

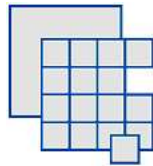
PAD Rezoning and Preliminary Plat Project Narrative

NWC Southern & Sossaman

Submitted on Behalf of:



Submitted by:



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

Sean B. Lake
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
Phone: (480) 461-4670
Email: sean.lake@pewandlake.com

Submitted to:

The City of Mesa
55 North Center Street
Mesa, AZ 85201

Submitted: June 1, 2015
Revised: July 20, 2015

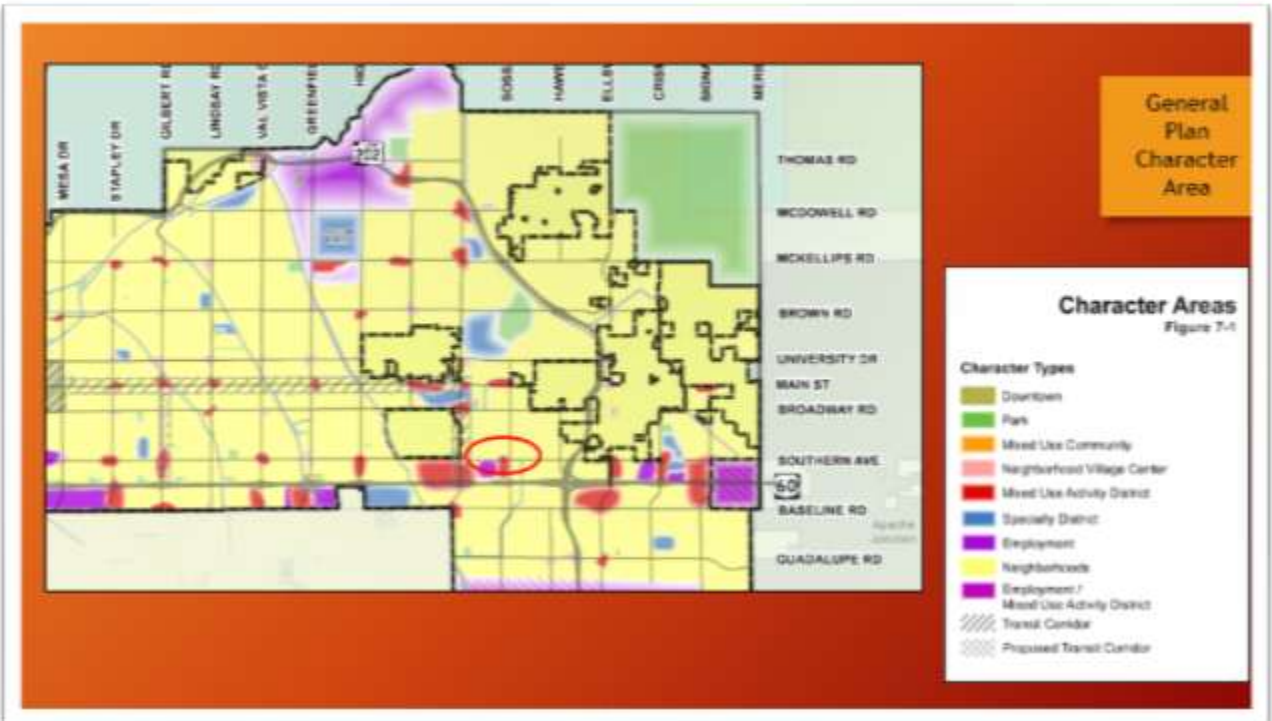
1. Introduction

Pew & Lake PLC, on behalf of our client K.B. Homes, is pleased to submit this revised project narrative and exhibits in support of a rezoning request for approximately 11.57 acres located slightly west of the northwest corner of Southern Avenue and Sossaman Road. The parcels are shown below and may be identified on the Maricopa County Assessor's map as parcel 218-55-007W and 218-64-642E.



2. Existing General Plan Designation and Zoning Classification

As shown in the figures below, the parcels are currently designated in the City of Mesa General Plan as a Mixed Use Activity Area and on the fringe of the Neighborhood Character type. The site is classified on the Zoning Map as Light Commercial.



This rezoning request, if approved, will allow for the development of 81 homes in a cluster home subdivision similar to what has been previously approved in the City of Mesa at Brown & Higley Roads and Power & Guadalupe Roads.

3. Relationship to Surrounding Properties

The property is bound on the north by residential uses, on the south by office condos and apartments, on the east by a fuel station and SRP substation and on the west by residential and government uses.

Direction	General Plan Character Area	Existing Zoning	Existing Use
North	Neighborhoods	RS-6	Residential
East	Neighborhoods	LC, RS-35	Fuel Station; SRP substation
South	Mixed Use; Employment	RM-4, LI	Office Condos; Apartments
West	Neighborhoods	RS-6; LC	Residential; Post Office

The conversion of this property from a commercial to residential use will complete the residential pattern established by the site to the north and provide the ideal location for a quality infill development.

4. Request

Our request is for a rezone from Light Commercial (LC) to RSL-2.5 PAD to accommodate the development of an 81-lot, single family residential subdivision on 11.57 acres. A copy of the Site Plan is attached as **Exhibit A** of this narrative. This will yield a density of 7.0 du/ac, which is in the middle of the Traditional Neighborhood Character Area as defined in the City of Mesa 2040 General Plan.

5. Small Lot Subdivision

To receive the requested RSL Designation, the property owner will comply with the procedures outlined in Sec. 11-5-4 of the City of Mesa Zoning Ordinance. Reductions to minimum lot area will be earned by implementing the required number of design elements for a small lot subdivision. With an average lot size of **3,195 square feet**, this subdivision requires five design elements. We are proposing the combination of streetscape, site design and building elements as shown below:

Design Elements	
Streetscape Elements	
1) Parkland and Open Space	1,557 square feet per unit is provided. Open space is at least 30% greater in area than the minimum open space required.
2) Paving Material	Decorative Paving will be provided at all entries to the project.

Site Design Elements	
3) Shared or Clustered Driveways	Private driveway tracts provide access to either four or six homes.
Building Design Elements	
4) Architectural Diversity	Each of the seven different floor plans will feature three different elevation styles for a total of 21 different options.
5) Variable Garage Entries	100% of the units are serviced by the Motor Court drive, removing garages from the main streetscape.

