

## Citizen Participation Report for Dave Downing and Associates Warehouse

Case # ZON23-00982 / DRB23-00981

May 10, 2024

**Overview:** This report provides results of the implementation of the Citizen Participation Plan for Dave Downing and Associates Warehouse. This site is located within the 200 block of South Hibbert (west side) (234 South Hibbert, Mesa, AZ 85210). This is an application for a rezone for the west portion of the site from DR-2 to DB-2, Bonus Intensity Zone overlay, and Council Use Permit. This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

### **Contacts:**

#### Architect

Sara Yehia  
8160 East Butherus Drive, Suite 2  
Scottsdale, AZ 85260  
(602) 620-8792  
[sara@kenzyarchitects.com](mailto:sara@kenzyarchitects.com)

#### City Planner

Emily Johnson  
20 East Main Street  
Mesa, AZ 85201  
(480) 644-3952  
[emily.johnson@mesaaz.gov](mailto:emily.johnson@mesaaz.gov)

**Neighborhood Meetings:** No neighborhood meetings were required for this project in order to expedite the project to the Design Review and Planning and Zoning Hearings.

### **Correspondence and Telephone Calls:**

1. The Design Review Board Hearing Letters were mailed to contact list (1,000 feet of the subject site), including homes, apartments, HOAs, schools, and Neighborhood Associations on 04.30.2024 (see attached list and example of materials mailed).
2. The Planning and Zoning Board Hearing Letters were mailed to contact list (1,000 feet of the subject site), including homes, apartments, HOAs, schools, and Neighborhood Associations on 05.08.2024 (see attached list and example of materials mailed).
3. On 05.01.2024 a phone call was received from a neighbor with a few concerns. He is the owner directly to the south of this property and he wants to know if there will be a wall between his property and the subject property. He has been using this side of the site to maneuver trucks onto his site for deliveries and was hoping the wall would not be included. His other concern was for the underground power lines providing his property with power need to be relocated. The owners have already reached out to him regarding this as they are looking to share this expense with him. It was explained that the best course of action for his concerns would be to discuss these two items directly with the owners as they are looking to both secure their site and make it possible to build what has been designed so both items must move forward. He understood that these items are out of his hands but he appreciated being able to discuss these items with us.
4. On 05.08.2024 a phone call was received from a neighbor with a concern about the existing shared wall height. His property is to the west of the subject property and his site sits 2 feet lower than the subject property. His fence measures 5'-6" high so it is only 3'-6" high on the subject property side. He is requesting that the wall height is increased by 2 feet so that no one is inclined to jump the short wall and gain access to his property. He also stated that he is unwilling to share the expense to make this happen. He was told that this will be discussed with the owners and he was satisfied with this response.
5. On 05.09.2024 a phone message was left from a neighbor asking about the site wall and the site lighting. Her site wall was damaged from the previous owner and it was never repaired so she was wanting to know about the construction timeframe to see if she should repair it or wait for construction. For the site lighting, she wanted to know the specifications of the lighting to ensure that her site doesn't end up with bleed over lighting. A return phone call has not been made at the time of this writing but it will be scheduled.

**Results:**

There were 179 persons on the contact list as of the date of this Citizen Participation Report (see attached)

1. Summary of concerns, issues, and problems:
  - a. South property line will receive a shared 6 foot tall site wall.
  - b. The existing underground power needs to be relocated.
  - c. Existing west site wall is only 3'-6" tall.
  - d. Existing damaged site wall.
  - e. Site lighting specifications
  
2. How concerns issues and problems were addressed:
  - a. If the south neighbor needs the property line open then it was advised that he reach out to the owner to negotiate a shared use agreement for the area.
  - b. The existing underground power must be relocated so it was advised that the owner needs to reach out to the owners in order to come to an agreement on this relocation.
  - c. This is being discussed with the owners and general contractor to determine the feasibility of increasing the height of this site wall.
  
3. Concerns, issues, and problems not addressed and why:
  - a. The existing damaged site wall and the site lighting specifications were not addressed at the time of this writing as it came in late and this report is due back to the City. A return phone call will be made with this neighbor to discuss their concerns.

Sincerely,

Sara Yehia, AIA, LEED GA, NCARB  
Architect | Founding Principal

## **Citizen Participation Plan for Dave Downing and Associates Warehouse**

April 29, 2024

**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 Dave Downing and Associates Warehouse. This site is located at 234 South Hibbert, Mesa, AZ 85210, the west side of South Hibbert between East 2nd Avenue and East Broadway Road and is an application for the rezoning of the west portion of the site from DR-2 to DB-2 to make the zoning of the entire site cohesive. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

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**Pre-Submittal Conference:** The Pre-submittal Conference with City of Mesa Development Services staff was held on October 17, 2023. Staff reviewed the application and recommended that adjacent residents and nearby registered neighborhoods be contacted.

**Action Plan:** In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
  - a. All registered neighborhood associations within one mile of the project.
  - b. Homeowners Associations within one half mile of the project.
  - c. Interested neighbors - focused on 1,000 feet from site but may include more.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, elevations, and renders. No neighborhood meetings will be held, but this letter will act as the dissemination of information on the project.
  - a. Questions and concerns can be addressed to the contacts listed in this letter. Any questions and comments will be addressed directly and will be added to the Citizen Participation Report.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.

