

THE CUBES at MESA GATEWAY BUILDING C

BUILDING A / B

CITIZEN PARTICIPATION REPORT

Crismon and Germann Roads
Case # ZON22-00049 / DR22-00039

SITE PLAN REVIEW (SPR)
SPECIAL USE PERMIT (SUP)
AND DESIGN REVIEW (DR)

Initial Submittal: January 17, 2022
Final Plan Submittal: May 23, 2022

Tab B



January 20, 2022

Notice of Application for Site Plan Review (SPR), Special Use Permit (SUP) and Design Review (DR)
+/-21-acre Property Located East of Crismon Road, North of Germann Road in Mesa
Case No ZON22-00049 / DRB22-00039

Dear Property Owner (or) Interested Party:

On behalf of the property owner, our office has recently filed application with the City of Mesa to allow for the development of a new building within the *Cubes at Mesa Gateway* project, a roughly 264-acre planned, multi-building industrial and warehousing complex located between Pecos Road and Germann Road, east of Crismon Road as seen on the attached aerial map. You may recall receiving previous correspondence from our office regarding a separate building (Building C) within this same development. The recent applications filed only apply to an 22-acre segment of property within the larger 264-acre development and consists of one (1) manufacturing and office building with associated improvements. The applications include a Site Plan Review (SPR) and Design Review (DR), along with a Special Use Permit (SUP) to reduce the required parking. 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 entire 264-acre site, including the subject 21-acre Property, has a General Plan designation of Employment and is located within the Commerce District of the Mesa Gateway Strategic Development Plan. The entire site is also zoned General Industrial (GI). 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, DR and SUP applications are for a new, 183,000 sqft building, referred to as "Building B," within the larger *Cubes at Mesa Gateway* project. The SPR and DR application are for the review of the site layout and building design and the SUP application is for a reduction in parking ratios for the manufacturing and storage aspect of the building from 1 / 900 sqft to a more appropriate 1 / 2,150 sqft. The parking ratios for the office component will not be modified. Given the planned use of the building, this requested parking ratio is more than adequate to serve the site.

Attached for reference is the preliminary site plan along with a sample elevation. The site is accessed off Crismon Road by two (2) drive aisles that lead directly to truck loading areas. Vehicular parking is centrally located and allows for circulation within the parking area without conflicting with truck traffic. The building is 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 near the center and the southwest corner of the building. Large, landscaped setback with trees, shrubs and screen walls are located along Crismon.

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 George@witheymorris.com. You may also contact the City of Mesa Planner assigned to this case, Cassidy Welch, at (480) 644-2591 or Cassidy.Welch@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 George@witheymorris.com. Please note, no meetings or hearings are scheduled at this time to review this project.