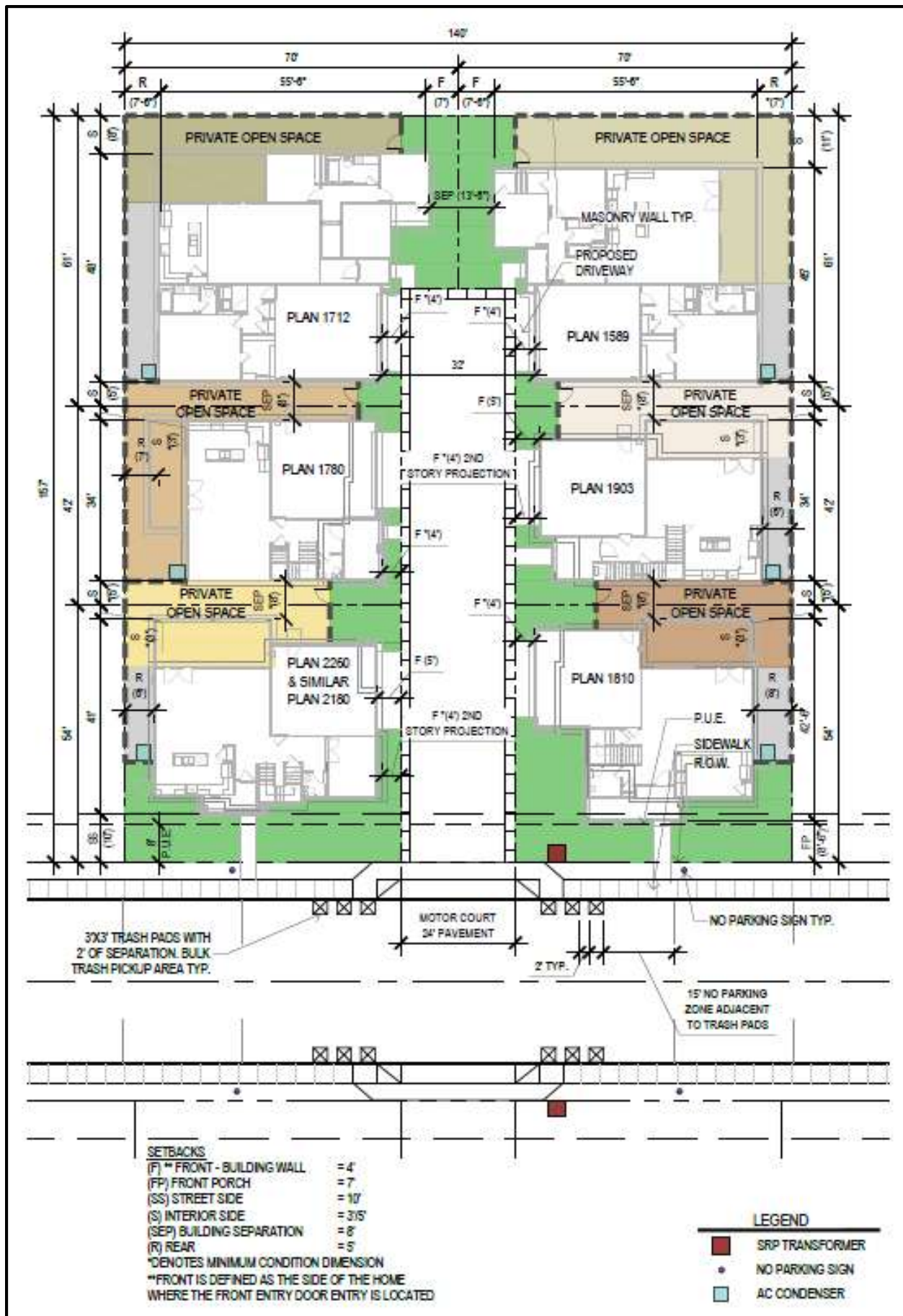
6. Development Plan

As previously mentioned, this proposed subdivision will feature 81 single-family, detached homes in a motor court configuration. Home sizes will range from 1,589 square feet to 2,260 square feet, and there will be both single and two-story homes. There are 17 different motor courts, each of which will have a cluster of four to six homes which will be accessed from a private drive.

7. Proposed Product

The product proposed for this location will be nearly identical to the motor court product which was approved by the City of Mesa and which is being constructed at the NWC of Higley and Brown Roads.

A diagram of the “typical” motor court layout is shown on the following page:



8. Development Standards

Motor court subdivisions present challenges when attempting to apply traditional development standards. Homes on the “end cap” of the motor courts are oriented towards the street, making the “front” and “rear” yards difficult to define. For the purposes of this request, the “front” of a home will be considered the location of the home where the front entry door is located.

Development Standard	RSL 2.5	Proposed
Minimum Average Lot Area of Subdivision	2,500 s.f.	3,321
Minimum Individual Lot Area	2,000 s.f.	2,352
Minimum Lot Width-Interior	25'	42'
Minimum Lot Width- Corner	30'	55'
Minimum Lot Depth	75'	56'
Maximum Height	30'	30'
Maximum Number of Stories	2	2
Minimum Yards:		
Front*- Garage Wall	12'	4'
Street- Front- Porch	7'	9'
Street Side	10'	10'
Interior Side: Minimum each Side	3'	3'/5'
Interior Side: Minimum aggregate of 2 sides	8'	8'
Rear	15'	5'
Rear or Side- Garage, accessed by alley or common drive shared by 3 or more lots; measured to construction centerline of alley or drive	13'	16'
Minimum Usable Open Space per Unit	400 s.f.	1,290 s.f.

“Front” is defined as the side of the home where the garage door is located.

Items shown in bold are those in which we meet or exceed the standard.

Items shown in red are those in which we are requesting a deviation from the standard.

9. Design Intent

As previously stated, the goal is to build a subdivision at this location similar to what has previously been approved for KB Homes at different locations within the City of Mesa. Accordingly, the design intent is also similar. The homes in this subdivision will be similar to those shown on the next page. The appropriate number of elevation and finish combinations will be achieved within this small lot subdivision in order to maintain architectural variety and interest.



10. Open Space Design

As shown on the attached landscape plan **Exhibit B** of this narrative, the subdivision will feature four distinct open space areas, two of which will feature large turf play areas, one area will feature a pocket amenity, and the other will feature a pool, bbq, ramada, restroom and play area.

11. Circulation and Parking

Access to the site will be provided by three entrances on Southern Avenue. There are no existing medians on Southern which would prevent full access from each of the entrances. The entrances to the subdivision will feature lush plantings in a generous landscape tracts. Additionally, monument signage will be located within these tracts which will create a sense of arrival for residents and visitors alike.

Pedestrian access to Sossaman Road will be provided by means of a greenbelt with a 5-foot sidewalk. Additionally, the three entrances on Southern will feature sidewalks on both sides of the street and be landscaped to provide a sense of arrival and invitation.

The subdivision will feature on-street parking for guests, and in-garage parking for residents. While only 171 parking space are required by the ordinance, 218 spaces or provided on site, yielding a ratio of 2.7 spaces per dwelling unit.

12. Conclusion

This application is consistent with the land use patterns already established in the immediate area and is therefore compatible with the vision established by the City of Mesa Gilbert General Plan and Zoning Ordinance. The applicant and owner look forward to working with city staff to bring this exciting new project to fruition in the City of Mesa.

Plant Materials Legend

Trees	Size
Acacia aneura	24" Box
Mulga Acacia	
Chitalpa tashkinensis	24" Box
Chitalpa	
Parkinsonia hyb.	24" Box
'Desert Museum' Palo Verde	
Quercus virginiana	24" Box
'Cathedral' Oak	
Ulmus parvifolia	24" Box
'Allee' Elm	

LEGEND

- 1 POOL AMENITY
- 2 PLAY AMENITY
- 3 TURF AND RETENTION
- 4 ENTRY SIGNAGE
- 5 POCKET AMENITY



SOSSAMAN ROAD AND SOUTHERN AVENUE

Landscape Plan

scale 1:50
date: 07.15.15

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

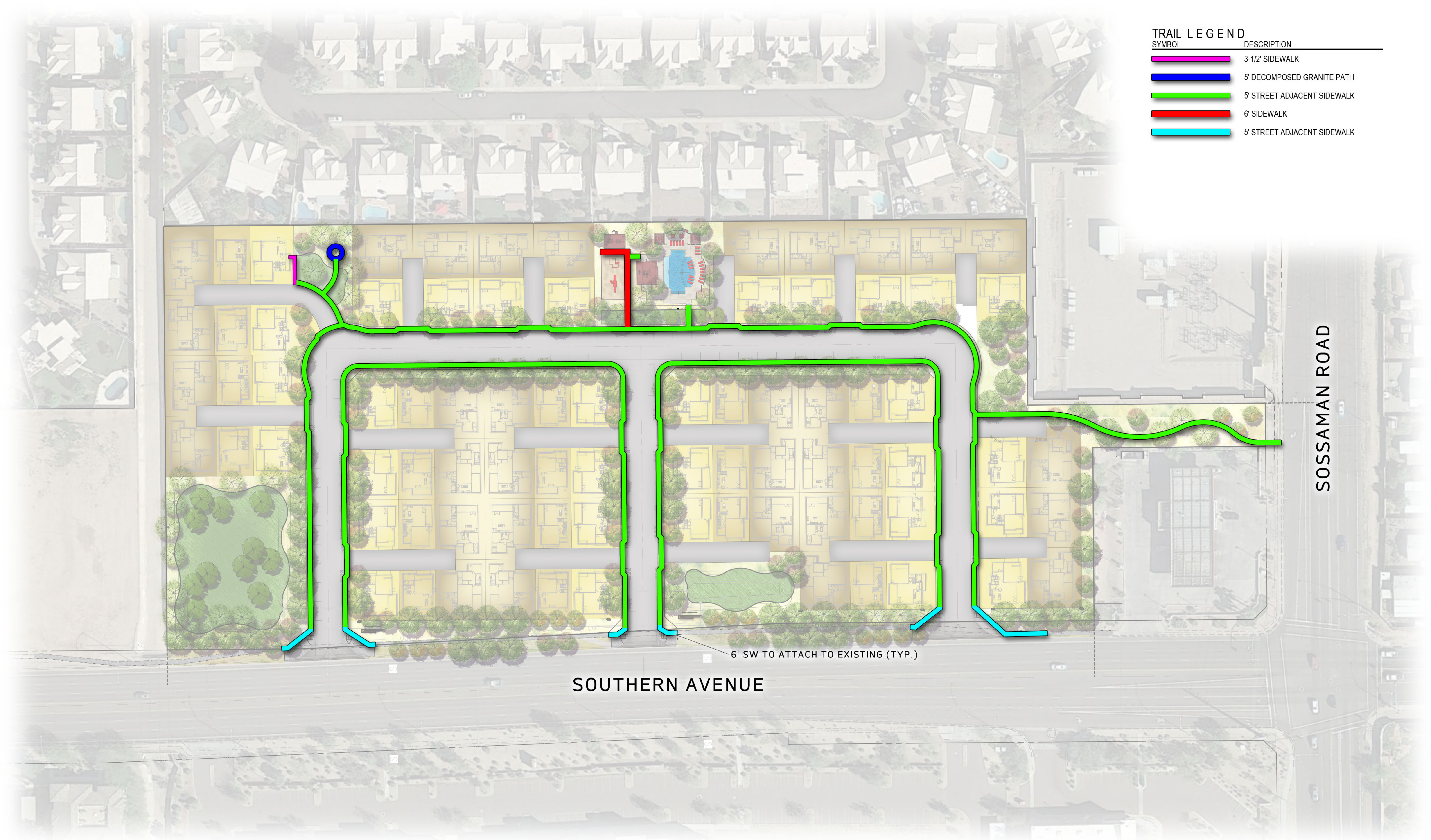


SOSSAMAN ROAD AND SOUTHERN AVENUE

Wall Plan

scale 1:50
date: 07.15.15

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plan · design · achieve
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chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986



