

Citizen Participation Report

June 7, 2022

StarPoint Properties: Hawes Commerce Center Project.

Rezoning LI/OC PAD, Site Plan, & Design Review

Located between the 7300 to 7600 blocks of South Hawes Road (east side), the 8400 block of East Germann Road (north side) and the 7300 to 7500 blocks of South 85th Place (west side)

[Located North of the Northwest Corner of Germann Road and of 85th Place]

(Parcel Number: 304-62-008L)

A. Case Ref. Numbers: ZON21-00792 / DRB21-00926

Overview: The purpose of this Citizen Participation Report is to summarize how citizen participation was conducted for the proposed for Hawes Commerce Center project regarding a rezoning to Light Industrial (LI) with a Planned Area Development (PAD), site plan, and design review to develop three (3) flexible industrial buildings, which are oriented to provide multiple access points centered around a central loading area to provide screening of the truck maneuvering areas. Moreover, as presented at the neighborhood meeting, there will be no buildings located within this 150-feet of this property boundary, providing a nice buffer/transition from the Queens Park subdivision.

B. Contact Lists

The Contact Lists for the cases are included as noted below. (See **Tab A**)

1. A contact list will be developed for citizens and agencies within this area including:

- All property owners within 1,000 feet of the site as determined by the Maricopa County Assessor.
- Any Homeowners Associations within ½-mile of the project.
- Registered Neighborhoods within 1-mile and Interested Parties list provided from the City of Mesa.
- All property owners within 1,000-feet of the site as determined by the Maricopa County Assessor and those that signed-in at the Neighborhood Meeting for the Design Review Board meeting and Planning and Zoning Board hearing notices.

C. Notice of Application Filed / Neighborhood Meeting & Public Meeting / Hearing Notifications

Notice of Applications Filed / Neighborhood Meeting Letter

On October 4, 2021, the Applicant's Legal Representative mailed a Notice of Applications Filed / Neighborhood Meeting. The mailing list for the public hearing notification letter included all parties within 1,000 feet, Homeowners Associations within ½-mile, and

Registered Neighborhoods within 1-mile and Interested Parties list provided from the City of Mesa. The content of the letter included a description of the request; case numbers; site location and acreage; the date, time, and directions for accessing the virtual neighborhood meeting; contact information for the Applicant and City planner assigned to the case; and copies of the site plan and building elevations for the proposed development. See **Tab B** for a copy of the letter mailed, the sign-in sheet, and one (1) of the follow up emails sent to address/mitigate the concerns presented at the meeting. **Approximately 20-30 people attended / participated in the neighborhood meeting.**

Note: Suffice to say, those in attendance have sympathy for our client's/developer's proposal and appreciated, as much as possible, the preservation of the building buffer, significant landscape buffer, no access to 85th Place, keeping the building height down, lighting limited, etc., but they want more of a landscape buffer and reduced building height/number of buildings. These things cannot be reasonably accomplished/marketed for this development to be competitive both currently and long-term.

Continued discussions have occurred to mitigate (i.e., enhancing quantity of landscaping, walls, reducing the number of buildings from 5 to 3, keeping parapet heights down, screening, etc.), but we are at an impasse.

Design Review Board Public Meeting Letter

On May 27, 2022, the Applicant's Legal Representative mailed a Notice of Public Meeting letter advising of the Design Review Board meeting. The mailing list for the public meeting notification letter included all parties within 1,000-feet of the site as determined by the Maricopa County Assessor and those that signed-in at the Neighborhood Meeting – this was done for consistency purposes and to keep those in the abutting subdivision informed of the status, changes, etc. The content of the letter included a description of the request; case number; site location and acreage; the date, time, and location of the Design Review Board meeting; contact information for the Applicant and City planner assigned to the case; and copies of the site plan and building elevations for the proposed development. See **Tab C** for a copy of the letter.

Planning and Zoning Board Public Hearing Letter

On June 6, 2022, the Applicant's Legal Representative mailed a Notice of Public Hearing letter advising of the Planning and Zoning Board hearing. The mailing list for the public hearing notification letter included all parties within 1,000-feet of the site as determined by the Maricopa County Assessor and those that signed-in at the Neighborhood Meeting – this was done for consistency purposes and to keep those in the abutting subdivision informed of the status, changes, etc. The content of the letter included a description of the request; case number; site location and acreage; the date, time and location of the Planning and Zoning Board hearing; contact information for the Applicant and City planner assigned to the case; and copies of the site plan and building elevations for the proposed development. See **Tab D** for a copy of the letter.

Site Posting

On June 6, 2022, Dynamite Signs installed **two (2)** public hearing notification signs on the property identifying the scheduled public hearing – this was done to keep those in the abutting subdivision informed. The notification sign conformed to the City's standard and customary site posting requirements and included information on the date, time, and location of the Planning and Zoning Board hearing for the Application, a summary of the request, and contact information for the Applicant's Legal Representative. See **Tab E** for the Affidavit of Public Hearing Notification site posting, and photographic evidence.

D. Inquiries / Response Procedures

To date, the Applicant's Legal Representative has had calls from/to Doug Chapman with Queens Park subdivision regarding the proposal from inception to date. A clarifying email was received soon after the neighborhood meeting about receiving a follow up email to the items discussed (which was sent) and someone reached out this month regarding the tumbleweeds on the property, which is a global problem with all the adjoining parcels. We are coordinating to see what we can do collectively to rid the property of tumbleweeds. Any future substantive inquiries regarding the request will be documented in a supplement to this report.

E. Summary of Schedule - Implementation

Application Filed (ZON21-00792):	August 16, 2021
Application Filed (DRB21-00926):	September 20, 2021
Notice of Apps. Filed / Neigh. Mtg.:	October 4, 2021
Neighborhood Meeting (In-Person):	October 19, 2021
Notice of Public Meeting Mailing (DRB21-00926):	May 27, 2022
Notice of Public Hearing Site Posting (ZON21-00792):	June 6, 2022
Notice of Public Hearing Mailing (ZON21-00792):	June 6, 2022
Citizen Participation Report Submitted:	June 7, 2022
Planning & Zoning Board Hearing (ZON21-00792):	June 22, 2022

TAB A

2R TRUST
22802 S 214TH WAY
QUEEN CREEK, AZ 85142

ADAMS MICHAEL B /
KATHLEEN L
8563 E WINSTON
QUEEN CREEK, AZ 85242

ANDERSON DEVIN /
ANIELA K
8662 E WINNSTON CIR
MESA, AZ 85212

ARNSON AARON D /
ERICA B
8547 E WATERFORD CIR
MESA, AZ 85212

BACKUS FAMILY TRUST
8611 E WATERFORD CIR
MESA, AZ 85212

BOND AARON JAY /
BRITTNEY DAWN
19894 E ALAMOSA DR
QUEEN CREEK, AZ 85142

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

BUNTIN FAMILY
LIVING TRUST
20002 E SUPERSTITION DR
QUEEN CREEK, AZ 85142

CAHOON COBY
19982 E ALAMOSA DR
QUEEN CREEK, AZ 85142

CALL ANSON L /
DARLENE A TR
8660 E WATERFORD CIR
QUEEN CREEK, AZ 85242

CDT KIDS
3324 E RAY RD
UNIT 340
HIGLEY, AZ 85236

CHAPMAN DOUGLAS K
8715 E WOODLAND AVE
QUEEN CREEK, AZ 85242

CHARLEY E JOHNSON
REVOCABLE LIVING TR
88 JONES RANCH ROAD
GLOBE, AZ 85501

CHAS ROBERTS AIR
CONDITIONING, INC
9828 N 19TH AVE
PHOENIX, AZ 85021-1992

CORPORATION OF THE
PRESIDING BISHOP OF THE
50 E NORTH TEMPLE, FL 12
SALT LAKE CITY, UT 84150

EAST COMSTOCK LLC
501 E COMSTOCK DR
CHANDLER, AZ 85225

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

EDER LON
8610 E WATERFORD CIR
MESA, AZ 85212

FORBIS DONALD W JR /
KATHRYN A
20102 E SUPERSTITION DR
QUEEN CREEK, AZ 85242

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

GERMANN & HAWES INVEST
LTD PARTNSHIP
1745 E KNOX RD
TEMPE, AZ 85284

GERMANN AND HAWES
INVEST LTD PARTNSHIP
2222 S DOBSON RD, #6-A
MESA, AZ 85202

GERMANN ROAD LLC
4734 W CREEDENCE BLVD
GLENDALE, AZ 85310

HARDIN FLOYD E
8661 E WATERFORD CIR
QUEEN CREEK, AZ 85242

HARKER PAYTON / BAILEE
8612 E WINNSTON CIR
MESA AZ 85212

HATCH BRYAN M / NATALIE
19067 S 199TH PL
QUEEN CREEK, AZ 85142

JACKS PETER /
JENNIFER
8549 E WINNSTON CIR
MESA, AZ 85212

JACKSON ROGER / SOMMER
19960 E ALAMOOSA DR
QUEEN CREEK, AZ 85142

KENWORTHY KEVIN D
8718 E WINNSTON CIR
MESA, AZ 85212

KOENIG LAURA R
19873 E ALAMOSA DR
QUEEN CREEK, AZ 85142

KOLLETT CHARLES R / DIANE
8546 E WATERFORD CIR
QUEEN CREEK, AZ 85242

LEAVITT GREGORY L /
BREONNE
19895 E ALAMOSA DR
QUEEN CREEK, AZ 85142

LJF I HOA
633 E RAY RD
UNIT 122
GILBERT, AZ 85296

MCCOY CASEY /
GENEVA LINA E
8609 E WOODLAND AVE
MESA, AZ 85212

MCINTYRE PAUL V /
ELAINE M
8548 E WINSTON CIR
QUEEN CREEK, AZ 85242

MEADOWS JOHN W /
CYNTHIA L
20101 E GERMANN RD
QUEEN CREEK, AZ 85242

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

METSO MINERALS
INDUSTRIES INC
20965 CROSSROADS CIR
WAUKESHA, WI 53186

MONTEMORRA HARRY R
PO BOX 249
MESA, AZ 85211

MUMAUGH TERRY E /
CHRISTINA R
20133 E GERMANN
QUEEN CREEK, AZ 85242

MURRAY MELANIE E /
CONNORS MARGARET A
8717 E WATERFORD CIR
MESA, AZ 85212

NIELSON ERIC R /
CINDY KAY
19066 S 199TH PL
QUEEN CREEK, AZ 85142

OTRUBA JOSEPH W / GINA
19938 E ALAMOSA DR
QUEEN CREEK, AZ 85142

OWEN KYLE J / PAMELA B
19983 E ALAMOSA DR
QUEEN CREEK, AZ 85142

PECOS 10 LLC
10632N SCOTTSDALE RD
STE 200
SCOTTSDALE, AZ 85254

PEGANYEE CHRISTOPHER C /
BARBARA
8627 E WATERFORD CIR
MESA, AZ 85212

PLANT KATHRYN L /
STEVEN W
8663 E WINNSTON
PHOENIX, AZ 85042

TOWN OF QUEEN CREEK
22350 S ELLSWORTH RD
QUEEN CREEK, AZ 85242

ROGER V AND BARBARA D
TRINKO REVOCABLE TRUST
8626 E WATERFORD CIR
MESA, AZ 85212

ROGERS WILL C / WYNONA
8628 E WINNSTON CIR
QUEEN CREEK, AZ 85212

ROSS JACK / STEPHANIE
19842 E ALAMOSA DR
QUEEN CREEK. AZ 85142

SALAS HENRY / CONCEPCION
8641 E WOODLAND AVE
MESA, AZ 85212

SANDERSON DANIEL M /
STRASSER DIANE
20026 E SUPERSTITION DR
QUEEN CREEK, AZ 85142

SANFILIPPO THOMAS KNAPP /
WHITNEY MARIE
8642 E WATERFORD CIR
MESA, AZ 85212

SCHAFER ROBERT LOUIS /
CYNTHIA JAN
20201 E GERMANN RD
QUEEN CREEK, AZ 85142

SHINN RAMSEY S
8645 E WINNSTON CIR
MESA, AZ 85212

SMITH GILBERT E /
KRISTINE A
8643 E WATERFORD CIR
MESA, AZ 85212

STANFORD DAVID
19961 E ALAMOSA DR
QUEEN CREEK, AZ 85142

STEVE R SCOTT TRUST
19917 E ALAMOSA DR
QUEEN CREEK, AZ 85142

STEVEN AND PATRICIA SMITH
LIVING TRUST
8716 E WATERFORD CIR
MESA, AZ 85212-9373

TANNER LAND AND
CATTLE LLC
6741 W ROCK SOLID WAY
CHANDLER, AZ 85226

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

TRAPP JOSEPH A / KELLY
8562 E WINNSTON CIR
MESA, AZ 85212

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

VAN WAGNER ERIC A /
JAMIE ANN
19916 E ALAMOSA DR
QUEEN CREEK, AZ 85142

VIRGINIA S GINGRAS
REVOCABLE TRUST
19868 E ALAMOSA DR
QUEEN CREEK, AZ 85142

VOTTA RICHARD J
8629 E WINNSTON CIR
QUEEN CREEK, AZ 85242

WALKER MIRINDA L /
SHERLOCK E JR
19105 S 199TH PL
QUEEN CREEK, AZ 85142

WHITE JAMES A /
COLENE M
8561 E WATERFORD CIR
QUEEN CREEK, AZ 85242

WOFFORD ELIZABETH A
8613 E WINNSTON CIR
MESA, AZ 85212-9380

WYLER BLAYNE / BRITTANY
20001 E GERMANN RD
QUEEN CREEK, AZ 85142

ZAKRZACKI MONIKA
8644 E WINNSTON CIR
MESA, AZ 85212

CITY OF MESA
PLANNING DIVISION
ATTN: JENNIFER MERRILL
P.O. BOX 1466
MESA, AZ 85211-1466

STEVE VAUGHN
8744 E WATERFORD CIR
QUEEN CREEK, AZ 85212

MICHAEL LANSKY
19741 N MAC NEIL CT
MARICOPA, AZ 85138

JOE AND LORI STUART
1915 N WHITE & PARKER RD
MARICOPA, AZ 85138

DENNIS M. NEWCOMBE
GAMMAGE & BURNHAM, PLC
40 N CENTRAL AVE, 20TH FL
PHOENIX, AZ 85004

Doug Chapman
8715 East Woodland Avenue
Mesa, Arizona 85212

Ladell Call
8660 East Waterford Circle
Mesa, Arizona 85212

TAB B

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566

FACSIMILE (602) 256-4475

Dennis M. Newcombe

DIRECT (602) 256-4446

E-Mail Address: dnewcombe@gblaw.com

FILE NUMBER

12267-000001

October 4, 2021

VIA U.S. MAIL

Re: Notice of Applications Filed / Open House - Neighborhood Meeting.
City Submittals. City Reference Numbers: ZON21-00792 & DRB21-00926.
Approximately 34-Gross Acres of Vacant Land Located North of the Northwest Corner
of Germann Road and of 85th Place. Parcel Number: 304-62-008L.