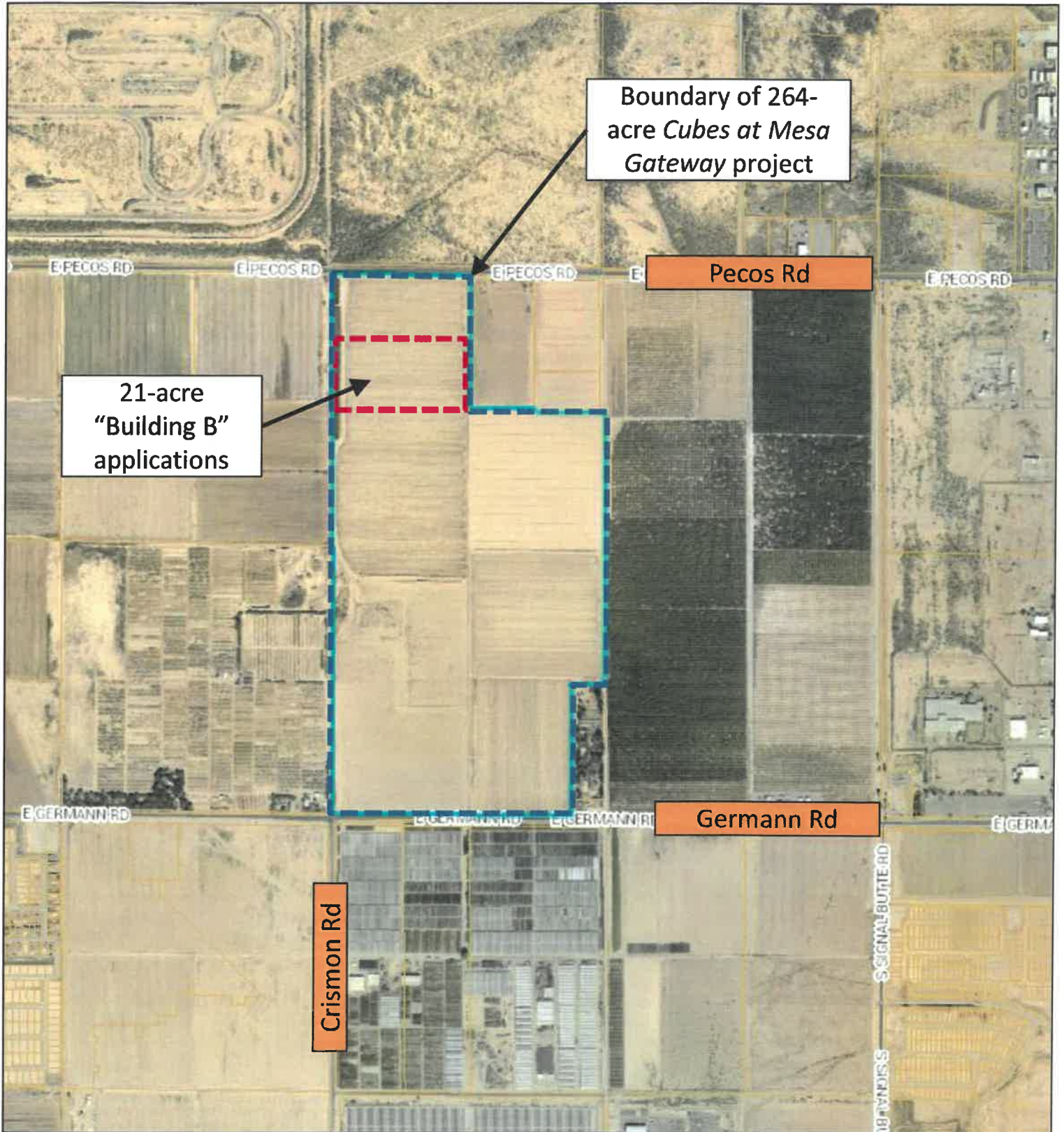
Sincerely yours,

WITHEY MORRIS PLC
By George Pasquel III

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

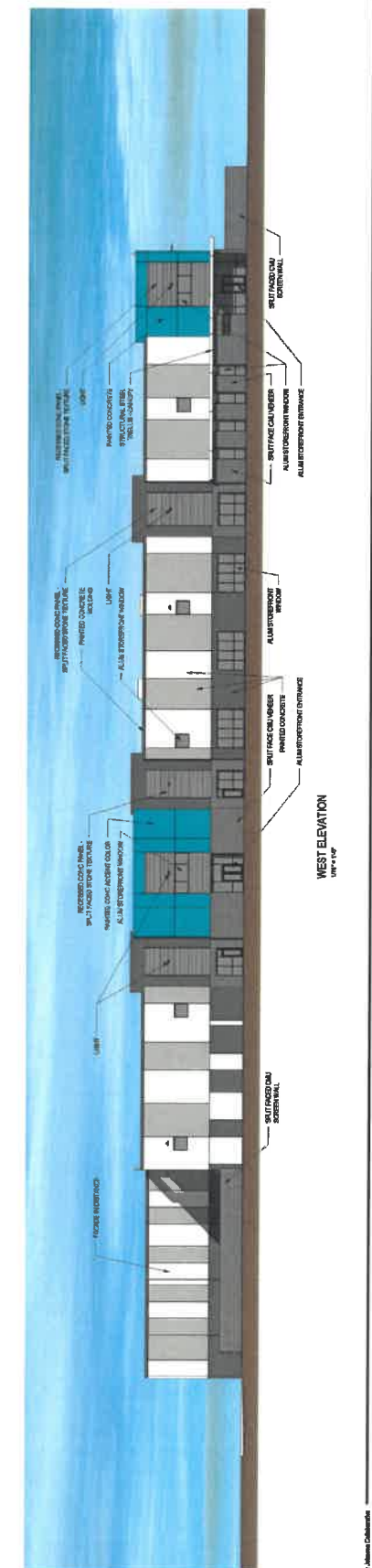
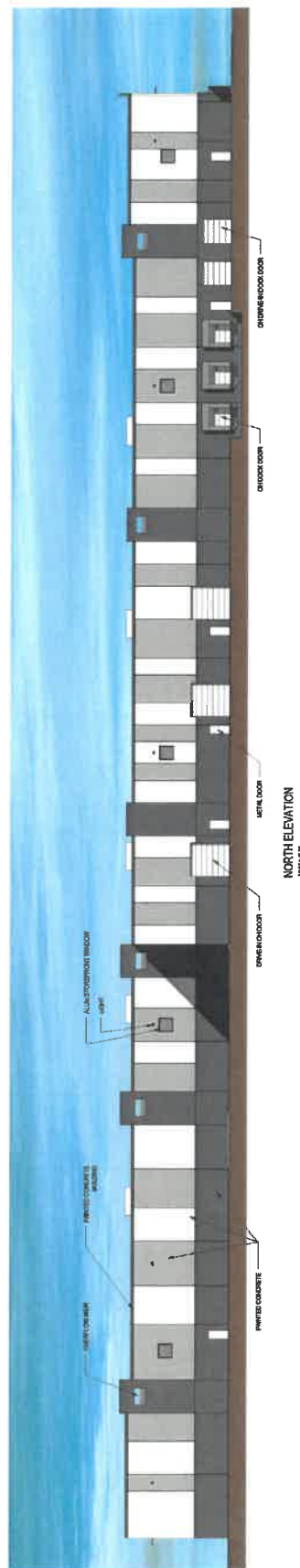
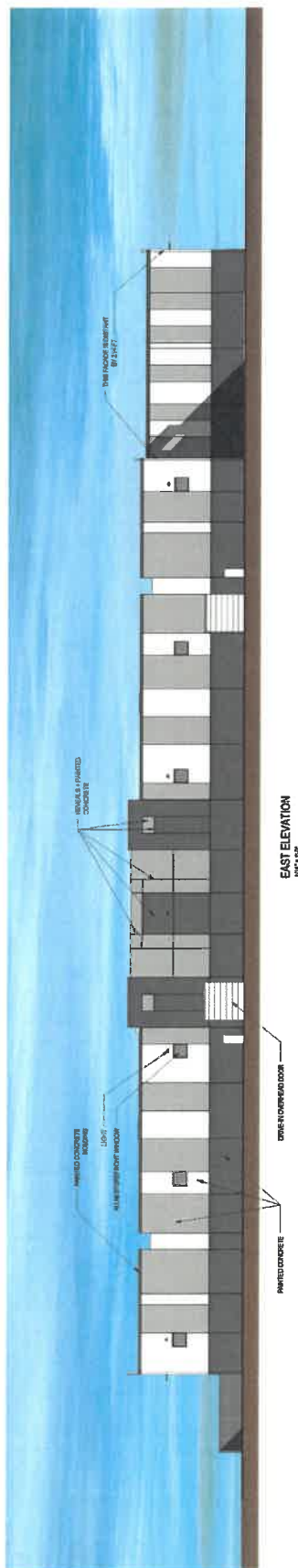
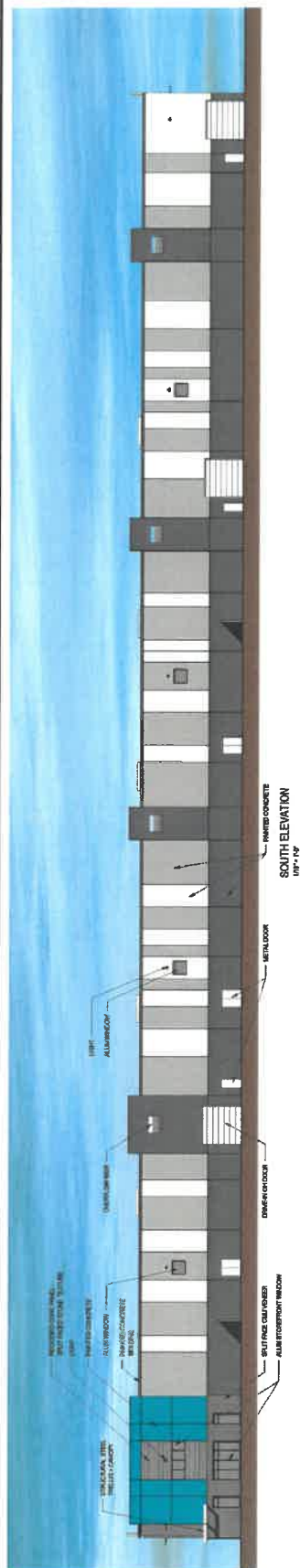
PHONE: 602-230-0600 FAX: 602-212-1787 2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