TRAIL LEGEND	
SYMBOL	DESCRIPTION
	3-1/2' SIDEWALK
	5' DECOMPOSED GRANITE PATH
	5' STREET ADJACENT SIDEWALK
	6' SIDEWALK
	5' STREET ADJACENT SIDEWALK



SOSSAMAN ROAD AND SOUTHERN AVENUE

Circulation Plan

scale 1:50
date: 07.15.15

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chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

LEGEND

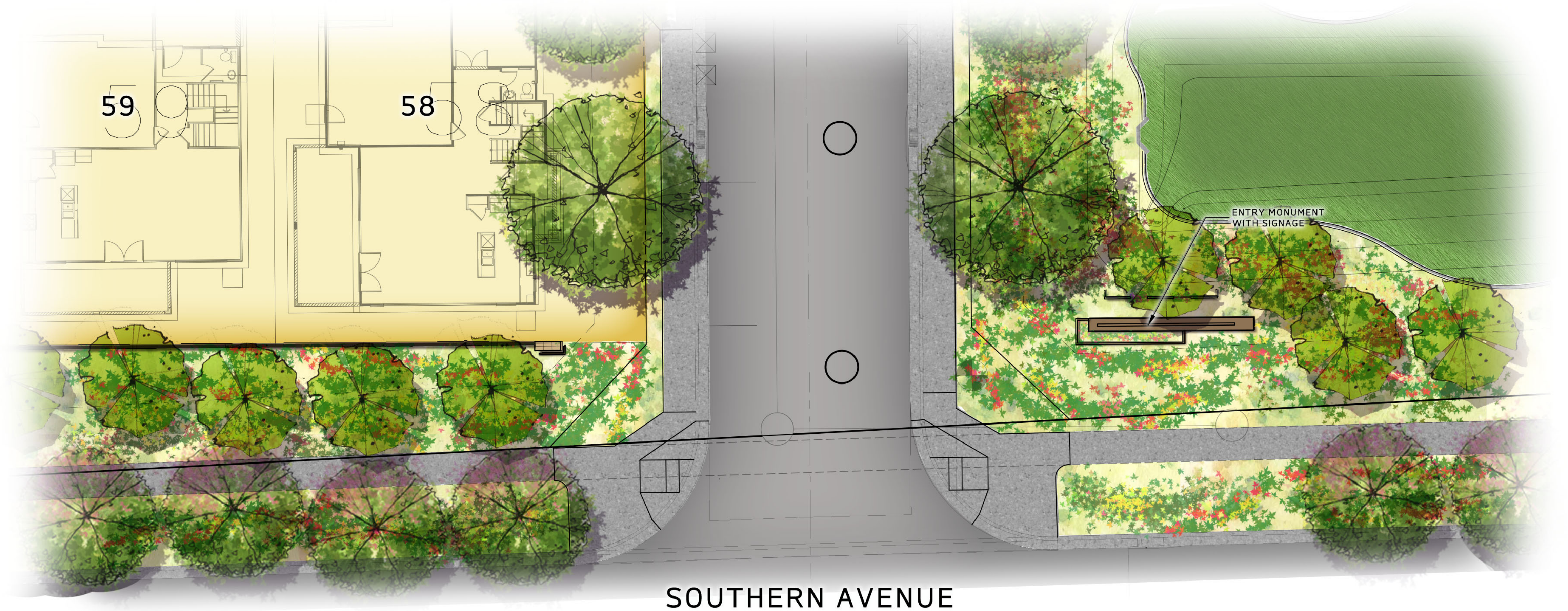
- 1 POOL
- 2 SHADE STRUCTURE
- 3 BBQ
- 4 OUTDOOR FURNITURE
- 5 OUTDOOR SHOWER
- 6 POOL RESTROOM
- 7 POOL EQUIPMENT
- 8 POOL FENCE
- 9 TURF AREA
- 10 PLAY EQUIPMENT
- 11 WOOD CHIPS



LEGEND

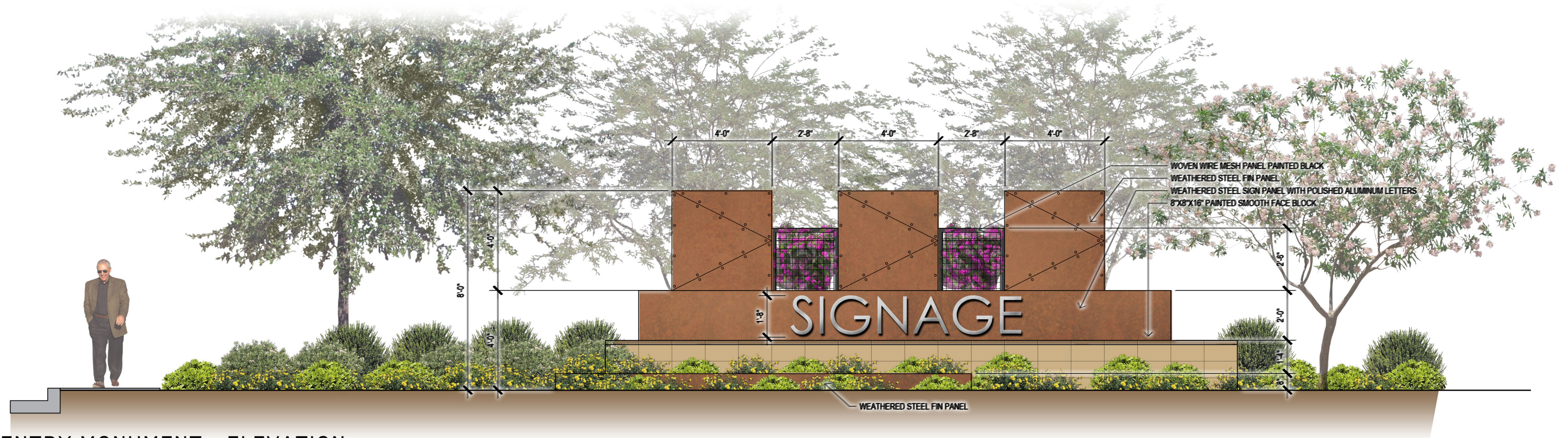
- ① TURF AREA
- ② TRASH RECEPTACLE
- ③ BBQ
- ④ DECOMPOSED GRANITE PATH
- ⑤ 18" SEATWALL





