

Citizen Participation Report for Longbow Business Park Lot 7 **Case # ZON22-01230**

Date: January 12, 2023

Overview: This report provides results of the implementation of the Citizen Participation Plan for Longbow Business Park Lot 7. This site is located at 5400 E McDowell Road, Mesa, AZ 85215, and is the application for the development of a new Office/Warehouse building for CTC Properties, LLC. The building is approximately 53,645 SF comprised of Office spaces & Warehouse space for four (4) tenants. 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, meeting minutes, letters, attendance lists, and other materials are attached.

Contact:

Chase Woosley
Cotton Architecture + Design, LLC.
502 S 2nd Street, Suite 3
Phoenix, AZ 85004
(602) 529-1386
cwoosley@cottonarchitecture.com

Neighborhood Meetings: The following is the date and location of the meeting where citizens were invited to discuss the applicant's proposal [comments, attendee list and other feedback are attached.]

12/08/2022 – Google Meet (Virtual) 10 a.m. – 10:30 a.m. – 0 citizens in attendance

Correspondence:

1. 1st letters mailed to contact list (159), including property owners, HOAs & Neighborhoods on 11/28/2022, copy of notification letter included.

Results:

There are **159** persons on the contact list as of the date of this Citizen Participation Report (see attached)

1. Summary of concerns, issues, and problems:
 - N/A. As of the writing of this report, no correspondence has been received from any concerned member of the community via participation in the Citizen Meeting, or via email, mail, or phone.
2. How concerns, issues, and problems were addressed:
 - N/A, no concerns have been brought to the attention of the design team as of the writing of this report.
3. Concerns, issues and problems not addressed and why:
 - N/A, no concerns have been brought to the attention of the design team as of the writing of this report.

PROPERTY OWNERS WITHIN 1,000 FEET

#	Owner	Mailing Address
1	CTC PROPERTIES L L C	529 OAKHOLLOW CT BOUNTIFUL UT USA 84010
2	THOMPSON GOLF GROUP LLC	4415 E VILLAGE PKWY GILBERT AZ USA 85298
3	MESA INDUSTRIAL CENTER COMPLEX LLC	16441 E SULLIVAN DR FOUNTAIN HILLS AZ USA 85268
4	MESA INDUSTRIAL CENTER COMPLEX LLC	16441 E SULLIVAN DR FOUNTAIN HILLS AZ USA 85268
5	CASA DE AMIGOS MOBILEHOME ESTATES	1276 AUTO PARK WY STE D-306 ESCONDIDO CA USA 92029
6	5550 E MCDOWELL OWNER LLC	55 SPRING ST NEW BRITAIN NY USA 06051
7	SMT INVESTORS LIMITED PARTNERSHIP	1242 E JACKSON ST PHOENIX AZ USA 85034
8	CAP COMMUNITIES LLC	16255 VENTURA BLVD SUITE 1200 ENCINO CA USA 81436
9	WEBSTER LEW E/ESTHER	2753 N LEMA DR MESA AZ USA 85215
10	PEARSON JERRY/LINDA L	PO BOX 21507 MESA AZ USA 85277
11	FOSTER LARRY BRYANT/CHELSEA D	2948 E CULLUMBER AVE GILBERT AZ USA 85234
12	ANDERSON WAYNE T/VALERIE J	2741 N LEMA DR MESA AZ USA 85215
13	RICKLEFS CAROL J/DENNIS D	2735 N LEMA DR MESA AZ USA 85215
14	LESTER SHIRLEY	2731 N LEMA DR MESA AZ USA 85215
15	MYERS NORMAN	4710 78TH AVE SOUTHEAST CALGARY AB CAN T2C2W9
16	NEFS GERALD F/JOYCE M	2723 N LEMA DR MESA AZ USA 85215
17	CLYDE G WELLER REVOCABLE TRUST	2490 E SUMMIT DR COEUR D ALENE ID USA 83815
18	ISAKSON JAMES/NANCY	2669 N HOGAN AVE MESA AZ USA 85215
19	WINEGAR GEORGE E/SHARLENE A	2622 8TH ST NE WASECA MN USA 56093
20	CATER JOHN R/JOY E	837 STEWARTON DR SAINT PAUL MN USA 55125
21	GLEASON DEAN R/PATRICIA A	1730 20TH ST NW EAST GRAND FORKS MN USA 56721
22	TERRI J DUCHSCHER LIVING TRUST	19848 DAWSON LN FARMINGTON MN USA 55024
23	WITZEL GWEN	4955 17TH AVE S APT 313 FARGO ND USA 58103
24	SILVA LINDA JUNE TR	2502 N LEMA DR MESA AZ USA 85215
25	PAMELA J LITTLEFIELD REVOCABLE TRUST	2414 CAMINO DE VIDA SANTA FE NM USA 87505
26	EIDER YVONNE B TR	PO BOX 4894 OCEAN CITY MD USA 21843
27	LOCKHART JAMES R/TOVE M	404 S 213 TH ST DES MOINES WA USA 98198
28	DZIK PAUL/LORETTA	N1634 S CIRCLE DR NORWAY MI USA 49870
29	WALLBURG LIVING TRUST	2716 N LEMA DR MESA AZ USA 85215
30	DALLAS LIVING TRUST	2720 N LEMA DR MESA AZ USA 85215
31	RANDELL ROBERT J/CRYSTAL L	2722 N LEMA DR MESA AZ USA 85215
32	LINDA L PEARSON LIVING TRUST	6540 E REDMONT ST MESA AZ USA 85215
33	BRUNTZ FLOYD A/LINDA F	700 KIVA DRIVE SE ALBUQUERQUE NM USA 87123
34	TAILLON JOHN STEPHEN/FRANCES LORRAINE	12 BRIDLE ESTATE PLACE SW CALGARY AB CAN T2Y0E9
35	GERALD C AND KATHLEEN F WETTIG LIVING TRUST	1855 COUNTY LINE AVE STAR PRAIRIE WI USA 540265505
36	BILLINGS FAMILY TRUST	12415 N 68TH PL SCOTTSDALE AZ USA 85254
37	TRUST AGREEMENT OF WILLIAM L GOWAN A REVOCABL	201 LOIS LN DEVILS LAKE ND USA 58301
38	HOFMAN PHILIP L/MARY N	23 CADDIE CT WAUPUN WI USA 85963
39	HOFMAN PHILLIP L/MARY N	23 CADDIE CT WAUPUN WI USA 539631283
40	GAWLITTA FAMILY TRUST	5319 E MCDOWELL RD MESA AZ USA 85215

