

Citizen Participation Report

New Potato Barn Furniture Store

September 5, 2017



Purpose:

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the site of an application for a new Potato Barn Furniture Store. The site is located northeast of Power Road and Ray Road on approximately 8.4 acres. The applicant is requesting Design Review approval and a Council Use Permit.

This plan will ensure that those affected by this application will have an adequate opportunity to learn and comment on the proposal.

Contact:

David Hughes
EPS Group, Inc.
2045 S. Vineyard, Suite 101
Mesa, AZ 85210
(480) 503-2250 (phone)
(480) 503-2258 (fax)
David.Hughes@epsgroupinc.com

Pre-Submittal Conference:

The pre-submittal conference with the City of Mesa planning staff was held on Monday, June 12, 2017.

Action Plan:

In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have:

1. A contact list will be developed for citizens and agencies in this area including
 - a. Interested neighbors – focused on 500 feet from the site, but may include more;
 - b. All registered neighborhood associations within 1,000 feet of the project;
 - c. Homeowner Associations within 1,000 feet of the project.
2. All persons listed on the contact list will receive a letter describing the project, site plan and invitation to a neighborhood meeting to be held in the area of the subject property to be determined.
 - a. The neighborhood meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list, any comments and meeting minutes will be given to the City of Mesa Planner assigned to this project.



- b. If deemed necessary, a second neighborhood meeting may be held two weeks later and will include responses to questions and concerns of the first meeting. A sign-in list, any comments and meeting minutes will be copied to the City of Mesa Planner.
3. Neighborhood Associations and Homeowner Associations within 1,000 feet and a half mile, and property owners within 500 feet of the site will be notified by neighborhood notice to inform them of additional public hearings throughout the Design Review Board and Council Use Permit processes.
4. A 4' x 4' sign shall be posted on the subject site two weeks prior to the Planning & Zoning Board hearing date.
5. Presentations will be made to groups of citizens or neighborhood associations upon request.

(All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa.)

Schedule:

- Pre-Submittal Conference: Monday, June 12, 2017
- Application Submittal: Monday, June 26, 2017
- Notice of neighborhood meeting: Ten (10) days prior to neighborhood meeting date. Notices were mailed TBD. See Notice draft attached.
- Neighborhood meeting: Meeting will be held on TBD at TBD at 6:30 PM
- Design Review Work Session: August 8, 2017
- Submittal of Final Citizen Participation Report and Notification materials: Ten (10) days prior to hearing: September 5, 2017
- Design Review Work Session: September 12, 2017
- Planning and Zoning Commission Hearing: September 20, 2017
- City Council Hearing: TBD



List of Appendices

A. 1000' Neighborhood Notification Package

B. Design Review Board Notification Package

C. Planning & Zoning Board Notification Package



Appendix A

1000' Neighborhood Notification Package



**Phx-Mesa Gateway Potato Barn Furniture Store
Neighborhood Notification**



July 24, 2017

Dear Neighbor,

You are receiving this letter as notification of a proposed Potato Barn Furniture Store located within 1000' of property you own. An application for Design Review approval and a Council Use Permit has been filed with the City of Mesa Planning Division regarding the request above. As required by the City of Mesa Zoning Ordinance, this notice is being sent to you because property listed in your name is located within 1000 feet of the site noted above. This notice is being sent to you to inform you of this application and to provide you with an opportunity to relay any questions, issues or concerns regarding this application to the contact person listed below.

A Site Plan, landscape Plan and elevations are attached showing the proposed development.

REQUEST: Approval from the Design Review Board of the proposed site plan, landscape plan and building design, as well as the adoption of a Council Use Permit to allow for more than 25% of the proposed building square footage to be retail space.

PROPOSAL: The proposed development of an approximately 100,000 square foot Potato Barn Furniture Store. Please refer to the attached site plan for further detail.

LOCATION: Northeast of Power Road and Ray Road. (APN: Portion of 304-30-027N)

SIZE: approximately 8.4 acres (net area)

DEVELOPER OR AUTHORIZED AGENT:

Genterra Enterprises
500 E. Thomas Road
Phoenix, AZ 85012

CONTACT PERSON:

EPS GROUP, INC.
2045 S. Vineyard, Suite 101
Contact: David Hughes
Phone: 480-503-2250
David.Hughes@epsgroupinc.com

