

Villa Rialto II
NEC Baseline Road and 78th Street
Citizen Participation Report
June 30, 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 concerning the Applicant's request for the following:

1. To rezone the site from Office Commercial (OC) and RS-6 to Residential Multiple Dwelling District 3 (RM-3) with a PAD Overlay.

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

CONTACT

Those coordinating the Citizen Participation activities are listed as follows:

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CORRESPONDENCE

A total of 706 notification letters regarding the neighborhood meeting 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 1-mile of the property were also be notified (the registered neighborhood contacts list was obtained from the City of Mesa Neighborhood Outreach Division). A copy of the notification letter for the neighborhood meeting is included with this Citizen Participation Report. These mailings included a site plan of the project.

NEIGHBORHOOD MEETING

On 06/15/2016, a neighborhood meeting was held at the Superstitions Springs Elementary School located at 7125 E Monterey Avenue, from 6:00 to 7:00 PM. The meeting provided attendees an introduction to the project and an opportunity to ask questions and state concerns. A sign-in list was used (see attached). Via this report, copies of the sign-in list and related documents are provided to the City of Mesa Planner assigned to this project.

RESULTS

There are 706 persons/entities on the contact list as of the date of this Citizen Participation Report. A total of 12 individuals attended the neighborhood meeting, including the developer. Not all who attended signed the sign-in list.

1. COMMUNICATIONS

Prior to the neighborhood meeting, several seasonal residents of the area, that received a letters of notification, contacted the applicant with questions regarding the project. Generally, they wanted to understand better what type of development was proposed. In every case, once they understood that this proposal was substantially a second phase of the Villa Rialto condominium project directly across 78th Street from this project, they expressed their support. The Applicant also received a call from Beth Coons, who represents the Farnsworth family and their interest in Sunland Village, which is directly to the south, across Baseline Road. Mrs. Coons also inquired about the project, and expressed her support upon learning more about it.

2. SUMMARY OF QUESTIONS AND CONCERNS FROM JUNE 15 NEIGHBORHOOD MEETING

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

- Number of condo units proposed?
- What will the condo buildings look like (i.e. elevations)?
- Landscaping proposed?
- Site access, gated, private road, etc?
- Anticipated traffic volume?
- Impact on church property adjacent to the east?
- Is this going to be an age-restricted development?
- Access to amenities (i.e. pool)?
- Is Baseline Road being widened?
- Is federal funding involved?

- Why not an office building or other retail/commercial use?
- Anticipated selling price range for the proposed condo units?

2. HOW QUESTIONS AND CONCERNS WERE ADDRESSED:

Interests expressed by attendees regarding the proposed developments character and style (i.e. elevations, landscaping, amenities, etc) were effectively addressed with large presentation documents and the explanation that this proposal was substantially a second, smaller phase of the Villa Rialto condominium project directly across 78th Street. Several current residents of the existing Villa Rialto development attended the neighborhood meeting and added their positive descriptions regarding the developer and their community.

Regarding the possible widening of Baseline Road in conjunction with this project, it was explained to attendees that the small size of this project did not create sufficient demand to justify constructing new street improvements at this time. However, it was explained that the ultimate right-of-way would be dedicated to facilitate a City of Mesa capital improvement project at some point in the future.

The question regarding federal funding and age restriction were posed by a single attendee and quickly resolved when the developer clarified that no federal funding would be sought nor age restrictions employed for this proposed development.

Interest expressed by two attendees regarding why the developer was not pursuing an office building or other retail/commercial use for this site was effectively addressed by a discussion on the high vacancy rate for existing office/retail/commercial in this area and how the site has remained vacant for many years with the existing Office Commercial (OC) zoning designation.

A discussion occurred regarding the ability of residents of Villa Rialto and future residents of Villa Rialto II having access to the separate amenities on each site. The developer clarified that each site is a separate development, with a separate HOA. No provisions to share amenities between either development have been made - nor will they be. Only residents of Villa Rialto and their guests will have access to amenities in their existing amenities and the same will be in effect for the future residents of Villa Rialto II.

While anticipated selling prices for the proposed condos has not been established, the developer informed the attendees that he anticipated that Villa Rialto II condo units will sell for approximately 10% to 20% more than the current market price for condo units in Villa Rialto.

Comment cards were made available to attendees that wanted to express their interests and/or support in writing. Of the 12 attendees, 6 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 after the meeting. Of the comment cards and emails, all but one expressed complete support for the proposed development. The one dissent involved a concern about density and a desire to have a retail or office use on the site.

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:

Pre-Application Submittal - April 21, 2016

Pre-Submittal Conference - May 9, 2016

Neighborhood Meeting - June 15, 2016

Formal Application - May 31, 2016

Follow-Up Submittal - July 5, 2016

Planning and Zoning Board Hearing - August 17, 2016

City Council Introduction- tba

City Council Final Action- tba