Dear Property Owner or Registered Neighborhood Association:

We represent StarPoint Properties, our client, who is currently under contract to purchase the approximately 34 gross acres of vacant land located north of the northwest corner of Germann Road and 85th Place (the "Property") for the development of a quality, compatible industrial park (the "Hawes Commerce Center") within proximity to the Phoenix-Mesa Gateway Airport. (See the Attached: Property Location Map) StarPoint Properties envisions the Hawes Commerce Center to be a development allowing for a range of business activities that will reflect the diverse ecosystem of commerce happening within the city of Mesa and beyond. The proposed buildings will feature superior design materials and layout in order to attract the highest quality tenants within this growing market. The future tenants will range from local, regional, and national businesses. Some examples of potential users are: e-commerce/high-tech logistics companies, warehousing, assembly, manufacturing, and research & development companies. Tenants will be drawn to the area due to a number of factors including (most importantly) the proximity of the Phoenix-Mesa Gateway Airport and the Property's adjacency to SkyBridge Arizona (i.e., SkyBridge Arizona is the United States' first and only inland international air logistics and joint U.S.-Mexico Customs processing hub.).

The existing underlying Light Industrial ("LI") and the 150-foot Small Office ("OS") zoning districts as previously approved in 2009 on the Property will remain. Thus, the purpose of this proposed Site Plan Amendment (Case: ZON21-00792) request is to better align the Property with a more reasonable/appropriate level of development. (See the Attached: Existing Zoning Map)

More importantly, StarPoint Properties and their design team are proposing a generous 80-foot landscape setback along 85th Place abutting the Queens Park subdivision. In addition there will be no buildings located within this 150-feet of this property boundary, providing a nice buffer/transition from the Queens Park subdivision while allowing for the ultimate development of this vacant Property. (See Attached: Landscape Site Plan)

Notice of Applications Filed / Open House - Neighborhood Meeting
ZON21-00792 & DRB21-00926
Approx. 34-Gross Acres
North of the NWC of Germann Road and of 85th Place (APN: 304-62-008L)
October 4, 2021
Page 2 of 3

StarPoint Properties is also seeking a minor parking reduction to minimize unnecessary paved surfaces (heat gain) and to better align with their end-users. A slight building height increase to 46-feet from the existing LI zoning district's allowed 40-feet is being requested to meet the end-users needs as well. It is worth noting that the 2009 zoning case approved building heights of up to 58-feet, which our client's nominal height increase is less than and closer in line with the existing LI zoning. These two (2) requests are a part of the Site Plan Amendment case (i.e., Special Use Permits). (See Attached: Building Illustrative)

Finally, Starpoint Properties has submitted their design review package to the city of Mesa for review as well (Case: DRB21-00926). With that being said, please accept this letter as an invitation to attend an Open House - Neighborhood Meeting, which is being held to discuss our client's site plan/design proposal. The details of the Open House - Neighborhood Meeting are as follows:

OPEN HOUSE - NEIGHBORHOOD MEETING

Tuesday, October 19, 2021, 6:00 PM

Heritage Academy Gateway

Room 120

19705 East Germann Road

Queen Creek, AZ 85142

Note: Please feel free to call me, Dennis M. Newcombe, at (602) 256-4446 should you need directions to the above meeting location.

Please Note: Specific formal city meeting/hearing dates have not yet been set. You should receive a subsequent mailing identifying the dates and locations of hearings when they have been scheduled.

In the meantime, should you have any questions or cannot attend the upcoming meeting noted in this letter or any of the future meetings/hearings and would like more information, please feel free to contact me at:

Dennis M. Newcombe with Gammage & Burnham
(602) 256-4446 – **or** – via e-mail: dnewcombe@gblaw.com

If you require additional information from the City of Mesa Development Services Department, Planning Division, please contact our City representative.

Jennifer Gniffke, Planner I
(480) 644-6439– **or** – via e-mail: Jennifer.Gniffke@MesaAZ.gov

Notice of Applications Filed / Open House - Neighborhood Meeting
ZON21-00792 & DRB21-00926
Approx. 34-Gross Acres
North of the NWC of Germann Road and of 85th Place (APN: 304-62-008L)
October 4, 2021
Page 3 of 3

We appreciate your time and consideration.

Very truly yours,

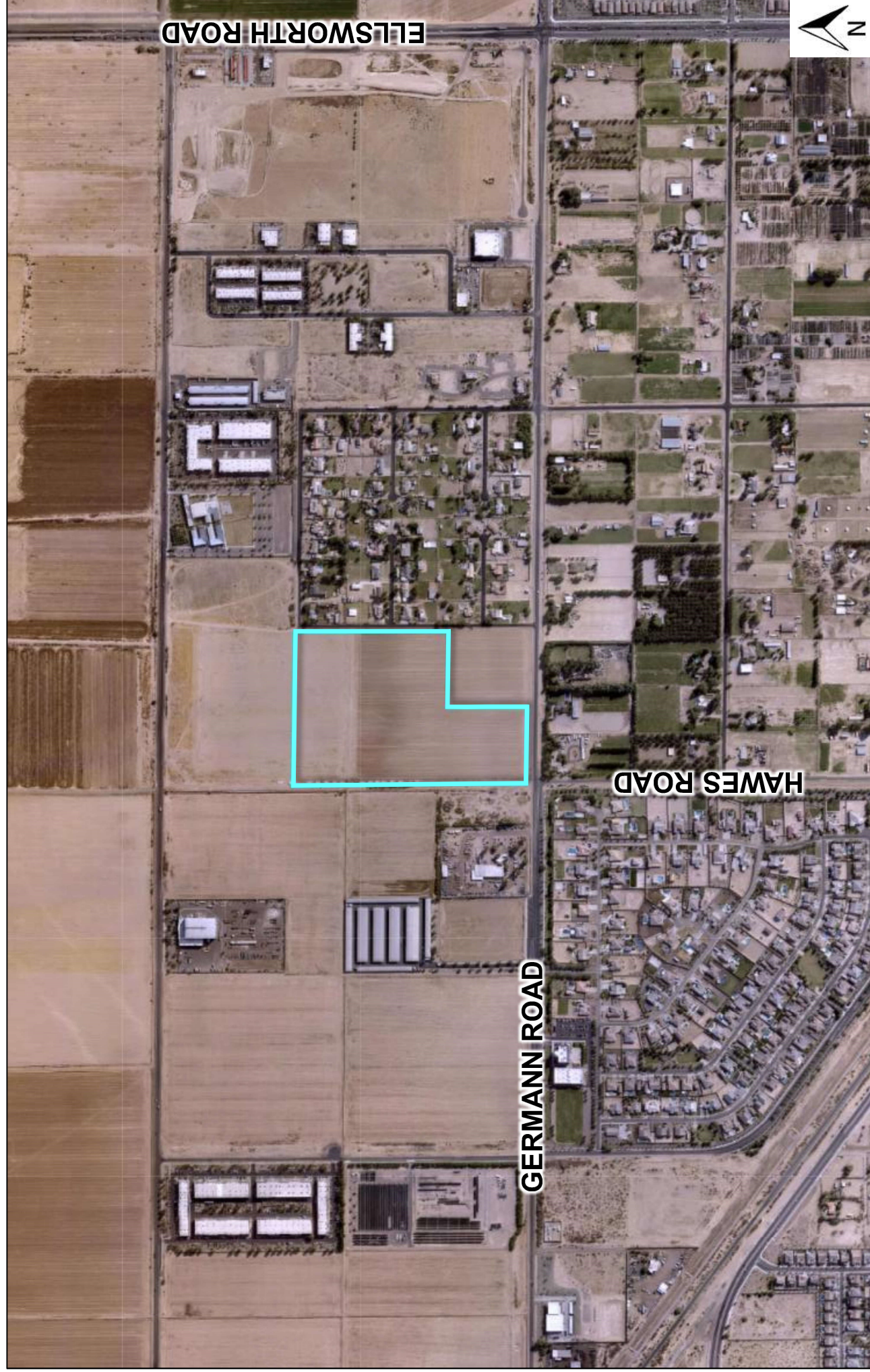
GAMMAGE AND BURNHAM, PLC

Dennis M. Newcombe

Dennis M. Newcombe
Senior Land Use Planner

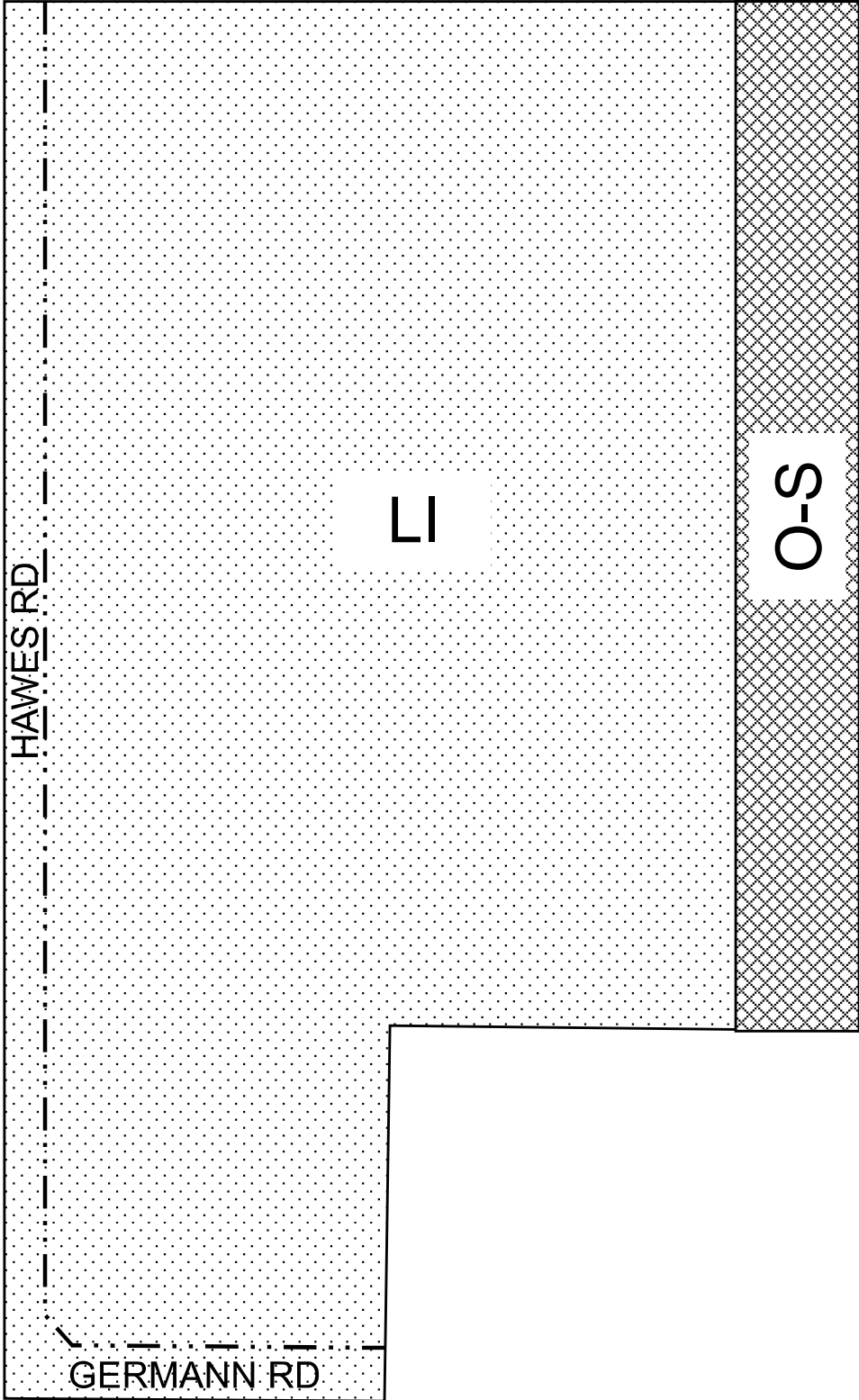
Enclosures: Property Location Map
Existing Zoning Map
Landscape Site Plan
Building Illustrative

AERIAL MAP



 Subject Property

Zoning Exhibit



Studio
DPA
Planning and Landscape Architecture
P.O. Box 3489 - Gilbert, AZ 85299
480.577.5818 | 602.568.6606
www.studioDPA.com

DATE: 08.09.21

PRELIMINARY LANDSCAPE PLAN

German and Hawes

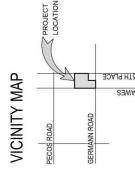
PREPARED FOR: WARE MALCOMB

QUEEN CREEK AZ










DATE: REVISION:

CONCEPTUAL LANDSCAPE PLAN

SHEET 01 OF 01
L-1



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
	<i>Ceanothus americanus</i>	Common Blueberry
	Mourning Dove	
	<i>Chilopsis salicifolia</i>	Chilopsis
	<i>Parthenocissus vitacea</i>	Parthenocissus
	Desert Museum Plant	
	<i>Quercus agrifolia</i>	Live Oak
	<i>Prosopis juliflora</i>	Thornless Chinese Mesquite
	<i>Platanus chinensis</i>	Red Palm Platane
	<i>Sophora secundiflora</i>	Tree Mountain Laurel

