

## Neighborhood Participation Report

**Date of Report:** October 25, 2015

**Project Name:** Medina Court

**Overview:** This report provides results of the Project Neighborhood Participation Program for Medina Court located at the NEC of Alma School Road and Medina. The Applicant intends to file an application to rezone the property from OC to OC PAD and RSL-4.0 PAD to allow for the construction of fourteen (14) two-story single-family homes. Opportunities have been provided to learn about and comment on the proposed project and actions. This report provides a summary of the contacts with citizens, neighbors, public agencies, and other interested parties.

### Contacts:

<b>Applicant:</b> Ashland Companies 4032 N. 32nd Street Phoenix, AZ 85018 Phone: 602-418-4155 Email: <a href="mailto:mhare@ashland-companies.com">mhare@ashland-companies.com</a>	<b>Developer:</b> Mike Smith SRM Development 1817 N. 3rd Street Phoenix AZ 85004 Email: <a href="mailto:msmith@srmdevelop.com">msmith@srmdevelop.com</a>
<b>Developer:</b> Dustin Riley SRM Development 1817 N. 3rd Street Phoenix AZ 85004 Email: <a href="mailto:driley@srmdevelop.com">driley@srmdevelop.com</a>	<b>Project Engineer:</b> Josh Hannon EPS Group 2045 S. Vineyard Avenue Suite 101 Mesa AZ 85210 Email: <a href="mailto:josh.hannon@epsgroupinc.com">josh.hannon@epsgroupinc.com</a>

### Correspondence and Telephone Calls:

**October 5, 2015** - Approximately 430 letters were mailed to residents within 1000' of the Property, registered individuals and neighborhood associations, churches, and schools (see attached mailing list, map and letter) requesting attendance for the initial neighborhood meeting at 6:30 p.m. on October 20, 2015 at Crimson Elementary.

**October 8, 2015** - Discussed proposal with neighbor Fred Cichon via phone call. Fred expressed an interest in learning more about the proposed housing product.

**October 12<sup>th</sup>, 2015** - Discussed proposal with Patty Kelly via phone call. Patty's daughter, Megan Iwan, lives south of the Property next to Church. Patty was inquiring about the homes to possible relocate closer to her daughter.

**October 14<sup>th</sup>, 2015** - Discussed proposal with Jared Archambault, assistant to Vice Mayor and Councilman Cavanaugh. Addressed initial questions and concerns regarding community and guest parking and HOA maintenance of common areas. Emailed Jared copies of the Project Narrative, Site Plan, Landscape Plans and Home Elevations and responded to several follow-up questions. Invited Jared to the Neighborhood Meeting but unfortunately, Jared was not able to attend.

**October 20<sup>th</sup> Neighborhood Meetings:** The initial neighborhood community meeting occurred on October 20, 2015 at Crismon Elementary School. Crismon Elementary is located walking distance from the Property and provided a convenient meeting location for the community. Approximately 430 persons/interested parties were invited and approximately 24 persons attended. The meeting commenced promptly at 6:30 and ended at approximately 7:30 upon the last person's departure.

The Applicant, Developer and Project Engineer ("Development Team") displayed the following 24" x 36" exhibits at the meeting:

- **Site Plans - Approved SPM 84-27) and Proposed 14 Lots**
- **Landscape Plans - 2 Boards**
- **Floor Plans - 2 Boards**
- **Elevations - 4 Boards**

Attendees were encouraged to review the plans and engage in detailed Q&A with the Development Team. All attendees were asked to sign in and provide feedback based on the presentation materials. Fifteen (15) comment cards were received, including (a) 1 in Opposition, (b) 5 in Support, (c) 8 Neutral and (d) 1 Undecided. Copies of the comment cards and a location map of each neighbor comment are attached.

The most significant Opposition came from Patricia Demary located at 1067 W. Laguna Azul. Patricia's rear yard backs to portions of the proposed Lots 6 & 7. Patricia recently spent a considerable amount of money repairing her rear wall and is concerned how the future construction will impact her wall. Patricia expressed concerns about having a 2-story home abutting her rear yard. It appears that Patricia's view will be most prominently along the side elevation of Lot 6. She is also frustrated with individuals riding dirt bikes on the Property, creating noise and dust. The Applicant and Developer have agreed to set a time to meet with Patricia at her home, prior to the P&Z hearing, to further discuss her concerns and work to have "No Trespass" signs posted on the Property.

