

CITIZEN PARTICIPATION REPORT

**SAIA MOTOR FREIGHT LINES, LLC
PROPOSED TRUCKING FREIGHT FACILITY
CITY OF MESA, MARICOPA COUNTY, ARIZONA**

Prepared by:

 **H.F. LENZ**

ENGINEERING

**1407 Scalp Avenue
Johnstown, Pennsylvania 15904**

May 20, 2025

HFL File No. 2023-0302.01

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CITIZEN PARTICIPATION REPORT NARRATIVE

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SAIA Motor Freight Lines, LLC is proposing to construct a trucking freight facility located at the intersection of E Pecos Road and S Merrill Road in the City of Mesa, Maricopa County, Arizona. Due to the location and proposed use of the facility, site plan approval by the City of Mesa Planning and Zoning Board is required. As part of this approval, a Citizen Participation Plan was developed in order to notify adjacent property owners of the proposed development and to provide them with an opportunity for public comment on the project. Refer to Appendix A for the Citizen Participation Plan.

On May 13, 2025, the subject property was posted with signage regarding the rezoning hearing on May 28, 2025 and notification documents were provided to the City of Mesa. It is understood that the City of Mesa forwarded the notification documents to the adjacent property owners that were identified as part of the Citizen Participation Plan. Refer to Appendix B for Posting Documents and Appendix C for Posting Photographs.

As of May 20, 2025, no public comments or questions have been provided to the contact listed in the Citizen Participation Plan or to the applicant in regards to the proposed project or zoning hearing.

I:\Projects\2023\230300\230302x01\Reports\25_0520 JJS Citizen Participation Report.docx

APPENDIX A: CITIZEN PARTICIPATION PLAN



ENGINEERING

H.F. Lenz Co. | 1407 Scalp Avenue | Johnstown, PA | 15904 | (814) 269-9300

Date: May 9, 2025

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, agencies, and businesses in the vicinity of the site of an application for the SAIA Motor Freight Lines, LLC Proposed Trucking Freight Facility. This site is located at 10335 E Pecos Road at the southwest quadrant of E Pecos Road and S Merrill Road. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Joshua Shearman
1407 Scalp Avenue
Johnstown, PA 15904
814-269-9300 x288
Email: jshearman@hflenz.com

Pre-Submittal Meeting: The pre-application meeting with City of Mesa planning staff was held on 2/20/2024. Staff reviewed the application and recommended that adjacent residents and businesses be contacted.

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 from the development that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
 - a. Property owners within 1,000 feet from the site
 - b. Regulatory agencies
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to an on-site meeting held at a date to be determined. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.

Schedule:

Pre-Submittal Meeting - February 20, 2024

Develop Contact List - January 22, 2025

Submittal of Citizen Participation Report and Notification Materials - May 13, 2025

Send Out Letters - May 13, 2025

On-Site Meeting - May 20, 2025

Planning and Zoning Board Hearing - May 28, 2025

APPENDIX B: POSTING DOCUMENTS

Planning & Zoning Board Hearing - Notification Letter

May 13, 2025

Dear Neighbor,

SAIA Motor Freight Lines, LLC, have applied for Planning and Zoning Approval for the property located at 10335 E Pecos Road, Mesa, AZ 85212. This request is for the development of a new truck freight facility. The case number assigned to this project is ZON 24-00548.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call Joshua Shearman, P.E., at 814-269-9300 or e-mail at JShearman@hflenz.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on May 28, 2025 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 [Mesa11.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 below 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 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.

