

KITCHELL BUSINESS PARK

Site Plan Review and Design Review Narrative

NWC of Elliot Road and 94TH Place

Citizen Participation Report

Submitted: September 28, 2021

I. Introduction

The Applicant is requesting a Site Plan Review (SPR) and Design Review (DR) for the development of new employment / industrial business park. The subject site is comprised of roughly 14-acres located at the northwest corner of Elliot Road and 94th Place. This report provides results of the implementation of the Citizen Participation Plan for proposed industrial development. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. All outreach and notice materials are attached.

II. Contact

Adam Baugh
Withey Morris, PLC
2525 East Arizona Biltmore Circle
Phoenix, Arizona 85016
602-230-0600
Email: adam@witheymorris.com

III. Neighborhood Meeting

We hosted a virtual neighborhood meeting on August 10, 2021 via Zoom, and there was no registrants or attendees for the meeting. We logged into the Zoom meeting for 15 minutes, but no one attended outside of the applicant team.

IV. Correspondence

- a. July 30, 2021: Neighborhood letters are sent to property owners and neighborhood associations within 1,000 feet of the site.
- b. September 27, 2021: Design Review letters are sent to property owners and neighborhood associations within 1,000 feet of the site.

- c. September 27, 2021: Hearing Notices letters are sent to property owners and neighborhood associations within 1,000 feet of the site.
- d. September 27, 2021: Hearing Notice sign postings are posted on the site.

Attachment A has copies of all the mailings attached.

V. Results

There are currently 30 people on the mailing list. See contact list attached in Attachment A. There has been no correspondence on the site and therefore no issues have been raised by adjacent property owners.



July 30, 2021

Notice of Project & Neighborhood Meeting

Dear Property Owner or Resident:

Our firm represents Kitchell Development Company, regarding +/-14 acres of vacant land located at the northwest corner of Elliot Road and 94th Place in Mesa (the "Property"), as shown on the enclosed map. The site is currently vacant and is zoned for industrial type uses (LI-PAD) per case no. Z07-114 in 2008. When the zoning case was approved in 2008, Stipulation No.2 of the zoning approval requires "site plan review through the public hearing process of future development plans." To this end, our office has filed an application with the City of Mesa for Site Plan Review and Design Review for a new two building industrial development.

Kitchell proposes to develop two (2) multi-tenant, light industrial buildings to meet the growing demand for employment/industrial facilities for lease in the southeast Mesa area. Building A (101,018 sf) fronts onto Elliot Road which will be beautified with new landscaping and streetscape improvements. Building B (113,530 sf) faces north, with loading and docks between the two buildings. Vehicle parking is efficiently dispersed throughout the site, while loading, refuse and storage areas are strategically centered within the site and screened from view. The conceptual site plan and renderings are attached to this letter.

We are hosting a virtual neighborhood meeting to discuss the proposal and share our plans. At this meeting, we will make a live presentation via web conference to share the project. After the presentation, anyone who is interested will be able to submit questions and the development team will answer via live webcam. The virtual meeting will be held as follows:

Date: Tuesday, August 10
Time: 5:30 pm
Location: Virtual*

*To participate in the meeting, please email Hannah Bleam at hannah@witheymorris.com and request a link to the meeting. The only way to access the meeting will be via the link from Ms. Bleam.

When hearing dates are scheduled, we will send out another mailing notifying you of those dates and times. If you have any questions or would like to meet with the applicant or the development team, please feel free to contact me at 602-230-0600 or adam@witheymorris.com.

Thank you for your courtesy and consideration.

Sincerely,

WITHEY MORRIS P.L.C.

Audrey Millard
for.