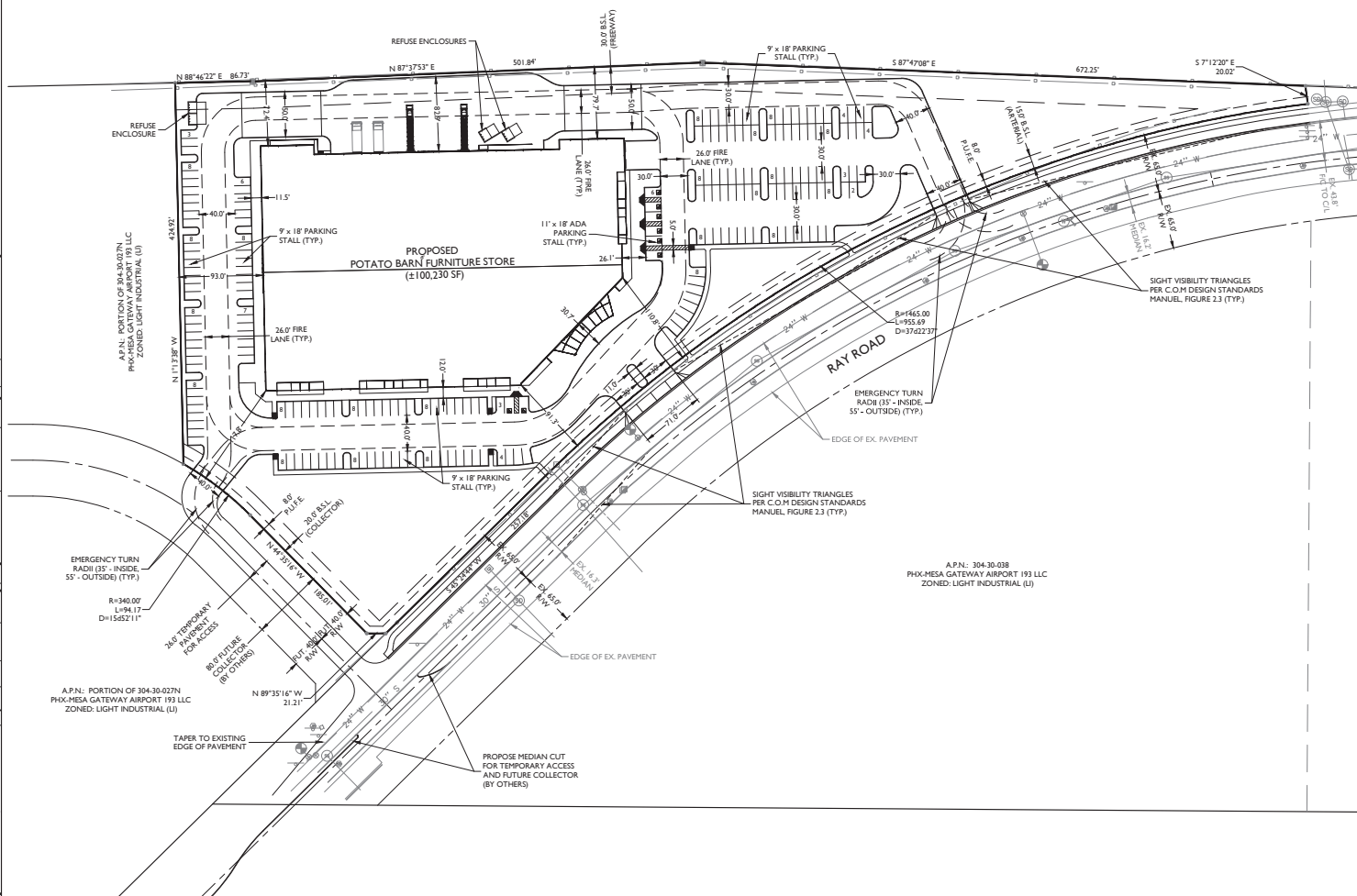
THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL. HOWEVER, YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE IF THE APPLICATION IS SCHEDULED FOR HEARING.

Thank you,

David Hughes
Planner

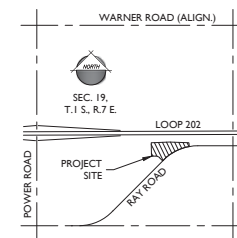
A PORTION OF THE NORTH HALF, OF THE SOUTHEAST QUARTER, SECTION 19
T.1 S., R.7 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

A PORTION OF THE NORTH HALF, OF THE SOUTHEAST QUARTER, SECTION 19
T.1 S., R.7 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

STATE ROUTE 202
(SANTAN FREEWAY)

N.T.S.

N.T.S.



DEVELOPER:
GENTERA ENTERPRISES
500 E. THOMAS ROAD
PHOENIX, AZ 85012
TEL: (928)-779-2820
CONTACT: TIM KINNEY

**PLANNER, ENGINEER, AND
LANDSCAPE ARCHITECT:**
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: TOM SYNDER, RLA, ASLA

PEREZ MCGEE
1707 E. HIGHWAY

PEREZ MCGEE
1707 E. HIGHLAND AVE, STE. 280
PHOENIX, AZ 85016
TEL: (480)-353-8002
CONTACT: DANIEL PEREZ

ADN

A.P.N.
EXISTING GENERAL PLAN
EXISTING ZONING
CURRENT LAND USE
PROPOSED USE

PORTION OF 304-30-027N
MIXED USE ACTIVITY / EMPLOYMENT
LIGHT INDUSTRIAL (LJ)
VACANT / UNDEVELOPED
POTATO BARN FURNITURE STORE

WAREHOUSE
RETAIL

BLDG. OCCUPANCY

± 48,667 SQ. FT.
† 51,563 SQ. FT.

±100,230 SQ. FT.

WAREHOUSE
RETAIL

BLDG. CONST. TYPE

GROUP S-2
GROUP M

III-B

BUILDING SETBACKS
RAY ROAD (FRON

40'
28' (PARAPET)
36' MAX. (ROOF)
1-STORY

15'

INTERIOR SIDE

PARKING SUMMARY

30°
20°
0°

PARKING REQUIRED.

