

Citizen Participation Report for GF PHX Hut 114
BOA23-00121

April 18, 2023

Overview: The report provides results of the implementation of the Citizen Participation Plan for GF HUT PHX 114. This site is located at 465 N Gilbert Rd Mesa, AZ 85213, Within the 400 block of North Gilbert Road. Located north of East University Drive and east of North Gilbert Road. This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application.

Contact:

Robert Vaccaro
7101 College Blvd, Ste. 400
Overland Park, KS 66210
913-663-1900
robert.vaccaro@ibhc.com

Citizen Participation Public Notice Letters: Citizen participation public notice letters were sent to the City of Mesa to arrive on April 17th and to be distributed by USPS to the 36 landowners that were flagged as being within 500 ft of our project property. That letter specified details for the upcoming Board of Adjustments meeting on Wednesday, May 3rd, along with details on how to submit public input for the meeting. Also, we provided BHC contact information in the event that a citizen may need any clarifications. A complete copy of the letter package sent to each landowner is attached.

Results: All citizens will receive their letters within the week and will have the ability to reach out directly to the project engineer or city staff using the contact information provided for any questions, comments, or concerns. All such correspondence will be recorded and addressed. All citizens will be encouraged to provide a written comment card as outlined in their Notice Letter in order for any concerns to be addressed during the upcoming meeting.

Schedule:

Pre-Submittal Conference – February 7, 2023
Application Submittal – February 13, 2023
Submittal of Citizen Participation Report and Notification materials – April 17, 2023
Planning and Zoning Board Hearing – May 3, 2023

4/17/2023

Dear Neighbor,

We have applied for a Special Use Permit for the property located at 465 N Gilbert Rd, Mesa, AZ 85213, Within the 400 block of North Gilbert Road. Located north of East University Drive and east of North Gilbert Road. This request is for the development of a new freestanding communication facility along with a Special Use Permit to allow a reduction in the number of required parking spaces, and a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards to allow for the development of the proposed facility in the Office Commercial (OC) zoning district. The case number assigned to this project is BOA23-00121.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the Site Plan, Landscape Plan, Building Elevations, and Project Narrative of the proposed development. If you have any questions regarding this proposal, please call me at 913-905-1523 or e-mail me at Robert.vaccaro@ibhc.com.

This application will be scheduled for consideration by the Mesa Board of Adjustment at their meeting held on **Wednesday, May 3, 2023** in the City Council Chambers located at 57 East First Street. The study session meeting will begin **4:30 p.m.** and the Public Hearing will begin **at 5:30 p.m.** The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched via zoom <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 at the meeting, please submit a comment card to Planning staff at the public hearing or **electronically at least 1 hour prior to the start of the meeting** at <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card>. 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 if not attending the meeting in person 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.** When the case number is read, Planning staff will call you up to speak or your line will be taken off mute and you will be given an opportunity to note your support or opposition on the record.

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

The City of Mesa has assigned this case to Chloe Durfee Daniel of their Planning Division staff. He/she can be reached at 480-644-6714 or Chloe.DurfeeDaniel@MesaAZ.Gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



Robert Vaccaro
Project Engineer
Brungardt Honomichl & Company, P.A.



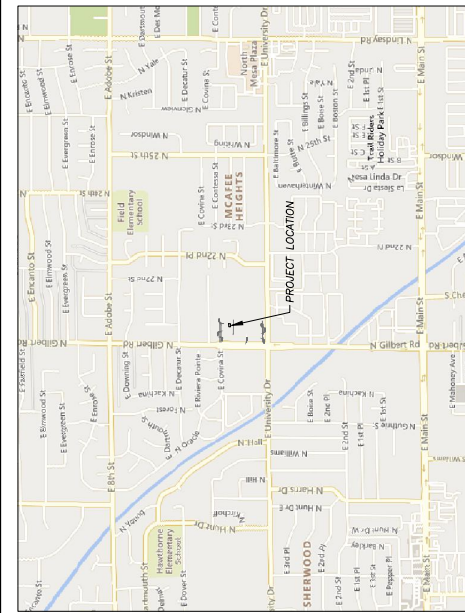
Rev.	Date	Description	By	App.
1	5/29/2023	ISSUED FOR BOA PERMIT REVISION 1	RSV	



Prepared For:
GOOGLE FIBER INC.