By
G. Adam Baugh

Enclosures

PHONE: 602-230-0600 FAX: 602-212-1787 2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016





ELLIOT 94 / METP

Proposed Industrial Development
Mesa, Arizona



EX15

PROJECT RENDERS



Butler Design Group, Inc
architects & planners

07-19-21
21024.100



07-19-21
21094.100



Butler Design Group, Inc.
ARCHITECTS & PLANNERS



EX16
PROJECT RENDERS

ELLIOT 94 / METP
Proposed Industrial Development
Mesa, Arizona



DIGNITY HEALTH
1955 W FRYE RD
CHANDLER, AZ 85224

EL DORADO ELLIOT 128 LLC
8501 N SCOTTSDALE RD SUITE 120
SCOTTSDALE, AZ 85253

SOUTHWEST GAS CORPORATION
5241 SPRING MOUNTAIN RD
LAS VEGAS, NV 89150

DMB MESA PROVING GROUNDS LLC
14646 N KIERLAND BLVD
SCOTTSDATE, AZ 85254

MESA GROWTH PROPERTIES LLC
9920 S RURAL RD SUITE 108-16
TEMPE, AZ 85284

SUNBELT LAND HOLDINGS L P
8095 OTHELLO AVE
SAN DIEGO, CA 92111

EL COYOTE - RT LLC/EL COYOTE-JLHT LLC
PO BOX 4999
BREMERTON, WA 98312

MPT OF MESA-ELLSWORTH AD LLC
1000 URBAN CENTER DR 501
BIRMINGHAM, AL 35242

SUNBELT LAND HOLDINGS LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

Tom Pielach
Eastridge HOA
8529 E Portobello Cir
Mesa, AZ 85212
Kamin Havens
Augusta Ranch HOA
2401 S Lansing
Mesa, AZ 85209
Sharron Rowe
Santa Rita Ranch
4645 E Cotton Gin Loop
Phoenix, AZ 85040
PIQ Holdings Inc.
Eastmark
6263 N. Scottsdale Rd, Ste 330
Scottsdale, AZ 85250
John Kemper c/o FirstService Residential
Arizona, LLC
Augusta Ranch
9000 E Pima Center Pkwy Ste 3000
Scottsdale, AZ 85258

Michelle Hodges
Arizona Skyline Community Association
9124 E Plata Ave
Mesa, AZ 85212
Monte McCall
Augusta Ranch HOA
2256 S Faith
Mesa, AZ 85209
Kevin Drake
Santa Rita Ranch
3144 S Sabrina Cir
Mesa, AZ 85212
John Kemper c/o FirstService Residential
Arizona, LLC
Mesquite Canyon
9000 E Pima Center Pkwy Ste 3000
Scottsdale, AZ 85258
Jason Chapman c/o Financial Concepts Inc.
Village at San Tan Townhomes
3195 W Ray Rd Suite 9
Chandler, AZ 85226

Mike Nielson
Eastridge HOA
8737 E Obispo Ave
Mesa, AZ 85212
Suzanne Walden-Wells
Eastmark
10100 E Ray Rd
Mesa, AZ 85212
Bob Brown
Arizona Skyline
7255 E Hampton Ave Suite 101
Mesa, AZ 85209
Patti Garvin
Santa Rita Ranch
4645 E Cotton Gin Loop
Phoenix, AZ 85040



Dear Neighbor,

Our firm represents Kitchell Development Company, regarding +/-14 acres of vacant land located at the northwest corner of Elliot Road and 94th Place in Mesa. The site is currently vacant and is zoned for industrial type uses (LI-PAD) per case no. Z07-114 in 2008. When the zoning case was approved in 2008, Stipulation No.2 of the zoning approval requires "site plan review through the public hearing process of future development plans." To this end, we have applied for a site plan review and design review for the property located within the 9300 to 9500 blocks of East Elliot Road (north side) and within the 3400 to 3600 blocks of South 94th Place (west side), as seen on the attached map.

This request is for development of an industrial development. The proposal includes two (2) multi-tenant, light industrial buildings to meet the growing demand for employment/industrial facilities for lease in the southeast Mesa area. Building A (101,018 sf) fronts onto Elliot Road which will be beautified with new landscaping and streetscape improvements. Building B (113,530 sf) faces north, with loading and docks between the two buildings. Vehicle parking is efficiently dispersed throughout the site, while loading, refuse and storage areas are strategically centered within the site and screened from view. The case numbers assigned to this project are ZON21-00689 (site plan review) and DRB-21-00688 (design review).

This letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-230-0600 or e-mail me at adam@withey-morris.com.

