

May 29, 2016

Planning Division
City of Mesa
55 N. Center St.
Mesa, AZ 85211

RE: Sunland Springs Village- Desert Trails Condominiums, 3117 S. Signal Butte Rd.

Dear Staff,

Please accept this narrative for a proposed condominium project for Sunland Springs Village located at 3117 South Signal Butte Road, in Mesa.

The proposed project consists of 36 single story buildings, approximately 120 units total. The project site is located on South Signal Butte Road, between Guadalupe and Elliot Roads, to the immediate North of the existing SRP easement and City of Mesa substation, and south of the Sunland Springs Village softball field.

The current site plan includes a varied mix of +/- 1100sf and +/- 1400sf two bedroom units, in duplex and four-plex configurations. All buildings shall be single story and blend with the existing single family homes in form and style in Sunland Springs Village. Amenities of this development include all recreation areas, golf courses, open spaces, etc., that exist at Sunland Springs Village.

The intent of this new development is to further extend the look and feel of existing development (building forms, configuration, and density) at Springs Village, which allows seamless integration into the overall community.

We appreciate your review and feedback of this proposed project. Please feel free to contact me with any questions at 480-797-7548.

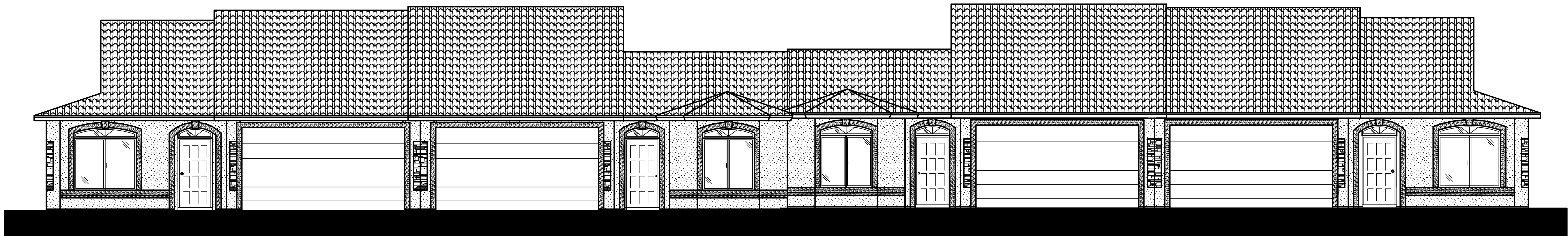
Sincerely,

Tim Nielsen



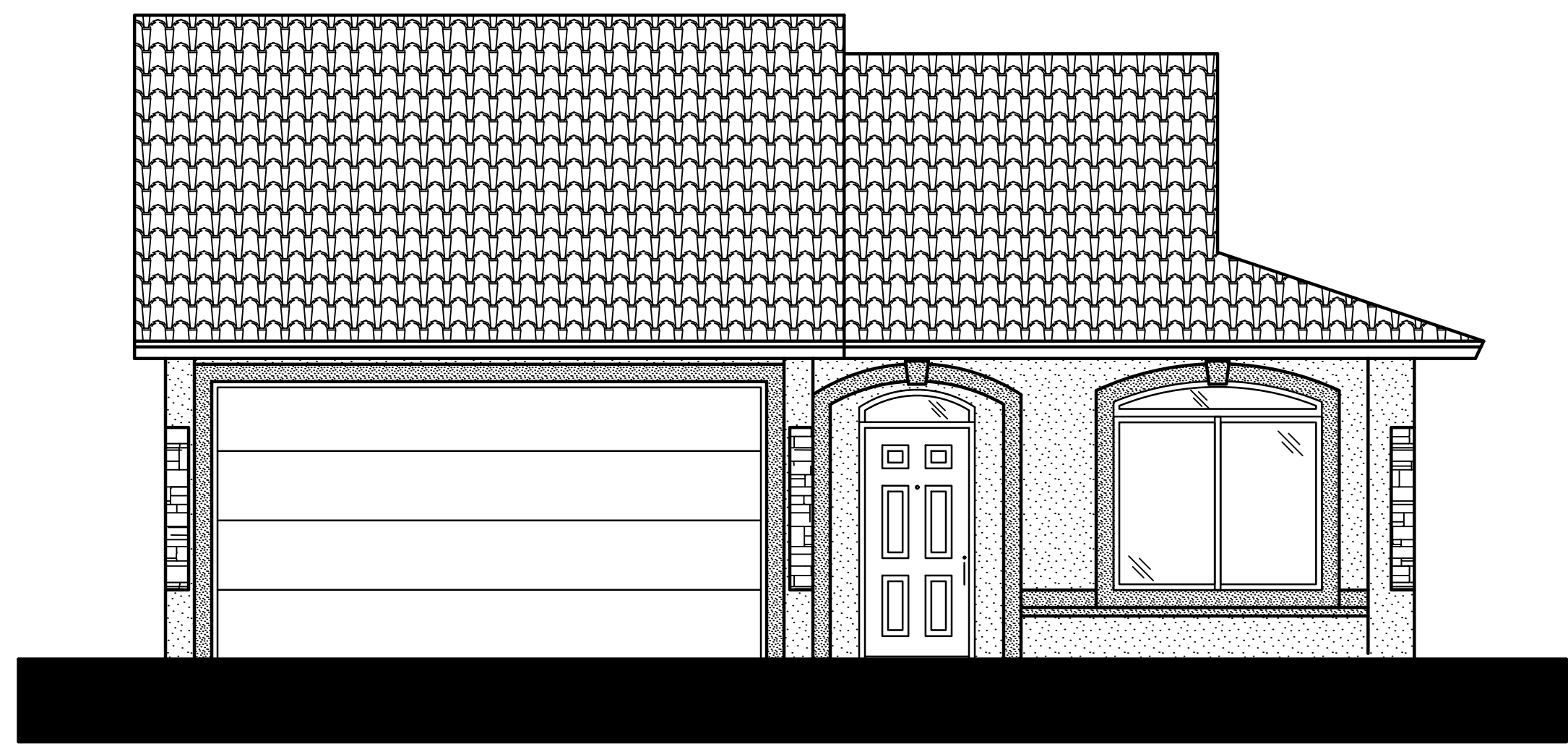
PROPOSED ELEVATION- 1100 4-PLEX

Scale: 3/16" = 1'-0"



PROPOSED ELEVATION- 1400 / 1100 4-PLEX

Scale: 3/16" = 1'-0"



PROPOSED ELEVATION- 1400 MODEL

Scale: 1/4" = 1'-0"



PROPOSED ELEVATION- 1100 MODEL

Scale: 1/4" = 1'-0"

ELEVATIONS

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Citizen Participation Report For SSV- Desert Trails Condominiums Case # PLN2015-00306

Date of Report: July 1, 2016

