

NEC Atwood and Winnston Ave

Citizen Participation Report

BIZ Overlay, Site Plan Review, Design Review

Case No. ZON24-00277



WITHEY
MORRIS
BAUGH

Introduction

The purpose of this Citizen Participation Report is to provide a summary of outreach efforts to citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site. The Applicant is requesting a BIZ Overlay, Site Plan Modification, and Design Review for the development of new light industrial facility. The subject site is comprised of approximately 2.3 acres located at the northeast corner of Atwood and Winnston Avenue (the "Property"). See attached aerial map at **TAB A**.

The project is consistent with the City's General Plan designation and compatible with the surrounding uses. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

I. Contact

Alex Hayes

Withey Morris Baugh, PLC

2525 East Arizona Biltmore Circle

Phoenix, Arizona 85016

602-230-0600

Email: hayes@wmbattorneys.com

II. Contact List

Parties affected by the applications may include properties owners within 1,000-feet of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations, and other neighborhood entities identified by the City of Mesa and interested parties which may request to be placed on the Contact List. A copy of the contact list and map of the mailing area are attached at **TAB B**.

III. Notification Technique / Notice of Meetings

On May 13th first class letters were mailed to the contact list. The letter provided information on the project and in invitation to provide feedback on the proposal. The letter provided contact information for the City and the Applicant and encouraged the recipient to contact the City or the Applicant with any questions or comments. See letter attached at **TAB C**.

By June 24, 2024, first class letters will be mailed to the Contact List, which shall also include the Council member and Council Coordinator. The letter will provide updated information on the Project and make recipients aware of the hearing date and participation details for the upcoming Planning & Zoning Board meeting. The letter will again provide contact information for the City and the Applicant and encourage the recipient to contact the City of the Applicant with any questions or comments.

Also by June 24, 2024, the Property will be posted with a hearing notification sign per the City requirements. The sign will provide project information and information on the upcoming Planning & Zoning Board meeting. The sign will also provide contact information for the Applicant and the City.

IV. Response Procedures

The Applicant will be available to discuss the project with any and all citizens expressing interest in the project. Phone conversations are typically the most efficient and appreciated means of discussing projects, but Individual meetings (virtual or otherwise) will be conducted upon request. The City of Mesa is also available to answer questions regarding the review and public hearing process.

V. Status Procedures

The Applicant shall keep the City of Mesa informed of the status of its citizen participation efforts through a Citizen Participation Report or other correspondence with the assigned

City Staff. Copies of the applications containing the complete details of the requests shall be kept on file with the City of Mesa.

VI. Inquiries

Information regarding project inquiries will be documented in the Citizen Participation Report and/or provided to the assigned City Staff.

VII. Summary of Outreach

The Applicant will continue to be available to discuss the Project with any interested parties.

