

**KB Homes
Higley & Brown Roads
Citizen Participation Report
February 21, 2014**

Purpose

The purpose of this Citizen Participation Report is to provide the City of Mesa Planning staff and other interested individuals about the efforts made to inform citizens, property owners, neighborhood associations, agencies, schools and businesses about an application to the City of Mesa for a proposed development at the northwest corner of Higley and Brown Roads. The application includes a minor General Plan amendment request, request for a rezoning with a PAD overlay and a request for approval of a Preliminary Plat. The outreach efforts made on behalf of this project have ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposal.

Contact Information

The individuals responsible for coordinating the Citizen Participation efforts are as follows:

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Actions

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

1. Two neighborhood meetings have been held with property owners, citizens and interested parties to discuss the proposed project. The notification list for both neighborhood meetings included all property owners within 1000' of the subject property as well as registered neighborhood contacts within one mile of the property (the registered neighborhood contacts list was provided by the City of Mesa Neighborhood Outreach Division). A total of 331 notification letters were sent for each meeting. A copy of the notification letters for both neighborhood

meetings is included with this Citizen Participation Report along with the related notification lists, notification maps, meeting summaries and sign-in sheets.

2. An email distribution list was collected at both meetings in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed plan.
3. Copies of the neighborhood meeting minutes and/or exhibits shown at the meeting have been emailed to those who have requested them.
4. A contact list was developed for citizens and agencies in the area including:
 - Homeowners associations and registered neighborhoods within 1 mile of the project.
 - Property owners within 1,000 feet from the site.
 - Mesa Unified School District, including Bush Elementary, Sandra Day O'Connor Elementary, Mendoza Elementary, Fremont Middle, Shepherd Middle, Mountain View High, and Red Mountain High School.

Individuals on this contact list have received a letter describing the project, and a site plan.

Schedule

Pre-Application meeting – May 20, 2013

First neighborhood meeting-August 19, 2013

Application Submittal – January 7, 2014

Second Neighborhood meeting- February 10, 2014

Follow-Up submittal Deadline-




Planning and Zoning Board Hearing –March 26, 2014

City Council Introduction- TBA

City Council Final Action- TBA

Exhibits

1. First Neighborhood Meeting Notification list
2. First Neighborhood Meeting Notification Map
3. First neighborhood meeting notification letter
4. First neighborhood meeting summary
5. First neighborhood meeting sign-in sheets
6. Second Neighborhood Meeting Notification List
7. Second Neighborhood Meeting Notification Map

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8. Second neighborhood meeting notification letter
 9. Second neighborhood meeting summary
 10. Second neighborhood meeting sign-in sheets



MEETING MINUTES

date:

August 19, 2013

re:

Higley & Brown – Neighborhood
Meeting

to:

Angelica Guevara, City of Mesa

reported by:

Christopher Jones, AndersonBaron

project:

Higley & Brown, by KB Home

location:

NWC of Higley and Brown

attending:

See Attached Sign In Sheet

☒ compliance ☐ non-compliance

MINUTES/DIRECTION:

Below are notes from our recent Neighborhood meeting on August 19, 2013. These were the items of concern that were expressed by the residence in attendance. Please review and let us know if you have any questions or comments.

- Questions about what the proposed setbacks are and on the court product. There were no expressed concerns with the setbacks that are proposed for the product.
- There were requests to restrict access to the existing neighborhood to the west and to only allow for emergency access. There were specific requests to cut access to the west at Gary Street. Access at Princess Drive would be acceptable.
- Questions concerning if there are any proposed traffic signals due to or with the development of this project. It was expressed that there were future plans for a signal at McLellan Road and that the development will be performing a Traffic Impact Analysis for the development and those concerns would get addressed at that time.
- There were concerns about the poor condition of the existing block wall along the west property boundary. It was conveyed that there are no plans at this time to rebuild the existing wall and that the lots that share that wall will have property walls that will be built up to the existing wall but not attaching. KB agreed to evaluate the condition of the wall and if necessary work with specific owners on the repair of the wall.
- Question concerning if additional parking will be provided for the Court product. It was explained that all of the residence have two car garages and that additional parking would be provided via on-street parking and that the design of the development

provided an ample amount of un-loaded streets which will provide ample additional parking.

- Question asking how the project will be phased. It was explained that the development will be built in approximately two phases with the first phase planned to be the southern portion of the site with models located around the central park amenity and that the remaining phase would be built based on market demand and product absorption.
- Questions concerning the timing of construction the hours of construction. It was explained that the City has limited hours that construction can occur and that we are required to control the dust for construction.
- Questions if there will be any impact from construction to the development to the east. It was expressed that there will be a slight widening of Higley and that the impact would be minimal.
- Questions concerning the size and price ranges of the product being proposed.
- A concern about the density of the development was expressed in regards to the 458 units proposed. It was expressed that this density falls within the general plan classification.
- There was an overall relief that apartments were not proposed for the site.
- There were questions asking if there would be any further communication from the developer to the neighbors. The City notification process was explained and that the City may require additional communication with the neighbors.
- It was requested that the plan that was presented be sent to the neighbors in attendance. The plan was emailed to those in attendance.