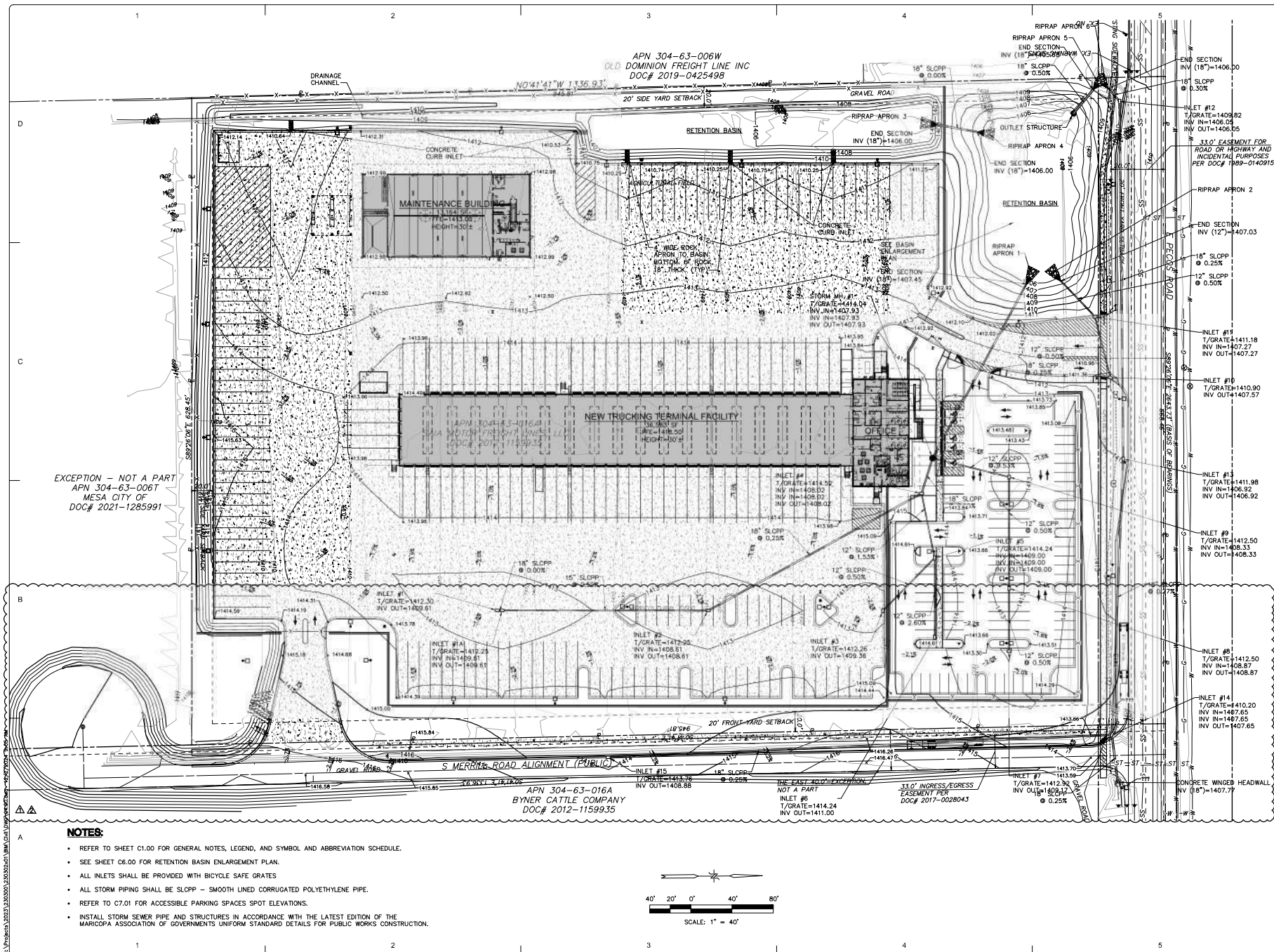
The City of Mesa has assigned this case to Josh Grandlienard of their Planning Division staff. He can be reached at 480-644-4691 or Joshua.Grandlienard@mesaaz.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Brett Rabe

Brett Rabe
Director of Real Estate





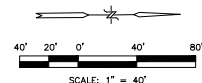
EXCEPTION - NOT A PART
APN 304-63-006T
MESA CITY OF
DOC# 2021-1285991

APN 304-63-016A
BYNER CATTLE COMPANY
DOC# 2012-1159935

NOT A PART
INLET #6
T/GRATE=1414.24
INV IN=1411.00
INV OUT=1411.00

NOTES:

- REFER TO SHEET C1.00 FOR GENERAL NOTES, LEGEND, AND SYMBOL AND ABBREVIATION SCHEDULE.
- SEE SHEET C6.00 FOR RETENTION BASIN ENLARGEMENT PLAN.
- ALL INLETS SHALL BE PROVIDED WITH BICYCLE SAFE GRATES
- ALL STORM PIPING SHALL BE SLOPP - SMOOTH LINED CORRUGATED POLYETHYLENE PIPE.
- REFER TO C7.01 FOR ACCESSIBLE PARKING SPACES SPOT ELEVATIONS.
- INSTALL STORM SEWER PIPE AND STRUCTURES IN ACCORDANCE WITH THE LATEST EDITION OF THE MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.