Aerial Map



NEC of Germann and Crismon





Tab C



April 25, 2022

Notice of Design Review Board Meeting – Cubes Building A & B
+/-36-acre Property Located East of Crismon Road, North of Germann Road in Mesa
Case No DRB22-00039

Dear Property Owner (or) Interested Party:

On behalf of the property owner, our office has recently filed application with the City of Mesa to allow for the development of two (2) new buildings within the *Cubes at Mesa Gateway* project, a roughly 264-acre planned, multi-building industrial and warehousing complex located between Pecos Road and Germann Road, east of Crismon Road as seen on the attached aerial map. The current applications only apply to a 36-acre segment of the larger, 264-acre development and consists of two (2) warehouse / industrial building with associated improvements. The applications include a Site Plan Review (SPR) and Design Review (DR), along with a Special Use Permit (SUP) to reduce the required parking.

You may recall receiving previous correspondence from our office regarding the larger Cubes project and/or this specific aspect of the development. The purpose of this follow-up letter is to let you know this application has now been scheduled for consideration by the Mesa Design Review Board under Case No. DRB22-00039 at their meeting held on May 10, 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.

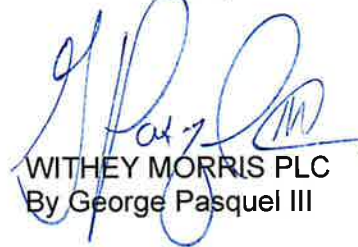
The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched via a video conferencing platform at <https://mesa11.zoom.us/j/5301232921> or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** at <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> **at least 1 hour prior to the start of the meeting.** If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak. For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The entire 264-acre site, including the subject 36-acre Property, has a General Plan designation of Employment and is located within the Commerce District of the Mesa Gateway Strategic Development Plan. The entire site is also zoned General Industrial (GI). 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, DR and SUP applications are for two (2) new building at roughly 270K sqft each, referred to as "Building A" and "Building B" respectfully, within the larger *Cubes at Mesa Gateway* project. Attached for reference is the preliminary site plan along with a sampling of typical elevations.

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 George@witheymorris.com. You may also contact the City of Mesa Planner assigned to this case, Cassidy Welch, at (480) 644-2591 or Cassidy.Welch@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 George@witheymorris.com.

