

Citizen Participation Report for Gateway Interchange – Phase III

ZON23-00235

Date: June 6, 2023

This report provides documentation of the implementation of the Citizen Participation Plan for a new commercial development named Gateway Interchange – Phase III. This site is located at 4541 S. 80th street, at the northeast corner of E. Sebring Avenue and S. 80th street and is an application for rezoning of 9.4 acres from AG to L-1 PAD for a light industrial warehouse development. This plan allows those affected by this application to have adequate opportunity to learn about and comment on the proposal.

Contact:

Toby Rogers c/o Butler Design Group
5013 E. Washington St # 100
Phoenix, AZ 85034
Phone: 602-957-1800
Email: trogers@butlerdesigngroup.com

A Pre-Submittal meeting with City of Mesa planning staff was held on September 29, 2022. Staff reviewed the application and recommended the following adjacent property owners be contacted.

1. Interested neighbors, focused on 1,000 feet from site: Other than the property Owner and the State of Arizona Land Trust, there are seven property owners located within 1000 feet of the subject property. Public notifications were mailed to each on April 20, 2023 and May 17, 2023 that included a site plan, building elevations and notification of a public meetings to be held on May 9th and June 14th. Follow-up phone calls were made on May 25th and 26th. We were able to contact four of the seven owners and no issues or concerns were made by those individuals.
2. All registered neighborhood associations within one mile of the project and Homeowners Associations within one half mile of the project: per email from Dawn Dallman on September 21, 2022, there are no registered associations within one mile of the subject property.
3. Additionally, a public sign was installed on Warner Road, near the subject property, on May 30th, 2023, indicating the P&Z Hearing date and this applicant's contact information. No phone calls have been received by this office before or since the sign posting.

The Citizen Participation Plan included a pre-application meeting on September 29, 2022 and the following notifications:

- First DRB Application Submittal – March 6, 2023
- 500ft DRB Work Session Notification Mailings – April 20, 2023
- Submittal of Citizen Participation Report and Notifications – May 16, 2023
- 1000ft Public Hearing Notification Mailings – May 17, 2023
- Planning and Zoning Board Hearing – scheduled for June 14, 2023



City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by **May 30, 2023**

Date: May 30, 2023

I, Toby Rogers, being the authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case #ZON23-00235 on the 30th day of May, 2023. At least 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: _____

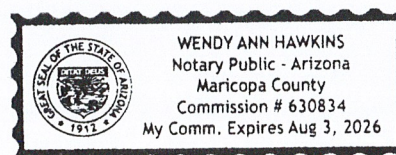
STATE OF ARIZONA)
) ss.
County of Maricopa)

On this 30 day of May, 2023, before me, the undersigned Notary Public, personally appeared Toby Rogers, who acknowledged that this document was executed for the purposes therein contained.

Notary Public

My Commission Expires:

August 3, 2026



PRIVATE
PROPERTY
NO
TRESPASSING

CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

4:00 PM DATE: 6-14-2023

CASE: ZON23-00235

REQUEST: Rezone from Agriculture (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development.

APPLICANT: Toby Rogers
PHONE: (602) 957-1800

Planning Division (480) 644-2385
Posting Date: 05-30-2023

Dear Neighbor,

We have applied for site plan approval for the property located at 4541 S. 80th Street, northeast corner of Sebring Avenue and 80th Street. This request is for development of a light Industrial Planned Area Development (PAD). The case number assigned to this project is ZON23-00235.

This letter is being sent to all property owners within 500 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 602-218-4785 or e-mail me at trogers@butlerdesigngroup.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on June 14, 2023 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, or listened to by calling **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 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 530 123 2921 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.