Overview: This report provides results of the implementation of the Citizen Participation Plan for **Sunland Springs Village's Desert Trails Condominiums**. This site is located at **3117 South Signal Butte Road, south of the southeast corner of Signal Butte Rd. and Guadalupe** and is an application for a Re-zoning, and Site Plan Review. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets, and other materials, generated or received to this point, are attached.

Contact:

Tim Nielsen
2351 S. Signal Butte Rd.
Mesa, Arizona 85209
(480) 797-7548; (480) 986-0133 (FAX)
Email: trn.arch@gmail.com

Neighborhood Meeting: The following are Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal [comments, sign in lists and other feedback are attached];

1. **6/28/16 – Sunland Springs Village Auditorium (in this project's same subdivision)**, 2233 S Springwood Blvd, Mesa, AZ 85209, 6:30 P.M. to 8:00 P.M. – 81 citizens in attendance

Correspondence and Notification:

1. **6/7/16 – 6/13/16-** Letters mailed to 1000' contact list (291), including homes, apartments, HOAs, schools, and Registered Neighborhood Associations (see attached list and example of materials mailed)
2. **6/16/16-** Posting of Neighborhood Meeting on HOA website.
3. As of **7/1/16** no phone calls, and a few emails have been received from neighbors. Emails have pertained to the naming of the project to clarify 'rental' status of a portion of the project.

Results:

There are +/- 320 contacts on the contact list as of the date of this Citizen Participation Report (see attached)

- **Summary of citizen's concerns, issues and problems as well as, how they have been addressed:**
 - Included in the attached meeting minutes.
- **Concerns, issues and problems not addressed and why:**
 - Applicant believes that there are no remaining concerns with this project which have not been addressed at this time.