In general, the Neutral attendees seemed most interested in better understanding the two-story housing product, valuations, landscaping and community maintenance. We believe most found the floor plans and elevations attractive, although some had hoped for single-story homes. We also believe the concerns surrounding property valuations were satisfied with the project's target home prices in the low to middle \$300,000 based on the target home size from 2,200 to 2,300 SF. We also explained that a private community HOA would maintain the community walls, landscaping and private driveway. Finally, the Development Team encouraged the neighbors to maintain open dialog with the Development Team if they have additional questions or concerns regarding the Property development plans.

Meagan Neal, an attendee at the meeting, followed up with an email to City Staff and Jared Archambault. A copy of Meagan's email is attached. While the Applicant & Developer appreciate Meagan's thoughtful comments, it would create a financial burden loose a lot and incorporate a single story plan at the Property. The financial impact is two fold in that the per lot development costs would increase and the home revenue potential per single-story home would decrease with a reduction in square footage of the single-story floor plan. The Applicant & Developer must also shoulder the financial burden of donating the land and installing improvements to properly buffer the OC properties to the West. It is important to note that the Applicant & Developer's original 16 lot plan was reduced to 14 lots, after working with Staff, to soften the perceived impacts of the two-story homes backing to the R1-6 to the North and East by (a) relocating the retention basin to the East and (b) requiring 15' cumulative side yard separation between these same homes.

-----Original Message-----

From: [mneal19@cox.net](mailto:mneal19@cox.net) [<mailto:mneal19@cox.net>]  
Sent: Wednesday, October 21, 2015 4:14 PM  
To: Tom Ellsworth <[Tom.Ellsworth@mesaaz.gov](mailto:Tom.Ellsworth@mesaaz.gov)>  
Cc: Jared Archambault <[Jared.Archambault@MesaAZ.gov](mailto:Jared.Archambault@MesaAZ.gov)>  
Subject: PS15-038 (PLN2015-00192)

I attended the neighborhood meeting for this case last night on October 20 at Crismon Elementary.

I had a few comments on the case.

With the new cul-de-sac site plan to address staff comments, I find the applicant still did not address some of staff's concerns and believe they are still not in compliance with the context area.

As noted at pre-application, the "lot size and layout is inconsistent with the existing context of the site". The lot size and request of RSL-4 is very small and not transitional to the RS-6 next door. Although a retention area has been added, multiple lots still abut the lots to the east. The smaller lots would require a two-story product. The community to the east has both single-story and two-story homes. The result would be continuous two-story homes adjacent to existing single-story residential development. In the proposed site plan, the small lots and two-story homes will dominant the lots creating a tunnel effect. The site could easily forgo one lot to increase lot widths within the subdivision and allow for both single-story and two-story housing products that would blend better with the adjacent neighborhood. The applicant could also forgo the more dense residential zoning designation for the RSL-4.S or a lower density designation to appropriately allow for one and two story units.

Stipulating to a maximum of 13 lots (to result in wider lots) and requiring a one-story product for every 2 two-story products would assist with blending in this subdivision with the adjacent properties. Additionally, the 'not all two-story product' request and subsequent stipulation is in line with traditional residential design guidelines across the valley to minimize the linear, tunnel effect of all two-story homes.

Additionally, the applicant did mention that there would be no two identical elevations side by side or across the street, but this is a standard design requirement across the valley. That was confusing to the audience since this is something they must do, not a choice. Also, the applicant did misspeak and misinformed the audience that RSL-4 stands for residential 'special' or residential 'single' lot, which led the audience to believe that these were average lot sizes and not 'small' as the designation is stated.

Please consider these options once at Council. And as stated, my statements are in line with staff's initial statements.

