## **Phelan East Hawes**

### PROPOSED INDUSTRIAL DEVELOPMENT SEC OF PECOS ROAD AND HAWES ROAD Mesa, Arizona

**Project Narrative** 

Rezone, Special Use Permit, Site Plan Review, Design Review

Case No. ZON22-00481/DRB22-00482

Initial Submittal: May 2, 2022 Second Submittal: June 6, 2022 Third submittal: June 24, 2022

#### Development Team

Developer:	Phelan Development Company 450 Newport Center Drive, Suite 405 Newport Beach, CA 92660 Phone 303-949-6665
Architect:	Email: tcorral@djoseph.com <b>Carlile Coatsworth Architects, Inc.</b> 18600 MacArthur Boulevard, Suite 300 Irvine, CA 92612 Phone 949-833-1930
Civil Engineer:	Email: calc@ccarchitects.com <b>Hunter Engineering, LLC</b> 10450 N. 74 <sup>th</sup> Street, Suite 200 Scottsdale, AZ 85258
	Phone: 480-991-3985 Email: rlitwin@hunterengineeringpc.com Withey Morris PLC 2525 East Arizona Biltmore Circle, A-212 Phoenix Arizona 2501 (
Applicant / Legal Representative:	Phoenix, Arizona 85016 Phone. 602.230.0600 Email: Adam@witheymorris.com

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#### A. Purpose of Request

The purpose of this request is to process a Rezone, Special Use Permit (SUP), Site Plan Review (SPR) and Design Review (DR) approval to allow for a new industrial development. The subject site is comprised of approximately 9.03 acres located at the southeast corner of Pecos Road and Hawes Road, otherwise commonly known as Maricopa County Assessor's Parcel Number (APN) 304-62-008J (the "Property"). See Aerial Map at **Tab 1**. The Property is currently zoned Agricultural (AG). See Zoning Map at **Tab 2**. This application requests to rezone the Property to Light Industrial (LI), as well as SPR and DR approval.

The area south of the Mesa-Gateway Airport has become a magnet for high-quality commerce and logistics facilities, fulfilling the City of Mesa's stated vision and goals for the area. The result is a dynamic commerce hub that is attracting new businesses to the City. As the area continues to evolve, it makes sense for properties with legacy zoning to be rezoned in a manner consistent with City's General Plan and Area plans to facilitate such development. The subject property is a perfect example of such a property.

#### B. Relationship to Surrounding Properties

The Property is surrounded by properties zoned LI with forthcoming development that is consistent and compatible with the uses proposed by the Applicant. To the north across Pecos Road is vacant land zoned LI. To the east is an industrial condominium complex zoned LI with a PAD overlay. To the south is vacant land zoned LI with a BIZ overlay. To the west is vacant land owned by the Applicant that was opted-in to the Pecos Road Employment Opportunity Zone and will developed as an industrial business park.

#### C. General Plan & Sub Area Plan

The project is consistent with the City's General Plan designation of Employment and compatible with the surrounding industrial uses. See General Plan Map at **Tab 3**. Examples of Employment District uses include large manufacturing facilities, business parks, and warehousing.

The Property is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. See Strategic Development Plan Map at **Tab 4**. Per the Strategic Development Plan, desired uses for the Logistics and Commerce District include manufacturing facilities, large warehouses, distribution facilities, planned employment parks, and similar uses.

The use proposed for the Property is a proper execution of both the General Plan and the Mesa Gateway Strategic Development Plan.

#### D. Project Summary

The layout for the Property is designed to accommodate two (2) industrial buildings totaling approximately 175,950 square feet. The buildings may be multi-tenanted or single tenant buildings. Both buildings feature loading bays with eleven (11) dock doors each. Total lot coverage will be approximately 46.5%.

The site will be accessed via two (2) new driveways on the north side of the Property along Pecos Road, and one (1) new driveway along Hawes Road. Parking is provided with a total of 206 spaces. As outlined below, an SUP is requested for modification of parking standards. See Conceptual Site Plan at **Tab 5**.

The buildings front onto Pecos Road which will be beautified with new landscaping and streetscape improvements. Vehicle parking is efficiently dispersed throughout the site, while loading, refuse and storage areas are strategically oriented away from Pecos Road and screened from view.

The site has been designed to meet the high-quality design and development standards the City of Mesa strives for while providing an appropriate development capable of meeting the needs of today's industrial market and discerning tenants. The project provides building depths, ceiling heights and dock configurations appealing to a wide range of tenants interested in locating in the Phoenix Mesa Gateway area to help support the population growth in Mesa and the broader Southeast Valley.

#### E. Quality Development Design Guidelines

This application has been prepared to be consistent with the goals and objectives of the City of Mesa Quality Development Design Guidelines dated December 2019 pertaining to Industrial developments:

#### 1. Site Design:

#### **Building Placement & Orientation**

The site is designed, and the buildings are placed to most efficiently use the site while providing a strong relationship to the street and visual interest in areas visible from public view. Site infrastructure includes a complementary landscape palette, hardscape paving, site screen walls and site lighting.

The buildings are oriented to face Pecos Road and the building entrances are clearly visible through visual design features which help orient visitors. The buildings may either be a single tenant building or a multi-tenant building that could attract a broader range of smaller tenants with a mix of uses.

Two (2) building entrance areas are shown on the architectural plans for each building with direct pedestrian connection points to the adjacent streets. Landscaping is to be enhanced by use of larger specimen trees and tighter

density of plant material. Employee shaded outdoor areas with seating are provided at over 1% of building gross per code requirements.

The buildings will include rooftop articulation to create visual interest and avoid monotony. Design enhancement and added height to be provided at each of the frontage corners.

#### Parking, Loading, & Vehicular Access

Parking is dispersed throughout the site to provide convenience for employees and visitors, while also avoiding a "sea of asphalt" where parking is a dominant feature. Parking has been provided for Office and Warehouse at the current ratio of Office: 1:375 SF and Warehouse: 1/1,000 SF. Please refer to architectural site plan data information for required and provided parking.

Landscaping is provided along Pecos Road and Hawes Road to screen parking from public view and identify public entry and access. Landscaping is also provided throughout the parking areas (except in loading areas). The loading and service areas for the project are internal to the site, screened from public view by the buildings.

#### **Bicycle Parking**

Bicycle parking areas are shown on the site plan, with 24 bicycle parking spaces included. Per Section 11-32-8 of the MZO, bicycle parking is provided at least 1 bicycle space per 10 on-site vehicle parking spaces. After the first 50 bicycle parking spaces are provided, the required number of additional bicycle parking spaces is 1 space per 20 vehicle parking spaces.

#### Employee and Visitor Amenity Areas

Employee and visitor amenities areas are shown on the site plan at over 1% of building gross area. The minimum size of any common open space is 300 sf with a minimum dimension of 15 feet in any direction. At least 50 percent (50%) of the common open space is open to the sky and at least 75 percent (75%) of the open space is landscaped and maintains live plant materials. Amenity areas will include benches, tables, and chairs for employees to take rest and lunch breaks.

#### Landscaping & Shading

Landscape design of streetscapes along Pecos Road and Hawes Road and throughout the development consists of native vegetation found in dry desert climates meeting Mesa landscape design standards. Proposed landscape concepts are consistent throughout the development which will help visually tie the development together. An automatic irrigation system for all landscaping includes sustainable drip irrigation systems to minimize excess overwatering and wasting of precious resources.

Average foundation base landscaping at the perimeter of industrial buildings is provided per City of Mesa standards and coordinated with the city's fire department for aerial access roads, aerial access points and design guidelines for industrial buildings. Employee and visitor Amenity spaces (1% of gross building area) as required by City of Mesa for industrial buildings have been provided. Employee and Visitor Amenity spaces include landscaping, tree shading and site furnishings for use by employees and visitors.

#### <u>Screening</u>

Industrial buildings are oriented to screen loading dock areas from public view and are oriented to provide primary facades facing Pecos Road.

Loading and service yards for the building are internal to the site and screened from public view. Enclosed service areas for the building are concealed from public view via 8'-0" high decorative masonry screen walls.

#### <u>Refuse</u>

Refuse is anticipated to be provided within the service yards away from public view with bollard protection. Refuse containers outside of the enclosed truck court, if used, will be enclosed within masonry enclosures with swinging gate per Mesa standards.

Generally, the project will be served by several double bin refuse enclosures, which will be located behind the industrial building in the loading area. The enclosures will be screened from the street by the building and the 8-foot-tall masonry screen walls at each end of the loading area.

#### Exterior Lighting

Lighting fixtures have been chosen to be harmonious with the overall building design and architectural theme of the project. Exterior lighting consists of energy efficient LED lighting for parking and service yard areas on sustainable timed control systems. Accent lighting is provided at main entry points of the industrial buildings. Lighting is used to accent focal features such as building entries. Multiple light sources will be used including decorative facade lights, thematic site lighting at the public and employee gathering areas, decorative light sconces on all building entries and general area lighting in service areas.

#### 2. Architectural Design:

#### <u>General Design</u>

The highest level of architectural details for the project are focused on the building public frontage but consistent features are shared with all the entry sides of the Project.

The nature of the anticipated industrial uses requires large buildings with tall internal clear storage capacity. The facade design ensures proportionality to human scale as the building is visually broken up into smaller components by wall details including, changes in plane, texture, and masonry pattern. Weather and sun protection, as well as shade and shadow interest, are provided by adjustments in the building elevations and metal shade canopies.

#### <u>Entrances</u>

As previously noted, building entrances are oriented towards the predominant public view and street frontage. Building entrances will be served by pedestrian walkways and will also clearly defined by building design elements. The primary vehicular entrances to the site from Pecos Road and Hawes Road will be enhanced by use of a consistent landscape palette and future monument signage.

#### Massing & Scale

Although the nature of the proposed use requires large buildings, the building massing is reduced by vertical or horizontal wall offsets / articulated details around entrances or other method of visual relief.

#### Façade Articulation

Façade articulation is provided along the visible, more public facades including roofline variation, changes in materials and plane changes.

#### Materials & Colors

Building colors and materials reinforce the overall building design. An architectural mix of decorative masonry and concrete is provided along with metal canopies and metal window frames with insulated glazing.

#### <u>Signage</u>

The proposed signage design is simple and easy to navigate while also complimenting the overall building architecture. Directional signs and future monument signs will comply with the Mesa Zoning Ordinance. Individual tenant signage will be submitted for review and approval as part of the tenant improvement building permit process and will be in conformance with the Sign Ordinance.

#### Service Areas & Utilities

The overall site layout has been designed and oriented to keep service, loading and utility areas screened from public view. These areas are located centrally behind the building. Mechanical equipment, including roof-mounted systems and roof drainage systems are architecturally screened and designed to be integral to the buildings.

#### F. Special Use Permit Request and Justification

As discussed with City Staff in the comment review meeting on Moy 23, 2022, the Applicant is requesting a reduction in the required amount of parking provided. City of Mesa Ordinance Table 11-32-3. A notes the following parking ratios:

• Warehouse - 1 space per 900 square feet.

This ratio is excessive for the proposed building use and would result in a wasteful expanse of asphalt surface parking spaces which would go unused. For this, and other reasons provided herein, the Applicant is requesting a reduction to the following proposed ratios which yield required parking as noted:

• Warehouse – 1 space per 1,000 square feet.

Total spaces required for warehouse use = 164 spaces.

Additional parking for office uses will be provided at 1 space per 275 square feet in conformance with City of Mesa Ordinance Table 11-32-3.A.

Total parking provided: 206 spaces.

The project adheres to the Special Use Permit criteria for the justification of reduced parking noted in Ordinance Section 11-32-6-A, as discussed below:

1) Special Conditions - including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site – exist that will reduce parking demand at this site.

**Response:** The nature of the proposed operation is expected to be a mix of warehousing and office uses, having minimal staffing requirements in comparison to the large square foot area of the proposed building. The majority of the building area will be used for storage having a lower employee density and the parking reduction requested is aimed at providing an adequate amount of parking for the lightly staffed warehousing function. The proposed design provides compliance with the expected percentage of office use and the required parking ratio.

2) The use will adequately be served by the proposed parking.

**Response:** The use will be adequately served by the proposed parking provided in the design. The design provides a total of 32 spaces for office uses. This leaves 174 spaces available to serve the lightly occupied storage areas anticipated. The requested parking ratio for storage areas is also consistent with other successful, large-scale industrial projects.

3) The parking demand will not exceed the capacity of or have a detrimental impact on any on-street parking in the surrounding area.

**Response:** The criteria will not require any on street or offsite parking. The 206 spaces provided will provide ample parking for the proposed warehouse and office uses. Additionally, the site plan provides 6,000 square feet of office use for each building. Considering market trends, it is likely that the buildings will attract tenants that do not require that much office space, which will result in additional available parking.

#### G. Adherence with Site Plan Review Criteria

The project has been designed to adhere to the SPR criteria specifically noted in Ordinance Section 11-69-5 - Review Criteria.

1. The project is consistent with and conforms to the adopted General Plan and any applicable sub-area or neighborhood area plans (except no analysis of the use if it is permitted in the zoning district on the property), is consistent with the development standards of this Ordinance, and is consistent with and meets the intent of any applicable design guidelines.

#### <u>Response:</u>

The General Plan Character Area designation for this property is Employment. The proposed industrial use is consistent with the focus of the Employment character area. The Property is also located in the Mesa Gateway Strategic Development Plan Logistics and Commerce District. Per the Gateway Strategic Plan, desired uses include manufacturing facilities, large warehouses, distribution facilities, planned employment parks, and similar uses.

The following goals envisioned in Mesa's Strategic Development Plan are fully met with the development proposal:

- 1. Greater intensification than a typical suburban development.
- 2. Arterial frontage will be devoted to employment uses.
- 3. Project will not negatively affect smooth, safe, and convenient aircraft operations into and out of the airport.

This project will conform with the development standards of the LI District.

2. The project is consistent with all conditions of approval imposed on the property whether by ordinance, resolution or otherwise.

#### <u>Response:</u>

The project complies with all the conditions of approval for industrial zoning.

3. The overall design of the project, including but not limited to the site layout, architecture of the buildings or structures, scale, massing, exterior design, landscaping, lighting, and signage, will enhance the appearance and features of the site and surrounding natural and built environment.

#### <u>Response:</u>

The project is designed with features that enhance the appearance. Although the nature of the proposed use requires a large building, the building massing is reduced by vertical or horizontal wall offsets/articulated details around entrances, cornice treatments or other method of visual relief.

## 4. The project site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

#### <u>Response:</u>

The site plan is designed and buildings are placed to most efficiently use the site, while providing a suitable environment for occupants, visitors and the general community. The buildings provide a strong relationship to the street and visual interest is provided in other areas visible from public view. Service, loading and utility areas are centrally located within the site and oriented so as to be screened from public view. Proportionality with human scale is provided.

5. Project details, colors, materials, and landscaping, are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

#### <u>Response:</u>

Project details, colors, materials and landscaping are consistent throughout the site and the building. Building colors and materials reinforce the overall building design. An architectural mix of decorative masonry and concrete is provided along with metal canopies and metal window frames with insulated glazing. Landscaping is internally consistent for a design theme.

6. The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.

#### <u>Response:</u>

While most of the surrounding area is vacant land, the site is compatible with existing and proposed development in the immediate vicinity. The general building pattern for this area features large industrial and flex buildings of similar heights and massing.

7. The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well designed building facades, rooflines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

#### Response:

As previously noted, the buildings include vertical or horizontal wall offsets / articulated details around entrances, roofline variation, changes in materials or other methods of visual relief and interest. The buildings will be compatible with the neighboring industrial uses.

8. The streetscapes, including street trees, lighting, and pedestrian furniture, are consistent with the character of activity centers, commercial districts and nearby residential neighborhoods.

#### <u>Response:</u>

New landscaping and streetscape improvements will provide a more pedestrian friendly frontage along Pecos Road and Hawes Road, with a 15-foot landscape zone provided along both frontages.

 Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

#### <u>Response:</u>

As noted above, new landscaping and streetscape improvements will provide a more pedestrian friendly frontage along Pecos Road and Hawes Road.

10. The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate.

#### <u>Response:</u>

The landscaping is suitable for this type of industrial development. Particular attention has been paid to the more publicly visible street frontage along Pecos Road and Hawes Road. Low maintenance, drought tolerant plants will be utilized in the project landscaping.

#### H. Adherence with Design Review Criteria

The project has been designed to adhere to the DR criteria specifically noted in Ordinance Section 11-71-6 - Review Criteria. Several overlapping criteria exist between SPR and DR applications and therefore the responses to this section will be condensed somewhat to avoid duplication.

 The project is consistent with the applicable goals, objectives and policies of the general plan and any applicable sub-area or neighborhood area plans; all of the development standards of this ordinance; other adopted Council policies, as may be applicable; and any specific conditions of approval placed on the zoning of the property

#### <u>Response:</u>

The project is consistent with the Employment District designations of the General Plan. The project adheres to the applicable ordinance development standards.

2. The overall design of the project including its scale, massing, site plan, exterior design, and landscaping will enhance the appearance and features of the project site, the street type, and surrounding natural and built environment.

<u>Response:</u> (See response in Section D.3 above)

3. The overall design will create a distinctive and appealing community by providing architectural interest in areas visible from streets, sidewalks, and public areas.

<u>Response:</u>

The design team has worked hard to provide an attractive and appealing design with particular attention paid to the more publicly visible aspects of the project including a 15-foot landscape zone along Pecos Road. Building entrances are oriented towards the predominant public view along Pecos Road. Building entrances are clearly defined by building design elements including storefront designs and metal shade canopies. Service, loading and utility areas are centrally located within the site and oriented so as to be screened from public view.

4. The project site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

<u>Response:</u> (See response in Section D.4 above)

5. Project details, colors, materials, and landscaping, are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design and creates a safe, attractive and inviting environment at the ground floor of buildings on sides used by the public

<u>Response:</u> (See response in Section D.5 above)

6. The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on

adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.

<u>Response:</u> (See response in Section D.6 above)

7. The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well designed building facades on all sides, rooflines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

<u>Response:</u>

(See response in Section D.7 above)

8. The project creates visual variety and relief in building and avoids a largescale, bulky, or box-like appearance.

<u>Response:</u>

Although the nature of the proposed use requires a large building, the building massing is reduced by vertical or horizontal wall offsets / articulated details around entrances, cornice treatments or other method of visual relief to avoid a boxy appearance. Proportionality to human scale is provided.

 The streetscapes, including street trees, lighting, and pedestrian furniture, are consistent with the character of activity centers, commercial districts and nearby residential neighborhoods.

<u>Response:</u> (See response in Section D.8 above)

10. Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

<u>Response:</u> (See response in Section D.9 above)

11. The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant

materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate.

<u>Response:</u> (See response in Section D.10 above)

12. The project has been designed to be energy efficient including, but not limited to, building siting, and landscape design. The project also mitigates the effects of solar exposure for users and pedestrians. For purposes of this criterion, buildings that meet environmental standards such as LEED<sup>™</sup>, Green Globes, or equivalent third-party certification are considered to be energy efficient.