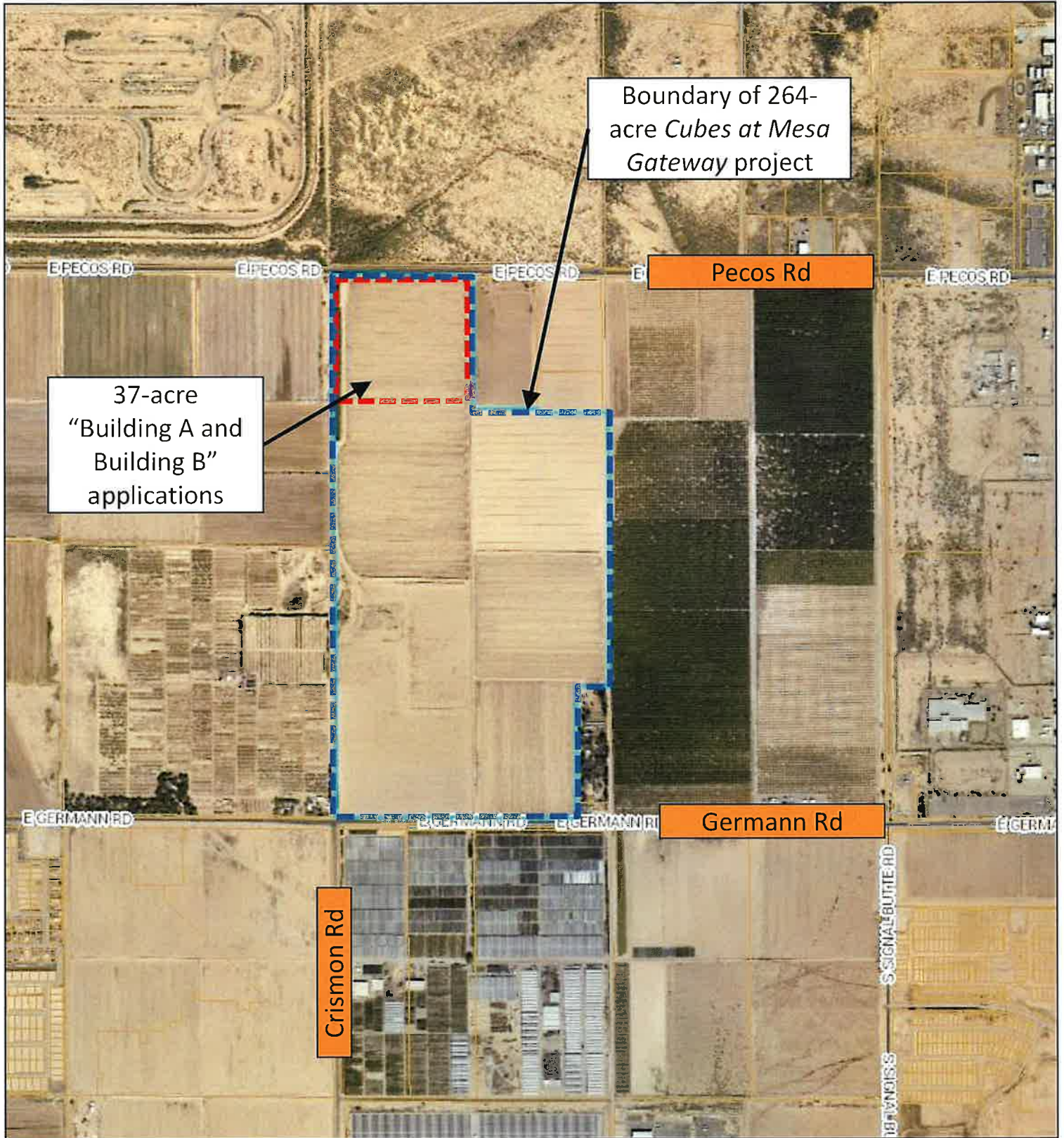
Sincerely yours,



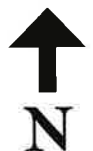
WITHEY MORRIS PLC
By George Pasquel III

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

Aerial Map



NEC of Germann and Crismon



[illegible]

Chrysomelids of the subfamily

**Sam Johnson
collaborative**

IRG | www.irs.gov
1-800-829-1040
1-800-829-4974

THE CUBES AT MESA
E PECOS RD & S CRISMON RD, MESA, AZ 85212

DO NOT WRITE IN THESE SPACES

+A3-01

Tab D

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 05/20/22

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 # ZON22-00049, on SEC Pecos Rd and Crismon 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.

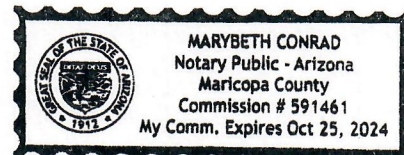
SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: Meghan Liggett

SUBSCRIBED AND SWORN before me on 05/20/22

MaryBeth Conrad
Notary Public

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: June 8, 2022

CASE: ZON22-00049

REQUEST: Site Plan Review; and
Special Use Permit. This request will
allow for an industrial development.

APPLICANT: George Pasquel / Withey Morris, PLC

PHONE: 602-230-0600

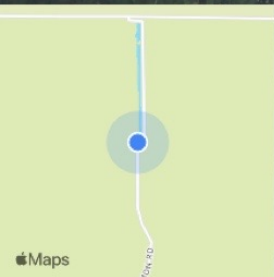
Planning Division 480-644-2385

Posting date: 5/20/2022

S Crismon Rd
Mesa AZ 85212

+33.287556,-111.617696

Friday, May 20, 2022 at 7:08:31 AM



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: June 8, 2022

CASE: ZON22-00049

REQUEST: Site Plan Review; and
Special Use Permit. This request will
allow for an industrial development.

