

NEIGHBORHOOD COMMERCIAL DEVELOPMENT

406 NORTH VAL VISTA DRIVE NWC Val Vista Drive & University Drive CITIZEN PARTICIPATION REPORT

July 11, 2016

PURPOSE

The purpose of this Citizen Participation Report is to provide initial results of the implementation of the Citizen Participation Plan to inform citizens, property owners, neighborhood associations, and businesses in the vicinity concerning the Applicant's request to the City of Mesa for the following items related to the property located at 406 N Val Vista Drive:

1. Rezoning from Single Residence (RS-9) to Neighborhood Commercial (NC).
2. Special Use Permit (SUP) for a restaurant drive-thru and outdoor seating areas.
3. Development Incentive Permit (DIP) to allow the majority of existing site conditions associated with the existing residence to remain.
4. Site Plan approval.

This report helps demonstrate that those potentially affected by this application have had an adequate opportunity to learn about and comment on the proposed development.

CONTACT

Those coordinating the Citizen Participation activities are listed as follows:

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ACTIONS

A total of 287 notification letters for each of the two neighborhood meetings were mailed to those individuals listed on the contact list (see attached); including all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts within ½-mile of

the property were also be notified (the registered neighborhood contacts list was obtained from the City of Mesa Neighborhood Outreach Division).

NEIGHBORHOOD MEETINGS

On February 11, 2016, an initial neighborhood meeting was held at the Highland Arts Elementary School at 3042 E Adobe Street and a second meeting was held on June 29, 2016 at the Bunker Family Chapel at 3529 E University Drive. These two meetings provided attendees a review of the project, opportunity to ask questions and state concerns, and to discuss changes to the project that had occurred based on comments from the initial meeting. A sign-in list was used at both meetings. Via this report, copies of the sign-in lists and related documents are provided to the City of Mesa Planner assigned to this project.

RESULTS

There are 287 individuals on the contact lists as of the date of this Citizen Participation Report. A total of 28 individuals attended the February 11, 2016 neighborhood meeting and 8 individuals attended the June 29, 2016. Not all who attended signed the sign-in list.

1. SUMMARY OF ISSUES AND COMMENTS FROM FEBRUARY 11, 2016 MEETING

After a brief introduction and description of the proposal, the primary interests expressed by attendees involved the following:

- Concerns about fast food restaurant & drive-thru proposal.
- Concerns about building & landscape setbacks adjacent to existing homes.
- Concerns about potential for late hours of operation with fast food restaurant.
- Concerns about night lighting negatively impacting existing homes.
- Objection to multi-family option as alternative to neighborhood commercial.
- Concerns regarding location of solid waste enclosures near existing homes.
- Concerns about the impact on property values.
- Concerns about fast food restaurant sound problems from drive-thru.
- General support for bakery business.
- Request to replace fast food restaurant with professional office.
- Potential to increase height of existing 6' masonry wall along north property line.
- Questions about property owner's "other" development projects.
- General support for professional office.

2. HOW ISSUES AND COMMENTS FROM THE FEBRUARY 11, 2016 MEETING WERE ADDRESSED:

As noted above, the primary concern and objection raised in this meeting involved the proposed fast food restaurant and associated drive-thru. Noise, lights, late night hours, etc., were all concerns attendees generally had for this part of the proposal. Details of the SUP approval process, locating the drive-thru as close to University as possible, sound mitigation, and other

design solutions were discussed. In the end, there remained a general objection and opposition to the fast food restaurant/drive-thru concept.

The second issue that involved some discussion involved the building/landscape setback along the north property line, adjacent to the existing homes. Specific concerns were expressed that the furthest west building was located too close to the shared property line. While we explained that the minimum City of Mesa building setback would be maintained for this building, they still objected and asked for the owner to consider relocating the building closer to University Drive. Some attendees also expressed concern over the reduction in the landscape setback along the north property line that is being requested with this application. A detailed and thorough presentation was made detailing how the unique narrowness (south to north) of the parcel, the required parking, and minimum building sizes needed to make the project viable created the need to seek a reduction in the standard landscape setback for the NC district. In addition, the existing driveway off Val Vista does not allow for the standard landscape setback.

The majority of other items discussed generally involved clarification of project details and achieving a better understanding of the Rezoning/SUP/DIP processes. A commitment was made to evaluate all issues and comments raised in the meeting with the intent of looking for areas of improvement, compromise, or alternative solutions. This included a commitment to hold a second meeting in an effort to update interested parties on any changes to the proposed site and uses.

3. SUMMARY OF ISSUES AND COMMENTS FROM JUNE 29, 2016 MEETING

After a brief introduction and description of the revised proposal, the primary interests expressed by attendees involved the following:

- Questions about the proposed bakery hours of operation.
- Concern about landscape setbacks adjacent to existing homes.
- Questions about site security during non-business hours.
- Questions about storm water retention.
- General support for the revised site plan and proposed uses.
- General support for bakery business.
- General support for professional office.
- General support for relocation of solid waste enclosures.

4. HOW ISSUES AND COMMENTS FROM THE JUNE 29, 2016 MEETING WERE ADDRESSED

Attendees were informed that the revised proposal involved elimination of the fast food/drive-thru restaurant and relocating the westerly building. The majority of the discussion during the meeting involved answering questions about the new site plan to ensure attendees fully understood the owner's intent. Of the eight individuals in attendance and as reflected in the few communications received, support for the revised site plan, revised elevations, and proposed uses was unanimous. Individuals expressed appreciation for the changes the owner had made. With the exception of one attendee, that was still concerned about the reduction in the north landscape setback, all other questions were answered and prior concerns effectively addressed.

Like the first meeting, comment cards were made available to attendees that wanted to express their interests and/or support in writing. Two comment cards were filled-out and returned to the applicant at the end of the meeting. In addition, 2 emails were sent to the applicant. These exhibits, along with the associated sign-in sheet, are attached to this report.

Attached Exhibits:

- A) List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property.
- B) Notification Map of surrounding property owners.
- C) Notification letter for the neighborhood meeting.
- D) Neighborhood meeting sign-in sheets.
- E) Neighborhood meeting comment cards.
- F) Emails of support.

Schedule:

- Formal Application (P&Z and SUP/DIP) Submittal – December 28, 2015
- Neighborhood Meeting #1 – February 11, 2016
- Re-submittal of Application – June 20, 2016
- Neighborhood Meeting #2 – June 29, 2016
- Submittal of Citizen Participation Report – July 11, 2016
- Planning and Zoning Board Hearing – July 20, 2016 (Anticipated)
- Board of Adjustment Hearing – August 3, 2016 (Anticipated) (Alt. Date: Sept. 7, 2016)
- City Council Introduction – August 22, 2016 (Anticipated)
- City Council Final Action – August 29, 2016 (Anticipated)