

CITIZEN PARTICIPATION REPORT

September 26, 2023

DSV Air and Sea Solutions, Inc.

Modification of an Existing Planned Area Development (PAD) Overlay, Major Site Plan Modification, Amending Conditions of Approval for Case No. ZON22-00268, and Design Review. Property Located within the 9200 to 9800 blocks of East Pecos Road (north side).
(Parcel Number: 313-25-879)

A. Case Ref. Numbers: ZON23-00548 / DRB23-00550

Overview: The purpose of this Citizen Participation Report is to summarize how citizen participation was conducted for the proposed for DSV Air and Sea Solutions, Inc.: regarding their proposed industrial development of a regional hub for DSV's operations within proximity of the Phoenix-Mesa Gateway Airport on approximately 87 gross acres of vacant land.

B. Contact Lists

The Contact List for the cases are included as noted below. (See **Tab A.**)

1. A contact list will be developed for citizens and agencies within this area including:
 - All property owners within 1,000 feet of the site as determined by the Maricopa County Assessor for all noticing regarding the Neighborhood Meeting, Design Review Board Meeting, and Planning and Zoning Board Hearing.
 - Any Homeowners Associations within ½-mile of the project – **None.**
 - Registered Neighborhoods within 1-mile and Interested Parties list provided from the City of Mesa – **Per the City there are none.**

C. Notice of Application Filed / Virtual Neighborhood Meeting & Public Meeting / Hearing Notifications

Notice of Applications Filed / Virtual Neighborhood Meeting Letter

On August 28, 2023, Gammage & Burnham, P.L.C. (the “Applicant”) mailed a Notice of Applications Filed / Neighborhood Meeting. The mailing list for the public hearing notification letter included all parties within 1,000 feet, Homeowners Associations within ½-mile, and Registered Neighborhoods within 1-mile and Interested Parties list provided from the City of Mesa (i.e., the City had none on record). The content of the letter included a description of the request; case number; site location and acreage; the date, time, and directions for accessing the virtual neighborhood meeting; contact information for the Applicant and City planner assigned to the case; and copies of the site plan and building rendering for the proposed development. See **Tab B** for a copy of the letter mailed. **No one attend / participated in the virtual neighborhood meeting held on September 12, 2023.**

Design Review Board Public Meeting Letter

On September 25, 2023, the Applicant mailed a Notice of Public Meeting letter advising of the Design Review Board meeting. The mailing list for the public hearing notification letter included all parties within 1,000-feet. The content of the letter included a description of the request; case number; site location and acreage; the date, time, and location of the Design Review Board meeting; contact information for the Applicant and City planner assigned to the case; and copies of the site plan, landscape plan, and building elevations/renderings for the proposed development. See **Tab C** for a copy of the letter.

Planning and Zoning Board Public Hearing Letter

On September 25, 2023, the Applicant mailed a Notice of Public Hearing letter advising of the Planning and Zoning Board hearing. The mailing list for the public hearing notification letter included all parties within 1,000-feet. The content of the letter included a description of the request; case number; site location and acreage; the date, time and location of the Planning and Zoning Board hearing; contact information for the Applicant and City planner assigned to the case; and copies of the site plan, landscape plan, and building elevations for the proposed development. See **Tab D** for a copy of the letter.

Site Posting

On September 25, 2023, Dynamite Signs installed two (2) public hearing notification signs on the property (along Pecos Road) identifying the scheduled public hearing. The notification sign conformed to the City’s standard and customary site posting requirements and included information on the date, time, and location of the Planning and Zoning Board hearing for the Application, a summary of the request, and contact information for the Applicant. The Affidavit of Public Hearing Notification site posting, and photographic evidence are attached at **Tab E**.

D. Inquiries / Response Procedures

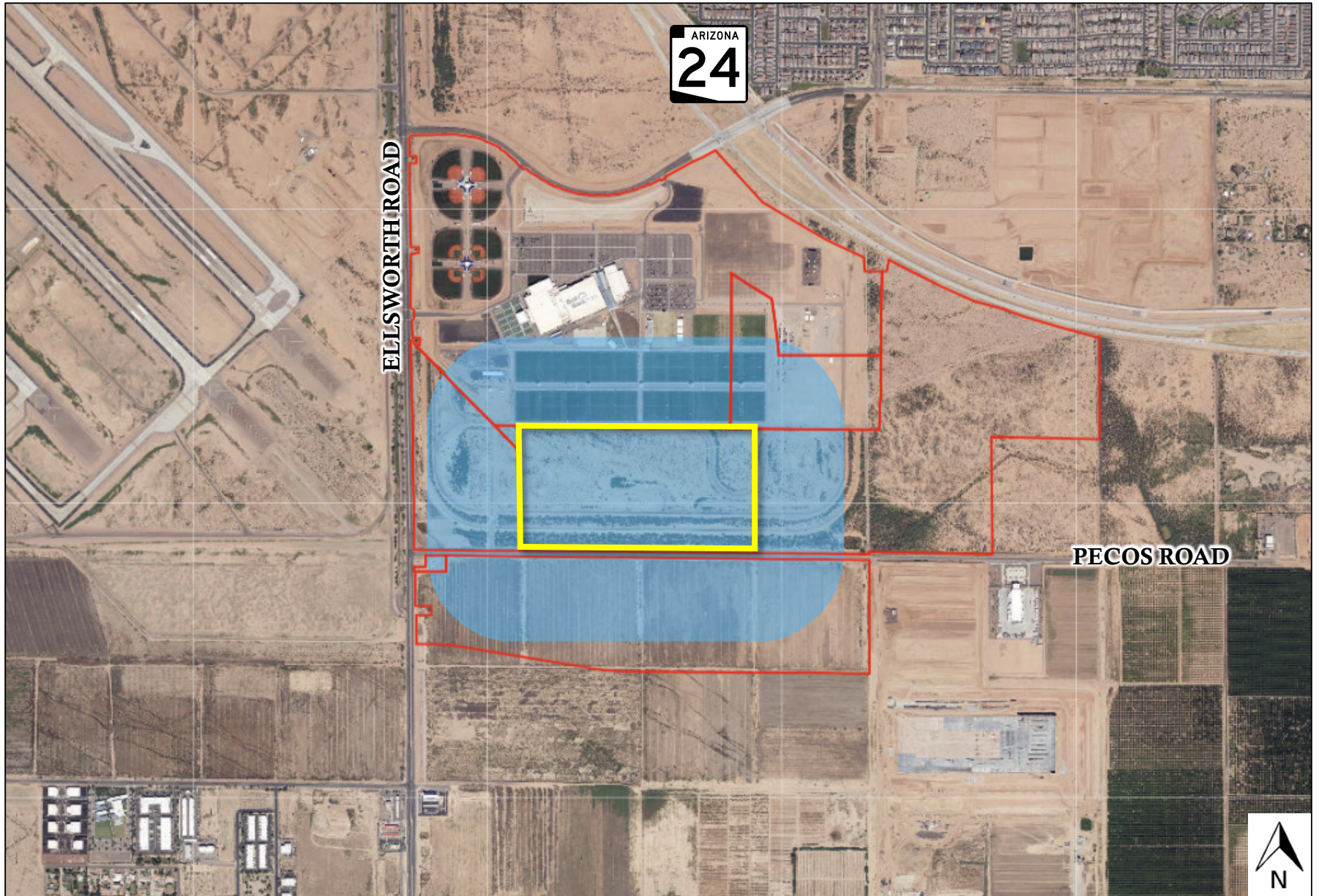
To date, the Gammage & Burnham, P.L.C. has not received any telephone calls, emails, letters, or other correspondence regarding the request/notices sent. Any future substantive inquiries regarding the request will be documented in a supplemental to this report.