#### Response:

Environmental components regarding sustainability are also included within this development. Proposed development includes sustainable elements such as:

- Employee and visitor amenities to increase human comfort.
- Efficient automatic drip irrigation systems and appropriate landscape plantings for desert environments to reduce water consumption.
- Efficient low energy LED lighting on automatic timers.
- Predominant use of site cast concrete tilt panels. Use of this material complies with sustainable practices for locally sourced and fabricated materials, reducing the overall carbon footprint of the buildings as precast panels are fabricated on site from locally sourced concrete suppliers.
- Aluminum framed window systems of various sizes and heights with tinted insulated glass to enhance natural daylighting and views and to address acoustical considerations due to the proximity to the Mesa Gateway airport overlay district.
- Shade canopies over entry and office components of the building increases natural daylighting and views to the exterior while reducing adverse heat gain to the interior environment.
- Highly reflective TPO roof systems and appropriate landscaping reducing heat island effect.

#### I. Adherence with Alternative Design Criteria

As noted in Ordinance Section 11-7-3.B.6, "Conditions may exist where strict compliance to Site Planning and Design Standards of this Chapter are impractical or impossible..." Such is the case with this project.

By virtue of the construction type (tilt-up construction) and the functional use (large, warehouse and industrial tenants) strict adherence to all Design Standards is not practical. Specifically, per Ordinance Section 11-7-3, not more than 50% of the total façade may be covered within one (1) single material. This is very difficult to achieve and impractical for a series of large, concrete, tilt-up construction buildings. The building

structural perimeter is composed entirely of concrete except for openings for doorways, glazing, loading doors, etc. Any alternative materials would need to be "veneered;" applied as an exterior finish on top of the structural concrete panels. On such large building, with single elevations running in excess of 350 feet long, 50% veneer coverage is both cost-prohibitive and counter to the preferred aesthetic appeal or context of the area.

Additionally, alternative design compliance is requested regarding the wall and roof articulation requirements of Ordinance Sections 11-7-3(b)(2)(a) and 11-7-3(b)(2)(c), respectively. In order to create additional visual interest and enhanced articulation at the entry corners, a panel of formliner is provided. The formliner band has been removed as it no longer looked appropriate on the building façade. Porticos are also provided at the rear corners. Consequently, the building façade includes an uninterrupted wall length in excess of 50 feet with only one material at the rear corners. However, the use of porticos at the rear corners provides articulation and creates the illusion of depth and change in plane.

The use of the formliner panel at the entry corner also necessitates alternative design compliance regarding roof articulation. Vertical modulation of 1'9" is requested based on the proportions of the entry and the presence of formliner at the vertical change. The balance of the project conforms with the requirements for vertical modulation.

Our team has worked hard to provide an acceptable alternative design solution that meets the intent of the Ordinance while providing a more appropriate design for the ultimate project and use. This innovation occurs at an overall site level with creative landscaped screen walls and hardscape along the most visible frontage and continues at the building level with creative details and design decisions.

Publicly visible facades include offsetting planes and varying parapet heights to further reduce building massing and to create a more human scale aspect to each building. It should be noted that facilities of this nature are predominantly precast concrete in nature.

Building entries are clearly defined with facade variations in color and texture, recesses or projections in building plane, aluminum framed storefront systems with insulated glazing, accent lighting, decorative steel accents and shade canopies with perforated steel panels which create both shade for tenants and shadow for further design interest on building facades.

Building paint colors are comprised of lighter, cooler color tones with complimentary gray tones and accent colors to provide a distinctive and individual identity to the development, providing diversity in design in the Mesa community, and complementary to surrounding architecture of the area.

As required by the Alternative Compliance requirements, the proposed alternative design for this project is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and meets or exceeds the design objectives as described in the City's General Plan.

#### I. Summary

The Property will be zoned Light Industrial (LI) consistent with the General Plan designation for the area and the surrounding patterns of development. The development will complement the surrounding area and provide in-demand industrial and logistics services to the influx of new businesses in the City of Mesa. The proposed development aligns with land use goals and policies of the Logistics and Commerce District in which the Property is located and will provide additional support for the larger community operating in this area of Mesa. It also adheres, as described above, to the site plan and design review criteria of the ordinance. The proposed development is an ideal use of an underutilized site in an emerging commerce hub.

# **TAB 1**

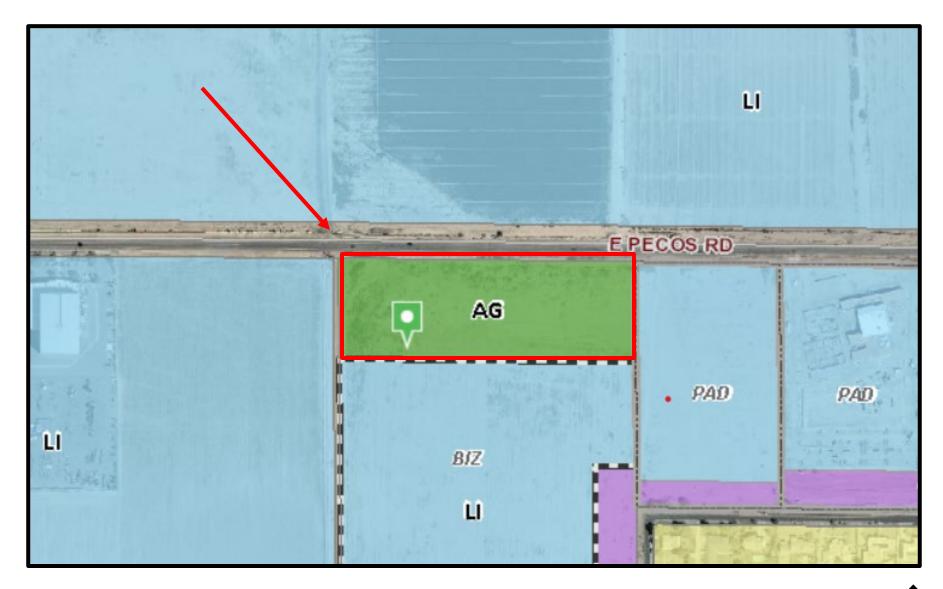
### Aerial Map



8459 E Pecos Rd- Mesa, AZ

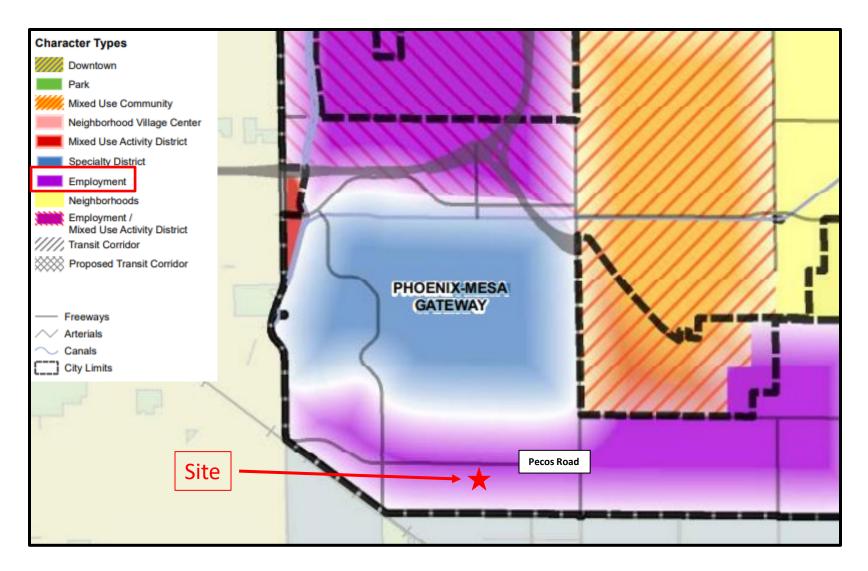
# **TAB 2**

### Zoning Map



## **TAB 3**

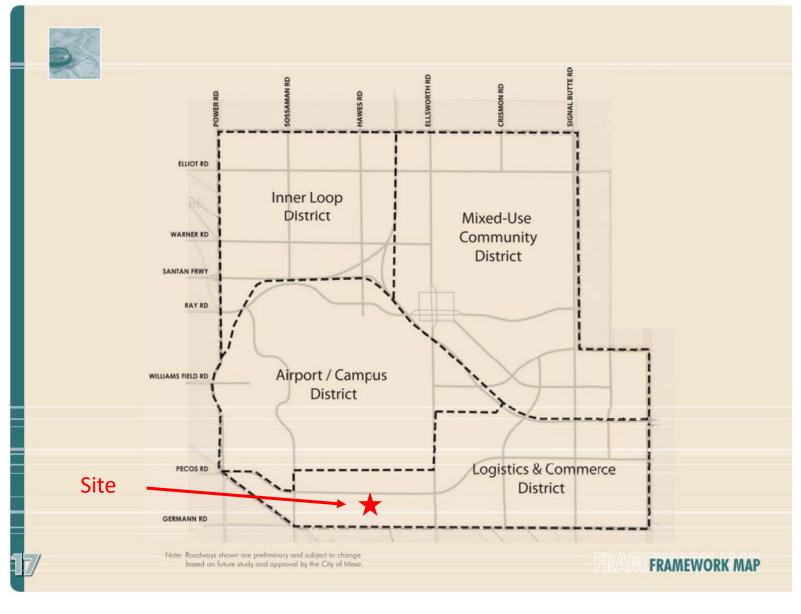
### General Plan Map



N

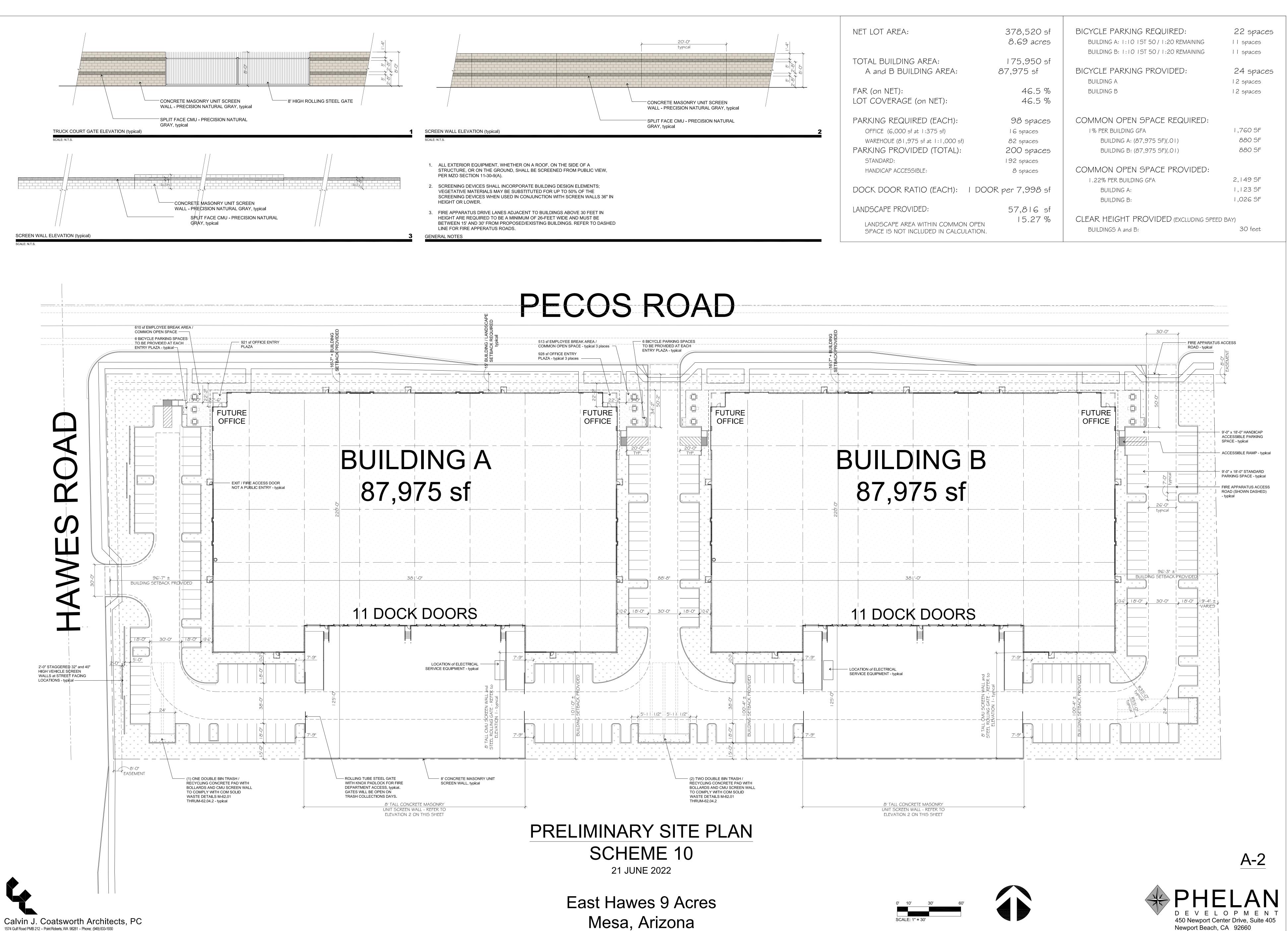
## TAB 4

#### Mesa Gateway Strategic Development Plan Map



8459 E Pecos Road – Mesa, AZ

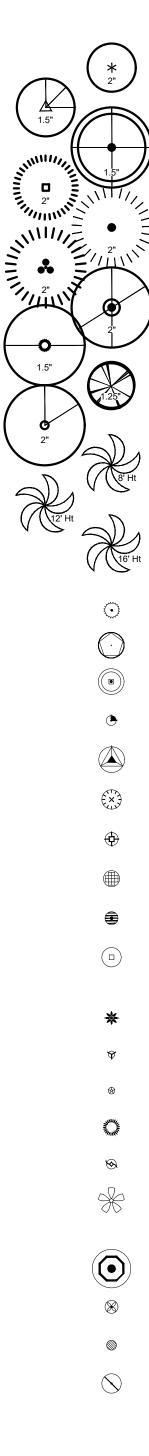
## **TAB 5**



NET LOT AREA:	378,520 sf 8.69 acres	BICYCL BUILE BUILE
TOTAL BUILDING AREA: A and B BUILDING AREA:	175,950 sf 87,975 sf	BICYCL
FAR (on NET): LOT COVERAGE (on NET):	46.5 % 46.5 %	BUILE
PARKING REQUIRED (EACH): OFFICE (6,000 sf at 1:375 sf) WAREHOUE (81,975 sf at 1:1,000 sf) PARKING PROVIDED (TOTAL): STANDARD: HANDICAP ACCESSIBLE:	98 spaces 16 spaces 82 spaces 200 spaces 192 spaces 8 spaces	COMM 1% P E E COMM
DOCK DOOR RATIO (EACH): I DOC	DR per 7,998 sf	۱.22' E
LANDSCAPE PROVIDED: LANDSCAPE AREA WITHIN COMMON OPEN SPACE IS NOT INCLUDED IN CALCULATION.	57,816 sf 15.27 %	CLEAR BUILE

