

Gallery Park
NEC Power and Ray (304-30-026G and 304-30-026J)
Project Narrative
April 15, 2021

The primary purpose of this application is to Rezone approximately 1.14 acres located east of the northeast corner of Power Road and Ray Road between the approved Galley Park Zoning and the canal. Specifically, the applicant is requesting the following:

- 1) **Rezoning** from AG to LC-PAD, adding the subject property to the approved Ordinance 5509.
- 2) **Major Amendment** to Gallery Park PAD to include the subject 1.14-acre property into Gallery Park's PAD.
- 3) **Site Plan Review** of Gallery Park's site plan for adjustments to the building configurations reflecting:
 - a) All the administrative site plan modifications that have been approved to date (Buildings 11, 12 and 13).
 - b) Administrative site plan modifications that are in process (Building 20).
 - c) Minor modifications to building configurations along Power Road (Buildings 1 thru 10).
- 4) **Deviations to Development Standards:** The table below lists the development standards deviations, which are shown in bold with an asterisk and a letter that corresponds to descriptions below where the deviations are discussed in further detail.

	Mesa ZO Required	Gallery Park Proposed *Deviation	Deviation #
<u>Minimum Building Setbacks</u>			
At the north property line (adjacent to the 202 San Tan Freeway):	30 ft.	20 ft.*	(a)
<u>Additional Standards for Building 20 Residential Development</u>			
Compact Parking		See below*	(b)

a) North Property Line Minimum Building Setback: The current setback allowed along the north property line is 30 feet. The on ramp for San Tan 202 Freeway is separated from Gallery Park's north property line by approximately 50 feet to 60 feet between the northwest and northeast corners of the property and is composed of an existing retention basin and landscape buffer south of the onramp. This requested setback modification is a component of the overall purpose of Gallery Park's mixed-use development to make efficient use of property based on unique site conditions and allow for greater design flexibility for those uses planned along the north property line. Furthermore, because Gallery Park's north property line is located between 50 and 60 feet away from the south edge of the freeway on ramp, there are no negative impacts to the existing conditions associated with reducing the building setback from 30 feet to 20 feet.

b) Compact Parking Standard for Building 20 Residential Development: This development standard for compact parking would only apply to the property associated with residential Building 20. The new compact parking development standard would read as follows:

On a site with at least 10 required parking spaces, up to 20 percent of the total required parking spaces may be compact spaces, provided that all compact spaces are to be designated with a sign or pavement marking.

Gallery Park

NEC Power and Ray

Citizen Participation Plan

April 15, 2021

Purpose

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made by the applicant to inform residents, property owners, and neighborhood associations concerning a Rezoning and Site Plan Review for the approximately 1.14 acres located east of the northeast corner of Power Road and Ray Road between the approved Galley Park Zoning and the canal. Specifically, the applicant is requesting the following:

- 1) **Rezoning** from AG to LC-AF-PAD-CUP, adding the site to the approved Ordinance 5509.
- 2) **Major Amendment** to Gallery Park PAD
- 3) **Site Plan Review**

These requests if approved, will add this small portion of land to Gallery Park, a mixed-use development approved in 2019. By providing opportunities for citizen participation, the applicant will ensure that those affected by this application have an adequate opportunity to learn about and comment on the proposed plan. The applicant will provide notice as required for citizen participation requirements during the COVID medical crisis, which includes alternative methods of outreach, such as mailed notices, Zoom, virtual meetings, telephonic platforms, video conferencing, or similar methods.

Contacts

Those coordinating the Citizen Participation activities are listed as follows:

Pew & Lake, PLC

1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)

Ralph Pew
ralph.pew@pewandlake.com

VIVO Development Partners

4650 E. Cotton Center Blvd
Suite 200
Phoenix, AZ 85040
(602) 393-9370

Jose Pombo
jpombo@vivopartners.com

Devan Wastchak
dwastchak@vivopartners.com

Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions will continue to be taken, to the extent the steps may be required by City requirements, to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list has been developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;
 - b. Registered neighborhood associations within 1 mile and Homeowners Associations within 1/2 mile of the project (to be provided by the Mesa Neighborhood Services Division).
2. Neighborhood Outreach: A notice letter will be mailed to the above contact list that describes the proposed request, provides a project map drawing, and listing the options for contacting the applicant with any questions or comments. If required by city standards, an online neighborhood meeting will be held by the applicant to provide the opportunity for members of the public to discuss the proposed project. It would be held using Zoom's online meeting technology, which complies with the City's revised policies in response to the COVID-19 public health crisis. An attendance/participation list and a summary of the meeting would be submitted to the City. The notification list for the neighborhood outreach would include the above-referenced contact list.