**Schedule:**

Pre-Submittal Conference - October 17, 2023

Application Submittal - November 20, 2023

Submittal of Citizen Participation Report and Notification Materials - May 10, 2024

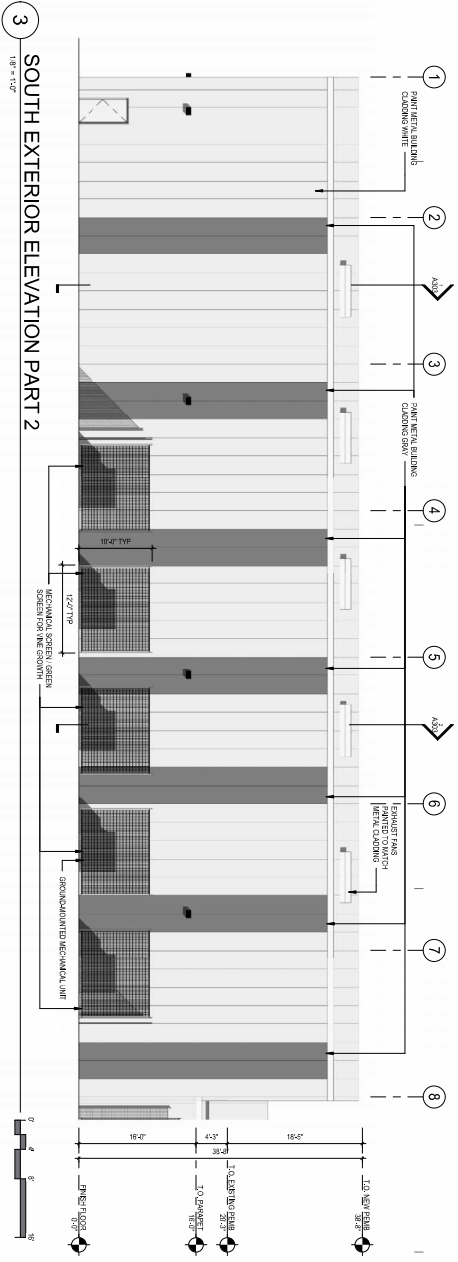
Design Review Board Hearing - May 14, 2024

