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January 12, 2016

City of Mesa Planning

MEMORANDUM

Superstition Lakes Condominium Association
In the Case of the
Cardinale Automotive Group Re-zoning Petition
(Case PZ 15549)

FACTS

1. The Cardinale Automotive Group has filed a revised project proposal dated January 4, 2016. This is the 5th version since early 2015, all of which seek to eliminate stipulation #16 to Ordinance No. 3889 which forbids any further automobile dealerships on Lots F and G adjacent to the homes of the Superstition Lakes Condominium (SSLA) residents.
2. The Superstition Lakes Condominium Association has filed a Legal Protest, dated October 19, 2015, opposing the elimination of stipulation #16 to Ordinance No. 3889, which was passed unanimously by the Mesa City Council on May 21, 2001, providing that Lots F and G "shall be limited to C-2 uses only." (Emphasis added. C-2 is now designated LC – Limited Commercial Uses.)
3. The passage of stipulation #16 was an integral part of the approval of the Superstition Springs auto mall because it created a "buffer zone" of sufficient size (3.2 acres) to protect the SSLA residents from the negative impact of automobile dealerships directly in the neighborhood where they live.
4. Stipulation #16 constitutes a binding covenant and promise by the City of Mesa to the residents of the Superstition Lakes Condominium Association (SSLA). It should be honored if the word of the City of Mesa is to be trusted in the future. It was written in imperative language leaving no room for equivocation or doubt that automobile sales and service facilities were strictly forbidden on any portion of Lots F and G.
5. The Agreement of May 21, 2001, between the City of Mesa, the Master Developer (DMB Association, Inc.) and the Superstition Lakes Condominium Association, has stood the test of time. It is a highly satisfactory example of a beneficial community,

industry and government relationship which has fostered good will, and brought generous financial returns to the existing automobile companies, and to the City of Mesa, while protecting the interests of community residents. The elimination of stipulation #16 to Ordinance No.3889, would permanently change this relationship, divide the people from their government, and "disrupt the fabric and functioning of their neighborhood as a place where people live." (Mesa General Plan.)

RECOMMENDATION

We respectfully request that the Mesa Planning and Zoning Board and the Mesa City Council disapprove the Cardinale Automotive Group's request to eliminate stipulation #16 to Ordinance No. 3889, adopted on May 21, 2001 by the Mesa City Council without dissent.

REASONS

- This is much more than a simple zoning case. It is ultimately not about a significant reduction in size of the dealership buildings or footprint, the planting of more flowers and trees, the configuration of lights, noise and pollution levels, or traffic patterns (as important as these aspects of the case may be). It is really about the integrity and honor of the City of Mesa. At its heart it is about moral issues and justice for ordinary citizens. It raises significant questions:
 - Will the City of Mesa act with integrity and honor in upholding its solemn promise of May 21, 2001 to the citizens of the city?
 - Will city officials become beguiled by the siren song of the Cardinale that you can buy anything on this planet for money?
 - Will justice prevail for the citizens of the Superstition Lakes Condominium Association in the affirmation of their rights contained in stipulation #16 to the protection of a 3.2 acre "buffer zone" against the incursion of a new automobile dealership on forbidden territory?
- These are real issues and concerns of the citizens you represent. We are candid in our expectation of justice from our elected leaders who safeguard the honor of our city. This threshold will be met by nothing less than your upholding the promise and covenant contained in the Agreement of May 21, 2001, upon which we have relied for the past 15-years, and rejection of the Cardinale proposal to eliminate stipulation #16. The maintenance of a 3.2 acre "buffer zone" was an important consideration for

property owners when they decided to purchase their homes in the Superstition Lakes Community (SSLA), "settle-in" as Mesa residents though coming from many different places, and feeling that their property values were secure from arbitrary actions by the City of Mesa. These expectations would be fundamentally altered or destroyed if the Cardinale proposal were to be sustained by the City Council and Planning and Zoning Board.

- We are extremely concerned about the detrimental effect on our property values if an automobile sales and service operation for new and used cars were to be placed in the midst of our residential community. The Mesa General Plan recognizes this protected interest of the citizens: "Neighborhoods are where we live. For many people their most significant personal investment is their family and their most significant financial investment is their home" free "from services or businesses perceived as threatening to residents' well-being." (p. 4-2)
- The latest Cardinale proposal is fundamentally inconsistent with the Mesa General Plan. It is not in compliance with the Plan's principle message centered on establishing "great neighborhoods" free from "incompatible development." The Cardinale proposal itself is inconsistent with the nature of the Superstition Lakes residential community which gained protected status from further development of automobile dealerships in the explicit language of stipulation #16. It is the wrong project at the wrong place at the wrong time.
- It is fatally flawed in its failure to establish "an appropriate transition" between uses, which was clearly set at 3.2 acres by the requirements of stipulation #16, prior to approval of the Superstition Springs auto mall in 2001 by the City Council. This standard was established following lengthy public discussion and negotiations between the Master Developer (DMB Associates, Inc.), local SSLA residents, and the City of Mesa. To overturn the results of this transparent and good faith process would be tantamount to dishonoring the roots of participatory democracy in the City of Mesa.

The language of the latest Cardinale proposal is vague, imprecise, and misleading and leads to affirmation of our long-standing fear that the Cardinale Group is not to be trusted.

- For example: "No contextually inappropriate noise, smoke, odor, dust or vibration will be generated from the proposed use." Comment: No specific air quality standards are presented, a vague reference to the latest air quality technology is mentioned in passing, however, CO₂ emissions are not addressed in the proposal, though this was a specific concern raised by an adjacent business owner at the recent PZB hearing which rejected the 2015 Cardinale proposal by a 4-3 vote.

- For example: "The applicant will be using current LED lighting technology to better direct and shield their lighting and insure that surrounding owners do not experience any light intrusion." Comment: It is technically impossible to eliminate the negative consequences of light glare, illumination glow, and light pollution which would be caused by the Cardinale project. To say that nearby residents will "not experience any light intrusion" is patently false. (See: SSLA Position Paper, May 21, 2015, p. 13, citing a seminal scientific paper, "Evaluation of Glare" by R. G. Hopkinson.) This misrepresentation to the Superstition Lakes community goes to the credibility and veracity of the Cardinale organization.
- For example: "No dealership-related traffic will be generated immediately across Test Drive from the condominium community." Comment: This is a logical impossibility for an active business site within close proximity to the residences of our community. It is misleading language and evidences a desire to avoid an honest statement of negative consequences which would be the result of the project.
- For example: "A new 1-acre parcel...as a buffer to the adjacent residential use...should alleviate all concerns regarding incompatible land use." Comment: The above referenced 2001 negotiations leading to approval of the Superstition Springs auto mall clearly demonstrate in the legislative history leading to stipulation #16, that a 3.2 acre "buffer zone" was a minimum transition space required between residential and automotive land uses.
- For example: "The proposed dense landscape design along the perimeter of the site... will be consistent and compatible with the plant palette and design elements that exist in the area." Comment: The Cardinale open house for neighbors on January 6, 2016 failed to show how the proposed "landscape design" could screen showroom and overall site lighting from nearby residents. The sparse longitudinal spacing of trees and shrubs, and the recurring choice of "Airey" varieties, which are easily penetrated by reflected sunlight and LED light placement, shows no improvement over prior proposals.
- For example: The latest Cardinale proposal, like earlier versions, makes no attempt to provide financial or economic analysis in support of the assertion that elimination of stipulation #16 "will provide significant economic benefits to the City of Mesa and energize the Superstition Springs auto center" and "have a dramatically positive impact for the citizens of the city as a whole." Comment: There is no evidence that "providing jobs for 25+ employees with a combined annual salary base of \$2.4 million" would lead to increased personal

expenditures by those employees in the City of Mesa where they may not live. The generation of a relatively small increase in sales tax revenues and capital investments are certainly insufficient to outweigh the harm done to the reputation and honor of the city in the eyes of the people. The proposal has no hard facts or credible studies to support the proposition that there will be "a dramatically positive impact for the citizens of the city as a whole" or "energize the Superstition auto center." In fact, the general managers of the three existing dealerships (Coulter Infinity, Ernhardt Nissan, and Superstition Springs Lexus) have all expressed opposition to the Cardinale proposals.

SUMMARY

- This is much more than a simple zoning case. It is about the honor of the City of Mesa. Our final argument is about justice and the ordinary citizens who have relied upon the promise and covenant they have with their government.
- It is also about those who are called upon to deliver justice. We define ourselves by the actions we take and the decisions we make. The citizens of our community look to you to respect the integrity of the process which lead to the promises contained in the May 21, 2001 tripartite agreement.
- In the final analysis, the Cardinale proposal does not respect the proximate and harmful consequences of placing an automobile dealership in the heart of a beautiful residential community.
- We respectfully request that the Mesa City Council and Planning and Zoning Board disapprove the petition of the Cardinale Automotive Group to eliminate stipulation #16 to Ordinance No. 3889.

Dr. David A. Peterson
6535 E. Superstition Springs Blvd.
Unit 217, Mesa, AZ 85206

Professor James D. Claridge
6535 E. Superstition Springs Blvd.
Unit 161, Mesa, AZ 85206

October 13, 2015

MEMORANDUM

Superstition Lakes Condominium Association
In the Case of the
Cardinale Automotive Group Re-Zoning Petition
(Case PZ 15549)

FACTS

1. The Cardinale Automotive Group has filed a revised project proposal dated September 15, 2015, seeking to eliminate stipulation #16 to Ordinance No. 3889 which forbids any further automobile dealerships on Lots F and G adjacent to the Superstition Springs auto mall and the homes of Superstition Lakes Condominium Association (SSLA) residents.
2. The new proposal was developed independently by the Cardinale Group without good faith negotiations or detailed discussions with the SSLA which represents 134 homeowners. It does not represent a consensus position arrived at through mutual trust and full disclosure of facts by Cardinale with the objective of finding a mutually agreeable use for vacant Lots F and G. The SSLA received the new proposal on October 8, 2015 only after making a request to the Mesa City development department.
3. In December 2005, the Cardinale Automotive Group purchased Lots F and G with full knowledge that these parcels were encumbered by stipulation #16 which forbids further expansion of automobile sales facilities on these parcels. Stipulation #16 and Ordinance No. 3889 were adopted unanimously by the Mesa City Council on May 21, 2001 to authorize the Superstition Springs auto mall and provide a "buffer zone" to protect the SSLA from the negative impact of these businesses in their neighborhood.
4. Cardinale has already made three unsuccessful attempts, in 2003, 2008 and 2015, to eliminate stipulation #16 in light of strong opposition by the adjoining residential community represented by the SSLA. Stipulation #16 provides: **Lots F and G "SHALL BE LIMITED TO C-2 USES ONLY."** (Emphasis added. C-2 is now LC Limited Commercial Zoning which does not allow automobile dealerships.)

5. The Planning and Zoning Board at its June 17, 2015 meetings was ready to disapprove the Cardinale proposal to eliminate stipulation #16 when it was decided to postpone a decision until the parties were given an opportunity to find a mutually satisfactory solution which would probably involve an alternative use for Lots F & G, such as professional office space or medical practices mid-way between the Banner Baywood Medical Center & Heart Hospital and the Banner Gateway Medical Center.
6. The time since that decision has seen no good faith negotiations take place between the SSLA and Cardinale. Requests by SSLA for detailed information, draft line-drawings, and face to face exchange of ideas has come to naught in the midst of a perpetual fog of unspecific references to "thinking outside the box" by Cardinale. Only upon SSLA's request to The Mesa City development office on October 8, 2015 was the new Cardinale proposal dated September 15, 2015 made available. The proposed abandonment of Test Drive and the creation of a new entrance and stop light off Superstition Springs Blvd. was not made clear until that time.

QUESTIONS

- Will the Mesa City Council and the Planning and Zoning Board abide by the solemn covenant and promise of May 21, 2001 restricting uses of Lots F and G to projects other than expansion of the Superstition Springs auto mall ever closer to the Superstition Lakes community?
- Will the Mesa City Council and Planning and Zoning Board endorse the principle enshrined in the *"Mesa 2040 General Plan"* that non-residential areas within neighborhoods be designed and located to "bring people together and to not disrupt the fabric and functioning of the neighborhood as a place where people live"?
- Will the Mesa City Council and the Planning and Zoning Board endorse again the essential requirement of a "buffer zone" between the Superstition Springs auto mall and the SSLA?
- Will the Mesa City Council and Planning and Zoning Board recognize that the May 21, 2001 agreement contained in Ordinance No. 3889 and stipulation #16, and endorsed by the City Council, the Master Developer (DMB Associates, Inc.) and the SSLA, has stood the test of time and should be recognized as wise public policy and reaffirmed without amendment.