If required, the applicant's neighborhood meeting notice letter will list the options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. This procedure will allow the neighbors to contact the applicant and obtain information during the development process.
3. Those who provide contact information to the applicant will be added to the public hearing notification list. A summary and outline of the comments and issues provided to the applicant will be submitted to the City Staff along with the Citizen Participation Report for this case.
4. Presentations will be made to groups of citizens or neighborhoods upon request.
5. For public hearing notice, applicant will post a minimum of one (1) 4' x 4' sign on the property. The sign will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign will be submitted to the Planning Staff to be kept in the case file.

Tentative Schedule

Formal Submittal to City	January 25, 2021
1st Neighborhood Meeting	May 2021
Follow-Up Submittal	April 2021
Planning & Zoning Public Hearing	May 2021
City Council Introduction	TBD (June 2021)
City Council Final Action	TBD (June 2021)

Attached Exhibits

- 1) Neighborhood Meeting Materials
 - a. Notification Map of surrounding property owners
 - b. List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property

Gallery Park

East of NEC Power and Ray

Citizen Participation Report

May 26, 2021

Purpose

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the applicant to inform residents, property owners, and neighborhood associations concerning a Rezoning and Site Plan Review for the approximately 1.1 acres located east of the northeast corner of Power Road and Ray Road between the approved Galley Park Zoning and Site Plan and the canal.

By providing opportunities for citizen participation, the Applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The process followed is consistent with the City's updated COVID guidelines for the citizen participation and neighborhood outreach process for zoning and site plan review cases.

Contacts

Those coordinating the Citizen Participation activities are listed as follows:

Pew & Lake, PLC

1744 S. Val Vista Drive, Suite 217
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(480)461-4670 (office)
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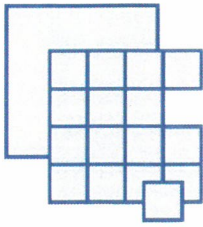
Actions Taken:

To provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list was developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;
 - b. HOAs located within 1,000+ feet from the project.
 - c. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project – Contacts from the City of Mesa said there were no HOAs or neighborhood associations on the city records within these distances.
2. Neighborhood Outreach: on May 11, 2021, a notice letter was mailed to the above contact list that described the proposed request. It provided a project vicinity map, site plan. It also listed the options for contacting the applicant with any questions or comments on the application, and to receive feedback from the applicant. The contact information for Evan Balmer, the staff planner, was also provided on the notice letter. This procedure allowed opportunities for citizens to contact the applicant and obtain information during the rezoning process.
3. To date, no citizens have reached out to the applicant. A summary and outline of any comments and issues provided to the applicant and how the applicant responded to, and addressed, those comments will be submitted to City Staff .
4. Results, Summary of concerns and issues: No issues or comments were raised, and no contact was received from any citizen or stakeholder.
5. For public hearing notice, applicant posted a minimum of one (1) 4' x 4' sign on the property in accordance with City requirements. A notarized document with attached photograph of the sign will be submitted to the Planning Staff to be kept in the case file.

Attached Exhibits:

- 1) Copy of the neighborhood meeting notice letter
- 2) Notification map of surrounding property owners
- 3) List of property owners and registered neighborhoods within 1000 ft. of the subject property



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

May 11, 2021

NEIGHBORHOOD NOTICE OF PROPOSED REZONING

Dear Neighbor:

Together with our client, VIVO Development Partners, we are pleased to provide notice of our application to the City of Mesa for rezoning and development of the approximately 1.1 acres located east of the northeast corner of Power Road and Ray Road between the approved Gallery Park zoning and the canal, which area is outlined in red on the enclosed exhibit. Specifically, we are requesting Rezoning from AD-2 to LC-AF-PAD-CUP, and Site Plan Review. This proposal will add this small portion of land to Gallery Park, a mixed-use development that was approved by the City in 2019. The intention is to develop this property as part of the parking area for Gallery Park.

