

POWER ROAD LOGISTICS

Citizen Participation Report

3309 S Power Road



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 a Site Plan Review (SPR) and Design Review (DR) for the development of new employment / industrial business park. The subject site is comprised of roughly 8.7 acres located at 3309 S. Power Road (the "Property"). See aerial map attached at **TAB A**.

The project 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 500-feet 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

On March 25, 2022, first class letters were mailed to the Contact List. The letter provided information on the Project and provided hearing dates and participation details for the upcoming Development Review Board meeting. 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. See letter attached at **TAB B**.

On April 26, 2022, first class letters were again mailed to the Contact List. The letter provided updated information on the Project and provided hearing dates 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 or the Applicant with any questions or comments. See letter attached at **TAB C**.

Also on April 26, 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 D**.

IV. Inquiries

To date, the Applicant has received no inquiries regarding the applications.

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.

VI. Summary of Outreach

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

TAB A

Aerial Map



3309 S Power Road, Mesa



TAB B



March 25, 2022

Notice of Design Review Board Meeting
+/-8.73-acre Property Located at 3309 S Power Road
Case No. DRB22-00156

Dear Property Owner (or) Interested Party:

On behalf of the property owner, our office has recently filed applications with the City of Mesa to allow for the development of a roughly 8.73-acre planned, industrial and warehousing complex located at 3309 S Power Road as seen on the attached aerial map. The applications include 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. DRB22-00156 at their meeting to be held on April 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 a video conferencing platform at <https://mesa11.zoom.us/j/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/Mixed Use Activity District and is located within the Inner Loop District of the Mesa Gateway Strategic Development Plan. The Property is zoned Light Industrial with a Planned Area Development overlay (LI-PAD). These zoning and General Plan designations will not be changed. This is not a rezoning application, and the anticipated uses are already permitted by right. The SPR and DR applications are for one new single-story warehouse and logistics building totaling 157,175 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, Robert Mansolillo, at (480) 644-3952 or Robert.Mansolillo@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,

A handwritten signature in blue ink, appearing to read "Alex Hayes". The signature is fluid and cursive, with the first name "Alex" and the last name "Hayes" clearly distinguishable.

WITHEY MORRIS PLC
By Alex Hayes

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

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PRELIMINARY COLOR SITE PLAN

14 February 2022

**Power Road Logistics
3309 S. Power Road
Mesa, Arizona**





REPRESENTATIVE
EYE LEVEL OFFICE ENTRY

TAB C



April 26, 2022

Notice of Planning and Zoning Board Hearing
+/-8.73-acre Property Located at 3309 S Power Road
Case No. ZON22-00155

Dear Property Owner (or) Interested Party:

On behalf of the property owner, our office has recently filed applications with the City of Mesa to allow for the development of a roughly 8.73-acre planned industrial and warehousing complex located at 3309 S Power Road, as seen on the attached aerial map. The applications include 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 Planning and Zoning Board under Case No. ZON22-00155 at their meeting to be held on May 11, 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 may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at **Mesa11.com/live** or **www.youtube.com/user/cityofmesa11/live**, or listened to by calling **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts**. If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** at **https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card** at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