E. Summary of Schedule of Implementation

Applications Filed (ZON23-00548 / DRB23-00550):	July 10, 2023
Notice of Apps. Filed / Neighborhood Mtg.:	August 28, 2023
Neighborhood Meeting (Virtual):	September 12, 2023
Site Posting for Planning and Zoning Board Hearing:	September 25, 2023
Mailings for Design Review Mtg. / P&Z Board Hearing:	September 25, 2023
Citizen Participation Report Submitted:	September 26, 2023
Design Review Board Meeting:	October 10, 2023
Planning and Zoning Board Hearing:	October 11, 2023

TAB A

NOTIFICATION MAP



SUBJECT PROPERTY



1,000-FOOT BUFFER



PROPERTIES WITHIN 1,000-FEET

NOTIFICATION LIST - ZON23-00548 & DRB23-00550**PROPERTY OWNERS WITHIN 1,000-FEET**

PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP
SUNBELT MESA ELLSWORTH LP	8095 OTHELLO AVE	SAN DIEGO	CA	92111-3713
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
PACIFIC PROVING LLC	2801 E CAMELBACK RD STE 450	PHOENIX	AZ	85016
MESA BA LAND LLC	2801 E CAMELBACK RD STE 450	PHOENIX	AZ	85016

OTHER INTERESTED PARTIES

ORGANIZATION/CONTACT	MAILING ADDRESS	CITY	STATE	ZIP
GAMMAGE & BURNHAM, PLC ATTN: DENNIS M. NEWCOMBE	40 N CENTRAL AVE, 20TH FL	PHOENIX	AZ	85004
CITY OF MESA PLANNING DIVISION ATTN: JOSH GRANDLIENARD	PO BOX 1466	MESA	AZ	85211-1466

TAB B

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566

FACSIMILE (602) 256-4475

Dennis M. Newcombe

DIRECT (602) 256-4446

E-Mail Address: dnewcombe@gbllaw.com

August 28, 2023

VIA U.S. MAIL

Re: Notice of Applications Filed / Virtual Neighborhood Meeting.
City of Mesa Reference Numbers: ZON23-00548 & DRB23-00550.
Approximately 86 Net Acres of Vacant Land.
Located East of Ellsworth Road and North of Pecos Road.

Dear Property Owner:

We represent DSV Air and Sea Solutions, Inc. (“DSV”) our client, who is currently under contract to purchase the approximately 86 net acres of vacant land located east of Ellsworth Road and north of Pecos Road (the “Property”). (See the Attached: Property Location Map) We have recently submitted to the City of Mesa Development Services Department, Planning Division, two (2) application requests, they are for a Planned Area Development (“PAD”) overlay amendment /site plan review, and design review. These two (2) applications being requested will allow for the proposed development of a regional hub for DSV’s operations within proximity of the Phoenix-Mesa Gateway Airport.

The Property is currently vacant and was annexed into the City and rezoned to Light Industrial (“LI) with a Planned Area Development overlay in 2022 (the “Legacy Business Park PAD”) to accommodate a large-scale light industrial development. The Legacy Business Park PAD amended typical and commonly requested industrial development standards (e.g., parking, setbacks, design, etc.) to accommodate another user. This application seeks to update the Legacy PAD to accommodate DSV’s current proposal.

The proposed regional hub will include approximately 1.6 million square feet of warehouse space, truck courts, and logistics space and a two-story, 30,000 square foot corporate office for DSV. The proposed site plan includes a single corporate headquarters/logistics hub building, which is oriented towards Ellsworth Road. The proposed building is inspired by Scandinavian design and features superior architectural materials and a flexible warehouse layout. (See Attached: Site Plan and Perspective Rendering).

The amended PAD and site plan/design for DSV's current proposal are consistent with the City's General Plan, zoning in the area, and other developments/recent approvals that have occurred in the area over the years.

With that being said, please accept this letter as an invitation to attend a Virtual Neighborhood Meeting, which is being held to discuss our client's site plan/design proposal. The details of the Virtual Neighborhood Meeting are as follows:

VIRTUAL NEIGHBORHOOD MEETING

Tuesday, September 12, 2023, 6:00 PM

To register for the Virtual Neighborhood Meeting, please visit www.gblaw.com/dsv. For assistance with registration, please contact Ellie Brundige, Gammage & Burnham Land Use Planner, at (602) 256-4409 – or – ebrundige@gblaw.com.

Please Note: Specific formal city meeting/hearing dates have not yet been set. You should receive a subsequent mailing identifying the dates and locations of meetings/hearings when they have been scheduled.

In the meantime, should you have any questions or cannot attend the upcoming virtual neighborhood meeting and would like more information, please feel free to contact me at:

Dennis M. Newcombe with Gammage & Burnham
(602) 256-4446 – or – via e-mail: dnewcombe@gblaw.com

If you require additional information from the City of Mesa Development Services Department, Planning Division, please contact our City representative.

Josh Grandlienard, Planner II
(480) 644-4691 – or – via e-mail: Joshua.Grandlienard@MesaAZ.gov

We appreciate your time and consideration.

Very truly yours,

GAMMAGE AND BURNHAM, PLC

Dennis M. Newcombe

Dennis M. Newcombe
Senior Land Use Planner

Enclosures: Property Location Map
Proposed Site Plan and Perspective Rendering

PROPERTY LOCATION MAP



Subject Property

OWNER/DEVELOPER
 DSV REAL ESTATE PHOENIX LLC.
 200 S WOOD AVE, 08830
 ISE/LIN, N/A 08830
 CONTACT: ZIG VOVK

ENGINEER
 HILGARTWILSON
 2141 E HIGHLAND AVE SUITE #250
 PHOENIX, AZ 85016
 PHONE: (602) 490-0535
 CONTACT: CASEY WHITEMAN

ARCHITECT
 SCALAPLUS
 53 W JACKSON BLVD, SUITE #1462
 CHICAGO, IL 60604
 PHONE: (312) 224-2736
 CONTACT: JOHN MANAVES

SHEET INDEX

- 1 PSP-1 PRELIMINARY SITE PLAN - COVER SHEET
- 2 PSP-2 PRELIMINARY SITE PLAN
- 3 PSP-3 PRELIMINARY SITE PLAN

SITE DATA

CURRENT ZONING: U-PAD (ZON22-00268)
 PROPOSED ZONING: U-PAD
 APN: 313-25-879
 GROSS SITE AREA = 3,789,718 SF, 86.99 ACRES
 NET SITE AREA = 3,621,095 SF, 83.12
 ACRES BUILDING AREA = 1,677,315 (FOOTPRINT)
 BUILDING SF: OFFICE (2-STORY) - 15,000 SF X 2 = 30,000 SF
 WAREHOUSE: 1,662,315 SF TOTAL: 1,662,315 SF
 MAX BUILDING HEIGHT ALLOWED: 60'
 PROPOSED BUILDING HEIGHT: 60'
 BUILDING COVERAGE: (1,677,315/3,789,718) = 44.3% OPEN SPACE
 REQUIRED (1X): 16,623 SF
 PARKING SPACES REQUIRED: INDUSTRIAL (1/1500): 1,108 OFFICE
 (1/375): 80
 PARKING PROVIDED: (PER LOKAH GROUP 2023 PARKING ANALYSIS)
 433 EMPLOYEE/VISITOR
 HANDICAP PARKING PROVIDED: 8
 BICYCLE PARKING PROVIDED:
 20 LONG TERM
 10 SHORT TERM

