

Citizen Participation Plan for Gateway Interchange – Phase III

ZON23-00235

Date: May 16, 2023

Purpose: the purpose of this Citizen Participation Plan is to inform property owners in the vicinity of the site of an application for construction of a new commercial development named Gateway Interchange – Phase III. This site is located at 4541 S. 80th street, at the northeast corner of E. Sebring Avenue and S. 80th street and is an application for rezoning of 9.4 acres from AG to L-1 PAD for a light industrial warehouse development. This plan allows those affected by this application to have adequate opportunity to learn about and comment on the proposal.

Contact:

Toby Rogers c/o Butler Design Group
5013 E. Washington St # 100
Phoenix, AZ 85034
Email: trogers@butlerdesigngroup.com

Pre-Submittal Conference: The Pre-Submittal meeting with City of Mesa planning staff was held on September 29, 2022. Staff reviewed the application and recommended that adjacent property owners be contacted.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have. A contact list will be developed for citizens and agencies in this area including:

- All registered neighborhood associations within one mile of the project, within the City of Mesa.
- Homeowners Associations within one half mile of the project.
- Interested neighbors – focused on 1,000 feet from site, but may include more.

Schedule: Pre-application meeting – September 29, 2022
First DRB Application Submittal – March 6, 2023
500ft DRB Work Session Notification Mailings – April 20, 2023
Submittal of Citizen Participation Report and Notifications – May 16, 2023
1000ft Public Hearing Notification Mailings – May 17, 2023
Planning and Zoning Board Hearing – tentatively scheduled for June 14, 2023

Gateway Industrial - Phase III**1000ft List Map**

APN	LOT ADDRESS	OWNER
304-30-024N	NA	EastGroup Properties LP 2141 E. Camelback Rd Phoenix, AZ 85016
304-30-016A	NA	Gateway 202 Warner Development, LLC 7135 E. Camelback Rd. #240 Scottsdale, AZ 85251
304-30-015F	NA	DLK Investments LLC PO Box 55 Valley Farms, AZ 85191
304-30-015G	NA	Warner Place, LLC 1410 S. Creston Circle Mesa, AZ 85204
304-30-015H	NA	Warner Holdings LLC 21738 E. Orion Way Queen Creek, AZ 85212
304-30-021E	NA	Billy & Nora Maynard PO Box 400 Higley, AZ 85236
304-30-001	NA	State of Arizona 1616 W. Adams Street Phoenix, AZ 85007
304-30-19B	NA	CRP LDF Airpark 202 LLC 1300 Dove Street, #200 Newport Beach, CA 92660
304-30-035A	NA	Donald Glasnapp 3914 E. Farm Lane Meas, AZ 85206



May 16, 2023

Dear Neighbor,

We have applied for site plan approval for the property located at 4541 S. 80th Street, northeast corner of Sebring Avenue and 80th Street. This request is for development of light Industrial Planned Area Development (PAD). The case number assigned to this project is ZON23-00235

