

Mesa Elliot Technology Park West Rezone Narrative

Project Description and Site Summary

Revised 12-10-18

Property

The property consists of approximately 67.5 gross acres of undeveloped land.

Tax Parcels: 304-03-016K
304-03-016J

General Plan Designation

The Property is located within the Employment/Mixed Use Activity land use category of the Mesa 2040 General Plan.

Current Zoning

The property is zoned PEP DMP and C2 DMP.

Proposed Zoning

The proposed zoning for the property is Light Industrial.

Development Plans

The overall development plan for the Mesa Elliot Technology Park West will complement the adjacent Mesa Elliot Technology Park East with a mixture of light industrial/manufacturing/office and limited commercial uses being located primarily along Ellsworth Road. The initial development phase will consist of two general industrial buildings being located on the southwest 18.56 acres.

Mesa Gateway Development Strategic Plan

The overall development plan for the Mesa Elliot Technology Park West is in total harmony with the Mesa Gateway Strategic Development Plan (“Plan”). The following are a sample of examples as to how the Mesa Elliot Technology Park West complies with the Plan.

Goal #2 of the Plan: Create a regional employment center with a mix of jobs, emphasizing the attraction of at least 100,00 high-wage, high value jobs.

The proposed zoning for the Mesa Elliot Technology Park West is Limited Industrial, which will allow for a wide variety of employment opportunities.

Objective 2.2.4: Freeway frontage should be devoted to employment and retail uses.

The Mesa Elliot Technology Park West is located adjacent to SR 202 and will be entirely devoted to employment and retail uses.

Objective 2.2.7: Development must provide for the infrastructure and public facilities that will be necessary for the ultimate development of the area.

The development of the Mesa Elliot Technology Park West will include extending and constructing regional infrastructure for the area.

Mesa Technology Park

Phase 1

Special Use Permit to Reduce Required Parking

Narrative

February 20, 2019

We are requesting to reduce the required parking from 622 to 559. We believe this will provide more than enough parking for the anticipated uses.

Criteria for Approval. A Special Use Permit for reduced parking shall only be issued if the following criteria are found to be true:

1. Special conditions—including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site—exist that will reduce parking demand at the site;

The nature of the proposed operation will be light industrial. The City's industrial parking standard of 1 space / 600 sq.ft. is more in line with the anticipated parking needs. At the City's industrial parking standard we would only need to provide 478 parking spaces. We are proposing 559, which far exceeds the industrial standard.