H.F. LENZ
AZ # 13460-0
Headquarters:
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Consultants:

Seal

Seal

Project Identification:
**SAIA MOTOR
FREIGHT LINE, LLC**

**PROPOSED
TRUCKING FREIGHT
FACILITY**

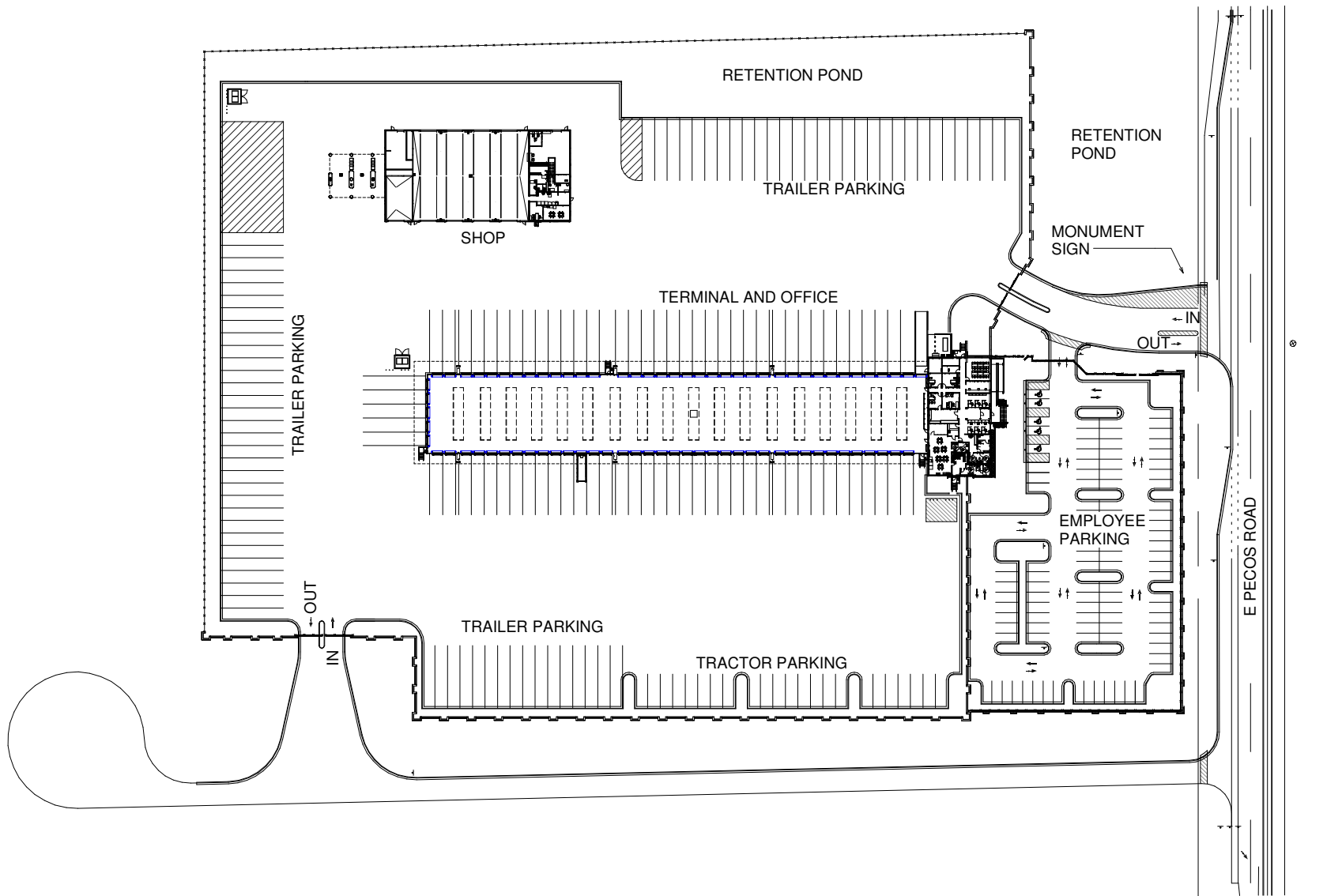
**E PECOS ROAD,
CITY OF MESA,
MARICOPA COUNTY,
ARIZONA**

No.	Date	Description
1	09/17/24	REVISED PER CITY OF MESA COMMENTS
2	11/22/24	REVISED PER CITY OF MESA COMMENTS

Sheet Title:
**GRADING AND DRAINAGE
PLAN**

Project No.:	2023-0302-01
Cadd File:	C4.00.dwg
Drawn By:	JUS
Checked By:	BJC
Date:	05/17/2024
Copyright:	© 2024 H.F. LENZ COMPANY
Drawn Number:	

