 207-2666
FAX NO. (602) 944-7423
CONTACT: JASON BURM, PE

LAND SURVEYOR
SURVEY INNOVATION GROUP, INC.
22425 N. 16TH ST, SUITE 1
PHOENIX, ARIZONA 85024
PH: (480) 922-0780
CONTACT: JASON SEGNAI R.L.S

DEVELOPER
OLD DOMINION FREIGHT LINE, INC.
500 OLD DOMINION WAY
THOMASVILLE, NC 27360
TEL. NO. (366) 822-1291
CONTACT: J. CRAIG KISER

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
1001 W. SOUTHERN AVE, SUITE 131
MESA, AZ 85210
TEL. NO. (602) 906-1103
FAX NO. (602) 944-7423
CONTACT: ANDREW VALESTIN, PLA

NOTE:

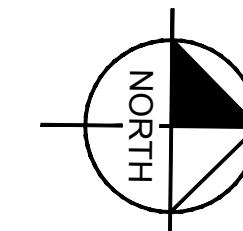
ALL DIMENSIONS ARE TO
FACE OF CURB UNLESS
OTHERWISE NOTED.

BASIS OF BEARING


THE NORTH LINE OF THE NORTHWEST
QUARTER OF SECTION 2, TOWNSHIP 2
SOUTH, RANGE 7 EAST. SAID LINE BEARS
NORTH 89 DEGREES 26 MINUTES 13
SECONDS WEST.

BENCHMARK

FOUND BRASS TAG IN HANDHOLE AT THE
NORTHWEST CORNER OF BRIDGE AT THE
INTERSECTION OF SOSSAMAN ROAD AND
GERMANN STREET.
ELEVATION = 1356.84 (NAD88, CITY OF
MESA)



GRAPHIC SCALE IN FEET



A horizontal line with vertical tick marks at 0, 25, 50, and 100. The segments between 0-25, 25-50, and 50-100 are shaded black.



ODFL MESA
WALL PLAN
SSEC PECOS RD & CRIMSON RD
MESA, ARIZONA

PROJECT No. 291303001
SCALE (H): 1"=50'
SCALE (V): NONE
DRAWN BY: PR
DESIGN BY: PR
CHECK BY: JB
DATE: 03/25/19

C04

04 OF 04 SHEETS

Kimley»»Horn
1001 West Southern Ave., Suite 131
Mesa, Arizona 85210 (480)207-2666
© 2019

Old Dominion
ODFL Mesa
Citizen Participation Plan
Pecos Road
January 28, 2019

Purpose:

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the plan to inform citizens and property owners in the vicinity concerning the Applicant's requests to the City of Mesa for Site Plan Review for the proposed development located on an approximately 18.62-acre property located approximately 628.46 feet west of the SWC of Pecos Road & Merrill Road in Mesa, Arizona (a portion of APN 304-63-006N; "Property"). The proposed project is industrial site plan consisting of a cross dock loading facility with a small office.

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

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

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

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

Action Plan:

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

1. A contact list has been developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1,000+ feet from parent parcel, but may include more
 - b. All registered neighborhood associations within 1,000 feet of the project
 - c. Homeowners Associations within 1,000 feet of the project

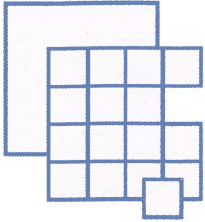
2. A neighborhood meeting will be held on February 12, 2019 at 6:00 PM regarding the development request.
3. The notification list for the neighborhood meeting includes all property owners within 1,000 ft. of the subject property west. Additionally, registered neighborhood contacts within 1,000 ft. of the property are included. A copy of the notification letter for the neighborhood meeting is included with this Citizen participation Plan. Meeting minutes and sign-in sheets of the meeting will be submitted to the City Staff after the meeting is held.
4. Presentations will be made to groups of citizens or neighborhood associations upon request.
5. For public hearing notice, applicant will post a minimum of one (1) 4' x 4' sign(s) on the property. If additional signs are needed, the number of signs will be coordinated with Planning Staff. The sign(s) 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 sign(s) will be submitted to the Planning Staff to be kept in the case file.