DRB-21-00688 (Design Review)

This application will be scheduled for consideration by the Mesa Design Review Board at the meeting held on **October 12, 2021** in the Lower Level of the City Council Chambers. The meeting will begin at 4:30 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched via a video conferencing platform at <https://mesa11.zoom.us/j/5301232921> or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** [online comment card](#) at least **1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

ZON21-00689 (Site Plan Review)

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at the

meeting held on **October 13, 2021** 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.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099 or 877-853-5247 (toll free)** using meeting ID **530 123 2921** and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** at <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least **1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free)** using meeting ID **530 123 2921** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Charlotte Bridges of their Planning Division staff. She can be reached at 480-644-6712 or charlotte.bridges@mesaaz.gov 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,

WITHEY MORRIS P.L.C.



By

Adam Baugh

Enclosures



304-0

304-04-982

304-04-983

SELFWORTH RD

304-31-002M

304-04-917

304-04-928

304-04-929

304-04-916

304-04-927

304-04-926

SELFWORTH RD

304-04-915

304-04-924

304-04-925

SELFWORTH RD

304-31-002M

304-04-914

304-04-923

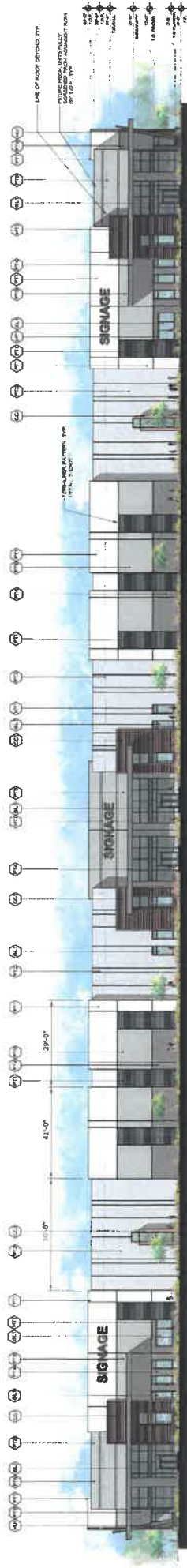
SELFWORTH RD

SELFWORTH RD

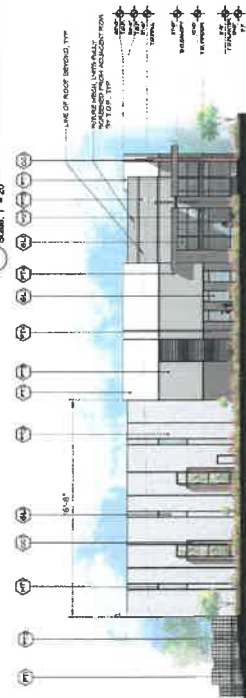
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304-03-8166

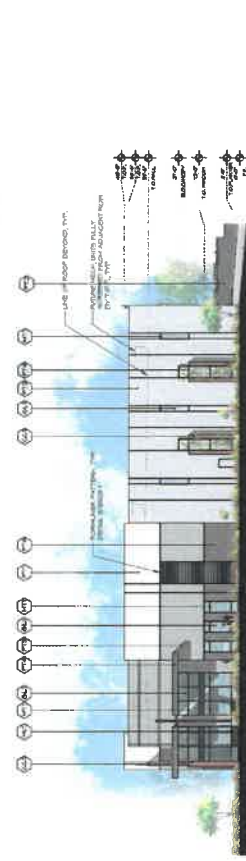
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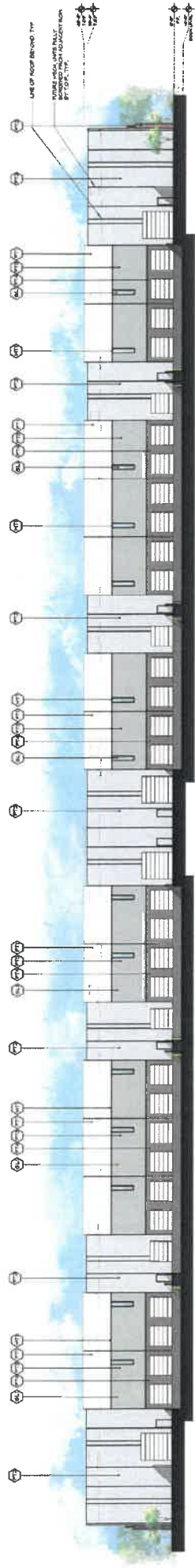
1 SOUTH ELEVATION
Scale: 1" = 20'