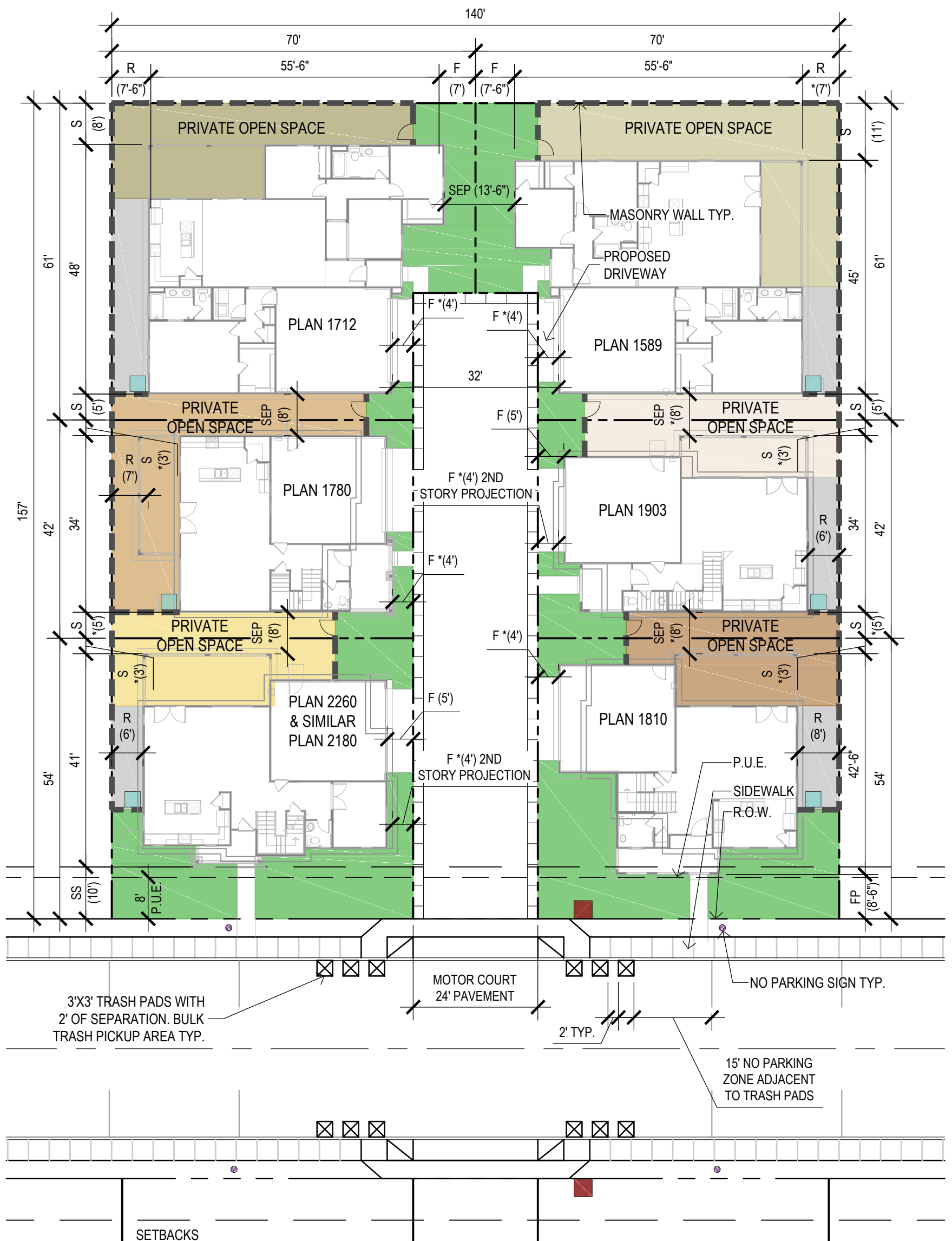
ENTRY MONUMENT - PLAN VIEW

plan scale: 1"=10'



ENTRY MONUMENT - ELEVATION

plan scale: 1/2"=1'



SETBACKS
 (F) ** FRONT - BUILDING WALL = 4'
 (FP) FRONT PORCH = 7'
 (SS) STREET SIDE = 10'
 (S) INTERIOR SIDE = 3'/5'
 (SEP) BUILDING SEPARATION = 8'
 (R) REAR = 5'
 *DENOTES MINIMUM CONDITION DIMENSION
 **FRONT IS DEFINED AS THE SIDE OF THE HOME
 WHERE THE FRONT ENTRY DOOR ENTRY IS LOCATED

LEGEND

- SRP TRANSFORMER
- NO PARKING SIGN
- AC CONDENSER

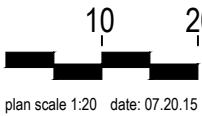


LEGEND

- 1ST STORY MASSING
- 2ND STORY MASSING (PROJECTION OVER 1ST STORY MASSING)
- 1ST & 2ND STORY MASSING



SOSSAMAN ROAD & SOUTHERN ROAD
BUILDING MASSING

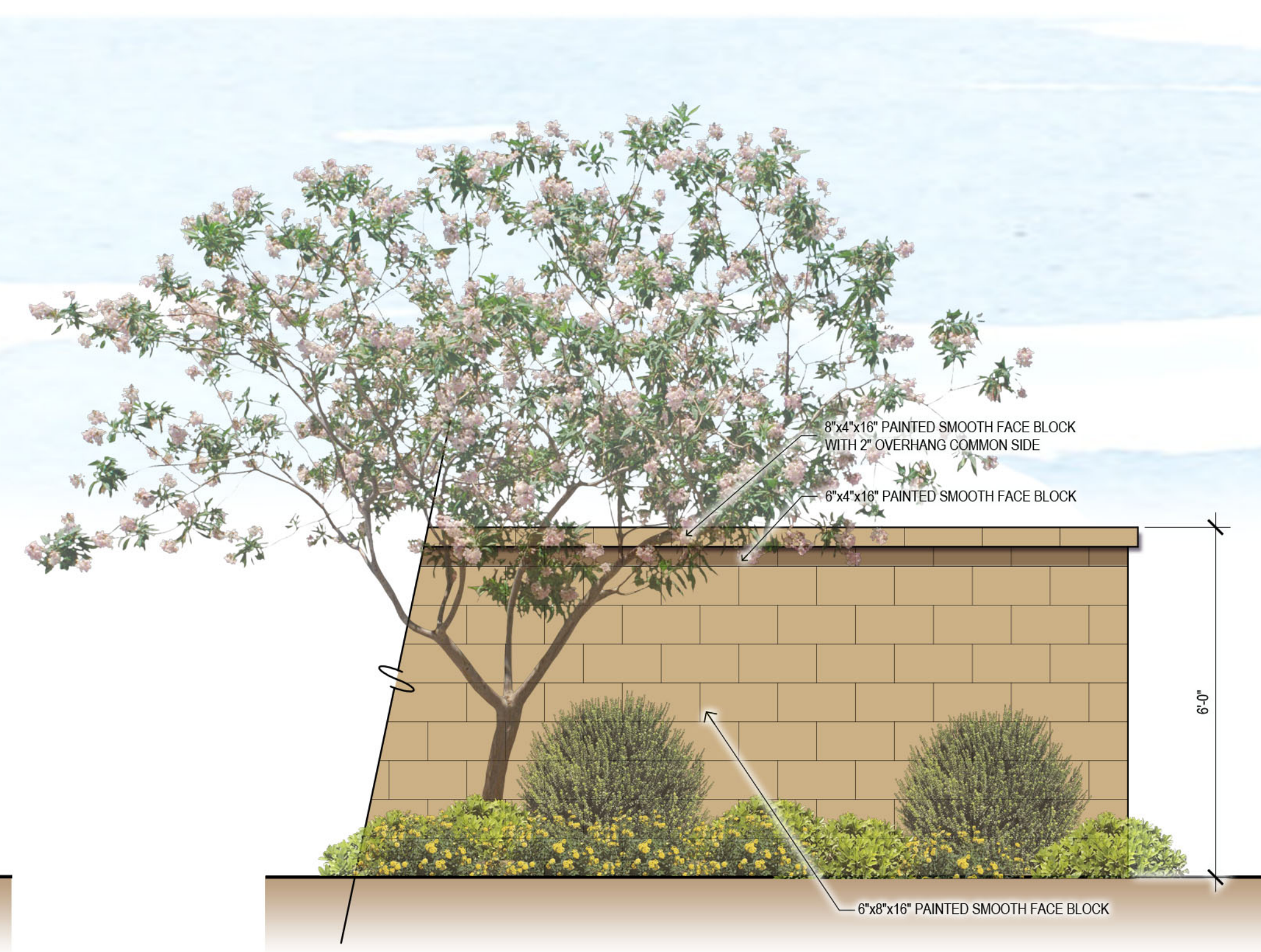


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chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986



PRIMARY THEME WALL

plan scale: 1/2"=1'



SECONDARY THEME WALL

plan scale: 1/2"=1'



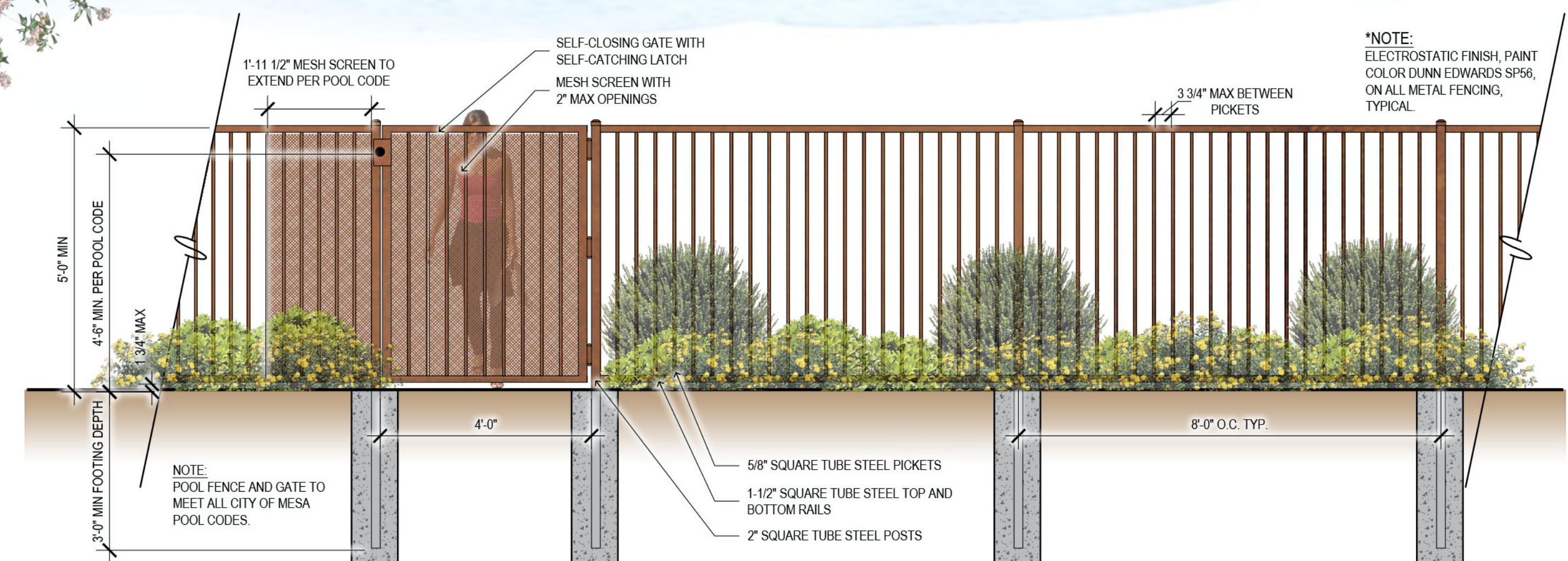
2' VIEW / 4' CMU WALL

plan scale: 1/2"=1'