GOOGLE FIBER HUT PHX 114
2024 E UNIVERSITY DR
MESA, AZ 85213
BOARD OF ADJUSTMENTS SUP
SITE IMPROVEMENT PLANS
OVERALL SITE PLAN

Design:	RSV	Drawn:	RSV
Check:	RSV	Date:	3/7/2023
Project No.	030306.03.01		



PROJECT INFORMATION

HOURS
Monday-Saturday: 7:30 AM – 6:00 PM
Sunday: 9:00 AM – 6:00 PM

DEVELOPER
NAME: GOOGLE FIBER
ADDRESS: 380 ASPEN AVE
SALT LAKE CITY, UT 84101
CONTACT: KENT STEINBACH
(417) 839-1020

ENGINEER/APPLICANT

NAME: BHC
ADDRESS: 7101 COLLEGE BLVD, STE 400
OVERLAND PARK, KS 66210
CONTACT: ROBERT VACCARO
(913) 663-1900
ROBERT.VACCARO@BHC.COM

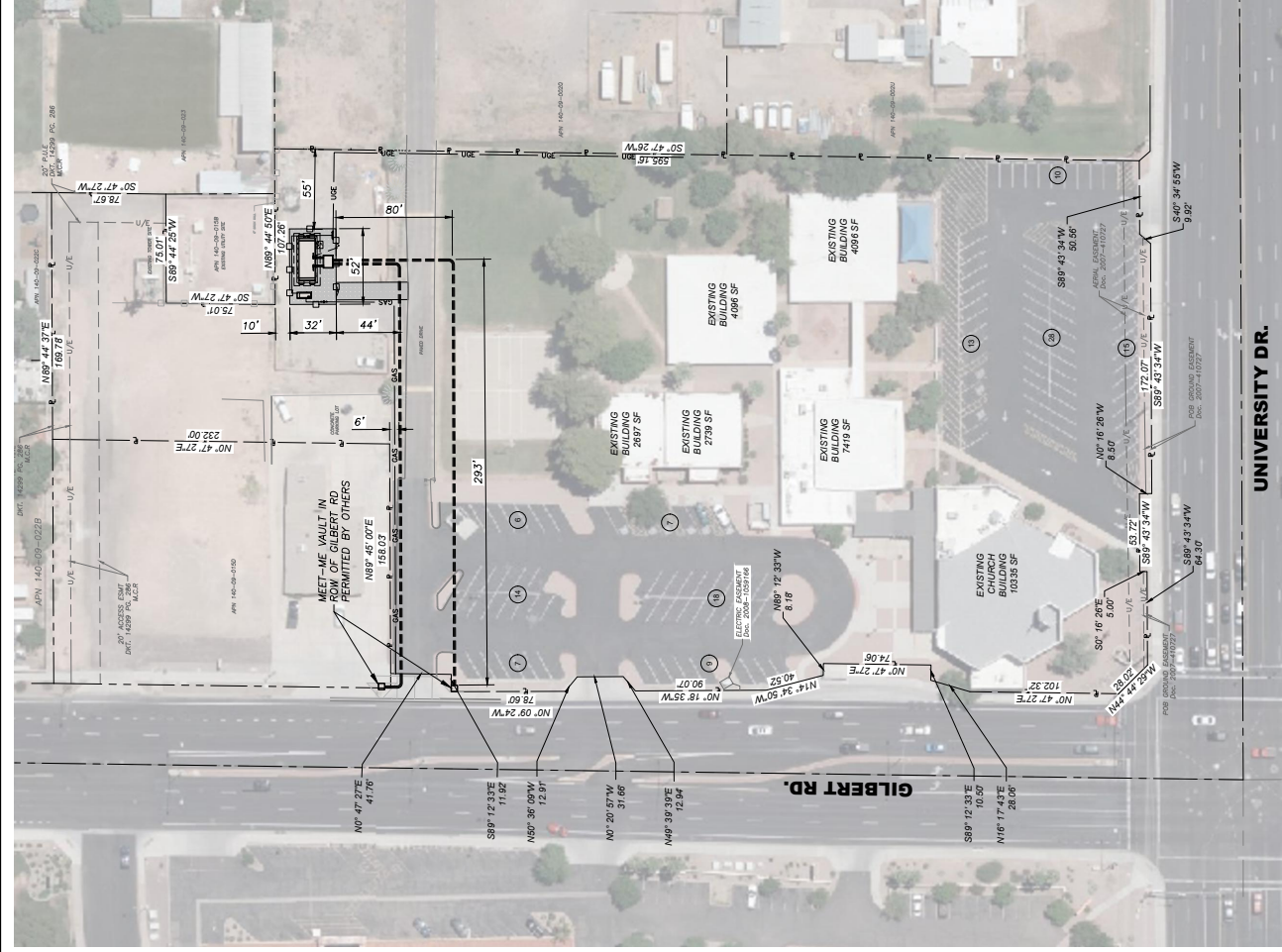
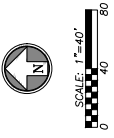
PROPERTY INFORMATION
OWNER: GRACE UNITED METHODIST CHURCH
ADDRESS: 42024 E UNIVERSITY DR
MESA, AZ 85213