2 WEST ELEVATION
Scale: 1" = 20'



3 EAST ELEVATION
Scale: 1" = 20'



4 NORTH ELEVATION
Scale: 1" = 20'

Building	Building Elevation Material Calculations					
	Area	South (Front)	Area	West (Side)	Area	East (Side)
Tilt Concrete	19,498	73%	5,529	81%	5,529	81%
Glass	2,800	10%	743	11%	743	11%
Steel	650	2%	145	2%	145	2%
Vine Trellis	382	1%	182	3%	182	3%
Formliner	3,649	14%	220	3%	220	3%
Total	26,779		6,819		6,819	

MATERIAL / COLOR SCHEDULE			
NAME / DESCRIPTION	FINISH / COLOR	MODEL	COMMENTS
CG CONCRETE	CONCRETE	CG	
GL GLASS	GLASS	GL	
ST STEEL	STEEL	ST	
VT VINE TRELLIS	VT	VT	
FL FORMLINER	FL	FL	
SI SILVER	SILVER	SI	
GR GRAY	GRAY	GR	
BR BROWN	BROWN	BR	
BL BLACK	BLACK	BL	
WH WHITE	WHITE	WH	
GRN GREEN	GREEN	GRN	
BLU BLUE	BLUE	BLU	
YEL YELLOW	YELLOW	YEL	
ORANGE	ORANGE	OR	
RED	RED	RD	
PUR PURPLE	PURPLE	PUR	
PINK	PINK	PK	
LT GRAY	LT GRAY	LT GR	
LT BROWN	LT BROWN	LT BR	
LT BLUE	LT BLUE	LT BL	
LT GREEN	LT GREEN	LT GRN	
LT YELLOW	LT YELLOW	LT YEL	
LT ORANGE	LT ORANGE	LT OR	
LT RED	LT RED	LT RD	
LT PURPLE	LT PURPLE	LT PUR	
LT PINK	LT PINK	LT PK	
LT WHITE	LT WHITE	LT WH	

GENERAL NOTES:
1. ROOF ACCESS LADDERS, ROOF DRAIN AND OVERLAP ROOF DRAIN LEADERS AND FIRE RISERS ARE LOCATED AT INTERIOR OF BUILDING.

REVISION 06-23-21
07-16-21
21024.100



Butler Design Group, Inc.
architects & planners

ELLIOT 94 / METP

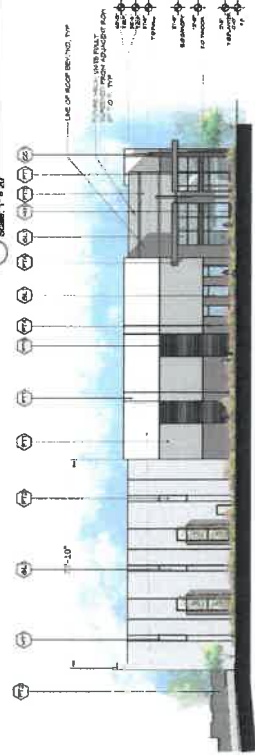
Proposed Industrial Development
Mesa, Arizona