TAB A

Aerial Map

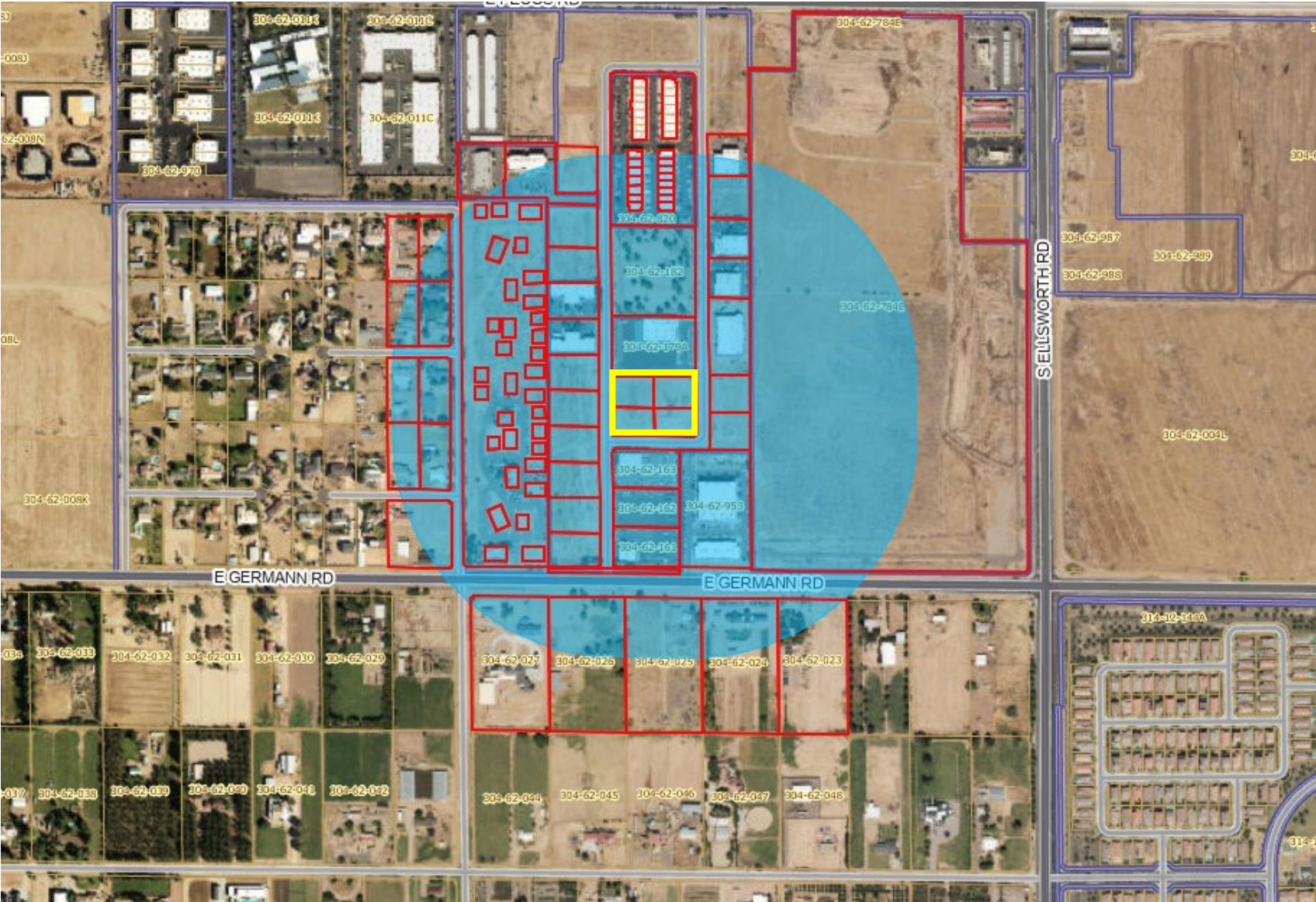


NEC Atwood and Winnston Ave, Mesa



TAB B

1,000' Radius Map



NEC Atwood and Winnston Ave, Mesa



Contact List

Owner

7319 HAYWARD LLC
7424 S ATWOOD LLC
ALLENS ACCURATE AUTOMOTIVE INC
AMADEO CHURCH INC
APPENZELLER KERRY/BELINDA
ARNSON ANDREA NICHOLE
ASANTE TRUST
AVILA FAMILY LIVING TRUST
BAV LLC
CARL JEN VENTURES LLC
COLE JAMES/KELSEY
CONNELLY JEFFREY
CUSTOM TECH SERVICES LLC
ELLE INVESTMENTS LLC
EMPOWER MANAGEMENT LLC
ETP FUNDINGS LLC
FRASCO PROPERTIES LLC
G&T SCUREI ENTERPRISES LLC
GATEWAY AIRPORT BUSINESS CENTER 1 LLC
GATEWAY AIRPORT COMMERCE PARK OWNERS ASSOCIAT
GNDCH HOLDINGS LLC
GNDCH HOLDINGS LLC
GNDCH INVESTMENTS LLC
HERITAGE HOLDINGS LLC
HEYWOOD B ROSS/LINDA A
JACS LLC
KARTCHNER CLINTON TRENT/LUCY
KILLER BULLS LLC
KINGDON GATEWAY LLC
KOVACS GREGORY SCOTT/AMBER REBECCA
LONE BUTTE ASSETS LLC
MARICOPA COUNTY OF
MIKA MONSTER LLC
NEW LEGACY DEVELOPMENT AND INVESTMENTS LLC
NU WAVZ HOLDINGS LLC
PH001 LLC
PH002 LLC
PH003 LLC
RL GATEWAY INVESTMENTS LLC
ROCK CREEK DEVELOPMENT LLC
ROCK CREEK DEVELOPMENT LLC
S8 RENTAL SERVICES LLC
S8 RENTAL SERVICES LLC
SCOTT FAMILY TRUST
SOBLEY JOSEPH CARL/CARMELLA
SOUTH 89TH PLACE INDUSTRIAL LLC
SOUTHGATE COMMERCE PARK OWN ASSOC OF MESA
SOUTHGATE NORTH LLC
SOUTHGATE SOUTH LLC
SUNBELT LAND HOLDINGS L P
SWARTWOOD MARVIN/CHERYL
T2 PEST SERVICES INC
TAB CARTUNES LLC
TIFFANY NGUYEN REVOCABLE TRUST/STEVEN NGUYEN REVOCABLE TRUST
TK COMMERCIAL LLC
TYCO METAL WORKS LLC
UNIQUE SOLUTIONS AND SALES LLC
VAUGHN STEVEN M/BONNIE L
WHITE GREGORY A TR