Planning and Zoning Board Hearing - May 22, 2024

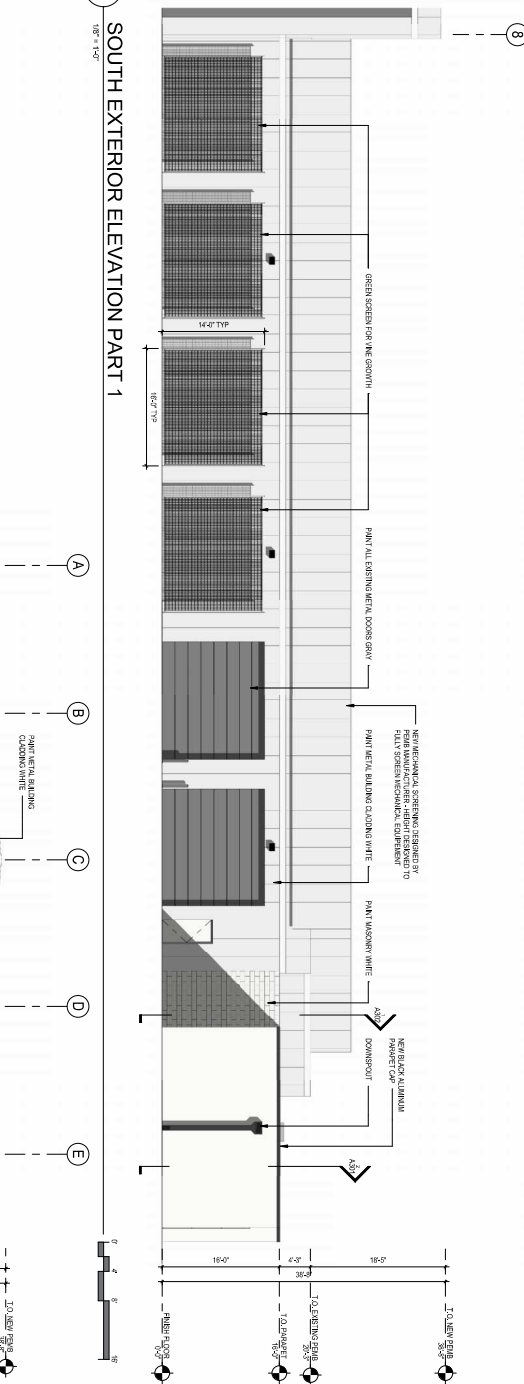
Sincerely,

Sara Yehia, AIA, LEED GA, NCARB  
Architect | Founding Principal

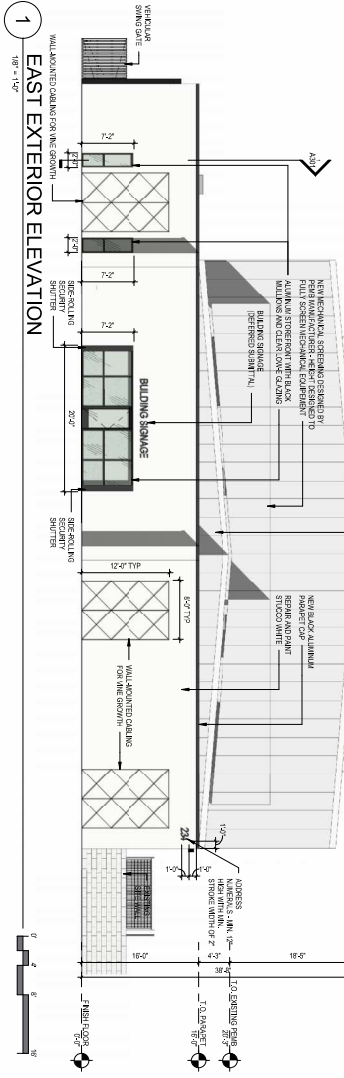




3 SOUTH EXTERIOR ELEVATION PART 2  
1/8" = 1'-0"

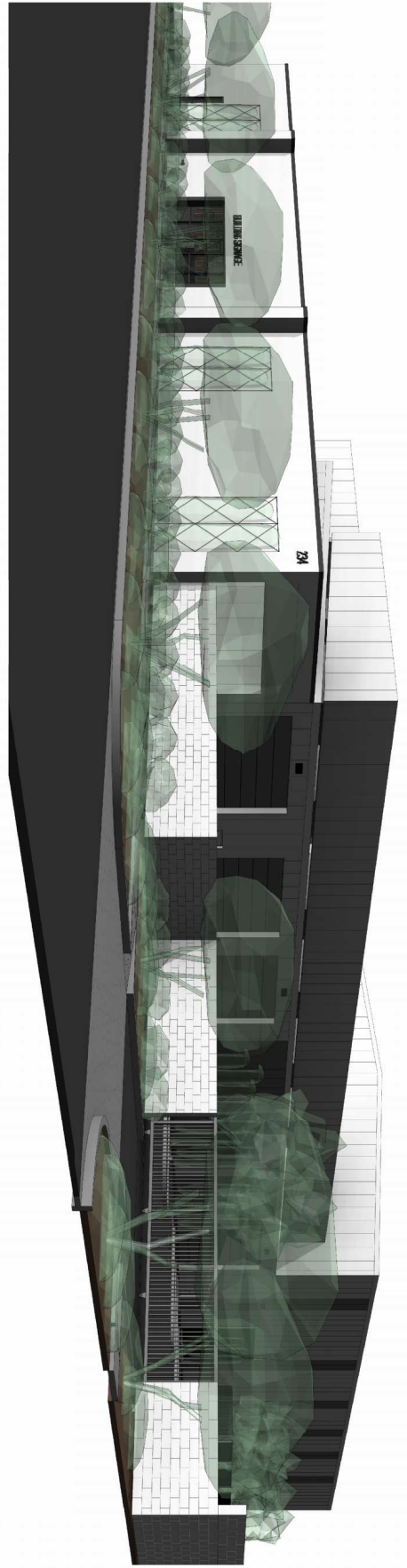


2 SOUTH EXTERIOR ELEVATION PART 1  
1/8" = 1'-0"



1 EAST EXTERIOR ELEVATION  
1/8" = 1'-0"

- MATERIALS BOARD**
- PARAPET CAP SECTION VIEW
  - STUCCO FINISH AND PAINTED WHITE
  - TEGOBOND METAL BUILDING CLADDING WITH LIGHT GRAY COLOR AND WHITE GUTTERS
  - METAL BUILDING CLADDING PAINTED WHITE
  - METAL BUILDING CLADDING PAINTED GRAY
  - MASONRY PAINTED WHITE
  - METAL BACKWORK GALVANNEED STEEL
  - GREEN SCREEN WITH LINE GROWTH
  - WALL MOUNTED CHALKING WITH LINE GROWTH



3 NORTHEAST PERSPECTIVE

**DAVE DOWNING  
 AND ASSOCIATES  
 WAREHOUSE**  
 DAVE DOWNING AND ASSOCIATES  
 224 SOUTH HIBBERT  
 MESA, AZ 85210

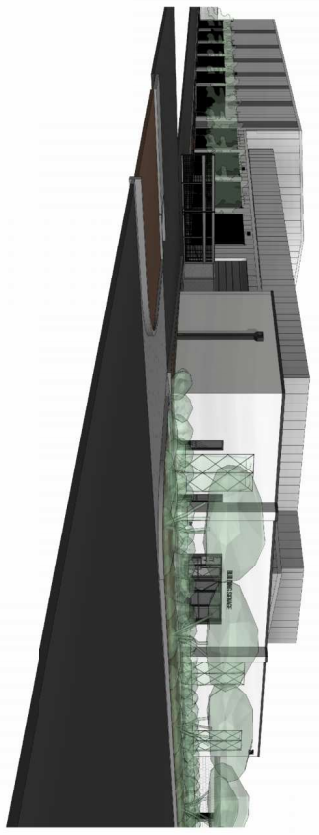
DELTA REVISIONS  
 SECTION 1  
 DATE

**NOT FOR  
 CONSTRUCTION**

PROJECT # 2101  
 10000 S. MESA AVENUE  
 SUITE 100  
 MESA, AZ 85204  
**A251**  
 EXTERIOR PERSPECTIVES



2 NORTHWEST PERSPECTIVE



1 SOUTHEAST PERSPECTIVE



Dear Neighbor,

We have applied for a rezone, Bonus Intensity Zone overlay, and Council Use Permit for the property at 234 South Hibbert, Mesa, AZ 85210. This request is for development of an existing warehouse site to remodel the office area and demolish and replace a portion of deteriorated warehouse space. The case number assigned to this project is DRB23-00981.