4' VIEW / 2' CMU WALL

plan scale: 1/2"=1'



5' POOL FENCE

plan scale: 1/2"=1'

*NOTE: ALL BLOCK WALLS ARE TO BE PAINTED

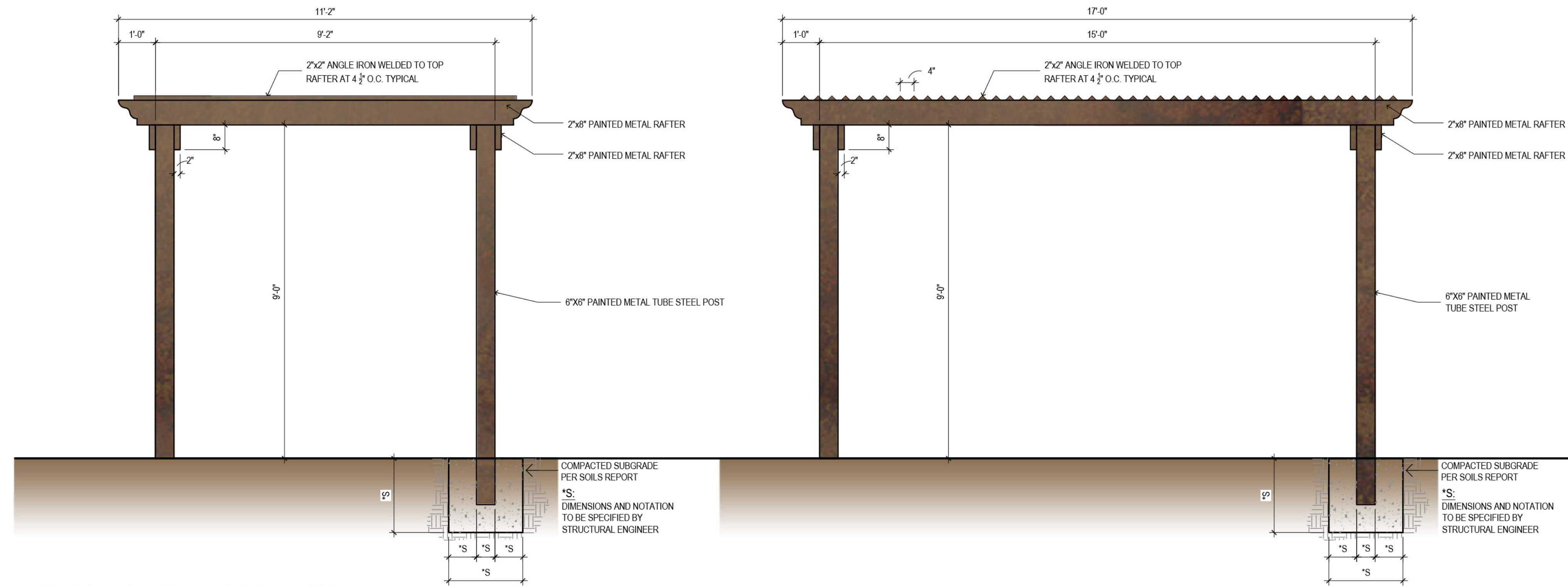


SOSSAMAN ROAD AND SOUTHERN AVENUE

Community
Wall Details

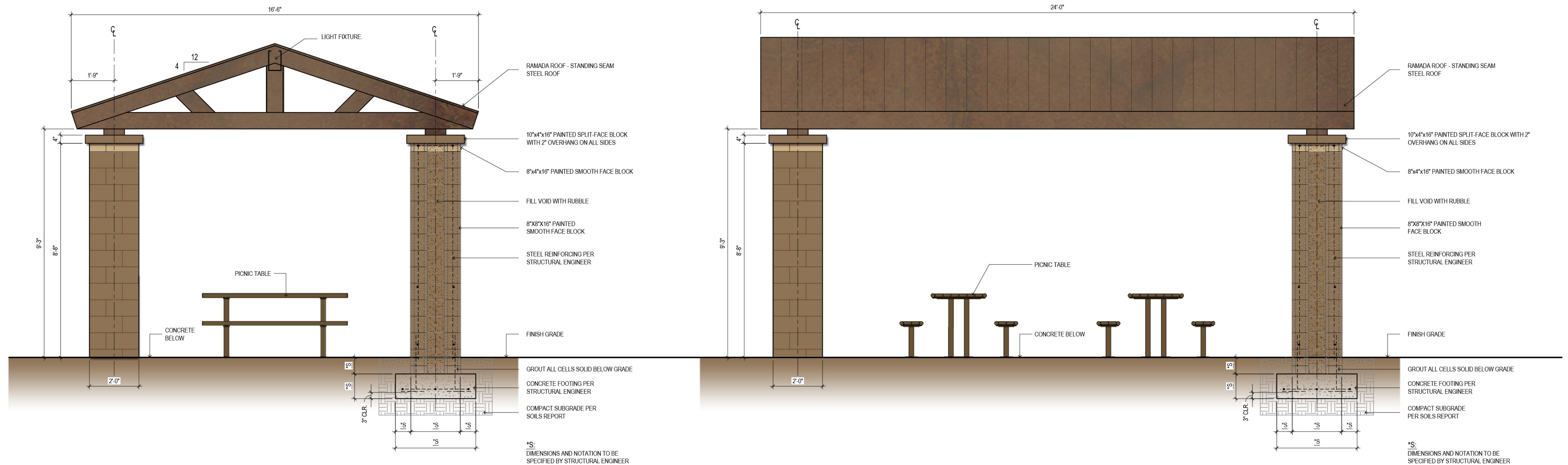
date: 05.28.15

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50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986



SHADE STRUCTURE

plan scale: 1/2"=1'



RAMADA

plan scale: 1/2"=1'



SOSSAMAN ROAD AND SOUTHERN AVENUE Shade Structures

scale: see plan
date: 05.28.15



BASIS OF BEARING

BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER, SECTION 30, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. (BEARING: N89°30'54"E)

