

# **POWER 202 BUSINESS PARK**

SEC of Power Road and Nunneley Road

Site Plan Review and Design Review (DRB20-00375 / ZON20-00253)

## **Citizen Participation Plan**

Submitted: June 15, 2020

Resubmittal: July 21, 2020

## **I. Introduction**

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. The Applicant is requesting a Site Plan Review (SPR) and Design Review (DR) for the development of new employment / industrial business park with a maximum of 345,000 square feet. The subject site is comprised of roughly 18-acres located just north of the Loop 202 Freeway at the southeast corner of Power Road and Nunneley Road, Assessor's Parcel No. 304-30-009U, (the "Property"). See attached aerial map. The 18-acres is within a larger, roughly 59-acre development currently subject to a rezoning request (Application ZON20-00253) which will establish Light Industrial, Planned Area Development overlay, Airfield (AF) overlay (LI, PAD, AF) zoning with amended development standards on the subject site

The project is consistent with the City's General Plan designation and compatible with the surrounding uses. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

## **II. Contact**

George Pasquel III  
Withey Morris, PLC  
2525 East Arizona Biltmore Circle  
Phoenix, Arizona 85016  
602-230-0600  
Email: [George@witheymorris.com](mailto:George@witheymorris.com)

### **III. Contact List**

Parties affected by the applications may include properties owners within 500-feet of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations and other neighborhood entities identified by the City of Mesa and interested parties which may request to be placed on the Contact List. To provide additional outreach, the Applicant has decided to expand the notification to 1,000-feet. A copy of the contact list and map of the mailing area are attached. Additionally, it should be noted, the 1,000-foot distance has been measured from the full 59-acre property subject to the PAD and therefore contains an expanded list of property owners which would otherwise not be included if measured solely from the 18-acre property subject to this SPR and DR application.

### **IV. Notification Technique / Notice of Meetings**

Citizens, registered neighborhoods, homeowners' associations, and other interested parties affected by the SPR / DR applications will be notified of the application through an informational mailing sent out in mid-July. The letter will introduce the Applicant, provide information on the project, provide contact information for the City and the Applicant and encourage the recipient to contact the City or the Applicant with any questions or comments. Once the DRB hearing is scheduled, another mailing will be sent out with detailed information on the hearing and how to participate. The hearing notification letter will again encourage the recipient to contact the City or the Applicant with any questions or comments.

It should be noted, letters were previously sent out and a virtual open house meeting was already conducted on the zoning case (Application ZON20-00253), so most recipients will already be somewhat familiar with the project.

Additionally, once the SPR / DR application is scheduled for consideration by the Planning & Zoning Commission, new letters will be distributed with hearing information and a sign posted on site – as directed by the City.

## **V. Response Procedures**

The Applicant will be available to discuss the project with any and all citizens expressing interest in the project. Phone conversations are typically the most efficient and appreciated means of discussing projects, but Individual meetings (virtual or otherwise) will be conducted upon request. The City of Mesa is also available to answer questions regarding the review and public hearing process.

## **VI. Status Procedures**

The Applicant shall keep the City of Mesa informed of the status of its citizen participation efforts through a Citizen Participation Report or other correspondence with the assigned City Staff. Copies of the applications containing the complete details of the requests shall be kept on file with the City of Mesa.

## **VII. Inquiries**

Information regarding project inquiries will be documented in the Citizen Participation Report and/or provided to the assigned City Staff.

**VIII. Schedule for Implementation** (Please note this schedule includes some information regarding the concurrent PAD case as and FYI of additional public outreach)

1. SPR / DR Pre-Submittal Conference	May 14
2. PAD notification letters	May 19
3. PAD virtual open house	June 2
4. SPR / DR application submitted:	June 15
5. SPR / DR conference with City Staff	July 6, 2020
6. SPR / DR CPP notification letters	July
7. SPR / DR hearing notification letters	Late July
8. SPR / DR Design Review Board hearing	August
9. SPR / DR Planning & Zoning notifications	September
10. SPR / DR Planning & Zoning Board hearing	October

## Aerial Map



Power 202 Business Park



ALI ADVISOR INC

2999 N 44TH ST NO 100

PHOENIX, AZ 85018

AMERICAN FURNITURE WAREHOUSE CO

8820 AMERICAN WY

ENGLEWOOD, CO 80112

ARMACO LLC

6900 E INDIAN SCHOOL RD UNIT 20C

SCOTTSDALE, AZ 85251

BREEN CHILDREN 2012 IRREVOCABLE  
TRUST III

3 CHARTER OAK PL

HARTFORD, CT 6106

BRUCE A BURR AND LORI L BURR LIVING  
TRUST

4019 E DEL RIO ST

GILBERT, AZ 85295

CUSTOM HOMES BY VIA LLC/HEEKIN  
FAMILY TRUST

6903 E PARKWAY NORTE

MESA, AZ 85212

ELECTRIC INVEST LLC

6903 E PARKWAY NORTE

MESA, AZ 85212

GATEWAY COMMERCIAL BANK

6915 E PARKWAY NORTE

MESA, AZ 85212

GILBERT TIGER ENTERPRISES INC

1980 E GERMANN RD

GILBERT, AZ 85297

HOLY LAND CORP DBA FURNITURE  
STATION

333 S DOBSON RD NO 103

MESA, AZ 85202

ALI ADVISOR INC (PROB. DEED/LEGAL)