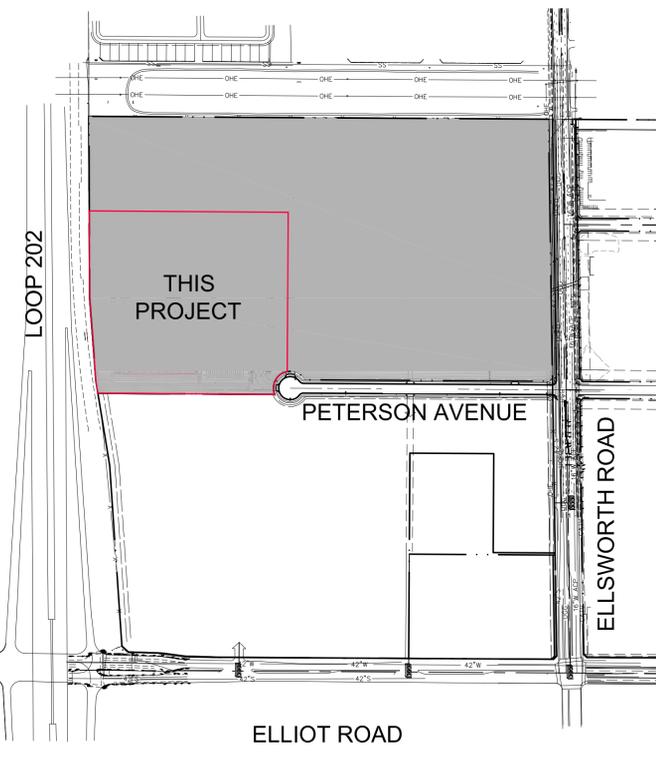
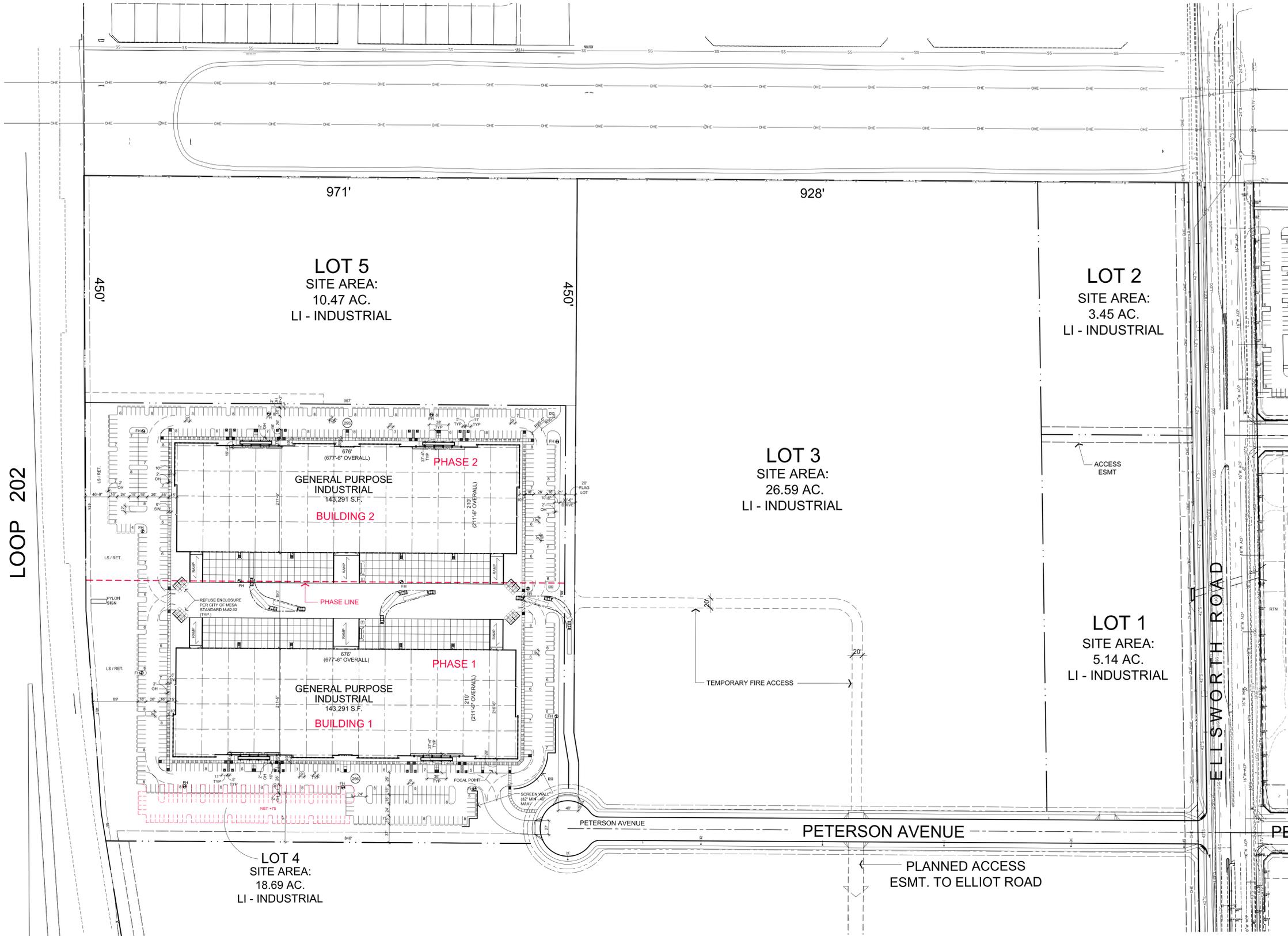
The 'market' (based on feedback from our expert brokerage team) for this product-type (light industrial with 10-20% office) is 1 space / 500 sq.ft., which we accommodate. Should the office %'s exceed 10-20% necessitating additional parking, then additional parking can be provided as reflected on the Site Plan. We believe it is in everyone's best interest not to over park the project; landscaping is a nicer benefit than additional asphalt.

2. The use will adequately be served by the proposed parking; and

We are designing the site so that each unit will have a delivery bay. It is anticipated that many of the users will park in the delivery bays, and no spaces are being counted as being provided within the delivery bays.

3. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.

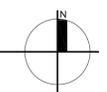
Based on our market studies the amount of parking being provided will exceed the amount of parking needed to accommodate the full build out of the site. We don't believe that reducing the required parking from 622 to 559 will have any impact on the supply of on-street parking in the surrounding area. As indicated on the site plan, additional parking can be located on the site by converting surface retention to underground retention. Additionally, we own the property both north and east of the proposed industrial buildings and could accommodate additional parking in the unlikely scenario additional parking was needed.



