

Citizen Participation Report for Gateway Park

June 24, 2025

Purpose: This report provides results of the implementation of the Citizen Participation Plan that informed citizens, property owners, agencies and businesses in the vicinity of the site of the application for the Gateway Park development. This 32-acre site is located at the northwest and southwest corners of Ray Road and Hawes Road and is an application for the rezoning from Limited Commercial, Planned Area Development, Airfield Overlay (LC-PAD-AF) to Light Industrial, Planned Area Development, Airfield Overlay (LI- PAD-AF) for the two western parcels to allow for an industrial development. The request also includes a rezoning request for the two eastern parcels from Limited Commercial, Planned Area Development, Airfield Overlay (LC-PAD-AF) to Limited Commercial, Airfield Overlay (LC-AF) to allow for future commercial development. This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunities to learn about and comment on the proposed plans and actions addressed in the application.

Contact:

Kaelee Palmer- Berry Riddell, LLC
6750 East Camelback Road, Suite 100
Scottsdale. Arizona 85251
(505) 328-6606
email: kmp@berryriddell.com

Pre-Submittal Conference: The Pre-Submittal Conference with City of Mesa Development Services staff was held on May 24, 2022.

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

1. A contact list was developed for citizens and agencies in this area including interested neighbors located within 1,000 feet from site. It is important to note that there are no registered neighborhoods or homeowners associations within one mile of the site.
2. All persons listed on the contact list will received a letter describing the project, project schedule, site plan, and contact information for any questions

Results: At the time of submitting this report, we have not been contacted by any citizens regarding the project.

Schedule:

Pre-Submittal Conference – 5/24/2022

Application Resubmittal -12/30/2024

Citizen Participation Letters Sent- 3/14/2025

Planning and Zoning Board letters Sent- 6/23/2025

Planning and Zoning Board Hearing – 7/9/2025



City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **June 24, 2025**.

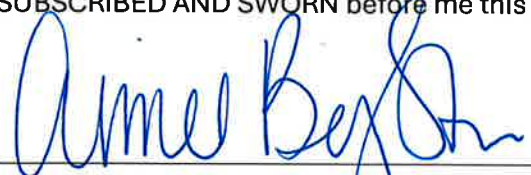
Date: June 23, 2025

I, Wendy Riddell, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON22-00890** on the 23rd day of June, 2025.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

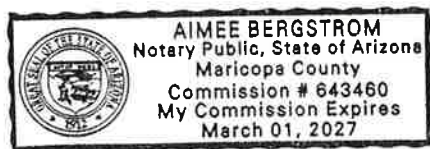
Applicant's/Representative's signature: 

SUBSCRIBED AND SWORN before me this 23rd day of June, 2025.


Notary Public

Case Number: **ZON22-00890**

Project Name: Gateway park



PLANNING & ZONING BOARD HEARING NOTIFICATION LETTER

Dear Neighbor,

We have applied to rezone 17.7± acres from Limited Commercial with a Planned Area Development Overlay (LC-PAD) to Limited Commercial (LC), Rezone 15.6± acres from LC-PAD to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review for the property located at northwest and southwest corners of Ray and Hawes Road. This request is for the development of an approximately 235,600± industrial development and future commercial development. The case number assigned to this project is ZON22-00890.

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. 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 (505) 328-6606 or e-mail me at KMP@berryriddell.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on July 9, 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 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.**

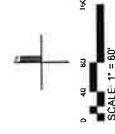
If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> **at least 1 hour prior to the 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 Cassidy Welch of their Planning Division staff. She can be reached at 480-644-2591 or cassidy.welch@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,