Name	Address
EMILYCHERIE NEUMULLER	11309 E PASADA AVE
Arlyce Nelson	11519 E Nido
Joyce McCullough	3001 S Willow Wood
Mel Hayett	3001 S Willow Wood
Angie Reiter	11544 E Linden Ave
Kathy & Joe Zollner	2815 Wattwood
Nancy Bradshaw	11310 E Laguna Azul Cir.
Floyd & Nancy Bailey	11151 E. Onza Ave
Virginia Lebsme	11056 E. Nichol Ave.
Bob & Betty Wolf	11302 E. Medina Ave
Richard & Ness	11038 E NORZANJA

Name	Address
JUNE & DON MIZE	10854 E. Porto bello Ave x
DARRELL & MARLENE PLACKO	10905 E. KIVA AVE.
Wayne & Maxine Schmidt	2754 S. Willow Wood
Margie & Gene Deloney	11050 E. Nell Ave,
TOM & LINDSAY COFFIELD	11102 E Pampa Ave x
DON ORR	11057 E MONTG.
BEV ZANBOROWSKI	11354 E. MILAGRO AVE
Al Russell	10857 E. ORO AVE x
Mark & Cheryl Friesen	11063 E. Monte Avn
Joyce Mitchell	10945 E. ORO AV x
Sam & Sue Jenkins	2154 S Willow Wood Circle
MARSHALL & KAREN GOSHELF	2761 S COPPERWOOD
Nancy Patterson	11360 E Keats #52
Dale & Martha Hawkins	11250 E Kilaroa Ave #290
Bob & Diana Grubb	2757 S. Copperwood

[illegible]

[illegible]

MEETING SIGN-IN SHEET

Project: SSV Desert Trails & Springs Condos Meeting Date: Tuesday, June 28, 2016

Name	Address
Bob & Toni Shields	2108 OLIVWOOD
DICK & KAREN PAULIN	2662 S SPRINGWOOD BLVD 451
Judy BENNETT	2938 S. WILLOW WOOD
Jean Frost	10865 E. KIVA AVE
JOHN & BEVERLY CALDWELL	2945 S. WILLOW WOOD
Keith Meyer	2662 S. Springwood Blvd. # 402
JANE HARREL	2663 S. Springwood Blvd. #302
Cheryl Adams	11355 E. Milagro Ave.
Lerald Shelson	11519 E. NIDO AVE
Mick & Sharon Hamling	11014 E monte Ave
John & Anne Baker	2101 S Yellow wood # 83
Al & Marti Voss	11517 E. Lindner Ave
Rodger & Rose Brundage	2747 S. Copperwood
ARNE ALBERTU	10960 E. monte AVE # 116 85209

Neighborhood Meeting
Proposed Sunland Springs Village (SSV) Desert Trails Condos & Springs Condos
Tuesday, June 28, 2016 6:30 p.m. – 7:15 p.m.
SSV Auditorium

Presentation by Craig Ahlstrom, President & CEO of Farnsworth Development Company:

- Official Neighborhood meeting required as part of the City Planning process. We need to turn in sign-in sheets and meeting minutes to zoning
- We are currently in the zoning process and have made a preliminary request with drawing to the City
- State Statutes require that notices of the zoning process and meetings are sent to homeowners within 1000 feet of the proposed project. We will however keep information updated on the community website and send emails when information is updated on the website. The information from tonights meeting will be available tomorrow on the SSV website
- The Zoning hearing is scheduled for August 17th at 4pm. They will review plans and allow the public to provide comments/concerns on the project. You can also view the proceedings on TV on local channel 11
- If we receive a positive recommendation then the plans will move to the City Council for final approval
- We will have to submit construction drawings to the Building Safety Department for review of buildings and infrastructure to determine if we have adequate drainage, setbacks, sidewalks, etc... to meet City codes
- Reminded homeowners of meeting in August 2015 when they proposed building apartments. Advised the homeowners that after hearing the neighborhood feedback revisions were made; approximately 95% of all suggestions were incorporated into the new project
- We presented our initial preliminary plans for the condos in an unofficial neighborhood meeting held March 2016. Since this meeting there have been a few small changes but the project is nearly the same as the information presented in March
- We realize that homeowners have concerns about when the Planning & Zoning meetings would be held, but we were unable to wait until more residents were in town. With electronic communications we did not see the need to wait. The City determines the dates for Planning & Zoning and we had to work within that schedule