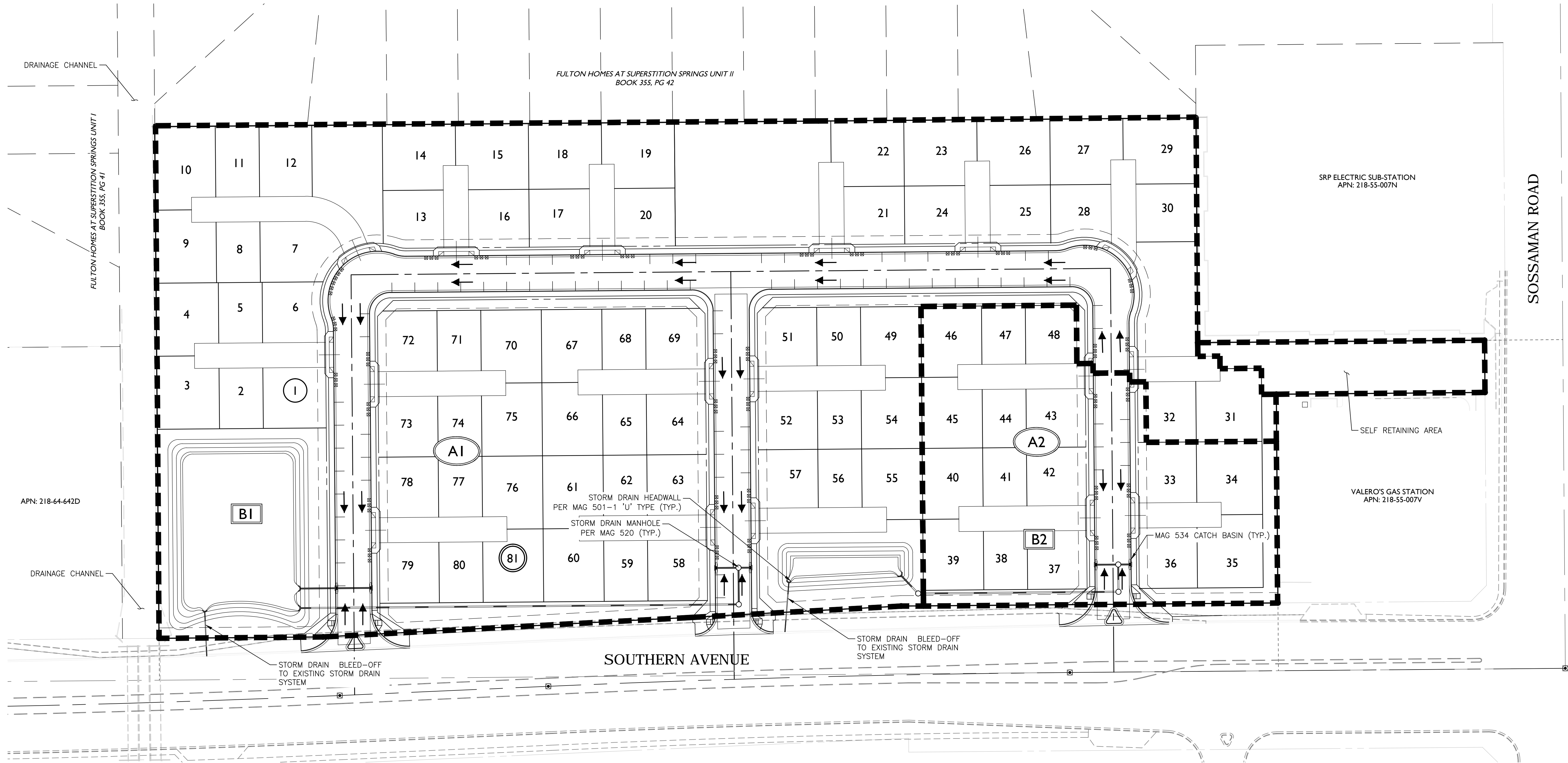
BENCHMARK

BRASS CAP FLUSH AT THE TOP OF CURB OF THE NE CORNER, SE 1/4, SEC. 30, T.1 N., R.7 E. AT THE INTERSECTION OF SOUTHERN AVENUE AND SOSSAMAN ROAD. ELEVATION: 1408.69 PER THE CITY OF MESA DATUM

100-YR RUNOFF & RETENTION CALCULATIONS:

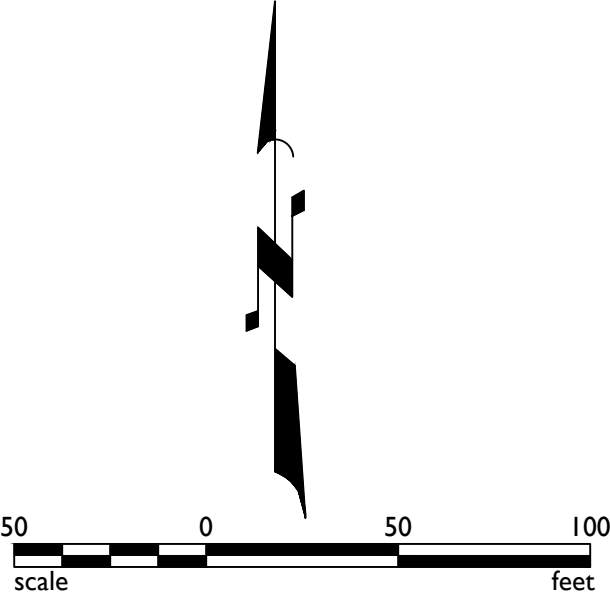
VOLUME REQUIRED:
 $V_{REQ} = C * A * P / 12$
WHERE: V_{REQ} = RUNOFF VOLUME (AC-FT)
C = COMPOSITE RUNOFF COEFFICIENT
P = 100-YR. 2-HR RAINFALL DEPTH (IN) = 2.20-IN
A = AREA (AC)

BASIN ID	"C"	P (IN)	A (AC)	V REQ (AC-FT)	VOLUME PROVIDED	EXCESS VOLUME
B1	0.85	2.2	9.54	1.49	1.54	+0.05
B2	0.85	2.2	1.76	0.27	0.28	+0.01



LEGEND

- A### DRAINAGE AREA IDENTIFICATION
- B### BASIN IDENTIFICATION
- EXISTING DRAINAGE FLOW ARROW
- DRAINAGE FLOW ARROW
- GRADE BREAK
- STORM DRAIN MANHOLE
- STORM DRAIN PIPE
- DRAINAGE AREA BOUNDARY



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project:
Southern & Sossaman
Mesa, Arizona

Preliminary Grading & Drainage Plan

Revisions:

Call at least two full working days before site begins excavation.
ARIZONA
Professional Engineer
Daniel B. Auxier
Date Signed 07-20-15
Expires:12/31/2015