Kaelee Palmer
Planner
Berry Riddell, LLC





05.19.2025
25005_S110



Butler Design Group, Inc.
architects & planners

GATEWAY PARK

RAY ROAD & HAWES ROAD
Mesa, Arizona

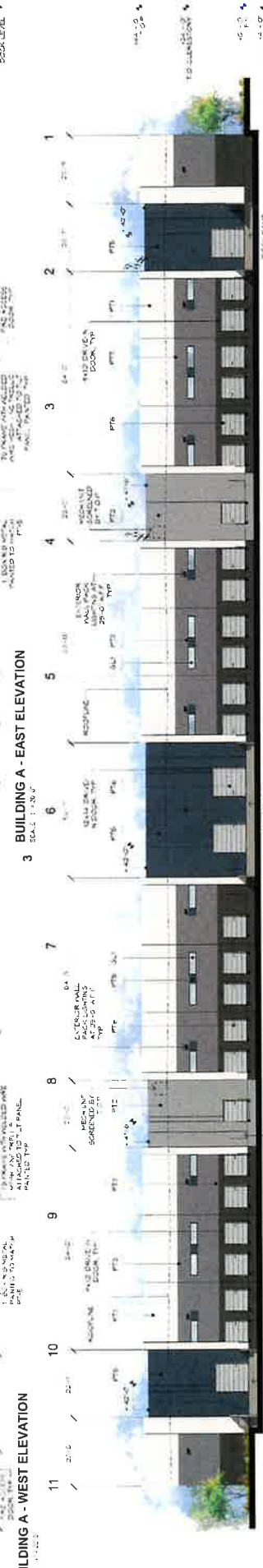




1 BUILDING A - SOUTH ELEVATION
SCALE 1/4" = 1'-0"



2 BUILDING A - WEST ELEVATION
SCALE 1/4" = 1'-0"



3 BUILDING A - EAST ELEVATION
SCALE 1/4" = 1'-0"



4 BUILDING A - NORTH ELEVATION
SCALE 1/4" = 1'-0"

MATERIAL FINISH SCHEDULE

MARK	DESCRIPTION	COLOR / FINISH	MANUFACTURER	COMMENTS	MEASURE
PT1	PAINT COLOR	PAINT	PT1	PAINT COLOR	13,953 SF
PT2	PAINT COLOR	PAINT	PT2	PAINT COLOR	13,953 SF
PT3	PAINT COLOR	PAINT	PT3	PAINT COLOR	13,953 SF
PT4	PAINT COLOR	PAINT	PT4	PAINT COLOR	13,953 SF
PT5	PAINT COLOR	PAINT	PT5	PAINT COLOR	13,953 SF
PT6	PAINT COLOR	PAINT	PT6	PAINT COLOR	13,953 SF
PT7	PAINT COLOR	PAINT	PT7	PAINT COLOR	13,953 SF
PT8	PAINT COLOR	PAINT	PT8	PAINT COLOR	13,953 SF
PT9	PAINT COLOR	PAINT	PT9	PAINT COLOR	13,953 SF
PT10	PAINT COLOR	PAINT	PT10	PAINT COLOR	13,953 SF
PT11	PAINT COLOR	PAINT	PT11	PAINT COLOR	13,953 SF
PT12	PAINT COLOR	PAINT	PT12	PAINT COLOR	13,953 SF
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PT80	PAINT COLOR	PAINT	PT80	PAINT COLOR	13,953 SF
PT81	PAINT COLOR	PAINT	PT81	PAINT COLOR	13,953 SF
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PT94	PAINT COLOR	PAINT	PT94	PAINT COLOR	13,953 SF
PT95	PAINT COLOR	PAINT	PT95	PAINT COLOR	13,953 SF
PT96	PAINT COLOR	PAINT	PT96	PAINT COLOR	13,953 SF
PT97	PAINT COLOR	PAINT	PT97	PAINT COLOR	13,953 SF
PT98	PAINT COLOR	PAINT	PT98	PAINT COLOR	13,953 SF
PT99	PAINT COLOR	PAINT	PT99	PAINT COLOR	13,953 SF
PT100	PAINT COLOR	PAINT	PT100	PAINT COLOR	13,953 SF

