



## Citizen Participation Report for Palm Gateway Case # Z24 - 00818

December 30, 2024

**Overview:** This report provides results of the implementation of the Citizen Participation Plan for Palm Gateway. This site is inclusive of addresses 8130, 8134, 8138 & 8142 E. Pecos St. Mesa, Arizona; all part of APN: 304-61-001J; and is an application for the rezoning of the roughly 35 acres from PREOZ to GI. 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 which were used are attached.

**Contact:** David Kross, Senior Vice President  
Logistics Property Company  
191 North Wacker Drive, Drive 1700  
Chicago, IL 60606  
(480) 848.1428  
[dkross@logisticspropertyco.com](mailto:dkross@logisticspropertyco.com)

**Correspondence and Telephone Calls:**

A letter was mailed to the contact list provided by Mesa (1,000 feet of the subject site), including homes, apartments, HOAs, schools, and Neighborhood associations on 12.23.24 (see attached list and example of material mailed)

**Results:** There are eighteen (18) names/address on the list of neighbors to be contacted. As of December 30, 2024 there have been no phone calls or written correspondence received.



Dear Neighbor,

We have applied to rezone the property located at approximately 3,300 feet east of the northeast corner of South Sossaman Road and East Pecos Road. This request is for a Rezone from Employment Opportunity (EO) to General Industrial (GI). The case number assigned to this project is ZON24-00818.

Buildings at the above location have been designed, developed, and constructed utilizing the General Industrial standards; therefore, the standards of the proposed new zoning, GI, have already been met.

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. If you have any questions regarding this proposal, please call me, Dave Kross at 480.848.1428 or e-mail me at [dkross@logisticspropco.com](mailto:dkross@logisticspropco.com).

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on January 8, 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](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.

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 Kwasi Abebrese of their Planning Division staff. He can be reached at 480-644-2764 or [Kwasi.abebrese@mesaaz.gov](mailto:Kwasi.abebrese@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,

Dave Kross

Senior Vice President  
Logistics Property Company



SITE PLAN	
DATE	REMARKS
05/06/2022	PREAPPLICATION SUBMITTAL

PA / PM:	B. HENRY
DRAWN BY:	
JOB NO.:	PHX21-0149-00

**PROPERTY DATA**

ADDRESS: (EAST PECOS RD. & N. BOTH ST. MESA, AZ 85212)  
 APN: 304-61-001E  
 GROSS SITE AREA: 1,695,494 SF (38.29 ACRES)  
 NET SITE AREA: 1,538,997 SF (35.33 ACRES)  
 ZONING: AG  
 MAX HEIGHT: 40'  
 CONSTRUCTION: V-B UNLIMITED AREA

**BUILDING AREA:**  
 BUILDING 1: 92,847 SF  
 BUILDING 2: 108,447 SF  
 BUILDING 3: 124,047 SF  
 BUILDING 4: 289,203 SF  
 TOTAL FOOTPRINT: 614,544 SF

**BUILDING HEIGHTS:**  
 BUILDING 1: 38'  
 BUILDING 2: 38'  
 BUILDING 3: 38'  
 BUILDING 4: 46'

LOT COVERAGE:  
 PROPOSED: GROSS: 36% NET 40%  
 IMPERVIOUS SURFACE LOT COVERAGE: 80%  
 PARKING TOTALS:  
 REQUIRED:  
 WAREHOUSE (1:900) @ 95% (580,921) 646 SPACES  
 OFFICE (1:375) @ 5% (30,575) 82 SPACES  
 TOTAL 728 SPACES