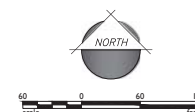
WAREHOUSE (1/900 SQ. FT.)
RETAIL (1/375 SQ. FT.)
TOTAL

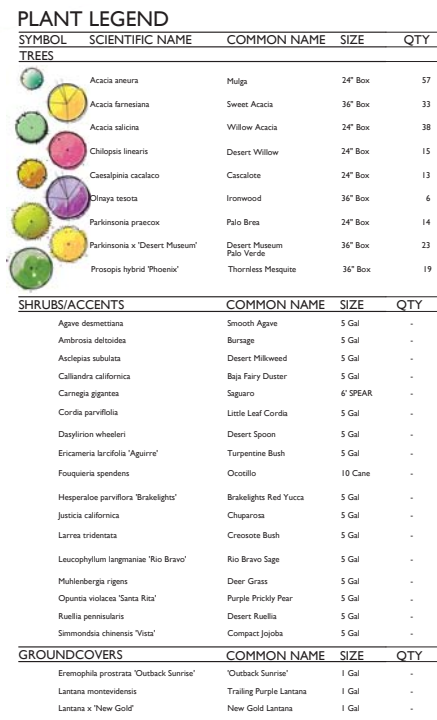
55 SPACES
138 SPACES

193 SPACES

PARKING PROVIDED

8 ACCESSIBLE
210 STANDARD
210 TOTAL







SEAL

PROJECT POTATO BARN STORE

7104 EAST RAY ROAD,
MESA, ARIZONA 85212

GRAPHIC REFERENCE



NOTES :

REVISED BY:
Daniel G. Perez

PROJECT ARCHITECT :
Author

DATE : 06/23/2017

ARCHITECT:

MODIFICATIONS :

[illegible]

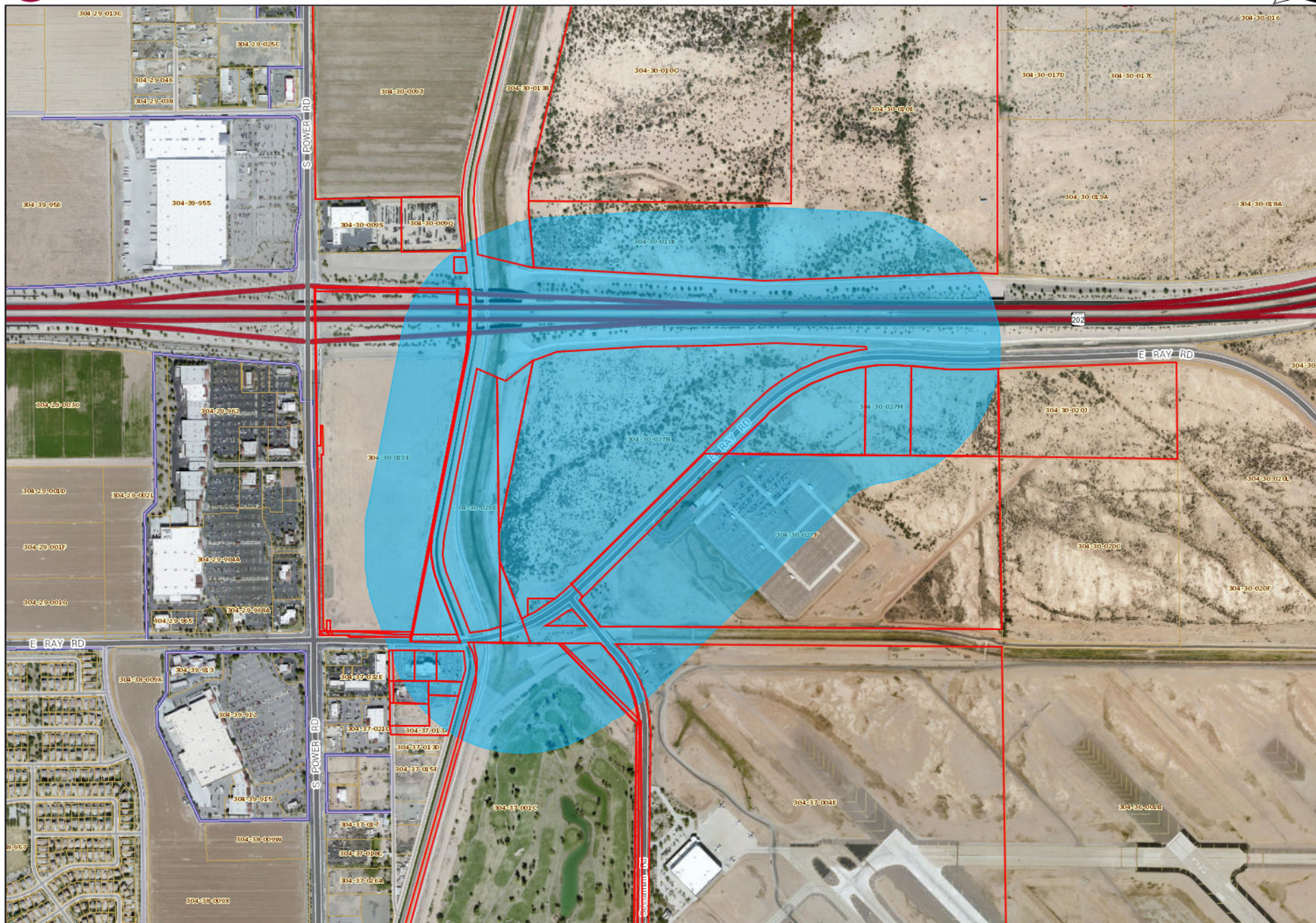
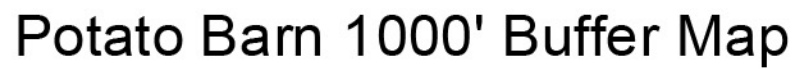
CONTENT:
3D VIEWS