LOCATION MAP



SITE PLAN
0 50' 100' 200'
SCALE: 1" = 100'



NWC Elliot Road & Ellsworth Road
Mesa, Arizona

01-10-19
15153-Site Plan

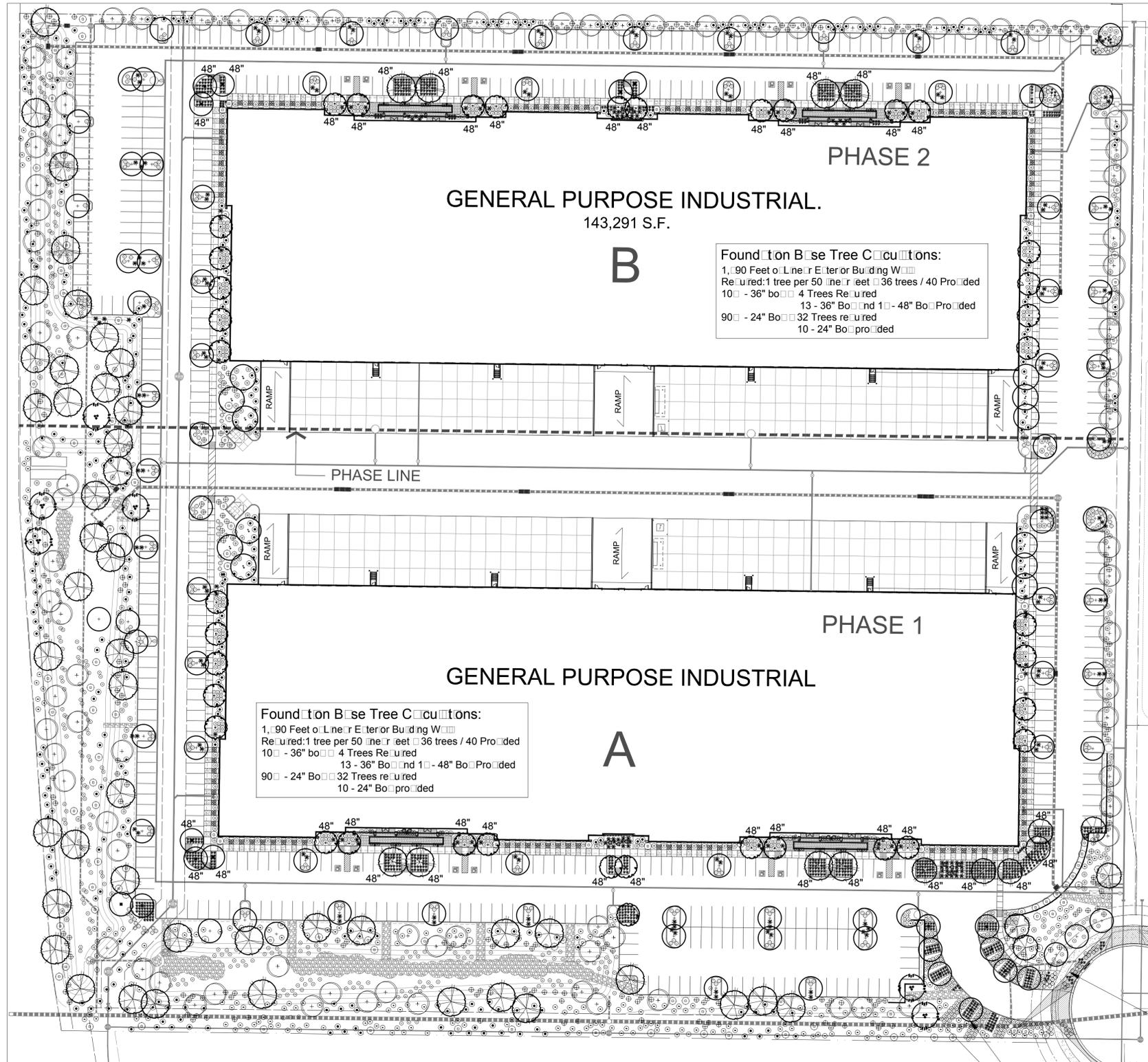
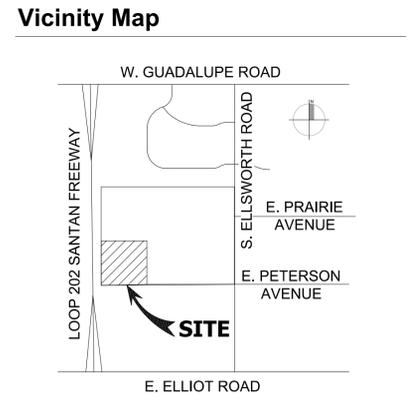


Butler Design Group, Inc
architects & planners

SIHI SUNBELT
Investment Holdings Inc.