41	JAMES R PAPLOW TRUST/SHARON R PAPLOW TRUST	39966 COUNTY RD NO 7 FULDA MN USA 56131
42	PAPLOW JAMES R/SHARON	39966 COUNTY RD 7 DUNDEE MN USA 56131
43	STRANAGHAN LESLIE W/BRENDA	66 KILBURN CRESCENT RED DEER AB CAN T4P3T9
44	BLOOD MARK W/MICHELE M	PO BOX 533 FRENCHTOWN MT USA 59834
45	FREDERICK & NANCY NYLAND REVOCABLE FAMILY TRUST	2704 N LEMA DR MESA AZ USA 85215
46	MIKE FOSTER CUSTOM HOMES INC	3721 E JUNIPER CIR MESA AZ USA 852053826
47	POPOWSKI ROBERT/LAURA	1612 5TH ST TURTLE LAKE WI USA 54889
48	BINDER FAMILY LIVING TRUST	2674 N HOGAN AVE MESA AZ USA 85215
49	CHERNOV SHELDON A/ADRIENNE F TR	6035 E QUINCE ST 5 MESA AZ USA 852150960
50	GRIBBLE PATRICIA	2662 N HOGAN AVE MESA AZ USA 85215
51	SILVANIC DONALD F/KATHLEEN A	2656 N HOGAN AVE MESA AZ USA 85215
52	WIKE GLENN E/SUZANNE M	2650 N HOGAN AVE MESA AZ USA 85215
53	CLARK LORI A/SELLERS KELLY L	2644 N HOGAN AVE MESA AZ USA 85205
54	DAY JAMES J JR/MICHAEL J/JOSEPH T/SHARLEEN A/BIRMINGHAM KATHLEEN A/TUCKER MAUREEN E	2722 N ADAIR CIR MESA AZ USA 85207
55	PASSEY JUNE BRUHN	2657 N ARMOUR AVE MESA AZ USA 85215
56	STUBSON WAYNE/MARTHA	1311 PRAIRIEWOOD LN WARICK ND USA 58381
57	LANGE KERRY P/CHRISTINE A	UNIT 157 1675 PENTICTON AVE PENTICTON BC CAN V2A9E2
58	PHILLIPS ELLEN E/ROBERT H	2666 N ARMOUR AVE MESA AZ USA 85215
59	BURCHFIELD MARY LOU	2660 N ARMOUR AVE MESA AZ USA 85215
60	APACHE WELLS COUNTRY CLUB INC	5601 E HERMOSA VISTA DR MESA AZ USA 85215
61	APACHE WELLS COUNTRY CLUB INC	5601 E HERMOSA VISTA DR MESA AZ USA 85215
62	BRANDEL DANIEL	2642 N TREVINO PL MESA AZ USA 85215
63	JURIS LIVING TRUST	215 S 8TH ST DAYTON WA USA 99328
64	JESSEE CURTRIS L/IDA E	4016 MAVERICK LN EVANS CO USA 80620
65	THIEM BRENT W/NANCY G	PO BOX 20487 MESA AZ USA 85277
66	WATSON CRAIG C/SANDRA S	2664 N TREVINO PL MESA AZ USA 85215
67	JOHANSEN HAROLD/ANN	55 SUNTREE LN OKOTOKS AB CAN T1S1C1
68	TURNER LINDA LEA	2712 N TREVINO PL MESA AZ USA 85215
69	HURST WILLIAM L/JOANNE WARNER	2718 N TREVINO PL MESA AZ USA 85215
70	ATKINSON BILL/DIANE	381 FERNICE KAMLOOPS BC CAN V2C6S4
71	BLAIS DEAN CHARLES/JACQUELYN KAY	2728 N TREVINO PL MESA AZ USA 85215
72	FOSTER LARRY BRYANT/CHELSEA D	2948 E CULLUMBER AVE GILBERT AZ USA 85234
73	LOEWIG HANS/JERRI/MICHAEL HANS	515 FINKLE ST UNIT 804 WOODSTOCK ON CAN N4V0B5
74	GUTIERREZ FRANCISCO RICARDO Q/THOMPSON THOMAS	2744 N TREVINO PL MESA AZ USA 85215
75	PALMER JOHN L/PATTI L	2752 N TREVINO PL MESA AZ USA 85215
76	ETUE ANTHONY R/MARY G	806 W MICHIGAN AVE #106E JACKSON MI USA 49202
77	CONWAY M ALLEN/KATHY	13205 N SHADOW BROOK CT PLATTE CITY MO USA 64079
78	MARTIN FAMILY TRUST	5735 E MCDOWELL NO 17 MESA AZ USA 85215
79	BEYER LARRY E/NANCY J	1593 125TH ST MARENGO IA USA 52301
80	JOHNSTON RICHARD M/PATRICIA A	3659 GLEN OAKS CT WHITE BEAR LAKE MN USA 55110

