

# Site Plan Modification Application Narrative

## Red Mountain Commerce Center

Submitted on behalf of:  
**TRES HIJOS, LLC**

Submitted by:  
**Passey Realty & Investment Co., Inc.**

Mr. Jim Passey  
24 N. Center Street  
Mesa, AZ 85201  
480-834-8181  
[jpasseyvpri@qwestoffice.net](mailto:jpasseyvpri@qwestoffice.net)

Submitted to:

The City of Mesa  
55 N. Center Street  
Mesa, AZ 85201

April 20, 2017

**A. Project Request**

Passey Realty & Investment Co., Inc. ("Applicant"), on behalf of TRES HIJOS, LLC ("Owner"), respectfully requests a modification of an existing approved Light Industrial (LI) PAD and the amendment of the existing plat for the commercial subdivision know as Red Mountain Commerce Center ("Property").

B. Existing and Surrounding Site Uses

The surrounding zoning and uses are identified as follow:

	Existing Zoning	Current General Plan	Existing Use(s)
North 141-38-008G	RS-90	Employment	Vacant
South 141-40-005	PEP-BIZ	Employment	Vacant
East 141-39-001P	PS	Employment	Vacant + SRP Substation
West	ADOT R/W	Employment	Vacant

C. Background

The Red Mountain Commerce Center was first approved in March 2003 after a very lengthy negotiation with ADOT as they proceeded with the improvement plans for the 202 Red Mountain Freeway.

The original pre-submittal meeting was held November 6, 2000 with lots shown on the then preliminary plat on both the north and south sides of the Thomas Road realignment. We were instructed by staff to continue to work with ADOT in the design phase to insure that the lots proposed for the north and south sides of Thomas realignment worked with ADOT's final location of the 202 FWY and the Thomas realignment.

ADOT continued to change plans on an almost daily basis. Their realignment was completed August 15, 2001. During this period we continued to work with Keith Nath and his staff to resolve design and utility issues with the City. On November 15, 2002 we received a letter from Mr. Christopher Kramer, Asst. Attorney General for Arizona that insured that ADOT was in the process of turning Thomas Road and the excel land over to the City. As of November 2007 that conveyance had not occurred.

Out 2<sup>nd</sup> pre-submittal meeting was on July 29, 2002 (PS 02-101). Detailed work with staff continued, with the Council approval March 3, 2003. All work was driven by

the expectation that there would be a conveyance to the City from ADOT for the roadway and the excess property.

Initial set-back requirements were modified prior to final plat approval due to the size of the excess ADOT parcel between the property line and the sidewalk. The north and east rear set-backs were established per the then code being adjacent to residentially zoned property and the City property to the east (along with an SRP substation).

Subsequent General Plan changes and the then current code, called for all property in this quarter section to be Light Industrial (LI). The then current code dictated the initial rear set-backs to be 30'.

Between the massive jurisdictional delays and the eventual collapse of the market, what started as rapid sales fell by the wayside and not until now has demand occurred where potential buyers are calling on the property. One major issue continues however, that being the rear set-backs and the side yard set-backs.

#### D. Proposal

On February 28, 2017 the Applicant met with City staff (John Wesley and Tom Ellsworth) to discuss these issues. At the conclusion of our meeting Mr. Ellsworth and Mr. Wesley recommended that we make an application to modify these set-back as they did not see why they would not support the request.

Consistent with the current ordinance, interior, side and rear set-backs adjacent to other industrial property can be 0'. The General Planned industrial property to the north and the City/SRP property to the east can also be accommodated by this position.

Our request is to reduce the rear set-backs on the north and the east (Lots 1-7) to 0'. Further, we request a modification of the interior side set-backs to 10'.

#### E. Conclusion

The Owner intends to fully comply with all aspects of the LI zoning district and the Employment sections of the Mesa 2040 General Plan. Accordingly, we respectfully request staff's support for this proposal as it progresses through Mesa's required processes.

## **Red Mountain Commerce Center Neighbor Notification**

Hello neighbors.

We have applied for a PAD Modification of the existing industrial subdivision known as the Red Mountain Commerce Center located at the 5400 block of E. Thomas Road (Z17-028 / PLN2017-00276).

The Red Mountain Commerce Center was approved in 2003 (Z03-003) and developed in 2007 per the then approved plans. All standards were met at that time consistent with the City Development Ordinance and the allowed improvements per the City Council.

The currently adopted City Code provides for a 0' rear setback requirement when adjacent to industrial zoned property. We believe that same benefit should apply to the lots that back up to City Park property and the SRP substation (to the east) as well as the lots backing up to the Industrial General Planned property to the north. The owners of the parcel to the North have signed a letter of support for this request.