## LANDSCAPE CALCULATIONS

LANDSCAPE DATA:	SF/LF/Ea.	ACRE	% COVER	NOTES	
				Zoning: UP	
				Industrial v	
	270 520	0.60		area devel	opment
SITE AREA, sf (NET)	378,520			overlay)	
BUILDING A, sf (WEST BLDG.) BUILDING AREA A, sf (WEST BLDG.)	87,108 87,108				
BOILDING AREA A, SI (WEST BLDG.)	87,108			% of total	ito grag
				% of total s (15% min p	
BUILDING AREA, sf (2 BUILDINGS)	174,216		46 03%	Ord. Sec 5-	-
LANDSCAPE AREA, sf	67,641			% of total s	
PARKING SPACES, each	208		17.0770	1.62 PER 1	
PARKING ISLANDS, each	24			,	
				Area canno	ot exceed
				50% of on-	site street
RETENTION BASIN AREA, sf				frontage la	
HAWES ROAD STREETSCAPE, If	335			Not incl. dr	
PECOS ROAD STREETSCAPE, If	985			Not incl. dr	ive entries
BLDG. 1 FOUNDATION BASE, If	1,030				
BLDG. 2 FOUNDATION BASE, If	1,030				
SOUTH PERIMETER LANDSCAPE, If	640				
EAST PERIMETER LANDSCAPE, If LIVE VEGETATIVE COVERAGE OF TREES,	380			Min. 50% c	ftotal
SHRUBS, ACCENT PLANTS AND GROUND					
COVER PLANTS, sf	33,821		50%	landscape consist of l	
17.5' dia. tree cover, each	240		50%	Ave. all tre	
6.5' dia, shrub cover, each	33			Ave. all shi	
4.5' dia, accent cover, each	16			Ave. all aco	
3.5' dia. ground cover, each	10			Ave. all gc	
5' tall min Palm ht. (root ball to bottom of				8', 12' and	
Palm fronds)	78			Palms show	-
MINIMUM PLANTING DATA: Per Zoning C	rdinance, Chapte	er 33)			
				PLANTS	
	MIN. PLANT		PLANTS		PLANTS
PLANTS	SIZES	COVER REQ'D	REQUIRED	(ROUND UP)	PROVIDED
Hawes Road \. Frontage Landscape					
335LF/4 trees/100 lf, 24 shrubs/100 lf, 0 LF	20" Day (Dalma	0.00	2.25		
Hawes Road (Min 15%) Hawes Road (Min 50%)	36" Box /Palms 24" Box	960 1,680	3.35 6.70	4	
Hawes Road (Max 65%)	15 Gal	960	3.35	4	
Hawes Road (Max 05/8)	5 Gal	2,673	80.40	81	
Pecos Road Frontage Landscape 985 LF/ 4		2,075	00.10		
trees/100 lf, 16 shrubs/100 lf					
Pecos Road (Min 25%)	36" Box /Palms	2,400	9.85	10	
Pecos Road (Min 50%)	24" Box	4,800	19.70	20	
Pecos Road (Max 25%)	15 Gal	2,400	9.85	10	
Pecos Road	5 Gal	5,214	157.60	158	1
South Perimeter Landscape 640 LF/3 non-					
deciduous trees/100 lf; 20 shrubs/100 lf	20" Day (Dalma	1 200	4.90	-	
South perimeter (Min 25%) South perimeter (Min 50%)	36" Box /Palms 24" Box	1,200 2,400	4.80 9.60	5 10	
South perimeter (Max 25%)	15 Gal	1,200	4.80	5	
South perimeter	5 Gal	4,224	128.00		1
East Perimeter Landscape 380 LF/3 non-	Jour	1,221		1/8	
-			120100	128	1
deciduous trees/100 II; 20 shrubs/100 II				128	1
deciduous trees/100 lf; 20 shrubs/100 lf East perimeter (Min 25%)	36" Box /Palms	720	2.85	3	1
	36" Box /Palms 24" Box	720 1,440	2.85	3	1
East perimeter (Min 25%) East perimeter (Min 50%)			2.85	3	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%)	24" Box	1,440	2.85 5.70	3	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter	24" Box 15 Gal	1,440 720	2.85 5.70 2.85	3 6 3	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter <b>Building Foundation Base Landscape</b>	24" Box 15 Gal	1,440 720	2.85 5.70 2.85	3 6 3	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length;	24" Box 15 Gal 5 Gal	1,440 720	2.85 5.70 2.85	3 6 3	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box)	24" Box 15 Gal 5 Gal	1,440 720	2.85 5.70 2.85	3 6 3	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box) Building A(West Bldg.) (0 If) Building A (West Bldg.) (0 If)	24" Box 15 Gal 5 Gal 36" Box /Palms 24" Box	1,440 720 2,508	2.85 5.70 2.85 76.00	3 6 3 76	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box) Building A(West Bldg.) (0 If) Building A (West Bldg.) (0 If)	24" Box 15 Gal 5 Gal 36" Box /Palms 24" Box 36" Box /Palms	1,440 720 2,508 494	2.85 5.70 2.85 76.00 2.06	3 6 3 76 3 19 3	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box) Building A(West Bldg.) (0 If) Building A (West Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If)	24" Box 15 Gal 5 Gal 36" Box /Palms 24" Box	1,440 720 2,508 494 4,450	2.85 5.70 2.85 76.00 2.06 18.54	3 6 3 76 3 3 19	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box) Building A(West Bldg.) (0 If) Building A (West Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Parking lot island landscape 1 tree and 3	24" Box 15 Gal 5 Gal 36" Box /Palms 24" Box 36" Box /Palms	1,440 720 2,508 494 4,450 494	2.85 5.70 2.85 76.00 2.06 18.54 2.06	3 6 3 76 3 19 3	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box) Building A(West Bldg.) (0 If) Building A (West Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Parking lot island landscape 1 tree and 3 shrubs per each 169 15' parking island; 10% -36"	24" Box 15 Gal 5 Gal 36" Box /Palms 24" Box 36" Box /Palms	1,440 720 2,508 494 4,450 494	2.85 5.70 2.85 76.00 2.06 18.54 2.06	3 6 3 76 3 19 3	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box) Building A(West Bldg.) (0 If) Building A (West Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Parking lot island landscape 1 tree and 3 shrubs per each 169 15' parking island; 10% -36" Box trees, 90%- 24% Box trees	24" Box 15 Gal 5 Gal 36" Box /Palms 24" Box 36" Box /Palms 24" Box	1,440 720 2,508 494 4,450 494 4,450	2.85 5.70 2.85 76.00 2.06 18.54 2.06 18.54	3 6 3 76 3 19 3	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box) Building A(West Bldg.) (0 If) Building A(West Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Parking lot island landscape 1 tree and 3 shrubs per each 169 15' parking island; 10% -36" Box trees, 90%- 24% Box trees 15-foot parking lot island	24" Box 15 Gal 5 Gal 36" Box /Palms 24" Box 36" Box /Palms	1,440 720 2,508 494 4,450 494	2.85 5.70 2.85 76.00 2.06 18.54 2.06 18.54 2.06	3 6 3 76 3 19 3 19 3 19	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box) Building A(West Bldg.) (0 If) Building A (West Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Parking lot island landscape 1 tree and 3 shrubs per each 169 15' parking island; 10% -36" Box trees, 90%- 24% Box trees 15-foot parking lot island 15-foot parking lot island	24" Box 15 Gal 5 Gal 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms	1,440 720 2,508 494 4,450 494 4,450 576	2.85 5.70 2.85 76.00 2.06 18.54 2.06 18.54 2.06	3 6 3 76 3 19 3 19 3 3	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box) Building A(West Bldg.) (0 If) Building A(West Bldg.) (0 If) Building A (East Bldg.) (0 If) Building I (East Bldg.) (0 If) Building I (East Bldg.) (0 If) Box trees, 90%- 24% Box trees 15-foot parking lot island 15-foot parking lot island	24" Box 15 Gal 5 Gal 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms	1,440 720 2,508 494 4,450 494 4,450 576 5,184	2.85 5.70 2.85 76.00 2.06 18.54 2.06 18.54 2.06 18.54 2.40 21.60	3 6 3 76 3 19 3 19 3 19 3 22	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box) Building A(West Bldg.) (0 If) Building A (West Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Parking lot island landscape 1 tree and 3 shrubs per each 169 15' parking island; 10% -36" Box trees, 90%- 24% Box trees 15-foot parking lot island 15-foot parking lot island 15-foot parking lot island 15-foot parking lot island	24" Box 15 Gal 5 Gal 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms	1,440 720 2,508 494 4,450 494 4,450 576 5,184	2.85 5.70 2.85 76.00 2.06 18.54 2.06 18.54 2.06 18.54 2.40 21.60 72.00	3 6 3 76 3 19 3 19 3 19 3 22	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box) Building A(West Bldg.) (0 If) Building A(West Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Parking lot island landscape 1 tree and 3 shrubs per each 169 15' parking island; 10% -36" Box trees, 90%- 24% Box trees 15-foot parking lot island 15-foot parking lot island 15-foot parking lot island TOTAL PLANTS Total trees (Min 25%)	24" Box 15 Gal 5 Gal 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms 24" Box	1,440 720 2,508 494 4,450 494 4,450 576 5,184 2,376	2.85 5.70 2.85 76.00 2.06 18.54 2.06 18.54 2.06 18.54 2.40 21.60 72.00	3 6 3 76 3 19 3 19 3 19 3 19 3 22 72	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box) Building A(West Bldg.) (0 If) Building A (West Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Parking lot island landscape 1 tree and 3 shrubs per each 169 15' parking island; 10% -36" Box trees, 90%- 24% Box trees 15-foot parking lot island 15-foot parking lot island 15-foot parking lot island 15-foot parking lot island TOTAL PLANTS Total trees (Min 25%) Total trees (Min 50%)	24" Box 15 Gal 5 Gal 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms 24" Box 5 Gal shrub 36" Box/ Palms	1,440 720 2,508 494 4,450 494 4,450 576 5,184 2,376 6,720	2.85 5.70 2.85 76.00 2.06 18.54 2.06 18.54 2.40 21.60 72.00 27.37	3 6 3 76 3 76 3 19 3 19 3 19 3 22 72 72 28	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box) Building A(West Bldg.) (0 If) Building A(West Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Parking lot island landscape 1 tree and 3 shrubs per each 169 15' parking island; 10% -36" Box trees, 90%- 24% Box trees 15-foot parking lot island 15-foot parking lot island 15-foot parking lot island TOTAL PLANTS Total trees (Min 25%) Total trees (Min 50%)	24" Box 15 Gal 5 Gal 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms 24" Box 5 Gal shrub 36" Box/ Palms 24" Box	1,440 720 2,508 494 4,450 494 4,450 576 5,184 2,376 6,720 24,240	2.85 5.70 2.85 76.00 2.06 18.54 2.06 18.54 2.06 18.54 2.40 21.60 72.00 27.37 100.38	3 6 3 76 3 19 3 19 3 19 3 19 3 22 72 72 28 101	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box) Building A(West Bldg.) (0 If) Building A (West Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Parking lot island landscape 1 tree and 3 shrubs per each 169 15' parking island; 10% -36" Box trees, 90%- 24% Box trees 15-foot parking lot island 15-foot parking lot island	24" Box 15 Gal 5 Gal 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms 24" Box 5 Gal shrub 36" Box/ Palms 24" Box 15 Gal	1,440 720 2,508 494 4,450 494 4,450 576 5,184 2,376 6,720 24,240 5,040	2.85 5.70 2.85 76.00 2.06 18.54 2.06 18.54 2.06 18.54 2.40 21.60 72.00 21.60 72.00	3 6 3 76 3 19 3 19 3 19 3 19 3 22 72 72 72 28 101 21	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box) Building A(West Bldg.) (0 If) Building A (West Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Parking lot island landscape 1 tree and 3 shrubs per each 169 15' parking island; 10% -36" Box trees, 90%- 24% Box trees 15-foot parking lot island 15-foot parking lot island 16-foot parking lot island 17-foot parking lot island 18-foot parking lot island 19-foot parking lot island 19-foot parking lot island 19-foot parking lot island	24" Box 15 Gal 5 Gal 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms 24" Box 5 Gal shrub 36" Box/ Palms 24" Box 15 Gal	1,440 720 2,508 494 4,450 494 4,450 576 5,184 2,376 6,720 24,240 5,040	2.85 5.70 2.85 76.00 2.06 18.54 2.06 18.54 2.06 18.54 2.40 21.60 72.00 21.60 72.00	3 6 3 76 3 19 3 19 3 19 3 19 3 22 72 72 72 28 101 21	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box) Building A(West Bldg.) (0 If) Building A (West Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Parking lot island landscape 1 tree and 3 shrubs per each 169 15' parking island; 10% -36" Box trees, 90%- 24% Box trees 15-foot parking lot island 15-foot parking lot island 15-foot parking lot island 15-foot parking lot island 15-foot parking lot island TOTAL PLANTS Total trees (Min 25%) Total trees (Max 50%) Total shrubs TOTAL AREAS Min 10% Common Open Space Required = 37,852 sf	24" Box 15 Gal 5 Gal 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms 24" Box 5 Gal shrub 36" Box/ Palms 24" Box 15 Gal	1,440 720 2,508 494 4,450 494 4,450 576 5,184 2,376 6,720 24,240 5,040	2.85 5.70 2.85 76.00 2.06 18.54 2.06 18.54 2.06 18.54 2.40 21.60 72.00 21.60 72.00	3 6 3 76 3 19 3 19 3 19 3 19 3 22 72 72 72 28 101 21	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter <b>Building Foundation Base Landscape</b> 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box) Building A (West Bldg.) (0 If) Building A (West Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Parking lot island landscape 1 tree and 3 shrubs per each 169 15' parking island; 10% -36" Box trees, 90%- 24% Box trees 15-foot parking lot island 15-foot parking lot island 15-foot parking lot island 15-foot parking lot island 15-foot parking lot island TOTAL PLANTS Total trees (Min 25%) Total trees (Max 50%) Total trees (Max 50%) Total shrubs TOTAL AREAS Min 10% Common Open Space Required = 37,852 sf 17.87% Common Open Space Provided =	24" Box 15 Gal 5 Gal 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms 24" Box 5 Gal shrub 36" Box/ Palms 24" Box 15 Gal	1,440 720 2,508 494 4,450 494 4,450 576 5,184 2,376 6,720 24,240 5,040	2.85 5.70 2.85 76.00 2.06 18.54 2.06 18.54 2.06 18.54 2.40 21.60 72.00 21.60 72.00	3 6 3 76 3 19 3 19 3 19 3 19 3 22 72 72 72 28 101 21	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box) Building A(West Bldg.) (0 If) Building A (West Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Parking lot island landscape 1 tree and 3 shrubs per each 169 15' parking island; 10% -36" Box trees, 90%- 24% Box trees 15-foot parking lot island 15-foot sparking lot island 15-foot parking lot island 15-foot parking lot island 15-foot parking lot island 16 trees (Min 25%) Total trees (Min 50%) Total trees (Max 50%) Total shrubs TOTAL AREAS Min 10% Common Open Space Required = 37,852 sf 17.87% Common Open Space Provided = 67,641 sf	24" Box 15 Gal 5 Gal 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms 24" Box 5 Gal shrub 36" Box/ Palms 24" Box 15 Gal	1,440 720 2,508 494 4,450 494 4,450 576 5,184 2,376 6,720 24,240 5,040	2.85 5.70 2.85 76.00 2.06 18.54 2.06 18.54 2.06 18.54 2.40 21.60 72.00 21.60 72.00	3 6 3 76 3 19 3 19 3 19 3 19 3 22 72 72 72 28 101 21	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box) Building A(West Bldg.) (0 If) Building A (West Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Parking lot island landscape 1 tree and 3 shrubs per each 169 15' parking island; 10% -36" Box trees, 90%- 24% Box trees 15-foot parking lot island 15-foot parking lot island 15-foot parking lot island 15-foot parking lot island 15-foot parking lot island TOTAL PLANTS Total trees (Min 25%) Total trees (Min 50%) Total trees (Max 50%) Total shrubs TOTAL AREAS Min 10% Common Open Space Required = 37,852 sf 17.87% Common Open Space Provided = 67,641 sf Min. 50% Plant Coverage = 37,444 sf	24" Box 15 Gal 5 Gal 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms 24" Box 5 Gal shrub 36" Box/ Palms 24" Box 5 Gal shrub 5 Gal shrub 36" Box/ Palms 24" Box	1,440 720 2,508 494 4,450 494 4,450 576 5,184 2,376 6,720 24,240 5,040	2.85 5.70 2.85 76.00 2.06 18.54 2.06 18.54 2.06 18.54 2.40 21.60 72.00 21.60 72.00	3 6 3 76 3 19 3 19 3 19 3 19 3 22 72 72 72 28 101 21	
East perimeter (Min 25%) East perimeter (Min 50%) East perimeter (Max 25%) East perimeter Building Foundation Base Landscape 2,060 LF 1 tree/50 If of exterior wall length; excluding loading docs 10% 36" Box, 90% 24" Box) Building A(West Bldg.) (0 If) Building A (West Bldg.) (0 If) Building A (East Bldg.) (0 If) Building A (East Bldg.) (0 If) Parking lot island landscape 1 tree and 3 shrubs per each 169 15' parking island; 10% -36" Box trees, 90%- 24% Box trees 15-foot parking lot island 15-foot parking lot island 16-foot parking lot island 17-foot parking lot island	24" Box 15 Gal 5 Gal 36" Box /Palms 24" Box 36" Box /Palms 24" Box 36" Box /Palms 24" Box 5 Gal shrub 36" Box/ Palms 24" Box 5 Gal shrub 5 Gal shrub 36" Box/ Palms 24" Box	1,440 720 2,508 494 4,450 494 4,450 576 5,184 2,376 6,720 24,240 5,040	2.85 5.70 2.85 76.00 2.06 18.54 2.06 18.54 2.06 18.54 2.40 21.60 72.00 21.60 72.00	3 6 3 76 3 19 3 19 3 19 3 19 3 22 72 72 72 28 101 21	



# **SCHEME 8**

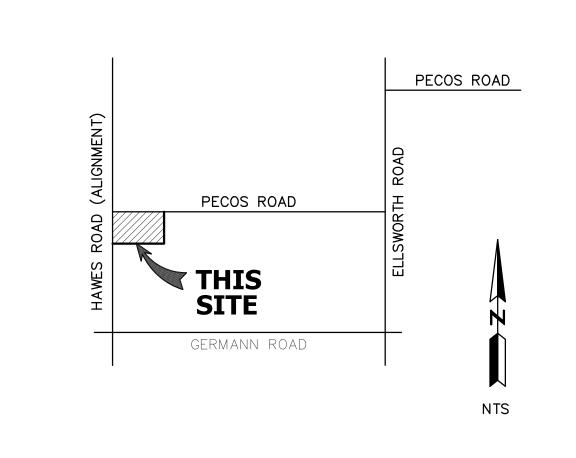
SEC OF EAST PECOS AND SOUTH HAWES ROAD MESA, ARIZONA

## CONCEPTUAL LANDSCAPE PLAN

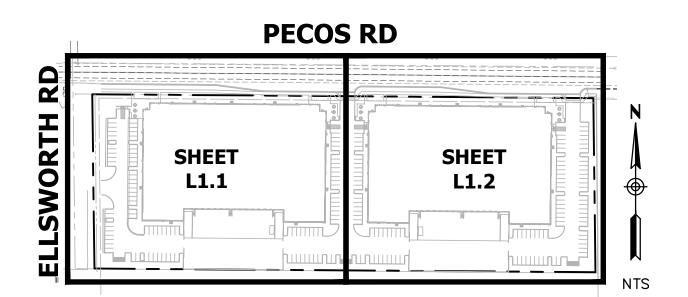
VICINITY MAP

## PLANTING LEGEND

#### <u>Caliper/</u> Box Size Trees <u>Qty.</u> 2" 14 Acacia aneura 36" Box Mulga Caesalpinia cacalaco 'Smoothie' 1.5" 45 24" Box Cascalote 1.5" A Dalbergia sissoo 18 24" Box Sissoo 2" Ebenopsis ebano 1 36" Box Texas Ebony Eucalyptus microtheca 2" 24 36" Box Coolibah 2" 16 Pinus halepensis 36" Box Aleppo Pine 2" 3 Pistacia x 'red push' 36" Box Red Push Pistache Prosopis glandulosa 1.5" 0 24" Box 'Torreyana' Mesquite Sophora secundiflora 1.25" 34 24" Box Texas Mountain Laurel Ulmus parvifolia 'True Green' 2" 1 36" Box Evergreen Elm Washingtonia robusta 8' Ht Mexican Fan Palm Washingtonia robusta 12' Ht 14 Mexican Fan Palm 16' Ht 7 Washingtonia robusta Mexican Fan Palm <u>Size</u> <u>Shrubs</u> <u>Qty.</u> 5 gal. 105 Baccharis x 'Starn' Thompson Bougainvillea 'Barbara Karst' 24 5 gal. 'Barbara Karst' Caesalpinia mexicana 5 gal. Mexican Bird of Paradise Callistemon citrinus 'Little John' 12 5 gal. Bush Bottlebrush 120 Dodonaea viscosa 5 gal. Hop Bush 5 gal. Eremophila glabra 44 Winter Blaze Eremophila hygrophana 'Blue Bells'gal. 184 Blue Bells Feijoa sellowianna 88 5 gal. Pineapple Guava Rosmarinus officinalis 'Tuscan Blue' 5 gal. 77 Tuscan Blue Rosemary 125 Tecoma stans 5 gal. Yellow Bells <u>Size</u> 5 gal. <u>Qty.</u> 107 Accents Aloe barbadensis Medicinal Aloe 82 Bouteloua gracilis 1 gal. Blue Grama 100 5 gal. Echinocactus grusonii Golden Barrel Cactus 5 gal. Muhlenbergia rigens Deer Grass 105 Pennisetum setaceum 'Rubrum' 1 gal. Purple Fountain Grass Phoenix roebelenii 5 gal. -5 Pygmy Date Palm Ground Covers <u>Size</u> <u>Qty.</u> Acacia redolens 'Desert Carpet' 1 gal. 3 Prostrate Acacia Carissa macrocarpa 'Green Carpet' gal. 38 Natal Plum Lantana camera 'New Gold' 250 1 gal. New Gold Lantana Wedelia trilobata 1 gal. 3 Yellow Dot Decomposed Granite Color: Rock Pro's Rose Size: 3/4", screened Thick: 2 inches



**KEY MAP** 



## EXISTING LEGEND

RIGHT OF WAY	
PROPERTY LINE	
CENTERLINE	
EASEMENT LINE	
WATER LINE	8" ACP W
WATER LINE	■■16" ACP W■■
SANITARY SEWER LINE	6" VCP SS
SPOT ELEVATION	+1349.16 P
FIRE HYDRANT	
WATER VALVE	$\otimes$
IRRIGATION CONTROL VALVE	ICV ⊗
SANITARY SEWER MANHOLE	S
SANITARY SEWER CLEANOUT SIGN	$\oslash$
LIGHT POLE	};; <b>₩</b> ;;;
ELECTRICAL RISER	E
ELECTRICAL CABINET	[CAB]

■16" ACP W■■
6" VCP SS
+ 1349.16 + P
$\otimes$
ICV 🛞
S
$\oslash$
x; <b>↔</b> x;
E
CAB