APPLICANT: George Pasquel / Withey Morris, PLC

PHONE: 602-230-0600

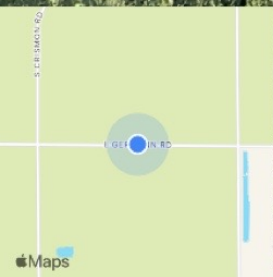
Planning Division 480-644-2385

Posting date: 5/20/2022

10000-10498 E Germann Rd
Mesa AZ 85212

+33.277592,-111.613397

Friday, May 20, 2022 at 6:44:30 AM



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: June 8, 2022

CASE: ZON22-00049

REQUEST: Site Plan Review; and
Special Use Permit. This request will
allow for an industrial development.

APPLICANT: George Pasquel / Withey Morris, PLC

PHONE: 602-230-0600

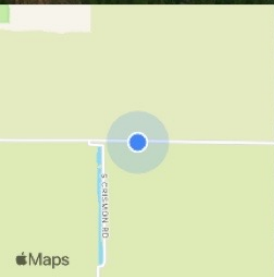
Planning Division 480-644-2385

Posting date: 5/20/2022

E Pecos Rd
Mesa AZ 85212

+33.292056,-111.615979

Friday, May 20, 2022 at 5:43:11 AM



Tab E



May 23, 2022

Notice of Planning & Zoning Board Hearing

Cubes at Mesa Gateway – Building A and B
+/-37-acre Property Located East of Crismon Road, North of Germann Road in Mesa
Case No ZON22-00049 / DRB22-00039

Dear Property Owner (or) Interested Party:

On behalf of the property owner, our office has recently filed application with the City of Mesa to allow for the development of two (2) buildings within the *Cubes at Mesa Gateway* project, a roughly 264-acre planned, multi-building industrial and warehousing complex located between Pecos Road and Germann Road, east of Crismon Road as seen on the attached aerial map. The current applications filed only apply to an +/-37-acre segment of property within the larger 264-acre development and consists of two (2), new warehouse building with associated improvements. The applications include a Site Plan Review (SPR) and Design Review (DR), along with a Special Use Permit (SUP) to reduce the required parking.

You may recall receiving previous correspondence from our office regarding other buildings within the *Cubes* development or this specific site and applications and their review by the Mesa Development Review Board. The purpose of this follow-up letter is to let you know this application (ZON22-00049) has now been scheduled for consideration by the Mesa Planning & Zoning Board at their meeting on June 8, 2022. The meeting will begin at 4:00 p.m. in the City Council Chambers located at 57 East First Street in Mesa.

The public may attend the meeting in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card 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. For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

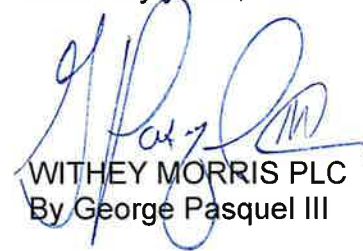
The entire 264-acre site, including the subject +/-35-acre Property, has a General Plan designation of Employment and is located within the Commerce District of the Mesa Gateway Strategic Development Plan. The site is also zoned General Industrial (GI). These zoning and General Plan designations will not be changed. This is not a rezoning application, and the anticipated uses are already permitted by right. The SPR, DR and SUP applications are for two (2)

new buildings at roughly 270K sqft each, referred to as "Building A" and "Building B," within the larger *Cubes at Mesa Gateway* project. Attached for reference is the preliminary site plan along with a sample elevation. The Planning & Zoning Board will review the SPR application for the site layout and the SUP application for a reduction in parking ratios from 75% at 1/500 sqft and 25% at 1/375 sqft to a more appropriate 75% at 1/2,150 sqft and 25% 1/365 sqft. Given the planned use of the building, this requested parking ratio is more than adequate to serve the site.

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 George@witheymorris.com. You may also contact the City of Mesa Planner assigned to this case, Cassidy Welch, at (480) 644-2591 or Cassidy.Welch@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 George@witheymorris.com. Please note, no meetings or hearings are scheduled at this time to review this project.