- Original master plan was developed for ±3,000 units, even with the Condos the subdivision will be less than 3000 units when totally completed.
- Unit 9 is currently under construction working on underground utilities
- The SE corner of the subdivision is being called Unit 10 and will be 71 single-family homes. This plat is into the city and we will begin breaking ground later this summer. We intend to have lots available for sale in the 2016-2017 sale season. This is down from 120 multi-family units we were initially planning
- At the SW corner we proposed building 180 apartments but after hearing your concerns for density we made changes to address your concerns. We understand there are still concerns regarding the pressures on community amenities but this will likely not change during the busy months of Feb-Mar.
- The current project is for approximately 120 condo units. The unit numbers are estimates and may change during the Planning & Review process
- The Springs Condos will be approximately 86 units and the Desert Trails Condos will be approximately 34 units.
- Main entrance/exit to the Condos will be on Signal Butte with a gated entrance. Only those that live there will have gate access. There will also be a back exit (not gated) into the SSV community.
- All age restrictions will still apply to the new condos. All owners will pay HOA dues to SSV.
- The Springs Condos will be similar to the current townhome and garden condos in SSV, they will be single story with 2 car garages. There will be a sub-association to the Master HOA (same as the other condos and townhomes). This sub-association will be turned over to the homeowners when the project is complete.
- Desert Trails Condos will be the southernmost units of this section. They too will have similar look to the current townhome and garden condos in SSV; they will be single story with 2 car garages. They will be in the sub-association of the HOA for their condos. These units will be owned by the Farnsworth Family as Springs Realty rental condos. We have had a positive experience with other senior living rentals and see condominiums as a more appealing option than apartment rentals.
- Both condo sections will have same HOA restrictions and will have to adhere to the SSV CC&R's as well as their sub-association restrictions.
- Both condos will pay full HOA dues, they will access to the community amenities/facilities.

Open Floor Q&A

Are the Condo owners under the same CC&R's?

They will be under the same Master CC&R's and sub-association CC&R's. The condos will be compatible with the current community

Willowood and Wattlewood residents cannot exit their gate but they can go through our streets? Why can't we have the same privilege?

The condos will have private streets, not city streets, this means residents of the condos are responsible for the street maintenance. All other streets in SSV are public streets so access cannot be restricted.

Will the residents have the same initiation fee and deposit to the Master Association?

Yes. The owners will pay the same deposit and yearly fees. They will also have the same transfer fees if they sell their home.

Will you be installing a screen behind left field of the softball field?

Yes there will be some type of screening probably around 15-20 feet high. This is only preliminary and no official plans have been determined. Engineer studies will be conducted to determine the net poles before the exact height and specifications can be determined.

Is there concerns about condo tenants coming and going, such as short term rentals?

As a property management company we prefer 1 year leases. The CC&R's have a minimum 1 month lease term, this is not preferable but allowed. The typical rental period is around 3-6 months or 1 year.

What's going to be built on Willowood next to the Condo project?

9 new single-family homes.

The current walls behind the 1400 model homes are only 8 feet high, are you planning to raise the walls to 9 feet?

There are no specific plans to heighten the walls. We can reassess this as earthwork is completed and we determine the actual height. The general rule is only a 6 foot high wall but this can vary based on grading and slope.

Do you know what rent prices will be?

Not sure yet, it is too far out to decide. It will be similar to other rentals in SSV.

Will there be a wall around the new Condo project?

Yes, it might only be 3 feet with wrought iron on top but is not finalized. There were trees planted 15 years ago to act as screening to SRP terminal

Is there a park behind the new condo project?

This is a planned City park called Discovery Park, but it is not yet started.

Can we comment to the City Planning & Zoning Board before the hearing in August?

Yes, a letter will go out to those within the 1000 feet requirement, this letter will include the Planners contact information and you can reach out to him/her before the meeting. We will also send communications via email and the website with this information.

What are the setbacks between the current homes and the new project?