This letter is being sent to all property owners within 1000 feet of the property, all HOA's within ½ mi and all registered Neighborhoods within ½ mi at the request of the City of Mesa Planning Division

We are requesting a Site Plan Modification to amend the previously approved rear setback and interior side yard setback requirements. Our request is for 0' rear setback on lots 1 thru 7 and interior side yard setback of 10' to insure a separation of buildings.

This is not a request to modify the allowed uses in light industrial zoning. The previously approved uses remain the same.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on (June 21, 2017) in the City Council Chambers located at 57 E. First Street. The meeting will begin at 4:00 pm. You are invited to attend this meeting and provide any input you may have regarding this proposal.

Should you have any questions in this regard, please call Jim Passey @ 480-834-8181 or Wahid Elam, City of Mesa 480-644-4933. If you have sold this property in the interim, please forward this correspondence to the new owner.

Jim Passey  
Passey Realty & Investment  
24 N Center St  
Mesa, AZ 85201  
480-834-8181  
jpasseypri@qwestoffice.net

Red Mountain Commerce Center  
Neighbor Properties

* Boyle Family LP LLC 1261 E Fairfield Mesa, AZ 85203	141-38-009E -006Z -006E -042
SALK LLC PO Box 4241 Mesa, AZ 85211	141-38-008G
* Dreamland 61 Limited Partnership LLP 460 S Greenfield #2 Mesa, AZ 85206	141-38-016A
* RTM Investments LLC 460 S Greenfield #2 Mesa, AZ 85206	141-38-016B
Cyndy Lynn Earl 1008 N 110 <sup>th</sup> St Mesa, AZ 85207	141-38-006L
Roger Barrientos PO Box 371 Queen Creek, AZ 85242	141-38-006X
Rex Phillips 804 N Higley Rd Mesa, AZ 85205	141-38-006Y
Wm. Cummard 3256 N 88 <sup>th</sup> St Mesa, AZ 85207	141-38-012F
Mark Alan Properties LLC 2223 E Virginia Mesa, AZ 85213	141-38-012V

Duane Wirth Trust 344 E Hope St Mesa, AZ 85201	141-38-034
St. Ignatius of Antioch Antiochian Orthodox Mission 5515 E Redmont Circle Mesa, AZ 85215	141-38-030A -028
Red Mountain Commerce Center Lot 1 LLC 3255 N 90 <sup>th</sup> St Mesa, AZ 85207	141-38-021
Wade Bachmeier 8028 Willow Rd North Mandan, N.D. 58554	141-38-027
* Tres Hijos LLC 1261 E Fairfield Mesa, AZ 85203	141-38-022 -023 -029
Larry & Ann Potthoff 3575 E. Barbarita Ave. Gilbert, AZ 85234	141-38-024 -025 -026
AEE Land Holdings LP 1185 W Gerogia St, #1045 Vancouver, BC, Canada V6E4E6	141-40-010 -011 -012
Red Mountain Commerce Park LLC 1116 E Greenway #101 Mesa, AZ 85203	141-41-006H -003A -005A
* Tri City Ready Mix Inc 1261 E Fairfield Mesa, AZ 85203	141-41-006G

Red Mountain Commerce Center

HOAs and Registered Neighborhoods

Longbow  
Bob McNichols  
4148 N. Arcadia Dr  
Phoenix, AZ 85018

Red Mountain Ranch  
Mary Crossin  
3537 N San Gabriel Circle  
Mesa, AZ 85215

Red Mountain Ranch  
Don DeBaca  
4710 E Falcon Dr, #205  
Mesa, AZ 85215

Ridgeview  
Nicole MacFarland  
6122 E Quartz Circle  
Mesa, AZ 85215

Ridgeview  
Mike Turner  
6305 E Presidio  
Mesa, AZ 85207



SALK LLC  
PO Box 4241  
Mesa, AZ 85211

May 23, 2017

Red Mountain Commerce Center  
% Mr. James Passey  
24 N. Center St.  
Mesa, AZ 85201

Re: Setback Modifications to Final Plat

Mr. Passey,

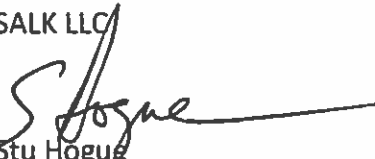
We have reviewed your Neighbor Notification letter and the Site Plan Modification Narrative for the Red Mountain Commerce Center.

We acknowledge that your rear setback modification request backs up to our parcel (141-38-008G) but feel that it will not adversely affect our property.

That said, we support your request for Site Plan Modification.

Please advise if your request to the City is changed in any other regard.

Thank you,

SALK LLC  
  
Stu Hogue  
Manager/Member