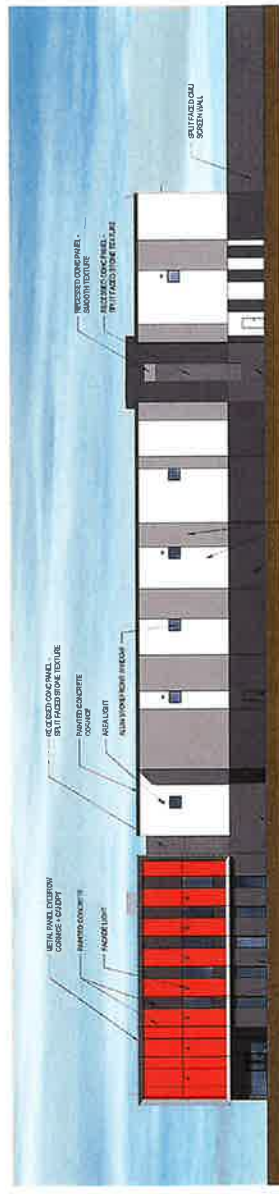
Sincerely yours,



WITHEY MORRIS PLC
By George Pasquel III

Enclosure(s): Building A/B - aerial, preliminary site plan, sample elevations

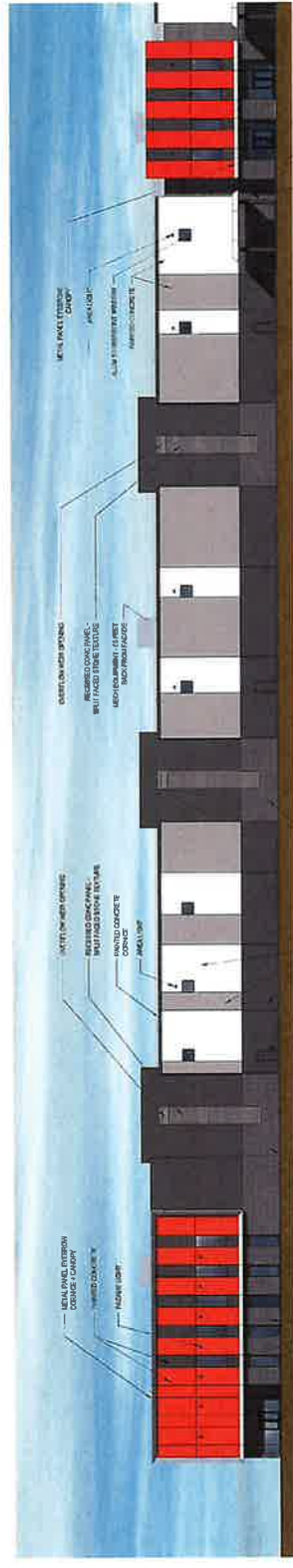
NOTE: THESE DRAWINGS ILLUSTRATE BUILDING A. BUILDING B IS THE SAME BUT OPPOSITE-HAND. THE BUILDINGS ARE MIRRORED ALONG THE SHARED EAST/WEST BOUNDARY.



OVERALL WEST ELEVATION
1/8" = 1'-0"



ENLARGED NORTH ELEVATION - RIGHT
1/8" = 1'-0"



ENLARGED NORTH ELEVATION - LEFT
1/8" = 1'-0"

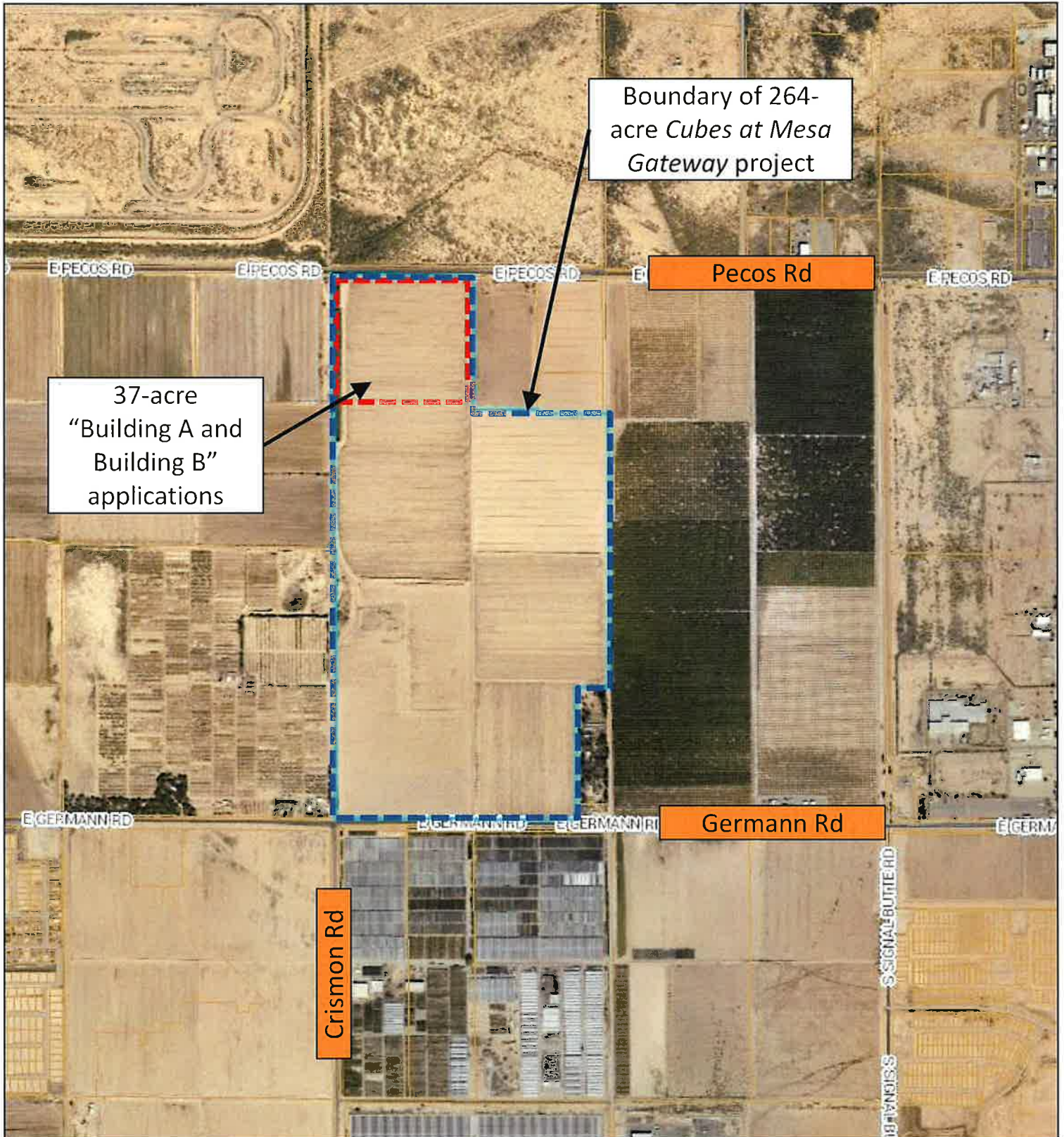


OVERALL NORTH ELEVATION
1/8" = 1'-0"



Corner Entrance View

Aerial Map



NEC of Germann and Crismon



I. Introduction

The purpose of this Citizen Participation Report is to provide a summary of outreach efforts to date regarding a planned Industrial Development. The Property is currently zoned General Industrial (GI). The application requests Site Plan Review (SPR) and a Special Use Permit (SUP) for reduced parking, and Design Review (DR).