The City standard is 15 feet from the back property line. Design and Engineering may alter this to more than 15 feet.

Will the units be furnished or unfurnished?

Undecided, possibly some of both, market conditions will dictate if we offer furnished rentals.

Do you have an estimate when construction will start?

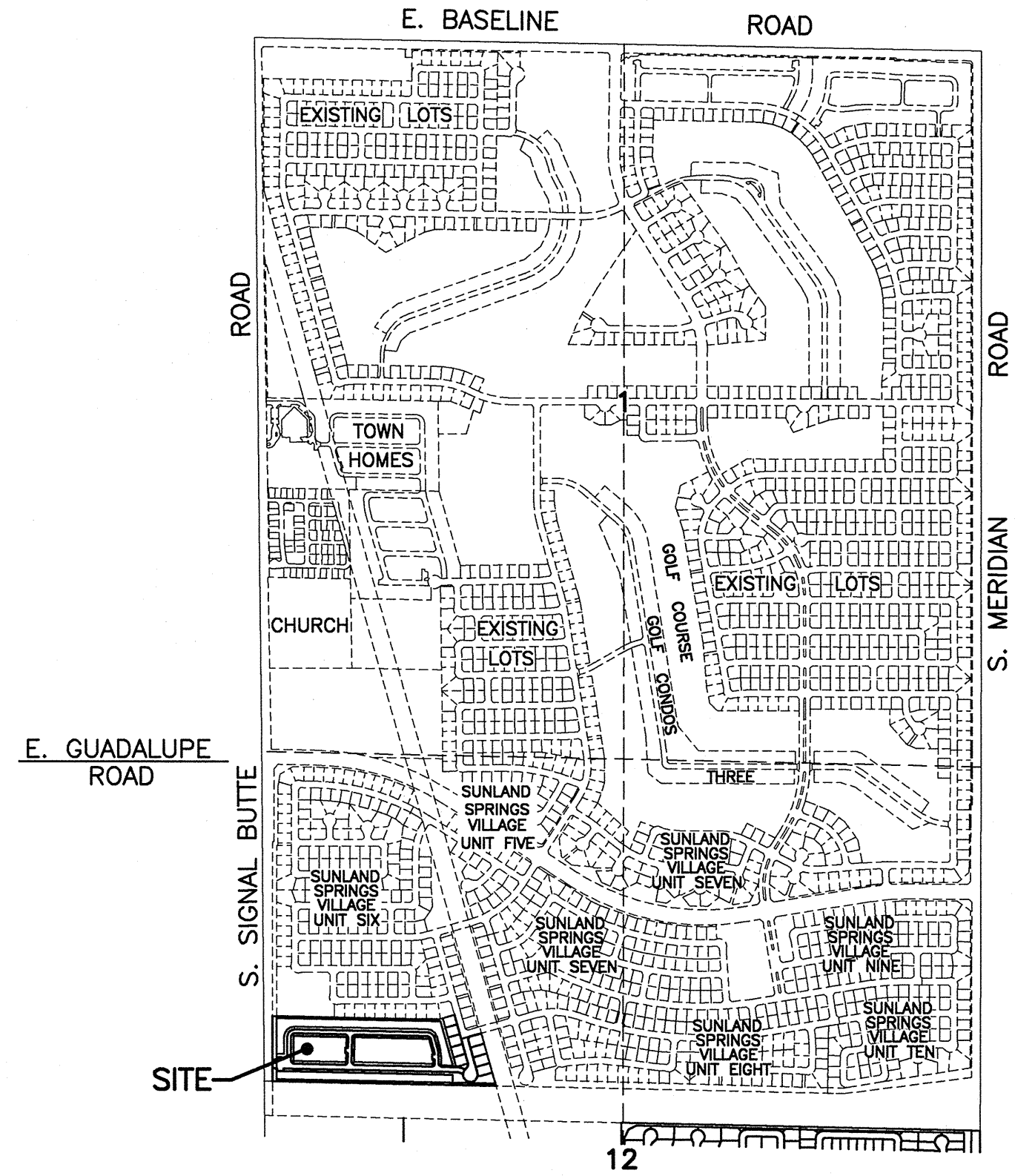
2017 – possibly breaking ground at the end of quarter 1. This will be determined on how we get through the City and Engineering design process. We would like to have available sales at the end of this year if all goes smoothly.