CACTI, SHRUBS, AND ACCENTS:

Region	Species
Alto Barro Colorado	Alto + Yellow Broom
Camaguan	glomerata
Saguaro	Darwinia whittakeri
Desert Spine	Columnar cactus
Hoag Bar	Echinopsis muscaria, velutaria
Valeriana Euri Bush	Fouquieria splendens
Hesperaloe parviflora	Opuntia
Opuntia	Justicia spicata
Mexican Honeycreeper	Leucophyllum frutescens, Texas Cactus
Great Desert Sage	Muhlenbergia capillaris, Niger Mar
Yucca elata	Queen's Wreath Vine
Argemone leucophaea	Acaia peruviana
Baja Ruella	Strobilanthus chinensis
Yucca elata	Orange Jubilee
Orange balls	Acaia subulata
Desert Murrelet	

HAWES COMMERCE CENTER NEIGHBORHOOD MEETING

Heritage Academy Gateway – Room 120
19705 East Germann Road, Queen Creek, Arizona 85142
October 19, 2021 at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
★ ROGER & BARBARA TRINKO	8626 E. Waterford Cir Mesa 85212	Cell Roger 602 478 6000	bdtrinko@gmail.com
★ JIM & COLLEEN WHITE	8561 E. Waterford Cir Mesa, AZ 85212	480-416-5500	cwhite5500@gmail.com
★ Will C. ROGERS	8628 E. WINNSTON CIRCLE MESA, AZ 85212	480.600.3972	Will. ROGERS @ ABCEENGINEERING.COM
Payton Harker	8612 E Winston Cir AZ 85212	480.848-1487	paytonharker@gmail.com
★ Christopher & Barbara	8627 E Waterford Cir Mesa, AZ 85212	480-600-8225	peganyee1@msn.com
★ JOE + KELLY TRAPP	8562 EAST WINNSTON CIR	920-838-3702	JDTRAPP@msn.com
★ STEVE VAUGHN	8744 E. WATERFORD CIR	480-447-2323	BONNIE@EMAILTHEVAUGHNS.COM
Jennifer Gniffke	55 N. Center St. Mesa	480-644-6439	Jennifer.Gniffke@ MesaAZ.gov
Dean Arnson	8547 E. Waterford Cir	480 221-3205	deanarnson@aol.com
Michelle Arnson	" " "	480 221-7707	

HAWES COMMERCE CENTER NEIGHBORHOOD MEETING

Heritage Academy Gateway – Room 120
19705 East Germann Road, Queen Creek, Arizona 85142
October 19, 2021 at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Doug Chapman	8715 E. Woodland Ave	480-694-3233	dougchapman1@gmail.com
Karl Chapman	8715 E. Woodland Ave Mesa, AZ 85212	480-518-3685	karlachapman5@gmail.com
Paul McIntyre	8548 E. Winston Cir Mesa AZ 85212	480-987-1871	pvmcintyre8548@gmail.com
Elaine McIntyre	" " "	" "	
Rick Montemorra	8560 E. WATERFORT	480-254-1285	NO EMAIL
Craig Merkley	8559 E Woodland Ave	480 980 7784	fordman129@Juno.com
Sarah Shinn	8645 E Winston Cir	480-298-1854	Sarah.sharp86@gmail.com
JENNIFER JACKS	8549 E WINSTON CIR	480.703.3617	JENNIMJACKS@gmail.com

Dennis M. Newcombe

From: Dennis M. Newcombe
Sent: Wednesday, December 29, 2021 4:28 PM
To: jimwhite4223@gmail.com; cmwhite5500@gmail.com
Subject: [Follow Up - StarPoint Properties] Northeast Corner of Hawes and Germann (34-Gross Acres)
Attachments: NEC Hawes and Germann [Property Location Map].pdf; Sight View Perspectives & Landscape Setback View.pdf

Dear Neighbor,

Thank you for attending/participating in our neighborhood meeting held on **October 19, 2021**, at the Heritage Academy Gateway regarding our client's (StarPoint Properties) proposed business park development at the northeast corner of Hawes and Germann (approximately 34-gross acres). **(See attached "Property Location Map")**

You are receiving this email because you had signed the neighborhood meeting sign-in sheet requesting a follow up to our meeting regarding the comments expressed from the community. With that said, the following points/requests below from the neighborhood and our responses to them.

1. Will we be installing a wall along 85th Place?

Response

We have agreed to install a 6-foot CMU (block) screen wall outside of the approximately 82-foot wide landscape setback and abutting the parking lot along 85th Place, as requested.

2. Landscape area dimension - can it be increased?

Response

The total setback from the existing edge of 85th place to the proposed building is ± 176 feet. The landscape setback onsite (the property) will be approximately 82-foot wide. When combined with the street required landscaping, per the city, and measured from the roll-curb this dimension will increase to approximately 105-feet in width. This does not include the parking lot area (outside of the landscape setback/wall) or the 58th Place road improvements, which adds another ± 73 -feet in width. (See attached "Sight View Perspectives & Landscape Setback View" graphics)

In addition, we have broken up the detention basins to coincide with the adjoining streets for additional landscaping at those locations.

As discussed at the meeting, we are maintaining the existing underlying Light Industrial ("LI") zoning and the 150-foot Small Office ("OS") zoning district boundaries as previously approved.

3. Request to close Germann Road access point?

Response

We will need this access point for proper/safe circulation. Please note, Germann Road is intended and characterized by the City of Queen Creek as a major arterial road.

4. Height of buildings to be lowered (e.g., the parapet height)?

Response

We have worked diligently with the city Staff to allow us to modify the city's requirements for the proposed building heights (i.e., roof mounted equipment screening) with our city current request, so that we can stay at or under the 40-foot maximum height allowed in LI zoning district. (See attached "Sight View Perspectives & Landscape Setback View" graphics)

We should note, per the attached graphics, the proposed building heights will be less than 40-feet (e.g., 29'-37').

5. Shading from the buildings – will they impact the neighborhood?

Response

We have reduced the height to be at or less than the 40-foot maximum allowed currently and the distance from the homes abutting 85th Place is approximately 210-feet away from the proposed buildings. Thus, there are no issues with shading from these buildings into the neighborhood.

6. Do we need to pave our ½ of 85th Place? What does that look like (i.e., the section)?

Response

Please see attached street section, per the city of Mesa (i.e., "85th Place Street Cross Section").

7. Screen wall (higher) to screen the truck court (visual, trash and noise buffer).

Response

The opaque gates at the truck courts will be 8-feet high.

8. Confirm no outdoor storage.

Response

Confirmed, any storage will be behind gated, secured truck courts and out of view.

9. Confirm delivery hours and hours of operation for businesses in industrial park.

Response

The users will operate in line with the city of Mesa Code and similar to other competitive users. We expect all tenants to operate during normal business hours.

10. Confirm lighting will not bleed into their neighborhood. The neighbors like their dark skies. Like the idea of lighting to secure our property but not bleed into neighborhood.

Response

The city has confirmed, all lighting is in compliance and does not “bleed” into their neighborhood, pursuant to city Code.

11. Ensure the property is secure and no impact to 85th Place/neighborhood.

Response

Yes, confirmed. Access gates are specified with a wall as mentioned above as well as no vehicular/pedestrian access on to 85th Place/neighborhood.

12. Are we aware of deed restrictions on the property?

Response

No deed restrictions.

13. Can we get a traffic light at Sossaman?

Response

The proposed development does not trigger the need for a traffic light. In addition, the Sossaman intersection is not adjacent to our proposed development, so the city would need to install or the future abutting development(s) to this intersection will address.

14. Request City prohibit truck traffic on Germann.

Response

The city of Queen Creek will not commit to this “prohibition” along Germann Road, due to the fact that it is a planned/designed as a major arterial road. The ultimate construction of Hawes going north (i.e., with future abutting developments north of StarPoints Properties proposal) and connecting to Pecos will allow for trucks to access Pecos directly.

15. Help with the gopher issue.

Response

As development occurs (vacant land developed) the gopher issue should become less and less.

16. No yellow flowers in the landscaping. Bad for allergies.

Response

Our landscape architect has indicated that the yellow flowers proposed produce less allergens than green or other blooming species.

17. Is there a grade change to block the view of the semi-trucks?

Response

There is a slight grade change from 85th Place down to the truck court areas. There will also be trees, 6-foot solid wall, and another opaque 8-foot high gate to provide screening.

18. Internet (high speed) we need to better understand this and potentially how we can resolve/assist (Councilman Thompson's office)?

Response

We have diligently met with and discussed this issue with the different providers in the area. We have committed to allowing a booster(s) on the building and/or a pole onsite to assist with this issue for the area. The providers have indicated appreciation for this and as they develop their needs (technical designs) according to us and other users in the area then this will be made more clear. However, as development is completed in the area services will be brought to those users, which is helpful for the area. Moreover, the next generation of wireless networks, 5G, are being designed, developed, and installed with forecasted commercial availability starting in 2022 and beyond. Enhancements to the area for business users is anticipated to benefit the neighborhood as well as available options for service.

Please feel free to share this information and reach out to me with any questions.

As always, we thank you for your continued time and consideration regarding our client's proposed development – we truly appreciate.

Dennis M. Newcombe

Senior Land Use Planner

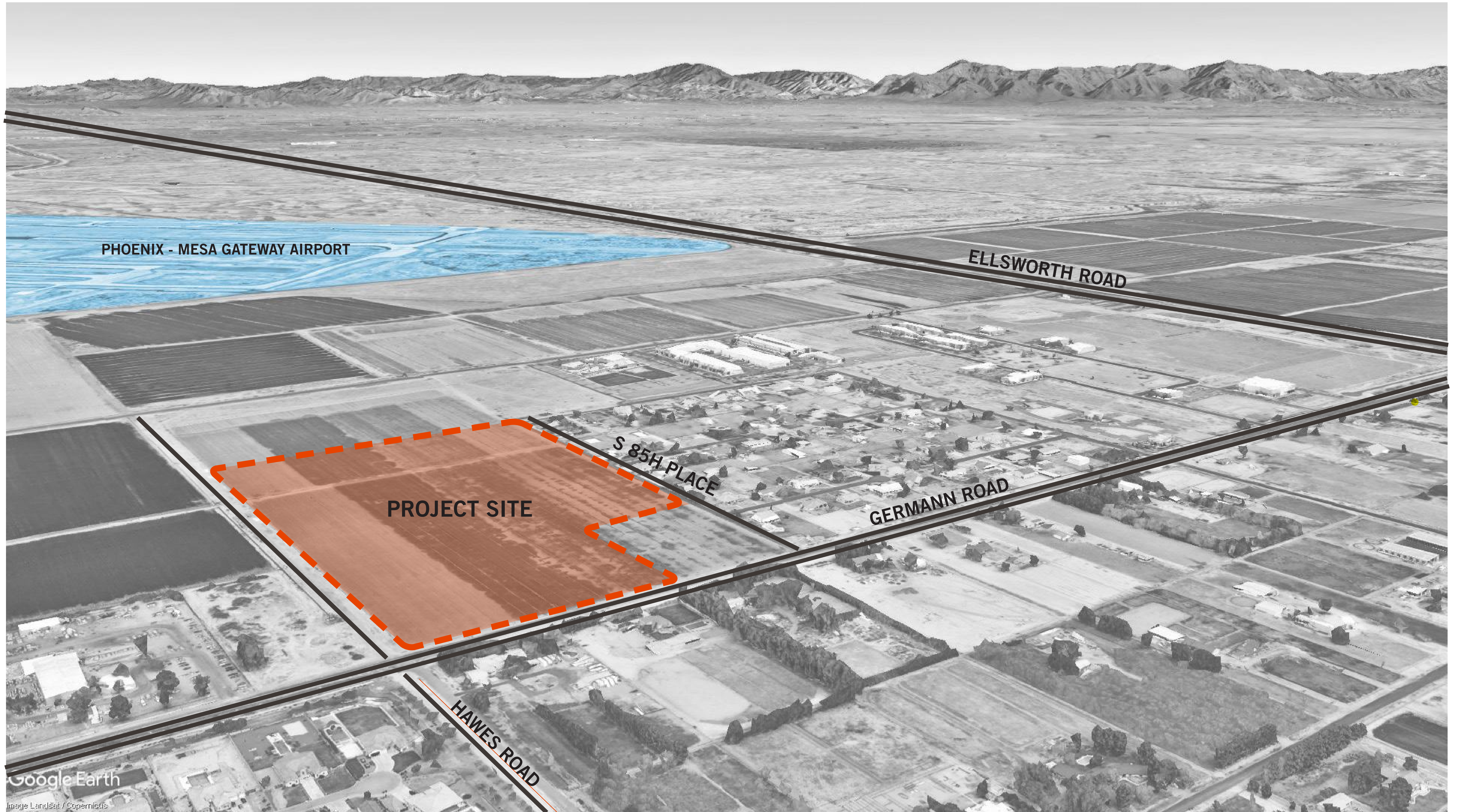
602.256.4446 Direct

dnewcombe@gblaw.com | www.gblaw.com

GAMMAGE & BURNHAM

40 North Central Ave., 20th Floor | Phoenix, AZ 85004

This message and any of the attached documents contain information from the law firm of Gammage & Burnham, P.L.C. that may be confidential or privileged. If you are not the intended recipient, you may not read, copy, distribute, or use this information, and no privilege has been waived by your inadvertent receipt. If you have received this transmission in error, please notify the sender by reply e-mail and then delete this message.