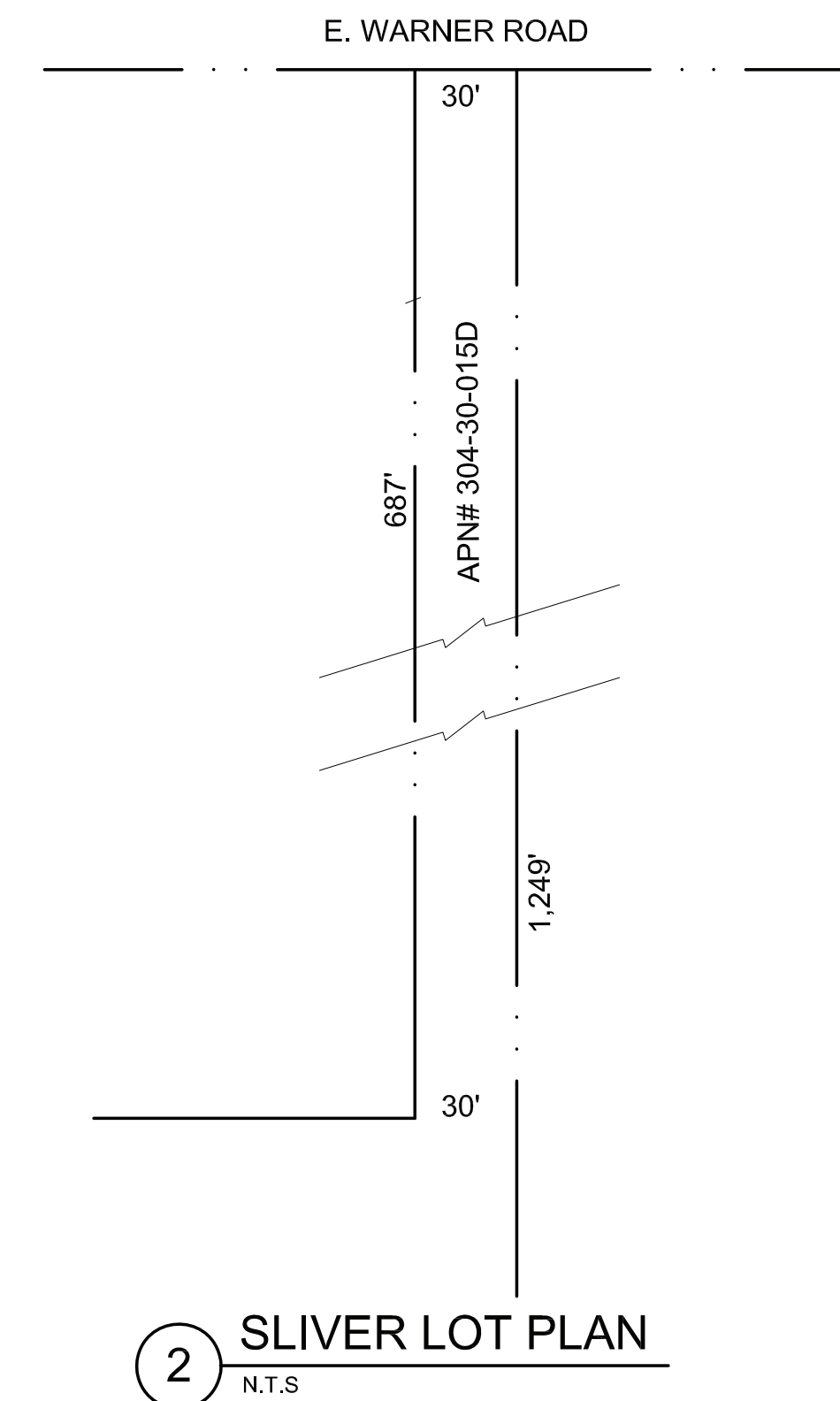
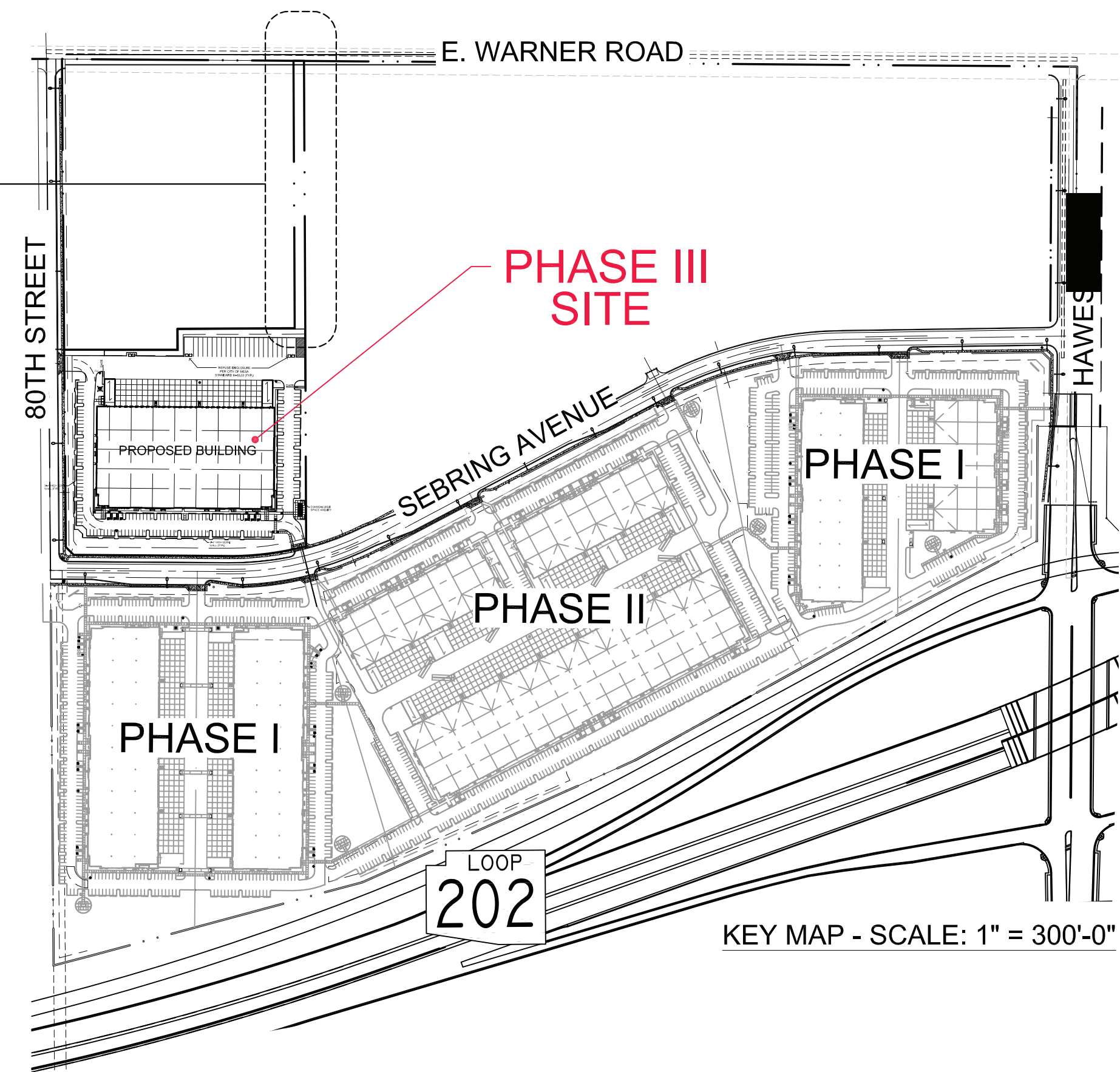
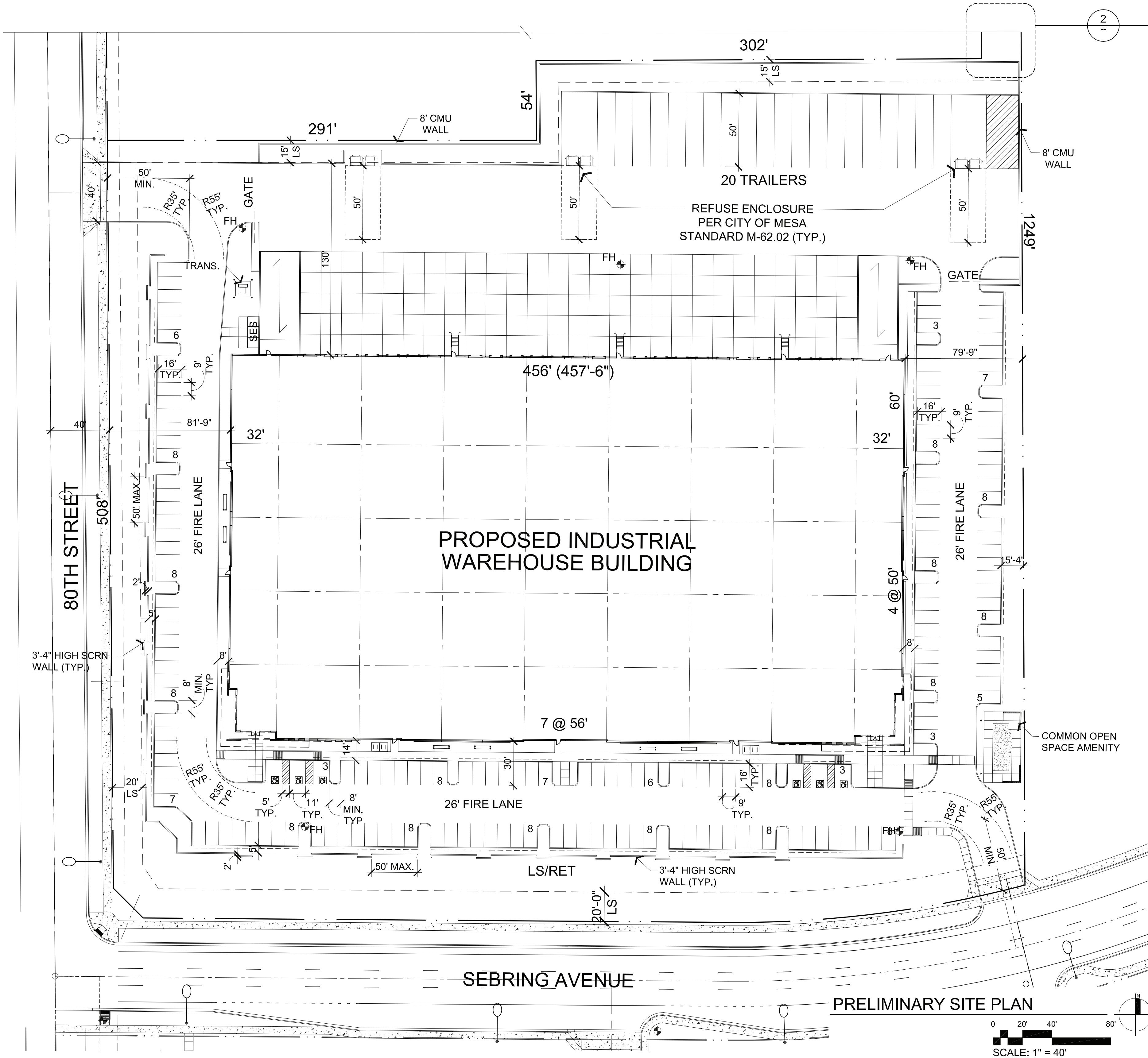
This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on June 14th, 2023, in the City Council Chambers at 57 East First Street. The meeting will begin at 4:30 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