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 me at (602) 620-8792 or e-mail me at [sara@kenzyarchitects.com](mailto:sara@kenzyarchitects.com).

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on May 14, 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 below 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.

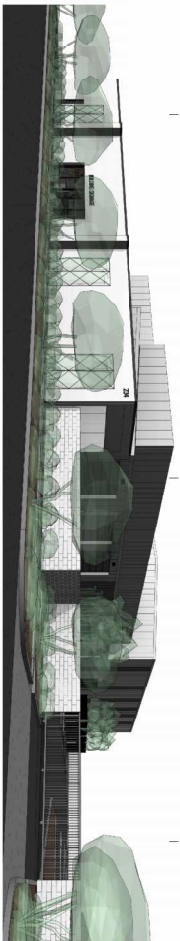
For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Emily Johnson of their Planning Division staff. She can be reached at 480-644-3952 or [emily.johnson@mesaaz.gov](mailto:emily.johnson@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,

Sara Yehia, AIA, LEED GA, NCARB  
KENZY Architecture & Interiors  
Architect | Founding Principal





### PROJECT INFORMATION

**SITE INFORMATION:**  
 APN: 156-04-002A  
 EXISTING ZONING: DMS AND DMS-2  
 PROPOSED ZONING: DMS-2  
 PROPOSED USES: WAREHOUSE QUARTER FOR SOUTH PASADENA  
 10000 WILBUR AVENUE UNIT 100  
 (CIP REQUIRED FOR ABOVE USE)  
 OFFICE  
 LOT SIZE: 1.07 ACRES (B1.641 SF)

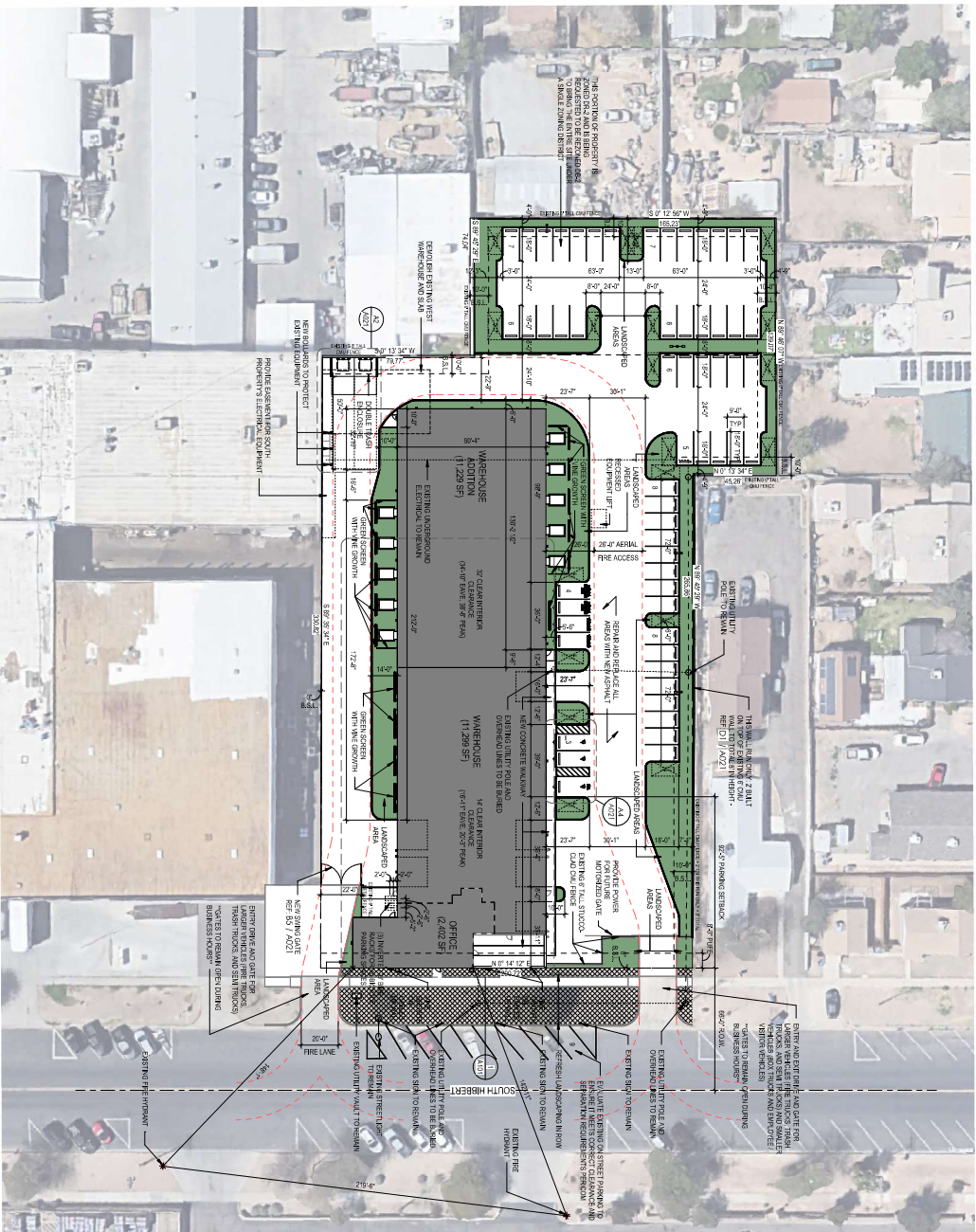
**BUILDING INFORMATION:**  
 BUILDING TYPE: 3-STORY BUILDING  
 EXISTING BUILDING ACTION: BUILDING HEIGHTS  
 EXISTING BUILDING ACTION: EXISTING BUILDING ACTION  
 OCCUPANCY CLASSIFICATION: B  
 BAND 5-1