KB Homes Summary of Neighborhood Meeting

Meeting Date: February 10, 2014

Meeting Location: Shepherd Junior High School, Mesa, AZ

Meeting Time: 6:00 p.m.

The meeting began at approximately 6:10 p.m.

Thirty-one neighbors attended the meeting along with Andrew Gasparro of KB Homes, David Soltysik from Terrascope Landscaping, and Ralph Pew and Vanessa MacDonald of Pew & Lake, PLC.

Ralph Pew made a brief presentation on the proposed project:

- KB Homes is the developer/builder of the proposed project.
- KB Homes is requesting a minor General Plan amendment on the corner of the property so that the entire site will be designated as Medium Density Residential with a density of 4-6 dwelling units per acre; they are also requesting a rezone of the property from Agricultural to RSL 4.5 (PAD) and RSL 2.0 (PAD). Mr. Pew explained what those terms meant and how they are applied to this property.
- Mr. Pew also introduced the proposed site layout, explained the concept of the courtyard homes and showed some elevations indicative of what the homes would look like.

The questions that were asked at the meeting, in *italics*, and their corresponding answers, in **boldface**, are as follows:

- 1. Will the homes that are on Higley be two-story homes? If so, my view and privacy will be ruined.*
 - **Yes, they are proposed to be two-story homes. However, they don't back onto Higley, the way the homes are situated, there are only side yards on Higley Road. Additionally, Higley is really wide and we have a generous landscape buffer on the east side of the project. Your home would be about 150' away from the homes on that part of the project.**
- 2. What is the price rang of the home expected to be?*
 - **The courtyard homes are expected to be in the 1,700 to 2,400 square foot range and range in price from the high \$100,000's to high \$200,000's. The single-family homes are expected to be in the 1,600 to 3,200 square foot range and range in price from the low \$200,000's to the low \$300,000's.**
- 3. Will there be two-story homes on the west side of the project?*
 - **Yes, there may be two-story homes on the west side of the project. Whether or not a home is built with two stories is market-driven. If a homebuyer wants a two-story floor plan on a particular lot, they are typically allowed to do so.**

4. *The way I figure, there will be 1700 cars coming in and out of this development (about 4 per home). I don't believe this area can handle that kind of traffic. What are the traffic plans for this area?*

- First, the General Plan Designation for this area (MDR 4-6) contemplates traffic created by the proposed density. If the City didn't feel that this type of density could be supported, they wouldn't designate this property that way they have. Also, the developer was required to submit a Traffic Impact Analysis (TIA) which is conducted by a professional traffic engineer and suggests how traffic in this area can be accommodated. The traffic analysis concluded that: Brown Road currently exists in its planned, long term configuration, right-of-way dedications for new lanes will be required on Higley Road, a deceleration lane will be required at the Higley Road entrance to this project, and a stop light will eventually be installed at the intersection of McClellan & Higley Roads.

At his time, a group discussion about traffic and connectivity with the development to the west. Mr. Pew asked the group if they preferred access at Gary and Princess, or if they wanted these streets to remain closed. An overwhelming majority of those in attendance would like to see Gary and Prince remain closed, with no connectivity between the two developments. Additionally, the group expressed an overwhelming preference that McLellan Road not be extended through to Higley.

5. *How tall will these homes be?*

- The homes in this development will comply with the City of Mesa Development standards for single family homes and be no higher than 30 feet. Presently they are designed at about 26 feet.

6. *Can you talk about the landscape buffers in the project?*

- There are generous landscape buffers around the entire perimeter of the project. Particularly, the retention areas and landscape buffers on the west side of the project provide major separation from the properties to the west. The project provides 14.3 acres of open space when only 3.93 acres are required.

7. *Will there be a traffic light at Rosemont?*

- A traffic light at Rosemont isn't planned at this time.

8. *Is there going to be an entrance on Brown Road?*

- Yes, as indicated on the plan, the primary entrance is on Higley, but there is also a smaller access point on Brown Road. The city requires a minimum of two entrances.

9. *How will construction of this project be phased?*

- The amenities will be built first, and then the project will be built out from north to south.

10. *How will this project tie in to the walls on the west side of the project?*

- We will have to look at the existing walls and have a discussion about how to address them. Sometimes we leave them in place, sometimes we work with adjacent property owners to bring the fence down and put a new one in its place. A third option is to put our new fence immediately next to the existing fence. This is the least preferable option.

11. What would the timing of this project be?

- **If the Planning and Zoning process goes well and our application is approved, we then would have to start work on construction documents and obtain their approval. We could be breaking ground in late 3rd Quarter of 2014, and begin selling homes in early 2015.**

Mr. Pew explained that this neighborhood meeting was required prior to any action taken by the Planning and Zoning Board and City Council. We are required to pass on the feedback from this meeting to the City of Mesa staff and they incorporate it into their staff reports. We are still very early in the process and you will be kept informed of all future public meetings.

The meeting adjourned at 7:05 p.m. Several informal conversations between neighbors and the development team were held. Those conversations are not a part of this record.