EX09
COLOR ELEVATIONS BLDG. A

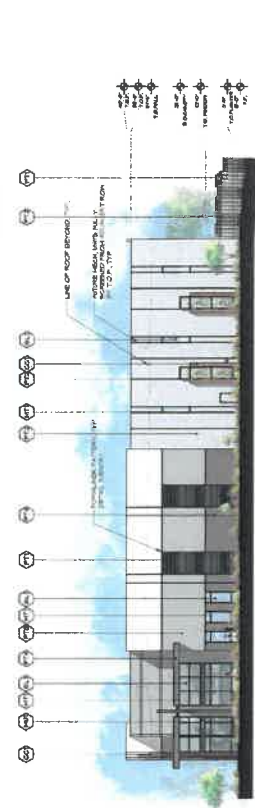




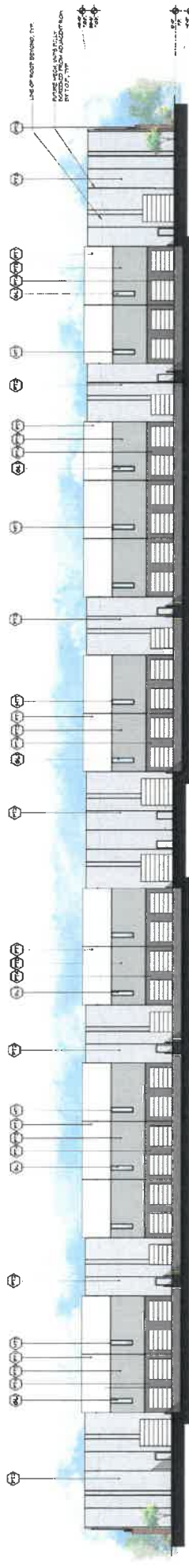
1 NORTH ELEVATION
Scale: 1" = 20'



2 EAST ELEVATION
Scale: 1" = 20'



3 WEST ELEVATION
Scale: 1" = 20'



4 SOUTH ELEVATION
Scale: 1" = 20'

Building Elevation Material Calculations					
Building	North (Front)		West (Side)		East (Side)
	Area	%	Area	%	Area
Tilt Concrete	19,498	73%	6,180	80%	6,180
Glass	2,800	10%	734	10%	734
Steel	650	2%	145	2%	145
Vinyl Trellis	182	1%	182	2%	182
Formliner	3,649	14%	439	6%	439
Total	26,779		7,680		7,680

MATERIAL / COLOR SCHEDULE					
MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
C1	CONCRETE	SMOKE / GREY	TD	DAVE COLORES	
G1	GLASS	CLEAR	TD	TD	
S1	STEEL	PAINTED BLACK	TD	TD	
N1	NET	PAINTED BLACK	TD	TD	
P1	PAINTED FISH	PAINTED FISH	TD	TD	
P2	PAINTED FISH	PAINTED FISH	TD	TD	
P3	PAINTED FISH	PAINTED FISH	TD	TD	
P4	PAINTED FISH	PAINTED FISH	TD	TD	