Mailing Address

19807 E WILLOW DR QUEEN CREEK AZ USA 85142
12300 EDISON WY GARDEN GROVE CA USA 92841
8830 E GERMANN RD 30 MESA AZ USA 85212
21805 S ELLSWORTH RD A102-2 QUEEN CREEK AZ USA 85142
20431 E GERMANN RD QUEEN CREEK AZ USA 85242
8746 E WINSTON CIR MESA AZ USA 85212
8757 E WOODLAND AVE MESA AZ USA 85212
8759 E WATERFORD CIR MESA AZ USA 85212
7361 S 89TH PL MESA AZ USA 852125522
2779 E WALNUT RD GILBERT AZ USA 85298
8743 E WOODLAND AVE MESA AZ USA 85212
8758 E WATERFIELD CIR QUEEN CREEK AZ USA 85242
7319 S ATWOOD STE 109 MESA AZ USA 85212
16641 E FRYE RD GILBERT AZ USA 85295
3644 W GOLDMINE MOUNTAIN DR SAN TAN VALLEY AZ USA 85144
7030 E INGRAM ST MESA AZ USA 85207
3526 E SPRING WHEAT LN GILBERT AZ USA 85296
293 E BRIDGEPORT PKWY GILBERT AZ USA 85295
670 E ENCINAS AVE GILBERT AZ USA 85234
1760 E PECOS RD STE 447 GILBERT AZ USA 85295
21402 E PUMMELOS RD QUEEN CREEK AZ USA 85142
7408 S ATWOOD MESA AZ USA 85212
7408 S ATWOOD MESA AZ USA 85212
1129 S OAKLAND DR STE 101 MESA AZ USA 85206
4515 E VIRGINIA ST MESA AZ USA 85215
166 E PASE FINO WY QUEEN CREEK AZ USA 85143
8830 E GERMANN BLDG 27 MESA AZ USA 85212
7324 S ATWOOD STE 201 MESA AZ USA 85212
273 W BERGE LN MURRAY UT USA 84107
4568 S BANNING DR GILBERT AZ USA 85297
6741 W ROCK SOLID WAY CHANDLER AZ USA 85226
2901 W DURANGO ST PHOENIX AZ USA 85009
20622 E SUPERSTITION DR QUEEN CREEK AZ USA 85142
2154 N POMELO CIR MESA AZ USA 85215
7319 S ATWOOD STE 101 MESA AZ USA 85212
12429 W BLACKHAWK RD CASA GRANDE AZ USA 85194
12429 W BLACKHAWK RD CASA GRANDE AZ USA 85194
12429 W BLACKHAWK RD CASA GRANDE AZ USA 85194
4515 E VIRGINIA ST MESA AZ USA 85215
2073 RAILROAD ST CORONA CA USA 928805431
16825 S WEBER DR CHANDLER AZ USA 85226
7343 S 89TH PL MESA AZ USA 85212
8 SAILORS WAY RED BANK NJ USA 07701
20621 E GERMANN RD QUEEN CREEK AZ USA 85142
8747 E WINNSTON CIR MESA AZ USA 85212
8307 N MERION WAY PARADISE VALLEY AZ USA 85253
8660 E WATERFORD CIR MESA AZ USA 85242
1401 E WELDON AVE PHOENIX AZ USA 85014
1401 E WELDON AVE PHOENIX AZ USA 85014
8095 OTHELLO AVE SAN DIEGO CA USA 92111
8745 E WATERFORD CIR MESA AZ USA 85212
7318 S 89TH PL UNIT 108 MESA AZ USA 85212
12386 RUSSELL CHINO CA USA 91710
21121 E SUPERSTITION DR QUEEN CREEK AZ USA 85142
2370 E BROOK FARM RD GILBERT AZ USA 85298
1148 S LEWIS MESA AZ USA 85210
952 E SUN VALLEY FARMS LN SAN TAN VALLEY AZ USA 85140
8744 E WATERFORD CIR MESA AZ USA 85212
715 E AUBURN DR TEMPE AZ USA 85283