Tentative Schedule:

Formal Submittal to City	January 28, 2019
Neighborhood Meeting	February 12, 2019
Follow-Up Submittal	March 5, 2019
Planning & Zoning Public Hearing	April 17, 2019

Attached Exhibits

- 1) Neighborhood Meeting Materials
 - a. Notification letter
 - b. Notification Map of surrounding property owners
 - c. List of property owners within 1,000 ft. of the subject property and HOAs and registered neighborhood contacts within 1,000 ft. of the property



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

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

January 28, 2019

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

On behalf of our client, Schwob Building Company, we are pleased to invite you to a neighborhood meeting regarding a proposed development on the approximately 18.62 acres located approximately 628.48 feet west of the SWC of Pecos Road & Merrill Road in Mesa, Arizona. The property is also identified as a portion of a larger parcel identified on the Maricopa County Assessor's map parcel no. 304-63-006N. Our client is requesting City of Mesa approval of a Site Plan Review application for the subject property to allow for the proposed development, which is an industrial site plan consisting of a cross dock loading facility with a small office.

A neighborhood meeting will be held at the time and place listed below to discuss the proposed project and answer any questions you may have. As part of making this a successful project, we value and look forward to your input and comments.

Date:	February 12, 2019
Place:	Redemption Church Gateway 8743 E Pecos Rd #112 Mesa, AZ 85212
Time:	6:00 p.m.

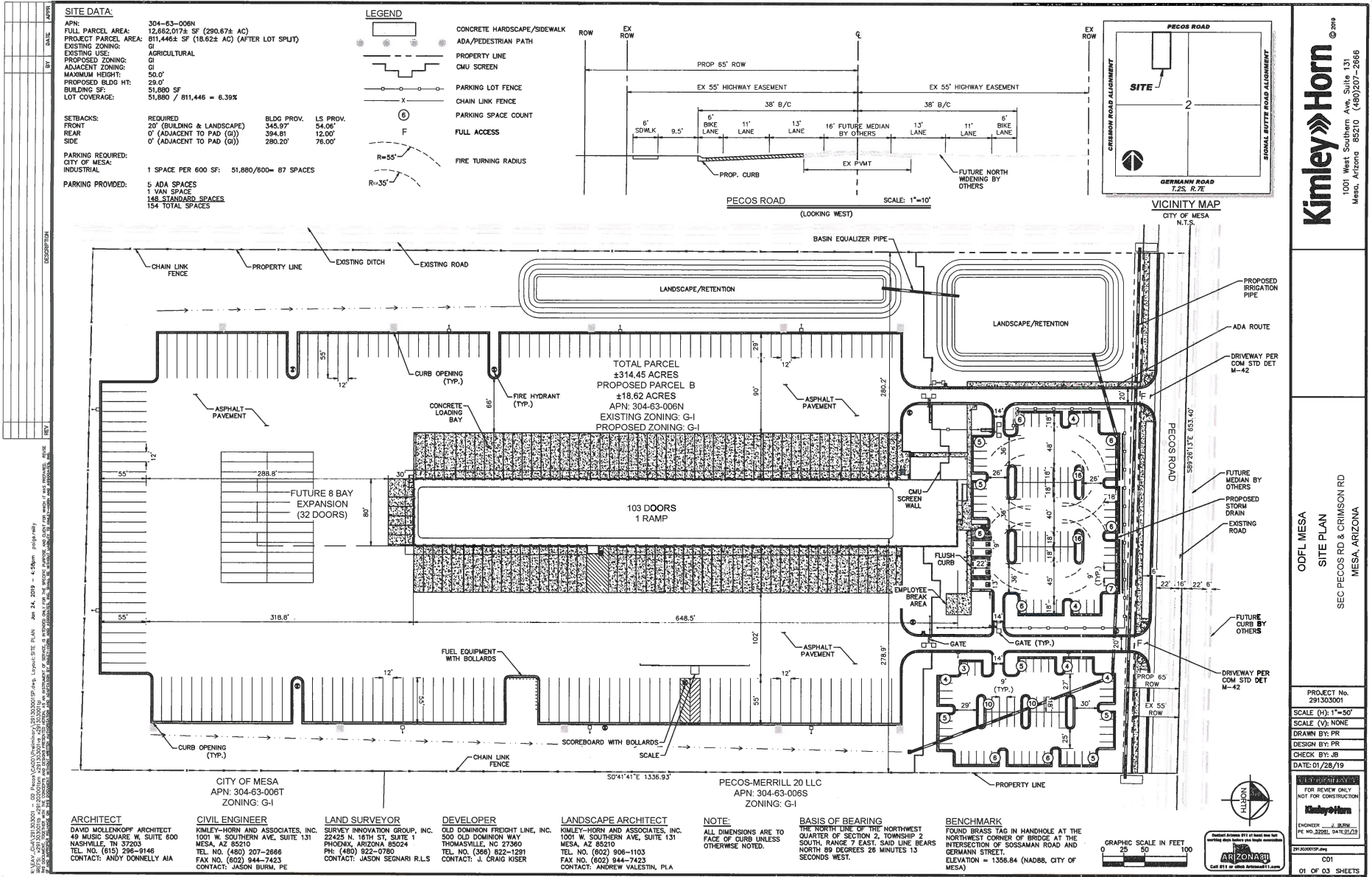
At this time, no public hearing before the City of Mesa Planning & Zoning Board has been scheduled. When the meeting date is known, you will be notified.