POSITION

- **The Superstition Lakes Condominium Association will file an official Legal Protest opposing the request by the Cardinale Automotive Group to eliminate stipulation #16 to Ordinance No. 3889.**

REASONS

1. **Ordinance No. 3889, and stipulation #16, constitute a binding promise between the City of Mesa and the SSLA citizens of the Superstition Lakes neighborhood. If the City of Mesa can reject and eliminate this solemn covenant, no promise made by the city can be trusted ever again as an immutable principle of moral obligation. (See: SSLA Position Paper, May 21, 2015.)**
2. **The Cardinale proposal is inconsistent with the intent and direction of the "*Mesa 2040 General Plan*." Rather than "creating and maintaining" the exquisite Superstition Lakes community and neighborhood, home to many retirees, it would place lights, noise and pollution into the center of their lives and property. It would undermine their property values in light of the reality that "their most significant personal investment is their family and their most significant financial investment is their home." (See: "*General Plan*", p. 4-2.)**
3. **The positioning of high intensity lights on Lots F and G in the new Cardinale Proposal is even closer to the SSLA community than previous site plans, and continues to be in the line-of-sight of the 60 residents to the south (not east) as has been noted. This remains highly objectionable and incompatible with the peaceful and beneficial use of their property. The new proposal unfortunately shows a much larger show room, service bays and automobile parking significantly closer to the SSLA residents, creating much greater direct and reflected light and noise into the homes and patios of residents.**
4. **Inexplicitly, the new proposal enlarges the proposed site from approximately 3.2 acres to 4.19 acres, thus reducing the historical "buffer zone" from 3.2 acres to a .43 acre "densely vegetated open space tract." (If this issue were not so serious to the residents, this would be a laughable comparison!) There is evidently a complete lack of appreciation of the practical consequences of placing an automobile dealership into a quiet residential neighborhood.**

5. The new Cardinale proposal significantly enlarges the 2-story show room by 1,313 sq. ft., the service and parts building by 4,570 sq. ft., and a reception area by 2,056 sq. ft., increasing the overall size of the building from 20,130 sq. ft. to 28,130 sq. ft., a 39% larger footprint! This is strongly opposed by SSLA.
6. At the same time, the new proposal moves the entire dealership complex a hundred feet to the south, much closer to SSLA, and on to what is now Test Drive! No explanation is provided as to how Test Drive is to be suddenly "abandoned" as described on the new site plan. There is no evidence that the Superstition Springs Master Association, owner of Test Drive, and to which SSLA is a dues-paying member, has agreed to this dramatic change in use which adversely affects SSLA. The Cardinale Automobile Group has made no effort to discuss this matter with SSLA. At a meeting with the Manager of the Master Association on October 12, 2015, it was made clear to her that SSLA would oppose the abandonment or sale of Test Drive at their Board's next meeting on November 30, 2015.
7. Equally significant is a new proposed entrance to the Superstition Springs auto mall directly from Superstition Springs Blvd., with the addition of a new stop light within 525 ft. of the existing Arizona state highway 60 exit and within 677 ft. of the existing stop light on Superstition Springs Blvd., opposite the entrance to SSLA and the La Quinta hotel. This would create a serious traffic hazard and impediment to safe and free flowing traffic along Superstition Springs Blvd. It would be much too close for comfort to traffic exiting highway 60 and immediately entering on to Superstition Springs Blvd., where traffic is often traveling eastward or westward into the rising or setting sun. A significant drop in elevation (approximately a minimum 4% grade) when entering or leaving the new Test Drive approach to the Superstition Springs auto mall, would be hazardous for large 18-wheel delivery trucks negotiating a sharp turn on to these roads! The anticipated use of airbrakes on this 4% grade can be expected to add to the noise pollution in the adjacent SSLA neighborhood. The new Cardinale proposal makes no attempt to answer these concerns and has not been presented to the SSLA in any manner whatsoever. The proposal is silent with respect to the cost of these highway modifications.
8. The new Cardinale proposal, like earlier versions, makes no attempt to provide financial or economic analysis in support of the assertion that this project "will have a dramatically positive impact for citizens of Mesa and city as a whole" and "energize the Superstition Springs auto center." (Proposal, p. 12. See SSLA Position Paper, May 21, 2015.) We believe a variety of alternative uses of

Lots F and G could equal or exceed the \$4.5 million capital investment promised by Cardinale. There is no projected sales documentation or reliable hard evidence to justify sales tax revenues. The automobile business is especially susceptible to cyclical market trends and general economic conditions in the country. In 2009, the Cardinale Group abruptly closed its Scottsdale dealership clearing vehicles from most of its lot and padlocking entrances. A recording informed customers: "Unfortunately, due to economic conditions, our store is no longer open....messages will not be checked and will not be returned. We apologize for any inconvenience and hope you have a great day." (*Arizona Republic*, March 12, 2009.)

SUMMARY

- In the final analysis, the Cardinale proposal does not recognize the proximate and negative consequences for the Superstition Lakes Community of placing an automobile dealership in the heart of a beautiful residential neighborhood. It is the wrong project in the wrong place at the wrong time.**
- The dual promises made by the Mesa City Council on May 21, 2001 and the Master Developer (DMB Associates, Inc.) on April 9, 2002 (See SSLA Position Paper, May 21, 2015) to the Superstition Lakes citizens were encapsulated in stipulation #16 to Ordinance No. 3889: "PERMITTED USES OF LOTS F AND G SHALL BE LIMITED TO C-2 (LC) USES ONLY."**
- If the City of Mesa can reject and eliminate this solemn covenant and promise to the citizens of the Superstition Lakes community, no promise made by the City can be trusted ever again as an immutable principle of moral obligation.**
- The agreement of May 21, 2001 endorsed by a unanimous vote of the Mesa City Council, and agreed to by the Master Developer and the Superstition Lakes Community, has stood the test of time for 14 years. IT SHOULD BE AFFIRMED AS WISE PUBLIC POLICY AND NOT AMENDED AS PROPOSED BY THE CARDINALE AUTOMOTIVE GROUP.**

Respectfully,

**Dr. David A. Peterson
6535 East Superstition Springs Blvd.
Unit 217, Mesa, AZ 85206**

**Professor James D. Claridge
6535 E. Superstition Springs Blvd.
Unit 161, Mesa, AZ 85206**

FROM THE DESK OF
NANCY SCHUEFFNER**RECEIVED**

SEP 29 2015

City of Mesa Planning

September 19, 2015

Lisa Davis
City of Mesa Planning and Zoning
P.O.Box 1466, Mail Stop 9953
Mesa, AZ 85221

RE: Rezone of Lots F & G on Test Drive

Dear Lisa Davis,

My husband, David and I, have finally had the opportunity to review the latest proposal for Lots F & G in detail. The F & G planners were really clever to INCREASE the Depth of the F&G Lots by acquiring a great length of Test Drive and incorporating it into their property. WOW ... we did not glean in their August 21st Meeting with SSL that the new property lines would actually abutt building One and be basically even closer to our Condos.

After study, we have concluded that the latest proposal is even worse for SSL Condo Owners than any of the previous versions which we have corresponded with you about because;

1. These New F&G Lots are now up against the north side of the Golf course Fence and almost touching building One of the SSL Condos.
2. No architecture or building materials were presented for the one big building plan and proposed wall. Their present building (Cardinale Mazda Dealership) does not blend with any of buildings in proximity (even the other auto dealerships) It has ugly neon and galvanized steel as its building facade.

FROM THE DESK OF
NANCY SCHUEFFNER

We don't know if there new plan includes metal, concrete, stucco, brick, or stone. Cardinale would be allowed to have a dealership building as tall as an outdoor theater screen near the golf course property line, and extremely near to buildings #1 and #2 which are not shown clearly in the proposal. Those owning or renting the second floor of building #1 would have no difficulty looking over the proposed 8 foot wall into the Hustle of the dealership activity. The lights of any kind would be right next to our buildings.

3. The proposed plan gains significant land area by incorporating 100 plus yards of Test Drive into the property and moves even closer to SSL Condos.
4. We can not imagine that Mesa DOT would allow two traffic lights less than 100 yards apart on Superstition Lakes Blvd., since traffic already backs up to Highway 60. If there is any consideration of removing the stop light at Test Drive, that would be a very dangerous decision for the cars coming and going both from the SSL Condos on one side and the businesses LaQuinta Hotel, the offices, and the restaurants on the North side entering Superstitions Springs Blvd.
5. The concept that two traffic lights would discourage traffic is not probable as many of these drivers would continue to patronize the popular restaurants that line Superstition Springs Blvd. between Highway 60 and Power Road.
6. An 8 foot high wall might be adequate to eliminate street views, but it is not adequate to block SSL Condo Views of the dealership buildings or activities. Graffiti is another common issue with walls. Who will be responsible for keeping the wall free of graffiti in future times?
7. Have the F&G proposal planners floated their new proposal with Mesa Dot Planning, since they are intending to relocate Test Drive?

FROM THE DESK OF
NANCY SCHUEFFNER

8. If you would look at the Google Air Photo, it is apparent how much closer the Dealership would move toward all of the SSL units. It is much closer than the objectionable Cardinale Mazda Dealership's Lights and gaudy Architecture that we endure now.

May we review the fact that a number of concessions were made to Superstition Lakes Condos at the inception of what is now the Auto-Mall on Test Drive. The most important concession was a legal promise that lots F&G would never be developed into an Auto-mall, but rather would be maintained as a BUFFER ZONE between SL Condos and the Auto-Mall. We would like the CITY OF MESA TO KEEP THEIR "LEGAL" WORD AND PROMISE TO US.

Sincerely yours,



NANCY SCHUEFFNER

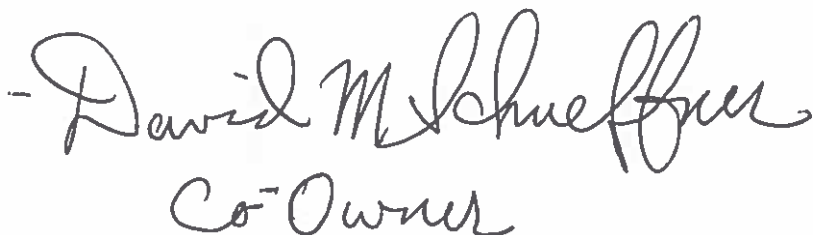
Owner of unit 105 Superstition Lakes Condos

6535 E. Superstition Springs Blvd.

Mesa, AZ 85206-4378

920-912-5233

920-226-1619



Co-Owner

Date:

8/24/15

TO:

City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

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SEP 01 2015

City of Mesa Planning

Mailing Address:

PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

From:

SHARON ROZYCKI
(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 149 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)

Parcel #- 14154668

Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)

OR

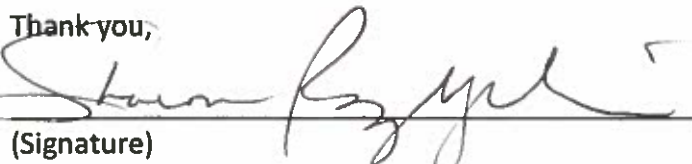
To change existing restrictions on Lots F&G (see above filing information)

I wish to express my opposition to any plans for changing the existing usage restrictions on Lots F&G (see above filing information) . All the restrictions for these lots were carefully established to act as a buffer zone between the industrial zoned commercial auto-mall and our adjoining residential community.

Allowing an auto dealership to be built in this area would create significant negative impact on our quality of life and our property values at Superstition Lakes Resort Condominium complex.

Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,


(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date: August 24, 2015

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

RECEIVED

SEP 01 2015

City of Mesa Planning

Mailing Address:

PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

From: ROBERT ROZYCKI
(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 149 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)

Parcel #- 14154668

Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)

OR

To change existing restrictions on Lots F&G (see above filing information)

I wish to express my opposition to any plans for changing the existing usage restrictions on Lots F&G (see above filing information). All the restrictions for these lots were carefully established to act as a buffer zone between the industrial zoned commercial auto-mall and our adjoining residential community.

Allowing an auto dealership to be built in this area would create significant negative impact on our quality of life and our property values at Superstition Lakes Resort Condominium complex.

Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,

Robert Rozycki
(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date: June 12, 2015

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

Mailing Address:
PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

RECEIVED
JUN 24 2015
City of Mesa Planning

From: Bill Harding

Address: 6535 E. Superstition Springs Blvd. / Unit #224/ Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)
Parcel #- 14154668
Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)

OR


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Allowing an auto dealership to be built in this area would create significant negative impact on our quality of life and our property values at Superstition Lakes Resort Condominium complex.

Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,


(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date: _____

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

Mailing Address:
PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

From: GERALDINE MACK
(Your Name – Printed, please)

RECEIVED
JUN 23 2015
City of Mesa Planning

Address: 6535 E. Superstition Springs Blvd. / Unit # 120 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)
Parcel #- 14154668
Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)
OR
To change existing restrictions on Lots F&G (see above filing information)

I wish to express my opposition to any plans for changing the existing usage restrictions on Lots F&G (see above filing information) . All the restrictions for these lots were carefully established to act as a buffer zone between the industrial zoned commercial auto-mall and our adjoining residential community.

Allowing an auto dealership to be built in this area would create significant negative impact on our quality of life and our property values at Superstition Lakes Resort Condominium complex.

Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,

Geraldine Mack

(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date: 6/14/15

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

Mailing Address:
PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

RECEIVED

JUN 17 2015

City of Mesa Planning

From: Rosemary Andersen
(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 230 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)
Parcel #- 14154668
Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)

OR

To change existing restrictions on Lots F&G (see above filing information)

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Allowing an auto dealership to be built in this area would create significant negative impact on our quality of life and our property values at Superstition Lakes Resort Condominium complex.

Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the rezoning request by Cardinale Automotive Group.

Thank you,

Rosemary Andersen
(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date:

June 11, 2015

RECEIVED

JUN 16 2015

City of Mesa Planning

TO:

City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

Mailing Address:

PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

From:

LEIGH GIERINGER
(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 209 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)

Parcel #- 14154668

Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)

OR


To change existing restrictions on Lots F&G (see above filing information)

I wish to express my opposition to any plans for changing the existing usage restrictions on Lots F&G (see above filing information). All the restrictions for these lots were carefully established to act as a buffer zone between the industrial zoned commercial auto-mall and our adjoining residential community.

Allowing an auto dealership to be built in this area would create significant negative impact on our quality of life and our property values at Superstition Lakes Resort Condominium complex.

Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,


(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date: 6-10-15

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

Mailing Address:

PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

RECEIVED

JUN 16 2015

City of Mesa Planning

From: Rose K. Smith
(Your Name - Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 266 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)
Parcel #- 14154668
Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

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Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,

Rose K. Smith
(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date: 6/10/15

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

Mailing Address:

PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

RECEIVED

JUN 16 2015

City of Mesa Planning

From: ANN BLANC
(Your Name - Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 266 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)
Parcel #- 14154668
Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)

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Allowing an auto dealership to be built in this area would create significant negative impact on our quality of life and our property values at Superstition Lakes Resort Condominium complex.

Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,



(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date: JUNE 9 2015

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

RECEIVED

JUN 15 2015

Mailing Address:
PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

City of Mesa Planning

From: ELIZABETH FULLER
(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 267 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)
Parcel #- 14154668
Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)
OR
To change existing restrictions on Lots F&G (see above filing information)

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Allowing an auto dealership to be built in this area would create significant negative impact on our quality of life and our property values at Superstition Lakes Resort Condominium complex.

Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,


(Signature)

Homeowner, Superstition Lakes Resort Condominiums



Superstition Lakes Condominiums



June 10, 2015

TO: City of Mesa, Arizona
City Council
Planning & Zoning Board

FROM: Johnette Davidson, President
Homeowners' Association Board
Superstition Lakes Condominiums
6535 E. Superstition Springs Blvd.
Mesa, AZ 85206

RE: Cardinale Auto Group Proposal for Rezoning Lots F&G
Case #: PS15-02 (PLN2014-00666) / Parcel #14154668 /
6442 Test Dr., Mesa, AZ

This letter represents the official position of Superstition Lakes Condominiums' Board opposing the rezoning application by Cardinale Auto Group above noted land parcel. This position was taken to protect the property values of the homeowners of Superstition Lakes Condominium complex. A covenant with our community was established in 2001 that the above parcel would ***always be designated a buffer zone*** from the garish lights and industrial appearance of the Auto Mall approved for the lower lots in that same year. Lots F&G noted in the above parcel description should retain their "light commercial" designation.

Please vote "NO" on the rezoning proposal, keeping your commitment to the homeowners of our lovely condominium complex.