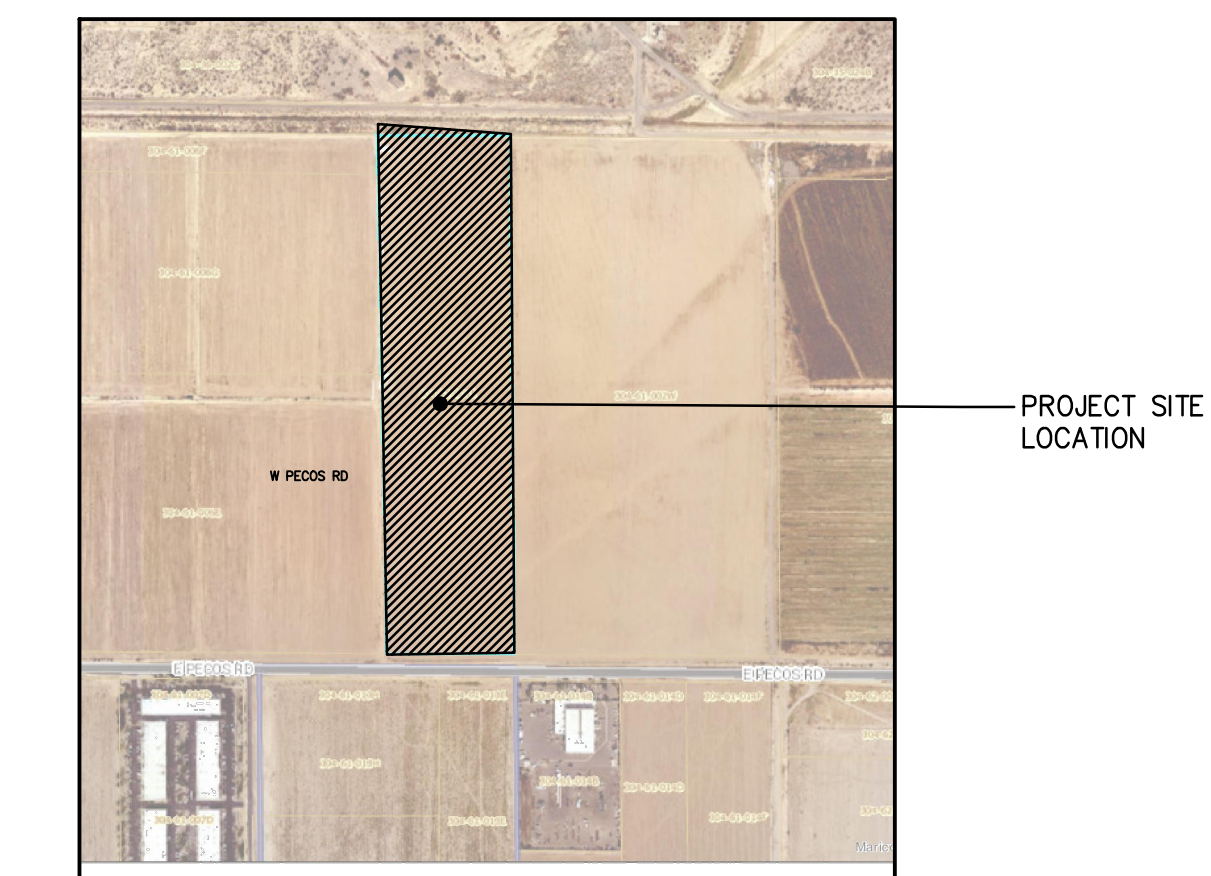
PROVIDED:  
 TOTAL VEHICLE: 827 SPACES  
 TRAILER: 63 STALLS

ACCESSIBLE PARKING REQUIRED: 25 SPACES  
 ACCESSIBLE PARKING PROVIDED: 26 SPACES  
 BIKE PARKING REQUIRED: (500/10 + 327/20 = 67 SPACES)  
 BIKE PARKING PROVIDED: 68 SPACES (1 RACK EQUALS 2 BIKES)

**PROJECT DESCRIPTION**

THIS PROJECT INVOLVES THE CONSTRUCTION OF FOUR COLD, DARK SHELL INDUSTRIAL WAREHOUSE BUILDINGS, INCLUDING NECESSARY STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SCOPE, AND ASSOCIATED SITE IMPROVEMENTS, INCLUDING GRADING, DRAINAGE, UTILITIES, AND OFFSITES AS REQUIRED.