VICINITY MAP

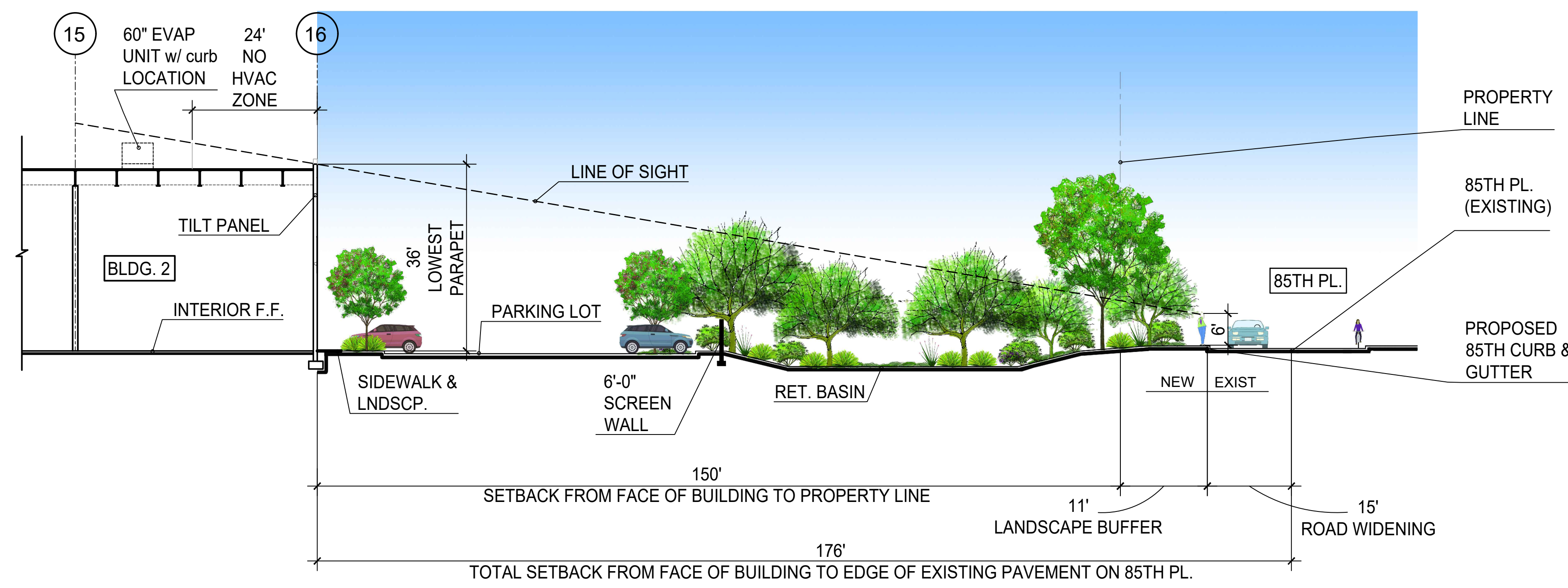
HAWES AND GERMANN 34 INDUSTRIAL
QUEEN CREEK, ARIZONA - PHX21-0049-00

WARE MALCOMB

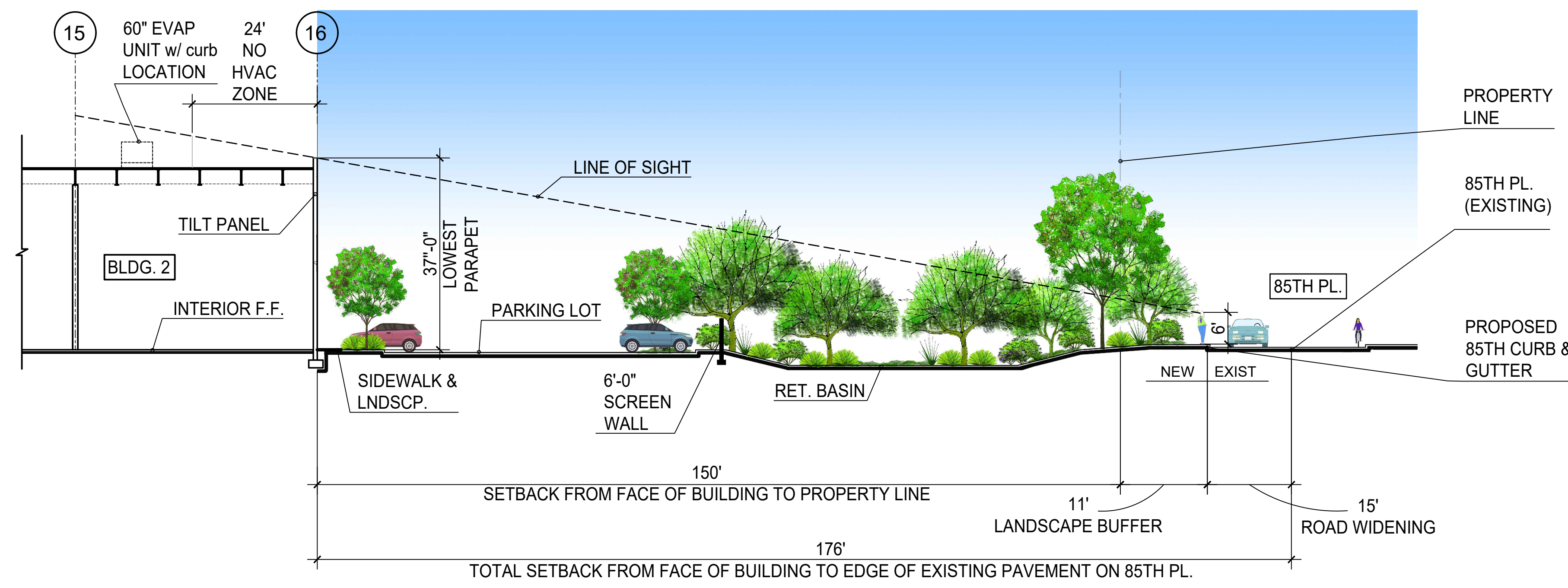
11.03.2021

PAGE
1

W:\PHX\21\0049\00\Architectural\Cad\DD\PLANNING\Exported Elevations & Line of Sight Study\Building 2\0049_1 - Sheet - A5-2 - HVAC Screening Exhibit - 2021-11-3.dwg



BUILDING 2 - HVAC LINE OF SIGHT 36'-0" EXHIBIT
SCALE: 1/16"=1'-0"



BUILDING 2 - HVAC LINE OF SIGHT 37'-0" EXHIBIT
SCALE: 1/16"=1'-0"

SCREENING EXHIBIT - BLDG. 2	
DATE	REMARKS
06/25/2021	PREAPPLICATION SUBMITTAL
08/16/2021	SITE PLAN SUBMITTAL
09/20/2021	DR SUBMITTAL
10/19/2021	DR RESUBMITTAL 2

PA / PM:	B. BLAKE
DRAWN BY:	ZB
JOB NO.:	PHX21-0049-00

SHEET

A5.2-2

Wed, 01 Dec 2021

WARE MALCOMB
Leading Design for Commercial Real Estate

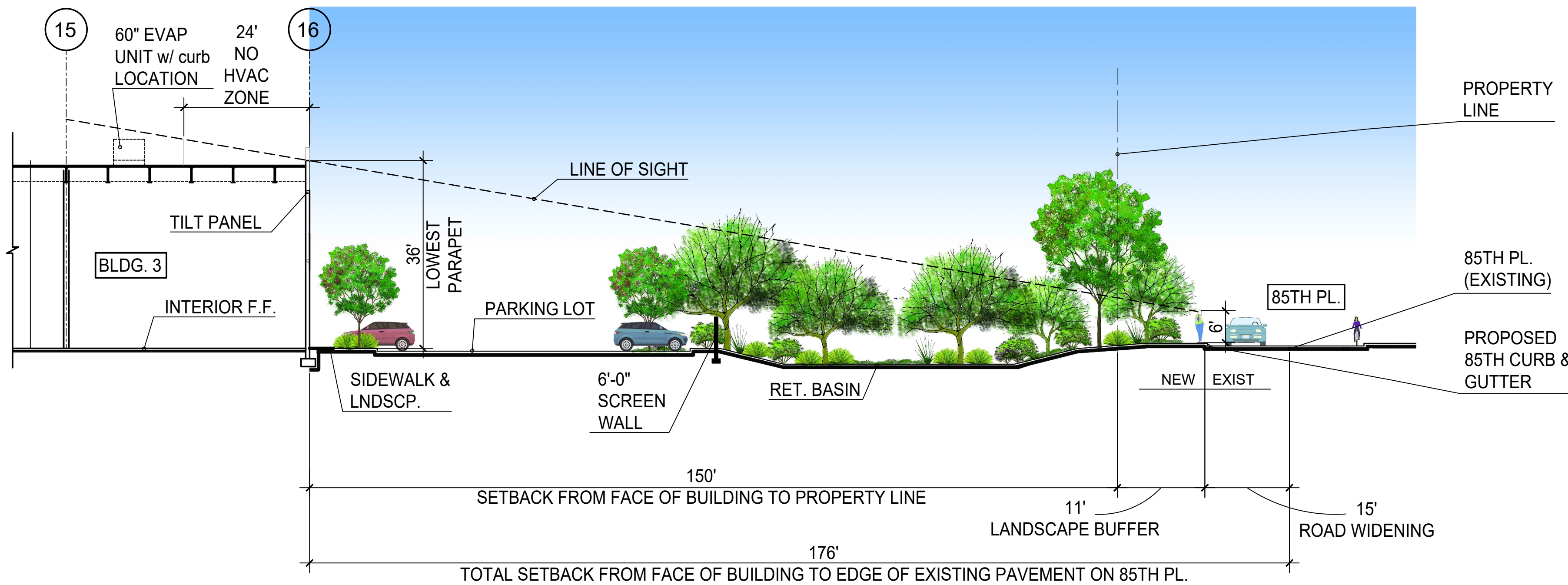
architecture
planning
interiors
graphics
civil engineering

2777 E. Camelback Rd. Suite 325
Phoenix, AZ 85016
P 480.767.1001
F 480.907.2288

WM |

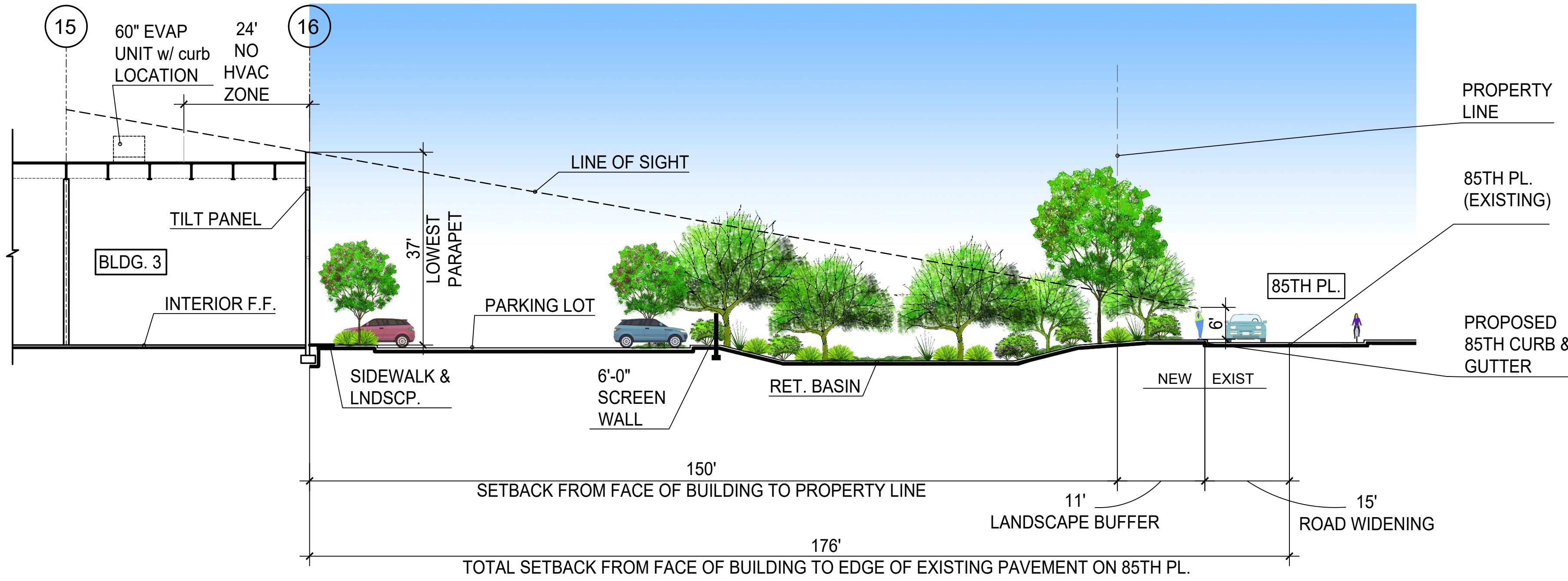
FOR REFERENCE ONLY

HAWES GERMANN
34 INDUSTRIAL
NEC HAWES RD. & GERMANN RD.
MESA, ARIZONA



BUILDING 3 - HVAC LINE OF SIGHT 36'-0" EXHIBIT

SCALE: 1/16"=1'-0"



BUILDING 3 - HVAC LINE OF SIGHT 37'-0" EXHIBIT

SCALE: 1/16"=1'-0"

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
2777 E. Camelback Rd., Suite 325
Phoenix, AZ 85016
P 602.767.1001
F 480.947.2288