81	WELLS HOMEOWNERS ASSOC THE	5735 E MCDOWELL MESA AZ USA 85205
82	STRAUB TOM/JOAN	2641 N WRIGHT WAY MESA AZ USA 85215
83	MCKINNEY MARY-ELLEN	2647 N WRIGHT WY MESA AZ USA 85215
84	COSTA PATTI A TR	119 S MARILYN AVE NORTHLAKE IL USA 60164
85	KUXHAUSEN MARY K/DAVID E	2016 N VAN BUREN AVE LOVELAND CO USA 80538
86	SCHAEFER JUSTIN	2701 N WRIGHT WAY MESA AZ USA 85215
87	DELONG LAURA A	2713 N WRIGHT WAY MESA AZ USA 85215
88	DELONG LAURA A	2713 N WRIGHT WAY MESA AZ USA 85215
89	SPEARS MERRY LYNN	2719 N WRIGHT WY MESA AZ USA 85215
90	CLEVENGER DANIEL D/MARILYN J	135 UPLAND DR COUNCIL BLUFFS IA USA 51503
91	BASCOM TRACY/WILLIAM S	2731 N WRIGHT WAY MESA AZ USA 85215
92	OMAN SHERRI L/GARY A	2735 N WRIGHT WAY MESA AZ USA 85215
93	FLITSCH LISA J/FLOYD MICHAEL K	2739 N WRIGHT WAY MESA AZ USA 85215
94	FLOYD MICHAEL/FLITSCH LISA	2739 N WRIGHT WAY MESA AZ USA 85215
95	GORE DANNIE PAUL JR/TONYA ELAINE	2745 N WRIGHT WAY MESA AZ USA 85215
96	STAPLETON CHARLES A/MARLENE NEWSON	2749 N WRIGHT WAY MESA AZ USA 85215
97	SWINT STEVEN A/GROFF BENJAMIN H	2753 N WRIGHT WY MESA AZ USA 85215
98	LORENSEN DUANE A/COLLEEN K	912 OLD RIDGE RD GREENBUSH MN USA 56726
99	CHIREN NATHAN/JUDITH	2747 N TREVINO PL MESA AZ USA 85215
100	CLARK SCOTT JAMES/CARIE ANN	2763 N WRIGHT WAY MESA AZ USA 85215
101	MERRIMAN WARREN J/BARBARA A	2727 N TREVINO PL MESA AZ USA 85215
102	BASTIAN JEAN S / VERNON R	1203 S SHORE DR WORTHINGTON MN USA 56187
103	JOE AND CATHY PRESLEY FAMILY TRUST	2750 N WRIGHT WAY MESA AZ USA 85215
104	RILEY ISA E	821 VAN BUREN ST FORT ATKINSON WI USA 53538
105	DEAN DEBRA DIANNE	2730 N WRIGHT WAY MESA AZ USA 85215
106	KRUGER KERRY B/JANET M	PO BOX 386 GRAND MARAIS MB CAN R0E 0T0
107	SMITH TERRY ALLEN/DIANE	2058 N MILLS UNIT 352 CLAREMONT CA USA 91711
108	DUBOIS THEODORE R/NANETTE KAY TR	2710 N WRIGHT WAY MESA AZ USA 85215
109	PENROSE REVOCABLE LIVING TRUST	24383 PARK SHORE DR ELKHART IN USA 465173412
110	LEVERONE J P/T/MACGILLIVRAY M/KEOGH M	4800 MARKAY RDG GOLDEN VALLEY MN USA 55422
111	WELLMAN FAMILY TRUST	2654 N WRIGHT WAY MESA AZ USA 85215
112	ROSSMAN FRED/ALICE	2652 N WRIGHT WAY MESA AZ USA 85215
113	ANDERSON NANCY L	2646 N WRIGHT WY MESA AZ USA 85215
114	BEHRENS ROBERT E/CONNILOU	4400 W 4TH SIOUX CITY IA USA 51103
115	INDOE NANCY	2635 N TREVINO PL MESA AZ USA 85215
116	TWETKOW WALTER G/SONIA	2643 TREVINO MESA AZ USA 85205
117	RICHARDSON PEGGY J	2649 N TREVINO PL MESA AZ USA 85215
118	HEARD EARL D III/MELISSA K	PO BOX 1503 CLINTON OK USA 73601
119	ST LOUIS RONALD P & DOROTHY E	2661 TREVINO PLACE MESA AZ USA 85205
120	WALTERS ROSE M/BRUCE M/STEPHEN P	2701 N TREVINO PL MESA AZ USA 85215
121	REIER MARTIN WALTER	19 N 41ST AVE E DULUTH MN USA 55804
122	KRUEGER GARY LEE/SUSAN M	2713 N TREVINO PL MESA AZ USA 85215
123	NADINE A NICHOLAS TRUST	2719 N TREVINO PL MESA AZ USA 85215
124	MALOTTE MICHAEL/TRICIA	2723 N TREVINO PL MESA AZ USA 85215
125	SERPA PENNY MARLENE	5419 E MCDOWELL RD MESA AZ USA 85215