Thank you.

Johnette Davidson, HOA-BOD, President

Johnette Davidson, Board President
Superstition Lakes Condominiums

Date: April 1 - 2015

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

Mailing Address:
PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

RECEIVED

APR 13 2015

City of Mesa Planning

From: Nicolaas Klaver
(Your Name - Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 101 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)
Parcel #- 14154668
Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)

OR

To change existing restrictions on Lots F&G (see above filing information)

I wish to express my opposition to any plans for changing the existing usage restrictions on Lots F&G (see above filing information). All the restrictions for these lots were carefully established to act as a buffer zone between the industrial zoned commercial auto-mall and our adjoining residential community.

Allowing an auto dealership to be built in this area would create significant negative impact on our quality of life and our property values at Superstition Lakes Resort Condominium complex.

Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,

Nicolaas Klaver
(Signature)

Homeowner, Superstition Lakes Resort Condominiums

POSITION PAPER

Superstition Lakes Condominium Association

In Support of Stipulation #16 to Ordinance No. 3889

In the Case of the

Cardinale Automotive Group Re-Zoning Petition

City Council &

Planning and Zoning Board

City of Mesa, Arizona

May 21, 2015

FACTS:

- The Cardinale Automotive Group seeks to eliminate stipulation #16 to Ordinance No. 3889 limiting development of a large auto mall along Test Drive, City of Mesa. Citizens of the Superstition Lakes Community, adjacent to Test Drive, strongly oppose this change. Stipulation #16 was created for their protection and they believe it should remain in effect.
- On May 21, 2001, the City Council passed an amendment to the City Code permitting development of the Test Drive auto mall. However, in response to serious concerns and very strong

opposition by the Superstition Lakes Community, the City Council provided in its final approval for a “buffer zone” between the prospective auto mall and the Citizens. **(Exhibit A)**

- In gaining approval of their project by the Mesa City Council, the Master Developer of the auto mall, DMB Associates, Inc., promised the City of Mesa and Superstition Lakes Community that: “The two commercial pads within our proposal are located closest to the Superstition Lakes Condominiums. In response to neighbor concerns, we have agreed to limit the uses on these pads to only C-2 (Limited Commercial) uses. The auto retail portions of the property are proposed to be located more than 900 feet from the closest residential unit in your community. The majority of the residential units are located much further than 1,000 feet.” Letter to Superstition Lakes Neighbors, April 9, 2001, DMB Counsel Karrin K. Taylor, p. 3) **(Exhibit B)**
- The zone of forbidden development by automobile dealerships is known as Lots F and G. **(Exhibit C)** They are directly to our North, and in the line of sight, of 60 Superstition Lakes homeowners. The parcels consist of approximately 3.2 acres and are now zoned L-1 (light industrial). **Stipulation #16** emphatically states: “Permitted uses of Lots F and G shall be limited to C-2 uses only” (now termed LC – “limited commercial uses”) **thus making it clear that development of automobile dealerships on Lots F and G was strictly forbidden according to the express language contained in the stipulation.**

- Stipulation #16 constitutes a binding promise by the City of Mesa to the Citizens of the Superstition Lakes Community. The Great Seal of the City is affixed and memorializes, in imperative language, a solemn covenant with the community. Its meaning is unambiguous: Lots F and G **“SHALL BE LIMITED”** to **“C-2 USES ONLY”**. (Emphasis added.) The expansion of any automobile dealerships onto these parcels, as Cardinale now seeks to do, has been forbidden since May 21, 2001 when the Superstition Springs auto mall was approved by the City Council with this limitation. To eliminate stipulation #16 would be a breach of the public trust which now exists between the City of Mesa and the Citizens of the Superstition Lakes Community.

QUESTION:

- **Will the City of Mesa abide by its solemn covenant and promise of May 21, 2001 restricting uses of Lots F and G to projects other than expansion of the Superstition Springs auto mall ever closer to the citizens of the Superstition Lakes Community?**

RECOMMENDATION:

- **The Mesa City Council, and the Planning and Zoning Board, should disapprove the Cardinale proposal. It conflicts with the City Council’s intention, reflected in stipulation #16, that no automobile dealerships would be approved on Lots F and G.**

- **The Mesa City Council, and the Planning and Zoning Board, should again endorse the requirement of a “buffer zone” between the Superstition auto mall and the residents along Test Drive, recalling that stipulation #16 was an essential requirement for approval of the existing Superstition Springs auto mall by the City Council on May 21, 2001.**

REASONS:

- **Stipulation #16 Is a Binding Promise Between the City of Mesa and the Citizens of the Superstition Lakes Neighborhood.**

The City Council and the Planning and Zoning Board should honor the promise enshrined in the May 21, 2001 agreement between the City of Mesa, the Superstition Lakes Community, and DMB Associates, Inc., which developed the original auto mall project. **(Exhibit A)** There was at that time very strong community opposition to building the auto mall. Stipulation #16, which created a 3.2 acre **“buffer zone”** between the automobile dealerships and the Superstition Lakes owner-residents, was a valuable compromise solution. There is agreement that PAD overlays may expressly limit land uses, and this PAD contains a limiting condition which **should be affirmed in this case**. It has proven to be the basis of a beneficial relationship between the existing dealerships and our Community because of the **“transition parcels” (Lots F and G)** where no further expansion by automobile dealerships is permitted.

We believe that this extremely significant stipulation should not be eliminated. At the core of this promise is the concept of “identity”. It

is an expression of what the City of Mesa believes in and what it is willing to hold as most valuable in its continuing stewardship of the public trust.

It stands for the immutable principle of moral obligation. It should not be rejected in this important case.

- **The Cardinale Proposal Is Inconsistent With the Requirements of the Mesa General Plan.**

The **Mesa General Plan** adopted in November 2014 by the City Council, contains criteria for determining consistency of development proposals with the goal of **“creating and maintaining a variety of great neighborhoods.”** (p. 1-4) The Superstition Lakes Community is already a beautiful and well-maintained **“great neighborhood.”** The interposition of an extension of the auto mall into close proximity to the residences, patios, and even bedrooms, of the property owners is inconsistent with the established land use pattern and is contrary to the intention of the General Plan to **“create developments of lasting value while preserving and protecting those areas that already meet these ideals.”** (p. 1-7) (Exhibit D)

The difficulties presented by placing an automobile dealership into a beautiful residential setting, which presently provides a high quality living environment, will not be overcome by the reorientation of showroom facades, a few cosmetic changes, and spacing of buildings on the parcels. **There is a fundamental incongruity which was foreseen at the time of the adoption of stipulation #16. It was clearly intended as an essential protection of the Superstition Lakes homeowners and**

their neighborhood from the negative consequences of positioning an automobile dealership in close proximity to them. (Exhibit B)

The Cardinale proposal mistakenly states: “The proposed auto dealership will help fulfill the Plan’s vision and expectations by developing a vacant parcel within the Superstition Springs Auto Center.” (Proposal p. 16) The auto center approved on May 21, 2001 by the City Council, was strictly limited to land outside the boundaries of Lots F and G. The vacant parcels are not within the Superstition Springs Auto Center which is separated from the Superstition Lakes Community by a 3.2 acre “buffer zone” upon which no auto dealership may be built. (Exhibit A) The proposal will not “help fulfill the Plan’s vision and expectations” because it runs contrary to the stated criteria for project approval analyzed in our Position Paper. If approved, it would be a bad precedent for future interpretations of the General Plan.

The General Plan provides that future development proposals should “not have an over concentration of uses that require a conditional use permit in neighborhoods. These uses include businesses that are typically considered incompatible with and detrimental to the surrounding neighborhood. Concentration of these uses can drive down property values.” (p. 4-6) (Emphasis added.) The elimination of stipulation #16, as proposed by Cardinale, would amount to an incompatible infill development on vacant Lots F and G. It would be contrary to the explicit prohibition of such businesses on these parcels. Any objective inspection of these parcels clearly demonstrates the

incompatibility of automobile sales activities near the quiet residential neighborhood known as the Superstition Lakes Community. **(Exhibit D)**

If permitted to operate for extended periods of the day and night time hours, seven days of the week, in close proximity to their homes, residents would consider this an unacceptable interference with their life style and property interests. **They would be extremely concerned about the detrimental effect on their property values.**

The General Plan recognizes this very basic concept in these words: **“Neighborhoods are where we live. For many people their most significant personal investment is their family and their most significant financial investment is their home. People want to have their homes in neighborhoods where their families will be safe and they can live healthy, productive lives. When neighborhoods become unsafe, when the neighborhood is not clean and healthy, those who can will typically leave the area. Primary elements of neighborhood safety include freedom from crime, freedom from environmental hazards, freedom from services or businesses perceived as threatening to resident’s well-being, and the ability to walk and drive safely.”** (p. 4-2) (Emphasis Added.)

The expected deterioration of their neighborhood, caused by an automobile dealership so near their homes would be contrary to the stated intention of the General Plan to **“help establish and maintain neighborhoods and to build a sense of place in neighborhoods.”** (p. 1-7) (Emphasis added.) The Cardinale proposal is perceived as an **unacceptable threat to the well-being of Superstition Lakes residents and should not be approved.**

Contrary to the Cardinale claim, it does not constitute “a compatible land use in this activity center” and would destroy “the appropriate transitions between uses” which the existing “buffer zone” now provides. (Proposal, p. 15.) It fails the General Plan test for approval.

The Cardinale proposal detracts from, not strengthens, the character of the Superstition Lakes Community. It is inconsistent with the General Plan. This particular kind of business brings a host of uniquely negative elements virtually 24-hours a day, every day of the week. Once set in motion they would become a daily experience for residents.

These include: intensive direct lighting; natural and artificial lighting, and glare, reflecting off automobile inventory and large buildings throughout the dealership; light trespass visible from neighboring homes and patios; extensive outdoor lights throughout the parking areas within the line of sight of residents; extremely large and loud delivery trucks, transporting automobiles at any hour of the day or night over speed bumps, with chains and fasteners clanging, outside the open windows of residents; increased automobile and truck noises generally accompanying increased traffic by customers, delivery vehicles, and employees; the generation of increased CO2 emissions in the neighborhood caused by increased traffic; **and the loss of what the General Plan calls: a priceless “sense of place” and the peaceful use of outdoor patio space on Sunday mornings, and in fact, all mornings and evenings of the year.** (Negative consequences confirmed in an interview with the Virginia Transportation Corporation, a nationwide automobile transport company, May 11, 2015, and already experienced by Superstition Lakes residents in relation to the existing auto mall.)

In discussing the Cardinale proposal with the Senior Director for Transportation Technology, Institute of Transportation Engineers, he stated: "The placing of an automobile dealership within such close proximity to a residential neighborhood is an incompatible land use. The inclusion of a transition space of at least 3.2 acres as a buffer is essential." (Interview with Siva R. K. Naria, 1627 Eye, NW, Washington, D.C., April 14, 2015.) **(Exhibit E)**

A great variety of mixed-uses for Lots F and G with fewer negative elements would be supported by the Superstition Lakes Community. These include, for example: medical offices and facilities (these parcels are mid-way between the Banner Baywood Medical Center & Heart Hospital and the Banner Gateway Medical Center); professional offices for lawyers, accountants, engineers, and architects; charter schools; high-quality restaurants; day care centers; athletic clubs; or a Sonora desert public park with lakes and trails for walking, exercise, picnics and relaxation.

The Superstition Lakes Community is bordered directly on the West by the Baseline professional office park which provides an extremely positive comparison of mixed-uses when compared with the negative features of the Cardinale proposal. There we find many examples of a variety of businesses that would be unobjectionable had they been placed on the parcels constituting Lots F and G: the AZ Urogynecology & Pelvic Health Center; Ideal Physical Therapy, Nick Hunter DPT; The Insurance Group, George Morin, Manager; Southwest Hospitality Management; Providence Homes; Esthetic Family Dentistry, Ryan S. Wallin, DDS; White Mountain Dermatology, Dr. G. Brual, MD, Dr. Red Espiritu, MD, Jocelyn, NP-C; Empire West Title Agency; Family and Cosmetic Dentistry, David S. McGee, DMD; VHIM Vacation Home

Management & Realty; Arizona Kidney Disease & Hypertension Centers, Tarum Chugh, MD and Ameesh K. Garg, MD; Dependency Relief Specialists, Robert Render, MD, Cynthia Anneski, MD (Infectious Diseases), Christine Mayer, MD; Desert Spine and Sports Physicians, Dr. Brad Sorosky and Dr. Susan Sorosky; Endurance Rehabilitation; MIRACORP; and Kalnoki Plastic Surgery, Dr. Emese Kalnoki, MD.

In sum, the Cardinale proposal is inconsistent with the criteria stated in the General Plan for project approval: (1) it is inconsistent with the intent and direction of the Plan; (2) it is inconsistent with the Superstition Lakes **neighborhood plan** established by consensus and driven by the citizens themselves; (3) there is a **basic incompatibility** between what may constitute good design standards and their placement in an **incompatible land use setting** (“a round peg in a square hole” such as we have here); (4) it diminishes the **residential character** of the neighborhood; (5) substantially detracts from the “sense of place” already established; (6) diminishes rather than enhances the “**intended character of the area**”; (7) the carefully planned **transition space** between land uses, provided by the “buffer zone” in stipulation #16, is **destroyed** by the Cardinale proposal; and finally (8) the proposal it is **out of character** in the Superstition Lakes neighborhood which surrounds the proposed development to the South. (General Plan, p. 15-1, 2.) **Contrary to the Cardinale claim, the automobile dealership would not have a “direct and positive” impact on the Community. In fact, rather than “protecting the neighborhood from incompatible development” it is an incompatible development itself and should not be allowed to go forward.** (Proposal, p. 15.)

- **The Positioning of High Intensity Lights on Lots F and G is Incompatible with the Beneficial Use of the Property of Homeowners to the South.**

The Cardinale Electrical Site Lighting Plan contains over 40 high-intensity light locations throughout Lots F and G. They are directly in the line of sight for 60 homeowners every night of the year from dark until early morning. **(Exhibit E) This is probably the most objectionable feature of the proposal for many citizens in the Superstition Lakes Community.** In fact, the proposal's "Context Map" (p. 3) clearly shows the residences to the South which would be adversely affected by the high-intensity lights of the dealership. **(Exhibit F)**

We can understand why the illumination of a large inventory of luxury automobiles, valued at upwards of \$30 million, would be a high security priority at night for the Cardinale dealership. However, high-intensity direct lighting covering most of the 3.2 acres would be **incompatible with the peaceful and beneficial use of the homes and patios facing North toward the forest of lights which would result if this project were allowed to go forward. (Exhibit G)** This is a direct conflict of interests only to be resolved by **disapproval** of the Cardinale proposal and **affirmation** of the citizen protections contained in Stipulation #16.