TAB C



May 13, 2024

Notice of Application for Bonus Intensity Zone (BIZ) Overlay, Site Plan Review (SPR), and Design Review (DR)
+/-2.36-acre Property Located at the Northeast Corner of Atwood and Winnston Ave in Mesa
Case No ZON24-00277 / DRB24-00276

Dear Property Owner (or) Interested Party:

On behalf of Clyde Capital, our office has recently filed applications with the City of Mesa to allow for the development of an industrial building within the Gateway Airport Commerce Park located at the northeast corner of Atwood and Winnston Avenue (the Property), as seen on the attached aerial map. The applications include a Bonus Intensity Zone (BIZ) Overlay, Site Plan Review (SPR) and Design Review (DR). The purpose of this letter is simply to introduce ourselves and the project, and to let you know you should be receiving future notifications regarding the City's planned review of these applications.

You may recall a similar site plan and BIZ Overlay were approved for an industrial development on this property in 2023. This revised site plan will allow for flex industrial space that can accommodate up to four small business tenants. The proposed use and design of the project is consistent with the character of the Gateway Airport Commerce Park, the Property's Light Industrial zoning, and the Property's Mesa General Plan land use designation of Employment. The Property is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. Desired uses for the Logistics and Commerce District include manufacturing facilities, business parks, and warehousing.

Attached for reference is the preliminary site plan along with a sample rendering. The site plan for the Property is designed for one industrial building totaling approximately 37,296 square feet that can accommodate up to four tenants. The site will be accessed via Atwood, Winnston Avenue, and 89th Place. The building is oriented to provide visual interest to the public frontages, while also screening the truck loading areas and associated uses from public view. A pedestrian entry plaza is provided at the southwest corner of the building.

This letter is being sent to the neighboring property owners within 1000-feet, HOA's within 1/2-mile and City registered neighborhoods within 1-mile, as provided by the City. I would be happy to speak with you regarding these pending applications and any questions you may have. Feel free to contact me at (602) 230-0600 or e-mail at hayes@wmbattorneys.com. You may also contact the City of Mesa Planner assigned to this case, Emily Johnson, at (480) 644-3952 or Emily.Johnson@mesaaz.gov. You will also receive future mailing notifications regarding the City's planned hearing schedule for review of these applications. Signs will also be posted on site with hearing information.

Again, I would be happy to speak with you regarding this project and can be reached at (602) 230-0600 or e-mail at hayes@wmbattorneys.com. Please note, no meetings or hearings are scheduled at this time to review this project.

Sincerely yours,

A handwritten signature in blue ink that reads "Alex Hayes".

WITHEY MORRIS BAUGH PLC
By Alex Hayes

Enclosure(s): Site Aerial, Preliminary Site Plan, Sample Rendering

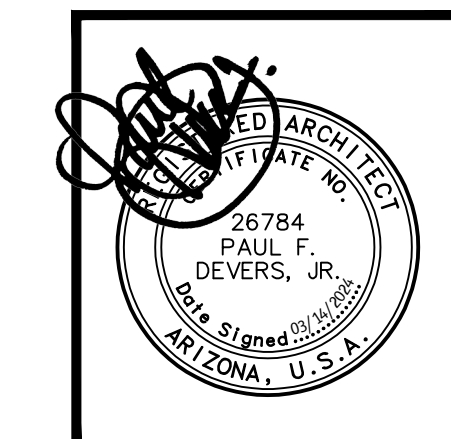
Aerial Map



NEC Atwood and Winnston Ave, Mesa







A NEW BUILDING FOR:
CLYDE CAPITAL

NE CORNER OF
S. ATWOOD & E. WINNSTON AVE.
MESA
ARIZONA
85212

DATE
1st DR SUBMITTAL
3/14/2024

DRAWN BY: CA

OWNERSHIP OF DOCUMENTS:
This drawing, including the architectural concept, design, and data, is an instrument of service and shall remain the property of Cawley Architects Inc. This drawing is for use of the location described herein and shall not be used in other locations. Any other use or release of these drawings may result in civil damages.

DISCREPANCIES AND CONFLICTS:
All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cawley Architects Inc. for resolution before the commencement of the work.