**REQUIRED PARKING:**  
 OFFICE: 2,425 SF / 7.25 SF \*  
 WAREHOUSE: 11,289 SF / 1.28 SF \*  
 TOTAL REQUIRED PARKING: 13,714 SF \*  
 13,714 SF \* 1.34 SF SF  
 31 PARKING SPACES  
 7 PARKING SPACES  
 28 PARKING SPACES  
 31 PARKING SPACES

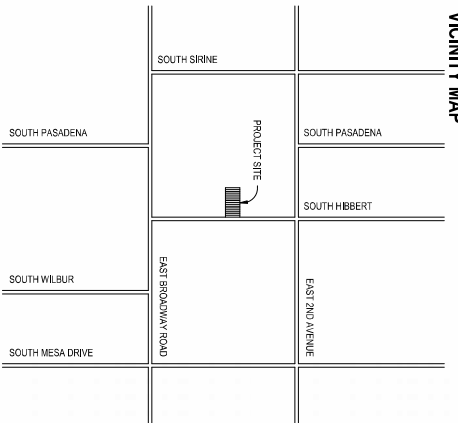
**EXISTING PARKING:**  
 57 PARKING SPACES  
 3 PARKING SPACES  
 89 PARKING SPACES  
 9 BICYCLE SPACES  
 8 BICYCLE SPACES  
 8 BICYCLE SPACES  
 8 BICYCLE SPACES

**ADDITIONAL WAREHOUSE SPACE BEING ADDED: 4,225 SF (400 SF \*)**  
 NEW TOTAL PER CIP: 14,000 SF \*  
 BICYCLE PARKING: 8 BICYCLE SPACES  
 NEW TOTAL PER CIP: 14,000 SF \*  
 1 SPACE PER 10 PARKING SPACES

**FOUNDTION BASE:**  
 CONCRETE FOUNDATION  
 WITH ELEVATION/DOCKED PROVIDED  
 NORTH ELEVATION/DOCKED PROVIDED  
 SOUTH ELEVATION/DOCKED PROVIDED



### 1 ARCHITECTURAL SITE PLAN



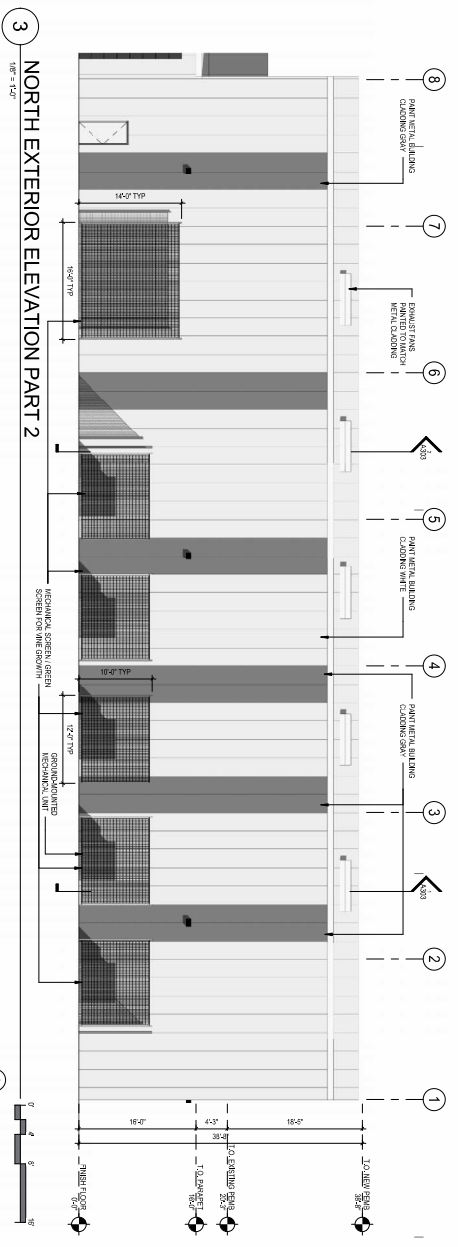
**DAVE DOWNING AND ASSOCIATES WAREHOUSE**  
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 224 SOUTH HIBBERT  
 MESA, CA 92729