Even though the revised proposal moves the auto showroom further to the West, it would be a highly visible and well illuminated feature of the

landscape and within the line-of-sight of many residents. In placing a large number of parking spaces for automobile inventory to the East of the showroom, a disturbing amount of sun-light glare and high-intensity light reflection would be created for residents to the South. This is readily observable in relation to the automobile dealerships already operating in the auto mall and those along the Superstition Springs Boulevard corridor. **(Exhibit H)**

We have studied a variety of state-of-the-art technologies for the diminishing “light trespass” involving electronic HID, T5HO, fluorescent and LED energy efficient choices and shields to minimize excessive or misdirected lighting which may intrude on the privacy of others when light or glare trespass over property lines. **Such technologies, new light orientations, light shields, automatic diming of lights, and pole heights cannot “insure that surrounding property owners do not experience any light intrusion” as claimed in the Cardinale proposal.** (p. 11) (See: *Journal of Lighting Research and Technology*, The Society of Light and Lighting. (2014), p.1.; “Light Nuisances – Ambient Light, Light Pollution and Glare,” (2012), *Journal of the Illuminating Engineering Society*); Unpublished Study - “Discomfort Glare - Analysis of New Highway Lighting Technologies,” *Final Report*, Transportation Research Board of the National Academies, Lighting Research Center, Rensselaer Polytechnic Institute, Troy, New York.)

The intractable nature of the problem is summarized in a statement by the Illuminating Engineering Society of America: “Light trespass complaints can usually be classified into two categories: unwarranted light illuminating an area or property and excessive brightness in the normal field of vision.” (“Light Nuisance”, (2012), p. 1.) In the Cardinale proposal we find both problems: the unwarranted illumination of 3.2

acres in connection with the prospective development of Lots F and G, in extremely close proximity to a residential area constituting a peaceful and beautifully maintained neighborhood; and excessive brightness caused by the positioning of 40 high-intensity lights in a designated “buffer zone” within the normal field of vision and line-of-sight of 60 home owners in the Superstition Lakes Community.

It is impossible to eliminate the negative consequences of light glare, illumination glow and light pollution which would be caused if the Cardinale proposal were approved.

In a seminal scientific paper “Evaluation of Glare” by R. G. Hopkinson, published in the “*The Journal of Illuminating Engineering*,” in 1957, the following main factors are posited: (1) luminance of the light source; (2) apparent size of the source; (3) general level of adaptation; (4) position of the sources relative to the direction of viewing; and (5) luminance of the immediate surroundings to the source.

The Cardinale proposal contains many high-intensity light sources of high luminance and unacceptable magnitudes in a residential setting. Lighting standards (even when within Code Sec.11-30-5D for LED fixtures and after hour reductions, with an average of 12.2 foot candles on the front row and an average of 4.6 foot candles across the site) are still very bright and intrusive for residents in the line-of-sight. Efforts to adapt light by means of pole locations and heights, reduction of foot candle levels, attempted control of light trespass, and problematic screening by means of fragmentary trees and plants, would be unsuccessful in eliminating light penetration into the neighborhood. (Proposal Attachment, “Plant Legend, Conceptual Illustrative Master Plan”.) **(Exhibit I)**

The direction of viewing the proposed dealership from the Superstition Lakes neighborhood is directly opposite Lots F and G, in the line-of-sight to the North and within 150' to 450' of Test Drive bordering the dealership. By contrast, the luminance of the immediate surrounding Superstition Lakes neighborhood is extremely low at all hours of the night and represents a quiet, well-maintained and peaceful setting.

(Exhibit D) We have noted that the final auto mall agreement with the original developer DMB Associates, Inc., **which lead to approval by the Mesa City Council on May 21, 2001**, stated that “auto retail portions of the property are proposed to be located more than 900 feet from the closest residential unit in your community. The majority of the residential units are located much further than 1,000 feet.” (p. 2)

The Hopkinson Study concludes: “The higher the value of G (glare), the greater is the degree of discomfort. The greater source luminance and apparent size make for worse glare; greater adaptation level, immediate surround to source or angle between direction of source and direction of viewing make for less glare.” (May, 1957) **We believe these facts describe a deeply troubled proposal for the development of Lots F and G by the Cardinale Automotive Group.** Nancy E. Clanton, a distinguished Leed Fellow, and lighting consultant, Boulder, Colorado, has stated: “If the astronomers, environmentalists, biologist, and medical profession are all correct that light at night is a problem, it is our responsibility to develop new criteria to significantly reduce existing sky glow, and take light pollution seriously.” (Interview with Nancy E. Clanton, April 30, 2015; See also “*Lighting Research and Technology Journal*,” (2014).

The positioning of high-intensity lights, and 15' pole heights, do not resolve the lighting issue. In fact, most lights throughout the dealership, would remain visible from the homes of residents which face Lots F and G. **(Exhibit E) "Neighborhood friendly optics" and "full cut-off to shield light sources & minimize light spill & glare" appear to be ineffective measures to deal with the magnitude of the problems discussed above. (Proposal, p. 7) We believe perimeter and interior landscaping is fragmentary and would fail to effectively screen the high-intensity lights emanating throughout the property. (Exhibit I)**

Even when light is projected below a horizontal plane throughout the area of Lots F and G, there would be unacceptable light trespass, greatly disturbing the beneficial use of the adjacent residential property. (Proposal, p. 7)

Our experience with the existing auto mall on Test Drive, and the automobile dealerships on Superstition Springs Boulevard, tells a very different story than that portrayed in the Cardinale proposal. The proposal states that Cardinale will **"insure that surrounding property owners do not experience any light intrusion."** The facts suggest that **keeping this promise is not even remotely possible.** The statement goes far beyond the limits of existing technology and does not seem possible given the landscaping plans contained in the proposal. (Proposal, p. 11)

The Director of Engineering at the American Association of State Highway Transportation Officials, summed it up this way: "you cannot screen all light," "light bounces off anything it shines on," "clouds are illuminated too." (Interview with Jim McDonald, P.E., AASHTO, 444 N. Capital Street NW, Washington, D.C. April 21, 2015)

There are intractable issues concerning lighting effects during the day and during the night time hours. For example, in the case of 100+ degree heat and bright sun during summers in Mesa, the glare of sunlight bouncing off hundreds of cars parked on the dealership site, near the homes of Superstition Lakes residents, would be an **unrelenting annoyance.** The intrusion of intensive artificial lighting, directly in the line-of-sight of residents, including their patios, family rooms, and even bedrooms, is highly unacceptable. **(Exhibit E)** The darkness of the night sky also highlights the **“pinhole camera effect”** wherein discrete but intensive light sources, even when emanating from a small luminaire, can disturb the delicate mechanisms of the human eye, upset very pleasant environments, and diminish views of the night sky. Knowledgeable researchers have stated: “Stray and excessive lighting contributes to ‘light pollution’, ‘clutter’, and unnatural ‘sky glow.’ Our clear view of the dark and starry night sky is a resource to be preserved and protected.” (See: The Dark Sky Society, *Guidelines for Good Exterior Lighting Plans* – 2009.)

Screening efforts by means of typical trees, hedges, and shrubs native to the Sonora desert landscape, described in the Cardinale proposal, would be ineffective. This is clearly indicated by the sparse longitudinal spacing of trees and shrubs, and the choice of “Airey” varieties which are easily penetrated by rays of light shining toward the neighborhood. **(Exhibits G & I)** Though similar screening was required in the May 21, 2001 tripartite agreement, and the amended Ordinance No. 3889, it was an unfortunate failure. Due to inadequate maintenance by the existing dealerships, including the Cardinale Automotive Group, most of the trees and vegetation did not survive Mesa’s desert conditions and lack of watering along the Test Drive property. Long-time Superstition

Lakes residents have observed: "The present Cardinale location promised to water 220 trees that were planted to screen out the lights of the Cardinale Auto Group. To our knowledge, they never followed through on that promise and only 27 of those trees are alive today." (Letter to Lisa Davis, City of Mesa, Office of Planning, March 14, 2015, from David and Nancy Schueffner, Unit 105, Superstition Lakes Resort Condominiums.)

The suggestion in the Cardinale proposal that a one-third acre "lavishly landscaped and accessible open space buffer" at the southwest corner of Superstition Springs Boulevard and Test Drive would provide "screening as well as an amenity for nearby residents" cannot be taken seriously. (p. 11) It must be remembered that the 3.2 acre "buffer" contained in stipulation #16 was a minimum to protect the community from the encroachment of the auto dealerships ever closer to their homes. **The Cardinale proposal is a massive reduction of the 3.2 acre "buffer zone" and is far from meeting the requirements for a substantial transition space between the automobile dealerships and the Superstition Lakes Community.**

Moving the showroom and the service facility towards the West makes very little difference when considering the integrated and cumulative effect of all lighting on the property. The large two-story automobile showroom, modern service bays, a large inventory of vehicles on the site near these buildings, and high-intensity light locations throughout the property, directly in the line-of-sight of 60 residents, is especially troublesome. **Though the proposal purports to orient "all activities to the west" this does not appear to be possible given the multiplicity of operations associated with an automobile dealership.** (p. 11; See: "Electrical Site Lighting Plan," John Mahoney Architect.)

- **Traffic Generation Comparisons Are Selectively Misleading and Do Not Tell the Complete Story.**

The Cardinale proposal asserts that “the proposed auto sales use will result in significantly less traffic on adjoining streets compared to currently permitted and envisioned restaurant use.” (p. 12) **This strawman argument fails of its own weight since it posits only restaurant uses as an alternative and ignores a multitude of attractive land uses that would actually generate “significantly less traffic” than an automobile dealership.** (See: Institute of Transportation Engineers, *Trip Generation Manual*, 9th Edition, 2012) The proposal is but a thin and limited example drawn from a rich body of professional knowledge and studies related to traffic patterns, types of institutions, various hours of operation, and staff configurations. Also, we note that the Institute provides an important caveat: “Variations in trip generation characteristics for specific land uses are due to small sample size, individual marketing of the site, economic conditions of the business market, geographic location of the sites studied or unique characteristics of the specific site.” (p. 12) In other words, care must be taken in making inferences from *Trip Generation Manual* statistics.

Contrary to statements in the Cardinale proposal, the purpose of zoning stipulation #16 was not “to encourage the development of one or more sit down restaurants on the property” (p. 12). **It was specifically tailored to meet the concerns of the Superstition Lakes Community about the future expansion of automobile dealerships ever closer to their homes, leaving open the future development of other types of businesses and institutions on Lots F and G.**

We have noted that Land Use Code 841 – Automotive Sales, covering the entire United States, is based on only 15 studies, without mention of sample size, geographic locations, site characteristics or economic conditions at the time of the study. For purposes of this proposal, trip generation per 1,000 SF of Gross Floor Area, shows a quantitative range of 15.64 to 79.66, with an average of 32.30 daily trips on a weekday. While the Cardinale proposal uses an “average” of 32.30 trips or 795 daily trips for its 24,687 SF dealership, it might well have chosen 79.66 trips/1,000 SF, or 1,967 daily trips on a weekday. Interestingly, Land Use Code 931 – Quality Restaurant, shows a quantitative range of visitors per 1,000 SF of Gross Floor Area of 33.41 – 139.80 on weekdays and 5.75 – 15.28 on Saturdays. In the case of a 6,000 SF high quality restaurant (“Ruth Crist” or “Chart House”), this would amount to 519 daily trips, using 86.60 “average” trips/1,000 SF. Even a calculation for 2 high quality restaurants would amount to only 1,038 daily trips, far less than 2,034 daily trips posited for other types of restaurants in the Cardinale proposal.

In choosing to use a 127.15 “average” Cardinale tilts toward a higher number of daily trips for one certain type of restaurant, while choosing a lower number in the scale of possible automotive daily trips, thus creating the impression that daily trips for a restaurant far exceed those for an automobile dealership. We disagree with the proposal’s conclusion that “this analysis clearly indicates the lower project traffic impacts associated with the dealership.” (Proposal, p. 13. The proposal ignores a variety of alternative land uses for the site.

Other alternative land uses for Lots F and G are numerous and provide much less intensive traffic generation than Land Use Code 841 – Automobile Sales. For example, Land Use Code 534 – Private Schools,

shows a range of 0.76 – 1.58 weekday trips per student. At 322 students, this is 509 high-end estimates for trips at peak hours in the morning and none on Saturdays and Sundays. Land Use Code 565 – Day Care Center, shows a range of 3.95 – 39.17 trips per 1000 SF of gross floor space. At 13,000 SF this is 509 high-end estimates for trips at peak hours in the morning and none on Saturdays and Sundays. Land Use Code 720 – Medical Dental Office Building, shows a range of 0.58 – 2.06 trips per employee on weekdays. Land Use Code 492 - Health/Fitness Club, shows a range of 0.30 – 2.67 per 1000 SF on weekdays and 2.60 – 2.87 on Saturdays. At 13,000 SF this is a high-end range of 35 to 37 trips per weekday, with peak Saturday trips at the high-end of 8.60 per 1000 SF or 114 trips. Examples abound showing far fewer daily automobile trips than 795 for the proposed dealership.

In sum, the *Trip Generation Manual* (9th Edition, 2012), provides a clear rebuttal to the Cardinale claim that there are “lower projected traffic impacts associated with the dealership” compared with other categories of land use As we have demonstrated, there are many other acceptable alternatives which would generate much less traffic. A review of the *Manual* also rebuts the proposal’s narrow assertion that “the proposed auto sales use will result in significantly less traffic on adjoining streets compared to the currently permitted and envisioned restaurant uses.” (Proposal, p. 12) The *Trip Generation Manual* states a common sense summation: “Judgment must be exercised in the use of the statistics in this Manual.” (Vol. 1, p. 12) We agree.

- **Economic Benefits are Highly Speculative and Unsupported by Facts or Professional Studies.**

The Cardinale Automotive Group is a large out-of-state business based in Seaside, California, operating 14 automobile dealerships in California and one in Arizona at the Superstition Springs auto mall. Management is held to an “unwavering minimum target of 20% net to gross annually” according to president and founder, Joseph Cardinale, who states: “If you are satisfied with anything less than 20% net to gross – we love you but you just can’t work for us.” (*Wards Auto Dealer 500*, September 12, 2013).