PRELIMINARY SITE PLAN

Project: 23083

A1.1

SITE DATA

PROJECT:	CLYDE CAPITAL MESA WINNSTON AVE
ADDRESS:	NEC OF ATWOOD & WINNSTON AVE.
OWNER:	TYCO METAL WORKS LLC. 1148 S. LEWIS MESA, AZ 85210
SCOPE:	A NEW COMMERCIAL BUILDING
LEGAL DESCRIPTION:	SEE CIVIL
ASSESSOR PARCEL NO.:	302-62-165, 304-62-180, 304-62-164, 304-62-181
ZONING:	LI
SITE AREA:	103,054 S.F. 2.36 ACRES
BUILDING AREA:	37,296 S.F. GROSS
STORIES:	1 STORY
BUILDING COVERAGE:	30%
TOTAL LOT COVERAGE:	82.4% (MAX ALLOWED = 90%)
LANDSCAPE AREA:	18,186 S.F.
LANDSCAPE COVERAGE:	17.6%
OCCUPANCY:	B/S-1
CONSTRUCTION TYPE:	V-B w/ A.F.E.S.
ALLOWABLE AREA:	-
CLEAR HEIGHT:	20'-0"

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS		
OCCUPANCY	1ST FLOOR	TOTALS
OFFICE	1,005 S.F.	1,005 S.F.
WAREHOUSE	36,291 S.F.	36,291 S.F.
TOTAL:	37,296 S.F.	37,296 S.F.

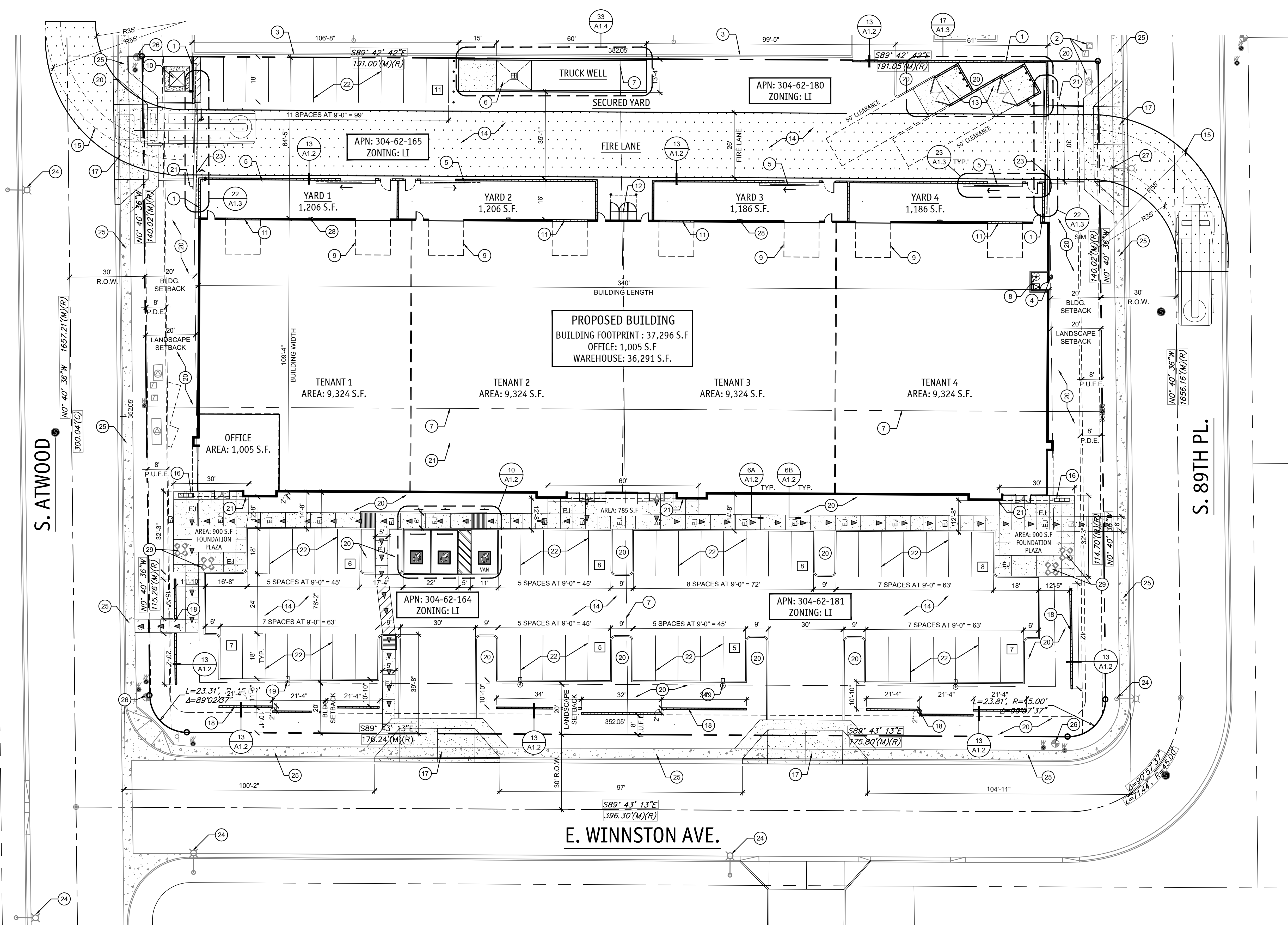
REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	1,005 S.F.	1/375	2.7
WAREHOUSE	36,291 S.F.	1/900	40.3
TOTAL:			43.0 = 43