Site Data

Site Area:	813,926 S.F. 18.69 AC.
Building Area:	286,582 S.F.
Coverage:	35.2%
Parking Provided:	559 Spaces
Parking Ratio:	1.95 / 1,000 S.F.



LANDSCAPE LEGEND

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS. SEE SECTION 1903.6. ALL PLANTING CODE.

TREES	SIZE	QTY
Prosopis juliflora "Cooper" Cooper Thornless Mesquite Multi-trunk Multi-trunk	48" Bo 24" Bo U.O.N	13 11
Acacia saligna Mug Tree Standard, Multi-trunk	36" Bo 48" Bo	28 20
Parsonsia praecox Palo Verde Multi-trunk Multi-trunk	36" Bo U.O.N. 48" Bo	1 6
Acacia saligna Willow Acacia Multi-trunk Multi-trunk	24" Bo U.O.N	81
Calliopsis tinctoria "Seedless" Seedless Desert Willow Standard, Multi-trunk	15 Gallon	92
Parsonsia Hybrid "Desert Museum" Desert Museum Multi-trunk	36" Bo Multi-trunk	12
Croton glaucus Siguro	8" Spears - U.O.N. no Boes or scots	14
Styphelia tetrandra Styphelia Tree Form Site	4" copper container	5

SHRUBS / ACCENTS	SIZE	QTY
Muhlenbergia rigens Deer Grass	5 Gallon	910
Eriogonum fasciculatum Blue Bells	5 Gallon	244
Hesperaloe parviflora "Perpetua" Bright Light Cactus	5 Gallon	1290
Hesperaloe parviflora Giant Hesperaloe	5 Gallon	231
Tecoma stans "Orange Jubilee" Orange Jubilee	5 Gallon	448
Dischidandra sp. Desert Spoon	5 Gallon	269
Leucophaea frutescens "Coppertone" Coppertone Desert Sage	5 Gallon	281
Echinocactus grussonii Golden Barrel	8" diameter Multi-trunk	486
Crescentia alata Medicine Bird of Paradise	5 Gallon	143

GROUND COVERS	SIZE	QTY
Eriogonum fasciculatum Outback Sunrise	1 Gallon	483

INERT MATERIALS	DESCRIPTION
[Pattern]	Decomposed Granite - 1/2" Screened Express Gold 2" thickness in landscape areas Substitutes per to Landscape Architect
[Pattern]	Non Grouted concrete - 1" to 3" Express Desert Tan 3" thickness in steel plate areas Substitutes per to Landscape Architect
[Pattern]	D.P. Decomposed Granite - Express Rose Cluck Rock 3" thickness in steel plate area landscape areas D.P.
[Pattern]	1/4" x 8" Rusted Steel Header - Secure egress

Sign Distance Lines per
25 MPH and Curved-Speed Limit

1/4" x 8" Rusted Steel Header
Decomposed Granite - Express Rose Cluck Rock
3" thickness in steel plate area landscape areas

Pre-Construction Landscape Plan - Total Site



NWC Elliot Road & Ellsworth Road
Mesa, Arizona

SUNBELT
Investment Holdings Inc.

08-02-18
15153-ST15

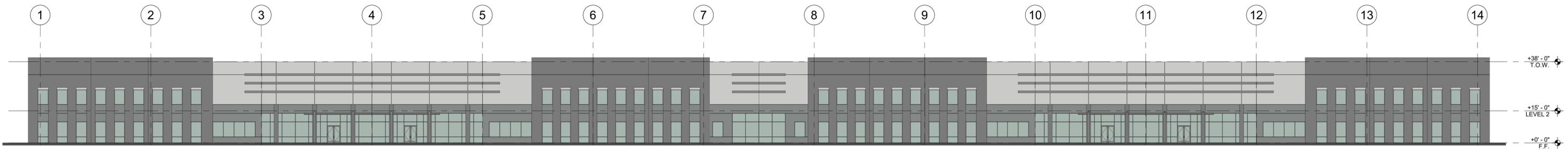


LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
67 E. Weldon Ave.
Suite 230
Phoenix, Arizona 85012
p (602) 840-7771
f (602) 840-8021
www.laskindesign.com