FOR REFERENCE ONLY

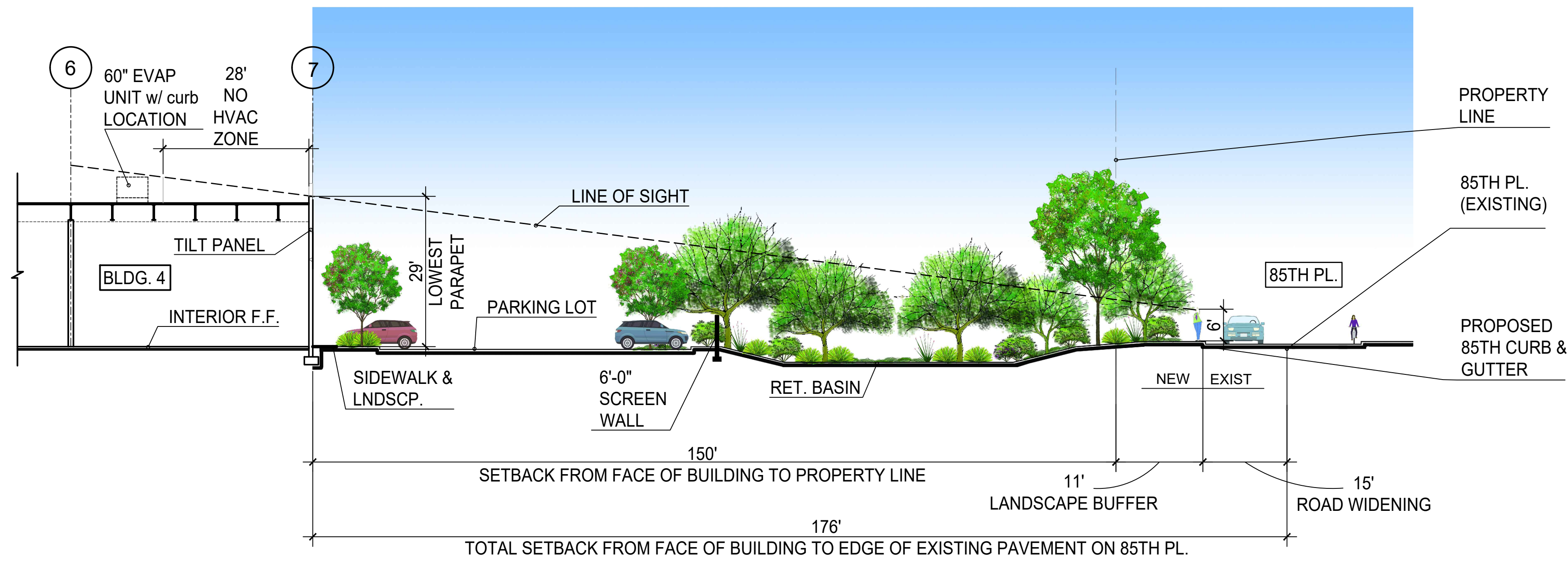
HAWES GERMANN
34 INDUSTRIAL
NEC HAWES RD. & GERMANN RD.
MESA, ARIZONA

SCREENING EXHIBIT - BLDG. 3		REMARKS
DATE		
06/25/2021	PREAPPLICATION SUBMITTAL	
08/16/2021	SITE PLAN SUBMITTAL	
09/20/2021	DR SUBMITTAL	
10/19/2021	DR RESUBMITTAL 2	

PA / PM:	B. BLAKE
DRAWN BY:	
JOB NO.:	PHX21-0049-00

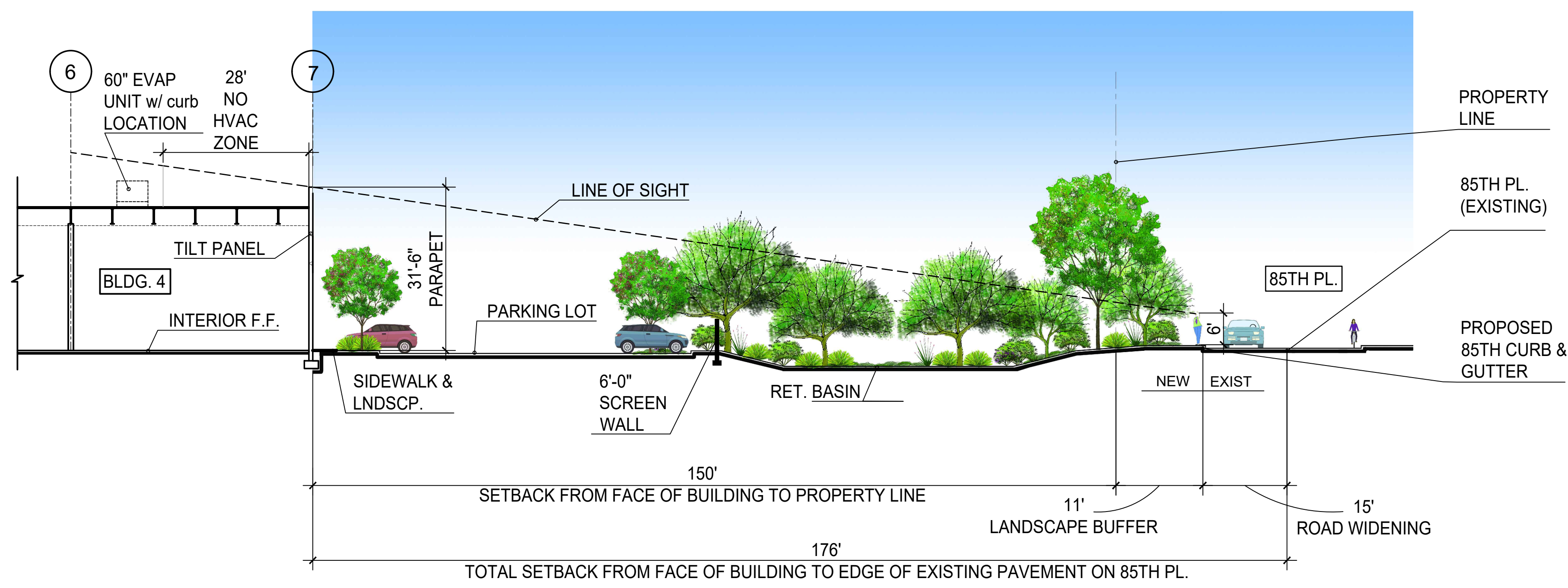
SHEET
A5.3-3

W:\PHX\21\0049\00\Architectural\Cad\DD\PLANNING\Exported Elevations & Line of Sight Study\Building 4\0049_1 - Sheet - A5-4 - HVAC Screening Exhibit - 2021-11-3.dwg



BUILDING 4 - HVAC LINE OF SIGHT 29'-0" EXHIBIT

SCALE: 1/16"=1'-0"



BUILDING 4 - HVAC LINE OF SIGHT 31'-6" EXHIBIT

SCALE: 1/16"=1'-0"

SCREENING EXHIBIT - BLDG. 4		
DATE	PREPARED BY	REMARKS
06/25/2021	PREAPPLICATION SUBMITTAL	
08/16/2021	SITE PLAN SUBMITTAL	
09/20/2021	DR SUBMITTAL	
10/19/2021	DR RESUBMITTAL 2	

PA / PM:	B. BLAKE
DRAWN BY:	ZB
JOB NO.:	PHX21-0049-00

SHEET

A5.4-4

Wed, 01 Dec 2021

WARE MALCOMB

Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

2777 E. Camelback Rd. Suite 325
Phoenix, AZ 85016
P 480.767.1001
F 480.907.2288

ware | malcomb | green

FOR REFERENCE ONLY

HAWES GERMANN
34 INDUSTRIAL
NEC HAWES RD. & GERMANN RD.
MESA, ARIZONA

TAB C

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566

FACSIMILE (602) 256-4475

Dennis M. Newcombe

DIRECT (602) 256-4446

E-Mail Address: dnewcombe@gblaw.com

May 27, 2022

VIA U.S. MAIL

Re: Notice of Design Review Board Meeting.
City of Mesa Reference Number: DRB21-00926.
Approximately 34-Gross Acres of Vacant Land Located North of the Northwest
Corner of Germann Road and of 85th Place. Parcel Number: 304-62-008L.

Dear Property Owner or Registered Neighborhood Association:

As you may recall, our office represents StarPoint Properties, our client, who is proposing the a development on approximately 34 gross acres of vacant land located north of the northwest corner of Germann Road and 85th Place (the "Property") called the "Hawes Commerce Center." (See the Attached: Property Location Map) We have submitted to the City of Mesa Development Services Department, Planning Division, last year two (2) application requests, they are for: a zoning amendment with a Planned Area Overlay (PAD) including site plan review case and a design review case. It is worth noting, the existing underlying Light Industrial ("LI") and the 150-foot Small Office ("OS") zoning districts as previously approved in 2009 on the Property will remain, and as discussed at the neighborhood meeting in October.

The proposed revised site plan includes three (3) flexible industrial buildings, which are oriented to provide multiple access points centered around a central detention and loading area to provide screening of the truck maneuvering areas. Moreover, as presented at the neighborhood meeting, there will be no buildings located within this 150-feet of this property boundary, providing a nice buffer/transition from the Queens Park subdivision. The proposed buildings will feature superior design materials and layout to attract the highest quality tenants within this growing market. The future tenants will range from local, regional, and national businesses. (See Attached: Proposed Site Plan/Landscape Plan/Building Elevation Perspectives)

As part of the City's review processes, the purpose of this correspondence is to inform you that the design review application (DRB21-00926) has been scheduled for consideration by the Design Review Board (Work Session) as follows:

DESIGN REVIEW BOARD MEETING

June 14, 2022, at 4:30 PM

City Council Chambers (lower level)

57 East First Street

Mesa, Arizona 85201

The Design Review Board meeting may be watched via the Zoom 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. Members of the public can address the Design Review Board in the following ways: (1) Attend the meeting in person and complete and submit a blue comment upon arrival at the meeting; or (2) Attend the meeting virtually and submit an 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 your comment card that you would like to speak, and, if attending virtually, you will also 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 any difficulty accessing the meeting, please call the City Clerk's office at 480-644-2099.

The Design Review Board reviews building design, landscape plans, parking layout, and site layout. The Design Review Board does not review or discuss the actual use of the land. Those items are typically addressed by the Planning and Zoning Board, City Council, or other through public input processes. You may receive future notice of such hearings when the rezoning/site plan review and/or annexation applications are scheduled for public hearing.

Should you have any questions or cannot attend the upcoming Design Review Board meeting and would like more information, please feel free to contact me at:

Dennis M. Newcombe with Gammage & Burnham
(602) 256-4446 – or – via e-mail: dnewcombe@gblaw.com

If you require additional information from the City of Mesa Development Services Department, Planning Division, please contact our City representative:

Jennifer Merrill, Planner II
(480) 644-6439– or – via e-mail: Jennifer.Gniffke@MesaAZ.gov

We appreciate your time and consideration.

Very truly yours,

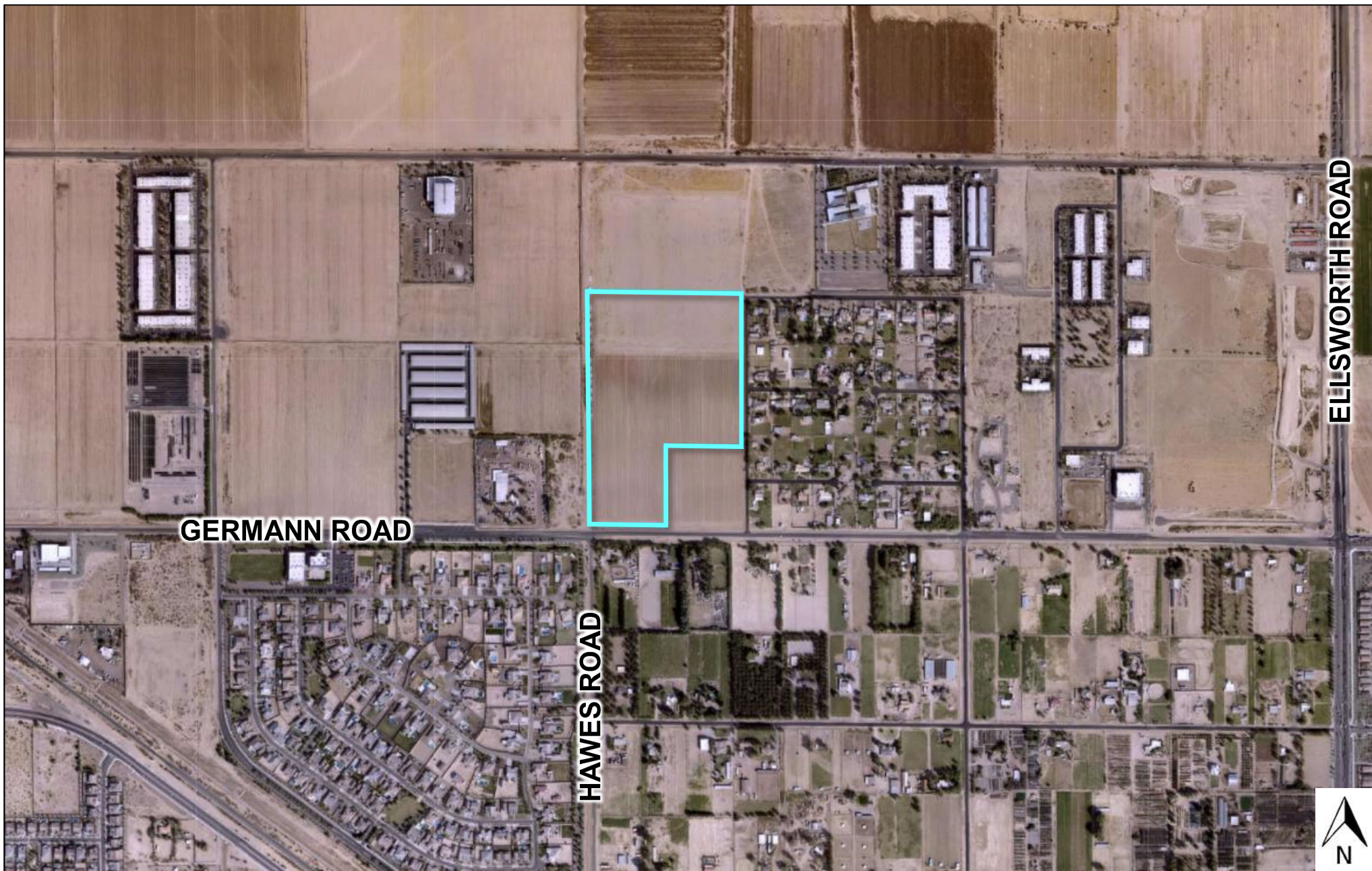
GAMMAGE AND BURNHAM, PLC

Dennis M. Newcombe

Dennis M. Newcombe
Senior Land Use Planner

Enclosures: Property Location Map
Proposed Site Plan/Landscape Plan/ Building Elevation Perspectives