PROJECT CODE: **S_PBARN**

PLAN CODE: **A104**

SCALE:

3D VIEWS



PROPERTY OWNERS WITHIN 1000 FEET	MAILING ADDRESS	CITY	STATE	ZIP	APN
KCK INVESTMENTS LLC	4747 S POWER RD	MESA	AZ	85212	304-30-009Q
MASSEY LEONARD R TR/ETAL	160 E IVANHOE ST	GILBERT	AZ	85295	304-30-009T
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-010E
ROOSEVELT WATER CONSERVATION DISTRICT	PO BOX 100	HIGLEY	AZ	85236	304-30-012C
ROOSEVELT WATER CONSERVATION DISTRICT	PO BOX 100	HIGLEY	AZ	85236	304-30-012D
ARIZONA STATE LAND DEPARTMENT	7332 E BUTHERUS DR	SCOTTSDALE	AZ	85260	304-30-012E
ALI ADVISOR INC (PROB. DEED/LEGAL)	2999 N 44TH ST STE 100	PHOENIX	AZ	85018	304-30-013B
MARWEST ENTERPRISES LLC/SANTAN 74 LLLP	16220 N SCOTTSDALE RD 280	SCOTTSDALE	AZ	85254	304-30-020J
ROOSEVELT WATER CONS DIST 5239	P O BOX 100	HIGLEY	AZ	85236	304-30-026D
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801W DURANGO ST	PHOENIX	AZ	85009	304-30-026E
ROOSEVELT WATER CONS DIST 5239	P O BOX 100	HIGLEY	AZ	85236	304-30-026F
ALI ADVISOR INC	2999 N 44TH ST NO 100	PHOENIX	AZ	85018	304-30-027C
ALI ADVISOR INC	2999 N 44TH ST NO 100	PHOENIX	AZ	85018	304-30-027J
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-30-027K
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-30-027L
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-027N
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-30-027P
ROOSEVELT WATER CONS DIST 5239	P O BOX 100	HIGLEY	AZ	85236	304-30-036
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-038
GATEWAY PROPERTIES OF AZ LLC	67 S HIGLEY RD NO 103-3	GILBERT	AZ	85296	304-30-039
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-040
UNITED STATES OF AMERICA	3707 N 7TH ST	PHOENIX	AZ	85017	304-37-001C
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-37-004E
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-37-004L
GATEWAY HOSPITALITY GROUP LLC	7255 E HAMPTON AVE NO 122	MESA	AZ	85209	304-37-005C
GATEWAY HOSPITALITY GROUP LLC	7255 E HAMPTON AVE NO 122	MESA	AZ	85209	304-37-006E
GRANITE FIELD INVESTMENTS LLC	PO BOX 151	QUEEN CREEK	AZ	85142	304-37-007
GRANITE FIELD INVESTMENTS LLC	PO BOX 151	QUEEN CREEK	AZ	85142	304-37-011
VANSICKLE CRAIG E/VICKILYN F	21072 E CREEKSIDE DR	QUEEN CREEK	AZ	85142	304-37-012B
GRANITE FIELD INVESTMENTS LLC	PO BOX 151	QUEEN CREEK	AZ	85142	304-37-013A
GATEWAY HOSPITALITY GROUP LLC	7255 E HAMPTON AVE NO 122	MESA	AZ	85209	304-37-030A

Appendix B

Design Review Board Notification Package





Notice of Public Hearing Design Review Board

Meeting Date: August 8, 2017

Time: 4:30 p.m.

Location: Lower Level City Council Chambers – 57 E. 1st Street

Proposed development: New Potato Barn Furniture Store

Parcel Number: 304-30-027N (portion of)

***Call Planning Division to verify date and time (480) 644-2385**

Dear Neighbor,

We have applied for City of Mesa Design Review approval for a new Potato Barn Furniture Store development northeast of Power Road and Ray Road. This letter is being sent to all neighboring property owners within 500 feet of the boundaries of the proposed development site and all Registered Neighborhoods and Homeowners Associations within 1,000 feet of the site as required by the Planning Division. You are invited to attend a work session of the Design Review Board and provide any input you may have regarding this proposal. Enclosed with this letter are copies of the site plan, landscape plan and elevations.

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 (such as gas station, apartments or office building). Those issues are typically addressed by the Planning and Zoning Board, City Council or other public input processes.

For additional information concerning the design of the proposed development or the Design Review process, please contact the Mesa Planning Division at 55 North Center, or call the Mesa Planning Division Office at 480-644-2385.