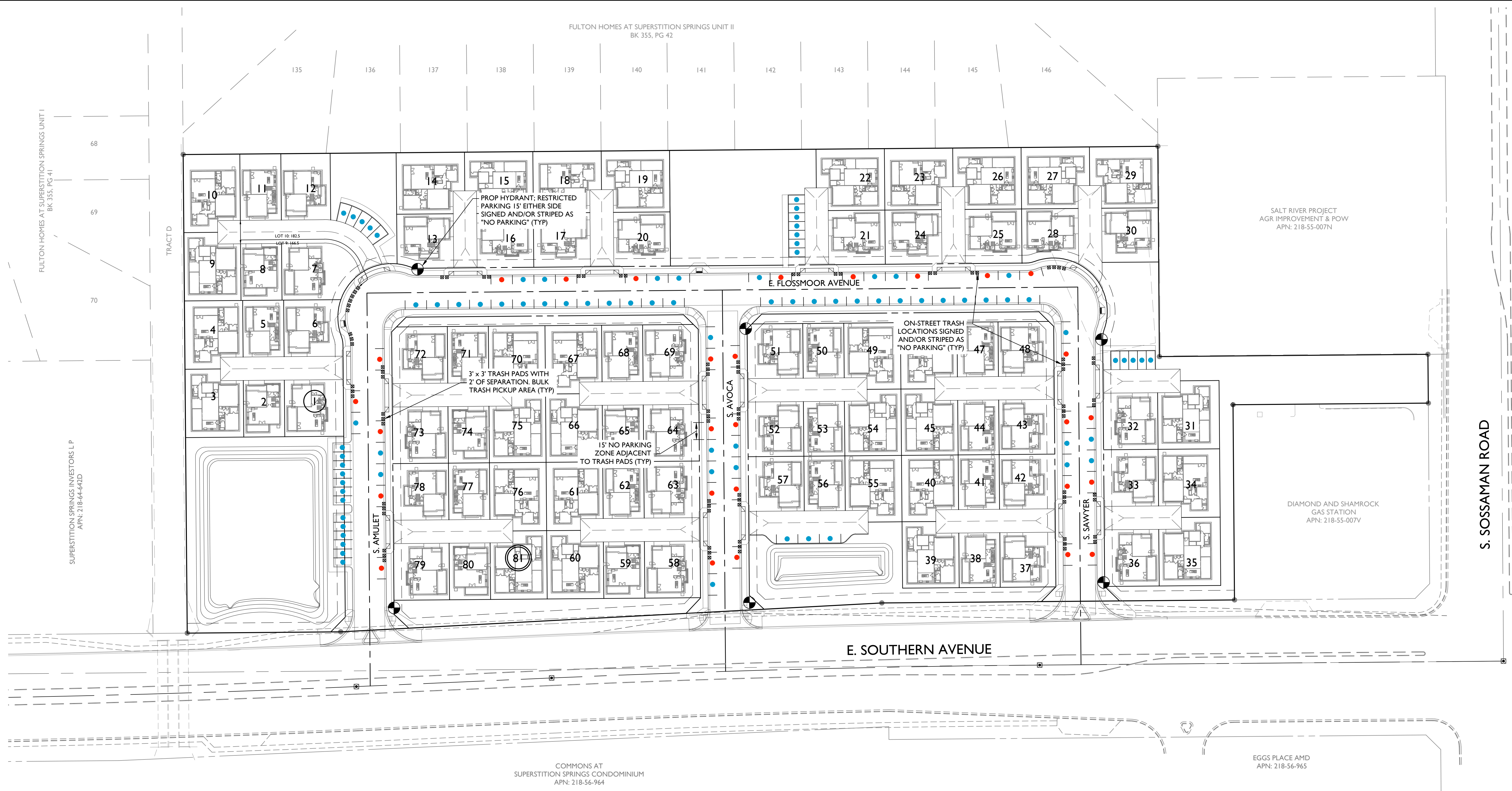
Designer: DMA
Drawn by: DML

50291
DANIEL B. AUXIER
Date Signed 07-20-15
ARIZONA, U.S.A.

Job No.
I4-095

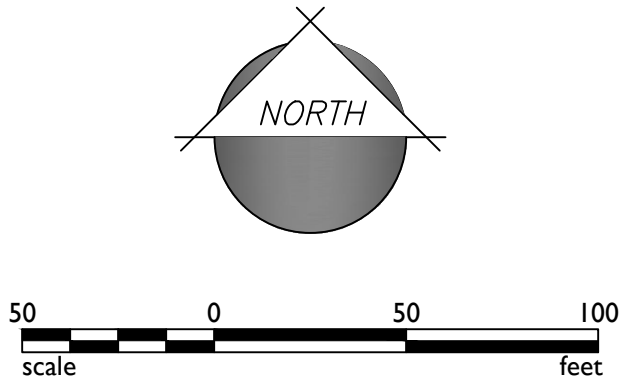
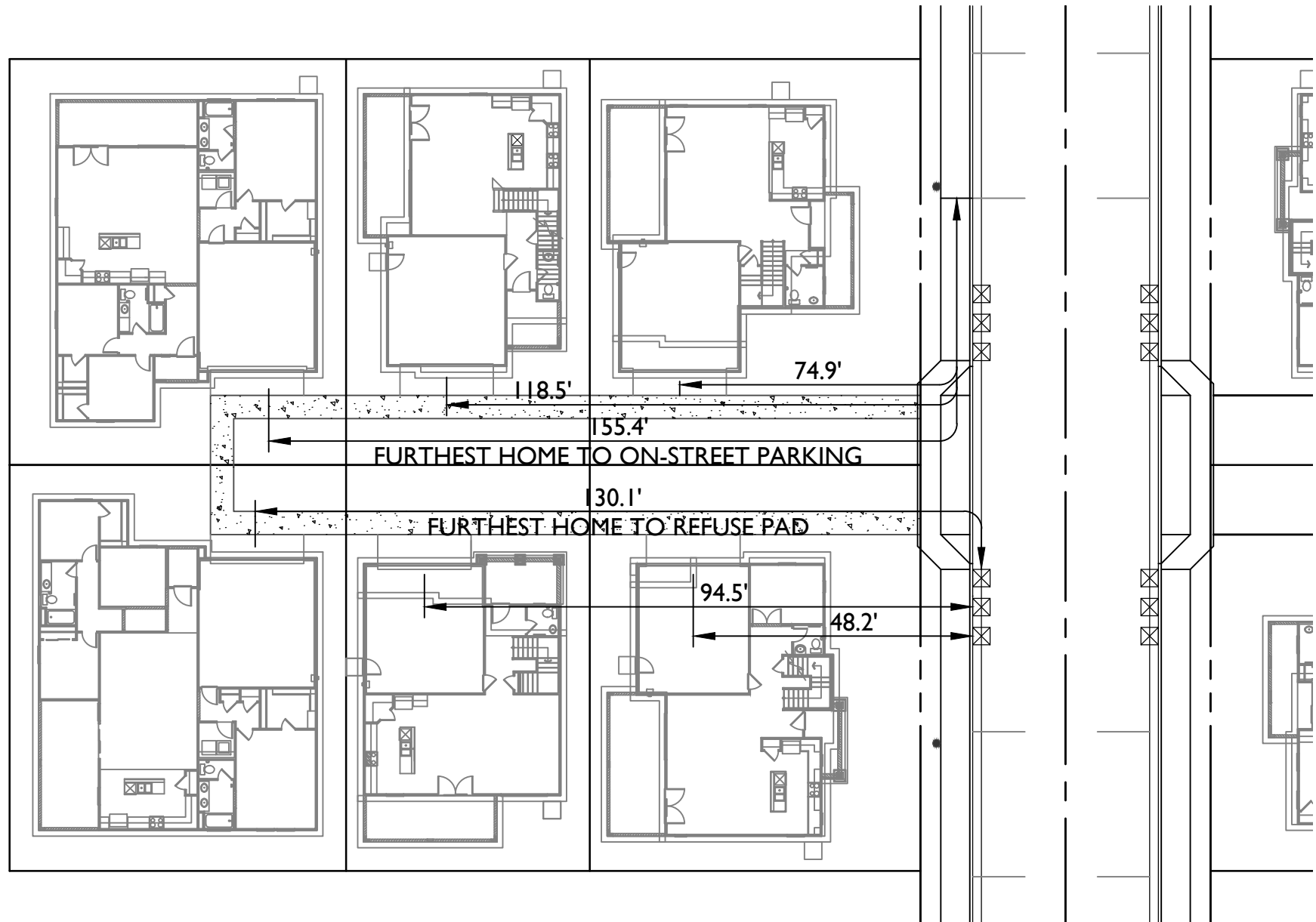
Sheet No.
GD01

of 1



PARKING CALCULATIONS

NUMBER OF LOTS	81	
PARKING REQUIRED	171 (2.1 PER UNIT)	
PARKING PROVIDED	UNRESTRICTED*	WITH RESTRICTED**
GARAGE PARKING	162	162
ON-STREET PARKING	81	109
TOTAL	243	271
PARKING RATIO	3.0	3.3
● * UNRESTRICTED VISITOR PARKING (81 SPACES)		
● ** RESTRICTED VISITOR PARKING ON DAYS OF TRASH COLLECTION (24 SPACES)		



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Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

Project:

SOSSAMAN & SOUTHERN
MESA, AZ

Revisions:

APRIL 6, 2015 - PRE-APPLICATION SUBMITTAL	
MAY 18, 2015 - 1ST PRELIMINARY PLAT SUBMITTAL	
JULY 20, 2015 - 2ND PRELIMINARY PLAT SUBMITTAL	

Designer:

JH

Drawn by:

DCH

Expires: 12/31/2015

Job No.

14-095

PP02

Sheet No.

3 of 3

**KB Homes
NWC Sossaman & Southern
Citizen Participation Report
August 3, 2015**

Purpose

The purpose of this Citizen Participation Report is to inform the City of Mesa Planning staff and other interested individuals about the efforts which were 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 Sossaman Road and Southern Avenue. The application includes a request for a rezoning with a PAD overlay and a request for approval of a Preliminary Plat. The outreach efforts which were 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:

Sean B. Lake
Pew & Lake, PLC
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204
(480) 461-4670
sean.lake@pewandlake.com

Vanessa MacDonald
Pew & Lake, PLC
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204
(480) 461-4670
vanessa.macdonald@pewandlake.com

Actions

In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide interested property owners with the opportunity to understand and address any real or perceived impacts the proposed development may have on their property.

1. A neighborhood meeting was held on June 10, 2015 to discuss the proposed project. The notification list for the neighborhood meeting included all property owners within 750' of the subject property as well as registered neighborhood contacts within one mile of the property (the registered neighborhood contacts list will be obtained from the City of Mesa Neighborhood Outreach Division). A total of 404 notification letters were sent for the meeting. A copy of the

notification letters for the neighborhood meeting is included with this Citizen Participation Report along with the related notification list and notification map.

2. An email distribution list was collected at the meeting 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 are being provided with this report and are available to others who may request them.
4. A contact list has been developed for citizens and agencies in the area including:
 - Homeowners associations and registered neighborhoods within 1 mile of the project.
 - Property owners within 750' feet from the site.
 - Mesa Unified School District, including Jefferson Elementary, Fremont Middle, and Red Mountain High School.

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

5. Per the City of Mesa *Citizen Participation Guidelines*, the applicant will provide Notices of Public Hearing to the City with the final submittal documents. Additionally, the project site will be posted with signs notifying the public of the proposed public hearing dates.

Schedule

Pre-Application meeting – April 20, 2015

Formal Application Submittal – June 1, 2015

Neighborhood meeting-June 10, 2015

Follow-Up submittal Deadline- July 20, 2015

Planning and Zoning Board Hearing – August 17, 2015

City Council Introduction- TBA

City Council Final Action- TBA

Exhibits

1. Neighborhood Meeting Notification list
2. Neighborhood Meeting Notification Map
3. Neighborhood meeting notification letter
4. Neighborhood Meeting Sign-In Sheets
5. Summary of Neighborhood Meeting

Tuesday, May 05, 2015

Mr. John Wesley
City of Mesa Planning Director
55 N. Center St.
Mesa, AZ 85201

RE: Letter of Opposition PS-15-024

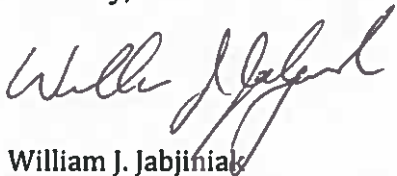
Dear Mr. Wesley:

The Office of Economic Development has reviewed the Pre-Submittal Application for PS-15-024 and is NOT supportive of this project. The application is a request to rezone from LC to an RSL zoning with a PAD overlay.