The Cardinale proposal provides no certified economic data, financial projections, or project-related studies to support their assertion that “this Amendment will provide significant economic benefits to the City of Mesa and energize the Superstition Springs Auto Center.” The expectation of large sales tax revenues to the City of Mesa in the medium and long-term, and meaningful future job creation, generated by an initial \$4.5 million in capital investment, is unsupported by any reliable evidence or professional analysis.
(Proposal p. 5)

Automobile dealerships are particularly susceptible to cyclical trends and general economic conditions. This is particularly true for luxury automobile sales bearing expensive price tags and high carrying costs. This is the market targeted by Cardinale in its proposal. We are not presented with any professional economic analysis, financial projections or market research in support of the proposition that sustainable and significant economic benefits would result from the

elimination of stipulation #16. To allow another automobile dealership to operate near the existing Superstition Springs auto mall where other luxury dealerships already compete for market share is problematic. (Proposal p. 5) **There is no factual evidence in the proposal for the assertion that approval of the new Cardinale dealership would have “a dramatically positive impact for the citizens of Mesa and the city as a whole.”** (Proposal p. 12)

We believe a variety of alternative businesses and professional institutions could equal or exceed the \$4.5 million capital investment promised by Cardinale. For example, Lots F and G are near several of Mesa’s world-class medical facilities and research groups. They could form the nucleus of a highly specialized medical complex. We find that promised sales tax revenues to the City of Mesa of \$1.5 million to \$1.78 million (over an unspecified period of time) are unsupported by the facts, subject to cyclical economic conditions, and the financial health of high net worth customers. Also, no hard evidence is presented that the dealership could sustain 40+ employees with a combined annual salary base of \$2.4 million; or that employees would live, spend and invest their incomes in Mesa. (Proposal, p. 5)

The 2007 economic downturn is a case in point. Mr. Cardinale stated: “We didn’t go bankrupt though we probably should have.” For the Cardinale Automotive Group, it was “a near death experience.” (*Wards Auto Dealer Business*, September 12, 2013.) Automobile sales in California fell by about 800,000 units between 2007 and 2009 and nearly 300 dealers in the state went out of business, according to the California New Car Dealers Association.

We recall that in 2008, the Cardinale Automotive Group also made a similar formal request that the City of Mesa eliminate stipulation #16 to permit expansion of their automobile business onto Lots F and G. In the face of strong opposition by the Superstition Lakes Community, and for other unstated reasons, the Cardinale Group withdrew their proposal before it was considered by the Mesa City Council. The earlier proposal was also lacking in professional economic and financial analysis, market research, or hard decision-making data, as is the case in the current proposal.

This was only six years ago. Who is to say it could not happen again in the near future, as national economic indicators fail to point to a robust recovery and debt levels reach levels never experienced in the past?

According to Mr. Cardinale: “Coming into 2008, we were all rich and good looking. You didn’t have to do anything but open your doors and people would come in, and we sold cars. Now there is no gray area here. It’s not like taking some dog that doesn’t want to cross the street.” (*Wards Auto Dealer Business*, September 12, 2013, p. 1.) The lack of serious economic analysis or market studies for high-end luxury vehicles in the Cardinale proposal makes us wonder if there has been a reversion to earlier assumptions. Mr. Cardinale is quoted as saying: “We make our own weather. We decide what our goals and our objectives are, and we don’t care what the market is doing.” Even the “ZMOT Automotive Digital Velocity” marketing system now used by Cardinale, cannot turn around the Cardinale dealership in a bad economic environment when the market for luxury vehicles takes a turn for the worse. (DEALFRESH, May 15, 2015.)

On March 12, 2009, the *Arizona Republic* published the following story: “Another Scottsdale auto dealership has bitten the dust. Cardinale Way Buick/Pontiac/GMC closed its Scottsdale Airpark location last week, clearing vehicles from most of its lot and padlocking entrances to the dealership at 15333 N. Hayden Road. Callers to the dealership get a recording that says, ‘Unfortunately, due to economic conditions, our store is no longer open....Messages will not be checked and will not be returned. We apologize for any inconvenience and hope you have a great day.’ Executives from Cardinale Automotive Group did not return calls for comment.” Jane Larson, *Arizona Republic*.

In sum, the Cardinale proposal is weak on supporting evidence for the proposition that this would be a successful use of Lots F and G if their request to eliminate stipulation #16 were approved. The assertions by Cardinale are largely speculative and unsupported by any evidence that this would be a sustainable investment.

We believe the Cardinale Automotive Group would stand to gain enormous good will, and perhaps tax benefits, if it donated the site to the City of Mesa for the development of a “Cardinale Park” highlighting the beauties of the Sonora desert landscape. **(Exhibit J)**

- **The Proposal Is Essentially the Same Request for Elimination of Stipulation #16 Which Was Withdrawn in 2003 and 2008 by the Cardinale Automotive Group.**

The strategic withdrawal of earlier Cardinale proposals for elimination of stipulation #16 in 2003 and 2008, before the Mesa City Council could discuss or vote on the issues involved, was probably for a variety of

reasons. One very important consideration was undoubtedly the strong and consistent objections by the citizens of the Superstition Lakes Community to positioning of the Cardinale automobile dealership on Lots F and G near their homes. This effort culminated in a formal **Legal Protest petition** filed October 16, 2008 with the office of the Planning Director, City of Mesa. **(Exhibit B)** As we demonstrated, the Cardinale proposal is contrary to the explicit language of **stipulation #16** which provides: **“Permitted uses of Lots F and G shall be limited to C-2 uses only.”** (Emphasis added.)

It was recognized that when the City Council adopted stipulation #16, on May 21, 2001, which had been agreed to by the Superstition Lakes Community, DMB Associates, Inc. (the Master Developer), and the City Council, that it was forbidding automobile dealerships on Lots F and G in perpetuity.

The essential argument has not changed: the interposition of an automobile dealership close to the homes of Superstition Lakes residents would bring a host of negative consequences that were foreseen in 2001, and which still required a “buffer zone” as was provided for in stipulation #16.

DMB Associates, Inc., the Master Developer in 2001, in gaining approval of their auto mall project by the Mesa City Council, promised the Superstition Lakes Community that: “The two commercial pads within our proposal are located closest to the Superstition Lakes Condominiums. In response to neighbor concerns, we have agreed to limit the uses on these pads to only C-2 (Limited Commercial) uses. The auto retail portions of the property are proposed to be located more than 900 feet from the closest residential unit in your community. The

majority of the residential units are located much further than 1,000 feet. Based upon the input we have received from residents within the Superstition Lakes Condominiums, we have agreed to additional lighting, landscaping, and paging requirements and have agreed to limit uses on the property. These commitments along with significant reduction in traffic and the distance from the auto retail portions of the project to Superstition Lakes, will create an appropriate land use transition.” (Letter to Superstition Lakes Neighbors, April 9, 2001, from DMB Counsel Karrin K. Taylor, p. 3.)

The new Cardinale proposal, filed with the City of Mesa on May 12, 2015 is essentially the same plan which was presented in 2003 and 2008. Even with several modifications in building orientation, placement of structures, lighting strength, and cosmetic overlays, it is **still fundamentally objectionable. It is “old wine in new bottles” and has not convinced the Superstition Lakes Community that it should change its strong opposition to the elimination of stipulation #16.** Cardinale remains an automobile dealership which cannot be wished away or transformed into something more pleasing by its advocates. **We have found nothing convincing or new in this proposal that would cause us to conclude that it is such a “significant improvement” that it should be supported.** (Proposal, p. 10)

SUMMARY

In the final analysis, the Cardinale proposal does not recognize the **proximate relationship** of the Superstition Lakes Community and the negative consequences which would result from dealership activity on Lots F and G, now and in the future.

The dual promises made by the City Council on May 21, 2001 and the Master Developer, DMB Associates, Inc., on April 9, 2001 to the Superstition Lakes citizens, were encapsulated in the imperative language of stipulation #16: **"Permitted uses of Lots F and G shall be limited to C-2 uses only."** These promises should not be eliminated. They stand for the immutable principle of moral obligation.

The maintenance of a 3.2 acre **"buffer zone"** is essential to the peaceful and beneficial use of the homes owned by the Superstition Lakes citizens. Their Community is a well-maintained and **"great neighborhood"** and should not be subjected to the negative consequences of an automobile dealership in the residents' backyards.

The proposed automobile dealership on Lots F and G is **not an appropriate land use for these parcels. It is contrary to the intent and language of the General Plan.** It is fundamentally out of character for the Superstition Lakes residential neighborhood which surrounds the proposed development to the South. **It is inconsistent with the fundamental criteria stated in the General Plan for project approval and would set a negative precedent for future cases.**

The orientation of a large glass two-story showroom building towards the existing auto mall to the West remains objectionable. It is clearly in **the line-of-sight of residents to the South and continues to be depicted as a large two story structure in prominent view of residents.** (Proposal, p. 11) It would be significantly illuminated, as would the entire site, such that it could not be effectively screened. **It is an incompatible addition to a beautiful residential neighborhood.**

We have learned of no changes which would eliminate the need for a 3.2 acre **“buffer zone”** which has protected the Superstition Lakes Community for the past 14 years. In fact, **unnecessary traffic, light and noise would increase** if the dealership goes forward as described in the Cardinale proposal. **The negative effects of these three factors remain.**

The **landscaping plan is faced with the impossible task of screening a large automobile dealership.** There is nothing in the proposal, or recent history since 2001, to lead us to conclude that this could be done successfully. For example, the choice of “airy” varieties of trees and shrubs would allow unacceptable light penetration into the adjoining residential community; proposed locations are unacceptable.

Access to the dealership remains in the **line-of-sight of residents** to the South, regardless of how many feet it would be from the condominium entrance. The promises of the Master Developer, DMB Associates, and

the City Council on May 21, 2001, that the auto retail portions of the dealerships would “be located more than 900 feet from the closest residential unit” and that “the majority of the residential units are located much further than 1,000 feet” **remain essential.** (DMB Counsel Karrin Taylor, Letter of April 9, 2001 to the Superstition Lakes Neighbors.) **This standard should be maintained as a minimum.**

We have learned of no means by which “all lighting and activities would be oriented to the west.” The statement that “current lighting technology would be used to shield their lighting and **insure that surrounding property owners do not experience any light intrusion**” is **without a satisfactory explanation of how this could be achieved.** We believe this promise is void of expectation that it could be fulfilled.

We do not know what efforts may have been expended to promote other land uses for Lots F and G, what marketing initiatives took place to interest commercial real estate developers, or what offering prices may have been unacceptable to Cardinale over the past 14 years. We do know that there are **many good alternatives that would be acceptable to the Superstition Lakes Community.**

Without hard facts, the assertion that the Cardinale plan would have “**a dramatically positive impact for the citizens of Mesa and the city as a whole**” appears to be **hyperbole and is without supporting analysis or economic justification.** Cardinale representatives have offered no convincing evidence for this claim.

CONCLUSION

- **The Mesa City Council, and the Planning and Zoning Board, should not approve the Cardinale Automotive Group proposal to eliminate stipulation #16 for the above reasons.**
- **The Mesa City Council and the Planning and Zoning Board should endorse the essential requirement of a “buffer zone” between the residents along Test Drive and the Superstition Springs auto dealerships. This arrangement has stood the test of time since its creation on May 21, 2001. It should be recognized as wise public policy and reaffirmed in this case without amendment.**

Respectfully submitted,

DR. DAVID A. PETERSON

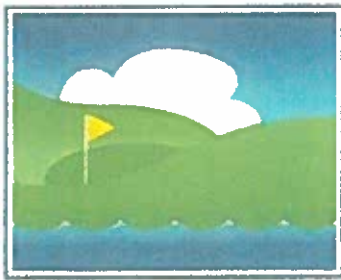
Superstition Lakes Condominium Association

6535 East Superstition Springs Blvd. (Unit #217)

Mesa, Arizona 85206

petersonbudapest@yahoo.com

703-618-8757



SuperstitionLakes™

WATERFRONT RESORT CONDOMINIUMS

ORDINANCE NO. 3889

AN ORDINANCE AMENDING SECTION 11-2-2 OF THE MESA CITY CODE, CHANGING THE ZONING OF CERTAIN PROPERTY DESCRIBED IN ZONING CASE Z01-12, ADOPTING AN OFFICIAL SUPPLEMENTARY ZONING MAP AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1: That Section 11-2-2 of the Mesa City Code is hereby amended by adopting the Official Supplementary Zoning Map for Zoning Case Z01-12, signed by the Mayor and City Clerk, which accompanies and is annexed to this ordinance and declared a part hereof.

Section 2: The Official Supplementary Zoning Map annexed hereto is adopted subject to compliance with the following conditions:

1. Compliance with the basic development as described in the Project Narrative, Design Guidelines, and Planned Area Development Narrative (dated February 16, 2001) and as shown on the preliminary plat dated February 21, 2001 and Site Plan dated February 20, 2001 except as noted below.
2. Review and approval by the Planning and Zoning Board, Design Review Board and City Council of future development plans for the two pad buildings on lot F and G.
3. Compliance with all City development codes and regulations, unless otherwise amended by the PAD.
4. Compliance with all requirements of the Development Services Department (Engineering and Traffic Engineering, etc.), unless otherwise amended by the PAD.
5. Dedicate the right-of-way required at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
6. Compliance with all requirements of the Subdivision Technical Review Committee.
7. Compliance with all requirements of the Design Review Board for all lots with specific attention to a coordinated landscape design and sign plan.
8. Review and approval of a Special Use Permit by the Board of Adjustment for a comprehensive sign plan.
9. No drive through restaurants on lots F or G.

10. Appropriate screening of all roof top and upper level auto storage and mechanical equipment from all public rights-of-way to be approved by the Design Review Board.
11. Provide a 2' clear width of landscape area along the Golf Course and along US 60/Superstition Springs Boulevard. Developer shall also install trees outside of the perimeter wall (on the Golf Course) adjacent to the west and south sides of the property. Trees shall be clustered to blend with existing Golf Course landscaping, shall be spaced 15' on center (average), a minimum 50% of required trees shall be 24" box or larger, and the remainder shall be at least 15 gallon.
12. A vertical curb or screen wall shall be provided adjacent to display parking along the loop road to prevent parking encroachment into the required landscaping.
13. Provide a 10' clear width of landscape area along the loop road in front of all display areas.
14. Lighting
 - A. Parking area lighting associated with retail Lots F and G shall be designed so as to provide an average illumination level of 2 foot-candles with a maximum to average ratio 4 to 1.
 - B. Auto Center front row display area lighting (along loop road, US 60, and Superstition Springs Boulevard) shall be designed so as to provide a maximum illumination level at the bumper of 55 foot-candles during hours of operation reducing to an average of 10-foot candles during off-hours for security lighting.
 - C. Auto Center retail lot area lighting shall be designed so as to provide a maximum illumination level of 40 foot-candles during hours of operation reducing to an average 5 foot-candles during off-hours for security lighting.
 - D. Pole heights in the retail parking associated with Lots F and G shall be installed such that the bottom of lighting fixtures shall be at 20'-0" maximum height above finished grade.
 - E. Pole heights in the Auto Center front row display area and retail lot area shall be installed such that the bottom of lighting fixtures shall be at 24'-0" maximum height above finished grade. Pole heights in the Auto Center service, storage, and employee parking area shall be installed such that the bottom of lighting fixtures shall be at 20'-0" maximum height above finished grade.
 - F. All exterior Auto Center lighting sources shall be limited to color corrected metal halide.
 - G. All area lighting fixtures shall be limited to the Gardco Gullwing series and the Kim Archetype series fixtures, or equal.