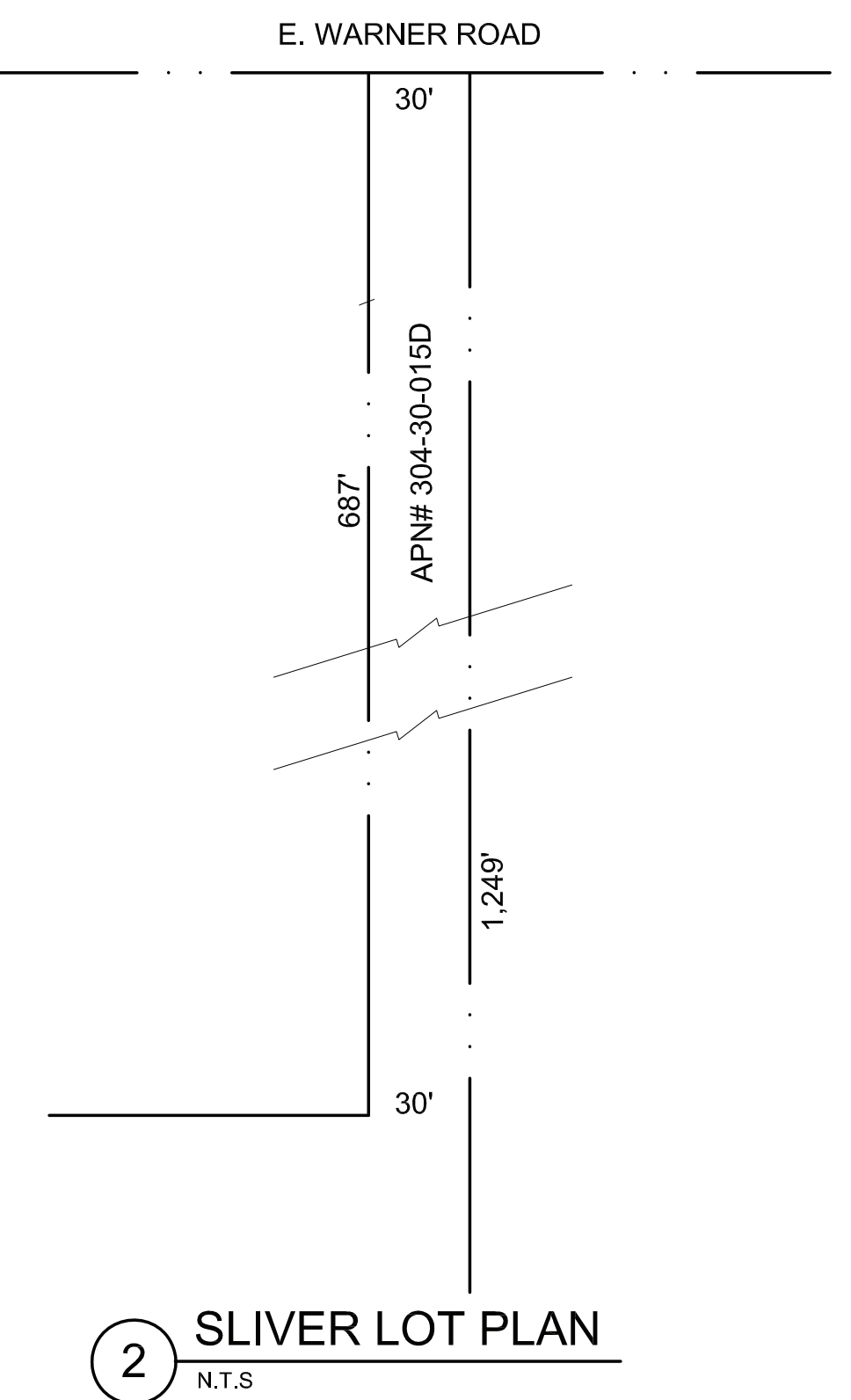
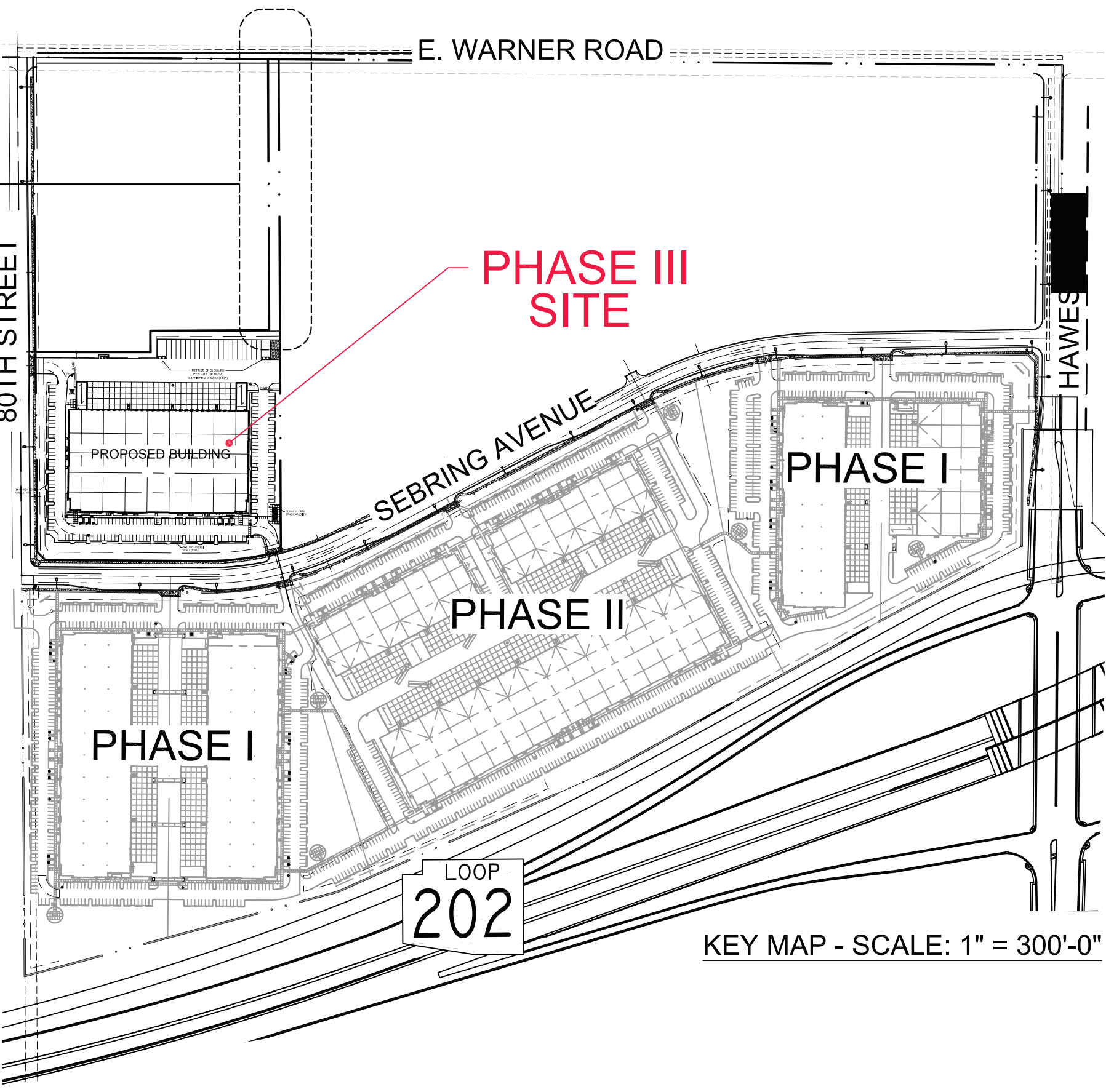
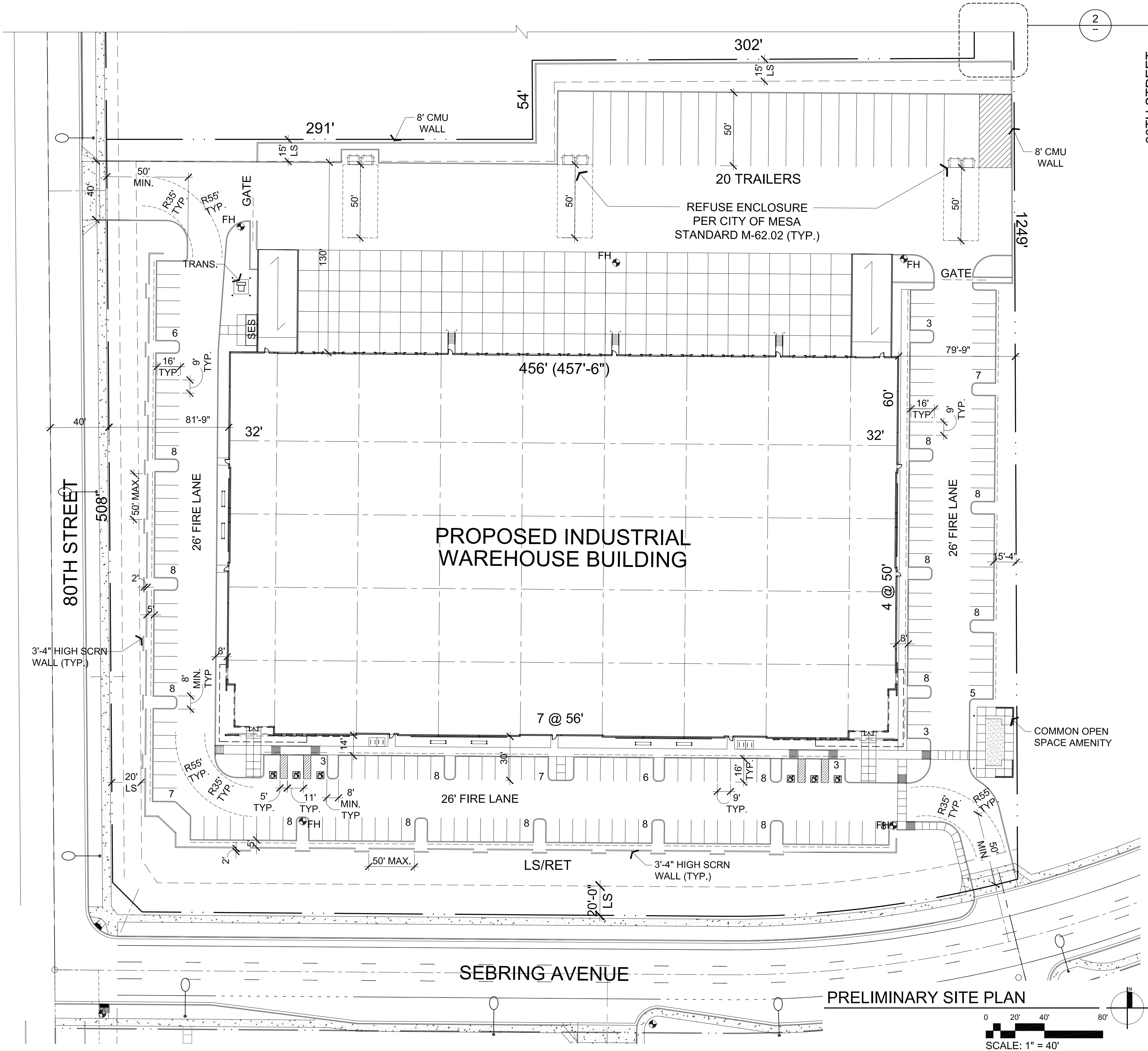
For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Sean Pesek of their Planning Division staff. He/she can be reached at 480-644-6716 or Sean.Pesek@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,