Thank you,

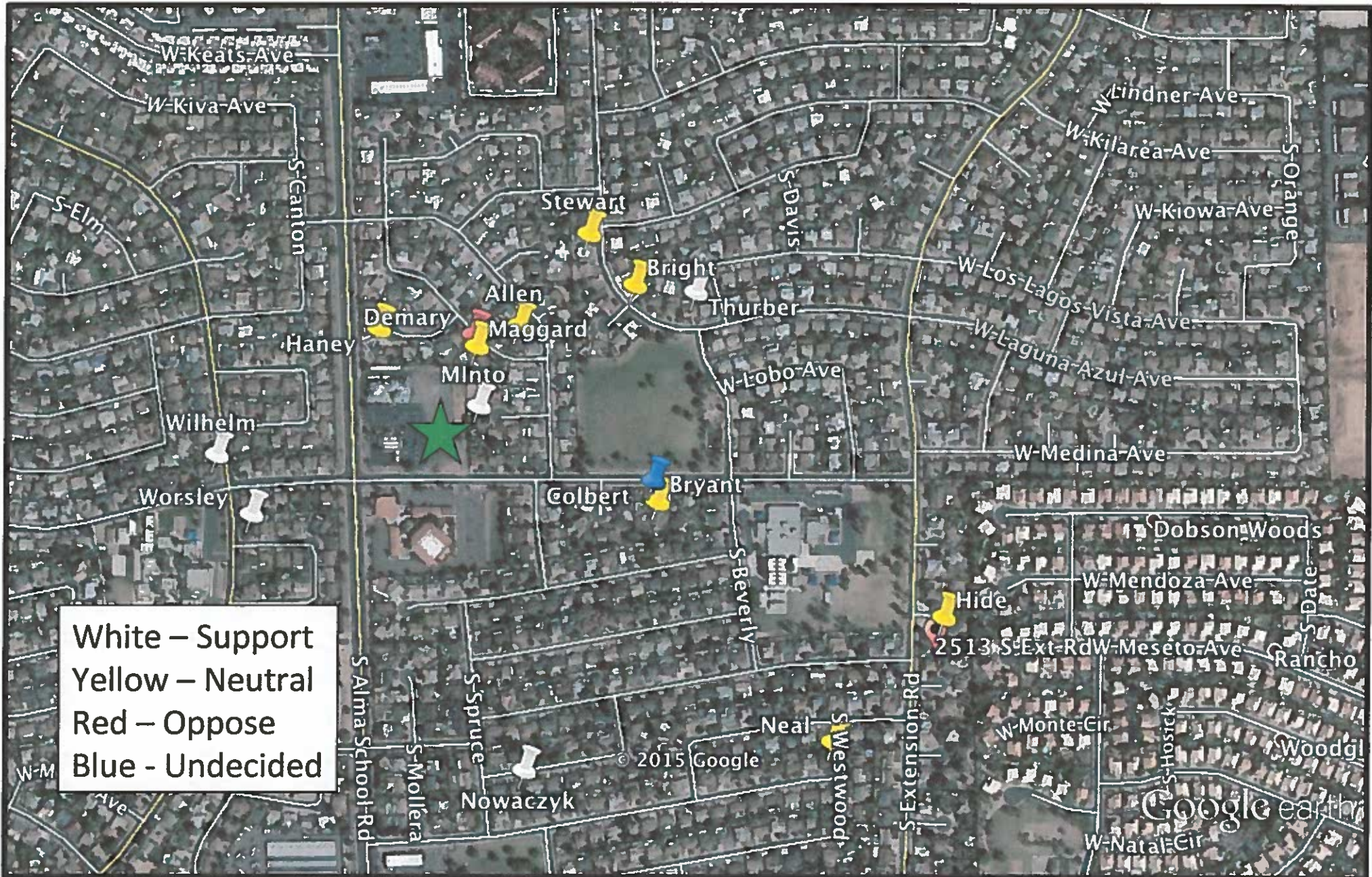
Megan Neal



# Medina Court – Neighborhood Participation

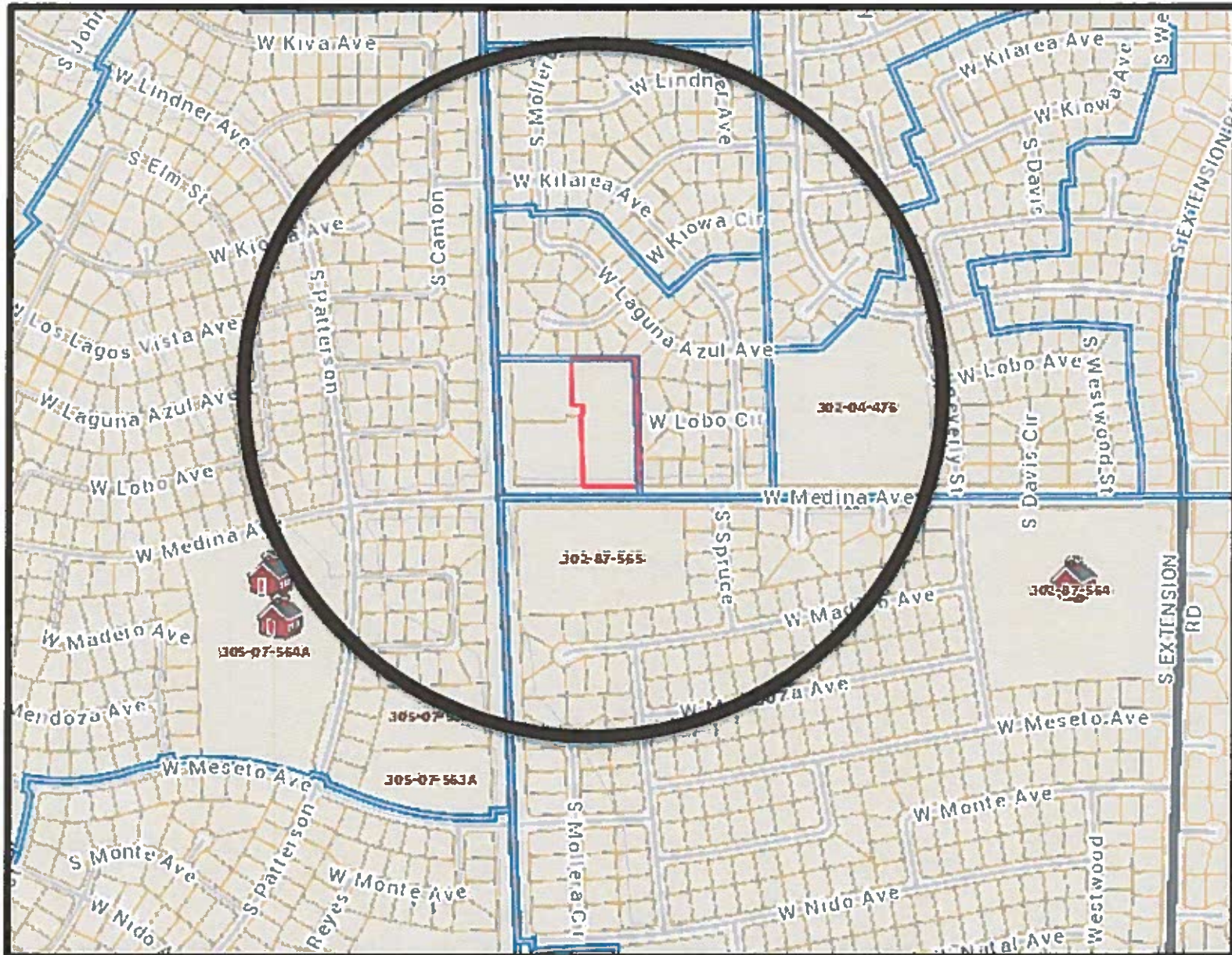


ASHLAND COMPANIES





## Medina Court – 1000'+ Notification Map



Median Court  
Registered Neighborhoods & HOAs - 1 Mile Radius  
Mesa Public School District