**PRELIMINARY SITE PLAN
 DSV LEGACY BUSINESS PARK**

**9560 E. PECOS ROAD
 MESA, ARIZONA**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

BENCHMARK

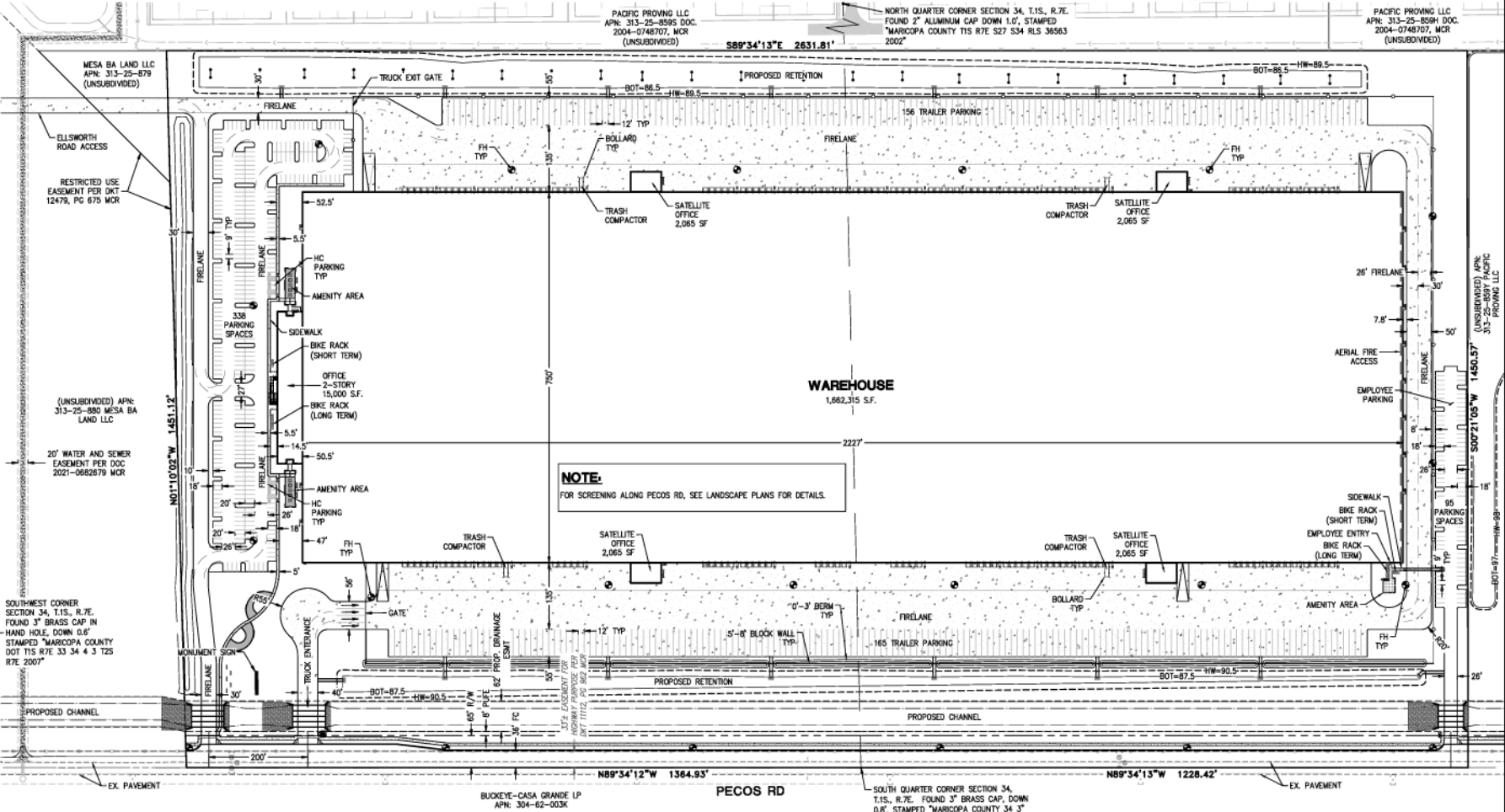
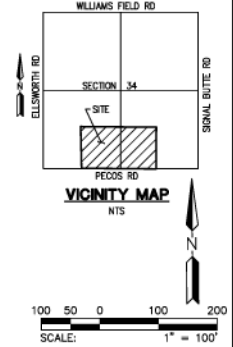
BENCHMARK IS A FOUND CONCRETE NAIL W/ TAG, STAMPED "COM BM", LOCATED AT THE NORTHEAST CORNER OF SIGNAL BUTTE ROAD & WARNER ROAD, CITY OF MESA BENCHMARK ELEVATION: 1453.68' DATUM: NAVD88

BASIS OF BEARING

BASIS OF BEARING IS S00°41'42"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGEND

- UTILITY POLE
- GUY ANCHOR
- ELECTRIC PULL BOX
- ELECTRIC CABINET
- LIGHT POLE
- TRAFFIC SIGNAL WITH ARM
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL PULL BOX
- WATER METER
- GAS MARKER
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- BOUNDARY LINE
- EASEMENT LINE
- SECTION LINE
- FIRE TRUCK TURNING RADIUS



NOTE:
 FOR SCREENING ALONG PECOS RD, SEE LANDSCAPE PLANS FOR DETAILS.

REV: _____

HILGARTWILSON
 P.L.L.C.
 2141 E HIGHLAND AVE, STE. 250 | P: 602.490.0535 | F: 602.388.5426
 PHOENIX, AZ 85016
 www.hilgartwilson.com



DSV LEGACY BUSINESS PARK
 9560 E. PECOS ROAD
 MESA, ARIZONA

PRELIMINARY SITE PLAN - COVER SHEET

HILGARTWILSON
 PROJ NO.: 206310
 DATE: AUG 2023
 SCALE: 1" = 100'
 DRAWN: CM
 DESIGNED: DB
 APPROVED: CN

DWG. NO.
PSP-1

SHT. 1 OF 3

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DSV LEGACY BUSINESS PARK
EAST OF ELLSWORTH ROAD AND NORTH OF PECOS ROAD
MESA, ARIZONA

V2
FROM PECOS RD.

TAB C

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

Dennis M. Newcombe
(602) 256-4446
dnewcombe@gbllaw.com

September 25, 2023

Re: Notice of Design Review Board Meeting.
Property located within the 9200 to 9800 blocks of East Pecos Road (north side)
or East of Ellsworth and Road and Pecos Road (north side).
Case #: DRB23-00550.

Dear Property Owner and/or Interested Party:

We represent DSV Air and Sea Solutions, Inc. who has applied for a Design Review case with the City of Mesa Development Services Department, Planning Division regarding a vacant parcel of land approximately 87 gross acres located within the 9200 to 9800 blocks of East Pecos Road (north side) or approximately 1,200 feet east of Ellsworth Road and Pecos Road (the "Property"). (See the Attached: **Property Location Map**). This request will allow for industrial development for the property located This request is for proposed development of a regional hub for DSV's operations within proximity of the Phoenix-Mesa Gateway Airport. The city case number assigned to this project is DRB23-00550.

This letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa Planning Division. Attached for your review are **the proposed Site Plan, Proposed Landscape Plan, and Proposed Building Elevations/Renderings** for the industrial development. If you have any questions regarding this proposal, please call me at: **602-256-4446** or e-mail me at: dnewcombe@gbllaw.com.

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on **October 10, 2023**, in the City Council Chambers located at 57 East First Street. **The Work Session will begin at 4:30 p.m.** The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched via zoom <https://mesa11.zoom.us/j/82508085605> or listened to by calling **888-788-0099** or **877-853-5247** (toll free) using meeting ID **825 0808 5605** and following the prompts.

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code on the following page or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> at least **1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099** or **877-853-5247** (toll free) using meeting ID **825 0808 5605** and following the prompts, prior to the start of the meeting. You will

be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

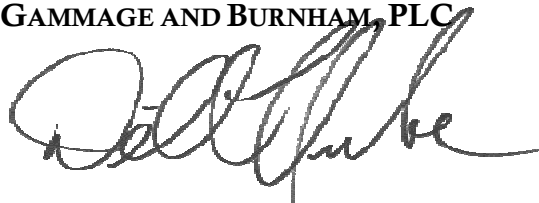
For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City Planner assigned to this application is: Josh Grandlienard, AICP, Planner II, 480-644-4691 or via e-mail: Joshua.Grandlienard@MesaAZ.gov. Please confirm the meeting details (i.e., the date, time, location, etc.), as they are subject to change.

If you have sold this property in the interim, please forward this correspondence to the new owner.