REVISION 06-23-21
07-18-21
21024.100



Butler Design Group, Inc.
architects & planners



EX13
COLOR ELEVATIONS BLDG. 8

ELLIOT 94 / METP
Proposed Industrial Development
Mesa, Arizona

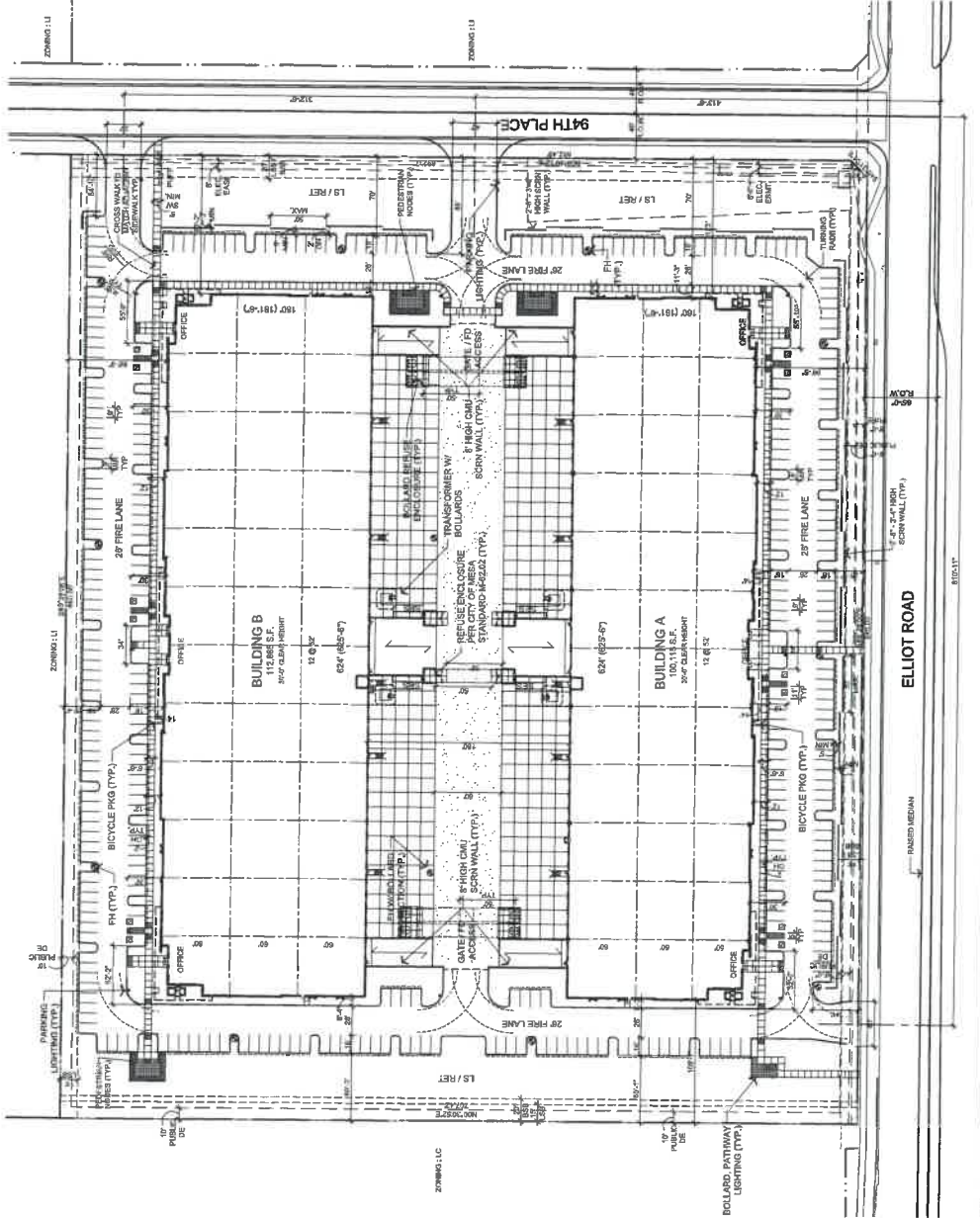


Zoning: U

APNs	30414-14-1
Area	605,160 S.F. (13.56 AC.)
Grass Area	605,200 S.F. (13.58 AC.)
Net Site Area	212,720 S.F.
Building Area	489,328 S.F. / 605,200 S.F. = 79%
Coverage	40 foot Max.
Impermeable Area	212,760 S.F. / 605,200 S.F. = 34.15%
Proposed Building Height	40 foot Max.
Occupancy Types	Group B - Office (Non-Specialty Use)
Construction Type	Group B-1 - Storage
Parking Required	178 Spaces
25% of 1,075 S.F. (33,185 S.F.):	178 Spaces
75% of 1,000 S.F. (19,285 S.F.):	322 Spaces
Total Parking Required:	339 Spaces
Parking Provided:	8 Spaces
ADA Parking Required:	12 Spaces
ADA Parking Provided:	35 Spaces
Bicycle Parking Required (1/10 spaces):	35 Spaces
Bicycle Parking Provided:	

Developer	Architect
-----------	-----------

<p>Builder Development 1707 E. Highland Ave, suite 100 Phoenix, Arizona 85018 Tel: (602) 951-4771 Email: info@johnwall.com</p>	<p>Landscapes Architect Leskin & Associates, Inc 67 E. Weldon Avenue, Suite 220 Phoenix, Arizona 85012 Tel: (602) 951-4771 Email: info@leskinassociates.com</p>
<p>Builder Development 5017 E. Washington St, Ste 107 Phoenix, Arizona 85034 Tel: (602) 951-4771 Email: phoenix@bulldesigngroup.com</p>	<p>Landscapes Architect Leskin & Associates, Inc 67 E. Weldon Avenue, Suite 220 Phoenix, Arizona 85012 Tel: (602) 951-4771 Email: info@leskinassociates.com</p>