126	MATTHEWS DIXIE G TR	5425 E MCDOWELL RD MESA AZ USA 85215
127	BADAMI MICHAEL	5433 E MCDOWELL RD MESA AZ USA 85215
128	ARNOLD BYFORD NELSON/BONNIE JEAN	5439 E MCDOWELL RD MESA AZ USA 85215
129	GERANT JAMES D/CIRILLO-GERANT JACQUELINE P	5445 E MCDOWELL RD MESA AZ USA 85215
130	STEVENS CLAYTON/MARTHA	5451 E MCDOWELL RD MESA AZ USA 85215
131	JOE AND SHIRLEY PECK FAMILY TRUST	5457 E MCDOWELL RD MESA AZ USA 85215
132	VICKMAN FAMILY TRUST	5463 E MCDOWELL RD MESA AZ USA 85215
133	WILSON DONALD G/JULIE	3655 REVELSTOKE PL VICTORIA BC CAN V8P3X5
134	IVERSON MARY ELLEN	212 EAGLE DR NEW TOWN ND USA 58763
135	CORRALES LINDA	5735 E MCDOWELL RD LOT 15 MESA AZ USA 85215
136	LAYCOCK LISA A	5735 E MCDOWELL RD SUITE 18 MESA AZ USA 85215
137	KATHERINE LORENCEN TRUST	5735 E MCDOWELL RD NO 20 MESA AZ USA 85215
138	SUN TO RAIN LLC	5735 E MCDOWELL RD LOT 21 MESA AZ USA 85215
139	LEWIS BARBARA K	5735 E MCDOWELL RD NO 23 MESA AZ USA 85215
140	FISHER ARLENE Y	5735 E MCDOWELL RD LOT 24 MESA AZ USA 852151428
141	MUSSER KENT A/CAROL A	6150 CLOVER CIR MOUND MN USA 553641013
142	GREEN ROBERT/LORELIE JEAN	5735 E MCDOWELL RD LOT 27 MESA AZ USA 85215
143	HOLZHAUSER MARY A	5735 E MCDOWELL RD UNIT 109 MESA AZ USA 85215
144	Apache Wells Homeowners Association	2223 N 56th St, Mesa, AZ 85215
145	Apache Wells Homeowners Association	2654 N Armour Ave, Mesa AZ 85215
146	Apache Wells Homeowners Association	2223 N 56th St, Mesa, AZ 85215
147	Apache Wells Homeowners Association	2223 N 56th St, Mesa, AZ 85215
148	Apache Wells Homeowners Association	2442 N Eastwood Way, Mesa, AZ 85215
149	Ironwood at Red Mountain Homeowners Association	7255 E Hampton Ave, Suite 101, Mesa, AZ 85209
150	Loma Villa Homeowners Association	5902 E Nance St, Mesa, AZ 85215
151	Loma Villa Homeowners Association	5830 E Nance St, Mesa, AZ 85215
152	Loma Villa Homeowners Association	5942 E Nance St, Mesa, AZ 85215
153	Loma Villa Homeowners Association	1850 E Northrop Blvd, Suite 140, Chandler, AZ 85286
154	Longbow Business Park & Golf Club Property Owners Association	5601 E Longbow Parkway, Mesa, AZ 85215
155	Rancho del Lago/Villa Royale II Homeowners Association	2513 N Sea Pines St, Mesa, AZ 85215
156	Rancho del Lago/Villa Royale II Homeowners Association	6307 E Mills, Mesa, AZ 85205
157	The Village at Apache Wells Homeowners Association	5518 E Lindstrom Lane, Suite 1101, Mesa, AZ 85215
158	The Wells Homeowners Association	5735 E McDowell Rd #500, Mesa, AZ 85215
159	The Wells Homeowners Association	5735 E McDowell Rd #500, Mesa, AZ 85215

**Notice of Neighborhood Meeting
Planning & Zoning Review Board**

Proposed development: Longbow Business Park Lot 7
Address: 5400 E McDowell Road, Mesa AZ, 85215
Parcel Number(s): 141-41-013

Dear Neighbor,

We have applied for City of Mesa Planning & Zoning Board for development at this location on behalf of CTC Properties, LLC. This letter is being sent to all registered neighborhoods within one mile, Homeowner's Associations within one-half mile, and property owners within 1,000 feet of the boundaries of the proposed development site as required by the Planning Division. You are invited to attend a virtual work session of the Design Team and provide any input you may have regarding this proposal. Enclosed with this letter are project description, project schedule, and a copy of the site plan. The meeting date will be: **Thursday, December 8, 2022 at 10:00 a.m.**

Location: Virtual – Google Meet – Details below:

Citizen Participation Meeting - ZON22-01230 - Longbow Business Park Lot 7

Thursday, December 8 · 10:00 – 11:00am

Google Meet joining info

Video call link: <https://meet.google.com/ony-ynas-csq>

Or dial: (US) +1 252-662-0156 PIN: 699 226 239#

At the conclusion of this virtual meeting, a determination will be made of the necessity of a second meeting to address any potential issues discussed during the meeting. The tentative date for this meeting will be: **Thursday, December 22, 2022 at 10:00 a.m.** (if necessary)

Location: Virtual – Google Meet – Details below:

Citizen Participation Meeting - ZON22-01230 - Longbow Business Park Lot 7

Thursday, December 22 · 10:00 – 11:00am

Google Meet joining info

Video call link: <https://meet.google.com/tsn-tjxp-ogk>

Or dial: (US) +1 803-701-9910 PIN: 304 544 334#

Owners and residents unable to attend meetings can submit comments via email to:
cwoosley@cottonarchitecture.com .

Additionally, at the determination of the Planning & Zoning Board, an additional notification will be sent inviting the neighboring property owners to attend the Planning & Zoning Board hearing. Date and time for this meeting will be determined by the Planning & Zoning Board at a later date.

Sincerely,



Chase Woosley
Cotton Architecture + Design, LLC.
502 S 2nd Street, Suite 3
Phoenix, Arizona 85004
(602) 529-1386
cwoosley@cottonarchitecture.com

Project Description:

The intent of this project is to construct an approximately 53,645 square foot [SF] multi-tenant office warehouse building comprised of approximately 43,546 sf (gross) of warehouse space and approximately 10,099 sf (gross) of office space. The office spaces will include: Lobby / Reception, Open Office Space, Private Offices, Break Rooms, Conference Rooms, and support spaces. The warehouse space will be provided with four (4) overhead doors at grade and two truck wells each provided with eight (8) overhead door bays for a total of 16 (16) overhead doors. No outdoor storage is proposed as a part of this new development.