Very truly yours,

GAMMAGE AND BURNHAM, PLC



Dennis M. Newcombe
Senior Land Use Planner

Enclosures: Property Location Map
Proposed Site Plan
Proposed Landscape Plan
Proposed Building Elevations/Renderings

QR Code



AERIAL MAP



Subject Property

OWNER/DEVELOPER

DSV REAL ESTATE PHOENIX LLC.
200 S WOOD AVE, 08830
ISELIN, NJ 08830
CONTACT: ZIGA VOVK

ENGINEER

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2141 E HIGHLAND AVE SUITE #250
PHOENIX, AZ 85016
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NET SITE AREA = 3,621,095 SF, 83.12 ACRES
MAIN OFFICE: (2-STORY) - 15,000 SF X 2 = 30,000 SF
WAREHOUSE: 1,662,315 SF
4 SATELLITE OFFICES: 2,580 SF X 4 = 10,320 SF
TOTAL BUILDING AREA: 1,702,635 SF
MAX BUILDING HEIGHT ALLOWED: 60'
PROPOSED BUILDING HEIGHT: 60'
BUILDING COVERAGE: (1,687,635 SF / 3,789,719 SF) = 44.53%
OPEN SPACE REQUIRED (1%): 16,876 SF
PARKING SPACES REQUIRED:
INDUSTRIAL (1/1500): 1,108
OFFICE (1/375): 80
PARKING PROVIDED: (PER LOKAHI GROUP 2023 PARKING ANALYSIS)
420 EMPLOYEE/VISITOR
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SITE PLAN

DSV LEGACY BUSINESS PARK

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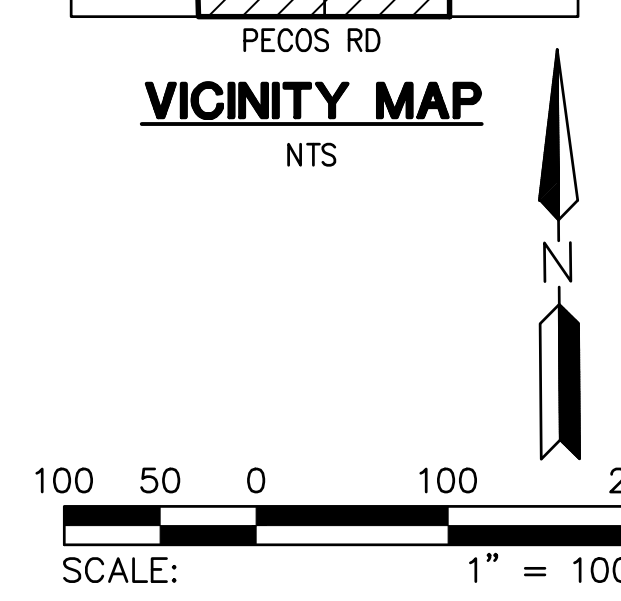
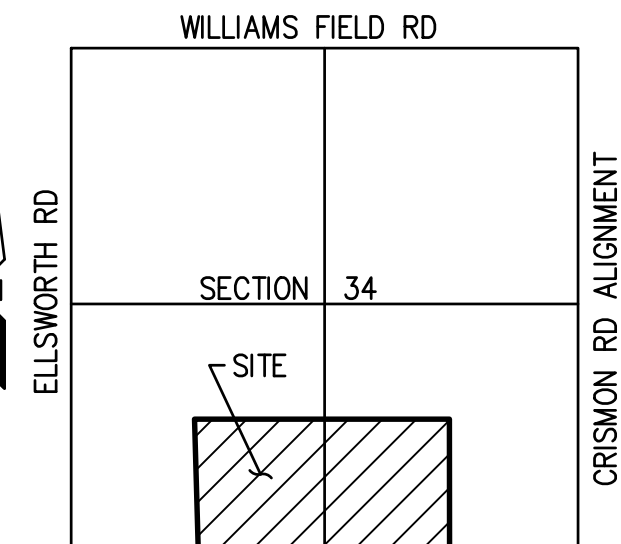
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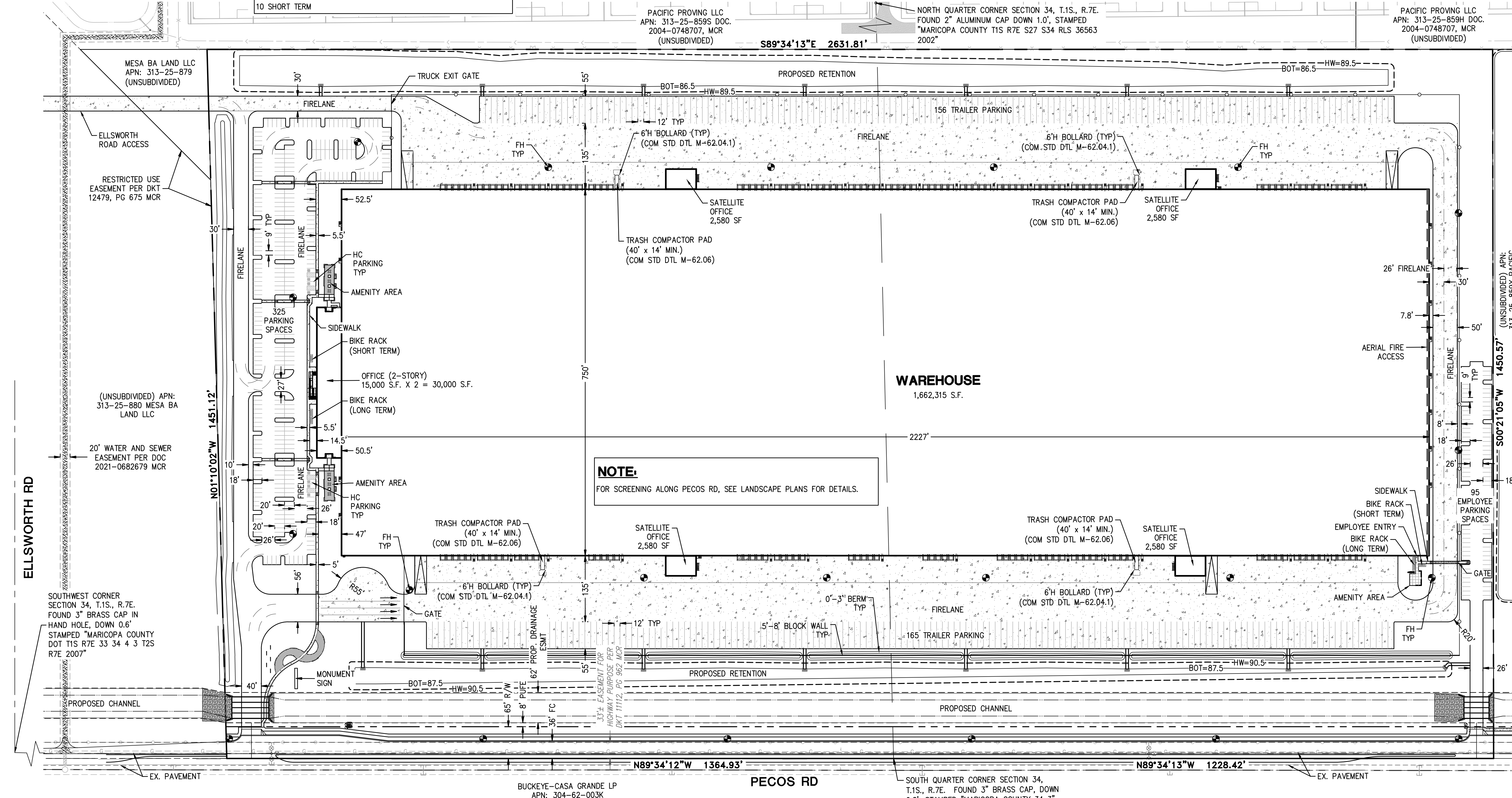
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- PUBLIC UTILITY FACILITY EASEMENT
- CHAIN LINK FENCE
- BARB WIRE FENCE
- BOUNDARY LINE
- EASEMENT LINE
- SECTION LINE
- FIRE TRUCK TURNING RADIUS



PACIFIC PROVING LLC
APN: 313-25-859S DOC.
2004-0748707, MCR
(UNSUBDIVIDED)
S89°34'13"E 2631.81'

NORTH QUARTER CORNER SECTION 34, T.1S., R.7E.
FOUND 2" ALUMINUM CAP DOWN 1.0', STAMPED
"MARICOPA COUNTY T1S R7E S27 S34 RLS 36563
2002"

PACIFIC PROVING LLC
APN: 313-25-859H DOC.
2004-0748707, MCR
(UNSUBDIVIDED)



NOTE:
FOR SCREENING ALONG PECOS RD, SEE LANDSCAPE PLANS FOR DETAILS.