C4.00
Sheet 0 of 00



SAIA LTL FREIGHT LINE



SAIA LTL FREIGHT
10335 E. PECOS RD, MESA, AZ
ARCHITECTURAL SITE PLAN

24 x 36 = 1/8" = 1'-0"

11 x 17 = NO SCALE
05.13.2025



DAVID Mollenkopf, ARCHITECT
49 Music Square W-Suite 600
Nashville, Tennessee 37203
615.296.9146
www.themdgarc.com



SAIA LTL FREIGHT LINE



SAIA LTL FREIGHT
10335 E. PECOS RD, MESA, AZ
EXTERIOR PERSPECTIVES

24 x 36 = 1/8" = 1'-0"

11 x 17 = NO SCALE
05.13.2025



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49 Music Square W-Suite 600
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SAIA LTL FREIGHT LINE



SAIA LTL FREIGHT
10335 E. PECOS RD, MESA, AZ
SITE PERSPECTIVE

24 x 36 = 1/8" = 1'-0"

11 x 17 = NO SCALE
05.13.2025



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49 Music Square W-Suite 600
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615.296.9146
www.theMDGRC.com

I:\Projects\2023\230300\230302x01\BIM\Civil\Mapping\Ownership Map.dwg 1/21/2025 3:51 PM



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Consultants:

Project Identification:

**SAIA MOTOR
FREIGHT LINE, LLC**

**PROPOSED TRUCKING
FREIGHT FACILITY**

**E PECOS ROAD,
CITY OF MESA,
MARICOPA COUNTY, AZ**

No.:	Date:	Description:

Sheet Title:

OWNERSHIP MAP

Project No.: 2023-0205.01

Cadd Drawing File: Ownership Map.dwg

Drawn By: NSM

Checked By: JJS

Date: 01/22/2025

Drawing Number

EXH 1

Sheet 0 of 00

SAIA MOTOR FREIGHT LINE, LLC

11465 JOHNS CREEK PKWY, STE 400 JOHNS CREEK GA 30097

Attn: Brett Rabe, Director of Real Estate

RE: Mesa, AZ – ZON24-00548

Notification of Property Owners within 1000' of subject property

Owner Name	Mailing Address
AMAZON DATA SERVICES INC	PO BOX 81226 SEATTLE WA USA 98108
BYNER CATTLE COMPANY	333 N CENTRAL AVE PHOENIX AZ 85004-2121
CUBES AT MESA GATEWAY BUILDING A LLC	7800 FORSYTH BLVD FL 3 ST. LOUIS MO 63105
CUBES AT MESA GATEWAY BUILDING B LLC	7800 FORSYTH BLVD FL 3 ST LOUIS MO 63105
CUBES AT MESA GATEWAY BUILDING C LLC	2199 INNERBELT BUSINESS CENTER DR ST LOUIS MO 63114
MESA BA LAND LLC	2801 E. CAMELBACK RD STE 450 PHOENIX AZ 85016
CITY OF MESA ATTN: Marc Hershberg	PO BOX 1466 MESA AZ 85211
OLD DOMINION FREIGHT LINE INC	500 OLD DOMINION WAY THOMASVILLE NC 27360
PACIFIC PROVING LLC	2801 E. CAMELBACK RD STE 450 PHOENIX AZ 85016
UNION PACIFIC RAILROAD COMPANY	1401 DOUGLAS ST STOP 1640 OMAHA NE 68179-1640

APPENDIX C: POSTING PHOTOGRAPHS

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

4:00 PM - MAY 28TH, 2025

CASE: ZON24-00548

REQUEST: SITE PLAN REVIEW FOR A
FREIGHT/TRUCK TERMINAL AND WAREHOUSE

APPLICANT: SAIA MOTOR FREIGHT LINES

PHONE: 800-765-7242

PLANNING DIVISION (480) 644-2385

POSTING DATE APRIL 28TH, 2025





CITY OF MESquite
PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
6100 WEST 10TH
SUITE 100
MESA, NEVADA
4:00 PM - 5:00 PM, 2023
2023 ZONING
REGULATED BY THE PLANNING & ZONING BOARD
FOR THE CITY OF MESquite, NEVADA
PLEASE CONTACT THE PLANNING & ZONING BOARD
FOR MORE INFORMATION
PLANNING & ZONING BOARD
2023-01-01