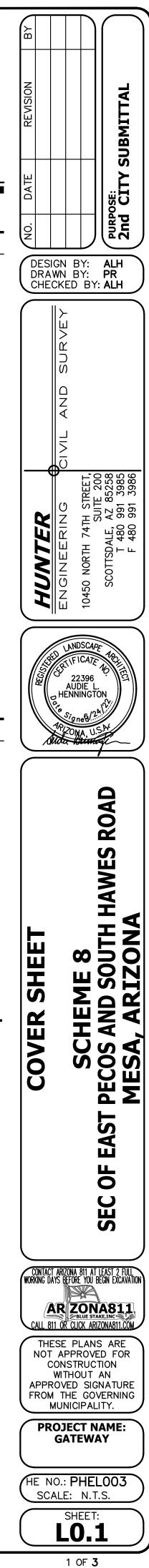
DICIPLINE	CONTACT INFORMATION
OWNER/ DEVELOPER	PHELAN DEVELOPMENT 450 NEWPORT CENTER DRIVE, SUITE 405 NEWPORT BEACH, CA 92660 PHONE: (949)720-8050 CONTACT: TERESA CORRAL EMAIL: TCORRAL@PHELANDEVCO.COM
LANDSCAPE ARCHITECT	HUNTER ENGINEERING, INC. 10450 NORTH 74TH STREET, #200 SCOTTSDALE, ARIZONA 85258 PHONE: (480) 991-3985 CONTACT: AUDIE HENNINGTON EMAIL:AHENNINGTON@HUNTERENGINEERINGPC.COM
CIVIL ENGINEER	HUNTER ENGINEERING, INC. 10450 NORTH 74TH STREET, #200 SCOTTSDALE, ARIZONA 85258 PHONE: (480)991-3985 CONTACT: JEFF HUNTER EMAIL: JHUNTER@HUNTERENGINEERINGPC.COM
ARCHITECT	CALVIN J COATSWORTH ARCHITECTS 1574 GULF ROAD, PMB 212 POINT ROBERTS, WA 98281 PHONE: (943) 833-1930 CONTACT: JAMIE POLADIAN EMAIL: JAMIEP@CCARCHITECTS.COM

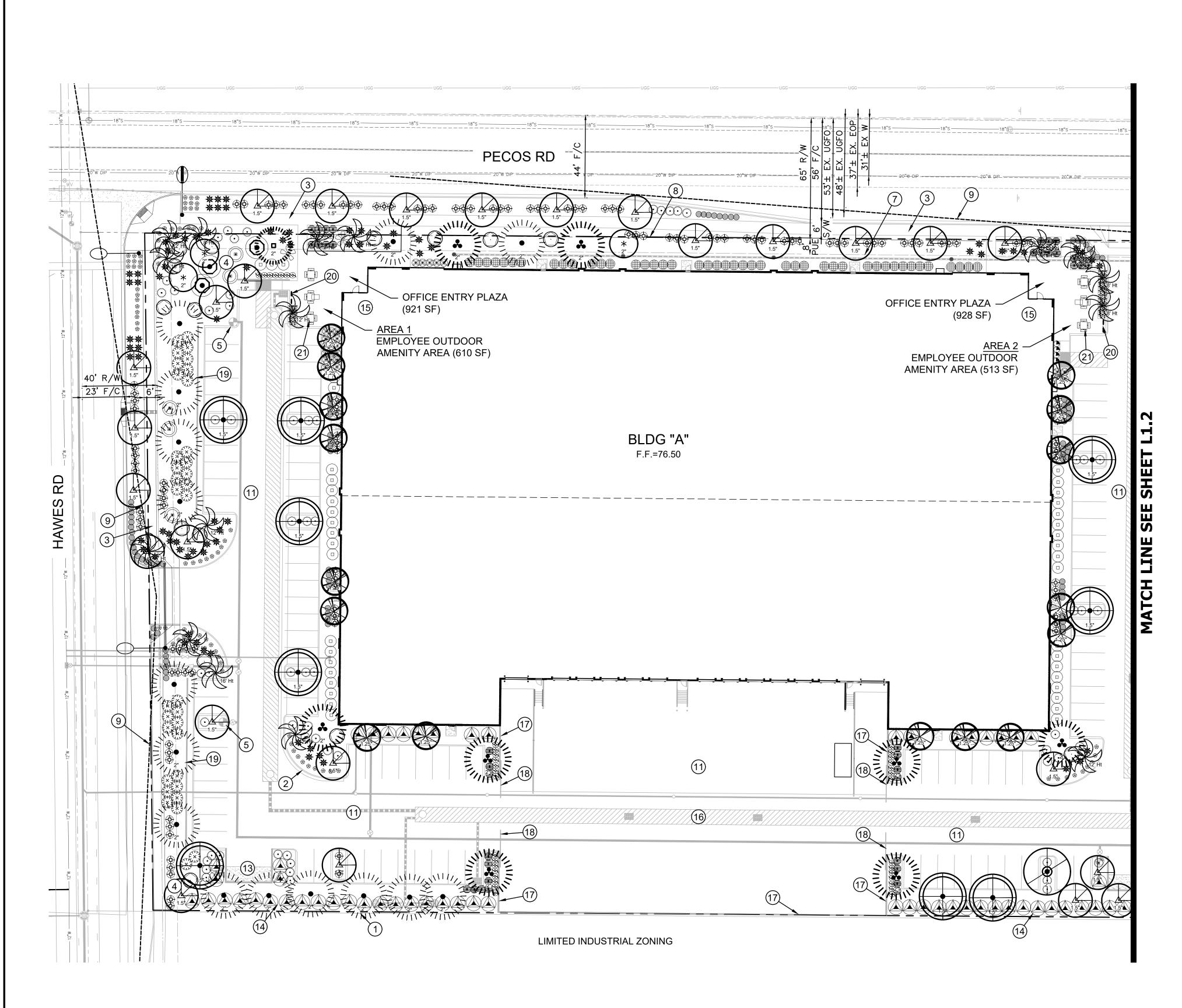
## SHEET INDEX

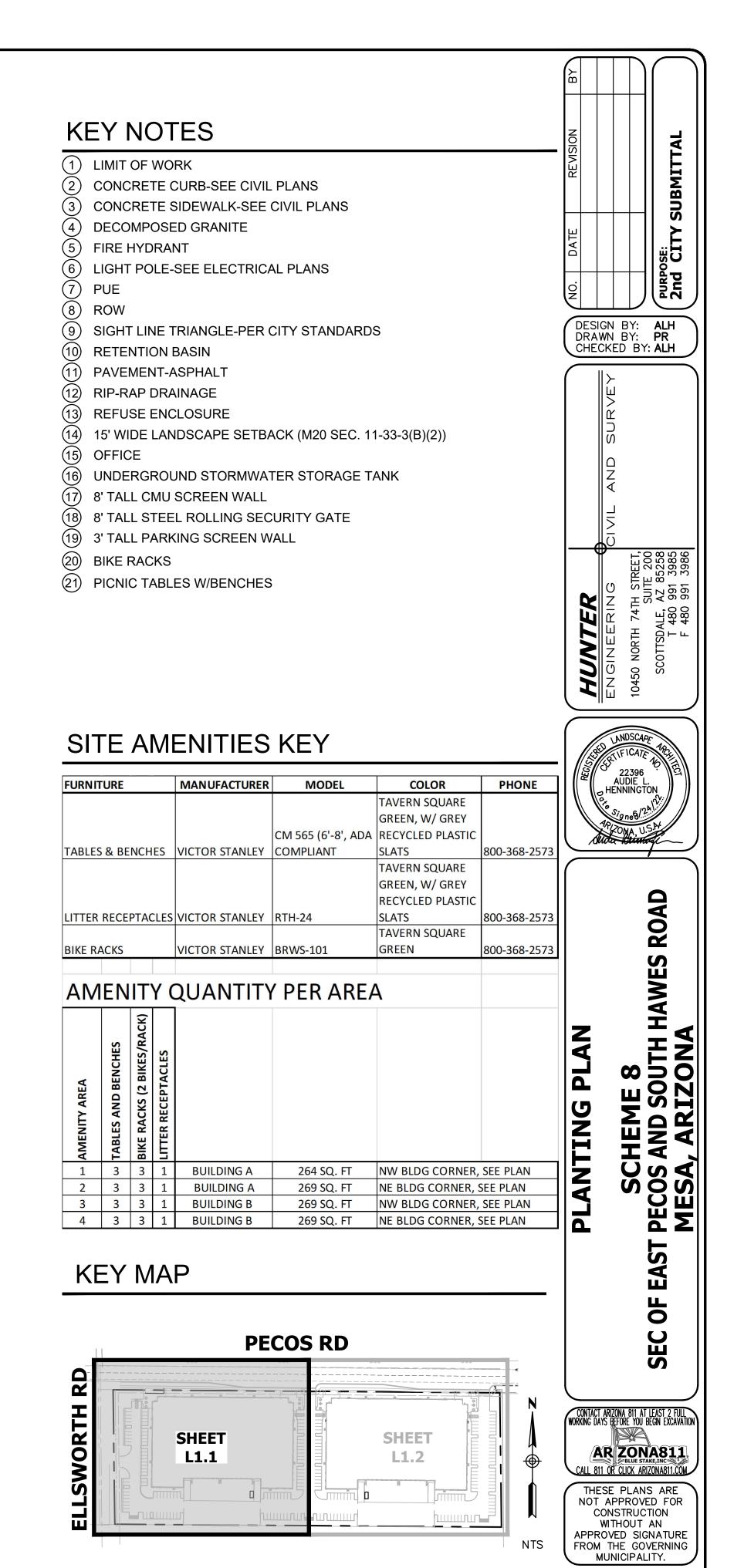
	DESCRIPTION	SHEET	SHEET #
	COVER SHEET	L0.1	1
(	PLANTING PLAN	L1.1	2
	PLANTING PLAN	L1.2	3

## PROPOSED LEGEND

DIRECTION OF SLOPE SEWER LINE WATER LINE FIRE LINE EASEMENT SAWCUT	
GRADE BREAK	
CATCH BASIN	
DRYWELL	
SPOT ELEVATION	90.50P
SECTION CALLOUT	
FLOW LINE	$\rightarrow$ $\rightarrow$ $\rightarrow$ $\rightarrow$ $\rightarrow$ $\rightarrow$
BACKFLOW PREVENTOR	$\bowtie$
TAPPING SLEEVE & VALVE	$\otimes$
SANITARY SEWER CLEANOUT	$\bigcirc$



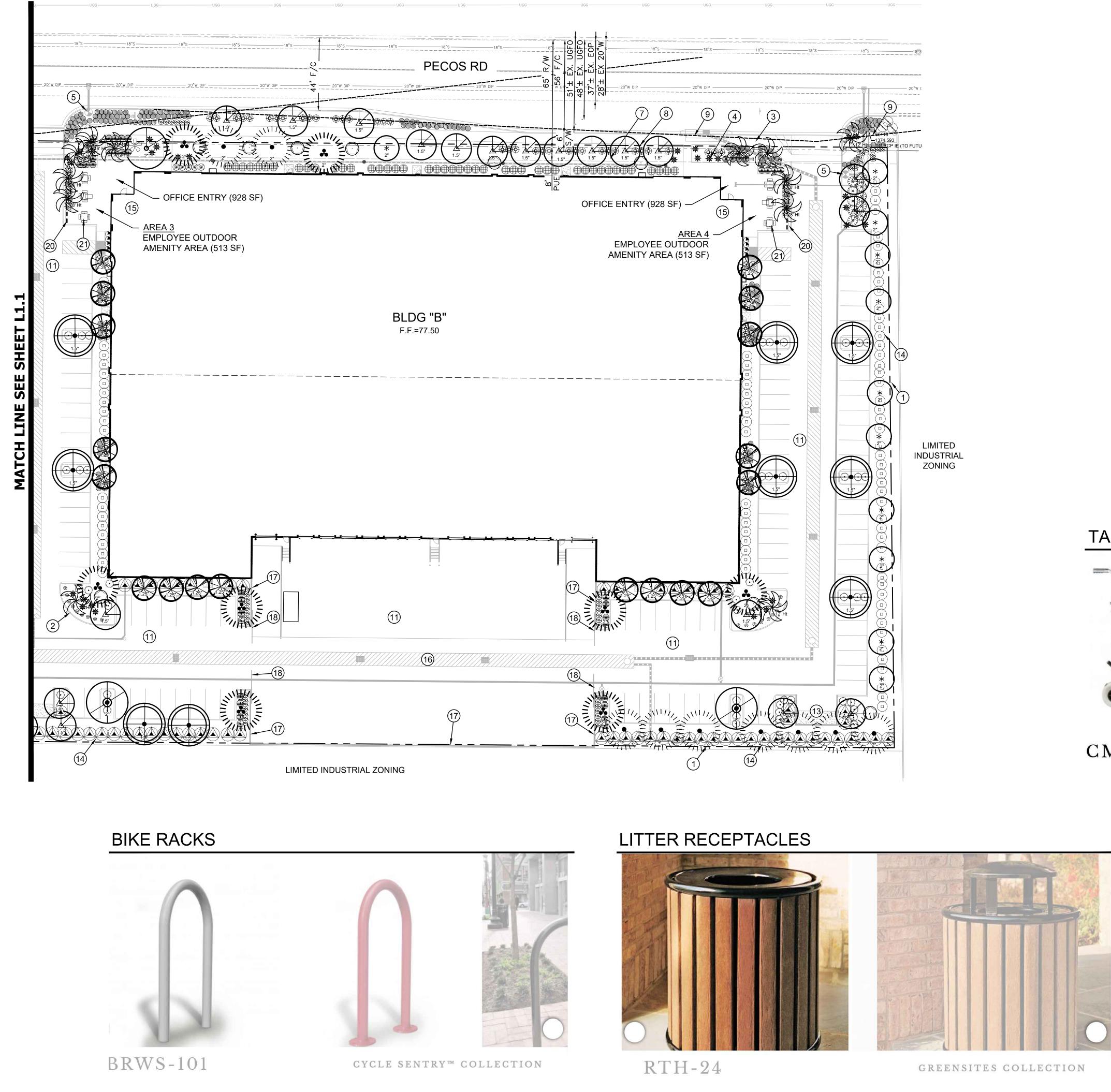


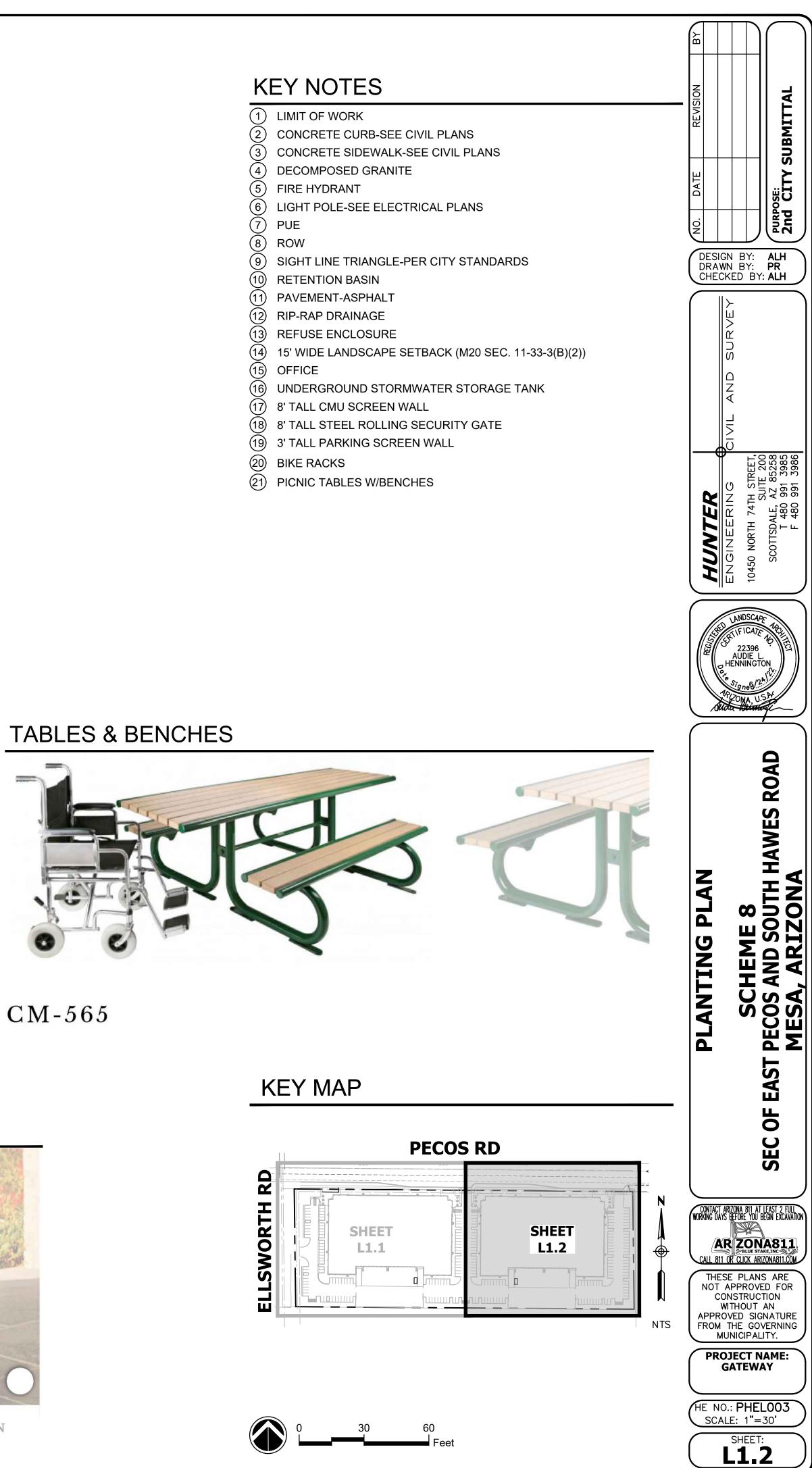


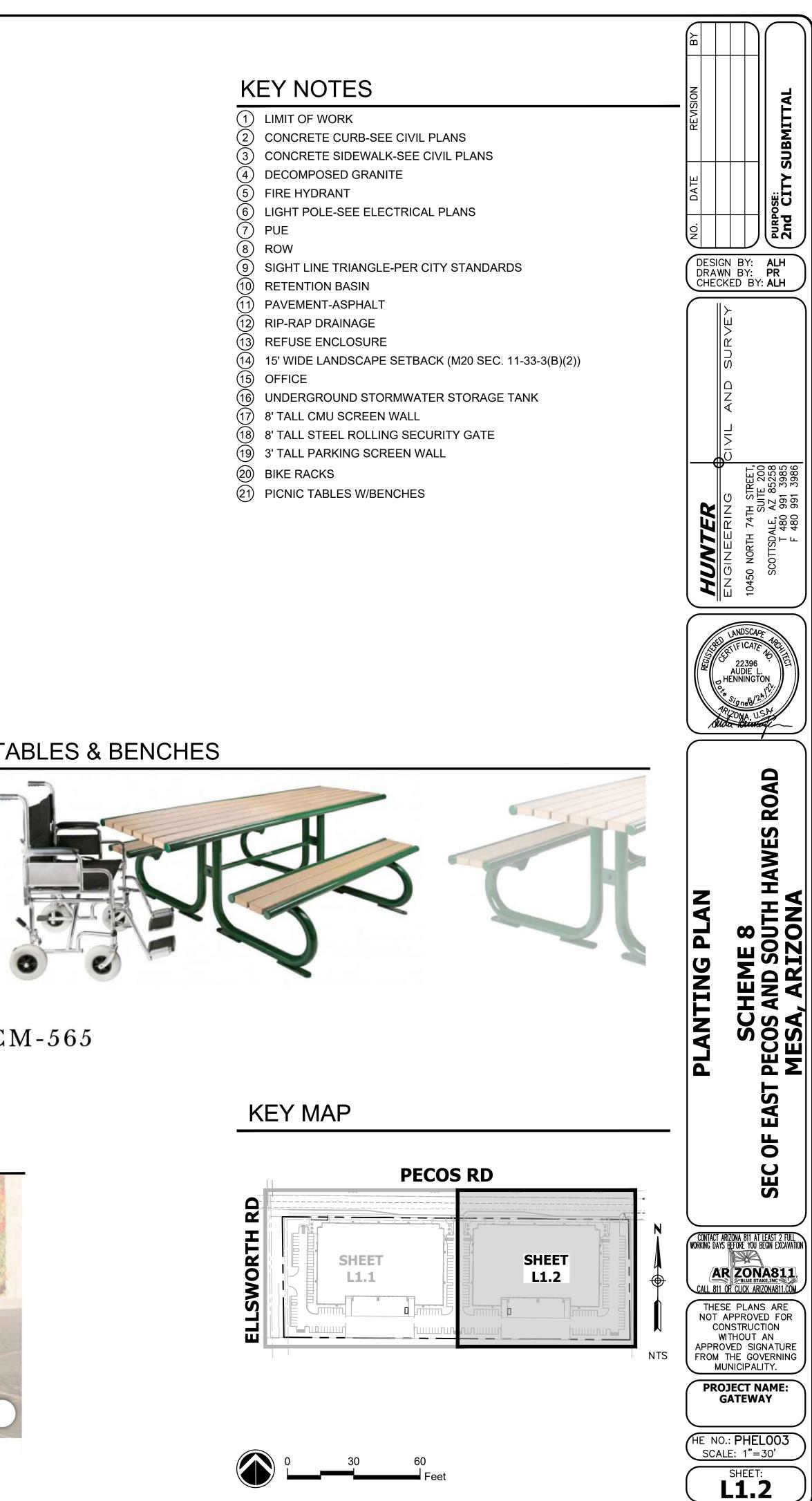
MUNICIPALITY. PROJECT NAME: GATEWAY

60 Feet HE NO.: **PHELOO3** SCALE: 1"=30'

SHEET:







3 OF **3** 

## **CONCEPTUAL GRADING, DRAINAGE & UTILITY PLANS** FOR **SCHEME 9** SEC OF EAST PECOS AND SOUTH HAWES ROAD MESA, ARIZONA

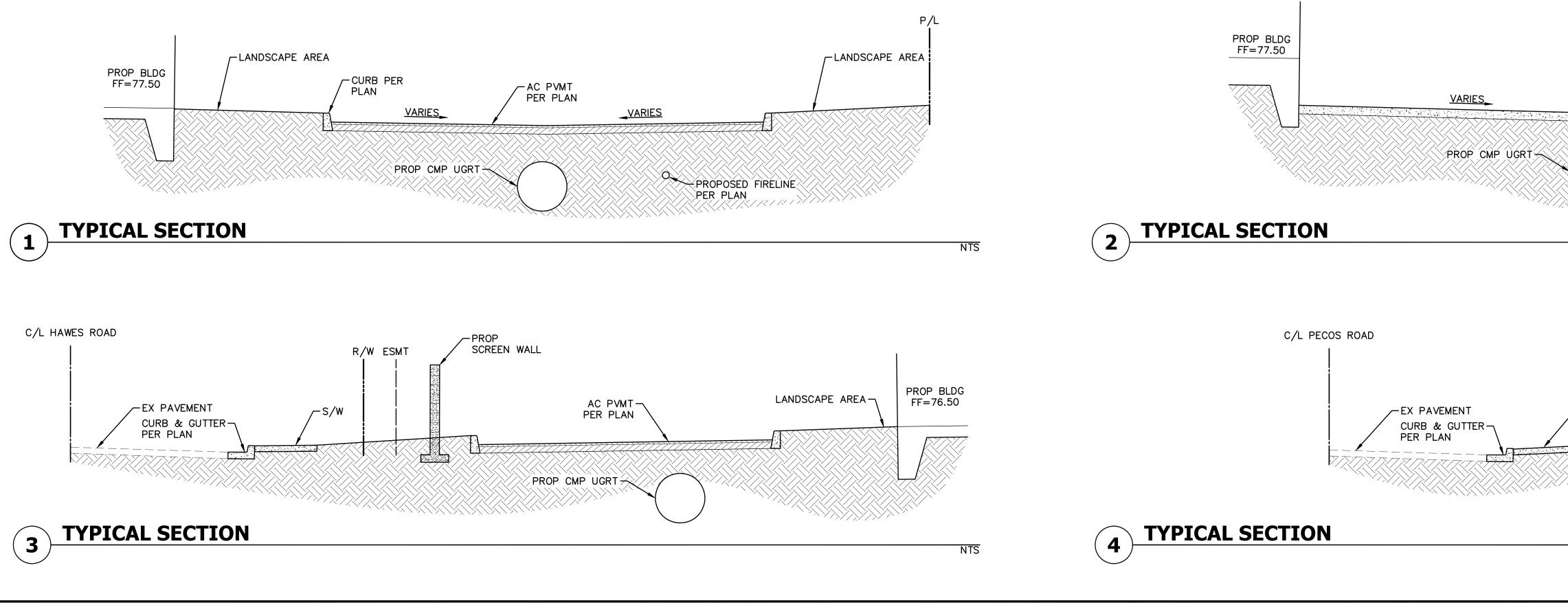
### **EXISTING LEGEND**

RIGHT OF WAY PROPERTY LINE CENTERLINE EASEMENT LINE WATER LINE WATER LINE SANITARY SEWER LINE		DIRECTION OF SLOPE SEWER LINE WATER LINE FIRE LINE EASEMENT SAWCUT	
SPOT ELEVATION	+ 1349.16 P	GRADE BREAK	$\rightarrow$ $\diamond$ $\diamond$ $\diamond$
FIRE HYDRANT		CATCH BASIN	
WATER VALVE	$\otimes$	DRYWELL	
IRRIGATION CONTROL VALVE	ICV S		<u> </u>
SANITARY SEWER MANHOLE	S	SPOT ELEVATION	90.50P
SANITARY SEWER CLEANOUT SIGN	<i>⊘</i> −₀−	SECTION CALLOUT	
LIGHT POLE		FLOW LINE	<b>→</b> · · <b>→</b>
ELECTRICAL RISER	E		N 1
ELECTRICAL CABINET	$C\overline{AB}$	BACKFLOW PREVENTOR	
		TAPPING SLEEVE & VALVE	
		SANITARY SEWER CLEANOUT	0

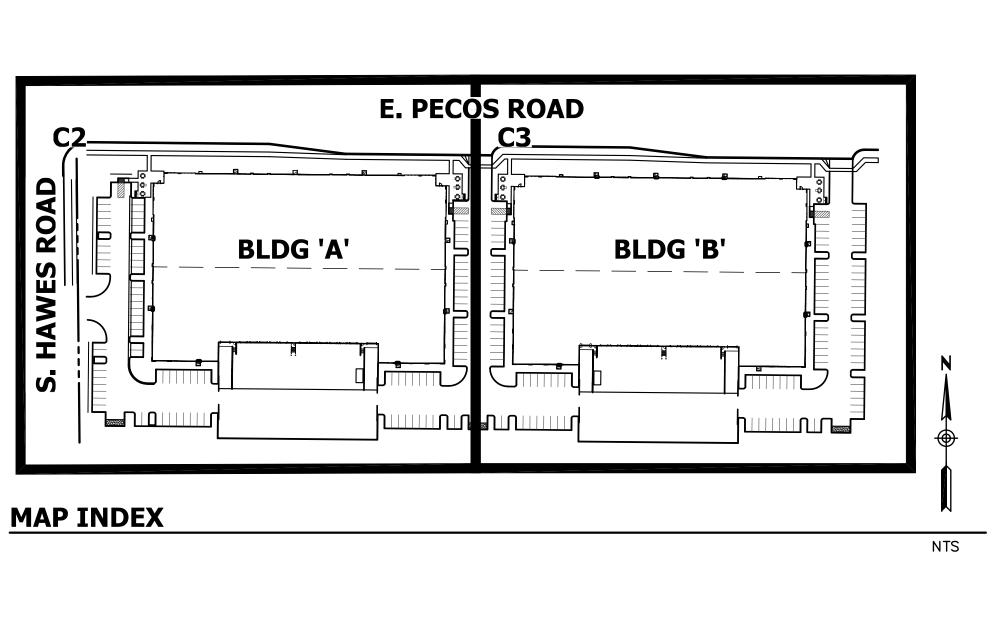
**PROPOSED LEGEND** 

**RETENTION CALCULATIONS** 

ON-SITE AREA: 8.70 AC OFF-SITE AREA: 1.95 AC <b>RETENTION REQUIRED:</b> ONSITE: VR=(C)*(P/12)*(A), P=2.20 (100YR-2HR EVENT) VR=(0.90)*(2.20/12)*(8.70)*(43,560) = 62,520 CF OFFSITE: VR=(D)*(P(12)*(A), P=2.20 (100YR-2HR EVENT)	<b>RETENTION PROVIDED:</b> UGRT #1: 254LF 8' DIA = 12,767 CF UGRT #2: 270LF 8' DIA = 13,572 CF UGRT #3: 270LF 8' DIA = 13,572 CF UGRT #4: 746LF 8' DIA = 37,498 CF	COVER SHEET
VR=(C)*(P/12)*(A), P=2.20 (100YR-2HR EVENT) VR=(0.95)*(2.20/12)*(1.95)*(43,560) = 14,803 CF	TOTAL PROVIDED = $77,409$ CF	
TOTAL REQUIRED = 77,323 CF		



A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



### **SHEET INDEX**

### **OWNER**

PHELAN DEVELOPMENT 450 NEWPORT CENTER DRIVE, SUITE 405 NEWPORT BEACH, CA 92660 CONTACT: THERESA CORRAL EMAIL: TCORRAL@PHELANDEVCO.COM

### ARCHITECT

1574 GULF ROAD PME 212 POINT ROBERTS WA 98281 PHONE: (949) 833 1930

## **CIVIL ENGINEER**

HUNTER ENGINEERING, INC. 10450 N. 74th STREET SUITE 200 SCOTTSDALE, ARIZONA 85258 PHONE: (480) 991-3985 FAX: (480) 991-3986 CONTACT: JEFF HUNTER

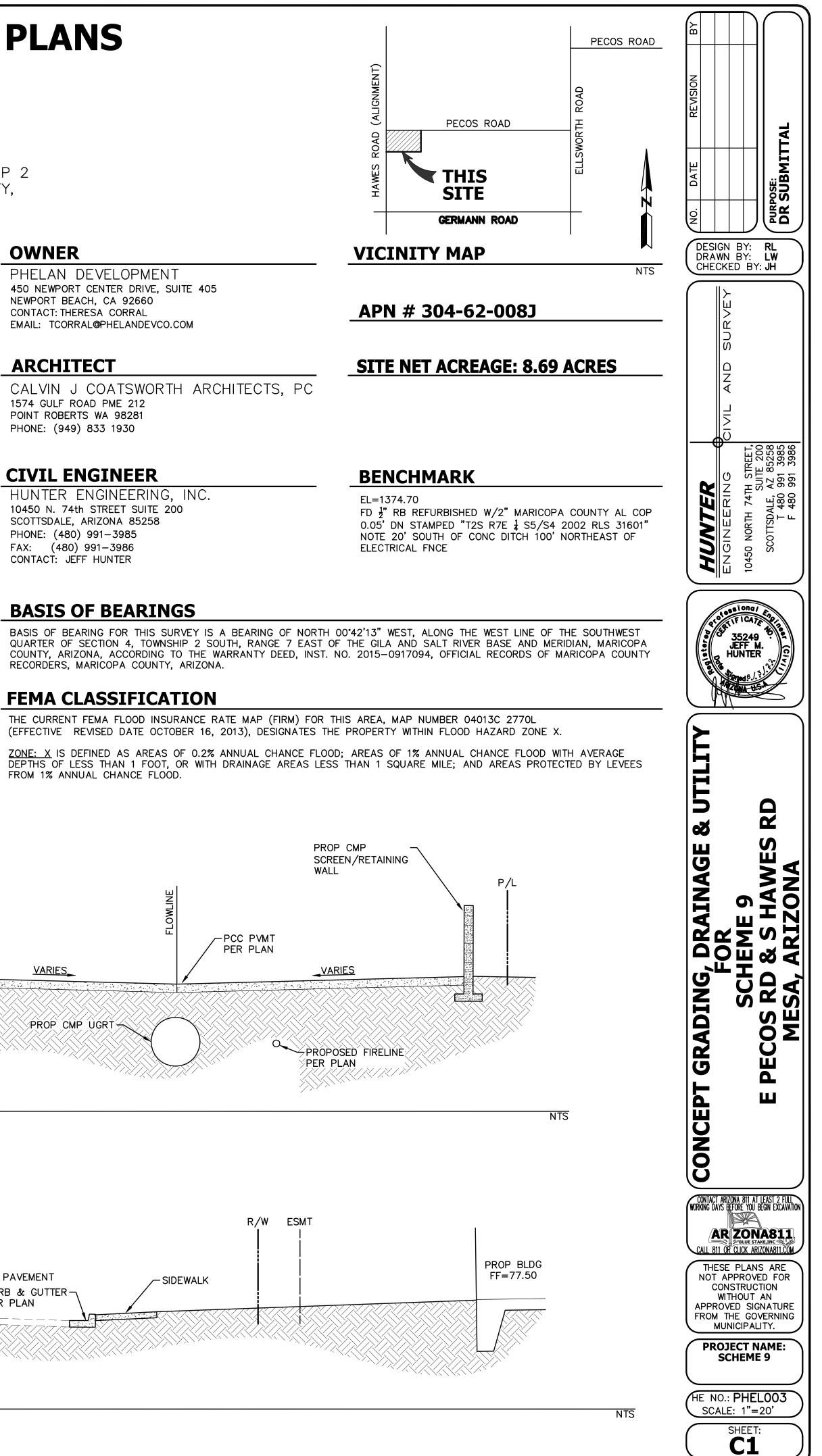
## **BASIS OF BEARINGS**

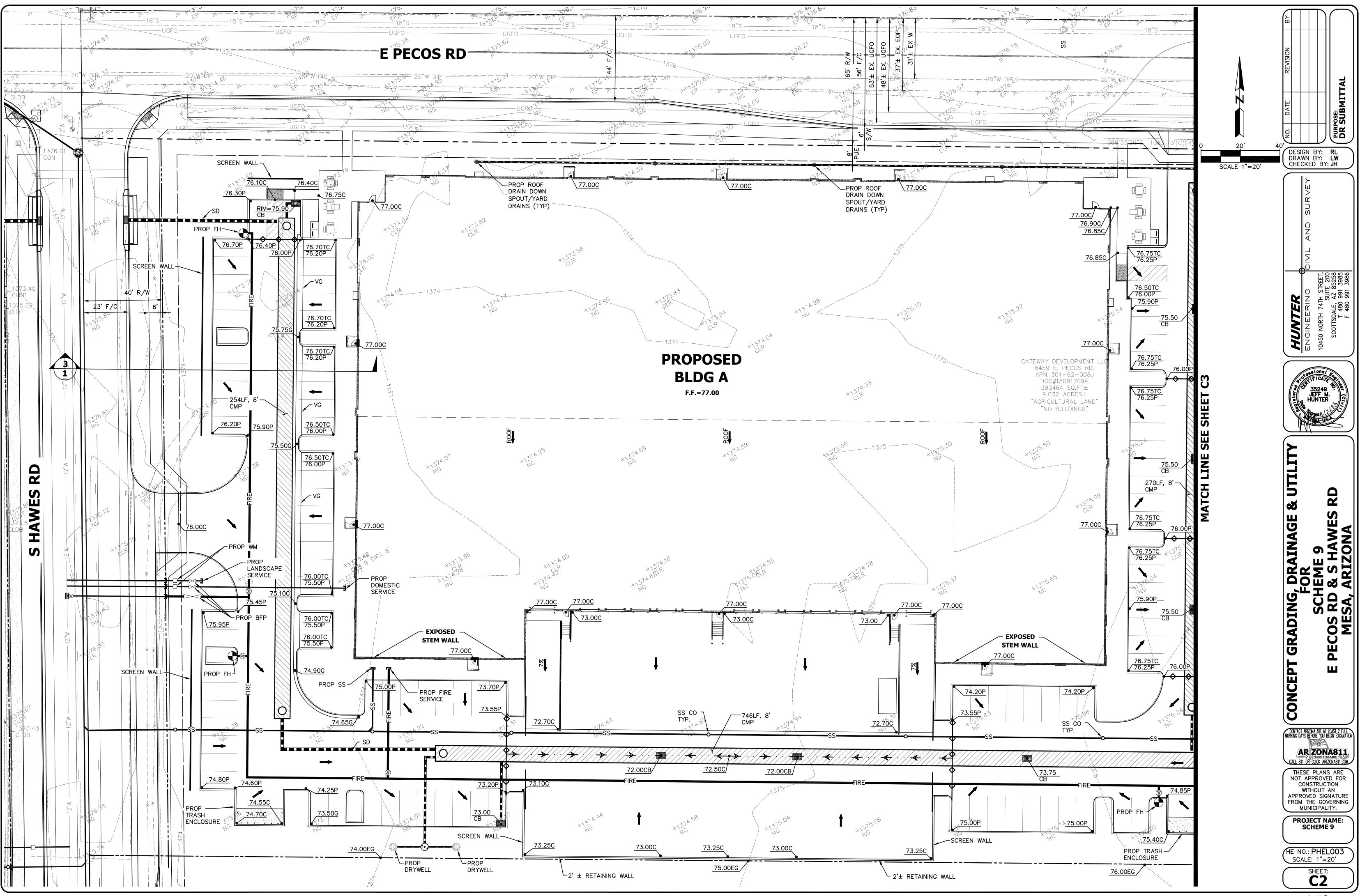
RECORDERS, MARICOPA COUNTY, ARIZONA.

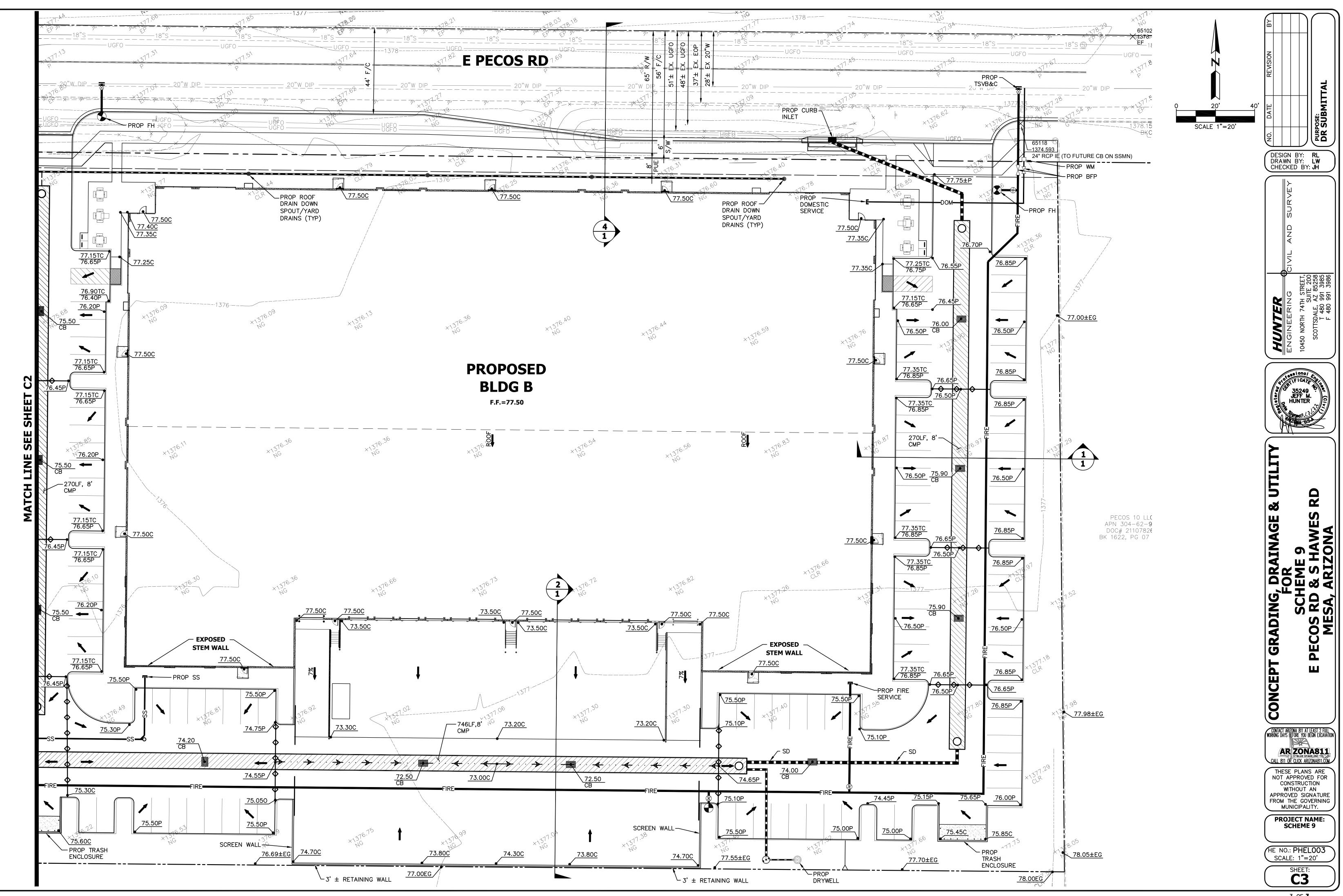
### FEMA CLASSIFICATION

CIVIL SHEET

FROM 1% ANNUAL CHANCE FLOOD.