0 28 57



Proposed Industrial Development

Mesa, Arizona



Exo1

SITE PLAN

Butler Design Group, Inc.
architects & interior

REVISION 09-10-21
07-18-21
21024-0110



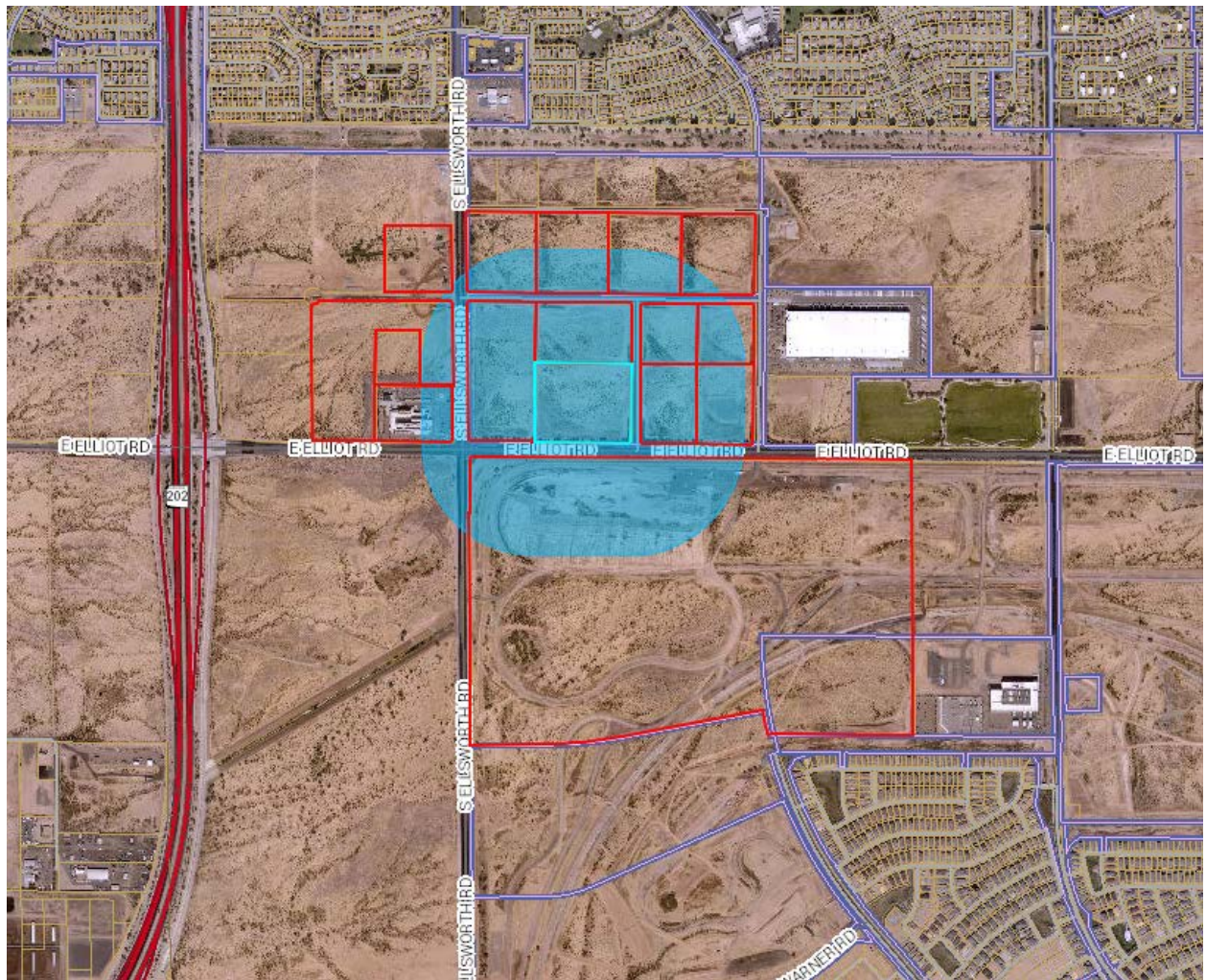
1. PER MEGA AMENDED FIRE CODE SECTION 310.1 NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING, BUILDINGS OR STRUCTURES MORE THAN 3.0 STORIES ABOVE GROUND LEVEL OR BUILDINGS OR STRUCTURES TOTALING 45,000 SQUARE FEET (13,719 SQ.) OR MORE ON ANY SINGLE FLOOR.