**NOT FOR CONSTRUCTION**

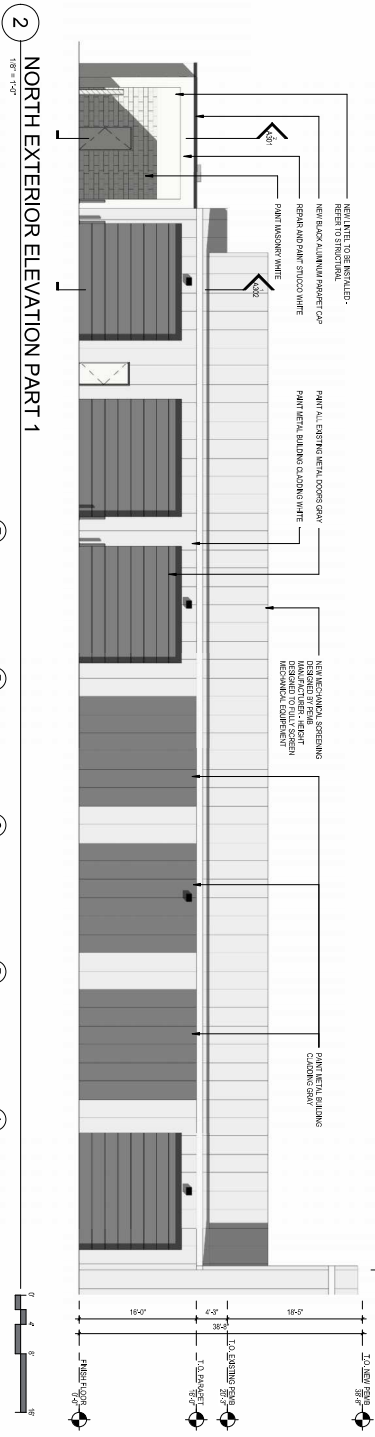
**A001**  
 ARCHITECTURAL SITE PLAN



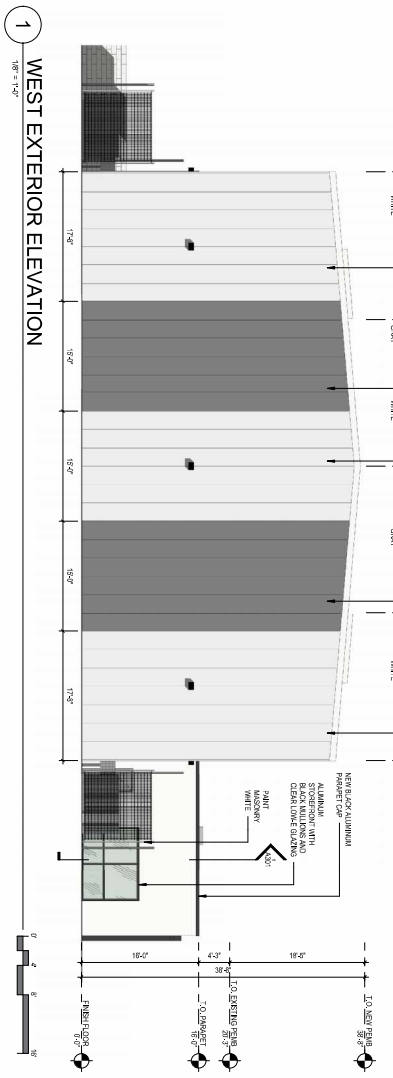




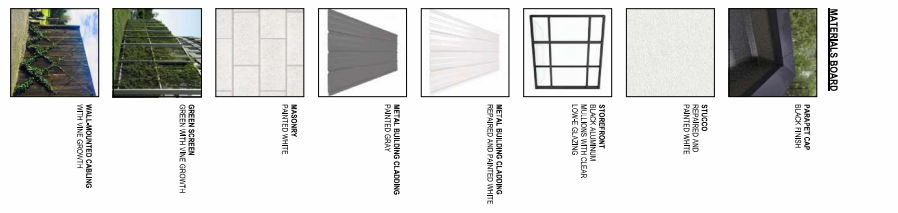
3 NORTH EXTERIOR ELEVATION PART 2  
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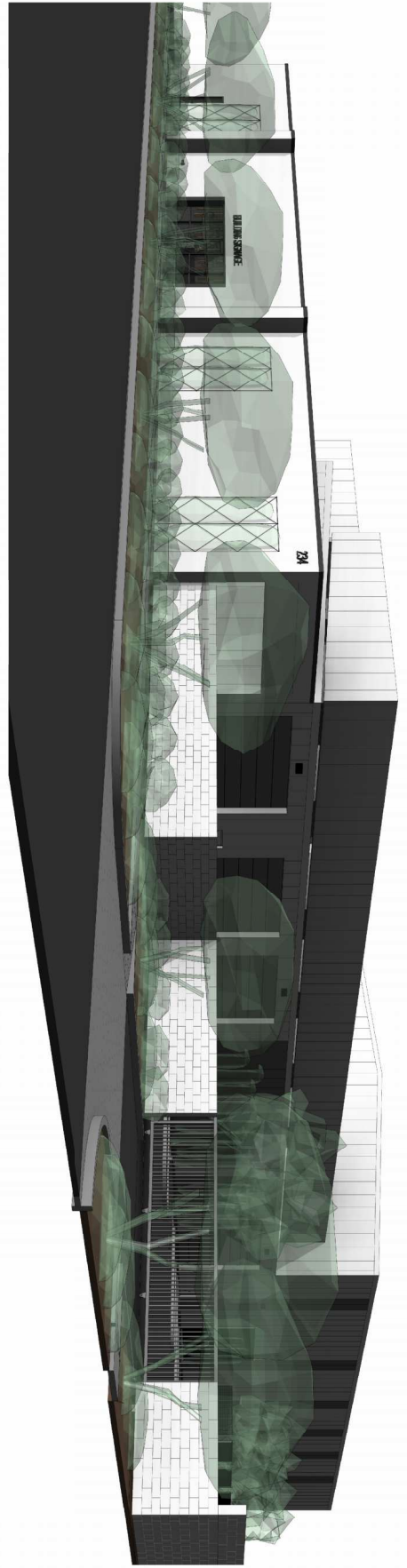