Although we are supportive of a residential use at this location, we do not believe the currently proposed project offers the ideal type of residential product that is needed for the area. Instead of a single family product we believe a multifamily project with multiple stories would be more suitable for this area. This property is situated on a main thoroughfare in Southern Avenue, within a quarter mile of a major employer in Drivetime and nearby to the Banner hospitals. The area already has plenty of single family offerings and this would be an ideal location to provide workforce housing that also places an emphasis on walkability. We believe the highest and best use for this site is a multifamily option and therefore our recommendation is to oppose the proposed zoning change.

If we can be of assistance or provide additional information, please do not hesitate to call me at 480.644.3561, or by email at William.Jabjiniak@mesaaz.gov. Additionally, Josh Utterback, Economic Development Specialist, may assist you as well and can be reached at josh.Utterback@mesaaz.gov or 480.644.3963.

Sincerely,



William J. Jabjiniak
Economic Development Director

Cc: Josh Utterback

PETITION IN SUPPORT OF SINGLE-FAMILY HOMES

CITY OF MESA

Z15-026; PRPOSED RSL-2.5 (PAD) TO ALLOW THE DEVELOPMENT OF A 78-UNIT SINGLE-FAMILY DETACHED SUBDIVISION

NWC- SOSSAMAN ROAD AND SOUTHERN AVENUE

AUGUST 24, 2015

We, the undersigned, support the rezoning of the above-reference property from Light Commercial (LC) to RSL 2.5 PAD to accommodate the development of the property in accordance with the site plan presented at the neighborhood meeting on August 24, 2015 (EPS Job No. 14-095, Dated 7-20-15) with single-family homes and oppose multi-family, multi-story development at this same location.

#	NAME	ADDRESS	ZIP	EMAIL	PHONE
1 ✓	Iris Solorzano	7453 E. Florian Ave	85208	Solorzano.Iris@yahoo.com	(480)234 6898
2 ✓	Christy Tazmanu	1063 S. Sawyer	85208		
3 ✓	Max H. Julian	1057 S. Sawyer	85208		
4 ✓	Lois Julian	1057 S. Sawyer			
5 ✓	Gabriel Hernandez	1051 S SAWYER	85208	gabe480@gmail.com	480-325-3365
6 ✓	Andrew McLaws	7446 E. Florian Ave.	85208		
7 ✓	Aleece Martinez	7446 E. Florian Ave.	85208		
8 ✓	Aleece Martinez Nathan Martinez	7446 E. Florian Ave.	85208		
9 ✓	Aleece Martinez	7447 E. Forge Ave	85208		
10 ✓	John Craig	10355 Raven	85205		
11 ✓	Cheryl Galt	7359 W FLOWEN			
12 ✓	Paul Will	7432 E. Florian	85208		
13 ✓	Janeeen Puffer	7454 E Florian Ave	85208		

PETITION IN SUPPORT OF SINGLE-FAMILY HOMES

CITY OF MESA

**Z15-026; PROPOSED RSL-2.5 (PAD) TO ALLOW THE DEVELOPMENT OF A 78-UNIT SINGLE-FAMILY DETACHED SUBDIVISION
NWC- SOSSAMAN ROAD AND SOUTHERN AVENUE**

AUGUST 24, 2015

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#	NAME	ADDRESS	ZIP	EMAIL	PHONE
1 ✓	Paul Castaneda	7431 E. Florian AV	85208		
2 ✓	Adel Cruz	7445 E. FLORIAN AVE	85208		
3 ✓	Brenda Wiloto	7515 E. Florian Ave	85208		
4 ✓	Carl P.	1066 S ANANE CIR	85210		
5 ✓	Beverly Houston	1061 S Ananea Circle	85208	houston_bj48@yahoo.com	
6 ✓	R/A Lopez	1055 S ANANE CIR	85208		
7 ✓	Chris Stodghill	1043 S. Ananea Circle	85208		
8 ✓	Jimmy Lopez	1044 S. ANANE CIRCL	85208		
9 ✓	Christine Ortiz	7504 E FLORIAN AVE	85208	COMITT 71@GMAIL.COM	
10 ✓	Adrian Arana Ortiz	11	11		
11 ✓	Mark Morrison	7462 E Florian Ave	85208		
12 ✓	Claudia Reichert Stout	7438 E Florian Ave	85208		
13 ✓	Michael Gonzalez	1052 S. Ananea	85208		

PETITION IN SUPPORT OF SINGLE-FAMILY HOMES

CITY OF MESA

Z15-026; PROPOSED RSL-2.5 (PAD) TO ALLOW THE DEVELOPMENT OF A 78-UNIT SINGLE-FAMILY DETACHED SUBDIVISION

NWC- SOSSAMAN ROAD AND SOUTHERN AVENUE

AUGUST 24, 2015

We, the undersigned, support the rezoning of the above-reference property from Light Commercial (LC) to RSL 2.5 PAD to accommodate the development of the property in accordance with the site plan presented at the neighborhood meeting on August 24, 2015 (EPS Job No. 14-095, Dated 7-20-15) with single-family homes and oppose multi-family, multi-story development at this same location.

#	NAME	ADDRESS	ZIP	EMAIL	PHONE
1 ✓	Brett Wade Anna R Wade	1058 S Amulet, Mesa, AZ	85208	brett-bsap@yahoo.com	309-262-6262
2 ✓	HAMILTON V. MITCHELL	1064 S AMULET, MESA, AZ	85208		480-280-8394
3 ✓	Bob + Carol Justen	1010 S. TERRIPIN CIR MESA	85208		480-558-6573
4 ✓	Harry + Karen Beaman	7407 E. Florian Ave Mesa	85208		480-396-5350
5 ✓	David & Annette McCormick	7420 E Florian Ave Mesa	85208	d-mccormick13@yahoo.com	760-989-9026
6 ✓	Kristin & David Maudly	7303 E Flower Ave Mesa	85208	kristenmaudly@gmail.com	480-654-0908
7 ✓	Milw Ensley	7311 E. Flower Ave Mesa	85208	mjenkey1@yahoo.com	480 789-0413
8 ✓	Velora Barringer	7311 E. Flower Ave Mesa	85208	Velorab@com.net	928 587-3356
9 ✓	Michael Stack	7253 E. Forge Cir Mesa	85208		480 797-7091
10 ✓	JOSEPH DAMASIOS	7304 E. FLOWER AV	85208	JDAMASIOS	480 939 2883
11 ✓	Cecil + Kim Shobe	7335 E Flower Ave	85208	ckshobe20@gmail.com	480-220-5080
12 ✓	Kim Shobe	7335 E. Flower Ave	85208	ckshobe20@gmail.com	480-620-1077
13 ✓	Nancy Winters	1047 S Rowan Mesa	85208	toi-ming@me.com	480-466-7409

PETITION IN SUPPORT OF SINGLE-FAMILY HOMES

CITY OF MESA

**Z15-026; PROPOSED RSL-2.5 (PAD) TO ALLOW THE DEVELOPMENT OF A 78-UNIT SINGLE-FAMILY DETACHED SUBDIVISION
NWC- SOSSAMAN ROAD AND SOUTHERN AVENUE**

AUGUST 24, 2015

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#	NAME	ADDRESS	ZIP	EMAIL	PHONE
1 ✓	Judy Hardgrave	7461 E. Florian Ave.	85208	judyhh38@gmail.com	
2 ✓	Cory R...	7510 E Florian Ave	85208		
3 ✓	Dan B...	7439 E Forge Ave	85208		
4 ✓	Jason Rauling	7428 E Forge Ave	85208		
5 ✓	Ann Lavit	1065 S. Rowen St.	85208	am214@a.com	
6 ✓	Ken Ostrander	1060 S. Rowen	85208		
7 ✓	Jo Librizzi	7344 E. Forge Ave.	85208		
8 ✓	Rob Librizzi	7344 E. Forge Ave.	85208		
9 ✓	Carmette McLeve	7426 E. Florian Ave	85208		480 710-8448
10 ✓	Joe Christenson	7425 E Florian Ave	85208		480-354-6446
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#	NAME	ADDRESS	ZIP	EMAIL	PHONE
1	DIANE GORDON	1116 S. PALOVERDE ST. MESA	85208	DIANE7GORDON@YAHOO.COM	
✓ 2	MARK Cloud	7413 E Florian Ave mesa AZ	85208	mvcloud123@gmail.com	480-924-7236
✓ 3	JAMIE Cloud	7413 E Florian Ave mesa AZ	85208	Jamie.Cloud@bama-health.com	480-924-7236
✓ 4	Douglas Christenson	7414 E Florian Ave Mesa AZ	85208	dchristenson@att.net	602 368 6617
✓ 5	Michael Buckley	7419 E Florian Ave Mesa AZ	85208	MBUCKLEY4@COX.NET	602 692 2309
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