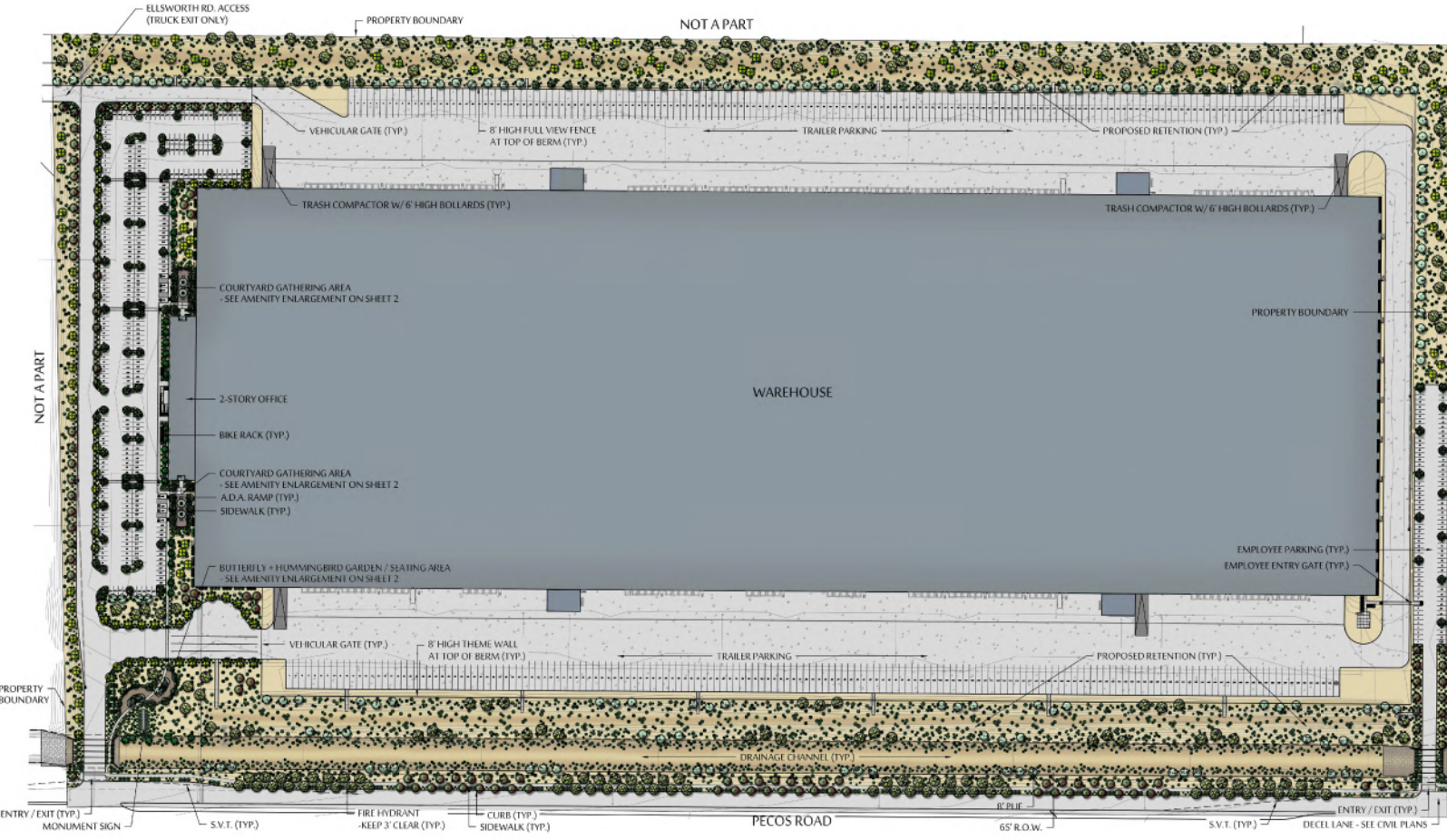
HILGARTWILSON
HAS JOINED COLLIER'S ENGINEERING & DESIGN
2141 E. HIGHLAND AVE, STE. 250
PHOENIX, AZ 85016
www.hilgartwilson.com



DSV LEGACY BUSINESS PARK
9560 E. PECOS ROAD
MESA, ARIZONA

SP-1
SHT. 1 OF 3

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PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME - QUANTITY	SIZE
TREES		
	ACACIA ANEURA - MULGA ACACIA - 135	24" BOX
	ACACIA SALICINA - WILLOW ACACIA - 191	24" BOX
	CAESALPINIA CACALACO - CASCALOTE 'SMOOTHIE' - 162	24" BOX
	PISTACIA CHINENSIS - CHINESE PISTACHE - 120	24" BOX
	PISTACIA LENTISCUS - MASTIC TREE - 30	36" BOX
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK - 147	24" BOX
SHRUBS		
	BOUGAINVILLEA SPP. - BOUGAINVILLEA - 42	5 GAL
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE - 430	5 GAL
	EREMOPHILA GLABRA SSP. CARNORA - WINTER BLAZE - 173	5 GAL
	EREMOPHILA HYGROPHANA - BLUE BELLS - 716	5 GAL
	EREMOPHILA MACULATA 'VALENTINE' - VALENTINE BUSH - 124	5 GAL
	JUSTICIA SPICIGERA - MEXICAN HONEYSUCKLE - 71	5 GAL
	LEUCOPHYLLUM FRUTESCENS - TEXAS RANGER - 417	5 GAL
	OLEA EUROPAEA 'MONTRA' - LITTLE OLLIE - 187	5 GAL
	SENNA ARTEMISOIDES - FEATHERY SENNA - 318	5 GAL
	SIMMONDSIA CHINENSIS - JOJOBA - 375	5 GAL
	TECOMA X 'LYDIA' - LYDIA TECOMA - 436	5 GAL
ACCENTS		
	AGAVE AMERICANA - CENTURY PLANT - 54	5 GAL
	AGAVE PARRYI - PARRY'S AGAVE - 20	5 GAL
	ALOE VERA - MEDICINAL ALOE - 60	5 GAL
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS - 725	5 GAL
	DASYLIRION WHEELERI - DESERT SPOON - 495	5 GAL
	HESPERALOE PARVIFLORA - RED HESPERALOE - 657	5 GAL
	MUHLENBERGIA RIGENS - DEER GRASS - 630	5 GAL
	PORTULACARIA AFRA - ELEPHANT FOOD - 111	5 GAL
GROUND COVERS		
	BAILEYA MULTIRADIATA - DESERT MARIGOLD - 295	5 GAL
	EREMOPHILA GLABRA - OUTBACK SUNRISE - 578	5 GAL
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA - 256	5 GAL
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA - 218	5 GAL
	SPHAGNETICOLA TRILOBATA - YELLOW DOT - 344	5 GAL
	1/2" SCREENED DECOMPOSED GRANITE - COLOR 'PAINTED DESERT' - DG TO BE INSTALLED AT 2" DEPTH MINIMUM IN ALL LANDSCAPE AREAS. CONTRACTOR TO VERIFY EXISTING DEVELOPMENT DG SIZE AND COLOR PRIOR TO PURCHASING AND INSTALLING.	752.574 SQ.FT.