Project Schedule:

City of Mesa Pre-Submittal Meeting: August 23, 2022 (completed)

City of Mesa Design Review / Planning & Zoning Review Submission: Nov. 14, 2022 (completed)

City of Mesa Comments Received by Applicant: November 29, 2022 (anticipated)

City of Mesa Design Review / Planning & Zoning Review Resubmission: December 19, 2022 (anticipated)

City of Mesa Comments Due to Applicant: January 02, 2023 (anticipated)

City of Mesa Comment Resolution Deadline: January 16, 2023 (anticipated)

City of Mesa Design Review Board Meeting: February 14, 2023 (anticipated, City to confirm)

City of Mesa Planning & Zoning Board Hearing: February 8, 2023 (anticipated, City to confirm)

City of Mesa Construction Review & Permitting Process: Q2 2023 – Q3 2023 (anticipated)

Construction Duration: Q3 2023 – Q2 2024 (anticipated)

[illegible][illegible][illegible]

LOT 7, OF LONGBOW BUSINESS PARK AND GOLF CLUB, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 829 OF MAPS, PAGE 44, THEREAFTER PLATIFICATION RECORDED JULY 09, 2006-0905661 OF OFFICIAL RECORDS AND PLAT CORRECTION RECORDED JULY 09, 2006 AS 2006-6905662 OF OFFICIAL RECORDS.

OWNER:
COTR PROPERTIES LLC
556 S. DAK HOLLOW RD
PO BOX 1010
PHONE: 801-475-4110
CONTACT: KORY COLEMAN
EMAIL: KORMY@COTR.COM

PROJECT ARCHITECT:
COTR ARCHITECTURE + DESIGN, LLC
202 S. ANDERSON STREET, SUITE 3
PHOENIX, AZ 85004
PHONE: (602) 959-1369
CONTACT: IVAN SHORP
SHORP@COTRARCHITECTURE.COM

CONTRACTOR:
SUN STATE BUILDERS
1055 W. WASHINGTON ST #214
PHOENIX, AZ 85001
PHONE: (602) 984-1266
CONTACT: MIKE POST
MPOST@SUNSTATEBUILDERS.COM

CITIZEN PARTICIPATION OUTREACH MEETING

Proposed development: Office / Warehouse building at Longbow Business Park Lot 7

Address: 5400 E McDowell Road Parcel: APN: 141-42-013 Zoning: LI-PAD (Z08-063)

Area: 53,645 SF Height: 40'-0"



DATE: DECEMBER 8, 2022

TIME: 10:00 a.m.

PROJECT LOCATION

5400 E McDowell Rd
Mesa, AZ 85215

North of East McDowell between N Higley Road & N Recker Road



PROJECT DESCRIPTION

The intent of this project is to construct an approximately 53,645 square foot [SF] multi-tenant Office Warehouse building comprise of approximately 43,546 SF (gross) of Warehouse space and approximately 10,099 SF (gross) of Office space. The Office spaces will include: Lobby / Reception, open office space, private offices, break rooms, conference rooms, and support spaces. The Warehouse space will be provided with four (4) overhead doors at grade and two truck wells each provided with eight (8) overhead door bays for a total of sixteen (16) overhead doors. No outdoor storage is proposed as a part of this new development.

REFERENCE KEYNOTES

- 1 LANDSCAPING
- 2 8'-0" CMU SITE WALL
- (8) DOCK DOORS
- 4 8'-0" X 40'-0" ELECTRIC VEHICLE GATE. OPEN DURING NORMAL WORKING HOURS. DEFERRED SUBMITTAL
- 5 (1) GRADE DOOR
- 6 SES
- 7 TRANSFORMER
- 8 SPLASHBLOCK, TYPICAL AT ALL DOWNSPOUT NOZZLES AND RAIN LEADERS
- 9 GRAVEL SPILLWAY, REFERENCE CIVIL
- 10 SIDEWALK TRENCH DRAIN AND GRATE COVER, REFERENCE CIVIL
- 11 FIRE APPARATUS PATH
- 12 3'-4" CMU PARKING SCREENING WALL. 5'-0" OFFSET FROM FACE OF CURB
- 13 3'-0" CMU PARKING SCREENING WALL. 7'-8" OFFSET FROM FACE OF CURB.
- 14 CONNECTION TO PUBLIC SIDEWALK
- 15 5'-0" ACCESSIBLE PEDESTRIAN ACCESS WALKWAY WITH CONTRASTING PAVEMENT
- 16 TRASH ENCLOSURE
- 17 POLE MOUNTED LED FIXTURE AT 20'-0" ABOVE GRADE, REF. ELEC
- 18 POTENTIAL MONUMENT SIGN LOCATION. SIGNAGE DESIGN BY OTHERS UNDER SEPARATE SUBMITTAL
- 19 EXISTING GATE TO REMAIN
- 20 ELECTRICAL EASEMENT
- 21 EXISTING ELECTRICAL CABINET TO REMAIN
- 22 4'-0" CMU SCREEN WALL
- 23 4'-8" CMU SCREEN WALL
- 24 10'-0" GOLF CART PATH
- 25 LINE OF CANOPY ABOVE
- 26 (5) STALL BICYCLE RACK
- 27 EXISTING GOLF COURSE FENCING TO REMAIN
- 28 FIRE DEPARTMENT CONNECTION, REFERENCE CIVIL

APN: 141-41-014
ZONING - LI

NEW BUILDING
APN: 141-42-013
5400 EAST MCDOWELL ROAD
ZONING: LI-PAD (Z08-063)
USE: OFFICE/WAREHOUSE
AREA: 53,645 SF
T.O. PARAPET HIGH: 40'-0"