ZONING: OC – OFFICE COMMERCIAL
EXISTING USE: CHURCH PROPERTY
PROPOSED USE: FIBER UTILITY HUT

PROJECT DATA

LEASE AREA: 1664 SQFT
COMPOUND AREA: 1664 SF
PROPOSED BUILDING: 360 SF
HEIGHT: 11 FT

SITE ACCESS:
EXISTING DRIVE AND PARKING TO UTILIZE
EXISTING PARKING DRIVE AND NEW
GRAVEL DRIVE TO SITE COMPOUND



UNIVERSITY DR.

EMERALD TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
	7	<i>Asclepias pendula</i> / Weeping Yucca	24" box	24" box
	2	<i>Asclepias pendula</i> / Weeping Yucca	36" box	36" box
	8	<i>Asclepias salicina</i> / Willow Asclepias	24" box	24" box
	QTY	BOTANICAL / COMMON NAME	SIZE	
	13	<i>Asclepias redolens</i> / Low Boy / Low Boy Bark Cactus	5 gal	5 gal
	22	<i>Agave angustifolia</i> / Maguey / Variegated Caribbean Century Plant	1 gal	1 gal
	16	<i>Chrysalidopsis mexicana</i> / Dama de Noche	1 gal	1 gal
	30	<i>Dalea fulgens</i> / Black Dalea	5 gal	5 gal
	32	<i>Hesperaloe parviflora</i> / Surprise Bouquet / Red Yucca	1 gal	1 gal

	Quantity	Required	Provided
Parking Landscape			
Landscape Islands			
total islands	16		
1 shade tree / island		16	
3 shrubs / island		48	52
Divider Medians			
total parking spaces	61		
1 shade tree / 6 parking spaces		7.63	17
6 shrubs / 6 parking spaces		45.75	61
Plant Site			
total trees	17		
min 10% of req trees are 36"ho		1.70	2
remainder of req trees are min 24"ho		Y	Y

1. The Contractor shall verify and coordinate all final grades with the Landscape Architect and or design team prior to completion.
2. Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.

3. The location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
4. Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities, and site layout.
5. Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly.
6. Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
7. The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
8. The plan is subject to change based on plant size and material availability. All changes or substitutions must be approved by the City of West Athens and the Landscape Architect.
9. Aluminum landscape edging to be used on all landscape beds adjoining turf areas as noted on landscape plans.
10. Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
11. The Contractor shall show proof of procurement, sources, quantities, and varieties for all shrubs, perennials, ornamental grasses, and annuals within 21 days following the award of the contract.
12. Contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. At the end of the maintenance period, a healthy, well-rooted, even colored, viable turf and sod shall be installed. The Contractor shall provide a minimum of three weeks, open pans, beds, areas, and surface preparations.

Rev.	1	Date	5/29/2023	Description	ISSUED FOR BOA PERMIT REVISION 1	By	RSV	App.	