- H. Wall mounted lighting fixtures shall be limited to fixtures of full-cutoff and shielded construction. Installation of such fixtures shall be limited to a maximum mounting height of 15'-0" above finished grade. No "wall packs" shall be installed.
15. Outdoor speakers may not be used for paging purposes. All paging shall occur with hand-held, electronic pagers or similar devices.
16. Permitted Uses on Lots F and G shall be limited to C-2 uses only.
17. All loop road and perimeter landscaping adjacent to each respective lot shall be installed prior to the issuance of a Certificate of Occupancy for such lot.
18. In the event of a conflict between the above stipulations and the PAD, the stipulations shall control.

Section 3: PENALTY. Any person, firm or corporation that violates any of the provisions of this Ordinance shall be guilty of a misdemeanor. Upon conviction persons shall be punished by a fine not to exceed \$2,500.00, or by imprisonment in the City Jail for a period not to exceed six (6) months, or by both such fine and imprisonment. Upon conviction, firms or corporations shall be punished by a fine not to exceed \$20,000. Each day of violation continued shall be a separate offense, punishable as described above.

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona, this 21st day of May, 2001.



APPROVED:

Kens Hawker
Mayor

ATTEST:

[Signature]
City Clerk

DC\LD:cal
i:\p&z\ordinanc\z01-12.doc

October 16, 2008

LEGAL PROTEST PETITION (Case Z08-60)

WHEREAS, we are property owners located at 6535 East Superstition Springs Blvd., Mesa, AZ 85206, and adjacent landowners to Lots F & G located at Superstition Springs Blvd. and 6428 East Test Drive, Mesa, AZ 85206;

WHEREAS, we are owners of twenty percent (20%) or more of the area of those lots immediately adjacent in the rear or any side of Lots F & G extending one hundred fifty feet (150') from the street frontage of the opposite lots, and oppose the removal of the zoning stipulation that limits uses of Lots F & G to C-2;

WHEREAS, Cardinale Automotive Group filed a request on May 19, 2008 with the City of Mesa to remove the Ordinance 3889 Condition #16 zoning stipulation for Lots F & G limiting uses to C-2 on this property;

WHEREAS, in approving the Superstition Springs Blvd. and East Test Drive Auto Mall in 2001, the Mesa City Council reached a good faith agreement with Superstition Springs Community residents to maintain a C-2 "buffer zone" for our protection;

WHEREAS, Ordinance 3889 Condition #16, adopted by the Mesa City Council in 2001, provides imperative language: "Permitted uses on Lots F & G shall be limited to C-2 uses only. (Emphasis added.)

WHEREAS, the Master Developer of the auto mall, DMB Associates, Inc., in gaining approval of their project by the Mesa City Council, promised Superstition Lakes neighbors that: "The two commercial pads within our proposal are located closest to the Superstition Lakes Condominiums. In response to neighbor concerns, we have agreed to limit the uses on these pads to only C-2 (Limited Commercial) uses. The auto retail portions of the property are proposed to be located more than 900 feet from the closest residential unit in your community. The majority of the residential units are located much further than 1,000 feet."

WHEREAS, the Master Developer also promised: "Based upon the input we have received from residents within the Superstition Lakes Condominiums, we have agreed to additional lighting, landscaping, and paging requirements and have agreed to limit uses on the property. These commitments, along with the significant reduction in traffic and the distance from the auto retail portions of the project to Superstition Lakes, will create an appropriate land use transition." (Letter to Superstition Lakes Neighbors, April 9, 2001, from DMB Counsel Karrin K. Taylor, p. 3. Emphasis added.)

WHEREAS, expansion of the Cardinale Automotive Group into Lots F & G would constitute a blatant disregard of the 2001 agreements and commitments to the Superstition Lakes Community by the City of Mesa and the Master Developer, and destroy the protected "buffer zone" between residential and commercial uses, which has allowed for reasonable mixed-use development along the high density Superstition Springs Blvd. and East Test Drive corridor during the past seven years;

WHEREAS, development of a new 3.1 acre automobile dealership directly opposite our homes, with a direct line of sight into our bedrooms, family rooms, and patios, would exacerbate existing high intensity lighting problems; bring 300-500 shiny new metallic and glass automobiles into our neighborhood 24-hours a day, 365 days a year; and spoil the picture-perfect lake and golf course view outside our windows;

WHEREAS, the City of Mesa Planning and Zoning Board recommended approval of the Cardinale Automotive Group request on September 18, 2008 by a 4-2 vote, and added the following condition: "Compliance with all conditions of approval for Ordinance 3889 with the exclusion of Condition #16 'permitted uses on Lots F & G shall be limited to C-2 uses only.'" (Emphasis added.) We oppose this decision and request a ¾ majority vote be required for City Council approval of this request for re-zoning.

WHEREFORE, WE RESPECTFULLY REQUEST THAT THE MESA CITY COUNCIL DENY THE CARDINALE AUTOMOTIVE GROUP REQUEST FOR AN EXEMPTION FROM CONDITION #16 AND REAFFIRM THE C-2 LIMITATION FOR LOTS F & G AT SUPERSTITION SPRINGS BLVD. AND EAST TEST DRIVE.

Name (PLEASE PRINT)

Signature (s)

Address

Contact Information (OPTIONAL)

Ariel View of Site



Exhibit C

View From Superstition Lakes Condominiums



Exhibit D

View from Superstition Lakes Condominiums



Night
Lights

Exhibit D

Line of Sight



Exhibit E

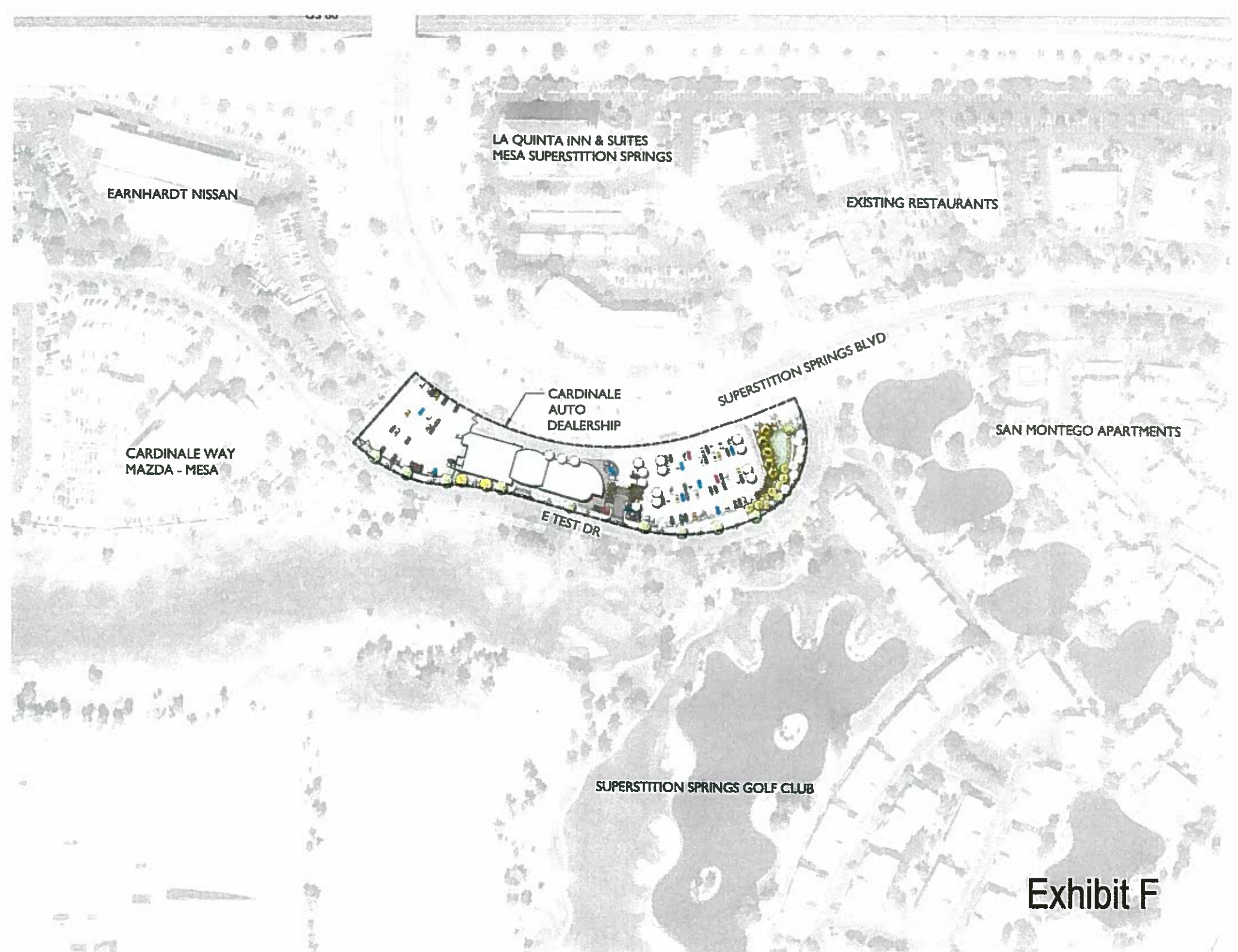


Exhibit F

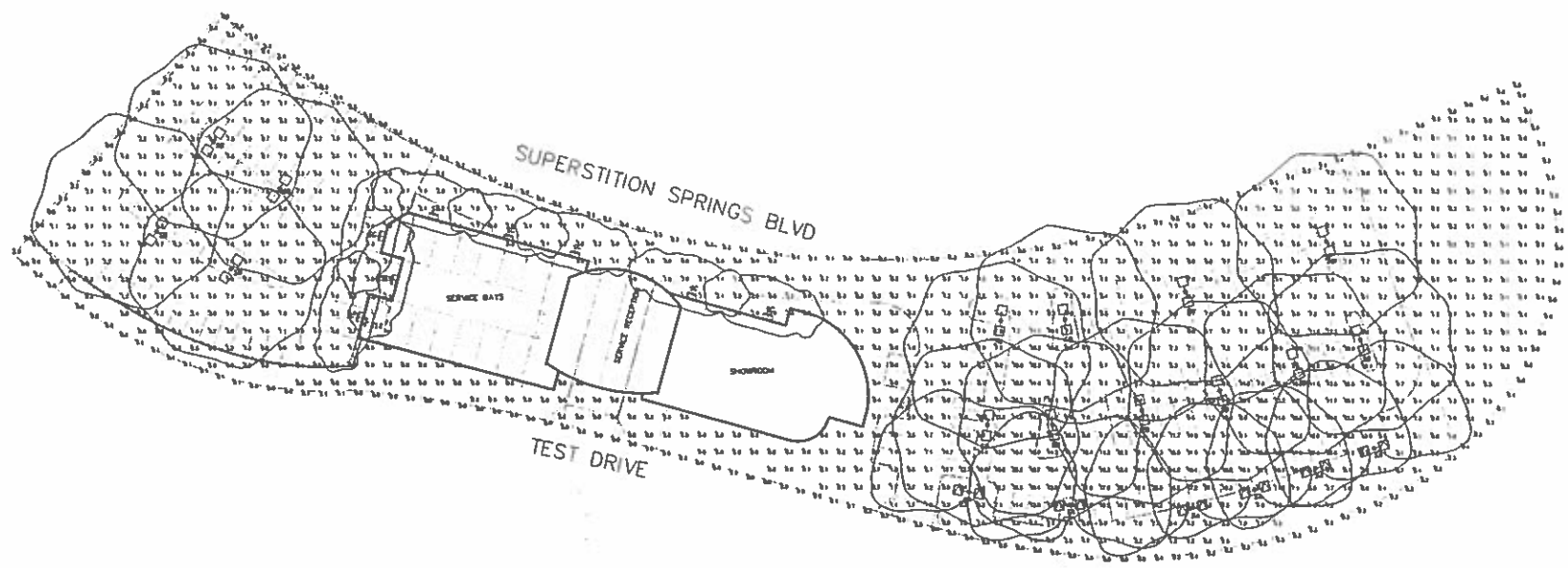
Exhibit G

**JOHN MAHONEY
ARCHITECT**
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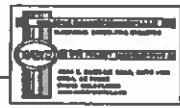
D.R. SUBMITTAL
NOT FOR
CONSTRUCTION

SCHEDULE											
Item	Qty	Unit	Description	Material	Notes	Remarks	Location	Height	Power	Control	Notes
1	2	EA	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light
2	2	EA	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light
3	2	EA	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light
4	2	EA	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light
5	2	EA	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light
6	2	EA	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light
7	2	EA	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light
8	2	EA	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light
9	2	EA	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light
10	2	EA	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light	100W	10' x 10' Flood Light

Statistics					
Description	Aug	Min	Max	Months	Amplitude
Pop. Line	6.2 ft	6.6 ft	6.8 ft	100	100
Solar Lin	4.6 ft	28.8 ft	6.8 ft	100	100