AERIAL MAP



Subject Property



architecture
planning
interiors
graphics
civil engineering

2777 E. Camelback Rd, Suite 325
Phoenix, AZ 85016
p 480.767.1001
f 480.907.2288



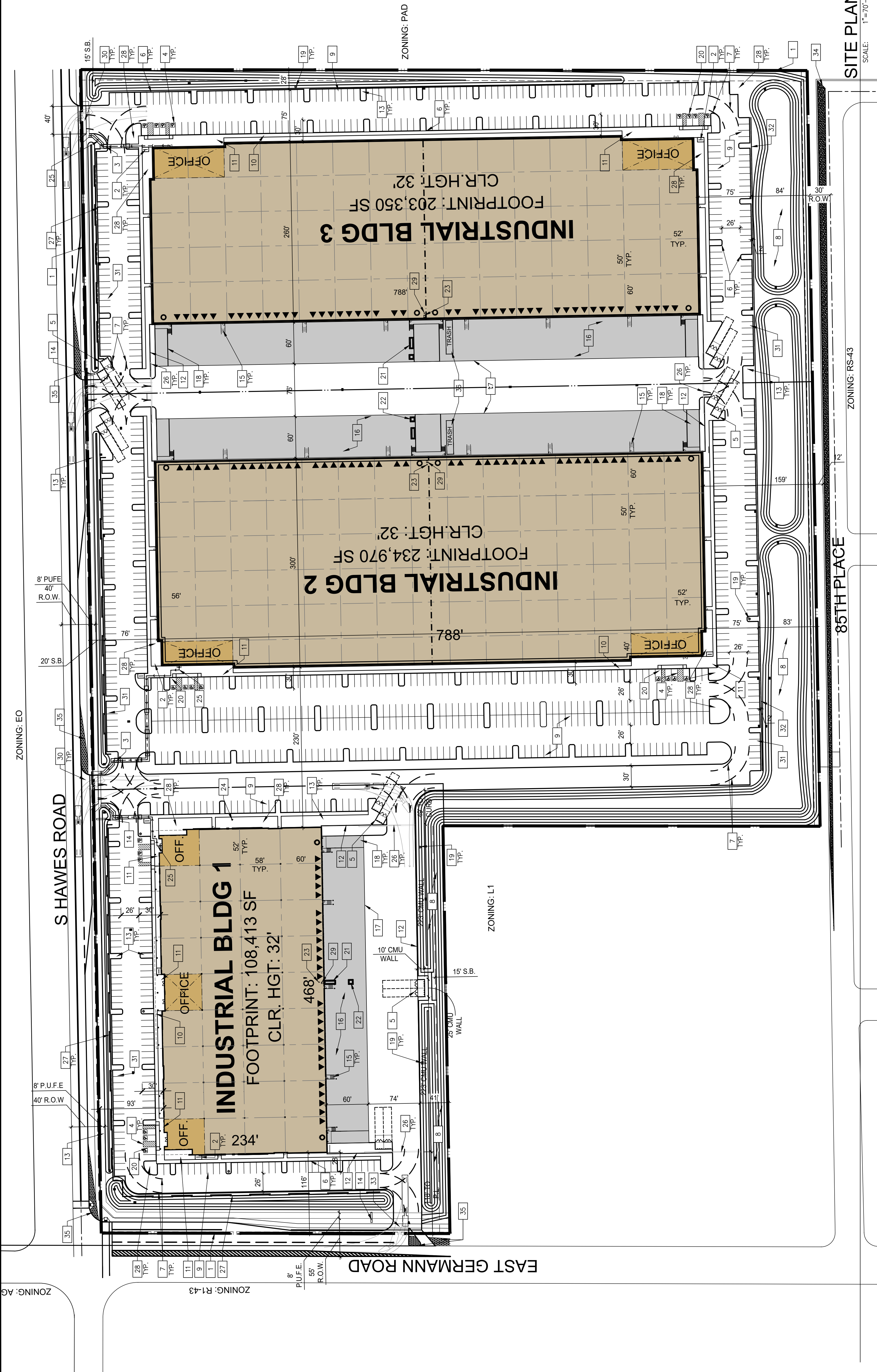
HAWES GERMANN
34 INDUSTRIAL
7417 S. HAWES RD.
MESA, ARIZONA 85242

SITE PLAN	
REMARKS	DATE
DR SUBMITTAL	01/12/2022
DR RESUBMITTAL	05/13/2022
DR 2ND RESUBMITTAL	05/16/2022

PA / PM:	B. BLAKE
DRAWN BY:	
JOB NO.:	PHX21-0049-00

SHEET

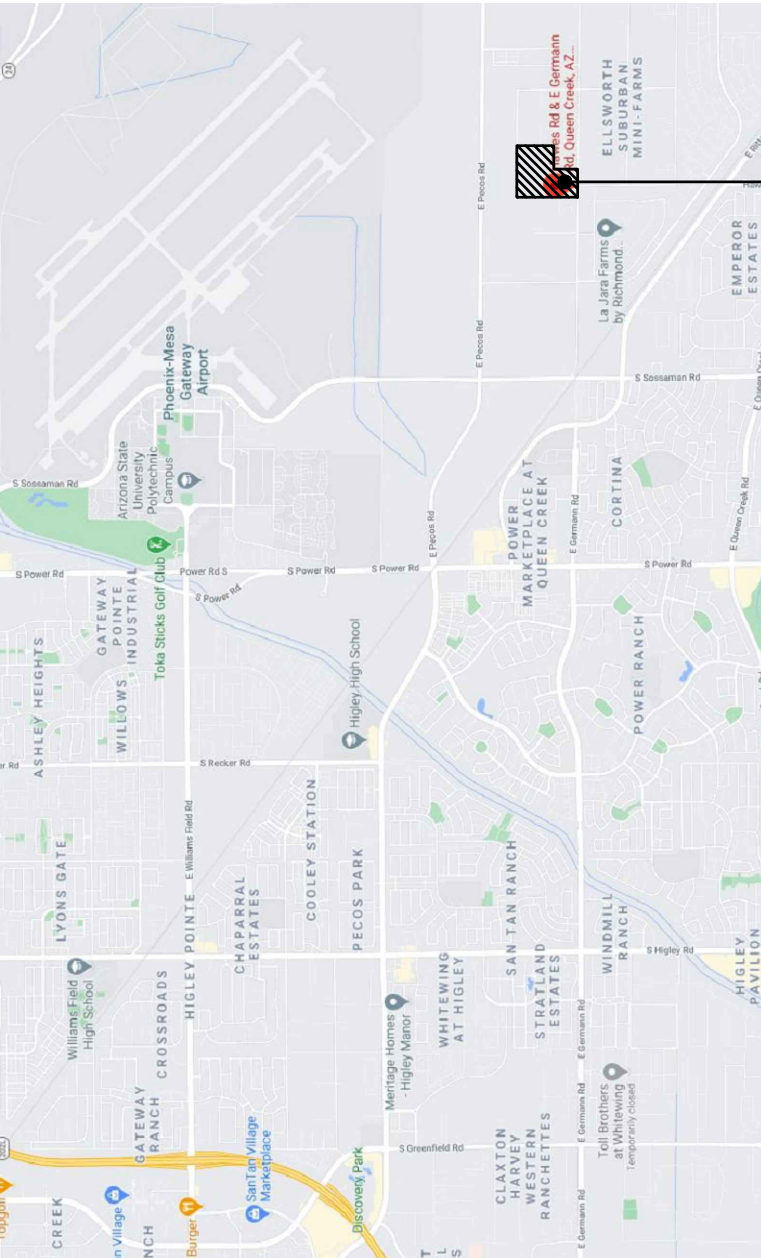
A1.1



SITE PLAN KEYNOTES

- | | | | | | |
|----|---|----|---|----|---|
| 1 | PROPERTY LINE, (———) | 13 | LANDSCAPE AREA (TYP.) | 28 | HATCHED AREA INDICATES 85TH PERCENTILE CIVIL DRAWINGS FOR MORE INFO. |
| 2 | BKE RACK W/ CONC. SLAB, 1 RACK HOLDS UP TO 5 BIKES (TYP.) | 14 | PROPOSED FUTURE MONUMENT SIGN LOCATION | 29 | ROOF ACCESS HATCH. |
| 3 | SEE DETAIL 3/1.1.1.1 FOR MORE INFORMATION. | 15 | DOCK-HIGH STEEL STAIRS & PLATFORM (TYP.) | 30 | NEW DRIVEWAY ENTRY PER CITY OF MESA STANDARDS (TYP.) |
| 4 | ADA SIDEWALK ACCESS RAMP (TYP.) | 16 | PAVED TRUCK COURT | 31 | 9'-0" x 16'-0" W/ 2'-0" OVERHANG PARKING STALL |
| 5 | ADA PARKING STALL W/ CROSS-HATCH LOADING ZONE (TYP.) | 17 | EDGE OF CONCRETE TRUCK APRON | 32 | 6'-0" CMU SCREEN WALL |
| 6 | SEE DETAIL 1/1.1.1.4 FOR MORE INFO. | 18 | TRUCK YARD SERVICE RAMP (TYP.) | 33 | NEW "RIGHT OUT ONLY" DRIVEWAY ENTRY PER CITY OF MESA STANDARDS (TYP.) |
| 7 | 8'-0" CMU TRASH ENCLOSURE PER CITY OF MESA DETAILS M-82/01 & M-82/04-2. SEE DETAILS 14 & 15 /A1.4 AND 12/A1.5 FOR MORE INFORMATION. | 19 | FIRE HYDRANT, REFERENCE CIVIL DRAWINGS FOR MORE INFO. (TYP.) | 34 | HATCHED AREA INDICATES 85TH PERCENTILE CIVIL DRAWINGS FOR MORE INFO. |
| 8 | NEW 6" CURB, REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.) | 20 | 11' WIDE ADA VAN PARKING STALL PER CITY OF MESA ZONING STANDARDS. | 35 | SIGHT VISIBILITY TRIANGLE REFERENCE LANDSCAPE DRAWINGS FOR MORE INFO. |
| 9 | NEW 6" CURB, REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.) | 21 | EXTERIOR GRADE S.E.S. ON CONC. PAD WITH BOLLARD PROTECTION | 36 | TRASH COMPACTOR LOCATION PER CITY OF MESA STANDARDS |
| 10 | 55' OUTSIDE RADIUS, REFER TO CIVIL DRAWINGS FOR MORE INFO. | 22 | ELECTRICAL TRANSFORMER ON CONC. PAD WITH BOLLARD PROTECTION | | |
| 11 | 55' OUTSIDE RADIUS, REFER TO CIVIL DRAWINGS FOR MORE INFO. | 23 | FIRE RISER LOCATION | | |
| 12 | 9'-0" x 18'-0" TYPICAL PARKING STALL | 24 | F.D.C. LOCATION | | |
| 13 | 9'-0" x 18'-0" TYPICAL PARKING STALL | 25 | PATH OF TRAVEL TO R.O.W. | | |
| 14 | BASE FOUNDATION AND ENTRY PLAZA AREA | 26 | MOTORIZED SLIDING GATE W/ EMERGENCY ACCESS KNOX BOX (TYP.) | | |
| 15 | SEE DETAIL 7/A1.5 FOR MORE INFO. | 27 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | |
| 16 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |
| 17 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |
| 18 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |
| 19 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |
| 20 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |
| 21 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |
| 22 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |
| 23 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |
| 24 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |
| 25 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |
| 26 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |
| 27 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |
| 28 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |
| 29 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |
| 30 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |
| 31 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |
| 32 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |
| 33 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |
| 34 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |
| 35 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |
| 36 | SEE DETAIL 7/A1.5 FOR MORE INFO. | | | | |



VICINITY MAP



PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE CONSTRUCTION OF THREE COLD, DARK SHELL INDUSTRIAL WAREHOUSE BUILDINGS, INCLUDING NECESSARY STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SCOPE, AND ASSOCIATED SITE IMPROVEMENTS, INCLUDING GRADING, DRAINAGE, UTILITIES, AND OFFSITES AS REQUIRED.

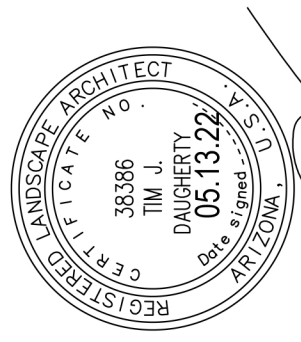
SITE LEGEND

-  DOCK HIGH TRUCK DOOR
 GRADE LEVEL TRUCK DOOR
 FIRE LANE HATCH (20' WIDE, TYP.)