Toby Rogers
Project Director





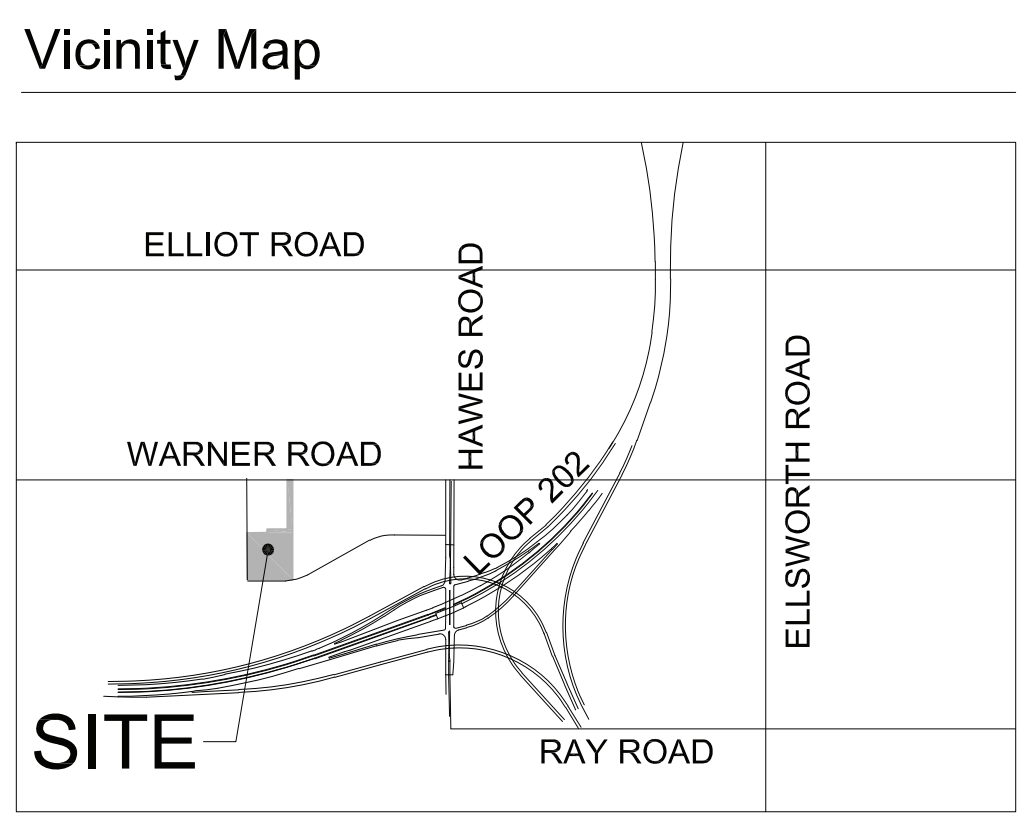
PROJECT DATA	
Existing Zoning:	AG
Proposed Zoning:	LI-PAD
APN#:	304-30-015C & 304-30-015D
Gross Site Area:	+/- 410,838 S.F. (9.4 AC.)
Net Site Area:	+/- 363,109 S.F. (8.3 AC.)
Total Building Area:	119,019 S.F.
Coverage:	32.8%
Parking Required	
Office 25% - 29,754 S.F. @ 1/375 S.F.:	79 Spaces
Warehouse 75% - 89,264 S.F. @ 1/900 S.F.:	99 Spaces
Total Parking Required:	178 Spaces
Parking Provided:	179 Spaces
ADA Parking Required:	6 Spaces
ADA Parking Provided:	6 Spaces
Proposed Building Height:	44'-6" T.O.P.
Common Open Space Required:	
BLDG. 119,019 SF @ 1%:	1,190 S.F.
Total Open Space Required:	1,190 S.F.
Open Space Provided:	1,200 S.F.
PROJECT TEAM	
Developer / Owner	Architect
EastGroup Properties	Butler Design Group
2141 E. Camelback Rd. # 250	5013 E. Washington St. # 100
Phoenix, Arizona 85016	Phoenix, Arizona 85034
Contact: Mike Sacco	Contact: Toby Rogers
Ph: (602) 840-8600	Ph: (602) 957-1800
Mike.Sacco@eastgroup.net	trogers@butlerdesigngroup.com

PROJECT NARRATIVE

GATEWAY INTERCHANGE IS DESIGNED AS A SPECULATIVE, SINGLE STORY LIGHT INDUSTRIAL GREY-SHELL BUILDING WITH LOADING DOCKS AT THE REAR SIDE OF THE BUILDING. THE 8.3 ACRE SITE IS LOCATED AT THE NORTHEAST CORNER OF SEBRING AVE. AND 80TH STREET, NORTH OF LOOP 202, IN MESA, ARIZONA.

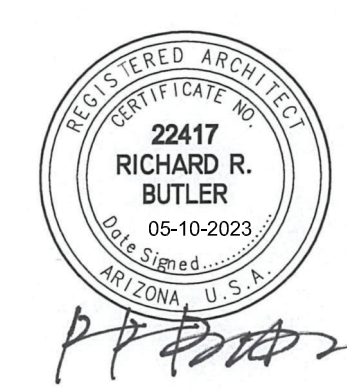
THE BUILDING WILL BE DESIGNED WITH LOAD-BEARING CONCRETE TILT-UP EXTERIOR WALLS AND STEEL JOIST/WOOD DECK ROOF STRUCTURE. THERE WILL BE NO MECHANICAL SYSTEMS IN THE SHELL. PLUMBING WILL BE LIMITED TO ROOF DRAINS AND UNDER-SLAB PIPING. ELECTRICAL DESIGN WILL BE LIMITED TO INTERIOR EXIT LIGHTING AND EXTERIOR PARKING LOT LIGHTING.

STORMWATER RETENTION WILL BE CONTAINED IN SEVERAL PERIMETER SURFACE BASINS WITH AN OVERALL ON-SITE VOLUME ESTIMATED AT 95,000 CF. SITE LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH CITY ORDINANCES.