Neighborhood / HOA Name	First Name	Last Name	St No	St Dir	St Name	StType	Apt/Suite Num	City	State	Zip
Dobson Ranch	David	Jones	2719	S	Reyes			Mesa	AZ	85202
Dobson Ranch	Dennis	Kavanaugh	2146	W	Isabella	Ave	223	Mesa	AZ	85202
Woodcreek Town Homes Association	David	Mesley	4645	E	Cotton Gin	Loop		Phoenix	AZ	85040
Marlborough Mesa	Nina	Williams	946	W	Peralta	Ave		Mesa	AZ	85210
Marlborough Mesa	Alma	Jones	1031	W	Posada	Ave		Mesa	AZ	85210
Sunridge Patio Homes	Kay	Frye	1850	S	Westwood		24	Mesa	AZ	85210
Park Place Association, Inc.	Robert	Johnson	1326	W	Juanita			Mesa	AZ	85202
Park Place Association, Inc.	Suzanne	Johnson	1501	W	Jerome	Ave		Mesa	AZ	85202
Rancho Del Mar	Maurice	Lue Sang	557	W	Madero	Ave		Mesa	AZ	85210
Rancho Del Mar	Scudder	Black	2506	S	Date			Mesa	AZ	85210
Dobson Woods	Beryl	Baker	851	W	Kilarea			Mesa	AZ	85210
Palo Verde Park Association	Buzz	Essel	1852	W	Pampa	Ave		Mesa	AZ	85202
Palo Verde Park Association	Jared	Archambault	PO Box 1466					Mesa	AZ	85211-1466
Palo Verde Park Association	Cynthia	Ezcurra-Garza	PO Box 1466					Mesa	AZ	85211-1466
Mesa Public School District	Bobette	Sylvester	63	E	Main	Street		Mesa	AZ	85201
Crismon Elementary	Sandi	Kuhn	825	W	Medina	Ave		Mesa	AZ	85210
Franklin at Alma Elementary	Emily	Kelly	1313	W	Medina	Ave		Mesa	AZ	85202
Rhodes Jr. High School	Kirk	Thomas	1860	S	Longmore	Road		Mesa	AZ	85202
Dobson High School	Tamara	Addis	1501	W	Guadalupe	Road		Mesa	AZ	85202

Name: Ken + Sherry Colbert

Address: 941 W. Medina Ave

Circle One:

Support    Oppose    Neutral

Comment: Undecided

Name: Janice Bright

Address: 2436 S. Emerson Circle  
Mesa, AZ 85210

Circle One:

Support    Oppose    Neutral

Comment:

Name: Brian + Buffy Maggard

Address: 1063 W. Laguna Ave

Circle One:

Support    Oppose    Neutral

Comment:

(BY GATE)



Name:

Terry Hancy / Jessica Cherry

Address: 1153 W. Los Lagos Vista Cir.  
Mesa AZ 85210

Circle One:

Support

Oppose

Neutral

Comment:

Name:

Jason Allen

Address: 1056 W. Laguna Azul Ave.

Circle One:

Support

Oppose

Neutral

Comment:

Name:

Megan Neal

Address: 842 W. NIDO AVE

Circle One:

Support

Oppose

Neutral

Comment:

Name: Jack Stew Art

Address: 2232 So Emerson

Circle One:

Support

Oppose

Neutral

Comment:

Name: Charlene Bryant

Address: 931 W Medina Ave

Circle One:

Support

Oppose

Neutral

Comment:

Name: Cortnie Hyde

Address: 2513 S Extension Rd  
Mesa, AZ 85206

Circle One:

Support

Oppose

Neutral

Comment:

My husband is a police officer

Address: *Turn into*  
1101 W 1030 Circle

Circle One:

☒ Support

☐ Oppose

☐ Neutral

Comment:

*BACK TO WALL - Facing West.*

Name: *GARY THURBER*

Address: *900 W. LAQUINA AVE*

Circle One:

☒ Support

☐ Oppose

☐ Neutral

Comment:

Name: *John Worsley*

Address: *1262 W Medero Ave*

Circle One:

☒ Support

☐ Oppose

☐ Neutral

Comment:



Richard Wilhelm  
Name:

2366 S Patterson  
Address:

Circle One:

☒ Support ☐ Oppose ☐ Neutral

Comment:

Name: Debbie Nowaczyk

Address: 1119 W. Monte Avenue

Circle One:

☒ Support ☐ Oppose ☐ Neutral

Comment: Great to see  
something "new" to the  
area

\* Name: Patricia Demaree

Address: 1067 W. Laguna Azul

Circle One:

Support ☒ Oppose ☐ Neutral

Comment:

Back Wall (AROUND  
LOT 127)