This letter has been sent to property owners in the area as requested by the City to provide opportunities for surrounding neighbors to share comments on this request that will inform the development process. A copy of the aerial vicinity map and preliminary development plan are enclosed with this letter.

If you wish to contact us with any comments you may have and discuss this request, please contact either myself or Vivo Development Partners, as follows:

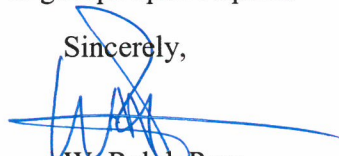
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Devan Wastchak: dwastchak@vivopartners.com

The City of Mesa has assigned this case to Evan Balmer, a member of the Planning Division staff. He can be reached at 480-644-3654 or Evan.Balmer@mesaaz.gov should you have any questions regarding the public hearing process.

At this time, no public hearing before the City of Mesa has been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request.

Sincerely,



W. Ralph Pew
PEW & LAKE, PLC

Enclosures

Aerial Vicinity Map



**Property Owners 1,000+ Feet
East of NEC Ray Road & Power Road**



Property Owners, 1,000+ Feet
Ray Road East of Power Road

Owner	Address	City	State	Zip
AEI ARIZONA OZ FUND LLC	11100 SANTA MONICA BLVD STE 260	LOS ANGELES	CA	90025-6695
ALI ADVISOR INC	2999 N 44TH ST NO 100	PHOENIX	AZ	85018
BC PICO LLC/DRIVE PICO LLC/AUTOMATIC PROPERTIES LLC	11601 SANTA MONICA BLVD	LOS ANGELES	CA	90025
CACTUS GROVE PROPERTIES LLC	1701 S MILL AVE	TEMPE	AZ	85281
DICKERSON ZACHARY	32624 N RUGOSA RD	QUEEN CREEK	AZ	85142
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
GATEWAY 71B LLC	4942 S 71ST ST	MESA	AZ	85212-6436
GATEWAY CORNER HOLDINGS LLC	7515 E 1ST ST	SCOTTSDALE	AZ	85251
GATEWAY HOSPITALITY GROUP LLC	7255 E HAMPTON AVE NO 122	MESA	AZ	85209
GRANITE FIELD INVESTMENTS LLC	PO BOX 151	QUEEN CREEK	AZ	85142
GW-SLB LLC	333 N WILMONT RD NO 227	TUCSON	AZ	85711
HZ PROPS RE LTD	4415 HIGHWAY 6	SUGAR LAND	TX	77478
KESTNER JOSEPH A	PO BOX 67523	PHOENIX	AZ	85082
MESA 18 LP	720 3RD ST NO E	SASKATOON	SK	S7H1M3
MESA HOTEL PARTNERS LLC	2520 E UNIVERSITY DR STE 103	TEMPE	AZ	85281
MGW BUILDING LLC	4144 W SUNSET RD	LAS VEGAS	NV	89118
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206-5219
PHX-MESA GATEWAY AIRPORT 193 LLC	5353 N 16TH ST	PHOENIX	AZ	85016
POWER & RAY LLC	PO BOX 130156	CARLSBAD	CA	92103
POWER 202 MIXED-USE LLC	4650 E COTTON CENTER BLVD SUITE 200	PHOENIX	AZ	85040
POWER ROAD GP STV LLC	525 W 21ST ST	TEMPE	AZ	85282
ROOSEVELT WATER CONS DIST 5239	PO BOX 100	HIGLEY	AZ	85236
RRCCN OWNERS ASSOCIATION	2999 N 44TH ST STE 500	PHOENIX	AZ	85018
TARGET CORPORATION	PO BOX 9456	MINNEAPOLIS	MN	55440-9456
TRIANGLE TRUST/STROSCHE INVESTMENTS LLC	32101 COOK LN	SAN JUAN CAPISTRANO	CA	92675
UNITED STATES OF AMERICA	3707 N 7TH ST	PHOENIX	AZ	85017
WAL MART STORES INC	1301 SE 10TH ST	BENTONVILLE	AR	72716-0535
WILLIAM E CLARK JR AND EVELYN J CLARK FAM TR	P O BOX 182571	COLUMBUS	OH	43218