2999 N 44TH ST STE 100

PHOENIX, AZ 85018

AMERICAN FURNITURE WARHOUSE CO

8820 AMERICAN WY

ENGLEWOOD, CO 80112

BAKER THOMAS B

PO BOX 700

HIGLEY, AZ 85236

BREKAN JOSEPH J/FREEMAN C R

1329 E STEAMBOAT BEND DR

TEMPE, AZ 85283

BURNHAM LOUIS P/M LOUISE TR

15829 E ESCONDIDO

GILBERT, AZ 85234

D2 GATEWAY NORTE PARKWAY LLC

6903 E PARKWAY NORTE

MESA, AZ 85212

ENTRUST ARIZONA

6903 E PARKWAY NORTE

MESA, AZ 85212

GATEWAY NORTE HC LLC

6903 E PARKWAY NORTE

MESA, AZ 85212

H &amp; H PROPERTIES LLC

15524 E GERMANN RD

GILBERT, AZ 85296

HOLY LAND CORPORATION DBA  
FURNITURE STATION

333 S DOBSON #103

MESA, AZ 85202

AMERICAN FIRST CREDIT UNION

4774 S 1300 W BLDG 3

RIVERDALE, UT 84405

ARIZONA MATERIALS LLC

16215 S 24TH PL

PHOENIX, AZ 85048

BENSON GATE WAY/BENSON SHAWN  
KARL/ANDREA

7533 N 70TH ST

PARADISE VALLEY, AZ 85253

BROAD LAND PARK LLC

745 N MARBLE ST

GILBERT, AZ 85297

CALDWELL COUNTY PROPERTIES LLC

3303 E BASELINE RD NO 119

GILBERT, AZ 85234

DOUGLAS AND CAROL ZIMMERMAN TRUST

7500 E MCCORMICK UNIT 13

SCOTTSDALE, AZ 85258

FLOOD CONTROL DISTRICT OF MARICOPA  
COUNTY

2801 W DURANGO ST

PHOENIX, AZ 85009

GATEWAY NORTE Q3 LLC

2323 W UNIVERSITY DR

TEMPE, AZ 85281

HERNANDEZ LETICIA

4260 E STOTTLER DR

GILBERT, AZ 85296

JOHN AND JOANNE PEARSON FAMILY  
TRUST

1450 HUDSON AVE

ST HELENA, CA 94574



JPEL PROPERTIES LLC

5602 N ROYAL CIR

PARADISE VALLEY, AZ 85253

LOWESTMORTGAGE COM INC

1640 S STAPLEY DR STE 130

MESA, AZ 85204

NORTHGATE MANAGEMENT LLC

6903 E PARKWAY NORTE

MESA, AZ 85212

PARKWAY NORTE HOLDINGS LLC

21738 E ORION WY

QUEEN CREEK, AZ 85242

POWER 202 MIXED-USE LLC

4650 E COTTON CENTER BLVD SUITE 200

PHOENIX, AZ 85040

RASLIC LLC

6903 E PARKWAY NORTE

MESA, AZ 85212

RR HEADQUARTERS LLC

2105 N NEVADA ST

CHANDLER, AZ 85225

SARSAR KHAMIS GEORGE

1745 S DON LUIS CIR

MESA, AZ 85202

SUNWEST TRUST

PO BOX 36371

ALBUQUERQUE, NM 87176

TIMOTHY DWAYNE TAPIA TRUST

14014 S 5TH ST

PHOENIX, AZ 85048

KCK INVESTMENTS LLC

4747 S POWER RD

MESA, AZ 85212

MESA CITY OF

PO BOX 1466

MESA, AZ 85211

NUNNELEY COMMERCIAL LLC

3048 E BASELINE RD STE 127

MESA, AZ 85207

PHX-MESA GATEWAY AIRPORT 193 LLC

5353 N 16TH ST

PHOENIX, AZ 85016

POWER 40 LLC

124 S 600 E

SALT LAKE CITY, UT 84102

RED BRICK BUILDINGS LLC

P O BOX 151

QUEEN CREEK, AZ 85142

SALEM FAMILY TRUST

1617 E PALMCROFT

TEMPE, AZ 85282

SARSAR KHAMIS GEORGE

333 S DOBSON RD NO 103

MESA, AZ 85202

THE DALE C MORRISON TRUST

11201 TATUM BLVD STE 330

PHOENIX, AZ 85028

WAGON WHEEL WATER CO-OPERATIVE

PO BOX 700

HIGLEY, AZ 85236

LEGACY INN &amp; SUITES LLC

PO BOX 21137

MESA, AZ 85277

MMM LANDSCAPE MAINTENANCE LLC

577 E PARK AVE

GILBERT, AZ 85234

OCANAS FAMILY TRUST/CUSTOM HOMES  
BY VIA LLC

534 E HACKAMORE ST

MESA, AZ 85203

POWER 17 LLC

124 S 600 E

SALT LAKE CITY, UT 84102

POWER AND WARNER LAND LLC/FREEMAN  
C R

1329 E STEAMBOAT BEND DR

TEMPE, AZ 85283

ROOSEVELT WATER CONS DIST 5239

PO BOX 100

HIGLEY, AZ 85236

SARSAR KHAMIS GEORGE

333 S DOBSON RD STE 103

MESA, AZ 85202

STRUCTURES INVESTMENT LLC

2378 E GUADALUPE RD

GILBERT, AZ 85234

THE DALE C MORRISON TRUST

1733 N GREENFIELD RD STE 101

MESA, AZ 85205

WAM JERI A TR/ECKENRODE JANICE L TR

14725 ESPOLA RD

POWAY, CA 92064





5160

WARNER PLAZA LLC

4222 S MARBLE ST

GILBERT, AZ 85297

RYAN MCCANN  
CITY OF MESA

55 N CENTER ST, FIRST FLOOR

MESA, AZ 85201

Easy Peel Address Labels  
Bend along line to expose Pop-up Edge

WARNER ROAD INDUSTRIAL LLC

4915 E BASELINE RD

GILBERT, AZ 85234

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ZL SQUARED LLC

6903 E PARKWAY NORTE

MESA, AZ 85212