GATEWAY INTERCHANGE - PHASE III

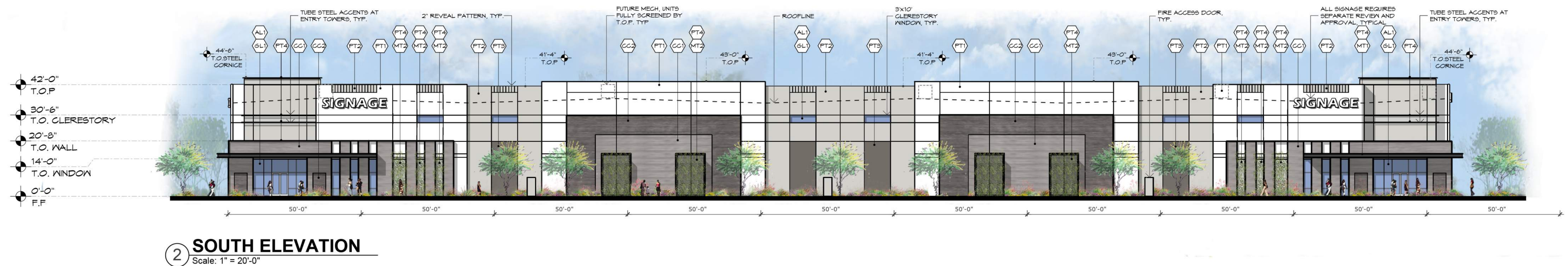
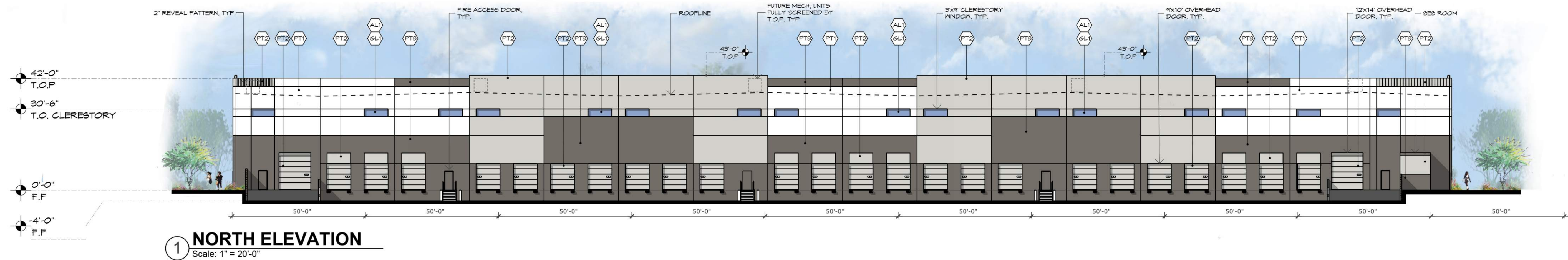
N.W.C. Loop 202 & Hawes Road
Proposed Industrial Development
Mesa, Arizona



SP-1
SITE PLAN

Butler Design Group, Inc
architects & planners

05/10/2023
22051_ST05



NORTH ELEVATION MATERIAL PERCENTAGES:

PT1:	4142sf	20.7%
PT2:	8148sf	40.8%
PT3:	1249sf	36.3%
PT4/STEEL	- sf	- %
CC1:	- sf	- %
CC2:	- sf	- %
GLASS:	432sf	2.2%

MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
PT1	PAINTED TILT	POSSIL	DE6225	DUNN EDWARDS	
PT2	PAINTED TILT/ DOCK DOORS	MUSLIN	DE6221	DUNN EDWARDS	
PT3	PAINTED TILT	METAL FRINGE	DE6226	DUNN EDWARDS	
PT4	PAINTED TILT	BLACK BEAN	DE6385	DUNN EDWARDS	
CC1	COLORLED CONCRETE/FORMLINER	DINE	6058	DAVIS COLORS	
CC2	COLORLED CONCRETE/FORMLINER	COBBLESTONE	860	DAVIS COLORS	
MT1	PERF. METAL AT CANOPIES	PAINTED PT4	TBD	MONICHOIS	
MT2	WELDED WIRE MESH	PAINTED PT4	TBD	MONICHOIS	
GL1	INSULATED GLASS	CLEAR	TBD	TBD	
AL1	ALUMINUM STOREFRONT SYSTEM	CLEAR ANODIZED	TBD	TBD	

SOUTH ELEVATION MATERIAL PERCENTAGES:

PT1:	8581sf	36.8%
PT2:	5745sf	24.7%
PT3:	793sf	3.4%
PT4/STEEL	1251sf	5.4%
CC1:	3996sf	17.1%
CC2:	1942sf	8.3%
GLASS:	999sf	4.3%