If you have any questions regarding this matter prior to the neighborhood meeting, please contact myself, or D.J. Stapley, at our office at (480) 461-4670.

Sincerely,

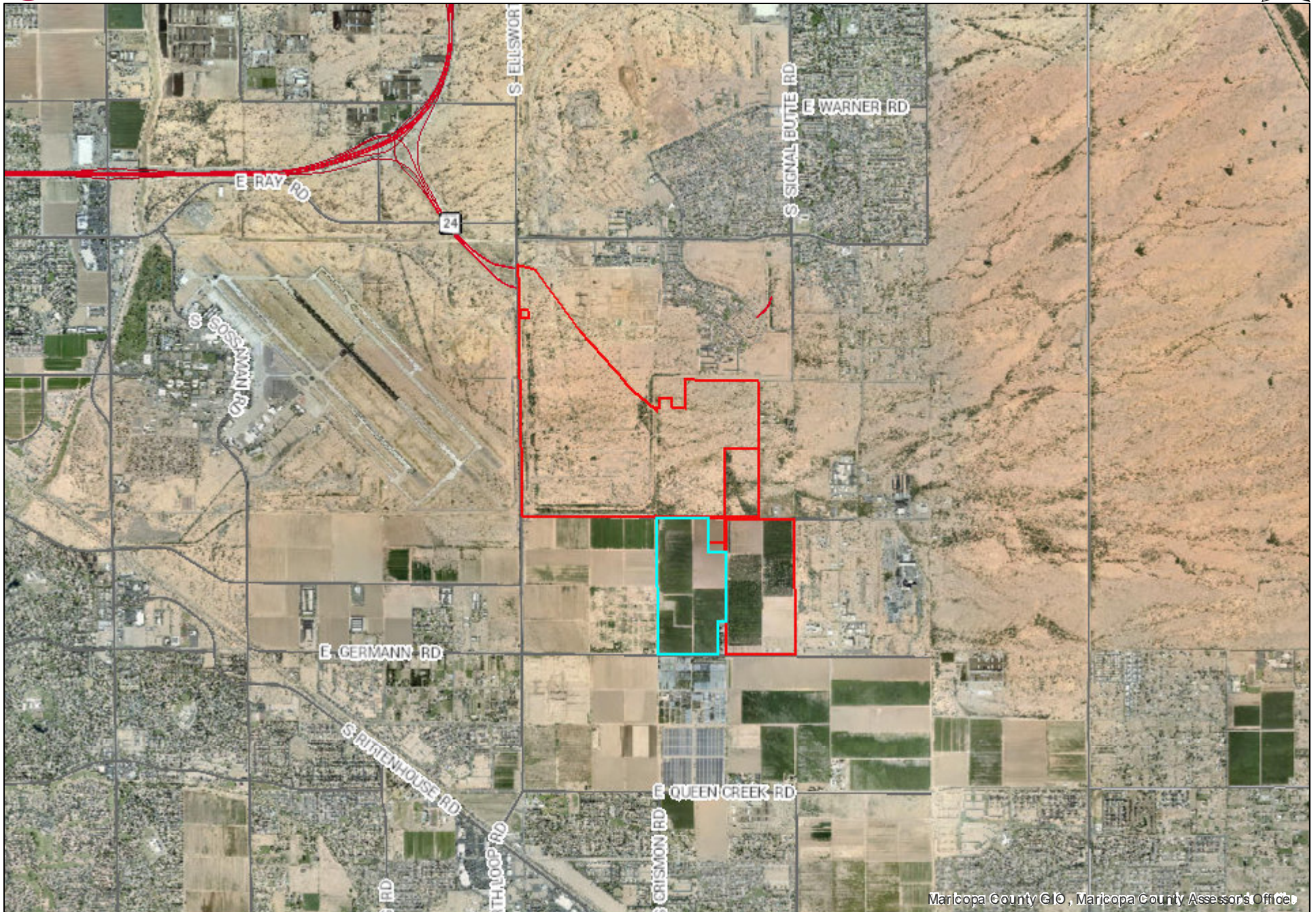
Sean B. Lake
PEW & LAKE, PLC

Proposed Site Plan





Map



Maricopa County GIS, Maricopa County Assessor's Office

Property Owners and HOAs within 1,000 Feet

Owner	Address	City	State	Zip
BYNER CATTLE COMPANY	333 N CENTRAL AVE	PHOENIX	AZ	85004-2121
MESA CITY OF	PO BOX 1466	MESA	AZ	85211
PACIFIC PROVING LLC	2201 E CAMELBACK RD STE 650	PHOENIX	AZ	85016
PECOS-MERRILL 20 LLC	5730 ECHO CANYON DR	PHOENIX	AZ	85018
TUCKER PROPERTIES LTD	4010 E GROVE CIRCLE	MESA	AZ	85206
TUCKER PROPERTIES LTD	4010 E GROVE CIRCLE	MESA	AZ	85206
WILLIAMS GATEWAY LAND INV LP/GFLP/ET AL	2812 N NORWALK ST STE 105	MESA	AZ	85215

Old Dominion
ODFL Mesa
Citizen Participation Report
Pecos Road W. of Merrill Road, Mesa

Purpose:

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 Site Plan Review for the proposed development located on an approximately 18.6-acre property located approximately 628.5 feet west of the SWC of Pecos Road & Merrill Road in Mesa (a portion of APN 304-63-006N; "Property"). This Property is further identified as being located within the 10200 and 10300 blocks of East Pecos Road (south side). The proposed project is industrial site plan consisting of a cross dock loading facility with a small office.

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:

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

Actions:

To provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address 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. Registered neighborhood associations and Homeowners Associations within 1 mile of the project – Contacts from the City of Mesa said there were no Registered Neighborhoods or HOAs within 1 mile of the project.
2. A neighborhood meeting was held on February 12, 2019 at 6:00 p.m. with the 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 from the public since the neighborhood meeting.
4. For public hearing notice, applicant will post a minimum of one (1) 4' x 4' sign on the property. The sign 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 sign(s) 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

Tentative Schedule:

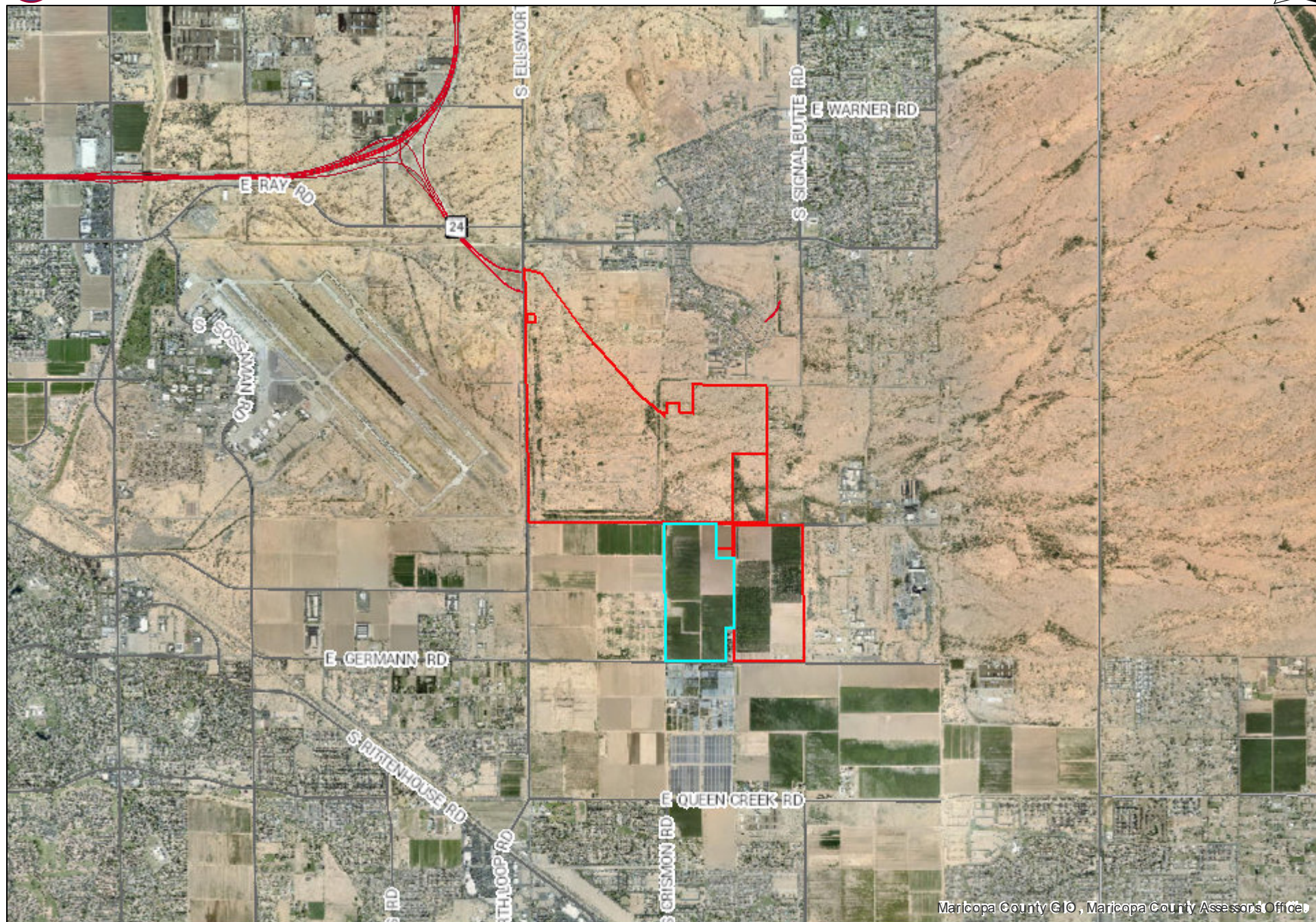
Formal Submittal to City	January 28, 2019
Neighborhood Meeting	February 12, 2019
Follow-Up Submittal	March 26, 2019
Planning & Zoning Public Hearing	April 17, 2019

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 Summary (none attended the neighborhood meeting)

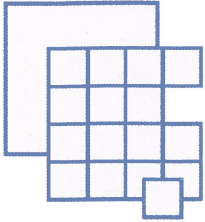


Map - PO within 1,000 Ft. ZON19-00063



Property Owners and HOAs within 1,000 Feet

Owner	Address	City	State	Zip
BYNER CATTLE COMPANY	333 N CENTRAL AVE	PHOENIX	AZ	85004-2121
MESA CITY OF	PO BOX 1466	MESA	AZ	85211
PACIFIC PROVING LLC	2201 E CAMELBACK RD STE 650	PHOENIX	AZ	85016
PECOS-MERRILL 20 LLC	5730 ECHO CANYON DR	PHOENIX	AZ	85018
TUCKER PROPERTIES LTD	4010 E GROVE CIRCLE	MESA	AZ	85206
TUCKER PROPERTIES LTD	4010 E GROVE CIRCLE	MESA	AZ	85206
WILLIAMS GATEWAY LAND INV LP/GFLP/ET AL	2812 N NORWALK ST STE 105	MESA	AZ	85215



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

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

January 28, 2019

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

On behalf of our client, Schwob Building Company, we are pleased to invite you to a neighborhood meeting regarding a proposed development on the approximately 18.62 acres located approximately 628.48 feet west of the SWC of Pecos Road & Merrill Road in Mesa, Arizona. The property is also identified as a portion of a larger parcel identified on the Maricopa County Assessor's map parcel no. 304-63-006N. Our client is requesting City of Mesa approval of a Site Plan Review application for the subject property to allow for the proposed development, which is an industrial site plan consisting of a cross dock loading facility with a small office.

A neighborhood meeting will be held at the time and place listed below to discuss the proposed project and answer any questions you may have. As part of making this a successful project, we value and look forward to your input and comments.

Date:	February 12, 2019
Place:	Redemption Church Gateway 8743 E Pecos Rd #112 Mesa, AZ 85212
Time:	6:00 p.m.