STREET FRONTAGE LANDSCAPE CALCULATIONS

PER MZO TABLE 11-33-3-A GUIDELINES:
(1) TREE & (6) SHRUBS PER 25' REQUIRED

TOTAL STREET FRONTAGE = 2,492 LN. FT.
TREES REQUIRED: 100
SHRUBS REQUIRED: 415

TREES PROVIDED: 123
SHRUBS PROVIDED: 531

OPEN SPACE LANDSCAPE CALCULATIONS

PER MZO TABLE 11-33-2-F GUIDELINES:

TOTAL OPEN SPACE AREA = 9,735 SQ. FT.
50% LIVE PLANT MATERIAL REQUIRED = 4,868 SQ. FT.

TOTAL PROVIDED = 5,328 SQ. FT.
PERCENTAGE PROVIDED = 55%

- NOTES:**
1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADNR/LOW WATER USE PLANT LIST.
 2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
 3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
 4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.

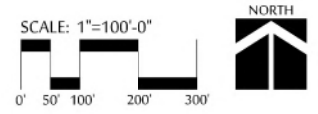


DSV LEGACY BUSINESS PARK

PRELIMINARY LANDSCAPE PLAN

9560 E. PECOS ROAD - MESA, AZ
SEPTEMBER 12, 2023

SHEET: L1





RENDERING - VIEW LOOKING EAST



RENDERING - VIEW LOOKING WEST



RENDERING - VIEW LOOKING NORTH FROM PECOS ROAD

TAB D

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

Dennis M. Newcombe
(602) 256-4446
dnewcombe@gbllaw.com

September 25, 2023

Re: Public Zoning Hearing Notification of Planning & Zoning Board.
Property located within the 9200 to 9800 blocks of East Pecos Road (north side)
or East of Ellsworth and Road and Pecos Road (north side).
Case #: ZON23-00548.

Dear Property Owner and/or Interested Party:

We represent DSV Air and Sea Solutions, Inc. who has applied for a modification of an existing Planned Area Development (“PAD”) overlay, Major Site Plan Modification, and amending conditions of approval for Case No. ZON22-00268. This request will allow for industrial development on approximately 87 gross acres of vacant land located within the 9200 to 9800 blocks of East Pecos Road (north side) or approximately 1,200 feet east of Ellsworth Road and Pecos Road (the “Property”). (See the Attached: **Property Location Map**). This request is for proposed development of a regional hub for DSV’s operations within proximity of the Phoenix-Mesa Gateway Airport. The city case number assigned to this project is ZON23-00548.

This letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa Planning Division. Attached for your review are the **proposed Site Plan, Proposed Landscape Plan, and Proposed Building Elevations** for the industrial development. If you have any questions regarding this proposal, please call me at **602-256-4446** or e-mail me at dnewcombe@gbllaw.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on **October 11, 2023**, in the City Council Chambers located at 57 East First Street. **The meeting will begin at 4:00 p.m.** You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mes11.com/live](https://www.mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099** or **877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts**. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code on the following page or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least **1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099** or **877-853-5247 (toll free) using**


Notice of Planning & Zoning Board Meeting
Case #: ZON23-00548
September 25, 2023
Page 2 of 2

meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City Planner assigned to this application is: Josh Grandlienard, AICP, Planner II, 480-644-4691 or via e-mail: Joshua.Grandlienard@MesaAZ.gov. Please confirm the meeting details (i.e., the date, time, location, etc.), as they are subject to change.

If you have sold this property in the interim, please forward this correspondence to the new owner.

Very truly yours,
GAMMAGE AND BURNHAM PLC


Dennis M. Newcombe
Senior Land Use Planner

Enclosures: Property Location Map
Proposed Site Plan
Proposed Landscape Plan
Proposed Building Elevations

QR Code



AERIAL MAP



Subject Property

OWNER/DEVELOPER

DSV REAL ESTATE PHOENIX LLC.
200 S WOOD AVE, 08830
ISELIN, NJ 08830
CONTACT: ZIGA VOVK

ENGINEER

HILGARTWILSON
2141 E HIGHLAND AVE SUITE #250
PHOENIX, AZ 85016
PHONE: (602) 490-0535
CONTACT: CASEY WHITEMAN

ARCHITECT

SCALAPLUS
53 W JACKSON BLVD, SUITE #1462
CHICAGO, IL 60604
PHONE: (312) 224-2736
CONTACT: JOHN MANAVES

SHEET INDEX

- 1 SP-1 SITE PLAN - COVER SHEET
- 2 SP-2 SITE PLAN
- 3 SP-3 SITE PLAN

SITE DATA

CURRENT ZONING: LI-PAD (ZON22-00268)
PROPOSED ZONING: LI-PAD
APN: 313-25-879
GROSS SITE AREA = 3,789,719 SF, 86.99 ACRES
NET SITE AREA = 3,621,095 SF, 83.12 ACRES
MAIN OFFICE: (2-STORY) - 15,000 SF X 2 = 30,000 SF
WAREHOUSE: 1,662,315 SF
4 SATELLITE OFFICES: 2,580 SF X 4 = 10,320 SF
TOTAL BUILDING AREA: 1,702,635 SF
MAX BUILDING HEIGHT ALLOWED: 60'
PROPOSED BUILDING HEIGHT: 60'
BUILDING COVERAGE: (1,687,635 SF / 3,789,719 SF) = 44.53%
OPEN SPACE REQUIRED (1%): 16,876 SF
PARKING SPACES REQUIRED:
INDUSTRIAL (1/1500): 1,108
OFFICE (1/375): 80
PARKING PROVIDED: (PER LOKAHI GROUP 2023 PARKING ANALYSIS)
420 EMPLOYEE/VISITOR
HANDICAP PARKING PROVIDED: 8
BICYCLE PARKING PROVIDED:
20 LONG TERM
10 SHORT TERM

SITE PLAN

DSV LEGACY BUSINESS PARK

9560 E. PECOS ROAD
MESA, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

BENCHMARK

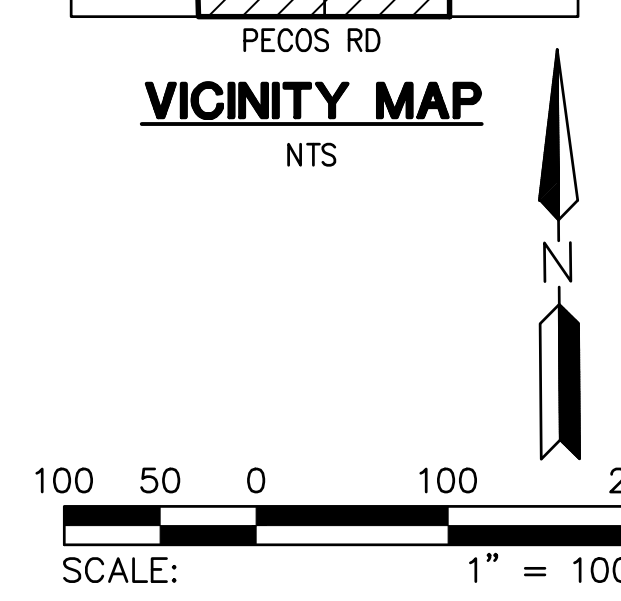
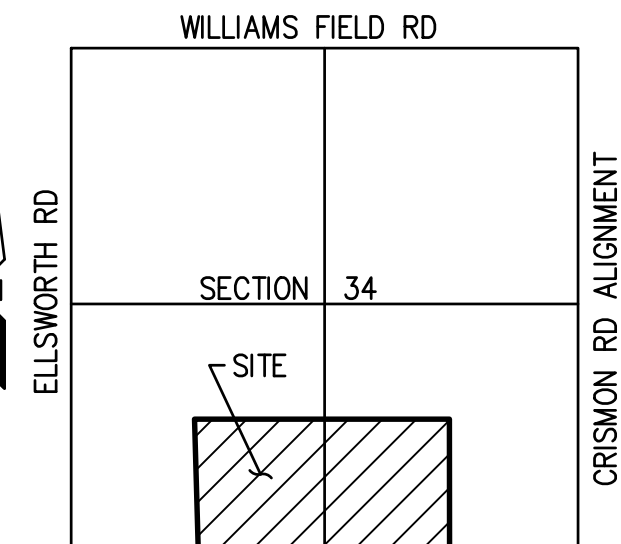
BENCHMARK IS A FOUND CONCRETE NAIL W/ TAG, STAMPED "COM BM", LOCATED AT THE NORTHEAST CORNER OF SIGNAL BUTTE ROAD & WARNER ROAD. CITY OF MESA BENCHMARK ELEVATION: 1453.68' DATUM: NAVD88