PARKING PROVIDED		
TOTAL REGULAR SPACES	60	
TOTAL ACCESSIBLE SPACES	3	
TOTAL SPACES ON SITE	63	

BICYCLE PARKING CALCULATIONS		
RATIO	REQUIRED	PROVIDED
1/10 PARKING SPACES	7	7

LEGEND

	PROPERTY LINE
	EASEMENT / SETBACK LINE
	6" CURB
	SITE WALL
	SALT FINISH CONCRETE SIDEWALK
	PAINT STRIPING ON PAVEMENT
	EXISTING FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	ACCESSIBLE ROUTE / PATH OF TRAVEL
	FIRE RISER
	SITE WALL, SEE SHEET A1.5 FOR SITE WALL SCHEDULE



- SHEET KEYNOTES**
- 8" CMU PERIMETER SCREEN WALL - SEE SITE DETAILS
 - EXISTING UTILITY JUNCTION BOX
 - EXISTING MASONRY WALL TO REMAIN, TYP.
 - FIRE DEPARTMENT CONNECTION (F.D.C.) - SEE CIVIL DRAWINGS
 - ROLLING STEEL GATE WITH HOLD BACKS AT WALL - SEE SITE DETAILS
 - TRUCK WELL WITH LOADING/UNLOADING ZONE
 - EXISTING PARCEL BOUNDARIES - SEE CIVIL DRAWINGS
 - FIRE RISER - SEE CIVIL DRAWINGS
 - OVERHEAD ROLL-UP DOOR - SEE DOOR SCHEDULE

- TRANSFORMER ON CONCRETE PAD WITH CLEAR SPACE PER UTILITY COMPANY
- KNOCK-OUT FOR FUTURE OPENING
- SERVICE ENTRANCE SECTION (S.E.S.) - SEE ELECTRICAL DRAWINGS
- REFUSE ENCLOSURE PER CITY STANDARDS - SEE SITE DETAILS AND STANDARD DETAILS M-62.01/M62.02
- ASPHALT OVER ABC - SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT
- FIRE TRUCK TURNING RADIUS, TYP.
- BIKE RACK - SEE SITE DETAILS
- CURB CUT AND DRIVEWAY PER CITY STANDARDS - SEE SITE DETAILS
- PARKING SCREEN WALL, TYP. - SEE SITE DETAILS
- LIGHT POLE, TYP. - SEE ELECTRICAL DRAWINGS AND SITE DETAILS

- LANDSCAPING, TYP. - SEE LANDSCAPE DRAWINGS
- KNOX BOX PER CITY FIRE DEPARTMENT REGULATIONS
- PROVIDE PAINTED PARKING STRIPING, ADA SIGNAGE, AND WALKWAY STRIPING PER CITY STANDARDS
- PAIR OF ROLLING STEEL GATES WITH HOLD BACKS AT BOTH WALLS AND KNOX PADLOCK, GATES TO REMAIN OPEN DURING BUSINESS HOURS - SEE SITE DETAILS
- EXISTING LIGHT POLE TO REMAIN - PROTECT DURING DEMOLITION AND CONSTRUCTION PHASES
- EXISTING SIDEWALK TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN - SEE CIVIL DRAWINGS
- EXISTING LIGHT POLE TO BE RELOCATED - SEE CIVIL AND ELECTRICAL DRAWINGS
- WALL PACK LIGHTING, TYP. - SEE ELECTRICAL AND PHOTOMETRIC DRAWINGS

- EMPLOYEE AMENITY AREA