PHOTOMETRIC SITE LIGHTING PLAN



PROPOSED AUTOMOBILE DEALERSHIP
MESA, ARIZONA

PROJECT NO. 1502
ISSUE DATE: 2/10/15

PHOTOMETRIC
SITE PLAN

DR2.0

Exhibit G

Cardinale Test Drive Lights



Exhibit H

Landscape Proposal



Alternative to Auto Mall = Cardinale Park

1. Develop a City Park and donate it to the City of Mesa
2. Use as a Tax Write-off

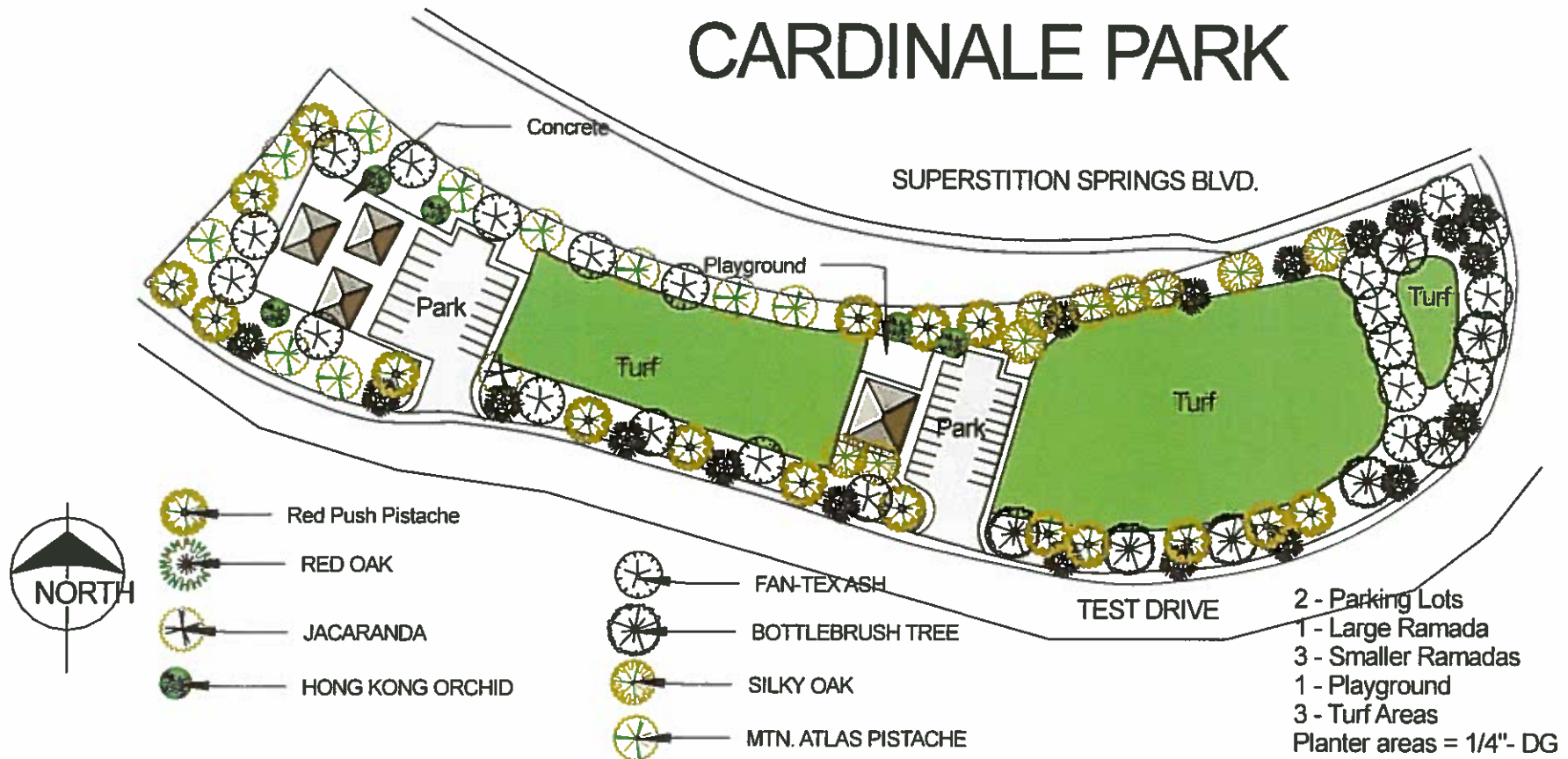


Exhibit J

RECEIVED**MAR 25 2015****City of Mesa Planning**

6535 E. Superstition Springs Blvd
#254 and #102
Mesa, AZ., 85206

Technical Solutions
ATTN: Paul Smith

March 20, 2015

I am writing this letter in response to your letter dated, March 11, 2015. Unfortunately, due to a previous commitment, I will not be in attendance at the Open House scheduled for March 26th at the Franklin South Elementary School. Though, in my opinion, the two week advance notice was a small time frame for many people with busy lives.

My residential property at Superstition Lakes Condos, unit 2S4, will not have a direct correlation to your request for re-zoning. However, my other property, unit 102, will definitely be impacted. My primary concern is the lighting that will be installed. You may not be aware of this but as an original property owner at SSL, I remember when all of the property along Test Drive was dirt. When Cardinale Way Mazda began presenting their plans for the new dealership, they indicated that the lot lighting would be consistent with Earnhardt Nissan and the other dealerships. However, that was NOT what was installed- their lot lights are 3-5 feet taller than the others and project much more illumination and glare. My renters, over the years, have commented about this. Perhaps, this was an oversight; perhaps, there was an intention to misrepresent. Once the lighting was installed, it did not matter. Cardinale Way was not going to adjust...they got what they want "kicking dirt" in the face of the homeowner situated in close proximity to their dealership. In either case, it is unacceptable and no doubt will contribute to a potential devaluation of my property at 102. What is the point of transparency without integrity?

Another point of contention is the property size. When one takes the time to compare this proposed "new, luxury automotive dealership" on the available site, it is significantly smaller than the other five dealerships already located on Test Drive. My fear is that the building size may have to be two stories in height to facilitate a full service automotive dealership with new and used car salesrooms, a car lot, a service department, and whatever else is needed. All of which will create a definite eye sore in comparison to the other spread out dealerships.

AS you can appreciate, I and other condo owners with units at the front of the SSL complex will experience an impact whether it be increased traffic flow or more headache and heartache with illumination and glare. Therefore, I am NOT in favor of this PAD amendment to amend the current zoning stipulations.

Respectfully,



Gregory L. Pfister

Unit 254/102
Superstition Lakes Condos
Mesa, AZ., 85206

cc. Lisa Davis
Planning Division
City of Mesa

Date:

APR 3/15

TO: City of Mesa

City Council & Planning and Zoning Board

55 N. Center St.

Mesa, AZ 85201

Mailing Address:

PO Box 1466, Mail Stop 9953

Mesa, AZ 85211

RECEIVED

APR 15 2015

City of Mesa Planning

From:

KEVIN ILLINGWORTH

(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 103 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)

Parcel #- 14154668

Address: 6442 E. Test Drive

Superstition Springs Blvd. and US 60

Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)

OR

To change existing restrictions on Lots F&G (see above filing information)

I wish to express my opposition to any plans for changing the existing usage restrictions on Lots F&G (see above filing information) . All the restrictions for these lots were carefully established to act as a buffer zone between the industrial zoned commercial auto-mall and our adjoining residential community.

Allowing an auto dealership to be built in this area would create significant negative impact on our quality of life and our property values at Superstition Lakes Resort Condominium complex.

Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,



(Signature)

Homeowner, Superstition Lakes Resort Condominiums

RECEIVED
MAR 02 2015
City of Mesa Planning

MEMORANDUM

FACTS:

1. On May 21, 2001, the City Council of the City of Mesa, Maricopa County, Arizona, passed and adopted an amendment to the Mesa City Code permitting development of a large auto mall on Test Drive near the Superstition Lakes Community. The City Council, in response to serious concerns and very strong opposition by the Community, provided in its approval, for a "buffer zone", between the prospective auto mall and the Superstition Lakes Community and its citizens.
2. This zone of forbidden development by the automobile dealerships is known as Lots F and G. They are situated directly to the North of our Community and consist of approximately 3.2 acres, and are zoned for C-2 or "limited commercial uses." Stipulation #16 of the May 21, 2001 agreement provides: "Permitted uses of Lots F and G shall be limited to C-2 uses only." This Stipulation constitutes a binding promise by the City of Mesa to the Citizens of the Superstition Lakes Community. The Great Seal of the City is affixed and memorializes the agreement with our community. It contains imperative language "SHALL BE LIMITED" to "C-2 USES ONLY", thereby forbidding any expansion of the auto dealerships on to Lots F and G.
3. The Cardinale Trust, an automobile dealership, seeks to amend Stipulation #16 to provide for C-1 or "general commercial uses", thus allowing for the expansion of their automobile business on to Lots F and G. The existing high powered lighting at the auto mall is already a serious intrusion into the peace and tranquility of our neighborhood. To permit additional high powered lighting, large inventories of unsold vehicles reflecting sunlight during the day and artificial light at night, all within about 500 feet of our homes, is highly objectionable. The inclusion of Stipulation #16 was to forbid a situation which would be created by C-1 usages related to automobile dealerships. It was not to encourage the development of one or more sit-down restaurants, but was specifically tailored to protect the Superstition Lakes Community and its citizens from the steady encroachment of automobile companies ever closer to their homes.
4. The Cardinale Group attempted to have Stipulation #16 removed in 2008. In light of strong Superstition Lakes Community objections, and the reasoning set forth above, the Mesa City Council did not reach a vote.

ISSUE: Will the City of Mesa abide by its solemn covenant of May 21, 2001 restricting usage of Lots F AND G to C-2 uses only and uphold its promise to the Superstition Lakes Community and its citizens?

RECOMMENDATION:

- * Articulation of the Community's concerns to the Mesa City Council and Planning and Zoning Board in the strongest possible terms, at their regularly scheduled meetings, when this matter is to be discussed.
- * Place before the Mesa City Council and Planning and Zoning Board, a duly presented "Legal Protest" against the removal or amendment of Zoning Stipulation #16.

Date:

2-26-15

4

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

Mailing Address:

PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

From:

OLAVI HARJA

(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 104 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)

Parcel #- 14154668

Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)

OR

To change existing restrictions on Lots F&G (see above filing information)

I wish to express my opposition to any plans for changing the existing usage restrictions on Lots F&G (see above filing information) . All the restrictions for these lots were carefully established to act as a buffer zone between the industrial zoned commercial auto-mall and our adjoining residential community.

Allowing an auto dealership to be built in this area would create significant negative impact on our quality of life and our property values at Superstition Lakes Resort Condominium complex.

Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,

Olavi Harja.

(Signature)

Homeowner, Superstition Lakes Resort Condominiums

David and Nancy Schueffner

5

RECEIVED

MAR 3 1 2015

City of Mesa Planning

March 14, 2015

Lisa Davis,
Planning and Zoning (assigned to Ordinance 3889 #16)
City of Mesa
PO Box 1466 Mail Stop 9953
Mesa, AZ 85201

Dear Lisa Davis,

We are writing regarding Case Number PS 15-02 (PLN 2014-006660) ORDINANCE 3889 ZONING STIPULATION #16 WHICH WE OPPOSE.

We are thrilled that the City Council of Mesa passed the 2040 General Plan for Neighborhood Coherence in November of 2014. We have digested the Rezoning Project Narratives prepared by the attorneys and the attachments prepared by Landscape Architects and Planners. As background, we have owned our unit in Superstition Lakes Resort Condos since 2000 and thus are aware of the rulings over the years. We have written letters in the past leading up to those rulings. I want you to know that at this time our condos are in the absolute best shape and are actually better than brand new in many ways as our new HOA board has really taken care of all maintenance issues. There are not many 15 year old condos that can make that statement.

The attorneys who wrote the narrative did a credible job of addressing our previous concerns on paper...THE PROBLEM IS THAT WHAT IS WRITTEN ON PAPER AND WHAT ACTUALLY EXISTS OR WILL EXIST ARE QUITE DIFFERENT. The drawings in the attachments are not the final rendering as stated on the paper.

3.

LIGHTS

The narrative states that all the light poles will be 20 feet tall and the electrical diagrams show that 31 light poles will be 24 feet high and hold two 400 watt bulbs. These will be located on our side of the dealership plan. The buffer that they refer to which is only 1/3 acre does not come between our patio and the proposed dealership. At night we already experience looking at the lights of the present dealership, which did not meet their previous promises in height of the poles. The present F & G was supposed to be the buffer in its entirety between us and the current Test Drive auto dealerships.

The present Cardinale location promised to water 220 trees that were planted to screen out the lights of the Cardinale Auto Group. To our knowledge, they never followed through on that promise and only 27 of those trees are alive today.

ARCHITECTURE

The narrative says that the rendering of the Auto Group building will be only one story high and yet the plan shows a two story building on part of the picture. The Architecture of the present Cardinale building is atrocious as it is made of steel corrugated siding with orange and chartreuse neon lighting around the building front. I feel quite sure that the Homeowners did not agree to this final architecture although their approval was part of the original agreement in 2003.

TRAFFIC

The narrative talks a lot about how bad a restaurant would be for these lots F & G because of traffic. How about an Urgent Care, a doctor's office, A title company, a AAA, a barber shop, or a park that Cardinale could donate for a tax write off. We are sure there are many

3.

outstanding possibilities that would not lower the intrinsic enjoyment or real estate value of our Condos.

NOISE (This is the biggest problem to date)

The new car haulers come in day and night and despite the speed bumps that were put on Test Drive by the City of Mesa, they drive fast enough to bang their chains and fasteners. When they are loaded with new autos, they do a little better.

We assume it must be employees who come in on loud motorcycles early in the morning and leave late at night. The normal traffic is not the concern but the cars that have their mufflers changed to make extreme noise as they speed in and out of the dealerships do concern us.

None of what we have outlined above in bullet points help to develop the City of Mesa's stated goal of a cohesive Neighborhood Community. Please try to look past the sweet narrative to what actually is and what is best for this Mesa Neighborhood and particularly our Superstition Lakes Resort Community.

Sincerely,

Nancy W. Schueffner

David M. Schueffner

David and Nancy Schueffner

Superstition Lakes Resort Condos unit 105

Date:

3/13/15

TO:

City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

RECEIVED

APR 06 2015

City of Mesa Planning

Mailing Address:

PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

From:

David M Schueffner

(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 105 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)

Parcel #- 14154668

Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)

OR

To change existing restrictions on Lots F&G (see above filing information)

I wish to express my opposition to any plans for changing the existing usage restrictions on Lots F&G (see above filing information) . All the restrictions for these lots were carefully established to act as a buffer zone between the industrial zoned commercial auto-mall and our adjoining residential community.

Allowing an auto dealership to be built in this area would create significant negative impact on our quality of life and our property values at Superstition Lakes Resort Condominium complex.

Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,

David M Schueffner

(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date: 04/03/2015

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

RECEIVED

APR 07 2015

City of Mesa Planning

Mailing Address:

PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

From: DANIEL L HAMMAN
(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 201 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)
Parcel #- 14154668
Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)

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Allowing an auto dealership to be built in this area would create significant negative impact on our quality of life and our property values at Superstition Lakes Resort Condominium complex.

Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,



(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date: February 28, 2015

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

Mailing Address:
PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

RECEIVED

APR 13 2015

City of Mesa Planning

From: Tanya Smith
(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 202 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)
Parcel #- 14154668
Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)

OR

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Allowing an auto dealership to be built in this area would create significant negative impact on our quality of life and our property values at Superstition Lakes Resort Condominium complex.

Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,


(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date: 4/4/15

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

RECEIVED

APR 13 2015

City of Mesa Planning

Mailing Address:
PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

From: FRAN CORSON
(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 203 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)
Parcel #- 14154668
Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

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Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,

Fran Corson
(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date: April 4-2015

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

Mailing Address:
PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

RECEIVED

APR 14 2015

City of Mesa Planning

From: RICHARD WAYNE FRIESEN
(Your Name - Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 204 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)
Parcel #- 14154668
Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)
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Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,


(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date: APRIL 4 2015

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

Mailing Address:
PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

From: RICHARD WAYNE FRIESEN
(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 204 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)
Parcel #- 14154668
Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)
OR

To change existing restrictions on Lots F&G (see above filing information)

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Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the rezoning request by Cardinale Automotive Group.

Thank you,



(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date:

April 7, 2015

TO:

City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

RECEIVED

APR 07 2015

City of Mesa Planning

Mailing Address:

PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

From:

V. Johnette Davidson

(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 205 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)

Parcel #- 14154668

Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)

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Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,

V. Johnette Davidson

(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date: 3/12/15

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

RECEIVED

APR 06 2015

City of Mesa Planning

Mailing Address:

PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

From: CLIFF RICH
(Your Name - Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 118 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)

Parcel #- 14154668

Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)

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Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,

Cliff Rich / Cole Compass Corp
(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date: 3/18/15

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

RECEIVED
APR 06 2015
City of Mesa Planning

Mailing Address:
PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

From: Tracy & Steve Kimmel
(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 119 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)
Parcel #- 14154668
Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)
OR
To change existing restrictions on Lots F&G (see above filing information)

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Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,

Tracy Kimmel
(Signature)
Homeowner, Superstition Lakes Resort Condominiums

Date: March 21, 2015

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ, 85201

RECEIVED

APR 21 2015

City of Mesa Planning

Mailing Address:

PO Box 1466, Mail Stop 9953
Mesa, AZ, 85211

From: Pam and Glyn Davies, Owners
Units # 133 and #125, 6535 E. Superstition Springs Blvd., Mesa, AZ, 85206

RE: Case Number: PS15-02 (PLN2014-00666)

Parcel # 14154668

Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)

OR

To change existing restrictions on Lots F&G (see above filing information)

We wish to express our concerns for these proposed changes. This has been revisited many times and a fair and equitable resolution has already been reached. One of our units (#125) has a view the golf course and subsequently the current Auto Mall in the distance. Unfortunately our evening views are marred as a result of the glaring lights from the Auto Mall complex. Trees that were planted to help prevent this have not been maintained and many have died as a result. It is our understanding that the Auto Mall was responsible for maintaining the trees. As well, our complex entrance is directly across the street from the Parcel in question and our welcome to our complex will likely be stark lights, sterile buildings and cars.

We understand that this is private property but the kind of development that they are proposing will directly affect our property values. A better option would be to develop the parcel with businesses complimenting the existing auto mall. Examples could be a casual restaurant or pub, a convenience store, a bank or specialty shops. We believe that these businesses would be permissible under the current zoning. A few years ago the economy would have made this option difficult to be successful, but we believe that it could be very successful now. Tastefully done, this project could be a benefit to everyone involved. The Auto Mall employees could enjoy the benefits of having these types of businesses in walking distance. Because of the close proximity to our condo, we would support businesses of this nature and I am sure that many residents of Superstition Lakes and tourists that come to Mesa would as well.

Thank you for taking the time to hear our concerns,



Pam Davies



Glyn Davies

604 591-5396 or 604 315-7396

Date: MARCH 17/2015

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

Mailing Address:
PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

RECEIVED
APR 06 2015
City of Mesa Planning

From: DAN KALANCHA
(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 127 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)
Parcel #- 14154668
Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)
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Allowing an auto dealership to be built in this area would create significant negative impact on our quality of life and our property values at Superstition Lakes Resort Condominium complex.

Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,



(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date: March 21, 2015

15

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ, 85201

RECEIVED

APR 21 2015

City of Mesa Planning

Mailing Address:
PO Box 1466, Mail Stop 9953
Mesa, AZ, 85211

From: Pam and Glyn Davies, Owners
Units # 133 and #125, 6535 E. Superstition Springs Blvd., Mesa, AZ, 85206

RE: Case Number: PS15-02 (PLN2014-00666)

Parcel # 14154668

Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

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OR

To change existing restrictions on Lots F&G (see above filing information)

We wish to express our concerns for these proposed changes. This has been revisited many times and a fair and equitable resolution has already been reached. One of our units (#125) has a view the golf course and subsequently the current Auto Mall in the distance. Unfortunately our evening views are marred as a result of the glaring lights from the Auto Mall complex. Trees that were planted to help prevent this have not been maintained and many have died as a result. It is our understanding that the Auto Mall was responsible for maintaining the trees. As well, our complex entrance is directly across the street from the Parcel in question and our welcome to our complex will likely be stark lights, sterile buildings and cars.

We understand that this is private property but the kind of development that they are proposing will directly affect our property values. A better option would be to develop the parcel with businesses complimenting the existing auto mall. Examples could be a casual restaurant or pub, a convenience store, a bank or specialty shops. We believe that these businesses would be permissible under the current zoning. A few years ago the economy would have made this option difficult to be successful, but we believe that it could be very successful now. Tastefully done, this project could be a benefit to everyone involved. The Auto Mall employees could enjoy the benefits of having these types of businesses in walking distance. Because of the close proximity to our condo, we would support businesses of this nature and I am sure that many residents of Superstition Lakes and tourists that come to Mesa would as well.

Thank you for taking the time to hear our concerns,

Pam Davies

Glyn Davies

604 591-5396 or 604 315-7396

RECEIVED

APR 06 2015

City of Mesa Planning

MEMORANDUM

FACTS:

1. On May 21, 2001, the City Council of the City of Mesa, Maricopa County, Arizona, passed and adopted an amendment to the Mesa City Code permitting development of a large auto mall on Test Drive near the Superstition Lakes Community. The City Council, in response to serious concerns and very strong opposition by the Community, provided in its approval, for a "buffer zone", between the prospective auto mall and the Superstition Lakes Community and its citizens.
2. This zone of forbidden development by the automobile dealerships is known as Lots F and G. They are situated directly to the North of our Community and consist of approximately 3.2 acres, and are zoned for C-2 or "limited commercial uses." Stipulation #16 of the May 21, 2001 agreement provides: "Permitted uses of Lots F and G shall be limited to C-2 uses only." This Stipulation constitutes a binding promise by the City of Mesa to the Citizens of the Superstition Lakes Community. The Great Seal of the City is affixed and memorializes the agreement with our community. It contains imperative language "SHALL BE LIMITED" to "C-2 USES ONLY", thereby forbidding any expansion of the auto dealerships on to Lots F and G.
3. The Cardinale Trust, an automobile dealership, seeks to amend Stipulation #16 to provide for C-1 or "general commercial uses", thus allowing for the expansion of their automobile business on to Lots F and G. The existing high powered lighting at the auto mall is already a serious intrusion into the peace and tranquility of our neighborhood. To permit additional high powered lighting, large inventories of unsold vehicles reflecting sunlight during the day and artificial light at night, all within about 500 feet of our homes, is highly objectionable. The inclusion of Stipulation #16 was to forbid a situation which would be created by C-1 usages related to automobile dealerships. It was not to encourage the development of one or more sit-down restaurants, but was specifically tailored to protect the Superstition Lakes Community and its citizens from the steady encroachment of automobile companies ever closer to their homes.
4. The Cardinale Group attempted to have Stipulation #16 removed in 2008. In light of strong Superstition Lakes Community objections, and the reasoning set forth above, the Mesa City Council did not reach a vote.

ISSUE: Will the City of Mesa abide by its solemn covenant of May 21, 2001 restricting usage of Lots F AND G to C-2 uses only and uphold its promise to the Superstition Lakes Community and its citizens?

RECOMMENDATION:

* Articulation of the Community's concerns to the Mesa City Council and Planning and Zoning Board in the strongest possible terms, at their regularly scheduled meetings, when this matter is to be discussed.

* Place before the Mesa City Council and Planning and Zoning Board, a duly presented "Legal Protest" against the removal or amendment of Zoning Stipulation #16.

Amelia A. Peterson 3/30/15

Date: March 29, 2015

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

RECEIVED

APR 06 2015

City of Mesa Planning

Mailing Address:
PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

From: DAVID A. PETERSON
(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 217 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)
Parcel #- 14154668
Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)

OR

To change existing restrictions on Lots F&G (see above filing information)

I wish to express my opposition to any plans for changing the existing usage restrictions on Lots F&G (see above filing information) . All the restrictions for these lots were carefully established to act as a buffer zone between the industrial zoned commercial auto-mall and our adjoining residential community.

Allowing an auto dealership to be built in this area would create significant negative impact on our quality of life and our property values at Superstition Lakes Resort Condominium complex.

Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,

David A. Peterson
(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date: 2/26/15**RECEIVED**

APR 06 2015

City of Mesa Planning

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

Mailing Address:

PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

From: Timothy L. Wright
(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 218 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)
Parcel #- 14154668
Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

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Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,

Timothy L. Wright
(Signature)

2/26/15

Homeowner, Superstition Lakes Resort Condominiums

RECEIVED**MAR 25 2015****City of Mesa Planning**

6535 E. Superstition Springs Blvd
#254 and #102
Mesa, AZ., 85206

Technical Solutions
ATTN: Paul Smith

March 20, 2015

I am writing this letter in response to your letter dated, March 11, 2015. Unfortunately, due to a previous commitment, I will not be in attendance at the Open House scheduled for March 26th at the Franklin South Elementary School. Though, in my opinion, the two week advance notice was a small time frame for many people with busy lives.

My residential property at Superstition Lakes Condos, unit 2S4, will not have a direct correlation to your request for re-zoning. However, my other property, unit 102, will definitely be impacted. My primary concern is the lighting that will be installed. You may not be aware of this but as an original property owner at SSL, I remember when all of the property along Test Drive was dirt. When Cardinale Way Mazda began presenting their plans for the new dealership, they indicated that the lot lighting would be consistent with Earnhardt Nissan and the other dealerships. However, that was NOT what was installed- their lot lights are 3-5 feet taller than the others and project much more illumination and glare. My renters, over the years, have commented about this. Perhaps, this was an oversight; perhaps, there was an intention to misrepresent. Once the lighting was installed, it did not matter. Cardinale Way was not going to adjust...they got what they want "kicking dirt" in the face of the homeowner situated in close proximity to their dealership. In either case, it is unacceptable and no doubt will contribute to a potential devaluation of my property at 102. What is the point of transparency without integrity?

Another point of contention is the property size. When one takes the time to compare this proposed "new, luxury automotive dealership" on the available site, it is significantly smaller than the other five dealerships already located on Test Drive. My fear is that the building size may have to be two stories in height to facilitate a full service automotive dealership with new and used car salesrooms, a car lot, a service department, and whatever else is needed. All of which will create a definite eye sore in comparison to the other spread out dealerships.

AS you can appreciate, I and other condo owners with units at the front of the SSL complex will experience an impact whether it be increased traffic flow or more headache and heartache with illumination and glare. Therefore, I am NOT in favor of this PAD amendment to amend the current zoning stipulations.

Respectfully,



Gregory L. Pfister

Unit 254/102
Superstition Lakes Condos
Mesa, AZ., 85206

cc. Lisa Davis
Planning Division
City of Mesa

Date: March 1, 2015

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

RECEIVED

MAR 2 5 2015

City of Mesa Planning

Mailing Address:
PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

From: Dino Molella
(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # JSB / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)
Parcel #- 14154668
Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)
OR
To change existing restrictions on Lots F&G (see above filing information)

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Allowing an auto dealership to be built in this area would create significant negative impact on our quality of life and our property values at Superstition Lakes Resort Condominium complex.

Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,

Dino Molella
(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date: 3-18-15

TO: City of Mesa
 City Council & Planning and Zoning Board
 55 N. Center St.
 Mesa, AZ 85201

Mailing Address:
 PO Box 1466, Mail Stop 9953
 Mesa, AZ 85211

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APR 06 2015

City of Mesa Planning

From:

Kristen Haworth
 (Your Name - Printed, please)

6432 E. Baseline Rd Ste 101

Address: ~~6535 E. Superstition Springs Blvd.~~ / Unit # / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)
 Parcel #- 14154668
 Address: 6442 E. Test Drive
 Superstition Springs Blvd. and US 60
 Mesa, Arizona 85206

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Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,

[Signature]
 (Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date: _____

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

RECEIVED
MAY 12 2015
City of Mesa Planning

Mailing Address:

PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

From: FRANK SCHWITZER
(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 263 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)
Parcel #- 14154668
Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

Request by Cardinale Automotive Group to re-zone Lots F&G (see above filing information)

OR

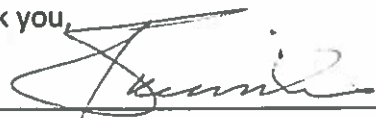
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Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,



(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date: 5-7-15

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

RECEIVED

MAY 12 2015

City of Mesa Planning

Mailing Address:

PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

From: GERALD STORIE
(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 219 / Mesa, AZ 85206

RE: Case Number: PS15-02 (PLN2014-00666)
Parcel #- 14154668
Address: 6442 E. Test Drive
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Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the rezoning request by Cardinale Automotive Group.

Thank you,

Gerald V. Storie
(Signature)

Homeowner, Superstition Lakes Resort Condominiums

Date: May 1, 2015

TO: City of Mesa
City Council & Planning and Zoning Board
55 N. Center St.
Mesa, AZ 85201

Mailing Address:
PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

RECEIVED
MAY 06 2015
City of Mesa Planning

From: Scott + Kim Hess
(Your Name – Printed, please)

Address: 6535 E. Superstition Springs Blvd. / Unit # 247 / Mesa, AZ 85206
(previous owners of #111)

RE: Case Number: PS15-02 (PLN2014-00666)
Parcel #- 14154668
Address: 6442 E. Test Drive
Superstition Springs Blvd. and US 60
Mesa, Arizona 85206

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Please keep your commitment to the homeowners at Superstition Lakes Condos and vote "NO" on the re-zoning request by Cardinale Automotive Group.

Thank you,
Kim Hess Scott Hess

(Signature)

Homeowner, Superstition Lakes Resort Condominiums