These applications will allow the development of Building A and Building B, each at roughly 270K sqft in size, within the larger *Cubes at Mesa Gateway* industrial park. The project is consistent with the City's General Plan designation, overlays, and zoning designations and is compatible with the existing and anticipated surrounding uses. This Citizen Participation Plan ensures that those affected by this application will have an adequate opportunity to learn about and comment on the proposal. The Citizen Participation Report highlights those efforts.

II. Contact

George Pasquel III
Withey Morris, PLC
2525 East Arizona Biltmore Circle
Phoenix, Arizona 85016
602-230-0600
Email: George@witheymorris.com

III. Contact List

Parties affected by such an application typically includes properties owners within 1000-feet of the Property (as identified by the Maricopa County Assessor's Map), residents, registered neighborhoods, homeowners' associations, and/or other

interested parties as identified by the City of Mesa. It should be noted, City Staff has informed the Applicant that no neighborhood groups or associates exist in the vicinity of this project. A copy of the contact list and map of the mailing area are attached at **TAB A**.

IV. Notification Technique / Notice of Meetings

On January 20, 2022, first class letters were mailed to the Contact List. The letter alerted the recipient submitted applications on the property, provided information and exhibits on the project, 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 25, 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 Development 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 May 20, 2022, the Property was posted with three (3) separate hearing notification signs per the City requirements. The signs 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**.

On May 23, 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 of the Applicant with any questions or comments. See letter attached at **TAB E**

V. Inquiries

To date, the Applicant has received minimal inquiries regarding the applications. One phone call was received prior to the DRB hearing with general questions regarding the project. No concerns were noted. The Applicant has been in near constant contact with the City, which has not notified the Applicant of any public inquiries.