If you have any questions regarding this proposal, please call me at 602-218-4785 or e-mail me at trogers@butlerdesigngroup.com. The City of Mesa has assigned this case to Sean Pesek of their Planning Division staff. He can be reached at 480-644-6716 or Sean.Pesek@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,

Toby Rogers, AIA
Project Director



PROJECT DATA

Existing Zoning:	AG
Proposed Zoning:	LI-PAD
APN#:	304-30-015C & 304-30-015D
Gross Site Area:	+/- 410,838 S.F. (9.4 AC.)
Net Site Area:	+/- 363,109 S.F. (8.3 AC.)
Total Building Area:	119,019 S.F.
Coverage:	32.8%

Parking Required	
Office 25% - 29,754 S.F. @ 1/375 S.F.:	79 Spaces
Warehouse 75% - 89,264 S.F. @ 1/900 S.F.:	99 Spaces

Total Parking Required:	178 Spaces
Parking Provided:	179 Spaces
ADA Parking Required:	6 Spaces
ADA Parking Provided:	6 Spaces
Proposed Building Height:	44'-6" T.O.P.

Common Open Space Required:	
BLDG. 119,019 SF @ 1%:	1,190 S.F.
Total Open Space Required:	1,190 S.F.
Open Space Provided:	1,200 S.F.

PROJECT TEAM

Developer / Owner	Architect
EastGroup Properties	Butler Design Group
2141 E. Camelback Rd. # 250	5013 E. Washington St. # 100
Phoenix, Arizona 85016	Phoenix, Arizona 85034
Contact: Mike Sacco	Contact: Toby Rogers
Ph: (602) 840-8600	Ph: (602) 957-1800
Mike.Sacco@eastgroup.net	trogers@butlerdesigngroup.com