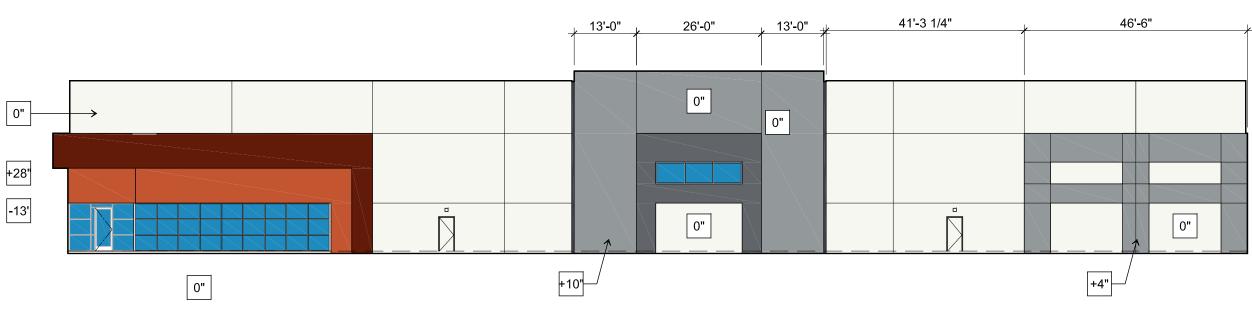
3 OF **3** 



Calvin J. Coatsworth Architects, PC 1574 Gulf Road PMB 212 - Point Roberts, WA 98281 - Phone: (949) 833-1930

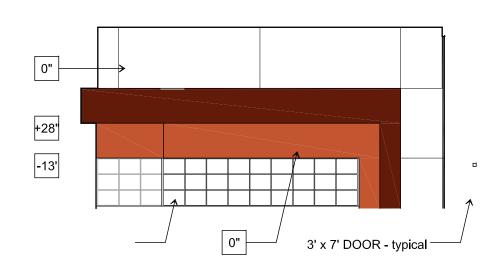
RATIO
1.1%
3.2%
:%
6
?%
.2%
2%
%
5

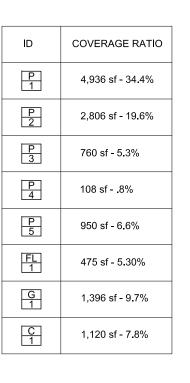
COVERAGE RATIO
3,752 sf - 41.1%
2,116 sf - 23.2%
380 sf - 4.2%
54 sf - 0.6%
475 sf - 5.2%
1,129 sf - 5.2%
657 sf - 7.2%
560 sf - 6.1%

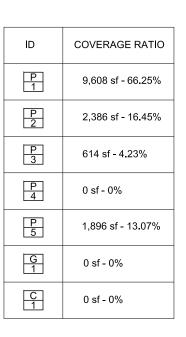


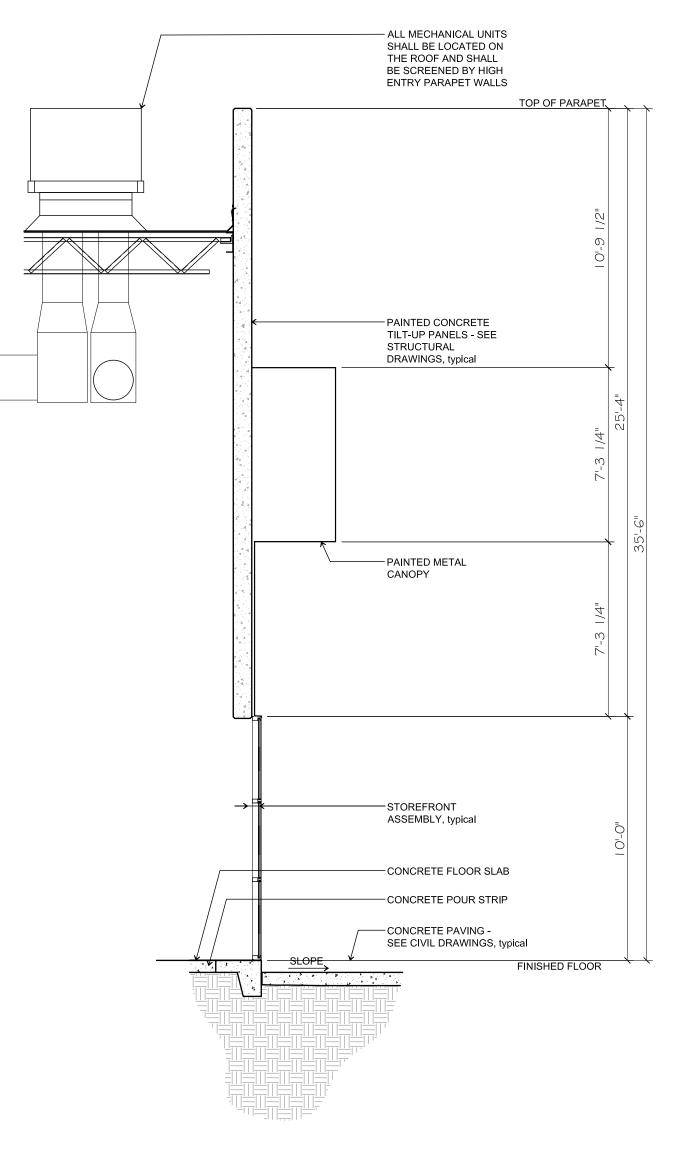
**Building A Exterior Elevations** 21 JUNE 2022

> East Hawes 9 Acres Mesa, Arizona

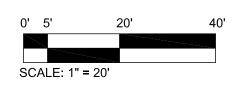








SECTION SCALE: 1/4" = 1'-0"'





P 1	TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7757 - HIGH REFLECTIVE WHITE
P 2	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #9162 - AFRICAN GRAY
P 3	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #7075 - WEB GRAY
L	·
P 4	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #7076 - CYBERSPACE
P 5	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #6883 - RAUCOUS ORANGE
G 1	1" INSULATED DUAL PANE MEDIUM PERFORMANCE VITRO VISTACOOL PACIFICA GLAZING CLEAR ANODIZED ALUMINUM MULLIONS
C 1	METAL CANOPY ASSEMBLY WEATHERED STEEL FINISH
)	·

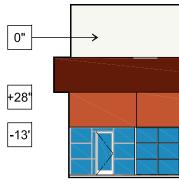




Calvin J. Coatsworth Architects, PC 1574 Gulf Road PMB 212 - Point Roberts, WA 98281 - Phone: (949) 833-1930

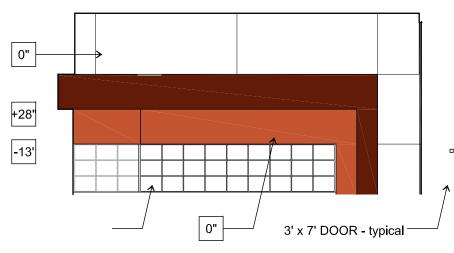
ID	COVERAGE RATIO
P 1	3,752 sf - 41.1%
P 2	2,116 sf - 23.2%
P 3	380 sf - 4.2%
P 4	54 sf - 0.6%
P 5	475 sf - 5.2%
FL 1	1,129 sf - 5.2%
G 1	657 sf - 7.2%
C 1	560 sf - 6.1%

COVERAGE RATIO
3,752 sf - 41.1%
2,116 sf - 23.2%
380 sf - 4.2%
54 sf - 0.6%
475 sf - 5.2%
1,129 sf - 5.2%
657 sf - 7.2%
560 sf - 6.1%

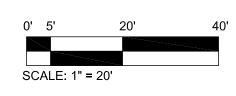


21 JUNE 2022

East Hawes 9 Acres Mesa, Arizona



LEGEND





	TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7757 - HIGH REFLECTIVE WHITE
	TILT-UP CONCRETE WALL PANEL VALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #9162 - AFRICAN GRAY
	ILT-UP CONCRETE WALL PANEL VALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #7075 - WEB GRAY
LL	
	ILT-UP CONCRETE WALL PANEL VALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #7076 - CYBERSPACE
P v	ILT-UP CONCRETE WALL PANEL VALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #6883 - RAUCOUS ORANGE
G	" INSULATED DUAL PANE MEDIUM PERFORMANCE /ITRO VISTACOOL PACIFICA GLAZING CLEAR ANODIZED ALUMINUM MULLIONS
L	
	IETAL CANOPY ASSEMBLY VEATHERED STEEL FINISH
<u> </u>	

When recorded, return to:

City of Mesa

#### AIRCRAFT OPERATION, SOUND AND AVIGATION EASEMENT AND RELEASE FOR PHOENIX-MESA GATEWAY AIRPORT

WHEREAS, \_\_\_\_\_\_ company, hereinafter called "Owner," is the owner of that certain parcel of land situated in the City of Mesa, Maricopa County, Arizona, consisting of approximately \_\_\_\_\_\_ acres, legally described on the attached Exhibit A, and incorporated by reference herein, which is hereinafter referred to as the "Land," and which the Owner desires to develop as a hotel which will include non-residential uses.

WHEREAS, the Owner is aware that the Land lies in an area that is subject to aircraft overflights and operations for aircraft utilizing airspace in connection with "Phoenix-Mesa Gateway Airport" (formerly known as Williams Air Force Base), which is hereinafter referred to as the "Airport."

WHEREAS, the Owner recognizes that all airspace is governed by the U.S. Code, and the U.S. Government has exclusive sovereignty of airspace in the United States. Owner is willing to develop such Land as a mixed-use community subject to the sovereign authority of the U.S. Government subject to the plans and policies developed by the Federal Aviation Administration ("FAA") for use of the navigable airspace including the right of flight and other airspace uses over the Land and all effects flowing therefrom.

NOW THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby fully acknowledged, Owner and its heirs, administrators, executors, occupants, users, developers, successors and assigns (collectively referred to herein as "Owner"), does hereby give and grant to the Airport, the Phoenix-Mesa Gateway Airport Authority (the "Authority") and the City of Mesa, a municipal corporation, and its respective administrators, successors and assigns ("City") and Aircraft users of the Airport and Airport facilities ("Aircraft Users"), a perpetual, nonexclusive easement for all avigation purposes and uses over and across the Land in connection with flights, airspace usage, passage, operations, testing, development of Aircraft (the term "Aircraft" shall include any device that is used or intended to be used for flight in the air or space, existing or future, that is regulated by the FAA), and other related uses and flight or airspace activities, in, to, over, across and through all navigable airspace above the surface of the

Owner's Land in such flight patterns, routes, uses, the above purposes and altitudes that are in conformance with FAA regulations and to an infinite height above such Owner's Land, which easement shall include, but not be limited to, the right of flight of all Aircraft above, across and over the Land in such flight patterns, routes, uses, the foregoing purposes and altitudes that are in conformance with FAA regulations, together with its related inconvenience, smoke, attendant sound and noise, vibrations, fumes, dust, fuel, gas and lubricant particles, and dripping and all other effects that may be caused by the operation of Aircraft including for the purposes and uses described above and also landing at, or taking off from, or operating in relation to, on, from or around the Airport. The Owner does further release and discharge the City, the Authority, the Airport, Aircraft Users, The Boeing Company, a Delaware corporation, and its affiliates ("Boeing"), and other third party beneficiaries (as described below) of and from any liability for any and all claims for damages of any kind to persons or property that may arise now or at any time in the future over or in connection with the Owner's Land above, in, to, over and through all navigable air space above Owner's Land, and on and to the surface of the Land and on and to all structures now existing or hereafter constructed on the Land, or any portion of the Land, whether such damage shall originate from smoke, noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of Aircraft landing at, or taking off from, or operating at or around the Airport.

This easement is granted for the above purpose and uses for the passage of all Aircraft, specifically including but not limited to military and developmental and test aircraft, present or future, by whomever owned or operated on, from, around or to the Airport and any other airport or air facility which is or may be located at or near the site of said Airport, including any future change or increase in the boundaries of the Airport or air facility(ies), the volume or nature of operation of the Airport or air facility(ies), or noise or pattern of air traffic thereof; and these\_Aircraft Users, Boeing, Aircraft owners, operators, and users are and shall be third party beneficiaries of this Easement and the rights granted.

Owner shall give notice of this Easement to invitees, occupants, and tenants (collectively referred to herein as "Property Users") of the Land, or any portion thereof, and the Property Users, to the fullest extent permitted by law, are bound by the terms of this Easement.

This instrument does not release the owners and operators of Aircraft from liability for damage or injury to person or property caused by falling Aircraft or falling physical objects from such Aircraft, except as stated herein with respect to inconvenience, smoke, attendant sound and noise, vibrations, fumes, dust, fuel and lubricant particles. This Aircraft Operation, Sound and Avigation Easement and Release shall be binding upon said Owner and successors in interest to the Land, and any part thereof, and it is further agreed that this instrument shall be a covenant running with the Land and shall be recorded in the office of the County Recorder of Maricopa County, Arizona and other counties as applicable. This Easement may not be amended, terminated or retracted without the prior written consent of City, Owner, and Boeing.

			llowing page]	
EXECUTED this	of	, 202		
			OWNER:	
By				
Name				
			Its	
STATE OF ARIZONA	) ) ss.			
County of Maricopa	)			
The foregoing instrumen	t was acknow	vledged befo	ore me this <u>day of</u>	, 202_,
by limited liability company said entity.	, in his/her ca	or pacity as	of a	nd on behalf of
			Notary Public	

My commission expires:

## THE BOEING COMPANY, a Delaware corporation

By	
Name	_
	Its
	_
STATE OF ARIZONA )	
) ss. County of Maricopa	
county of Maricopa	
The foregoing instrument was acknowledged be	fore me this day of, 202_,
by, the corporation, in his/her capacity as	of The Boeing Company, a Delaware of and on behalf of such
corporation.	
	Notary Public

My commission expires:

#### Exhibit A

### Legal Description

 $\{00279196.1\}$ 

# Phelan East Hawes

## PROPOSED INDUSTRIAL DEVELOPMENT SEC OF PECOS ROAD AND HAWES ROAD Mesa, Arizona

Citizen Participation Plan Case No. ZON22-00481

Initial Submittal: May 2, 2022

#### Introduction

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site. The Applicant is requesting to rezone approximately 9.03 acres of land from AG to LI for the development of new employment / industrial business park, as well as process Site Plan Review (SPR) and Design Review (DR) approvals. The subject site is located at the southeast corner of Pecos Road and Hawes Road (the "Property"). See attached aerial map.

The rezone is consistent with the City's General Plan designation and compatible with the surrounding uses. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

#### I. Contact

Adam Baugh Withey Morris, PLC 2525 East Arizona Biltmore Circle Phoenix, Arizona 85016 602-230-0600 Email: adam@witheymorris.com

#### II. Contact List

Parties affected by the applications may include properties owners within 1,000feet of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations, and other neighborhood entities identified by the City of Mesa and interested parties which may request to be placed on the Contact List. A copy of the contact list and map of the mailing area are attached.

#### III. Notification Technique / Notice of Meetings

CITIZEN PARTICIPATION PLAN

Citizens, registered neighborhoods, homeowners' associations, and other interested parties affected by the rezone application will be notified of the application through an informational mailing to be sent following the submittal. The letter will introduce the Applicant, provide information on the project, provide contact information for the City and the Applicant and encourage the recipient to contact the City or the Applicant with any questions or comments.

Once hearings are scheduled, another mailing will be sent out with detailed information on the hearing and how to participate. The hearing notification letter will again encourage the recipient to contact the City or the Applicant with any questions or comments.

When the rezone, SPR, and DR applications are scheduled for consideration by the Planning & Zoning Commission, City Council, and Design Review Board new letters will be distributed with hearing information and a sign posted on site – as directed by the City.

#### IV. Response Procedures

The Applicant will be available to discuss the project with any and all citizens expressing interest in the project. Phone conversations are typically the most efficient and appreciated means of discussing projects, but Individual meetings (virtual or otherwise) will be conducted upon request. The City of Mesa is also available to answer questions regarding the review and public hearing process.

#### V. Status Procedures

The Applicant shall keep the City of Mesa informed of the status of its citizen participation efforts through a Citizen Participation Report or other correspondence with the assigned City Staff. Copies of the applications containing the complete details of the requests shall be kept on file with the City of Mesa.

#### CITIZEN PARTICIPATION PLAN

#### VI. Inquiries

Information regarding project inquiries will be documented in the Citizen Participation Report and/or provided to the assigned City Staff.