BASIS OF BEARING

BASIS OF BEARING IS S00°41'42"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

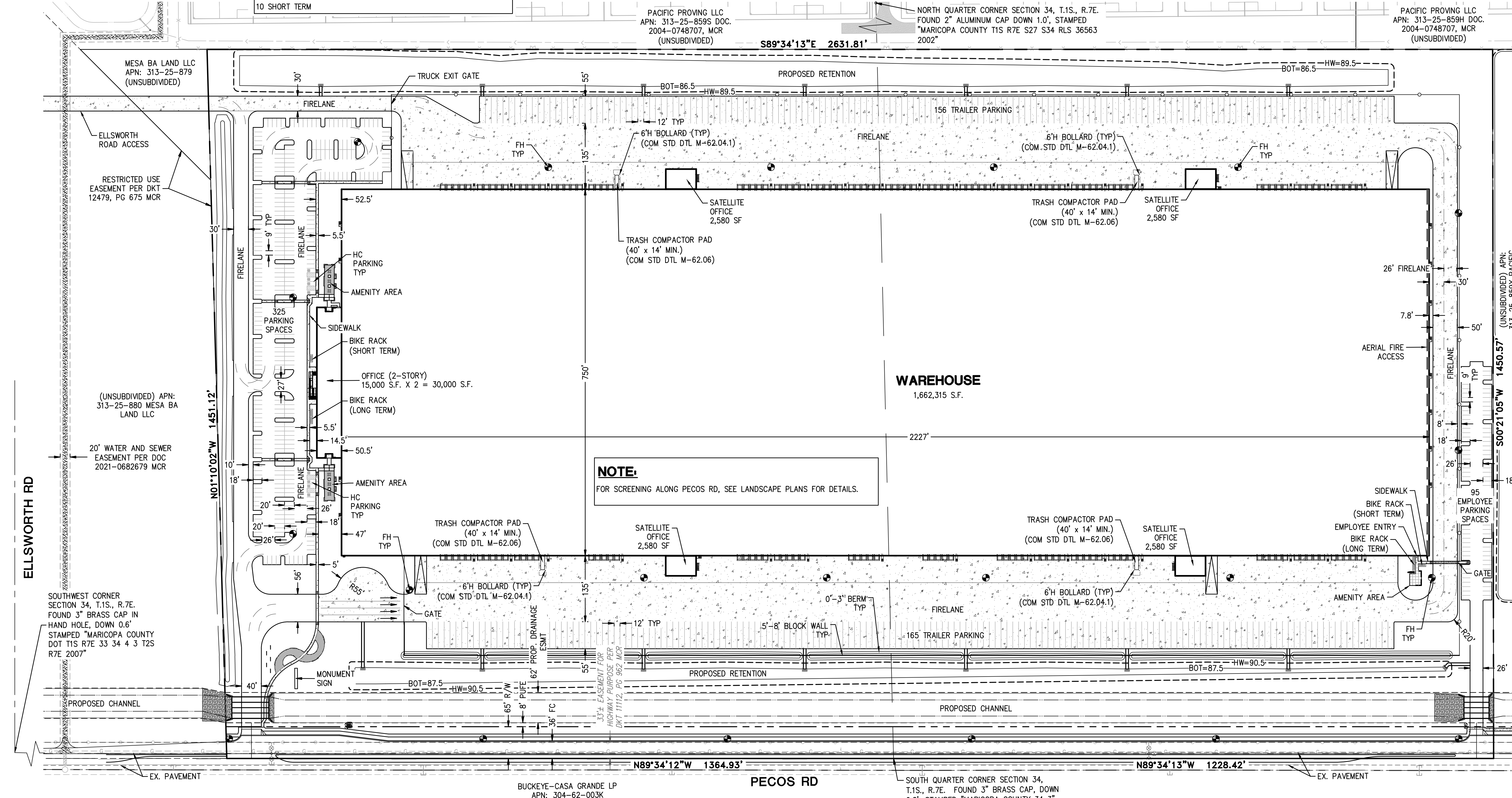
LEGEND

- UTILITY POLE
- GUY ANCHOR
- ELECTRIC PULL BOX
- ELECTRIC CABINET
- LIGHT POLE
- TRAFFIC SIGNAL WITH ARM
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL PULL BOX
- WATER METER
- GAS MARKER
- SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- WATER BACK FLOW PREVENTER
- FIRE HYDRANT
- MANHOLE (UNKNOWN TYPE)
- TELEPHONE PEDESTAL
- FIBER OPTICS PULL BOX
- GRATE
- STORM DRAIN MANHOLE
- AIR RELEASE VALVE
- WATER VALVE
- GAS VALVE
- FACE OF CURB
- RIGHT OF WAY
- FIRE HYDRANT
- EASEMENT
- PUBLIC UTILITY FACILITY EASEMENT
- CHAIN LINK FENCE
- BARB WIRE FENCE
- BOUNDARY LINE
- EASEMENT LINE
- SECTION LINE
- FIRE TRUCK TURNING RADIUS



PACIFIC PROVING LLC
APN: 313-25-859S DOC.
2004-0748707, MCR
(UNSUBDIVIDED)
S89°34'13"E 2631.81'
NORTH QUARTER CORNER SECTION 34, T.1S., R.7E.
FOUND 2" ALUMINUM CAP DOWN 1.0', STAMPED
"MARICOPA COUNTY T1S R7E S27 S34 RLS 36563
2002"

PACIFIC PROVING LLC
APN: 313-25-859H DOC.
2004-0748707, MCR
(UNSUBDIVIDED)



NOTE:
FOR SCREENING ALONG PECOS RD, SEE LANDSCAPE PLANS FOR DETAILS.