Sincerely,
David Hughes

If you have questions regarding the request, please contact:

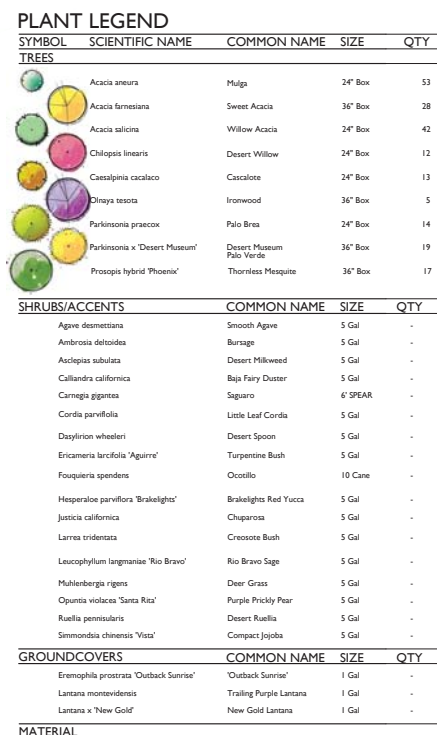
David Hughes, Planning Consultant

EPS Group Inc.

480-503-2250

David.Hughes@epsgroupinc.com

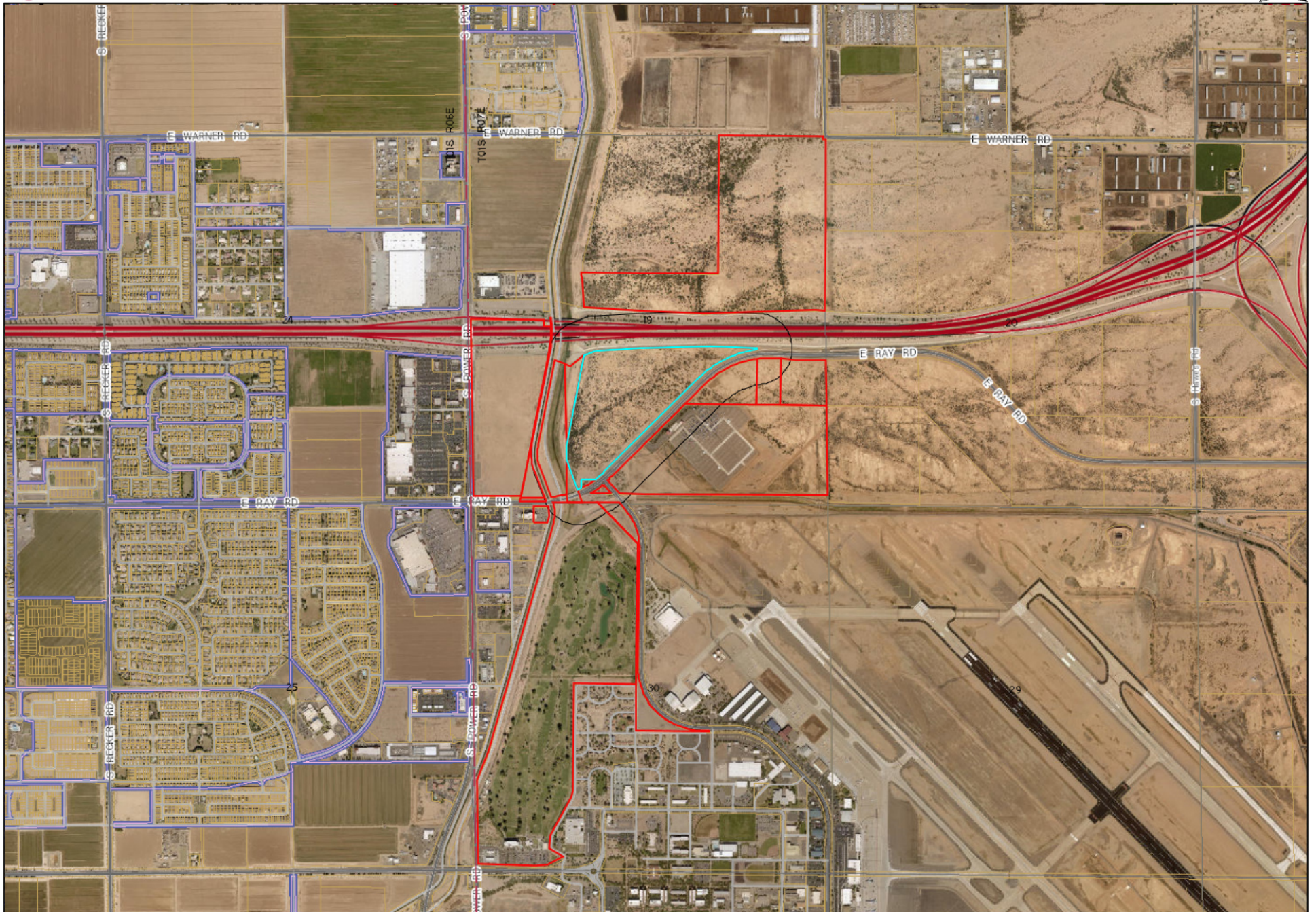


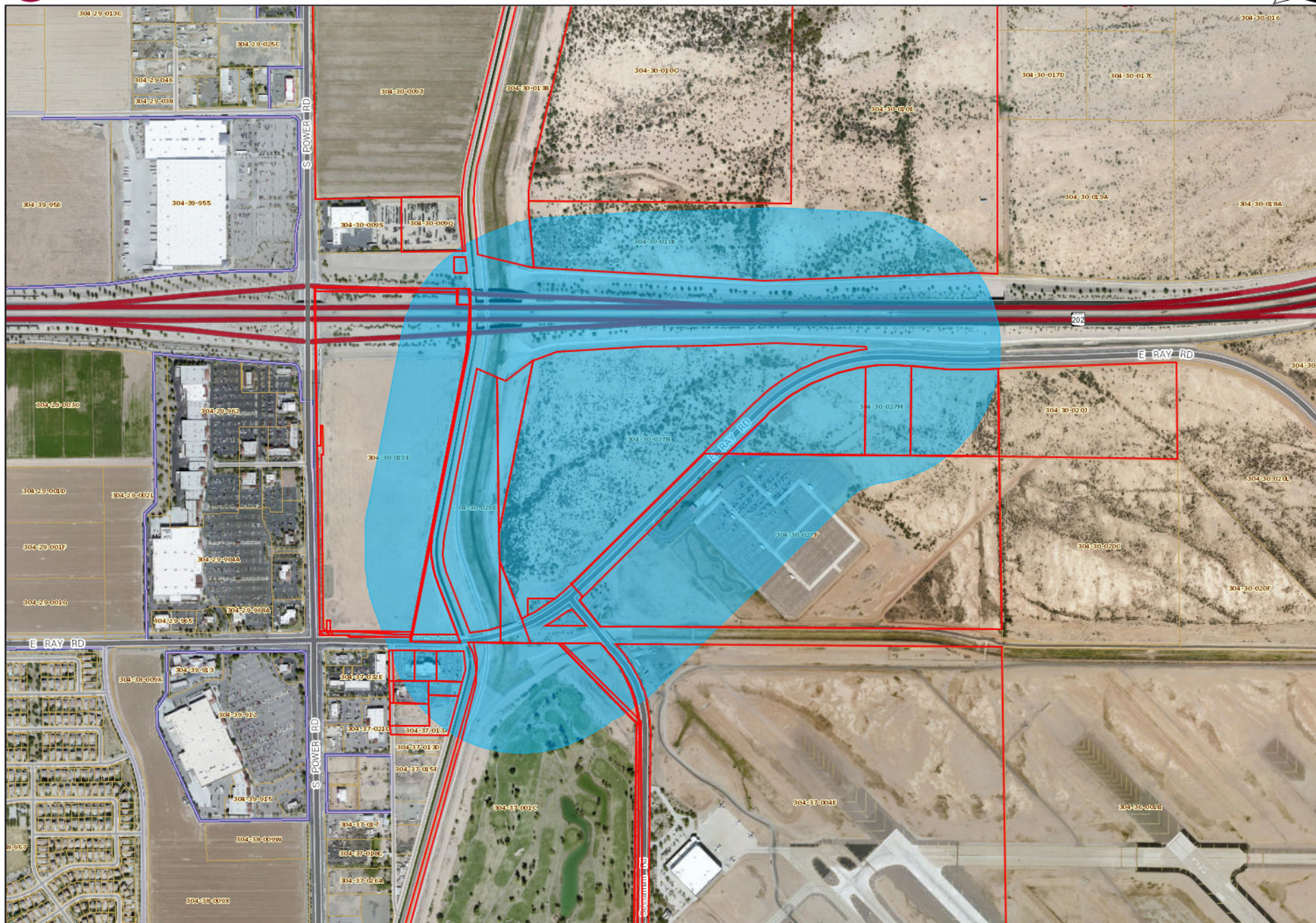
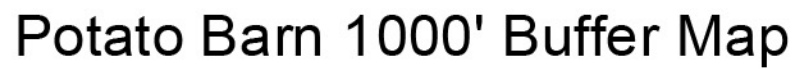


PROPERTY OWNERS WITHIN 500'	ADDRESS	CITY	STATE	ZIP CODE	APN
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-010E
ARIZONA STATE LAND DEPARTMENT	7332 E BUTHERUS DR	SCOTTSDALE	AZ	85260	304-30-012A
ROOSEVELT WATER CONS DIST 5239	P O BOX 100	HIGLEY	AZ	85236	304-30-026D
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801W DURANGO ST	PHOENIX	AZ	85009	304-30-026E
ROOSEVELT WATER CONS DIST 5239	P O BOX 100	HIGLEY	AZ	85236	304-30-026F
ALI ADVISOR INC	2999 N 44TH ST NO 100	PHOENIX	AZ	85018	304-30-027C
ALI ADVISOR INC	2999 N 44TH ST NO 100	PHOENIX	AZ	85018	304-30-027J
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-30-027K
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-30-027L
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-027N
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-30-027P
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-038
GATEWAY PROPERTIES OF AZ LLC	67 S HIGLEY RD NO 103-3	GILBERT	AZ	85296	304-30-039
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-040
UNITED STATES OF AMERICA	3707 N 7TH ST	PHOENIX	AZ	85017	304-37-001C
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-37-004L
GATEWAY HOSPITALITY GROUP LLC	7255 E HAMPTON AVE NO 122	MESA	AZ	85209	304-37-005C
REGISTERED NEIGHBORHOODS WITHIN 1,000'	ADDRESS	CITY	STATE	ZIP CODE	APN
N/A	N/A	N/A	N/A	N/A	N/A



500' Buffer Parcel Map





Appendix C

Planning & Zoning Board Notification Package



Notice of Public Hearing

June 21, 2017



Dear Neighbor:

We have applied for Council Use Permit (CUP) to allow for more than 25% of the proposed building square footage to be retail space in a Light Industrial zoning district for the property located northeast of Power Road and Ray Road. This request is for development of a new Potato Barn furniture store.