#### VII. Schedule for Implementation

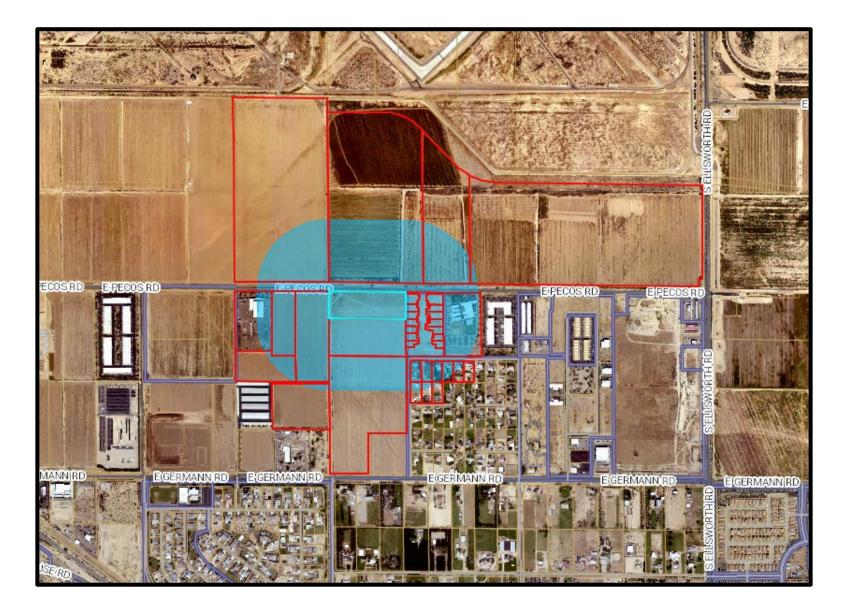
1. Rezone/SPR/DR Submittal	May 2, 2022
2. Rezone/SPR/DR notification letters	May 2022
3. DRB notifications	June 2022
4. DRB Hearing	July 2022
5. Rezone/SPR Planning & Zoning notifications	July 2022
6. Rezone/SPR Planning & Zoning Board hearing	July 2022
7. Rezone/SPR City Council notifications	August 2022
8. Rezone/SPR City Council hearing	August 2022

## Aerial Map



8459 E Pecos Rd- Mesa, AZ

## Aerial Map



Deniel Marsha	<b>0</b>	December Address	A Real Manual Address of					
Parcel Numbe 304-61-002W		Property Address 8304 E PECOS RD MESA 85212	Mailing Address 2415 E CAMELBACK RD NO 700 PHOENIX AZ 85016					
304-61-002W	CRP/PDC PECOS & HAWES OWNER LLC	7434 S HAWES RD MESA 85212	450 NEWPORT CENTER DR SUITE 405 NEWPORT BEACH CA USA 92660					
		7434 3 HAWES RD IVIESA 85212						
304-61-012R	CRP/PDC PECOS & HAWES OWNER LLC	0000 F DECOC DD MECH 05040	450 NEWPORT CENTER DR SUITE 405 NEWPORT BEACH CA USA 92660					
304-61-014B	METSO MINERALS INDUSTRIES INC	8223 E PECOS RD MESA 85212	20965 CROSSROADS CIRCLE WAUKESHA WI 53186					
304-61-014D	EAST COMSTOCK LLC		501 E COMSTOCK DR CHANDLER AZ 85225					
304-61-014E	EAST COMSTOCK LLC		501 E COMSTOCK DR CHANDLER AZ 85225					
304-61-014F	CRP/PDC PECOS & HAWES OWNER LLC		450 NEWPORT CENTER DR SUITE 405 NEWPORT BEACH CA USA 92660					
304-62-008G	HAWES COMMERCE PARK LLC		10632 N SCOTTSDALE RD UNIT 200 SCOTTSDALE AZ USA 85254					
304-62-008J	GATEWAY DEVELOPMENT LLC	8459 E PECOS RD MESA 85212	7135 E CAMELBACK RD SUITE F240 SCOTTSDALE AZ 85251					
304-62-008L	HAWES OZ FUND LLC		433 N CAMDEN DR SUITE 1000 BEVERLY HILLS CA USA 90210					
304-62-010X	SUNBELT LAND HOLDINGS L P		8095 OTHELLO AVE SAN DIEGO CA 92111					
304-62-010Y	SUNBELT LAND HOLDINGS L P		8095 OTHELLO AVE SAN DIEGO CA 92111					
304-62-010Z	SUNBELT LAND HOLDINGS L P		8095 OTHELLO AVE SAN DIEGO CA 92111					
304-62-011K	EAST VALLEY BIBLE CHURCH	8635 E PECOS RD MESA 85212	1820 W ELLIOT RD GILBERT AZ 85233					
304-62-113	HARKER BRONSON P	8546 E WATERFORD CIR MESA 85212	8546 E WATERFORD CIR QUEEN CREEK AZ USA 85242					
304-62-114	MONTEMORRA HARRY R	8560 E WATERFORD CIR MESA 85212	PO BOX 249 MESA AZ 85211					
304-62-115	EDER LON	8610 E WATERFORD CIR MESA 85212	8610 E WATERFORD CIR MESA AZ 85212					
304-62-127	THOMAS AND MARJORIE BROWN REVOCABLE LIVING TR	8659 E WOODLAND AVE MESA 85212	8659 E WOODLAND AVE MESA AZ 85212					
304-62-128	SALAS HENRY/CONCEPCION	8641 E WOODLAND AVE MESA 85212	8641 E WOODLAND AVE MESA AZ 85212					
304-62-129	UNDERWOOD MARK E/PEGGY POWELL	8625 E WOODLAND AVE MESA 85212	8625 E WOODLAND AVE MESA AZ 85212					
304-62-130	MCCOY CASEY/GENEVA LINAE	8609 E WOODLAND AVE MESA 85212	8609 E WOODLAND AVE MESA AZ 85212					
304-62-131	MERKLEY CRAIG W/LEANN	8559 E WOODLAND AVE MESA 85212	8559 E WOODLAND AVE MESA AZ 85212					
304-62-132	BRIGHT THEODORE N/WILLMIA S	8545 E WOODLAND AVE MESA 85212	8545 E WOODLAND AVE MESA AZ 85212					
304-62-956	PECOS 10 LLC	8607 E PECOS RD MESA 85212	10632 N SCOTTSDALE RD SUITE 200 SCOTTSDALE AZ USA 85254					
304-62-957	PECOS 10 LLC	8607 E PECOS RD MESA 85212	10632 N SCOTTSDALE RD SUITE 200 SCOTTSDALE AZ USA 85254					
304-62-958	PECOS 10 LLC	8607 E PECOS RD MESA 85212	10632 N SCOTTSDALE RD SUITE 200 SCOTTSDALE AZ USA 85254					
304-62-959	PECOS 10 LLC	8607 E PECOS RD MESA 85212	10632 N SCOTTSDALE RD SUITE 200 SCOTTSDALE AZ USA 85254					
304-62-960	PECOS 10 LLC	8607 E PECOS RD MESA 85212	10632 N SCOTTSDALE RD SUITE 200 SCOTTSDALE AZ USA 85254					
304-62-961	PECOS 10 LLC	8607 E PECOS RD MESA 85212	10632 N SCOTTSDALE RD SUITE 200 SCOTTSDALE AZ USA 85254					
304-62-962	PECOS 10 LLC	8607 E PECOS RD MESA 85212	10632 N SCOTTSDALE RD SUITE 200 SCOTTSDALE AZ USA 85254					
304-62-963	PECOS 10 LLC	8607 E PECOS RD MESA 85212	10632 N SCOTTSDALE RD SUITE 200 SCOTTSDALE AZ USA 85254					
304-62-964	PECOS 10 LLC	8607 E PECOS RD MESA 85212	10632 N SCOTTSDALE RD SUITE 200 SCOTTSDALE AZ USA 85254					
304-62-965	PECOS 10 LLC	8607 E PECOS RD MESA 85212	10632 N SCOTTSDALE RD SUITE 200 SCOTTSDALE AZ USA 85254					
304-62-966	PECOS 10 LLC	8607 E PECOS RD MESA 85212	10632 N SCOTTSDALE RD SUITE 200 SCOTTSDALE AZ USA 85254					
304-62-967	PECOS 10 LLC	9607 E PECOS RD MESA 85212	10632 N SCOTTSDALE RD SUITE 200 SCOTTSDALE AZ USA 85254					
304-62-968	PECOS 10 LLC	8607 E PECOS RD MESA 85212	10632 N SCOTTSDALE RD SUITE 200 SCOTTSDALE AZ USA 85254					
304-62-969	PECOS 10 LLC	8607 E PECOS RD MESA 85212	10632 N SCOTTSDALE RD SUITE 200 SCOTTSDALE AZ USA 85254					
304-62-970	PECOS 10 LLC		10632 N SCOTTSDALE RD SUITE 200 SCOTTSDALE AZ USA 85254					
Neighborhood	IN FirstName	LastName	Address	Unit	City	State	Zip	AZCC
Queens Park	Doug	Chapman	8715 E Woodland Ave		Mesa	AZ	852	12
Queens Park	Ladell	Call	8660 E Waterford Cir		Mesa	AZ	852	12
Queens Park	Steve	Vaughn	8744 E Waterford Cir		Mesa	AZ	852	12
		-						

# Phelan East Hawes

PROPOSED INDUSTRIAL DEVELOPMENT SEC OF PECOS ROAD AND HAWES ROAD Mesa, Arizona

Citizen Participation Report Case No. ZON22-00481/DRB22-000482

#### Introduction

The purpose of this Citizen Participation Report is to provide a summary of outreach efforts to date regarding a planned industrial development. The Applicant is requesting to rezone approximately 9.03 acres of land from AG to LI for the development of new employment / industrial business park, as well as process Site Plan Review (SPR) and Design Review (DR) approvals. The subject site is located at the southeast corner of Pecos Road and Hawes Road (the "Property"). See attached aerial map at **Tab A**.

The rezone is consistent with the City's General Plan designation and compatible with the surrounding uses. The Citizen Participation Plan was designed to ensure that those affected by this application would have an adequate opportunity to learn about and comment on the proposal.

#### I. Contact

Adam Baugh Withey Morris, PLC 2525 East Arizona Biltmore Circle Phoenix, Arizona 85016 602-230-0600 Email: adam@witheymorris.com

#### II. Contact List

Parties affected by the applications may include properties owners within 1,000feet of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations, and other neighborhood entities identified by the City of Mesa and interested parties which may request to be placed on the Contact List. A copy of the contact list and map of the mailing area are attached.

#### III. Notification Technique / Notice of Meetings

#### CITIZEN PARTICIPATION PLAN

On June 3, 2022, first class letters were mailed to the Contact List. The letter provided information on the Project and an invitation to provide feedback on the proposal. The letter provided contact information for the City and the Applicant and encouraged the recipient to contact the City or the Applicant with any questions or comments. The Applicant received no responses. See letter attached at **TAB B**.

On June 24, 2022, first class letters were again mailed to the Contact List. The letter provided updated information on the Project and made recipients aware of the hearing date and participation details for the upcoming Design Review Board Meeting. The letter again provided contact information for the City and the Applicant and encouraged the recipient to contact the City or the Applicant with any questions or comments. See letter attached at **TAB C**.

On July 11, 2022, first class letters were again mailed to the Contact List. The letter provided updated information on the Project and made recipients aware of the hearing date and participation details for the upcoming Planning & Zoning Board meeting. The letter again provided contact information for the City and the Applicant and encouraged the recipient to contact the City of the Applicant with any questions or comments. See letter attached at **TAB D**.

Also on July 11, 2022, the Property was posted with a hearing notification sign per the City requirements. The sign provided project information and information on the upcoming Planning & Zoning Board meeting. The sign also provided contact information for the Applicant and the City. See sign affidavit and information attached at **TAB E**.

#### IV. Inquiries

To date, the Applicant has received no inquiries regarding the applications and therefor no issues have been raised.

#### V. Summary of Outreach

The Applicant will continue to be available to discuss the project with any interested parties.

# TAB A

## Aerial Map



8459 E Pecos Rd- Mesa, AZ

## TAB B



#### 5160<sup>®</sup>

GATEWAY SOUTH LLC 2415 E CAMELBACK RD NO 700 PHOENIX AZ 85016

EAST COMSTOCK LLC 501 E COMSTOCK DR CHANDLER AZ 85225

GATEWAY DEVELOPMENT LLC 7135 E CAMELBACK RD SUITE F240 SCOTTSDALE AZ 85251

EAST VALLEY BIBLE CHURCH 1820 W ELLIOT RD GILBERT AZ 85233

EDER LON 8610 E WATERFORD CIR MESA AZ 85212

UNDERWOOD MARK E/PEGGY POWELL 8625 E WOODLAND AVE MESA AZ 85212

BRIGHT THEODORE N/WILLMIA S 8545 E WOODLAND AVE MESA AZ 85212

DOUG CHAPMAN 8715 EAST WOODLAND AVENUE MESA, AZ 85212 Easy Peel<sup>®</sup> Address Labels Bend along line to expose Pop-up Edge®

CRP/PDC PECOS & HAWES OWNER LLC 450 NEWPORT CENTER DR SUITE 405 NEWPORT BEACH CA USA 92660

PECOS 10 LLC 10632 N SCOTTSDALE RD SUITE 200 SCOTTSDALE AZ USA 85254

HAWES OZ FUND LLC 433 N CAMDEN DR SUITE 1000 BEVERLY HILLS CA USA 90210

HARKER BRONSON P 8546 E WATERFORD CIR QUEEN CREEK AZ USA 85242

THOMAS AND MARJORIE BROWN REVOCABLE LIVING TR 8659 E WOODLAND AVE MESA AZ 85212

MCCOY CASEY/GENEVA LINAE 8609 E WOODLAND AVE MESA AZ 85212 Go to avery.com/templates | Use Avery Template 5160 |

METSO MINERALS INDUSTRIES INC 20965 CROSSROADS CIRCLE WAUKESHA WI 53186

HAWES COMMERCE PARK LLC 10632 N SCOTTSDALE RD UNIT 200 SCOTTSDALE AZ USA 85254

SUNBELT LAND HOLDINGS L P 8095 OTHELLO AVE SAN DIEGO CA 92111

MONTEMORRA HARRY R PO BOX 249 MESA AZ 85211

SALAS HENRY/CONCEPCION 8641 E WOODLAND AVE MESA AZ 85212

MERKLEY CRAIG W/LEANN 8559 E WOODLAND AVE MESA AZ 85212

LADELL CALL 8660 EAST WATERFORD CIRCLE MESA, AZ 85212 STEVE VAUGHN 8744 EAST WATERFORD CIRCLE MESA, AZ 85212



June 3, 2022

#### Notice of Application for Rezone, Site Plan Review (SPR), and Design Review (DR) +/-8.69-acre Property Located at the southeast corner of Pecos Road and Hawes Road in Mesa Case No ZON22-00481 / DRB22-00482

Dear Property Owner (or) Interested Party:

On behalf of Phelan Development, our office has recently filed applications with the City of Mesa to allow for the development of an industrial park located at the southeast corner of Pecos Road and Hawes Road (the Property), as seen on the attached aerial map. The applications include a Rezone, Site Plan Review (SPR) and Design Review (DR). The purpose of this letter is simply to introduce ourselves and the project, and to let you know you should be receiving future notifications regarding the City's planned review of these applications.

The application requests to rezone the Property from Agricultural (AG) to Light Industrial (LI). As this area south of the Mesa-Gateway airport continues to evolve and develop into a logistics and commerce hub, it makes sense for properties with legacy zoning districts to be rezoned in a manner that is consistent with that development pattern and with the City's General Plan. The proposed development is consistent with the Property's General Plan designation of Employment and with the industrial uses surrounding the property. The Property is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan. Desired uses for the Logistics and Commerce District include large manufacturing facilities, business parks, and warehousing.

Attached for reference is the preliminary site plan along with a sample elevation. The layout for the Property is designed to accommodate two (2) industrial buildings totaling approximately 174,216 square feet. The buildings may be multi-tenanted or single tenant buildings. Both buildings feature loading bays with eleven (11) dock doors each. The site will be accessed via two (2) new driveways on the north side of the Property along Pecos Road, and one (1) new driveway along Hawes Road. The buildings are oriented to provide visual interest to the public frontage, while also screening the truck loading docks and associated uses from adjacent view. Pedestrian entry plazas are provided at the northwest corner of both buildings. Large, landscaped setbacks are provided along Pecos Road and Hawes Road.

This letter is being sent to the neighboring property owners within 1000-feet, HOA's within 1/2-mile and City registered neighborhoods within 1-mile, as provided by the City. I would be happy to speak with you regarding these pending applications and any questions you may have. Feel free to contact me at (602) 230-0600 or e-mail at hayes@witheymorris.com. You may also contact the City of Mesa Planner assigned to this case, Jennifer Merrill, at (480) 644-6439 or Jennifer.Merrill@mesaAZ.gov. You will also receive future mailing notifications regarding the City's planned hearing schedule for review of these applications. Signs will also be posted on site with hearing information.

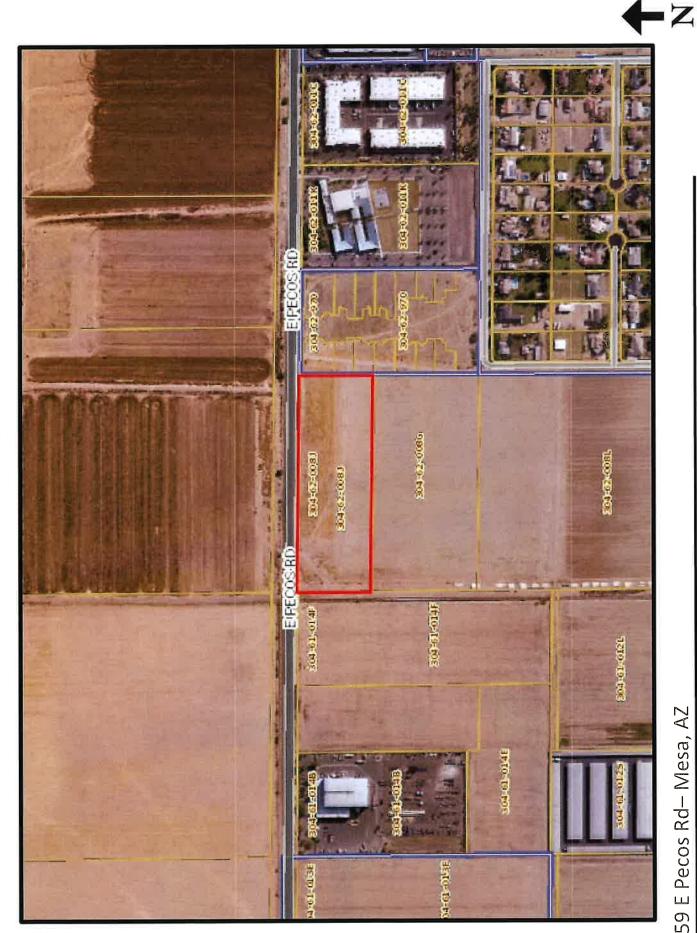
Again, I would be happy to speak with you regarding this project and can be reached at (602) 230-0600 or e-mail at hayes@witheymorris.com. Please note, no meetings or hearings are scheduled at this time to review this project.