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Sincerely yours,



WITHEY MORRIS PLC
By Alex Hayes

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

Aerial Map



3309 S Power Road, Mesa

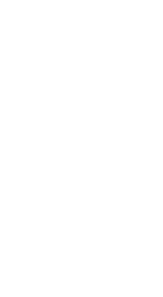
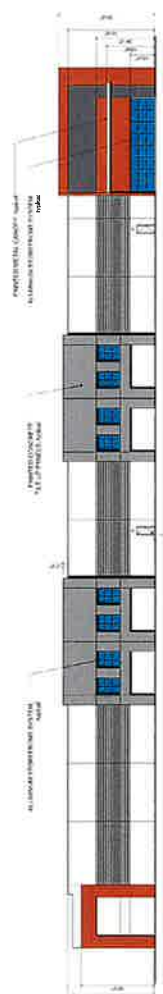
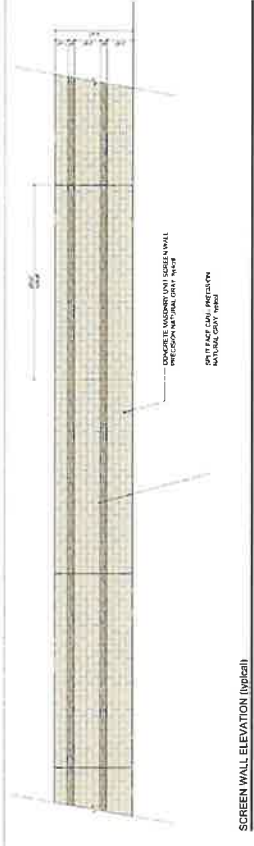
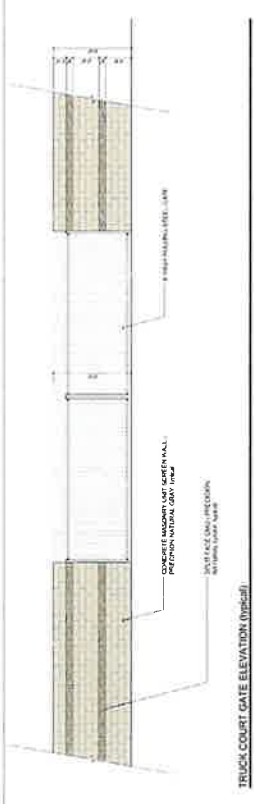




14 February 2022

Power Road Logistics
3309 S. Power Road
Mesa, Arizona





LEGEND

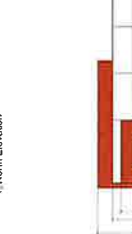
1	CONCRETE FOUNDATION
2	STEEL FRAME
3	SCREEN WALL
4	TRUCK COURT GATE
5	ALUMINUM EXTERIOR SYSTEM
6	GLASS CURTAIN WALL
7	ALUMINUM EXTERIOR SYSTEM
8	GLASS CURTAIN WALL
9	ALUMINUM EXTERIOR SYSTEM
10	GLASS CURTAIN WALL

NOTES

- ALL ROOF MOUNTED EQUIPMENT SHALL BE SECURED TO THE ROOF STRUCTURE.
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MATERIAL CALCULATIONS

ITEM	QUANTITY	UNIT	PRICE	TOTAL
1	100	sq ft	1.00	100.00
2	100	sq ft	1.00	100.00
3	100	sq ft	1.00	100.00
4	100	sq ft	1.00	100.00
5	100	sq ft	1.00	100.00
6	100	sq ft	1.00	100.00
7	100	sq ft	1.00	100.00
8	100	sq ft	1.00	100.00
9	100	sq ft	1.00	100.00
10	100	sq ft	1.00	100.00





REPRESENTATIVE
EYE LEVEL OFFICE ENTRY

TAB D

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 04/26/22

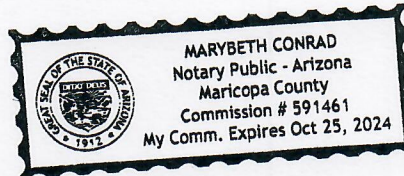
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON22-00155, on 3309 S Power Rd. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the 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 AFFIDAVIT.**

Applicant's/Representative's signature: Meghan Liggett

SUBSCRIBED AND SWORN before me on 04/26/22

Marybeth Conrad
Notary Public



**CITY OF MESA
PUBLIC NOTICE
ZONING HEARING**

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

TIME: 4:00 PM DATE: May 11, 2022

CASE: ZON22-00155

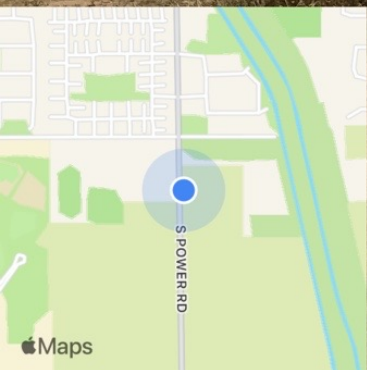
**REQUEST: Site Plan Review. This
request will allow for the development
of an industrial warehouse.**

APPLICANT: Adam Baugh, Withey Morris

PHONE: 602-230-0600

Planning Division 480-644-2385

Posting date: 4/26/2022



3217-3223 S Power Rd
Mesa AZ 85212

+33.356313,-111.687378

Tuesday, April 26, 2022 at 1:55:27 PM