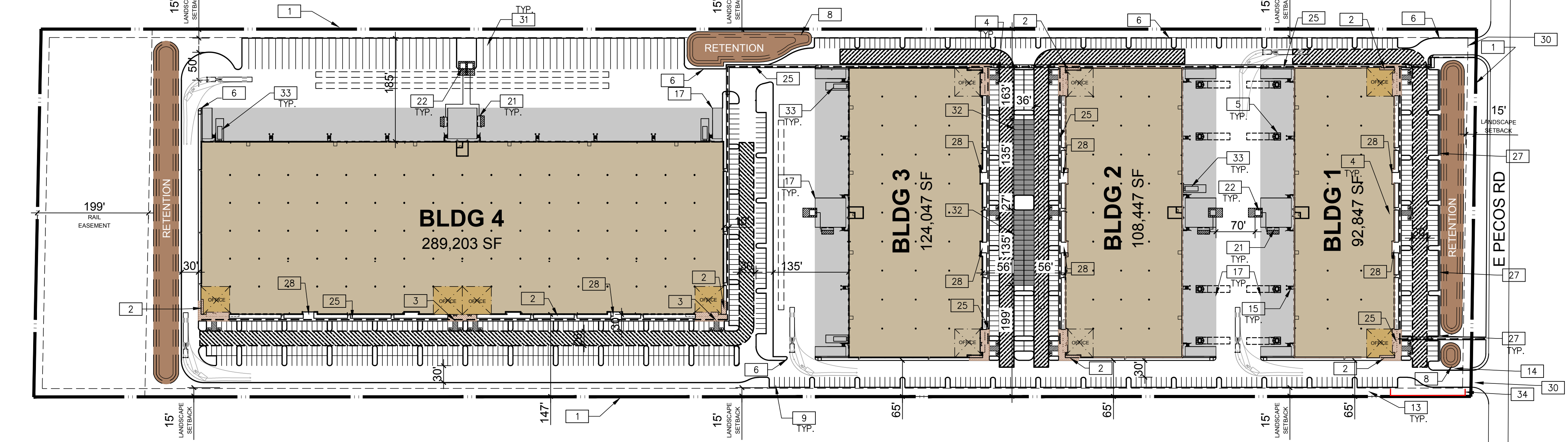
**VICINITY MAP**



**SITE PLAN KEYNOTES**

- PROPERTY LINE, (---)
- BIKE RACKS ON CONC. SLAB. EA. RACK HOLDS UP TO 2 BIKES (TYP.)
- ADA SIDEWALK ACCESS RAMP (TYP.)
- ADA PARKING STALL W/ CROSS-HATCH LOADING ZONE (TYP.) SEE DETAIL 1/A1.4 FOR MORE INFO.
- 6"-0" HIGH CMU TRASH ENCLOSURE PER CITY OF MESA DETAIL STANDARDS. SEE DETAILS 15 & 16 /A1.4 FOR MORE INFORMATION AND REFER AND COMPLY WITH CITY OF MESA M-62.01 - M62.04.2
- NEW 6" CURB, REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
- FIRE LANE, (20' WIDE; 35' INSIDE RADIUS, 55' OUTSIDE RADIUS, TYP.)
- RETENTION BASIN, REFER TO CIVIL DRAWINGS FOR MORE INFO.
- 9'-0" x 18'-0" TYPICAL PARKING STALL
- 5'-0" WIDE SIDEWALK
- NOT USED
- 8' CMU SCREEN WALL, SEE SITE DETAIL 7/A1.4 FOR MORE INFO.
- LANDSCAPE AREA (TYP.)
- PROPOSED FUTURE MONUMENT SIGN LOCATION
- DOCK-HIGH STEEL STAIRS & PLATFORM (TYP.)
- PAVED TRUCK COURT
- EDGE OF CONCRETE TRUCK APRON
- TRUCK YARD SERVICE RAMP (TYP.). SEE DETAIL 1/A1.6 FOR MORE INFO.
- FIRE HYDRANT. REFERENCE CIVIL DRAWINGS FOR MORE INFO. (TYP.)
- NOT USED
- EXTERIOR GRADE S.E.S. ON CONC. PAD.
- ELECTRICAL TRANSFORMER ON CONC. PAD.
- FIRE RISER LOCATION
- F.D.C. LOCATION
- PATH OF TRAVEL TO R.O.W.
- NOT USED
- STAGGERED & OFFSET 3'-4" HIGH CMU PARKING SCREEN WALL (TYP.) SEE DETAIL 4/A1.4 AND 3/A1.6 FOR MORE INFO.
- PROPOSED AREA OF PUBLIC AMENITIES BY FUTURE TENANT. (TYP.). SEE OPEN SPACE AREA PLAN A1.7 FOR MORE INFO
- NOT USED
- NEW DRIVEWAY ENTRY PER CITY OF MESA STANDARDS (TYP.)
- TRUCK COURT TRAILER PARKING STALLS (TYP.)
- CARPORT BY OTHERS, SHOWN SHADED.
- 40-YD ROLL-OFF DUMPSTER PER COM M-62 STANDARDS. PROVIDE EMPTY CONDUIT THROUGH WALL FOR FUTURE TRASH COMPACTOR CONNECTION.
- 2'-6" CMU RETAINING WALL, SEE SK-07.

**AG ZONING**



**AG ZONING**

**OPEN SPACE**

OPEN SPACE REQ. (1:300 S.F.)	OPEN SPACE PROVIDED
BUILDING 1 92,847 S.F. / 300 = 309 S.F.	BUILDING 1 2,297 S.F. OK
BUILDING 2 108,447 S.F. / 300 = 361 S.F.	BUILDING 2 2,297 S.F. OK
BUILDING 3 124,047 S.F. / 300 = 413 S.F.	BUILDING 3 2,297 S.F. OK
BUILDING 4 289,203 S.F. / 300 = 964 S.F.	BUILDING 4 3,541 S.F. OK

**SITE LEGEND**

- ▲ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- ▨ FIRE LANE HATCH (20' WIDE, TYP.)

**SITE PLAN**  
SCALE: 1"=100'-0"