VI. Summary of Outreach

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

Tab A

BYNER CATTLE COMPANY

333 N CENTRAL AVE

PHOENIX, AZ 85004-2121

HAWLEY MARILYN B

10360 E GERMANN RD

QUEEN CREEK, AZ 85242

NEWELL A BARNEY AND KATHERINE M BARNEY
TRUST/BARNEY GAIL A/KENNETH L

22340 E QUEEN CREEK RD

QUEEN CREEK, AZ 85242

PACIFIC PROVING LLC

2201 E CAMELBACK RD STE 650

PHOENIX, AZ 85016

VLACHOS ENTERPRISES LLC

140 N CENTER ST

MESA, AZ 85201

CUBES AT MESA GATEWAY LLC

2199 INNERBELT BUSINESS CENTER DR

ST LOUIS, MO 63114

JORDE FARMS 3 LLC

8601 N SCOTTSDALE RD #335

SCOTTSDALE, AZ 85253

NEWELL A BARNEY AND KATHERINE M BARNEY
TRUST/BARNEY KENNETH/GAIL A

22340 E QUEEN CREEK RD

QUEEN CREEK, AZ 85142

PECOS-MERRILL 20 LLC

5730 ECHO CANYON DR

PHOENIX, AZ 85018

WILLIAMS GATEWAY LAND INV LP/GFLP/ET
AL

2812 N NORWALK ST STE 105

MESA, AZ 85215

HARRIS CATTLE CO

PO BOX 167

QUEEN CREEK, AZ 85242

MESA CITY OF

PO BOX 1466

MESA, AZ 85211

OLD DOMINION FREIGHT LINE INC

500 OLD DOMINION WAY

THOMASVILLE, NC 27360

SUNBELT LAND HOLDINGS LP

8095 OTHELLO AVE

SAN DIEGO, CA 92111

MESA DEVELOPMENT SERVICES

ATTN: CASSIDY WELCH

PO BOX 1466

MESA, AZ 85211

HARRIS CATTLE CO
PO BOX 167
QUEEN CREEK, AZ 85242

HAWLEY MARILYN B
10360 E GERMANN RD
QUEEN CREEK, AZ 85242

NEWELL A BARNEY AND KATHERINE M
BARNEY TRUST/BARNEY GAIL A/KENNETH L
22340 E QUEEN CREEK RD
QUEEN CREEK, AZ 85242

CUBES AT MESA GATEWAY LLC
2199 INNERBELT BUSINESS CENTER DR
ST LOUIS, MO 63114

BYNER CATTLE COMPANY
333 N CENTRAL AVE
PHOENIX, AZ 85004

PECOS-MERRILL 20 LLC
5730 ECHO CANYON DR
PHOENIX, AZ 85018

SUNBELT LAND HOLDINGS LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

NEWELL A BARNEY AND KATHERINE M
BARNEY TRUST/BARNEY KENNETH/GAIL A
22340 E QUEEN CREEK RD
QUEEN CREEK, AZ 85142

LYONS DEVELOPMENT LLC
4320 E BROWN RD SUITE 110
MESA, AZ 85205

OLD DOMINION FREIGHT LINE INC
500 OLD DOMINION WAY
THOMASVILLE, NC 27360

PACIFIC PROVING LLC
2801 E. CAMELBACK ROAD STE 450
PHOENIX, AZ 85016

MESA DEVELOPMENT SERVICES
ATTN: CASSIDY WELCH
PO BOX 1466
MESA, AZ 85211

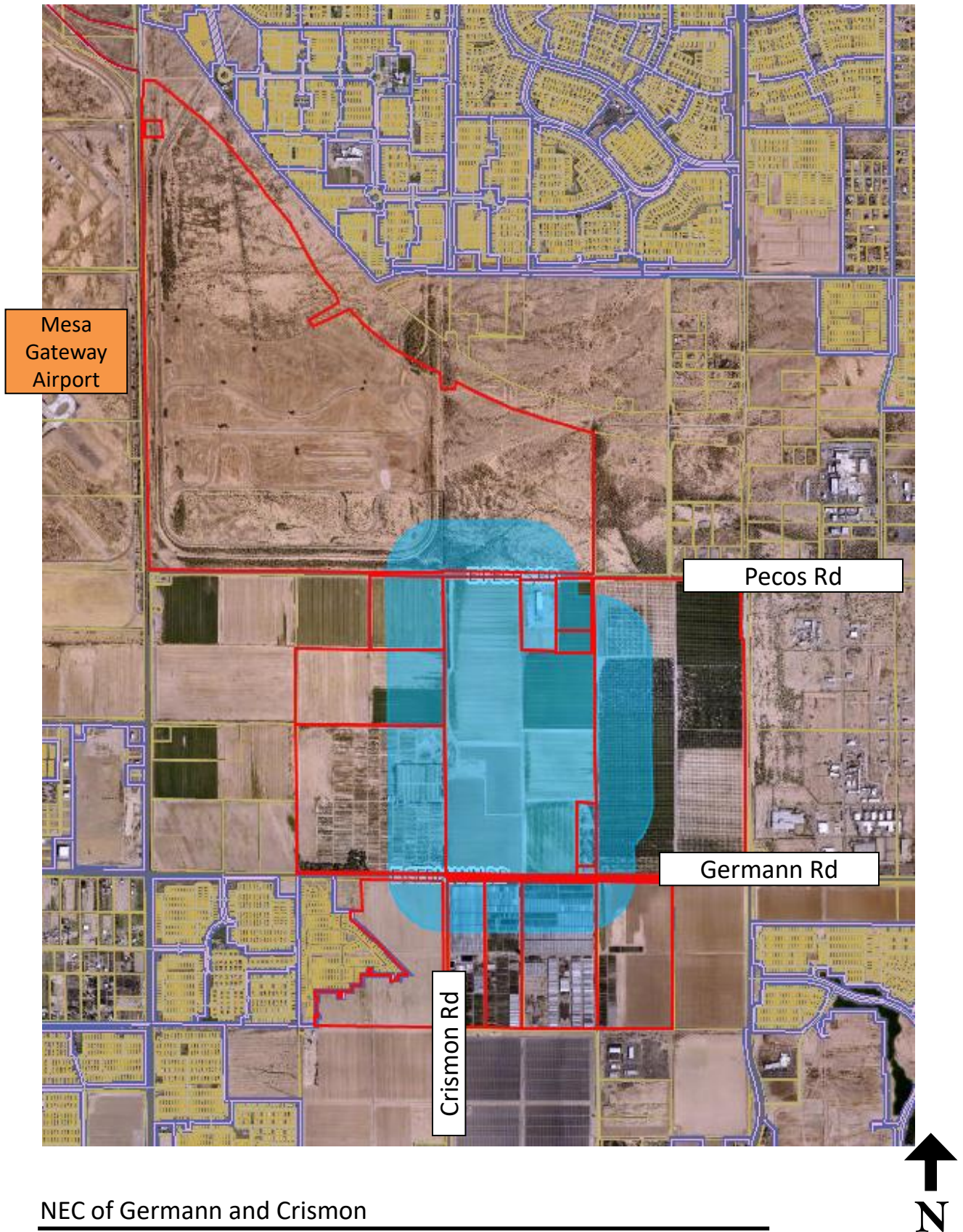
JORDE FARMS 3 LLC
8601 N SCOTTSDALE RD #335
SCOTTSDALE, AZ 85253

WILLIAMS GATEWAY LAND INV
LP/GFLP/ET AL
2812 N NORWALK ST STE 105
MESA, AZ 85215

MESA CITY OF
PO BOX 1466
MESA, AZ 85211

VLACHOS ENTERPRISES LLC
140 N CENTER ST
MESA, AZ 85201

1,000 ft Property Owner List



Dawn Dallman

From: Elisha Rust
Sent: Wednesday, April 28, 2021 8:37 AM
To: Dawn Dallman
Cc: Cynthia Ezcurra
Subject: FW: Pre-Submittal Agenda for meeting date 05-11-2021
Attachments: Center and University_Amy Malloy.xlsx; 3815 E Thomas Rd_Krista Zinser.xlsx; 8462 E Warner_Josh Hannon.xlsx

Hello Dawn,

I hope you are having a great day. I have attached the documents. The one below does not have nearby neighborhoods or HOAs.

9:30	PRS21-00351 Withey Morris PLC	10003 E Pecos Rd APN: 30463006V	The Cubes at Mesa Gateway		6	
Cassidy Welch						

Please let us know if you have any questions. Have a wonderful day.

Take care,

Elisha Rust
Community Engagement Coordinator
[480-644-3002](tel:480-644-3002) | elisha.rust@mesaaz.gov