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1 WEST EXTERIOR ELEVATION  
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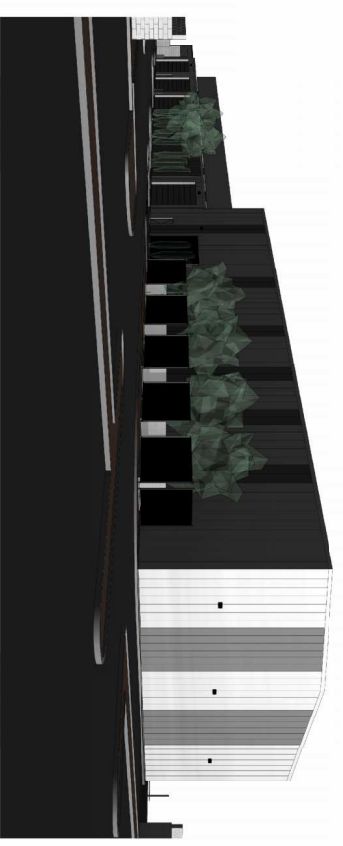




3 NORTHEAST PERSPECTIVE

**DAVE DOWNING  
 AND ASSOCIATES  
 WAREHOUSE**  
 DAVE DOWNING AND ASSOCIATES  
 224 SOUTH HIBBERT  
 MESA, AZ 85210

DELTA REVISIONS  
 SECTION DATE



2 NORTHWEST PERSPECTIVE



1 SOUTHEAST PERSPECTIVE

**NOT FOR  
 CONSTRUCTION**  
 A251  
 EXTERIOR PERSPECTIVES



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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](https://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.

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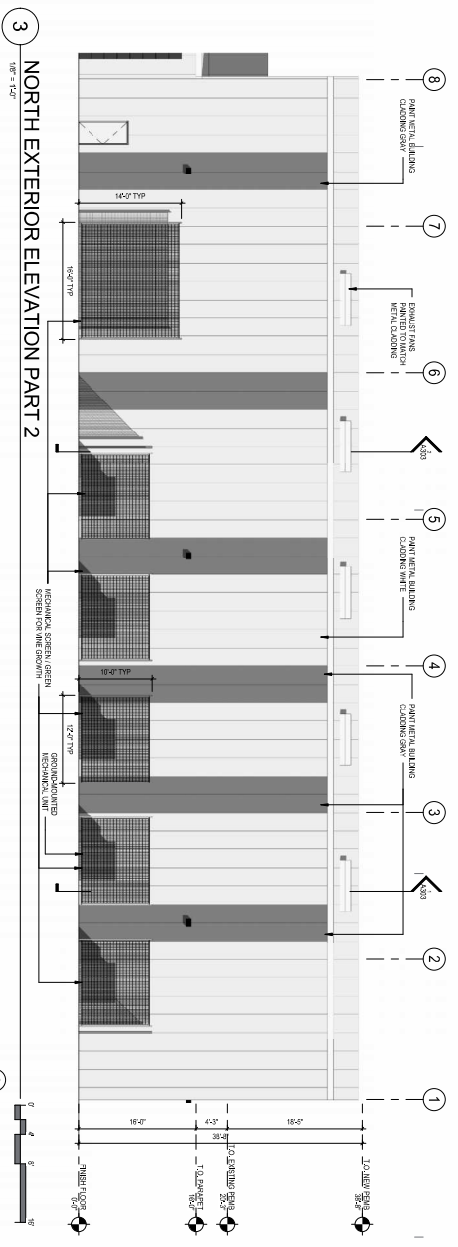
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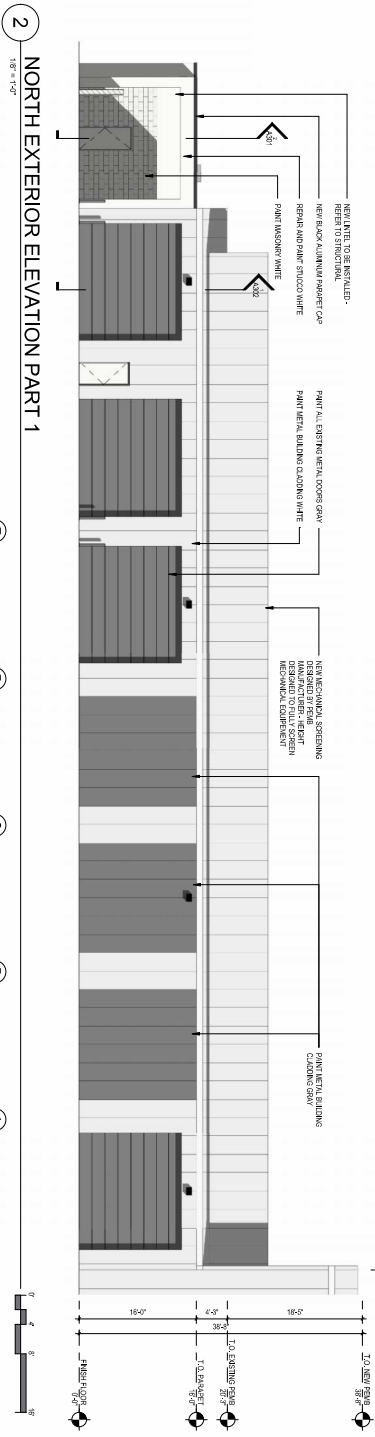