Are the only Senior homes and rentals?

Yes this is only a senior community. We are committed to maintaining this as the best Senior living community.

Does Sunland Village East have rentals?

Not in density but throughout the community. Sunland Village and Dreamland have rentals.



VICINITY MAP

NOTES

TOTAL GROSS ACRES: 16.8584 AC.
TOTAL CONDOMINIUM UNITS: 120
TOTAL SINGLE FAMILY LOTS: 9
EXISTING ZONING: RS-6
PROPOSED ZONING: RM-2
DWELLING UNITS PER ACRE: 7.7

UTILITIES

WATER SERVICE BY THE CITY OF MESA.
SEWER SERVICE BY THE CITY OF MESA.
REFUSE SERVICE BY THE CITY OF MESA.
GAS SERVICE BY SOUTHWEST GAS COMPANY
ELECTRIC SERVICE BY SALT RIVER PROJECT.
TELEPHONE SERVICE BY U.S. WEST COMMUNICATIONS.
CABLE SERVICE BY COX CABLE COMPANY.

LEGEND

- INDICATES A CORNER OF THIS PROPERTY.
- P.U.F.E. INDICATES A PUBLIC UTILITY AND FACILITIES EASEMENT.
- INDICATES THE DIRECTION OF FLOW.
- INDICATES SEWER MANHOLE.
- INDICATES WATER VALVE.
- INDICATES FIRE HYDRANT.

BENCH MARK

BRASS TAG ON THE TOP OF CURB AT THE SOUTHEAST CORNER
IN THE INTERSECTION OF E. BASELINE ROAD AND SIGNAL BUTTE
ROAD.
ELEVATION: 1511.98 (C.O.M. DATUM)
(ADD 0.24' TO C.O.M. DATUM TO EQUAL THUS SET OF PLANS DATUM)

LEGAL DESCRIPTION

A PORTION OF THE NW 1/4 QUARTER OF SECTION 12,
T.1S., R.7E., G & S.R.B. & M. MARICOPA COUNTY, ARIZONA.

PROJECT NARRATIVE

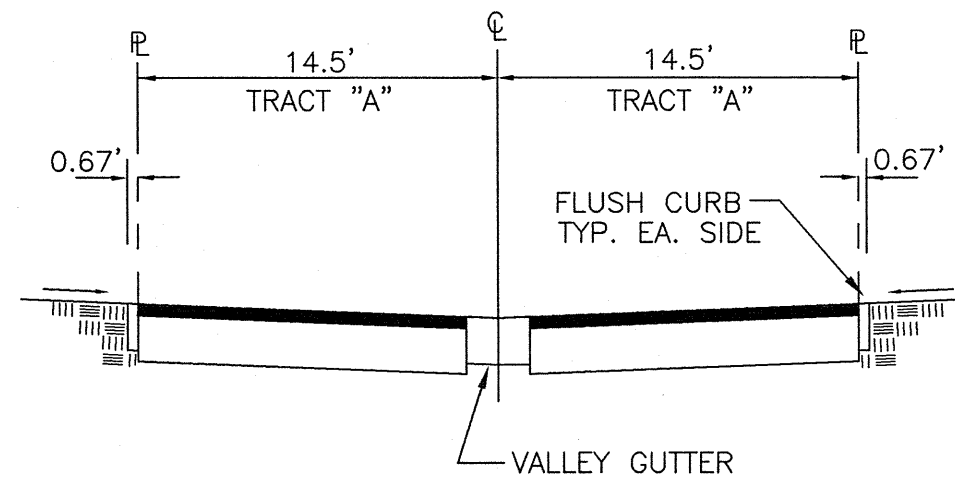
RE-ZONE OF EXISTING RS-6 TO RM-2, (PAD) ZONE TO
ALLOW FOR THE DEVELOPMENT OF A +/- 120 UNIT
CONDOMINIUM AND 9 SINGLE FAMILY LOT PROJECT.