This letter is being sent to all property owners within 500 feet and all registered home owners' associations within a half mile of the property at the request of the City of Mesa Planning Division. Enclosed for you review is a copy of the site plan and elevations of the proposed development.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on September 20, 2017 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

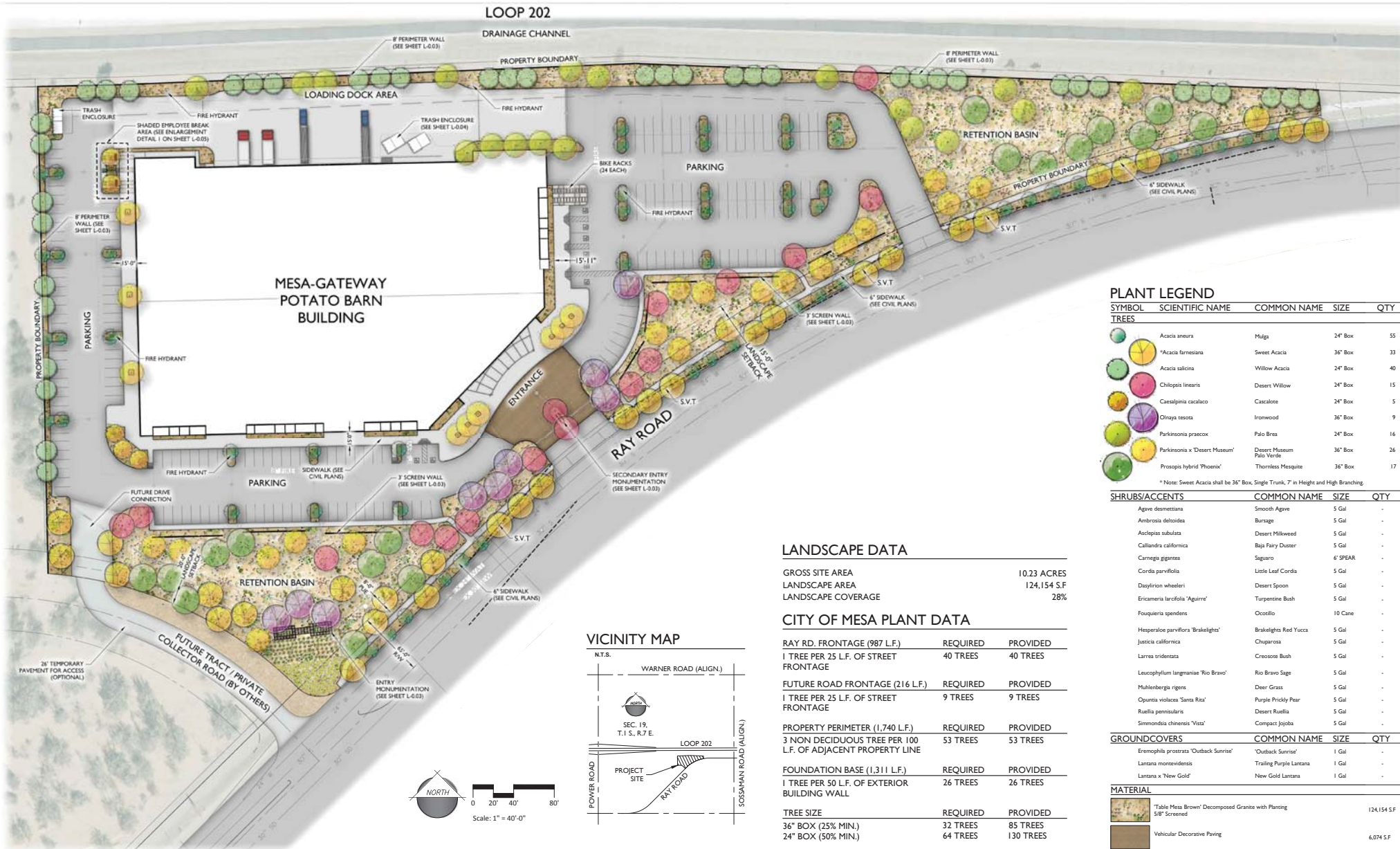
If you have any questions regarding this proposal, please reach out to our team, EPS Group, Inc., at 480-503-2250. The City of Mesa has assigned this case to Lesley Davis of their Planning Division staff. She can be reached at 480-644-4934 should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,
David Hughes
Planner

**September 20, 2017
4:00 pm
City of Mesa City Council Chambers
57 East First Street
Mesa, AZ 85201**

If you have questions regarding the requests, please contact:
David Hughes, Planning Consultant
EPS Group Inc.
480-503-2250
David.Hughes@epsgroupinc.com