PHOENIX-MESA GATEWAY
AIRPORT AUTHORITY
600 S POWER RD BLDG 41
MESA, AZ 85206-5219

LANDING 5 INDUSTRIAL LLC
7501 WISCONSIN AVE SW
1300W
BETHESDA, MD 20814

MESA AIRPORT GROWTH
PROPERTIES LLC
9920 S RURAL RD 108-16
TEMPE, AZ 85284

MESA AIRPORT GROWTH
PROPERTIES LLC
4939 W RAY RD STE 4-322
CHANDLER, AZ 85226

MESA HAWES LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

EASTGROUP PROPERTIES LP
2141 E CAMELBACK RD 250
PHOENIX, AZ 85016

CI418 LANDING 202 LLC
1900 AVENUE OF THE STARS
STE 320
LOS ANGELES, CA 90067

LANDING 3 INDUSTRIAL LLC
7501 WISCONSIN AVE STE 1300W
BETHESDA, MD 20814

LANDING 4 INDUSTRIAL LLC
7501 WISCONSIN AVE STE 1300 W
BETHESDA, MD 20814

MESA HAWES LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

ARIZONA STATE OF
TRANSPORTATION DEPT OF
205 S 17TH AVE
PHOENIX, AZ 85007

MESA HAWES LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

WILLIAMS GATEWAY AIRPORT
AUTHORITY
5835 S SOSSAMAN RD
MESA, AZ 85212

MARICOPA COUNTY COMMUNITY
COLLEGE DISTRICT
2411 W 14TH ST
TEMPE, AZ 85281

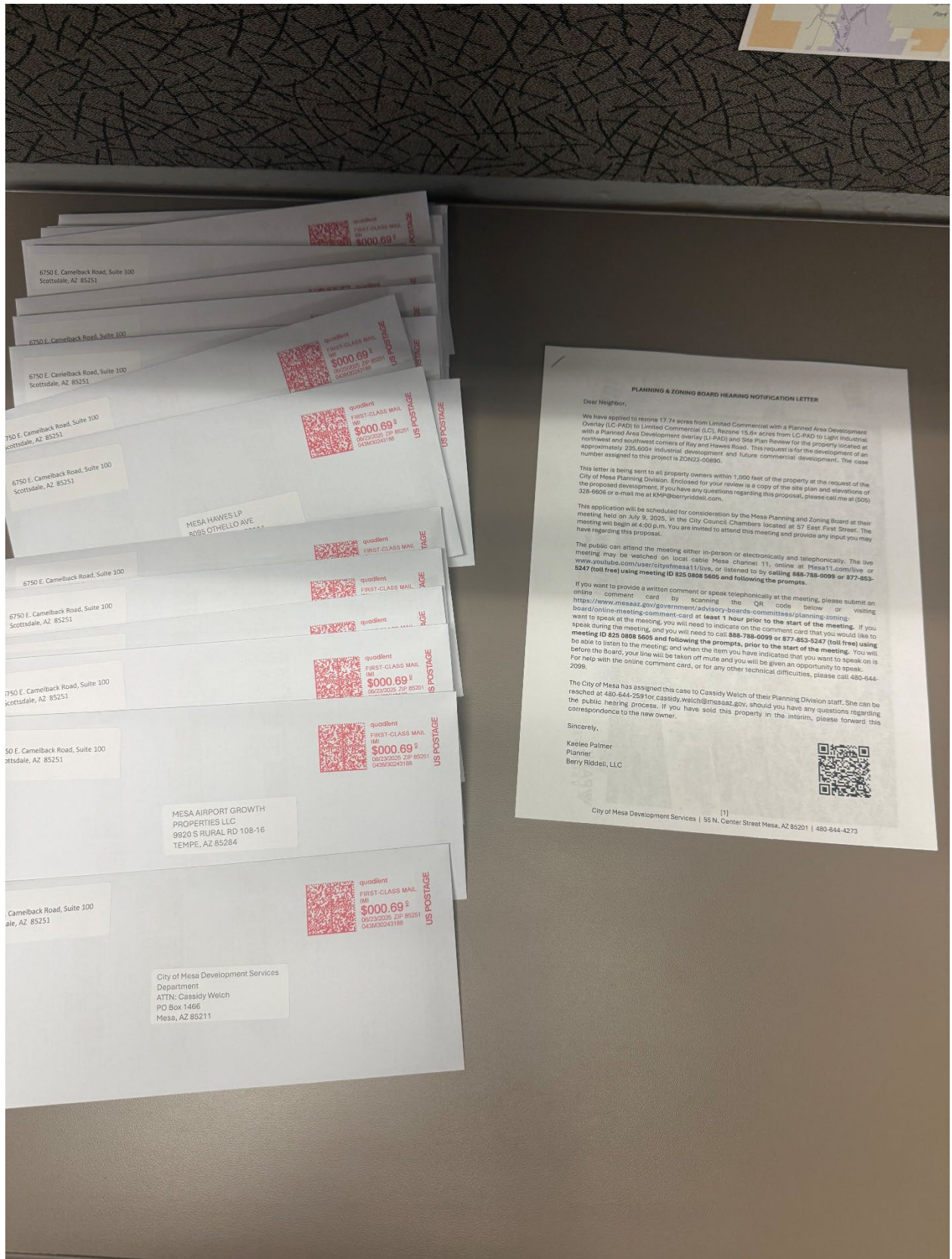
MESA CITY OF
20 E MAIN ST STE 500
MESA, AZ 85211