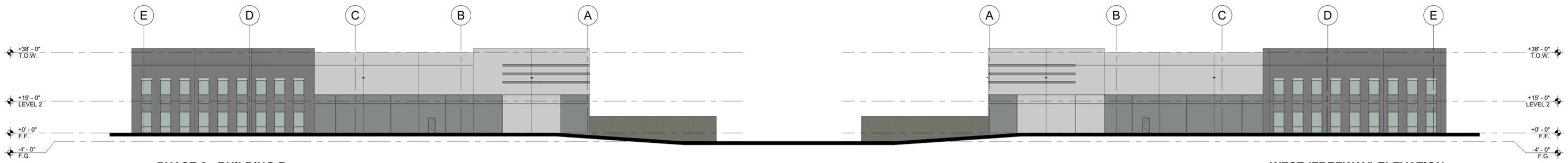


Butler Design Group, Inc
architects & planners

PLA.01
of THREE

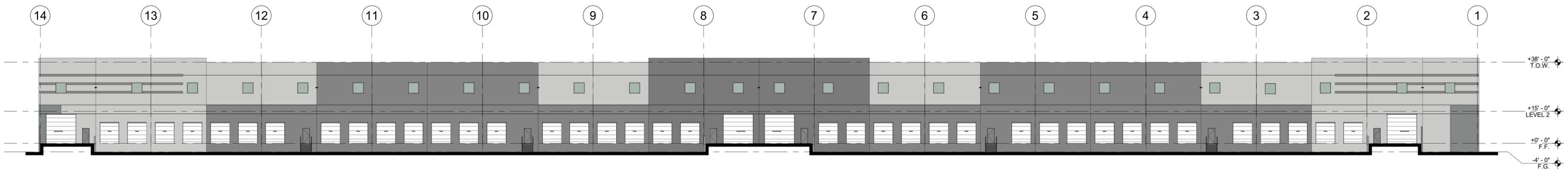


SOUTH (FRONT) ELEVATION
SCALE: 3/64" = 1'-0"



PHASE 2 - BUILDING B
SCALE: 3/64" = 1'-0"

WEST (FREEWAY) ELEVATION
SCALE: 3/64" = 1'-0"



NORTH (REAR) ELEVATION
SCALE: 3/64" = 1'-0"





SUNBELT
Investment Holdings Inc.



Citizen Participation Plan for Mesa Elliot Technology Park West Rezone

Date: October 2, 2018

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for the proposed development. The site consists of approximately 67 gross acres located at the NWC of Ellsworth Road and Peterson Road. The application is for a rezoning from C-2 DMP and PEP DMP to LI. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Jeffrey Blilie, Beus Gilbert PLLC
701 N. 44th Street
Phoenix, AZ 85008
(480) 429-3030
jblilie@beusgilbert.com

Pre-Application Meeting:

The pre-application meeting with the City of Mesa planning staff was held on June 25, 2018.

Action Plan:

In order to provide effective citizen participation in conjunction with the 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 will be developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one mile.
 - Homeowner's associations within one half mile of the project.
 - Interested neighbors – focused on 1,000 feet from site.

- 2) All persons listed on the contact list will receive a letter describing the project, site plan, and contact information for any future correspondence.

Schedule:

Pre-application meeting – June 25, 2018
Application submittal – October 5, 2018

FINAL CITIZEN PARTICIPATION REPORT
Mesa Elliot Technology Park West Rezone

ZON18-00806

March 5, 2019

Hearing Notification:

- 1) A contact list for the second notification letter (hearing letter) (*Attachment C*) was developed for citizens and agencies in this area including:
 - All registered Neighborhood Associations within a half (1/2) mile.
 - Homeowner's Associations within a half (1/2) mile of the project.
 - Property Owners – Focused on 1,000 feet from site.
- 2) All persons listed in the notification contact list were mailed a letter describing the project, site plan, contact information, and hearing date, time, and location.
- 3) The site was posted with one sign along the frontage of Ellsworth Road indicating the upcoming hearing information.

Results:

- To date we have received a total of one email requesting additional information (see below). Email response sent with no response from interested party.
- Other than the one email, we have not received any phone calls or any other additional forms of correspondence from interested citizens, associations, or other parties regarding the project.

From: mike@eastmesapools.com <mike@eastmesapools.com>

Sent: Thursday, January 03, 2019 11:05 AM

To: Lisa Davis <Lisa.Davis@MesaAZ.gov>

Subject: Mesa Elliot Tech Park West rezoning

Hi Lisa,

Is the section mentioned in the letter the area north of the new hospital up to the power lines? Exactly what type of business are being proposed and what kind fell under the original zoning?

My house looks over the wall directly south to the hospital so I'm VERY concerned on what's is planned and how badly it'll lower my property values.

Regards,

Michael Koenig, Owner

East Mesa Pools, LLC

Licensed, Bonded, Insured

ROC 308780

please excuse typos....sent from my Android device