APN: 141-42-005B
ZONING - LI

EXISTING 6'
SITE WALL

EXISTING 5'
WROUGHT
IRON FENCE

APN: 141-42-006A
ZONING - LI

NEW
RETAINING
WALL, REF.
CIVIL

PROJECT INFORMATION

SITE AND BUILDING INFORMATION	
CITY	MESA AZ
ZONING (EXISTING AND PROPOSED)	LI-PAD (LIGHT INDUSTRIAL)
EXISTING USE	VACANT LAND
PROPOSED USE	MULTI-TENANT OFFICE & WAREHOUSE
CONSTRUCTION TYPE	IIB
ASSESSORS PARCEL NUMBER:	141-41-013
LOT SIZE:	253,022 SF
GROSS ACREAGE	APPROX. 5.81 ACRES
NET ACREAGE	APPROX. 5.81 ACRES
PROPOSED TOTAL BUILDING SF (GROSS)	53,645 SF

YARD, HEIGHT, AND AREA REQUIREMENTS	
GROSS LOT AREA	SHALL NOT BE LESS THAN 1 ACRE
FRONT YARD SETBACK	30' INCLUDING DOUBLE FRONTAGE AND CORNER LOTS
SIDE YARD SETBACK	15' MIN
REAR YARD SETBACK	20', 10' WHEN ABUTTING GOLF COURSE
LOT COVERAGE ALLOWED:	MAX 90% NET LOT AREA
LOT COVERAGE:	67.1% PROPOSED
MAXIMUM BUILDING HEIGHT	40' MAX

COMMON OPEN SPACE REQUIRED/PROVIDED:	
1% PER BUILDING GROSS FLOOR AREA:	536 SF REQUIRED 3,818 SF PROVIDED

PARKING DIMENSIONS AND CALCULATIONS	
STANDARD PARKING SPACE DIMENSIONS	9'x18' TABLE 11-32-2-H-1
PARKING REQUIRED/PROVIDED:	
OFFICE: 1 PER 375 SF GROSS FLOOR AREA (10,099 SF)	27 SPACES
WAREHOUSING & STORAGE: 1 PER 900 SF GROSS FLOOR AREA (43,546 SF)	49 SPACES
TOTAL REQUIRED:	76 SPACES REQUIRED
TOTAL PROVIDED:	118 SPACES PROVIDED
ACCESSIBLE PARKING REQUIRED:	4 SPACES REQUIRED
ACCESSIBLE PARKING PROVIDED:	6 SPACES PROVIDED

BICYCLE PARKING REQUIRED/PROVIDED:	
BICYCLE PARKING: 1 PER 10 AUTO STALLS PROVIDED	13 SPACES
TOTAL BICYCLE PARKING REQUIRED:	13 SPACES REQUIRED
TOTAL BICYCLE PARKING PROVIDED:	15 SPACES PROVIDED

PROJECT DESCRIPTION

THE INTENT OF THIS PROJECT IS TO CONSTRUCT AN APPROXIMATELY 53,645 SQUARE FOOT (SF) MULTI-TENANT OFFICE WAREHOUSE BUILDING COMPRISED OF APPROXIMATELY 43,546 SF (GROSS) OF WAREHOUSE SPACE AND APPROXIMATELY 10,099 SF (GROSS) OF OFFICE SPACE. THE OFFICE SPACES WILL INCLUDE: LOBBY / RECEPTION, OPEN OFFICE SPACE, PRIVATE OFFICES, BREAK ROOMS, CONFERENCE ROOMS, AND SUPPORT SPACES. THE WAREHOUSE SPACE WILL BE PROVIDED WITH FOUR (4) OVERHEAD DOORS AT GRADE AND TWO TRUCK WELLS EACH PROVIDED WITH EIGHT (8) OVERHEAD DOORS BAYS FOR A TOTAL OF SIXTEEN (16) OVERHEAD DOORS. NO OUTDOOR STORAGE IS PROPOSED AS A PART OF THIS NEW DEVELOPMENT.

LEGAL DESCRIPTION

LOT 7 OF LONGBOW BUSINESS PARK AND GOLF CLUB, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 829 OF MAPS, PAGE 44, THEREAFTER PLAT RATIFICATION RECORDED JULY 06, 2006-0905661 OF OFFICIAL RECORDS AND PLAT CORRECTION RECORDED JULY 06, 2006 AS 2006-0905662 OF OFFICIAL RECORDS.

PROJECT CONTACTS

OWNER:
CTC PROPERTIES LLC
529 E OAK HOLLOW CT
BOUNTIFUL, UTAH 84010
PHONE: 801-573-5110
CONTACT: KORY COLEMAN
EMAIL: KORYC67@GMAIL.COM

CONTRACTOR:
SUN STATE BUILDERS
1050 W WASHINGTON ST #214
TEMPE, AZ 85281
PHONE: (480) 894-1286
CONTACT: MIKE FORST
MFORST@SUNSTATEBUILDERS.COM

PROJECT ARCHITECT:
COTTON ARCHITECTURE + DESIGN, LLC.
502 S 2ND STREET, SUITE 3
PHOENIX, AZ 85004
PHONE: (602) 529-1386
CONTACT: RYAN SHORT
RSHORT@COTTONARCHITECTURE.COM

VICINITY MAP

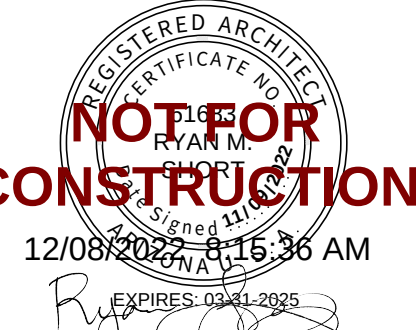


NORTH

cotton
architecture + design

502 S 2ND STREET, SUITE 3 | PHOENIX, AZ 85004
WWW.COTTONARCHITECTURE.COM
(602) 529-1386

CERTIFICATION



DISCLAIMER

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO COTTON ARCHITECTURE + DESIGN LLC.