2. FIRE SPRINKLER SYSTEM WILL BE REQUIRED IN BUILDINGS AND HALLS UNLESS EXEMPTED BY THE LISTED EXEMPTIONS OF M2.2.1.
3. NEW, UNLESS EXEMPTED, FIRE CODE SECTION 904.1.1.3 BUILDINGS WITH ROOF STRUCTURE OVER 20 FEET, THE MAXIMUM DESIGN WIND REQUIREMENTS FOR BUILDINGS WITH THE ROOF 3 INCLUSIVE OVER 20 FEET ABOVE THE FINISHED FLOOR SHALL BE FOR RACK STORAGE. THE MAXIMUM DESIGN WIND SPEED SHALL BE 140 MPH. THE MAXIMUM DESIGN FLOOR FLOW FOR A 2.5 INCH SLEEVE CONNECTION IS 500 GPM. FOR DESIGN FLOWS GREATER THAN 500 GPM INITIAL, A MINIMUM 2.5 INCH BRASSLESS CONNECTION AND 4 INCH

Building Codes:
 2018 International Building Code (IBC)
 2018 International Existing Building Code (IEBC)
 2018 International Residential Code (IRC)
 2018 International Energy Conservation Code (IECC)
 2018 International Fire Code (IFC)
 2018 International Fuel Gas Code (IFGC)
 2018 International Mechanical Code (IMC)
 2018 International Plumbing Code (IPC)
 2018 International Swimming Pool and Spa Code (ISPS)
 2017 National Electrical Code (NEC)



Map of Property Owners within 1,000 ft



DIGNITY HEALTH

3400 DATA DR

RANCHO, CA 95670

MPT OF MESA-ELLSWORTH AD LLC

1000 URBAN CENTER DR 501

BIRMINGHAM, AL 35242

SUNBELT LAND HOLDINGS LP

8095 OTHELLO AVE

SAN DIEGO, CA 92111

EL DORADO ELLIOT 128 LLC

8501 N SCOTTSDALE RD SUITE 120

SCOTTSDALE, AZ 85253

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WNDG LLC

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SCOTTSDALE, AZ 85250

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Santa Rita Ranch

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Scottsdale, AZ 85258

Michelle Hodges

Arizona Skyline Community Association

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Mesa, AZ 85212

Monte McCall

Augusta Ranch HOA

2256 S Faith

Mesa, AZ 85209

Kevin Drake

Santa Rita Ranch

3144 S Sabrina Cir

Mesa, AZ 85212

John Kemper c/o FirstService Residential
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Mesquite Canyon

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Scottsdale, AZ 85258

Jason Chapman c/o Financial Concepts Inc.
Village at San Tan Townhomes

3195 W Ray Rd Suite 9

Chandler, AZ 85226

Mike Nielson

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8737 E Obispo Ave

Mesa, AZ 85212

Suzanne Walden-Wells

Eastmark

10100 E Ray Rd

Mesa, AZ 85212

Bob Brown

Arizona Skyline

7255 E Hampton Ave Suite 101

Mesa, AZ 85209

Patti Garvin

Santa Rita Ranch

4645 E Cotton Gin Loop

Phoenix, AZ 85040

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: October 13, 2021

CASE: ZON21-00689

REQUEST: Site Plan Review. This request will
allow for an industrial development.

APPLICANT: Adam Baugh - Withey Morris, PLC

PHONE: 602-230-0600

Planning Division 480-644-2385

Posting date: 9/27/2021

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: October 13, 2021

CASE: ZON21-00689

REQUEST: Site Plan Review. This request will
allow for an industrial development.

APPLICANT: Adam Baugh - Withey Morris, PLC

PHONE: 602-230-0600

Planning Division 480-644-2385

Posting date: 9/27/2021

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by _____, 2021

Date: September 27th, 2021

I, Maria Hitt, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON21-00689 (case number), on the 27th day of September, 2021. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5"
BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature: Maria Hitt

SUBSCRIBED AND SWORN before me this 27th day of September, 2021

Marybeth Conrad
Notary Public