Sincerely yours,

WITHEY MORRIS PLC

By Alex Hayes

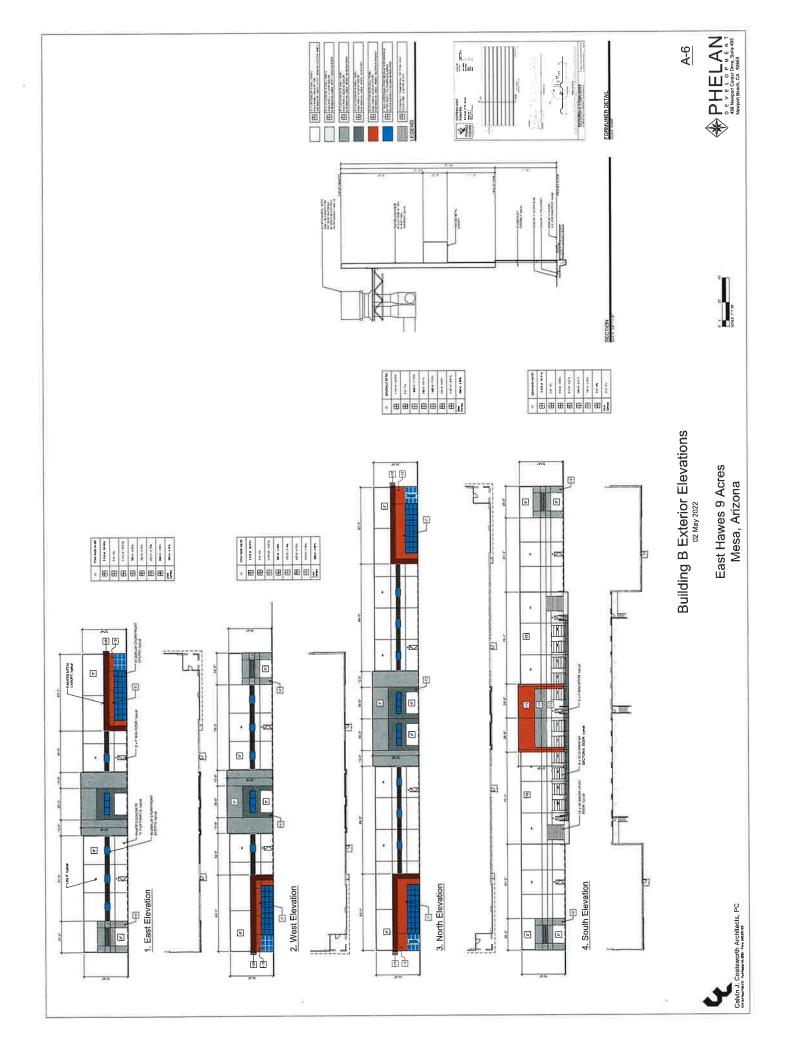
Enclosure(s): Site Aerial, Preliminary Site Plan, Sample Elevations

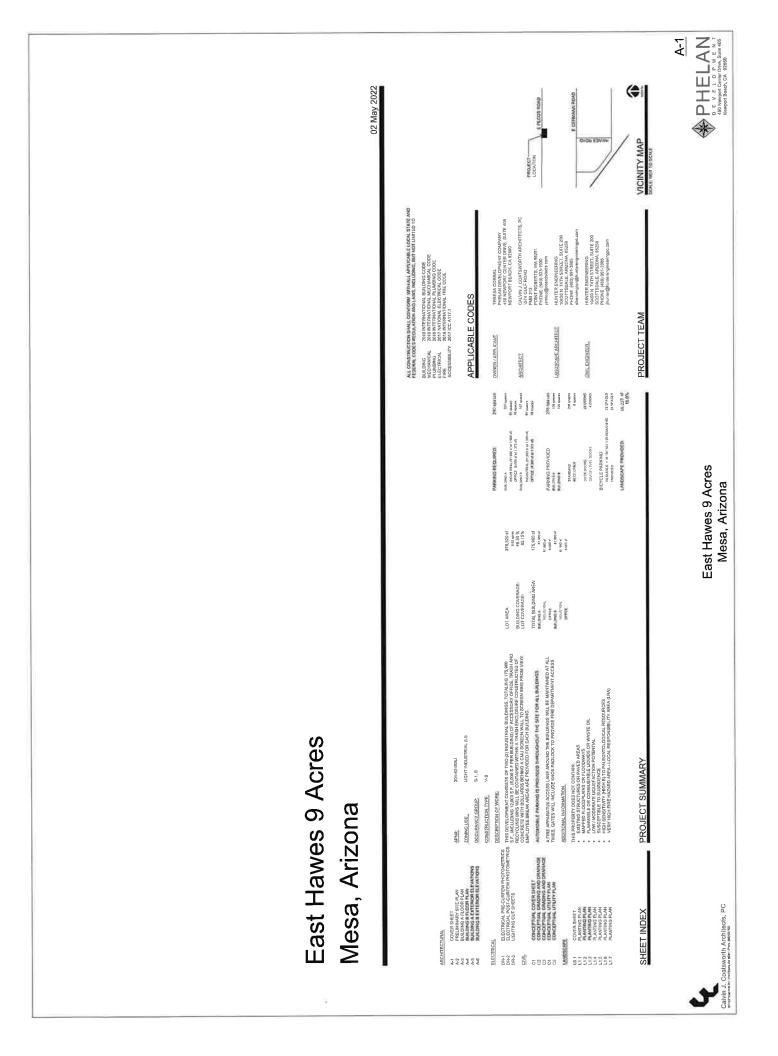


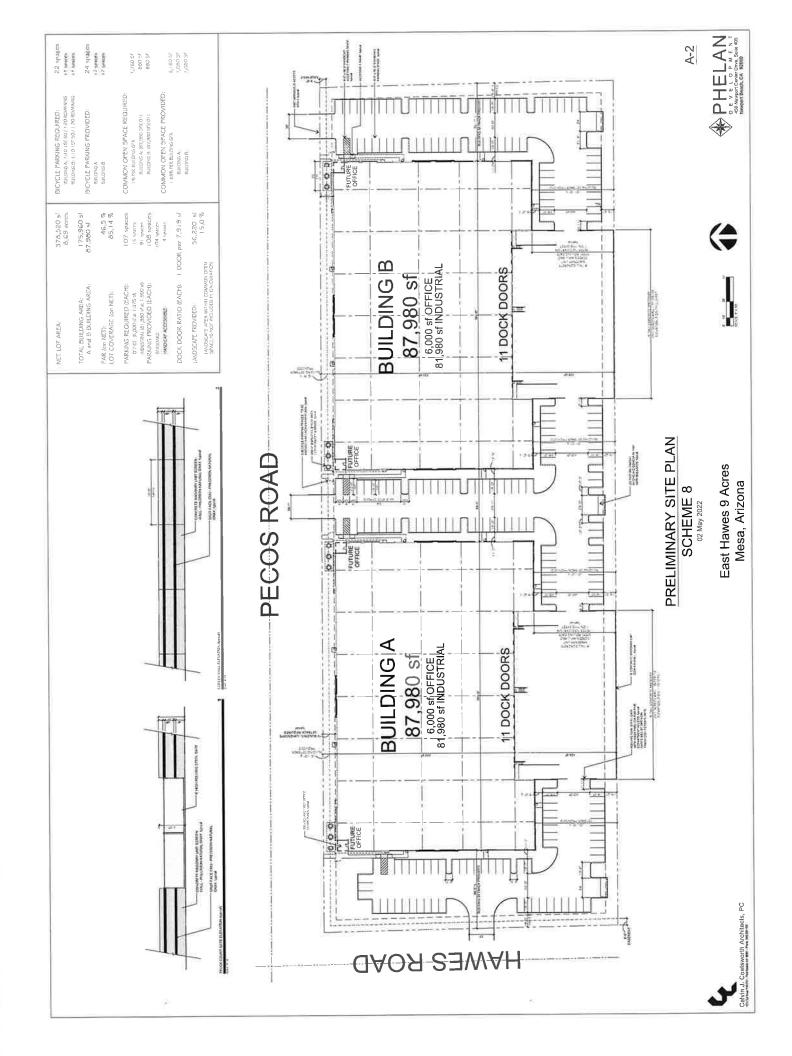
Aerial Map

8459 E Pecos Rd- Mesa, AZ









# TAB C



June 24, 2022

#### Notice of Design Review Board Meeting

+/-8.69-acre Property Located at the southeast corner of Pecos Road and Hawes Road in Mesa Case No ZON22-00481 / DRB22-00482

Dear Property Owner (or) Interested Party:

On behalf of Phelan Development, our office has recently filed applications with the City of Mesa to allow for the development of an industrial park located at the southeast corner of Pecos Road and Hawes Road (the Property), as seen on the attached aerial map. The applications include a Rezone, Site Plan Review (SPR) and Design Review (DR).

The purpose of this letter is to let you know this application has been scheduled for consideration by the Mesa Design Review Board under Case No. DRB22-00482 at their meeting to be held on July 12, 2022 in the Lower Level of the City Council Chambers. The meeting will begin at 4:30 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 via а video conferencing platform at https://mesa11.zoom.us/i/5301232921 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 online 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 Property has a General Plan designation of Employment and is located within the Commerce and Logistics District of the Mesa Gateway Strategic Development Plan. The applicant is also requesting to rezone the Property from Agricultural (AG) to Light Industrial (LI). The Rezone, SPR and DR applications are for two (2) new industrial buildings totaling approximately 174,216 square feet. Attached for reference is the preliminary site plan along with a sample elevation.

This letter is being sent to the neighboring property owners within 500-feet, HOA's within 1/2-mile and City registered neighborhoods within 1-mile, as provided by the City. I would be happy to speak with you regarding these pending applications and any questions you may have. Feel free to contact me at (602) 230-0600 or e-mail at hayes@witheymorris.com. You may also contact the City of Mesa Planner assigned to this case, Jennifer Merrill, at (480) 644-6439 or Jennifer.Merrill@mesaAZ.gov.

Again, I would be happy to speak with you regarding this project and can be reached at (602) 230-0600 or e-mail at hayes@witheymorris.com.

Sincerely yours,

WITHEY MORRIS PLC By Alex Hayes

Enclosure(s): aerial, preliminary site plan, sample elevations

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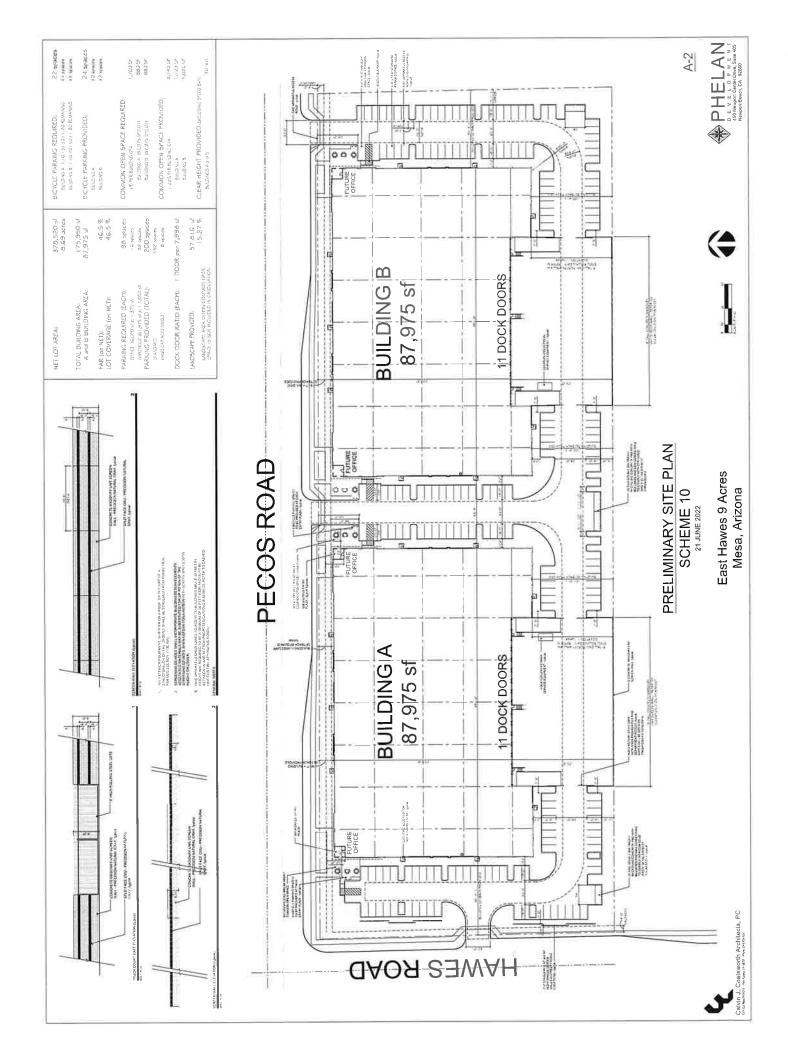
8459 E Pecos Rd- Mesa, AZ

-Z

# Aerial Map







#### 5160<sup>®</sup>

**BRIGHT THEODORE N/WILLMIA S** 8545 E WOODLAND AVE **MESA AZ 85212** 

EAST VALLEY BIBLE CHURCH 1820 W ELLIOT RD **GILBERT AZ 85233** 

GATEWAY SOUTH LLC 2415 E CAMELBACK RD NO 700 PHOENIX AZ 85016

HAWES OZ FUND LLC 433 N CAMDEN DR SUITE 1000 **BEVERLY HILLS CA 90210** 

METSO MINERALS INDUSTRIES INC 20965 CROSSROADS CIRCLE WAUKESHA WI 53186

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EAST COMSTOCK LLC 501 E COMSTOCK DR **CHANDLER AZ 85225** 

GATEWAY DEVELOPMENT LLC 7135 E CAMELBACK RD SUITE F240 SCOTTSDALE AZ 85251

HAWES COMMERCE PARK LLC 10632 N SCOTTSDALE RD UNIT 200 SCOTTSDALE AZ 85254

> MERKLEY CRAIG W/LEANN 8559 E WOODLAND AVE **MESA AZ 85212**

# TAB D



July 11, 2022

Notice of Planning and Zoning Board Hearing +/-8.69-acre Property Located at the southeast corner of Pecos Road and Hawes Road in Mesa Case No ZON22-00481

Dear Property Owner (or) Interested Party:

On behalf of Phelan Development, our office has recently filed applications with the City of Mesa to allow for the development of an industrial park located at the southeast corner of Pecos Road and Hawes Road (the Property), as seen on the attached aerial map. The applications include a Rezone, Site Plan Review (SPR), Special Use Permit, and Design Review.

The purpose of this letter is to you let you know this application has been scheduled for consideration by the Mesa Planning and Zoning Board under Case No. ZON22-00481 at their meeting to be held on July 27, 2022 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 have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting channel 11. online at Mesa11.com/live or be watched on local cable Mesa may 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 submit online comment card at telephonically at the meeting. please an https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meetingcomment-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.

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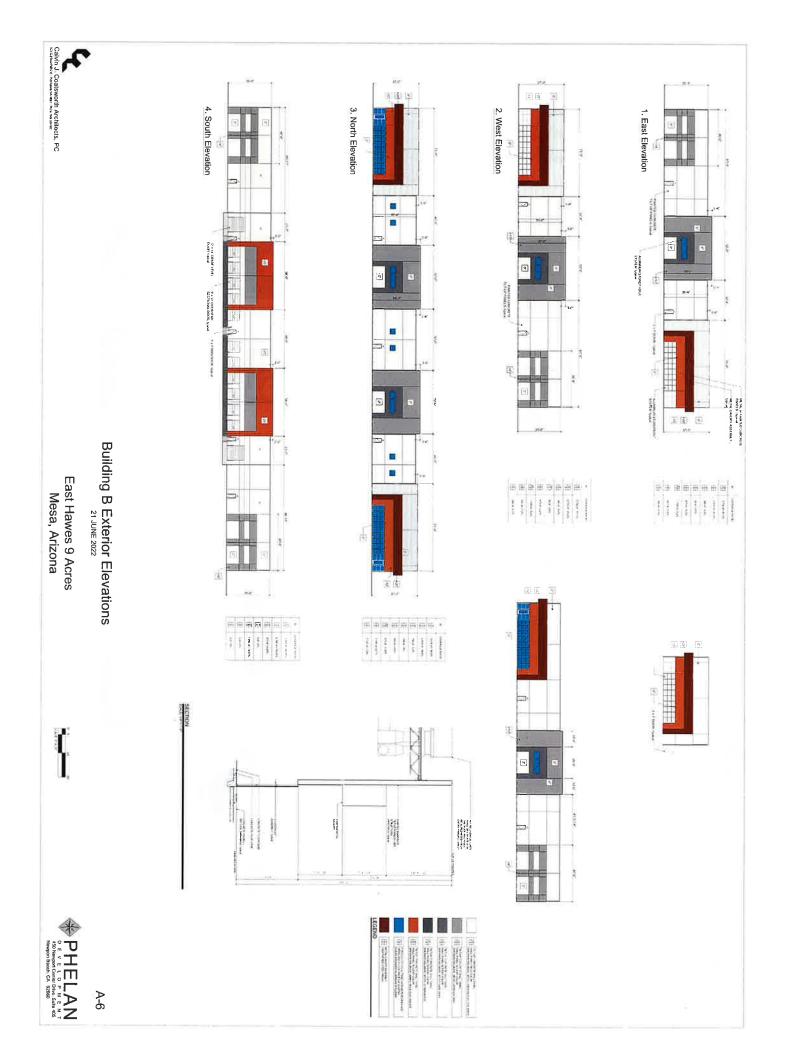
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WITHEY MORRIS PL By Alex Hayes

Enclosure(s): Site Aerial, Preliminary Site Plan, Sample Elevations



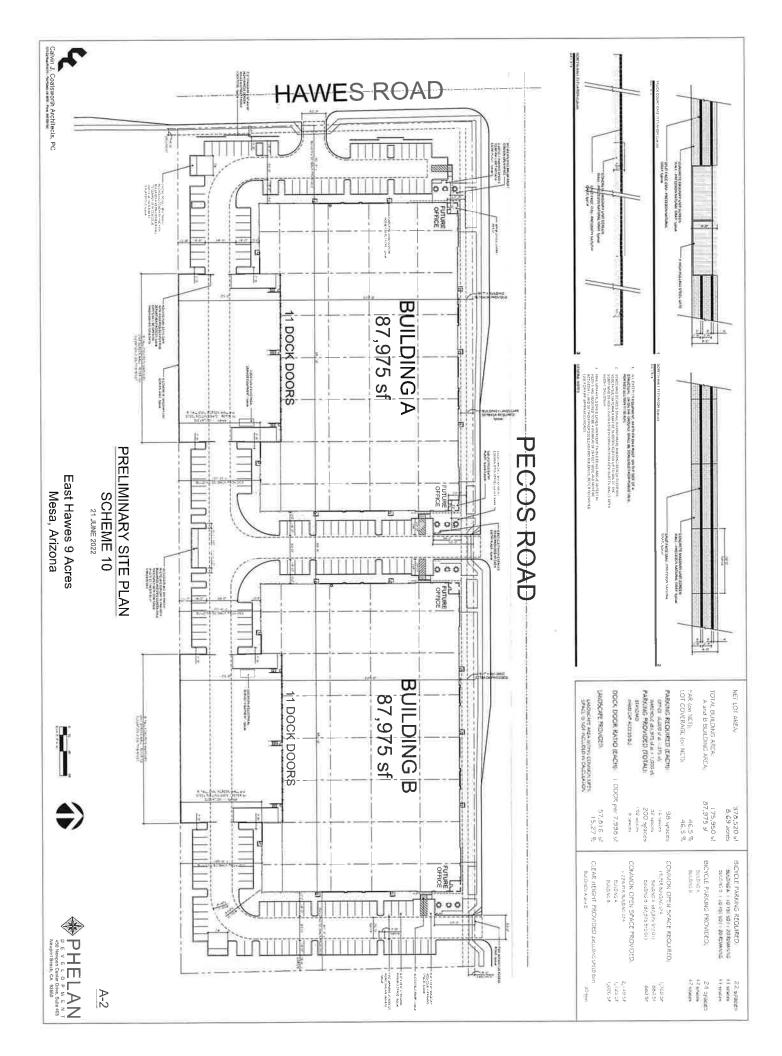


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Aerial Map

8459 E Pecos Rd- Mesa, AZ

•Z



## TAB E

**City of Mesa Planning Division** 

## **AFFIDAVIT OF PUBLIC POSTING**

Date: 07/11/22

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 # ZON22-00481, on 8459 e Pecos rd. 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 AFEIDAVIT.

Applicant's/Representative's signature:	eghan higgete
SUBSCRIBED AND SWORN before me on	07/11/22

BACI Notary Public