ARIZONA BOARD OF REGENTS
FOR ASU
PO BOX 873908
TEMPE, AZ 85287

Councilmember Scott Somers
PO Box 1466
Mesa, AZ 85211

Alicia Martinez
PO Box 1466
Mesa, AZ 85211

City of Mesa Development Services
Department
ATTN: Cassidy Welch
PO Box 1466
Mesa, AZ 85211



6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251

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TEMPE, AZ 85284

Camelback Road, Suite 100
ale, AZ 85251

City of Mesa Development Services
Department
ATTN: Cassidy Welch
PO Box 1466
Mesa, AZ 85211

PLANNING & ZONING BOARD HEARING NOTIFICATION LETTER

Dear Neighbor,

We have applied to rezone 17.74 acres from Limited Commercial with a Planned Area Development Overlay (LC-PAD) to Light Industrial (LI), Rezone 15.44 acres from LC-PAD to Light Industrial with a Planned Area Development Overlay (LI-PAD) and Site Plan Review for the property located at northwest and southeast corners of Ray and Hawes Road. This request is for the development of an approximately 235,000+ industrial development and future commercial development. The case number assigned to this project is ZON22-00890.

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. Enclosed for your review is a copy of the site plan and elevations of 328-6606 or e-mail me at KMP@berryriddell.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on July 9, 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 channels 11, online at 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 Cassidy Welch of their Planning Division staff. She can be reached at 480-644-2591 or cassidy.welch@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,

Kaitie Palmer

Planner

Berry Riddell, LLC



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✕



City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 06/23/25

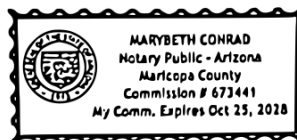
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON22-00890, on Ray & Hawes. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices 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: meghan liggett

SUBSCRIBED AND SWORN before me on 06/23/25

Marybeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: July 9, 2025

CASE: ZON22-00890

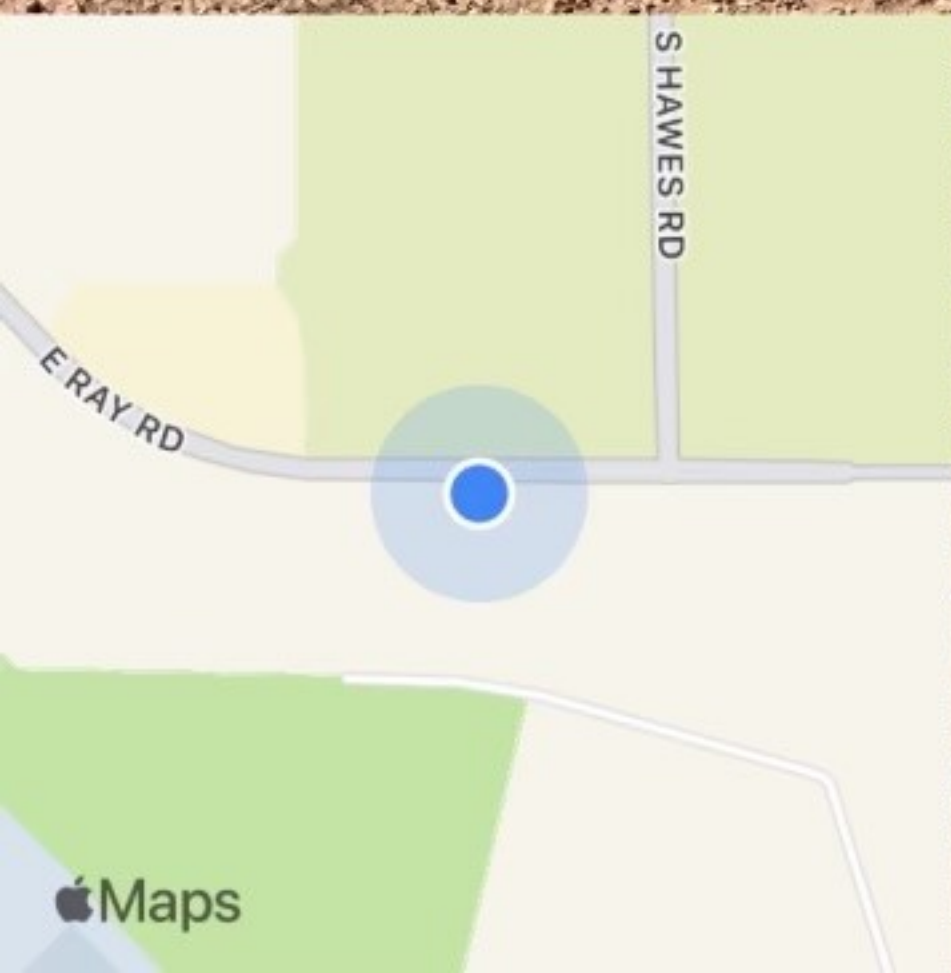
Request: Rezone 17.7± acres from Limited Commercial with a Planned Area Development Overlay (LC-PAD) to Limited Commercial (LC), Rezone 15.6± acres from LC-PAD to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review for the development of an approximately 235,600± industrial development and future commercial development. (District 6)

