



**CITIZEN
PARTICIPATION
PLAN
Tech Center @ Ellsworth**

PROPOSED RETAIL/RESTAURANT/SELF-STORAGE

MASTER DEVELOPMENT

Location: SEC Ellsworth and Pecos Rd
ZON20-00140

Original Submittal Date: 3-2-20

Resubmittal Date: 10-25-21

PREPARED BY:

M3 DESIGN – JESSE MACIAS

February 27TH, 2020

October 12th, 2021



TECH CENTER @ ELLSWORTH CITIZEN PARTICIPATION PLAN

Citizen Participation Plan Purpose: The purpose of this Citizen Participation Plan is to inform Citizens, Property Owners, Neighbor Associations, Agencies, Schools and Businesses in the vicinity of the proposed Site Plan/Design Review of Proposed 70 Acre Master Planned Retail/Restaurant/Self-Storage/Industrial Development. The site is located at the SEC Ellsworth & Pecos Rd. This Plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on our proposal.

Contact:

Jesse Macias
M3 Design
2645 N 7th Avenue
Phoenix, AZ 85007
P: 480-528-3136
E: jmacias@m3designllc.com

Pre-Application Meeting: The Pre-Application meeting with City of Mesa planning staff was held on October 10th, 2019. Staff reviewed the application and recommended that adjacent residents and nearby registered neighbor associations be contacted.

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

A contact list will be developed for citizens and agencies in this area including:

- All registered neighborhood associations within one mile of the project.
- Homeowners Associations within one half mile of the project.
- Interested neighbors -focused on 1000 feet from site
- Public School District in writing, with copies to who may be affected by this application.
- Neighborhood meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.

Our plan is to hold a Neighborhood meeting notifying all itemized in lists provided by Staff. Our goal is to :

Make Project Presentation of our proposed project to neighbors with detailed site plan/elevations/rendering boards

Actively Listen to Neighborhood Comments/Concerns etc.. and be able to respond effectively at meeting and/or provide follow up clarifications to neighbors via letter/email/phone calls along with updating City Staff at all times during Process

If we feel it is appropriate along with responses to any neighbor concerns via letters and emails, we can meet individually or in group.



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- Subsequent Meetings/Outreach will be done as applicable.

Schedule:

Pre-Submittal meeting -October 10th, 2019

First neighborhood Notification – August 25th, 2021 (Neighborhood Mtg if applicable)

Follow up Submittal – October 25th, 2021

Submittal of Citizen Participation Report and Notification materials – October 25th, 2021

Design Review Study Session Hearing – November 9th, 2021

Planning and Zoning Board Hearing – December 15th, 2021

Proposed Project Description:

Our Proposed Request for Site Plan/Design Review to develop a Master Planned Retail/Restaurant/Self-Storage Development with proposed Site Access, Site Parking and Cross Access Vehicular Circulation with Off-Site Improvements to Ellsworth and Willis Rd

Our Proposed Development has existing L1 Zoning with AF overlay which accommodates and encourages a diversified and broad range of Integrated and Freestanding Retail/Restaurant/Self-Storage/Commercial Uses with focus on serving both Neighborhood as well as Community Service Needs. Light Industrial District is characterized as focus on Employment District providing wide range by a wide range employment opportunities for City of Mesa Community such as Mixed-Use Commercial/Retail/Restaurant areas all in a well designed yet utilitarian approach providing appropriate context for successful business environment located with Orientation to Major Arterials with individual Access Points, Parking and Signage. Infill development remains as a Core Value especially in the areas that may not have been developed with Core Value in mind or prior to Plan being developed and are now older, dilapidated as well as eye-sore vacant parcels.

Our proposed Retail/Restaurant/Self-Storage 9.75 acre Zoned L1 currently vacant with Master Planned Retail/Restaurant/Self-Storage Development. The surrounding parcels are currently also zoned L1 to the West, East, North and South. Proposed Future Industrial Campus is proposing approximately 854,564 sf of proposed Building Footprints currently filed under separate ZON Case.