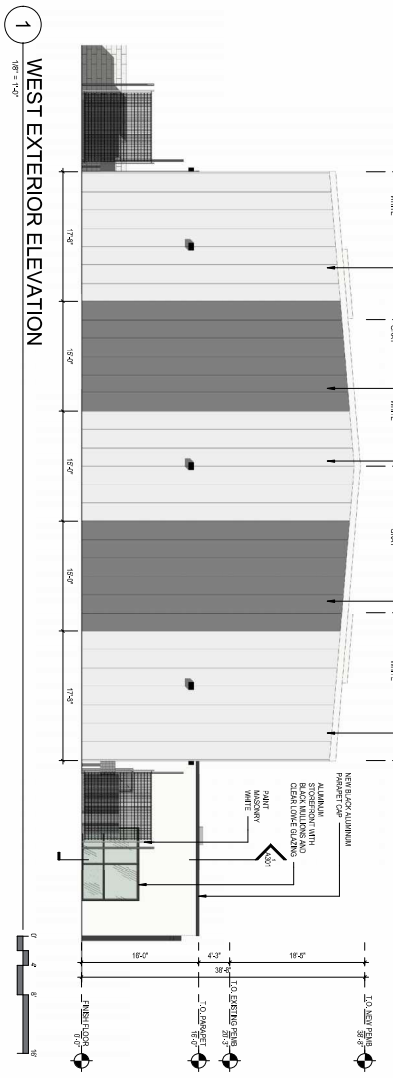




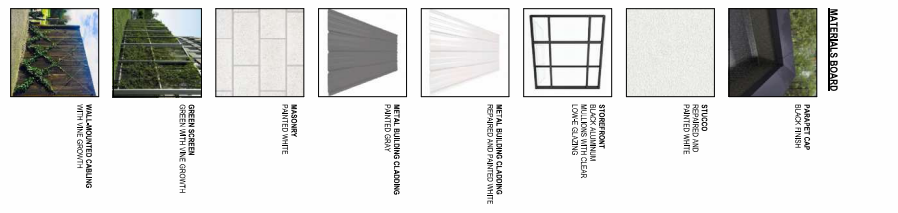
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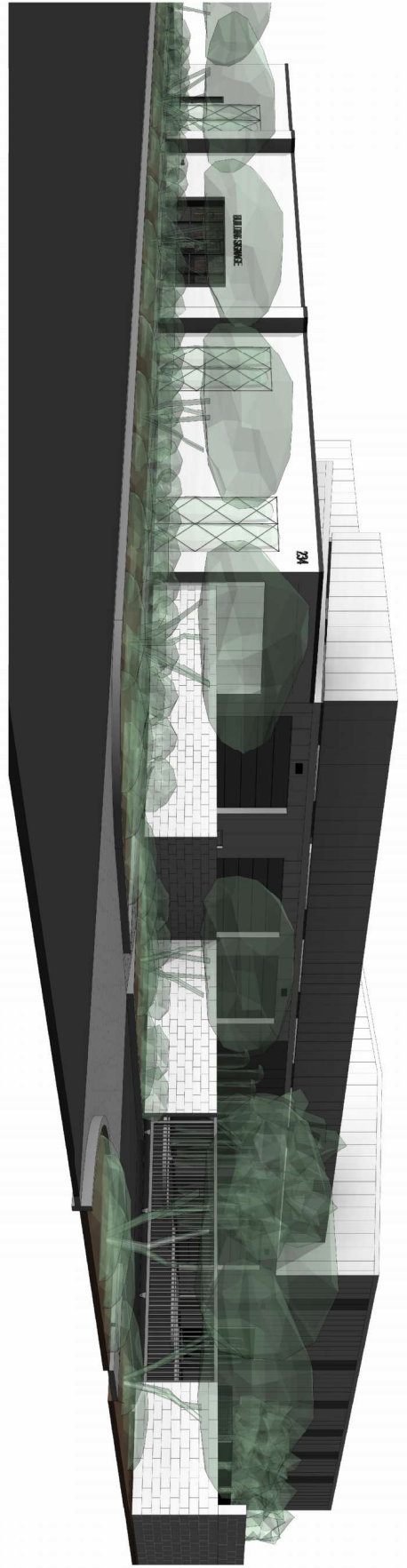


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1 WEST EXTERIOR ELEVATION  
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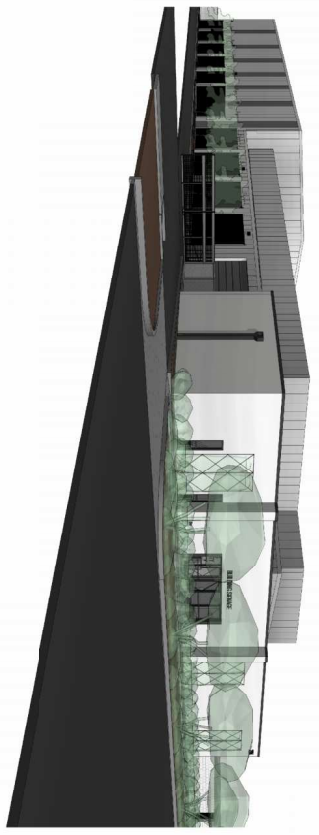
3 NORTHEAST PERSPECTIVE

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1 SOUTHEAST PERSPECTIVE

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