

## **RAY ROAD COMMERCE CENTER - NORTH**

### **7104 EAST RAY ROAD, MESA, ARIZONA.**

#### **PROJECT NARRATIVE**

Ray Road Commerce Center is a proposed Industrial Park located at 7104 East Ray Road in Mesa, Arizona. The site has an area of over 47.3 acres and is bound by Santan Freeway – Loop 202 to the north, the Roosevelt WCD Canal to the west, Ray Road and Phoenix-Mesa Gateway Airport to the south and east. More specifically this project is located in the south half of Section 19, Township 1 South, Range 7 East of Gila and Salt River Base and Meridian, Maricopa County, Arizona. The site is currently zoned Light Industrial (LI) and it will not require to change the zoning.

The City of Mesa realigned and completed the construction of Ray Road around 2010 dissecting this site. The improvements along Ray Road were partial and included one lane on each direction with a raised median, water main, sewer main and stormdrain system. Some areas of Ray Road are constructed to full built-out, specifically the intersection with South Sossaman Road which is the main access to the Phoenix-Mesa Gateway Airport, and the north portion of Ray Road adjacent to the Santan Freeway – Loop 202.

This project will consist of 16 industrial lots ranging from 2 to 4 acres. An application was filed with the city of Mesa under AMD17-00229 for a land split. This application is only for Parcel 1 of that land split application.

A private local roadway will provide access to interior proposed lots, one at the intersection of Ray and Sossaman Road and another at around 1500 feet to the east. The proposed private roadway will have a typical street section of 42 feet (back of curb to back of curb) and will taper into a wider section at the both entrances featuring a media with mountable curb at these two locations. Each single lot will be responsible for retain their share of storm runoff in onsite retention basins, as well as to provide their own grading as they develop. No mass grade will be done by the developer at this time but the necessary to protect improvement throughout the site. These improvement will be supported by a drainage report that will be submitted to the city as a part of the future improvement plans for the site.

Utilities to connect each lot into city mains and other utility providers will be located within the local roadway. Lighting for the local roadway will be limited and coordinated with the governing agencies.

A PAD overlay will be requested and filed to provide commercial use on this project as well.

## **Citizen Participation Plan for Ray Road Commerce Center**

**Date:** September 8, 2017

**Purpose:** The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for the Ray Road Commerce Center Industrial Park. This site is located at 7104 East Ray Road south of Loop 202 just north of the Phoenix-Mesa Gateway Airport and is an application for the rezoning of 47.34 acres from LI to LI with PAD Overlay for the industrial and commercial lots. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

**Contact:**

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**Pre-application Meeting:** The pre-application meeting with City of Mesa planning staff was held on January 26, 2015. Staff reviewed the application and recommended that adjacent residents, Mesa School District and nearby registered neighborhoods be contacted.

**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:
  - All registered neighborhood associations within one mile of the project.
  - Homeowners Associations within one half mile of the project.
  - Interested neighbors – focused on 1,000 feet from site, but may include more
  - Mesa Public School District in writing.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a series of two neighborhood meetings to be held at Chandler-Gilbert Community College – Williams Campus.
  - The first 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 and any comments will be given to the City of Mesa Planner assigned to this project.
  - The second meeting will be held two weeks later and will include responses to questions and concerns of the first meeting. A sign-in list and comment cards will be copied to the City of Mesa Planner.
3. Neighborhood Associations, Homeowners Associations and Neighbors within 1,000 feet of the site will be called by telephone to inform them personally of the project and receive comments.
4. 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-application meeting – January 26, 2015

Initial phone calls and door to door visits done – September 15, 2017

First neighborhood meeting – September 22, 2017

Application Submittal – September 8, 2017

Second neighborhood meeting – October 13, 2017

Submittal of Citizen Participation Report and Notification materials – October 27, 2017

Planning and Zoning Board Hearing – November, 2017

# **Citizen Participation Report for Ray Road Commerce Center. Case # ZON17-00283**

**Date:** December 14, 2017

**Purpose:** The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for the Ray Road Commerce Center Industrial Park. This site is located at 7104 East Ray Road south of Loop 202 just north of the Phoenix-Mesa Gateway Airport and is an application for the rezoning of 47.34 acres from LI to LI with PAD Overlay for the industrial and commercial lots. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

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  - The second meeting will be held two weeks later and will include responses to questions and concerns of the first meeting. A sign-in list and comment cards will copied to the City of Mesa Planner.
3. Neighborhood Associations, Homeowners Associations and Neighbors within 1,000 feet of the site will be called by telephone to inform them personally of the project and receive comments.
4. 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.

**Actions Taken:** Notification letters went out 10 days prior to neighborhood meetings. Meetings were held at Chandler-Gilbert Community College – Williams Campus on September 22<sup>nd</sup> and October 13<sup>th</sup>, no attendees shown to either meetings. Up to December 14, no inquiries about the project have been received.

**Schedule:** Pre-application meeting – January 26, 2015  
Initial phone calls and door to door visits done – September 15, 2017  
First neighborhood meeting – September 22, 2017  
Application Submittal – September 8, 2017  
Second neighborhood meeting – October 13, 2017  
Submittal of Citizen Participation Report and Notification materials – December 05, 2017  
Planning and Zoning Board Hearing – December 20, 2017