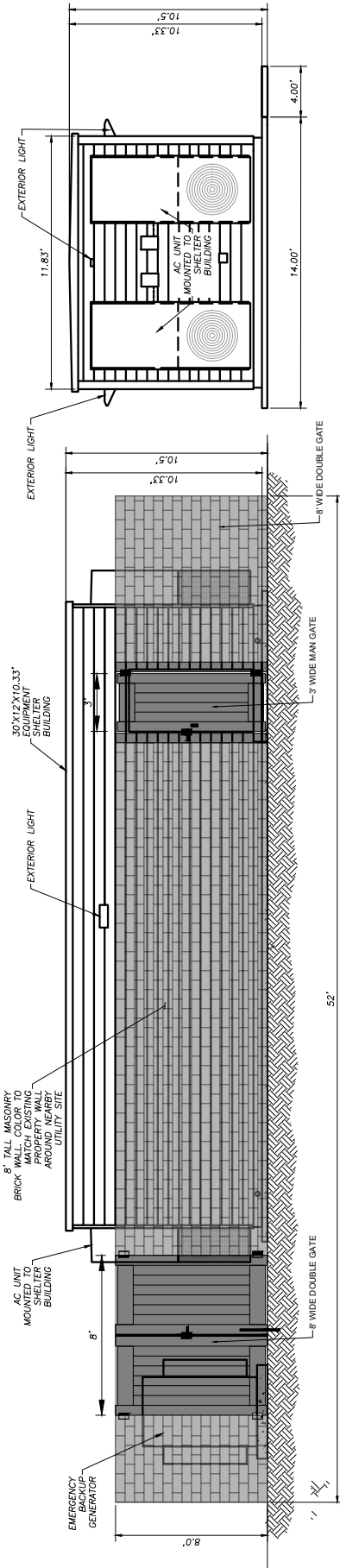


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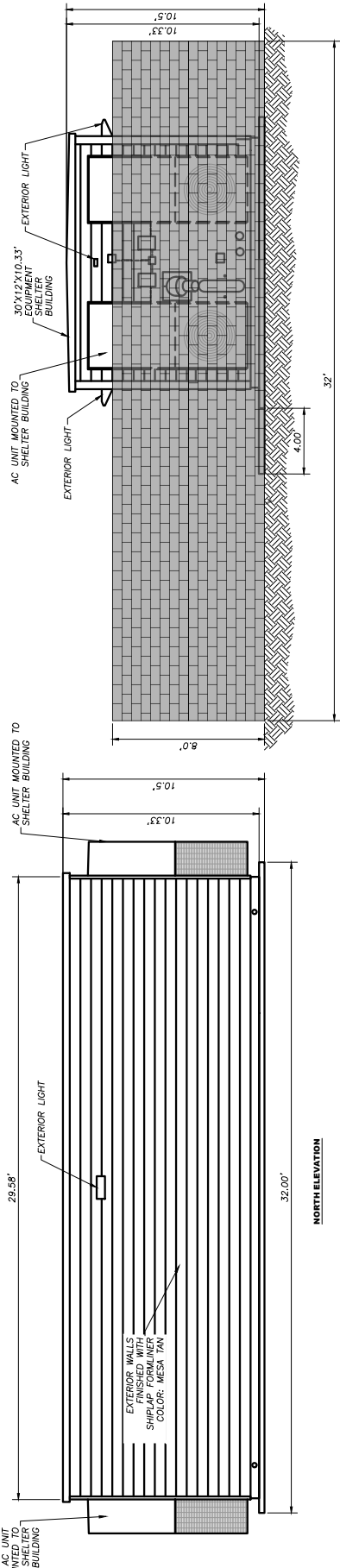
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2024 E UNIVERSITY DR
MESA, AZ 85213
SITE IMPROVEMENTS SUP
ELEVATION PLAN

Design:	RSV	Drawn:	RSV
Checked:	RSV	Date:	3/7/2023
Project No:	030200.53.01		

8 of 11
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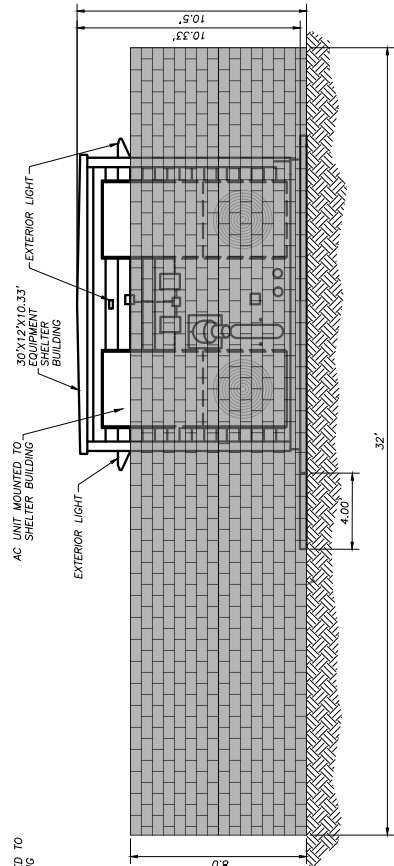


SOUTH ELEVATION



NORTH ELEVATION

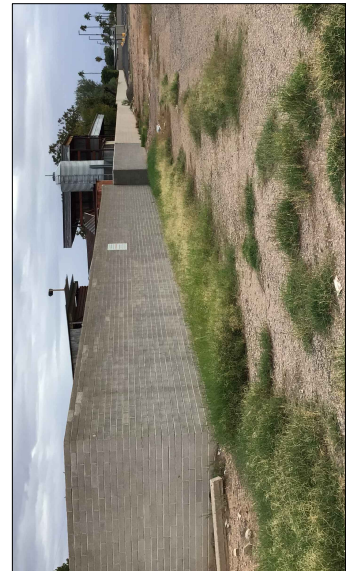
WEST ELEVATION



EAST ELEVATION



IMAGE OF EQUIPMENT SHELTER BUILDING



EXISTING PROPERTY WALL TO MATCH