PROPERTY DATA

ADDRESS:	TBD (NEC. HAWES RD. AND GERMANN RD.)			
APN:	304-62-008L			
GROSS SITE AREA:	1,480,949 SF	334.0 ACRES		
NET SITE AREA:	1,349,499 SF	30.1 ACRES		
TOTAL:	TBD			
MAX HEIGHT:	V-B UNLIMITED AREA			
CONSTRUCTION:	V-B UNLIMITED AREA			
BUILDING AREA:				
	BUILDING 1	108,413	SF	
	BUILDING 2	234,970	SF	
	BUILDING 3	540,733	SF	
TOTAL FOOTPRINT:	884,116		SF	
LOT COVERAGE:	GROSS: 37% NET 41%			
IMPERVIOUS SURFACE LOT COVERAGE:	TBD			
PARKING TOTALS:				
REQUIRE WAREHOUSE (1:500)	075%	820 SPACES		
OFFICE (1:375)	093%	364 SPACES		
TOTAL		1,184 SPACES		
PROVIDED:	931 SPACES (NET 22 ACRES)			
RATIO:	1.70 SPACES / 1.000SF			
BIKE PARKING REQUIRED:	80 SPACES			
BIKE PARKING PROVIDED:	80 SPACES			
	(1 RACK EQUALS 5 BIKES)			





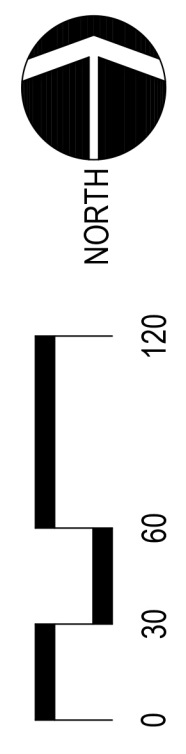
DATE:
05.13.22

German and Hawes

PRELIMINARY LANDSCAPE PLAN
PREPARED FOR: WARE MALCOMB
QUEEN CREEK, AZ

DATE: REVISION:

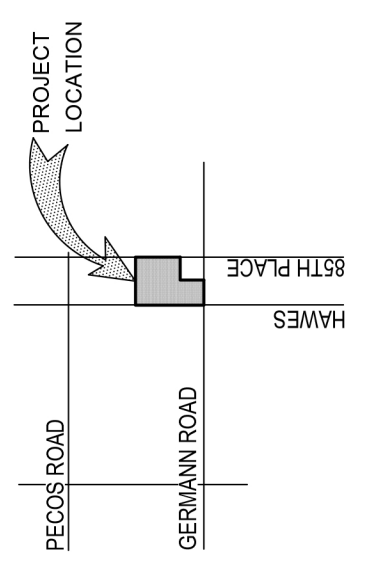
CONCEPTUAL LANDSCAPE PLAN



ZONING: RS-43

85TH PLACE

VICINITY MAP



ZONING: L1

PLANT MATERIAL SCHEDULE

SYMBOL
TREES:
COMMON NAME

- Cercis canadensis*
- Eastern Redbud*
- Chitalpa tashkentensis*
- Chitalpa*
- Ulmus parvifolia*
- Evergreen Elm*
- Quercus virginiana*
- Live Oak*
- Prosopis chilensis*
- Thornless Chilean Mesquite*
- Platanus chinensis*
- Red Bush Palmetto*
- Sophora secundiflora*
- Texas Mountain Laurel*

CACTI, SHRUBS, AND ACCENTS:

- Aloe Barbarendsis*
- Aloe*
- Carnegiea gigantea*
- Saguaro*
- Dasylirion wheeleri*
- Desert Spoon*
- Dodonaea viscosa*
- Hop Bush*
- Eremophila maculata 'Valentine'*
- Valentine Etnu Bush*
- Fouquieria splendens*
- Ocotillo*
- Hesperaloe parviflora*
- Red Yucca*
- Justicia spicigera*
- Mexican Honeysuckle*
- Leucophyllum frutescens 'Green Cloud'*
- Green Cloud Texas Sage*
- Muhlenbergia capillaris 'Regal Mist'*
- Regal Mist Mahoe*
- Queen's Wreath Vine*
- Antigonon leptopus*
- Ruellia peninsularis*
- Basil Ruella*
- Simmondsia chinensis*
- Jobba*
- Tecoma hybrid 'Orange Jubilee'*
- Orange bells*
- Asclepias tuberosa*
- Desert Milkweed*

- GROUNDCOVERS AND PERENNIALS:
- Agave Americana 'Marginata'*
 - Variegated American Century Plant*
 - Nerium oleander 'Petite Red'*
 - Petite Red Oleander*
 - Bouteloua gracilis*
 - Blue Grama*
 - Hesperaloe funifera*
 - Giant Hesperaloe*
 - Caesalpinia pulcherrima*
 - Red Bird of Paradise*
 - Acacia redolens 'Desert Carpet'*
 - Desert Carpet Acacia*
 - Dalea greggii*
 - Trailing Dalea*
 - Melampodium leucanthum*
 - Blackfoot Daisy*
 - Lantana montevidensis*
 - Purple Trailing Lantana*
 - Penstemon satyrii*
 - Firecracker Penstemon*
 - Callistemon viminalis 'Little John'*
 - Little John Bottle Bush*

ROCK MULCH:

- DG



BUILDING 2 CORNER VIEW

C:\Reviews\2_ARCH\final\TUCO.dwg

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
2777 E. Camelback Rd. Suite 325
Phoenix, AZ 85016
P 480.767.1001
F 480.907.2288

REGISTERED PROFESSIONAL ENGINEER
CERT. NO. 59947
ERIC R. ZITNY
05/13/2022
State of Arizona, U.S.A.

HAWES GERMANN 34
INDUSTRIAL
NEC HAWES RD. & GERMANN
RD. MESA, ARIZONA

RENDERED VIEWS	
DATE	REMARKS
1 04/12/2022	DR SUBMITTAL
2 05/16/2022	DR 2ND RESUBMITTAL
3	
4	
5	
6	
7	
8	

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	PHX21-0049-00

SHEET

A6.0-2

5/12/2022 8:53:29 AM



STREET VIEW

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
2777 E. Camelback Rd. Suite 325
Phoenix, AZ 85016
P 480.767.1001
F 480.907.2288



HAWES GERMANN 34
INDUSTRIAL
NEC HAWES RD. & GERMANN RD.
MESA, ARIZONA

RENDERED VIEWS		REMARKS
DATE		
1	04/12/2022	DR SUBMITTAL
2	05/16/2022	DR 2ND RESUBMITTAL
3		
4		
5		
6		
7		
8		

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	PHX21-0049-00

SHEET
A6.0-1

TAB D

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566

FACSIMILE (602) 256-4475

Dennis M. Newcombe

DIRECT (602) 256-4446

E-Mail Address: dnewcombe@gbllaw.com

June 6, 2022

Notice of Public Hearing

VIA U.S. MAIL

P&Z Board Hearing.

Case: ZON21-00792.

Approximately 34-Gross Acres of Vacant Land Located North of the Northwest
Corner of Germann Road and of 85th Place. Parcel Number: 304-62-008L

Dear Property Owner or Registered Neighborhood Association:

As you may recall, our office represents StarPoint Properties, our client, who is proposing a development on approximately 34 gross acres of vacant land located north of the northwest corner of Germann Road and 85th Place (the "Property") called the "Hawes Commerce Center." (See the Attached: *Property Aerial Location Map*).

We have submitted to the City of Mesa Development Services Department, Planning Division, last year two (2) application requests, they are for: a zoning with a Planned Area Overlay (PAD) including site plan review case (ZON21-00792) and a design review case DRB21-00926). More specifically, we are rezoning the Property from Light Industrial with a Bonus Intensity Zone overlay and Office Commercial with a Bonus Intensity Zone overlay (LI-BIZ and OC-BIZ) to Light Industrial and Office Commercial with a Planned Area Development overlay (LI-PAD and OC-PAD) and Site Plan Review (Case No. #ZON21-00792), which will allow for the proposed industrial development.

The proposal by our client, i.e., the Hawes Commerce Center project, includes three (3) flexible industrial buildings, which are oriented to provide multiple access points centered around a central loading area to provide screening of the truck maneuvering areas. Moreover, as presented at the neighborhood meeting, there will be no buildings located within this 150-foot of this property boundary, providing a nice buffer/transition from the Queens Park subdivision. (See the Attached: *Proposed Site Plan*)

As part of the City's processes, this rezoning/site plan review application (ZON21-00792) has been scheduled for consideration by the Planning & Zoning Board as follows:

Planning & Zoning Board
June 22, 2022, at 4:00 PM
City Council Chambers (upper level)
57 East First Street

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

The City Planner assigned to this application is: Jennifer Merrill, Planner II, (480) 644-6439 – or – via e-mail: Jennifer.Merrill@MesaAZ.gov. Please confirm the meeting details (date, time, location, etc.), as they are subject to change.

We appreciate your time and consideration.