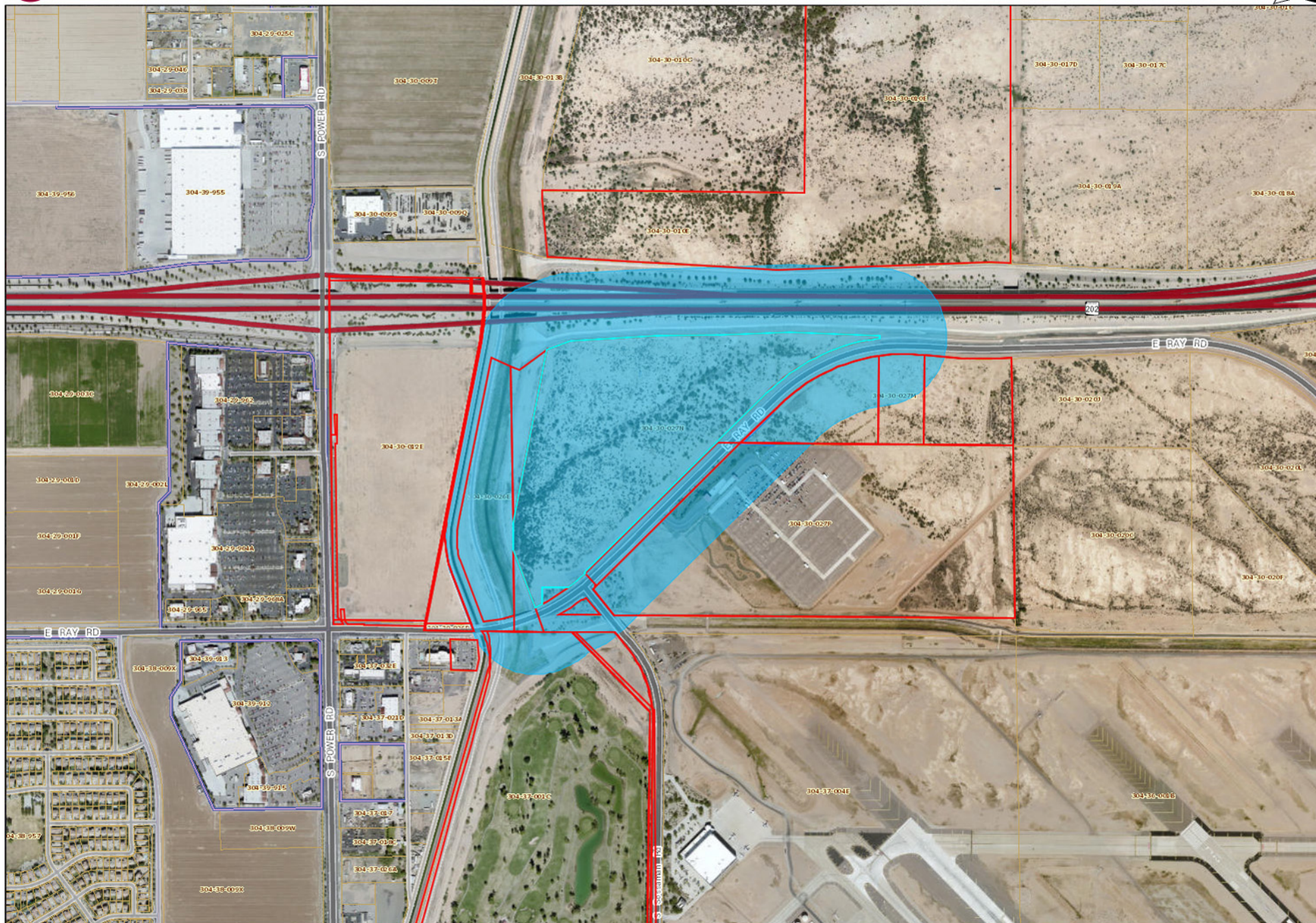




L-0.01
09/05/2017



PROPERTY OWNERS WITHIN 500'	ADDRESS	CITY	STATE	ZIP CODE	APN
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-010E
ARIZONA STATE LAND DEPARTMENT	7332 E BUTHERUS DR	SCOTTSDALE	AZ	85260	304-30-012A
ARIZONA STATE LAND DEPARTMENT	7332 E BUTHERUS DR	SCOTTSDALE	AZ	85260	304-30-012E
ROOSEVELT WATER CONS DIST 5239	P O BOX 100	HIGLEY	AZ	85236	304-30-026D
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801W DURANGO ST	PHOENIX	AZ	85009	304-30-026E
ROOSEVELT WATER CONS DIST 5239	P O BOX 100	HIGLEY	AZ	85236	304-30-026F
ALI ADVISOR INC	2999 N 44TH ST NO 100	PHOENIX	AZ	85018	304-30-027C
ALI ADVISOR INC	2999 N 44TH ST NO 100	PHOENIX	AZ	85018	304-30-027J
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-30-027K
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-30-027L
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-027M
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-027N
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-30-027P
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-038
GATEWAY PROPERTIES OF AZ LLC	67 S HIGLEY RD NO 103-3	GILBERT	AZ	85296	304-30-039
PHX-MESA GATEWAY AIRPORT 193 LLC	1 S CHURCH AVE STE 700	TUCSON	AZ	85701	304-30-040
UNITED STATES OF AMERICA	3707 N 7TH ST	PHOENIX	AZ	85017	304-37-001C
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206	304-37-004L
GATEWAY HOSPITALITY GROUP LLC	7255 E HAMPTON AVE NO 122	MESA	AZ	85209	304-37-005C
REGISTERED NEIGHBORHOODS WITHIN 1/2 MILE	ADDRESS	CITY	STATE	ZIP CODE	APN
N/A	N/A	N/A	N/A	N/A	N/A





1/2 Mile Buffer Map