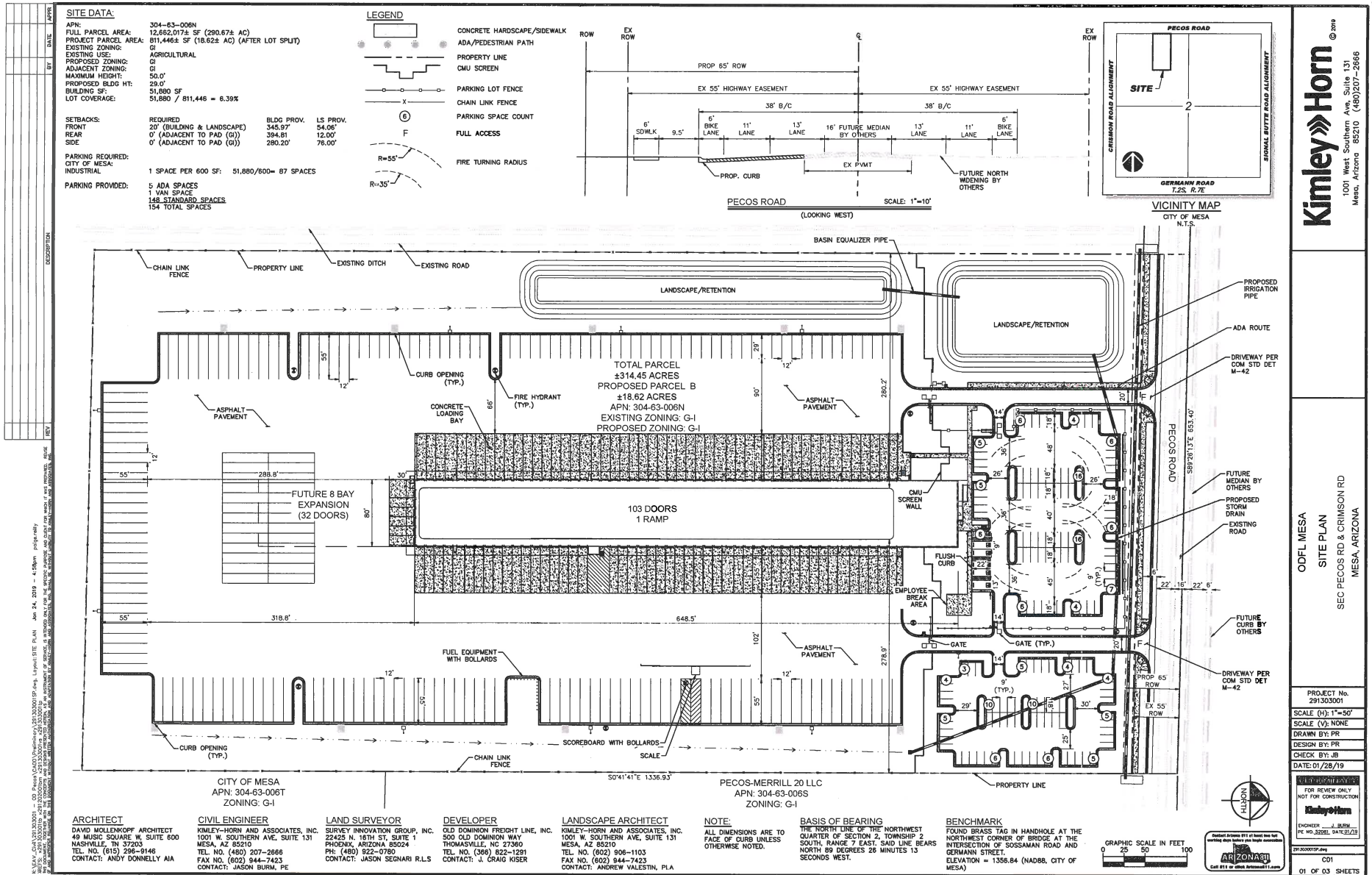
At this time, no public hearing before the City of Mesa Planning & Zoning Board has been scheduled. When the meeting date is known, you will be notified.

If you have any questions regarding this matter prior to the neighborhood meeting, please contact myself, or D.J. Stapley, at our office at (480) 461-4670.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC

Proposed Site Plan



Neighborhood Meeting Summary
Old Dominion, ODFL Mesa
West of the SWC of
Pecos Road & Merrill Road

February 12, 2019 at 6:00 pm

Location:

Redemption Church Gateway
8743 E Pecos Rd #112
Mesa, AZ 85212

No citizens attended the neighborhood meeting. The applicant was present before 6:00 pm and waited until approximately 6:20 pm before leaving the facility.