Applicant: Kaelee Palmer

Phone: (480) 385-2727

Planning Division (480) 644-2385

Posting date: 6/23/25



June 23, 2025 at 9:33 AM
+33.322960,-111.655165
8091-8185 E Ray Rd
Mesa AZ 85212
United States

CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: July 9, 2025

CASE: ZON22-00890

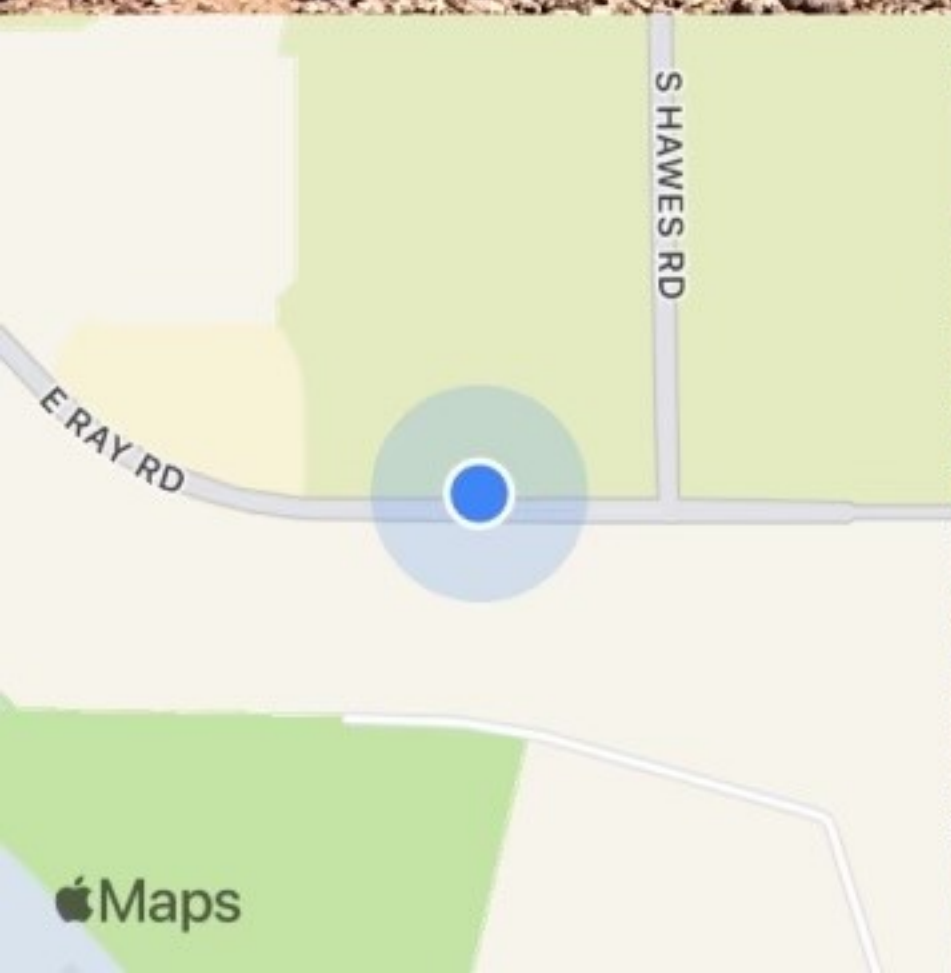
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Applicant: Kaelee Palmer

Phone: (480) 385-2727

Planning Division (480) 644-2385

Posting date: 6/23/25



June 23, 2025 at 9:00 AM

+33 323371,-111.655167

8064 E Ray Rd

Mesa AZ 85212

United States