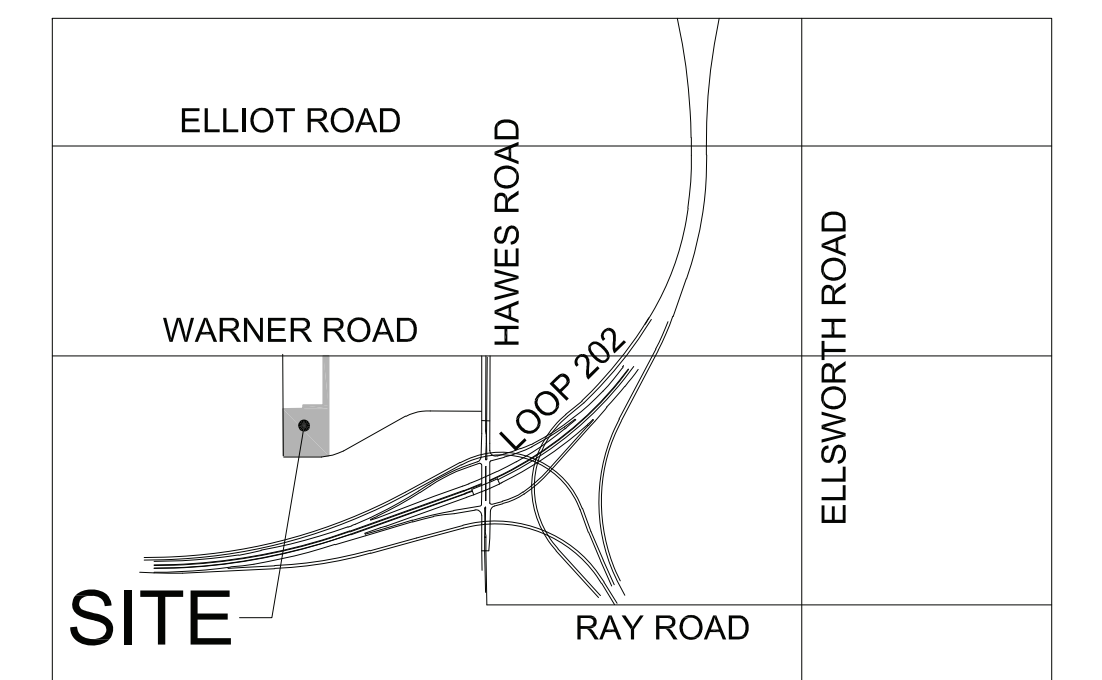
PROJECT NARRATIVE

GATEWAY INTERCHANGE IS DESIGNED AS A SPECULATIVE, SINGLE STORY LIGHT INDUSTRIAL GREY-SHELL BUILDING WITH LOADING DOCKS AT THE REAR SIDE OF THE BUILDING. THE 8.3 ACRE SITE IS LOCATED AT THE NORTHEAST CORNER OF SEBRING AVE. AND 80TH STREET, NORTH OF LOOP 202, IN MESA, ARIZONA.

THE BUILDING WILL BE DESIGNED WITH LOAD-BEARING CONCRETE TILT-UP EXTERIOR WALLS AND STEEL JOIST/WOOD DECK ROOF STRUCTURE. THERE WILL BE NO MECHANICAL SYSTEMS IN THE SHELL. PLUMBING WILL BE LIMITED TO ROOF DRAINS AND UNDER-SLAB PIPING. ELECTRICAL DESIGN WILL BE LIMITED TO INTERIOR EXIT LIGHTING AND EXTERIOR PARKING LOT LIGHTING.

STORMWATER RETENTION WILL BE CONTAINED IN SEVERAL PERIMETER SURFACE BASINS WITH AN OVERALL ON-SITE VOLUME ESTIMATED AT 95,000 CF. SITE LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH CITY ORDINANCES.