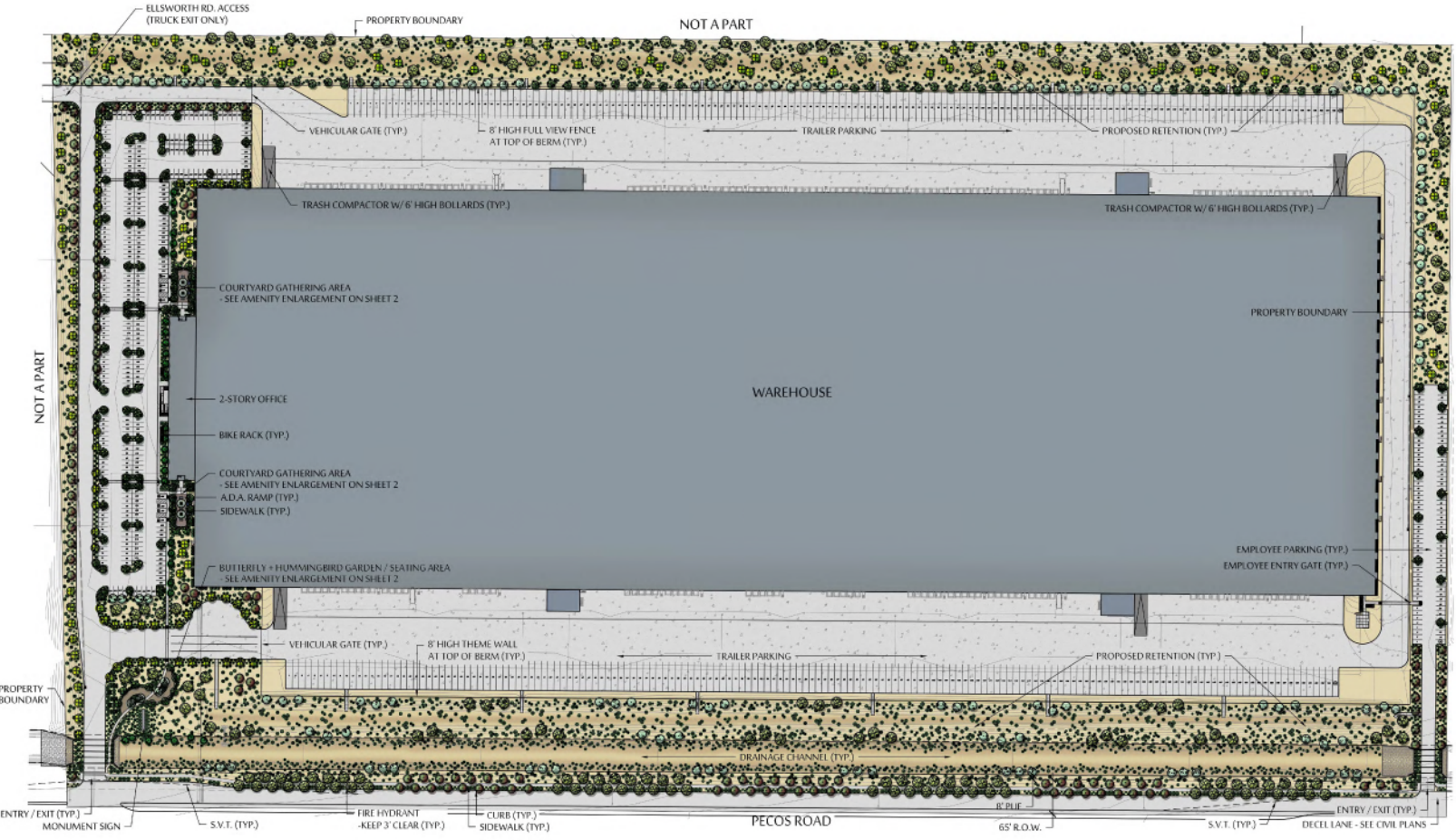
HILGARTWILSON
HAS JOINED COLLIER'S ENGINEERING & DESIGN
2141 E. HIGHLAND AVE, STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com



DSV LEGACY BUSINESS PARK
9560 E. PECOS ROAD
MESA, ARIZONA
SITE PLAN - COVER SHEET

HILGARTWILSON
PROJ NO.: 2063.10
DATE: SEP 2023
SCALE: 1" = 100'
DRAWN: CM
DESIGNED: DB
APPROVED: CW
DWG. NO. SP-1
SHT. 1 OF 3

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PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME - QUANTITY	SIZE
TREES		
	ACACIA ANEURA - MULGA ACACIA - 135	24" BOX
	ACACIA SALICINA - WILLOW ACACIA - 191	24" BOX
	CAESALPINIA CACALACO - CASCALOTE 'SMOOTHIE' - 162	24" BOX
	PISTACIA CHINENSIS - CHINESE PISTACHE - 120	24" BOX
	PISTACIA LENTISCUS - MASTIC TREE - 30	36" BOX
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK - 147	24" BOX
SHRUBS		
	BOUGAINVILLEA SPP. - BOUGAINVILLEA - 42	5 GAL
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE - 430	5 GAL
	EREMOPHILA GLABRA SSP. CARNORA - WINTER BLAZE - 173	5 GAL
	EREMOPHILA HYGROPHANA - BLUE BELLS - 716	5 GAL
	EREMOPHILA MACULATA 'VALENTINE' - VALENTINE BUSH - 124	5 GAL
	JUSTICIA SPICIGERA - MEXICAN HONEYSUCKLE - 71	5 GAL
	LEUCOPHYLLUM FRUTESCENS - TEXAS RANGER - 417	5 GAL
	OLEA EUROPAEA 'MONTRA' - LITTLE OLLIE - 187	5 GAL
	SENNA ARTEMISOIDES - FEATHERY SENNA - 318	5 GAL
	SIMMONDSIA CHINENSIS - JOJOBA - 375	5 GAL
	TECOMA X 'LYDIA' - LYDIA TECOMA - 436	5 GAL
ACCENTS		
	AGAVE AMERICANA - CENTURY PLANT - 54	5 GAL
	AGAVE PARRYI - PARRY'S AGAVE - 20	5 GAL
	ALOE VERA - MEDICINAL ALOE - 60	5 GAL
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS - 725	5 GAL
	DASYLIRION WHEELERI - DESERT SPOON - 495	5 GAL
	HESPERALOE PARVIFLORA - RED HESPERALOE - 657	5 GAL
	MUHLENBERGIA RIGENS - DEER GRASS - 630	5 GAL
	PORTULACARIA AFRA - ELEPHANT FOOD - 111	5 GAL
GROUND COVERS		
	BAILEYA MULTIRADIATA - DESERT MARIGOLD - 295	5 GAL
	EREMOPHILA GLABRA - OUTBACK SUNRISE - 578	5 GAL
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA - 256	5 GAL
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA - 218	5 GAL
	SPHAGNETICOLA TRILOBATA - YELLOW DOT - 344	5 GAL
	1/2" SCREENED DECOMPOSED GRANITE - COLOR 'PAINTED DESERT' - DG TO BE INSTALLED AT 2" DEPTH MINIMUM IN ALL LANDSCAPE AREAS. CONTRACTOR TO VERIFY EXISTING DEVELOPMENT DG SIZE AND COLOR PRIOR TO PURCHASING AND INSTALLING.	752.574 SQ.FT.

STREET FRONTAGE LANDSCAPE CALCULATIONS

PER MZO TABLE 11-33-3-A GUIDELINES:
(1) TREE & (6) SHRUBS PER 25' REQUIRED

TOTAL STREET FRONTAGE = 2,492 LN. FT.
TREES REQUIRED: 100
SHRUBS REQUIRED: 415

TREES PROVIDED: 123
SHRUBS PROVIDED: 531

OPEN SPACE LANDSCAPE CALCULATIONS

PER MZO TABLE 11-33-2-F GUIDELINES:

TOTAL OPEN SPACE AREA = 9,735 SQ. FT.
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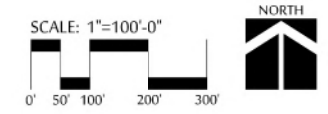


DSV LEGACY BUSINESS PARK

PRELIMINARY LANDSCAPE PLAN

9560 E. PECOS ROAD - MESA, AZ
SEPTEMBER 12, 2023

SHEET: L1



TAB E

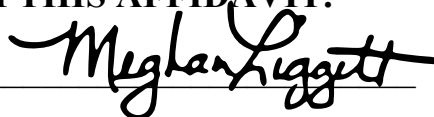
City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

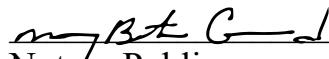
Date: 9/25/2023

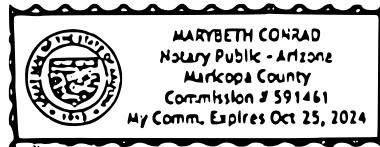
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON23-00548, on E of SEC Pecos Rd & Ellsworth Rd. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5” BY 11” SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: 

SUBSCRIBED AND SWORN before me on 9/25/2023


Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: OCTOBER 11, 2023
CASE: ZON23-00548

Request: Modification of an existing Planned Area Development (PAD) overlay, Major Site Plan Modification, and amending conditions of approval for Case No. ZON22-00268. This request will allow for industrial development.

APPLICANT: Gammage & Burnham, PLC,
Dennis M. Newcombe
PHONE: 602-256-4446

Planning Division 480-644-2385

Posting date: 9/25/2023



Sep 25, 2023 09:27AM
10406-10446 E Pecos Rd
Maricopa County

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: OCTOBER 11, 2023
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APPLICANT: Gammage & Burnham, PLC,
Dennis M. Newcombe

PHONE: 602-256-4446

Planning Division 480-644-2385

Posting date: 9/25/2023

Sep 25, 2023 09:03AM
10406-10446 E Pecos Rd
Maricopa County

