

December 27, 2022

City of Mesa
Planning Department
Attn: Samantha Brannagan
Case #BOA22-01220

SUBJECT: Gigapower AZ-001 Mesa East –1st Review Response Comments

Samantha:

In response to your planning division memorandum dtd November 22, 2022, we are herewith resubmitting with all corrections made and response comments in the order of your memo as follows:

Narrative/Justification Statement: 2. a. The proposed detached structure will advance the goals and objectives of the General Plan by adhering to it's assigned character type – Neighborhood. This designation is primarily residential areas with supporting parks, schools, church and small commercial areas.

The Gigapower installation is on an existing church-owned parcel and we have the applicable approvals from the church's governing board members to proceed with zoning approval. The neighborhood aesthetic is going to be supported by choosing a modular hut color and peripheral fenced compound using colors and aesthetics supporting the existing color of the church building. There is no impediment to the objective of the Key Elements Needed for Strong neighborhoods in the General Plan as we are supporting a clean and healthy, safe neighborhood with our installation by fencing the compound and color matching it to the existing building. The streets, sidewalk and landscaping along the street support a well-maintained addition to the church. Fencing the compound discourages graffiti which is also one of the objectives of the Neighborhood General Plan. The installation of the Gigapower fiber 'hut' has no impact on the existing parcel's primary use (church) which is a use that supports Neighborhood Community and Social Interaction.

The suggested planning review approval is Special Use Permit, not Conditional Use Permit. CUP's are discouraged as they are considered incompatible with and detrimental to the surrounding neighborhood.

The neighborhood Character and Personality is well-supported by our installation by matching the aesthetics of the existing church building. This creates a fluid architectural style and theme or pattern on the subject parcel. The aesthetics of our installation should be considered quality design and development as typically we propose different barrier fencing such as chain link.

Gigapower fully supports the General Plan by using the high slump brick wall to match existing building surrounding the entirety of the proposed Gigapower compound.

Narrative/Justification Statement: 2. b. The installation of the modular 'hut' are consistent with the major development standards in the RM-4 zoning district per Table 11-5-5. The 'hut' is less than 40' in height, the addition of the 'hut' still takes up less than 70% of the lot coverage, is not a manned facility so should not be subject to residence requirements. Additionally, the 'hut' is on a lot that has an existing building but we have the required 25' separation from our new modular building. We meet the 25' property line setback as well.

The facade detailing and materials are designed in support of the integrated composition of the existing building on the neighboring parcel, visible from the public ROW, parking lot and common open space and is designed with a complementary level of detailing and quality of materials, to match the existing church building in it's theme and color.

Access, Circulation and Parking is still fully supported by our development, requiring only a few parking spaces and leaving plenty for the main use of the neighboring parcel.

Materials proposed are equal to or superior to the required primary building materials and permissible for use.

The compound and it's mechanical equipment will be fully screened (11-30-9) and can be found depicted on our photo simulation submitted herewith and attached to this letter. The development is designed to be attractive, clutter-free and safe for any visitor of the property.

The fencing of the compound is supportive of section 11-3-4 as it has been designed as an architecturally integral design that identifies the compound as a private and restricted.

The design standards of our installation meet the criteria in the zoning ordinance and are consistent with the general plan and zoning ordinance requirements.

Narrative/Justification Statement: 2. c. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area nor is it detrimental to the neighborhood or general welfare of the City as it is unmanned, generally unstaffed, architecturally integrated with the church and is surrounded by a security fence designed to keep the public out of the compound. There is no impact to the welfare of the neighboring residents, the visitors to the church or the City at large.

Narrative/Justification Statement: 2. d. There is adequate public services and infrastructure available to serve the proposed project, it simply requires a new electrical service connection that has been applied for and will be provided by the local utility company. We are not utilizing the existing church's electrical service. No other utilities are required for the operation of our installation.

Site Plan: Per Section 11-30-9(A)

1. screening of the mechanical equipment will be installed and has been designed to meet the design objective which is to integrate visual screening of the equipment into the architecture of the buildings to ensure development is attractive, clutter-free and safe. See photo simulations provided herewith to show the compound screening/fencing will match the church building. Furthermore, callouts for the 10' high slump brick wall to match existing building can be found on the drawings, page A-2, A-3 and PG-1.
2. Detailed elevations for the structure have been added, see page A-2, A-3 and PG-1 for callouts.
3. Slump brick callouts have been added including the paint to match existing building as well. See photo simulations and pages A-2, A-3 and PG-1.

Parking: The total parking stalls on all 4 lots owned by the church are 314. Gigapower proposes removing 14. No restriping is required.

We understand a list of neighbors within 150 feet will be uploaded to the DIMES portal and needs to be sent out 15 days prior to the Board of Adjustment Hearing.

We look forward to moving forward with the SUP approval process. Please let me know if any deficiencies remain or if we can now proceed and get a Hearing date on the calendar.

Thank you,

Tami Pritchard

Tami Pritchard
Senior Project Manager