Vicinity Map

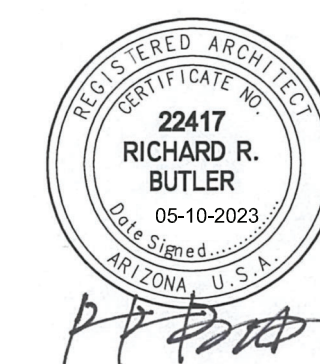


EASTGROUP
PROPERTIES

GATEWAY INTERCHANGE - PHASE III

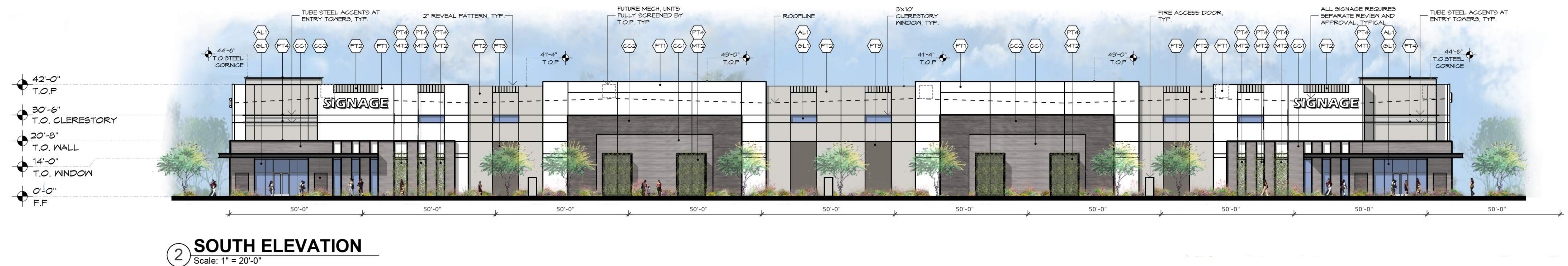
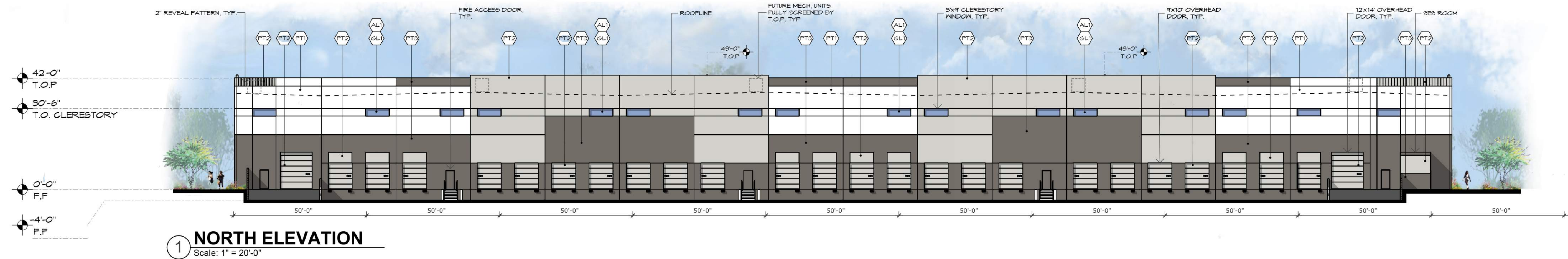
N.W.C. Loop 202 & Hawes Road
Proposed Industrial Development
Mesa, Arizona

SP-1
SITE PLAN



Butler Design Group, Inc
architects & planners

05/10/2023
22051_ST05



NORTH ELEVATION MATERIAL PERCENTAGES:

PT1:	4142sf	20.7%
PT2:	8148sf	40.8%
PT3:	1249sf	36.3%
PT4/STEEL	- sf	- %
CC1:	- sf	- %
CC2:	- sf	- %
GLASS:	432sf	2.2%

MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
PT1	PAINTED TILT	POSSIL	DE6225	DUNN EDWARDS	
PT2	PAINTED TILT/ DOCK DOORS	MUSLIN	DE6221	DUNN EDWARDS	
PT3	PAINTED TILT	METAL FRINGE	DE6226	DUNN EDWARDS	
PT4	PAINTED TILT	BLACK BEAN	DE6385	DUNN EDWARDS	
CC1	COLORLED CONCRETE/FORMLINER	DUNE	6058	DAVIS COLORS	
CC2	COLORLED CONCRETE/FORMLINER	COBBLESTONE	860	DAVIS COLORS	
MT1	PERF. METAL AT CANOPIES	PAINTED PT4	TBD	MONICHOIS	
MT2	WELDED WIRE MESH	PAINTED PT4	TBD	MONICHOIS	
GL1	INSULATED GLASS	CLEAR	TBD	TBD	
AL1	ALUMINUM STOREFRONT SYSTEM	CLEAR ANODIZED	TBD	TBD	

SOUTH ELEVATION MATERIAL PERCENTAGES:

PT1:	8581sf	36.8%
PT2:	5745sf	24.7%
PT3:	793sf	3.4%
PT4/STEEL	1251sf	5.4%
CC1:	3996sf	17.1%
CC2:	1942sf	8.3%
GLASS:	999sf	4.3%