PROJECT INFORMATION

CTC PROPERTIES LLC
LONGBOW BUSINESS PARK LOT 7
5400 E MCDOWELL RD
MESA, AZ 85215

PROJECT #: 22036

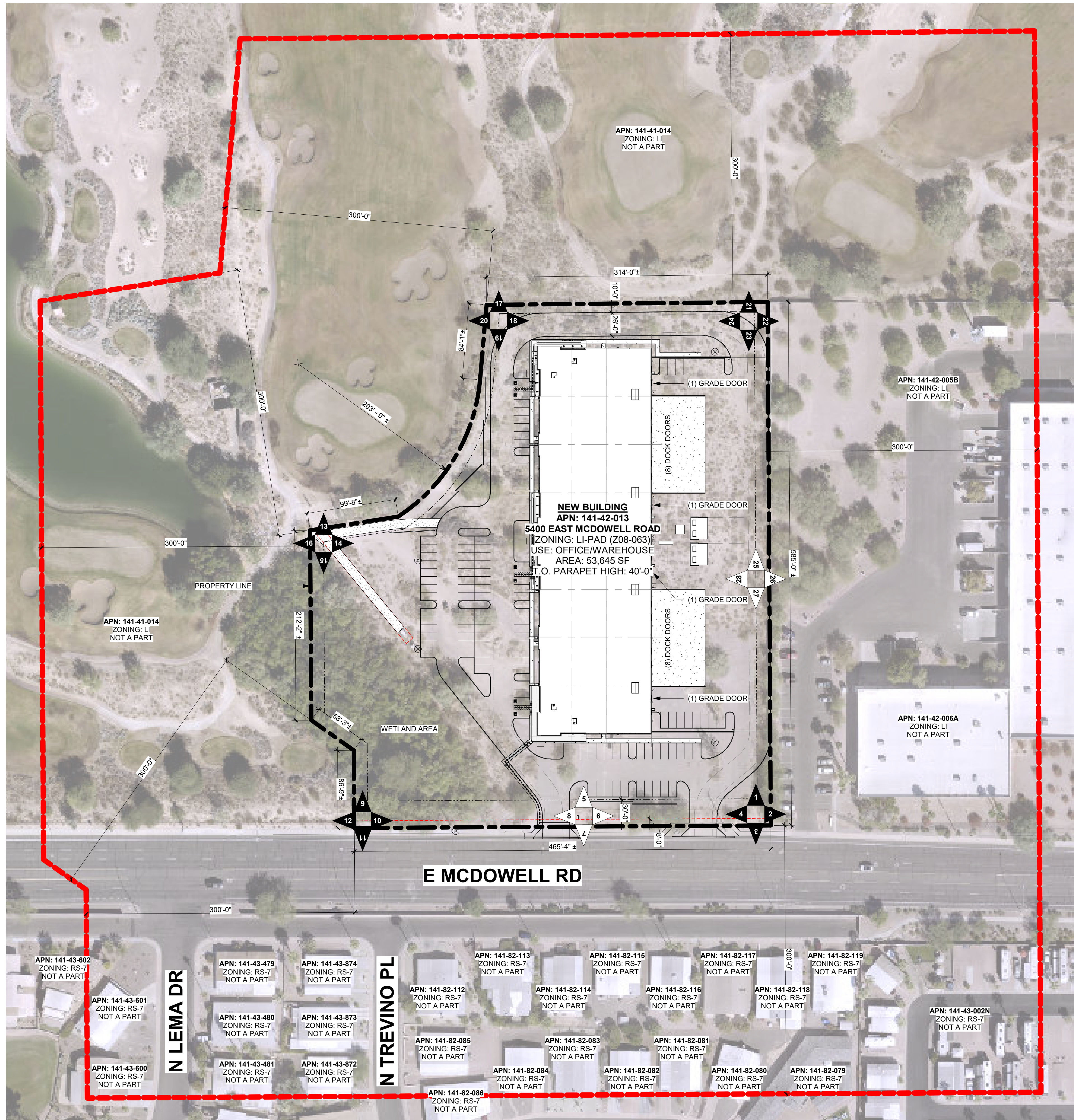
ISSUE
DRB / P&Z SUBMISSION

ISSUE DATE
11/10/2022

ISSUE REVISIONS
Date Description

SHEET NAME
PRELIMINARY SITE PLAN

AP002

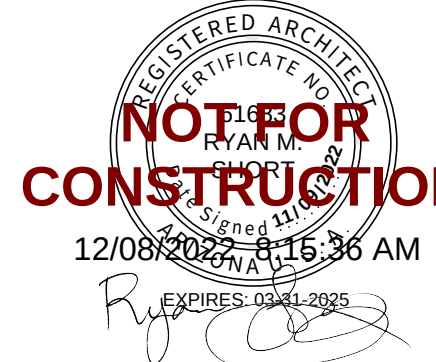


VICINITY MAP



NORTH

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PROJECT INFORMATION

CTC PROPERTIES LLC
Longbow Business Park Lot 7
5400 E MCDOWELL RD
MESA, AZ 85215

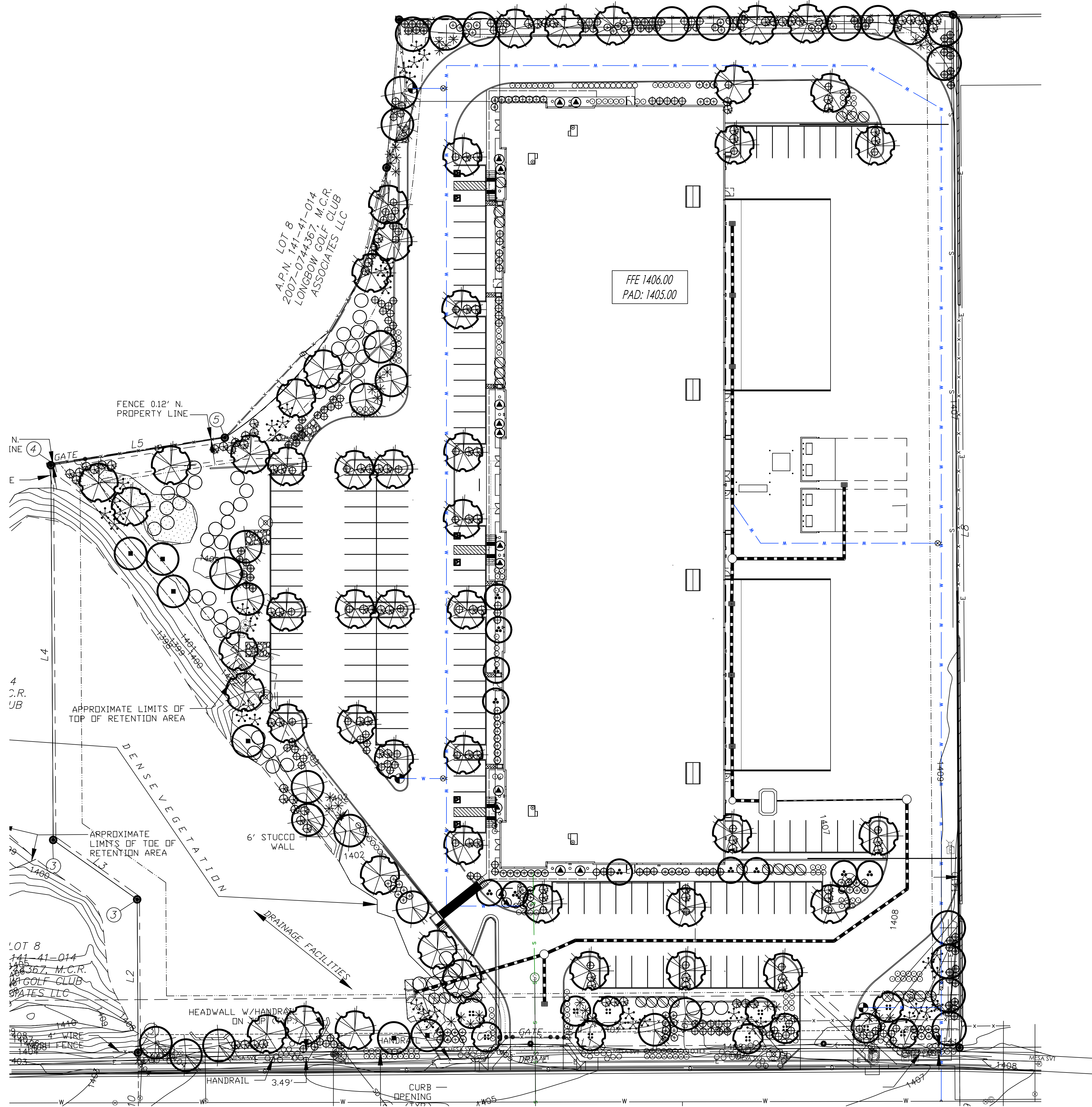
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ISSUE
DRB / P&Z SUBMISSION

ISSUE DATE
11/10/2022

ISSUE REVISIONS
Date Description

SHEET NAME
CONTEXT SITE PLAN



LANDSCAPE LEGEND

- CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
36" BOX
- OLNEYA TESOTA
IRONWOOD
36" BOX
- ACACIA SALICINA
WILLOW ACACIA
36" BOX
- ACACIA ANEURA
MULGA (SRP/APS APPROVED)
36" BOX
- SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX
- CHILOPSIS LINEARIS 'LOIS ADAMS'
DESERT WILLOW
36" BOX
- PACHYERUS MARGINATUS
MEXICAN FENCE POST
15 GALLON (2 STOCK MIN.)
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- ACACIA REDOLENS
'DESERT CARPET' fm
5 GALLON
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
- MUHLENBERGIA 'REGAL MIST'
REGAL MIST DEER GRASS
5 GALLON
- AGAVE WEBERII
WEBBER'S AGAVE
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON

1/2" SCREENED PIONEER DESERT GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P: (602) 265-0320

EMAIL: timmcqueen@tjmla.net



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PROJECT INFORMATION

CTC PROPERTIES LLC
LONGBOW BUSINESS PARK LOT 7

5400 E MCDOWELL RD
MESA, AZ 85215

PROJECT #: 22036

ISSUE

DRB / P&Z SUBMISSION

ISSUE DATE

09/19/2022

ISSUE REVISIONS

#	Date	Description
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SHEET NAME

CONCEPTUAL
LANDSCAPE PLAN

ANTICIPATED PROJECT SCHEDULE

City of Mesa Pre-Submittal Meeting: August 23, 2022 (completed)

City of Mesa Design Review / Planning & Zoning Review Submission: Nov. 14, 2022 (completed)

City of Mesa Comments Received by Applicant: November 29, 2022 (completed)

City of Mesa Design Review / Planning & Zoning Review Resubmission: Dec. 19, 2022 (anticipated)

City of Mesa Comments Due to Applicant: January 02, 2023 (anticipated)

City of Mesa Comment Resolution Deadline: January 16, 2023 (anticipated)

City of Mesa Design Review Board Meeting: February 14, 2023 (anticipated, City to confirm)

City of Mesa Planning & Zoning Board Hearing: February 8, 2023 (anticipated, City to confirm)

City of Mesa Construction Review & Permitting Process: Q2 2023 – Q3 2023 (anticipated)

Construction Duration: Q3 2023 – Q2 2024 (anticipated)

PLEASE SHARE YOUR THOUGHTS