Very truly yours,

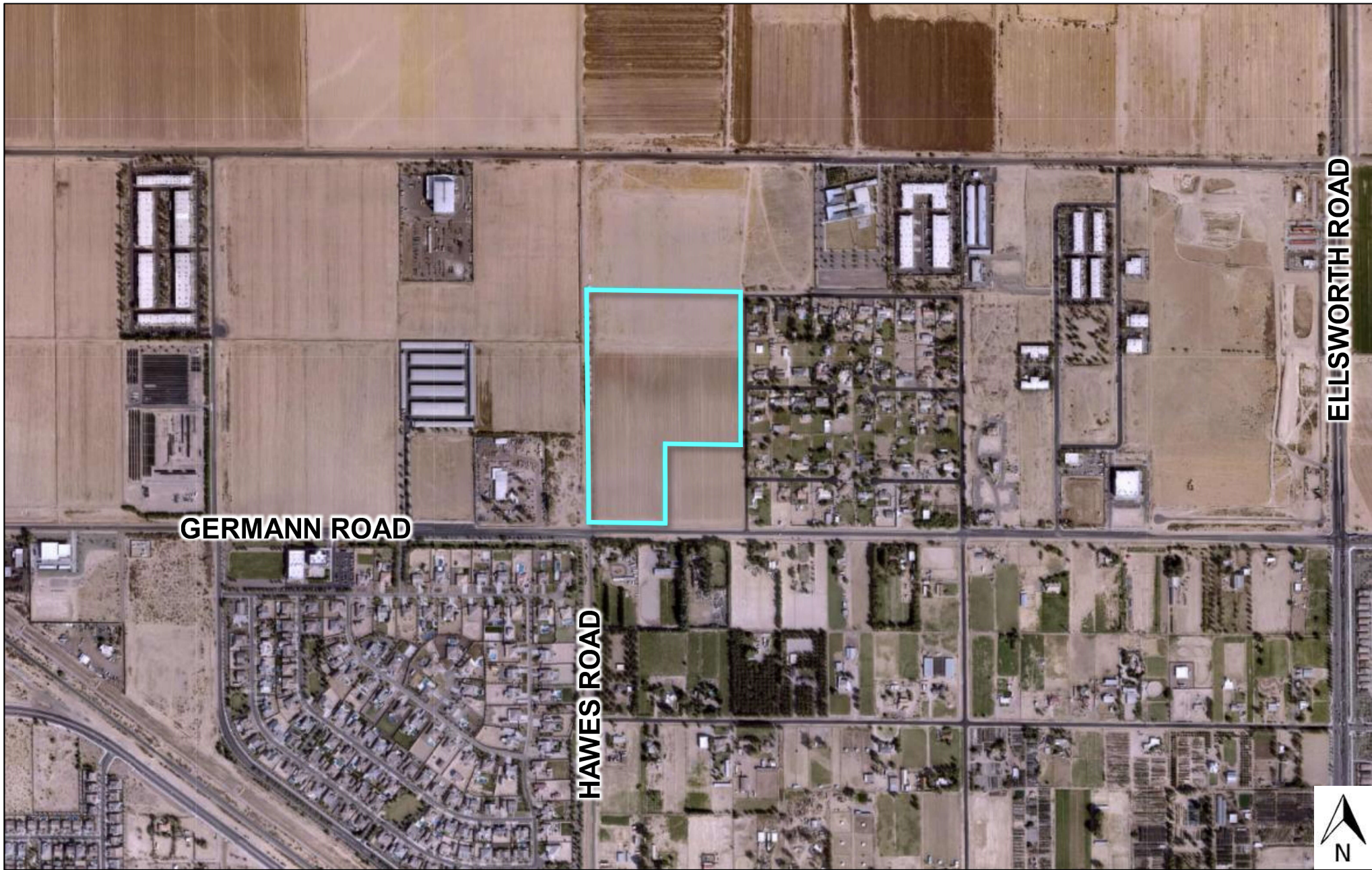
GAMMAGE AND BURNHAM, PLC

Dennis M. Newcombe

Dennis M. Newcombe
Senior Land Use Planner

Enclosures: Property Aerial Location Map
Proposed Site Plan

AERIAL MAP



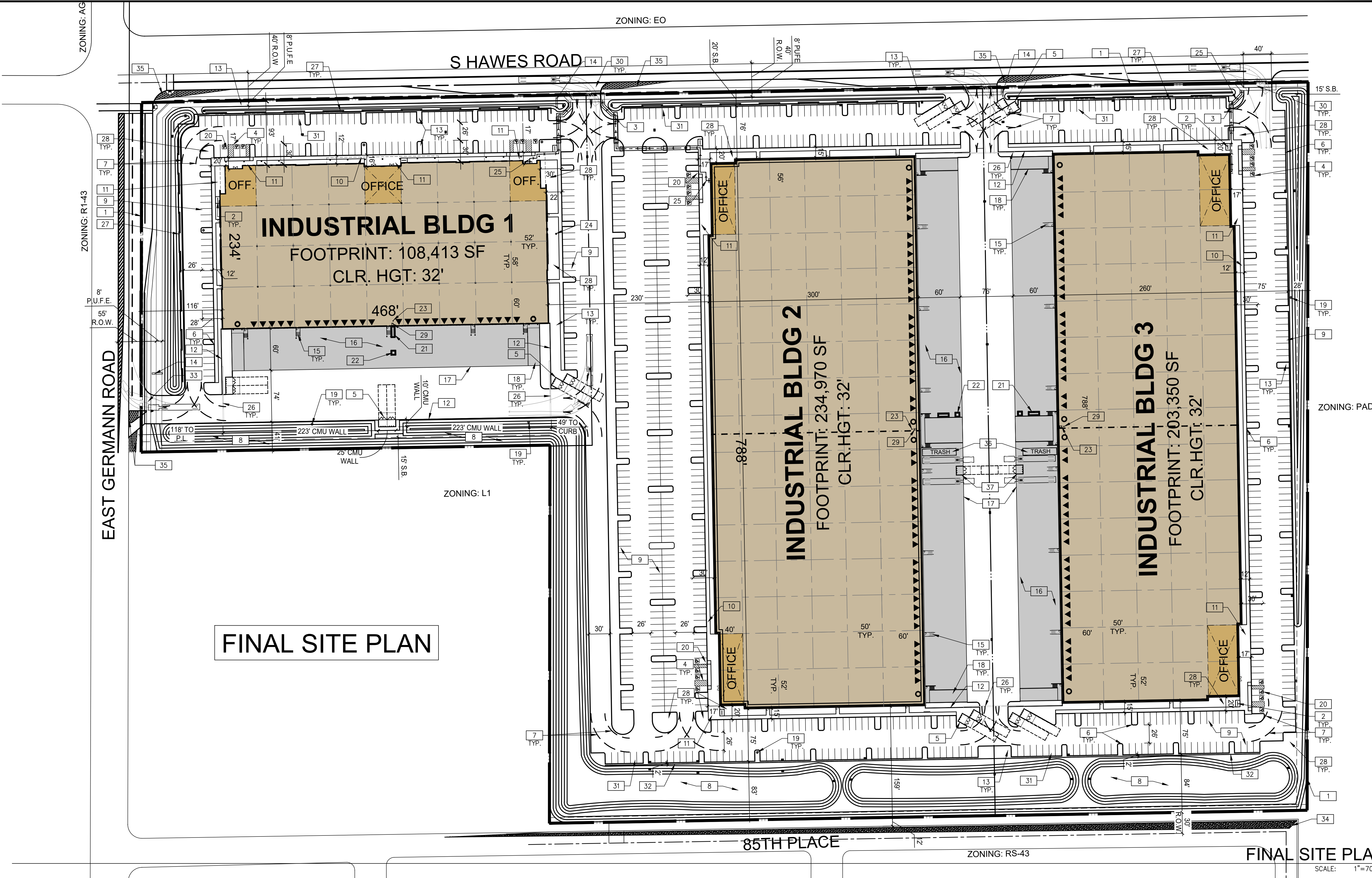
GERMANN ROAD

HAWES ROAD

ELLSWORTH ROAD



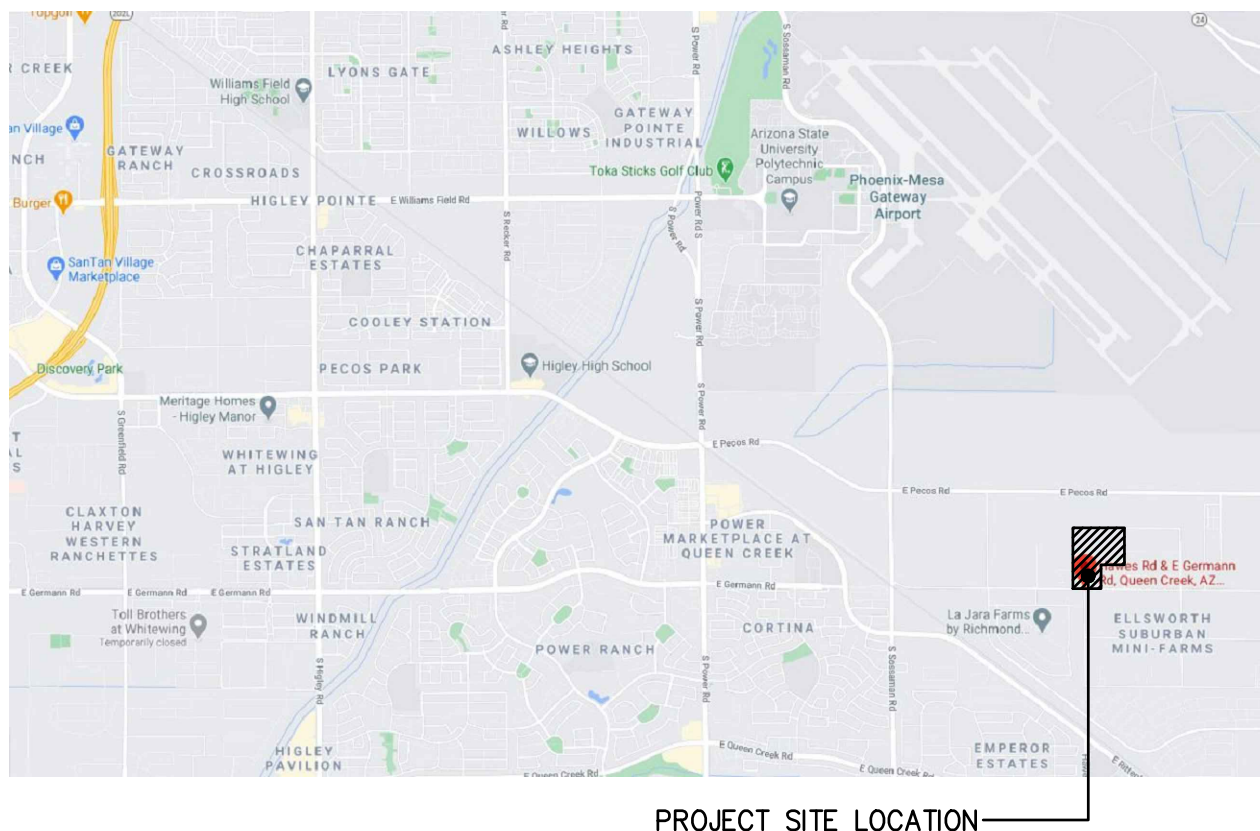
Subject Property



SITE PLAN KEYNOTES

- PROPERTY LINE, (---)
- BIKE RACK W/ CONC. SLAB. 1 RACK HOLDS UP TO 5 BIKES (TYP.) SEE DETAIL 3/A1.5 FOR MORE INFORMATION.
- ADA SIDEWALK ACCESS RAMP (TYP.)
- ADA PARKING STALL W/ CROSS-HATCH LOADING ZONE (TYP.) SEE DETAIL 1/A1.4 FOR MORE INFO.
- 8'-0" HIGH CMU TRASH ENCLOSURE PER CITY OF MESA DETAILS M-62.01 & M-62.04.2. SEE DETAILS 14 & 15 /A1.4 AND 12/A1.5 FOR MORE INFORMATION.
- NEW 6" CURB, REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
- FIRE LANE, HATCHED (20' WIDE; 35' INSIDE RADIUS, 55' OUTSIDE RADIUS, TYP.)
- RETENTION BASIN, REFER TO CIVIL DRAWINGS FOR MORE INFO.
- 9'-0" x 18'-0" TYPICAL PARKING STALL
- 5'-0" WIDE SIDEWALK
- BASE FOUNDATION AND ENTRY PLAZA AREA
- 8' CMU SCREEN WALL, SEE SITE DETAIL 7/A1.4 FOR MORE INFO.
- LANDSCAPE AREA (TYP.)
- PROPOSED FUTURE MONUMENT SIGN LOCATION
- DOCK-HIGH STEEL STAIRS & PLATFORM (TYP.)
- PAVED TRUCK COURT
- EDGE OF CONCRETE TRUCK APRON
- TRUCK YARD SERVICE RAMP (TYP.). SEE DETAIL 1/A1.6 FOR MORE INFO.
- FIRE HYDRANT. REFERENCE CIVIL DRAWINGS FOR MORE INFO. (TYP.)
- 11' WIDE ADA VAN PARKING STALL PER CITY OF MESA ZONING STANDARDS.
- EXTERIOR GRADE S.E.S. ON CONC. PAD WITH BOLLARD PROTECTION
- ELECTRICAL TRANSFORMER ON CONC. PAD WITH BOLLARD PROTECTION
- FIRE RISER LOCATION
- F.D.C. LOCATION
- PATH OF TRAVEL TO R.O.W.
- MOTORIZED SLIDING GATE W/ EMERGENCY ACCESS KNOX BOX (TYP.) SEE DETAIL 7/A1.5 FOR MORE INFO.
- STAGGERED & OFFSET 3'-4" HIGH CMU PARKING SCREEN WALL (TYP.) SEE DETAIL 4/A1.4 FOR MORE INFO.
- PROPOSED AREA OF PUBLIC AMENITIES BY FUTURE TENANT. (TYP.). SEE OPEN SPACE AREA PLAN A1.1/A FOR MORE INFO
- ROOF ACCESS HATCH.
- NEW DRIVEWAY ENTRY PER CITY OF MESA STANDARDS (TYP.)
- 9'-0" x 16'-0" W/ 2'-0" OVERHANG PARKING STALL
- 6'-0" CMU SCREEN WALL WITH 2' PARKING CURB SEPARATION AS PROPOSED IN PAD NARRATIVE
- NEW "RIGHT OUT ONLY" DRIVEWAY ENTRY PER CITY OF MESA STANDARDS (TYP.)
- HATCHED AREA INDICATES 85TH PLACE WIDENING AREA. REFERENCE CIVIL DRAWINGS FOR MORE INFO.
- SIGHT VISIBILITY TRIANGLE. REFERENCE LANDSCAPE DRAWINGS FOR MORE INFO.
- TRASH COMPACTOR LOCATION PER CITY OF MESA STANDARDS
- 8'-0" HIGH CMU RECYCLE ENCLOSURE PER CITY OF MESA DETAILS M-62.01 & M-62.04.2. SEE DETAILS 14 & 15 /A1.4 AND 12/A1.5 FOR MORE INFORMATION.

VICINITY MAP



PROPERTY DATA CONT'D

PARKING TOTALS:
PROVIDED: 931 SPACES (INC. 22 ACCESSIBLE)
TOTAL: 1,70 SPACES / 1,000SF
RATIO:
BIKE PARKING REQUIRED: 72 SPACES
BIKE PARKING PROVIDED: 80 SPACES
(1 RACK EQUALS 5 BIKES)

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE CONSTRUCTION OF THREE COLD, DARK SHELL INDUSTRIAL WAREHOUSE BUILDINGS, INCLUDING NECESSARY STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SCOPE, AND ASSOCIATED SITE IMPROVEMENTS, INCLUDING GRADING, DRAINAGE, UTILITIES, AND OFFSITES AS REQUIRED.

SITE LEGEND

- ▲ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- ▨ FIRE LANE HATCH (20' WIDE, TYP.)

PROPERTY DATA

ADDRESS: TBD (NEC HAWES RD AND GERMANN RD)
APN: 304-62-008L
GROSS SITE AREA: 1,490,945 SF (34.0 ACRES)
NET SITE AREA: 1,349,499 SF (30.1 ACRES)
ZONING: L1
MAX HEIGHT: TBD
CONSTRUCTION: V-B UNLIMITED AREA

BUILDING AREA:
BUILDING 1 108,413 SF
BUILDING 2 234,970 SF
BUILDING 3 203,350 SF
TOTAL FOOTPRINT: 546,733 SF

LOT COVERAGE:
PROPOSED: GROSS: 37% NET 41%
IMPERVIOUS SURFACE LOT COVERAGE: TBD

BUILDING MAX PROPOSED OFFICE AREAS:
BUILDING 1 OFFICE MAX SF = 27,103 SF
BUILDING 2 OFFICE MAX SF = 58,743 SF
BUILDING 3 OFFICE MAX SF = 50,838 SF
TOTAL COMBINED PROPOSED OFFICE MAX AREA= 136,684 SF

PARKING TOTALS:
REQUIRED:
WAREHOUSE (1:500) @75% 820 SPACES
OFFICE (1:375) @25% 365 SPACES
TOTAL 1,185 SPACES

TAB E

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 06/06/22

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 # ZON21-00792, on N of NEC Germann & 85th PL. 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.

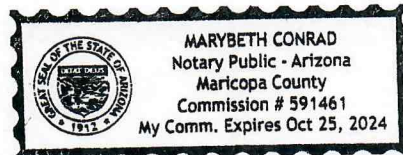
SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature:

Meghan Liggett

SUBSCRIBED AND SWORN before me on 06/06/22

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: June 22, 2022

CASE: ZON21-00792

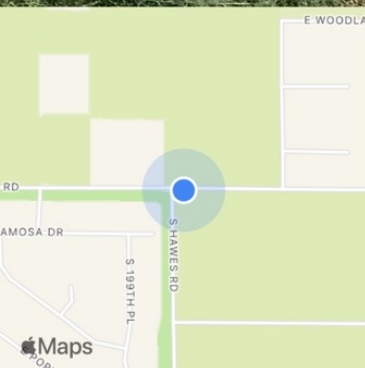
REQUEST: Rezone from Light Industrial with a Bonus Intensity Zone overlay and Office Commercial with a Bonus Intensity Zone overlay (LI-BIZ and OC-BIZ) to Light Industrial and Office Commercial with a Planned Area Development overlay (LI-PAD and OC-PAD) and Site Plan Review. This request will allow for an industrial development.

APPLICANT: Dennis M. Newcombe

PHONE: 602-256-4446

Planning Division 480-644-2385

Posting date: 6/6/2022



20001-20131 E Germann Rd
Mesa AZ 85142

+33.277912,-111.651844

Monday, June 6, 2022 at 11:38:37 AM

CITY OF MESA PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD

57 EAST FIRST STREET MESA, ARIZONA

TIME: 4:00 PM DATE: June 22, 2022

CASE: ZON21-00792

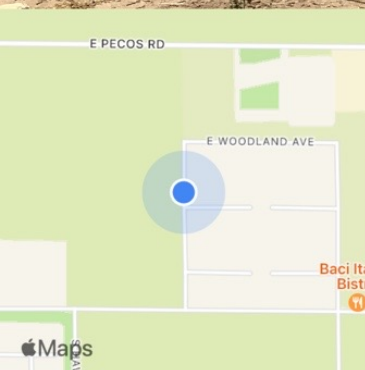
REQUEST: Rezone from Light Industrial with a Bonus Intensity Zone overlay and Office Commercial with a Bonus Intensity Zone overlay (LI-BIZ and OC-BIZ) to Light Industrial and Office Commercial with a Planned Area Development overlay (LI-PAD and OC-PAD) and Site Plan Review. This request will allow for an industrial development.

APPLICANT: Dennis M. Newcombe

PHONE: 602-256-4446

Planning Division 480-644-2385

Posting date: 6/6/2022



S 85th Pl
Mesa AZ 85212

+33.281084,-111.648598

Monday, June 6, 2022 at 11:16:20 AM