As part of our proposed Master Development, Off-Site Improvements on both Ellsworth & Willis consisting of additional lane/bike lane/decel lanes on Ellsworth with Water/Sewer Main Extension with new Curbing/sidewalk have been installed. We are proposing Quality Architectural Design with sustainable materials with a cohesive Color Palette and overall unparalleled Design for the Mesa Community. Master Planned Retail Center in accordance with 2020 Commercial and Industrial Design Guidelines



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Proposed Master Retail/Restaurant/Self-Storage/Industrial Development achieves several of the Core Goals:

- Promote Infill development to Undeveloped and vacant parcels.
 - Our proposed development will fulfill Redevelopment of long-standing Vacant Land with Quality Building and Site Design providing retail services to local community being part of a Master Planned and flourishing Retail/Restaurant/Storage Center anchoring future Light/Heavy Industrial Campus to the East and South.
 - Our plan is to eliminate said Vacant Land with responsible Quality Redevelopment that will provide much needed Buffer from Arterials to future developments.
 - Our proposed Development has fulfilled Ellsworth Road and Willis Off-Site Improvements per City Design inclusive of additional Lanes, Curbing, Sidewalks and Willis Rd extension.
 - Off-Site Improvements included existing Main Public Water and Sewer Main Line Extensions to not only serve our proposed Development, but will provide much needed Service to future Developments along Ellsworth and Willis Rd.
- Traffic and Noise Mitigation
 - Our Proposed Master Planned Development takes advantage of existing and current Traffic Volumes and Patterns.

Reiterating we are excited to bring our proposed Master Retail Development providing much needed Services and Goods to local community and are very excited to hear from our Neighbors and future Valued Customers. It is highly important we obtain valuable feedback from Neighborhood and look forward to providing our input and responses at our forthcoming Neighborhood meeting and subsequent correspondence. Individuals will be free to call me at any time during the Application process – Mr. Jesse Macias at **(480) 528-3136**

Please let us know if you have any questions or need any additional information

Respectfully,





**TECH CENTER @ ELLSWORTH
CITIZEN PARTICIPATION PLAN**

A handwritten signature in blue ink, appearing to read 'Jesse Macias'.

Jesse Macias
President
2645 N 7th Avenue
Phoenix, AZ 85007
jmacias@m3designllc.com

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by December 29, 2021

Date: 12/28/21

I, Fastignos Chandler / M30E96V, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to **Case #ZON20-00141** on the 28 day of 12, 2021. At least one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

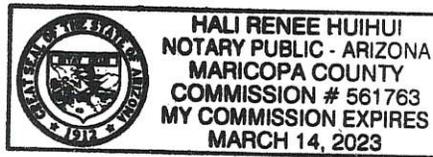
SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5” BY 11” SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant’s/Representative’s signature: _____

Chandler

SUBSCRIBED AND SWORN before me this 28 day of 12, 2021.

Hali Huihui
Notary Public



Case Number: ZON20-00141

Project Name: Tech Center @ Ellsworth

City of Mesa Planning Division

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Date: 12/28/21

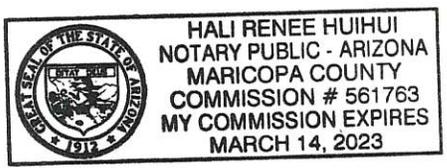
I, Fastsigns Chandler/MB Design, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to **Case #ZON20-00139** on the 28 day of 12, 2021. At least one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5” BY 11” SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant’s/Representative’s signature: [Signature]

SUBSCRIBED AND SWORN before me this 28 day of 12, 2021.

[Signature]
Notary Public



Case Number: **ZON20-00139**

Project Name: Tech Center @ Ellsworth

**CITY OF MESA
PUBLIC NOTICE**

ZONING HEARING

**PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA**

**4:00 PM DATE: JANUARY 12, 2022
CASE: ZON20-00139, ZON20-00141**

Request: ZON20-00139: Site Plan Review. Request will allow for commercial retail development and self-storage facility. ZON20-00141: Site Plan Review; Special Use Permit; and Council Use Permit. This request will allow for the development of a large commercial center.

Applicant: M3 DESIGNS LLC, JESSE MACIAS

Phone: 480-528-3136

Planning Division (480) 644-2385

Posting date: 12-28-2021

First Name	Last Name	St No	St Dir	St Name	StType	City	State	Zip
Doug	Chapman	8715	E	Woodland Ave		Mesa	AZ	85212
Ladell	Call	8660	E	Waterford Cir		Mesa	AZ	85212
Steve	Vaughn	8744	E	Waterford Cir		Mesa	AZ	85212