DEVELOPER

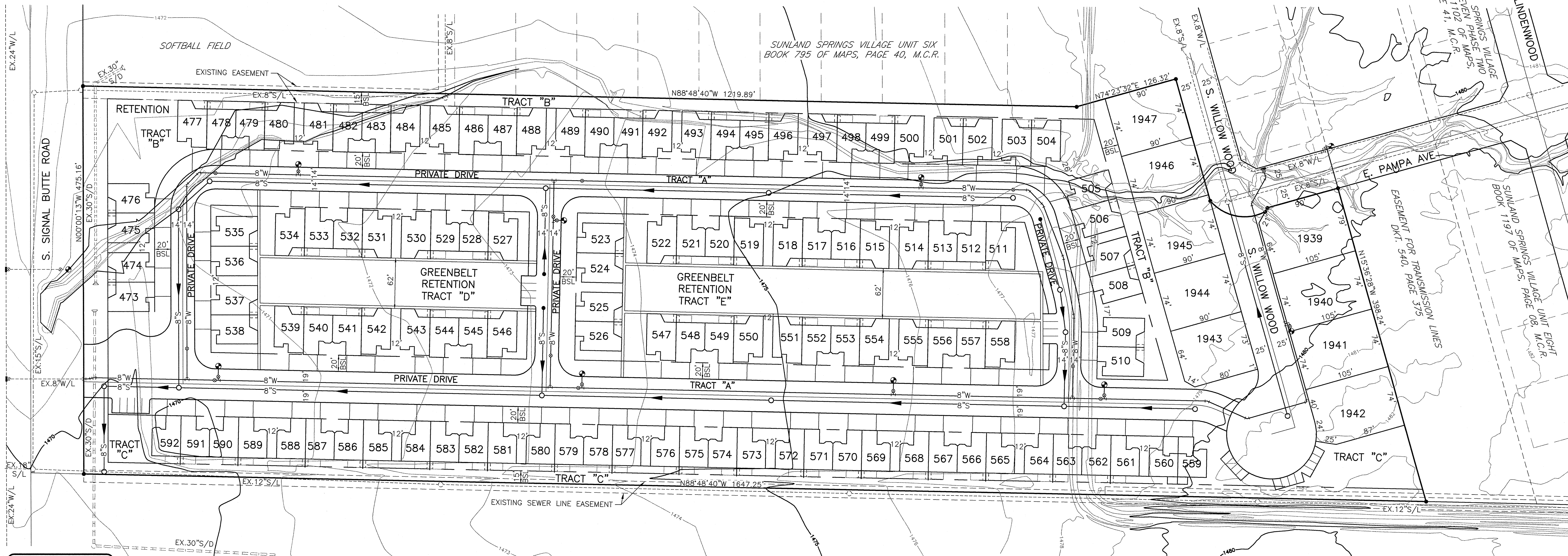
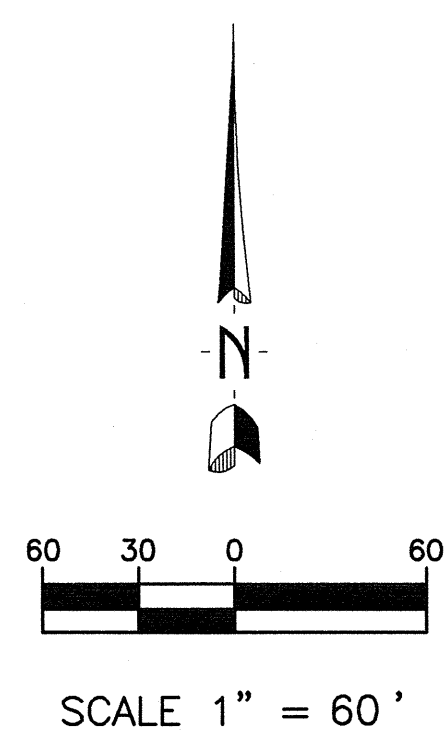
FARNSWORTH DEVELOPMENT COMPANY
2233 S. SPRINGWOOD BLVD.
MESA, ARIZONA 85209
PHONE: (480) 304-8626
ATTN: CRAIG AHLSTROM

ENGINEER

CLOUSE ENGINEERING INC.
1642 E. ORANGEWOOD AVENUE
PHOENIX, AZ. 85020
PHONE: (602) 395-9300
FAX: (602) 395-9310
CONTACT: JEFF GILES

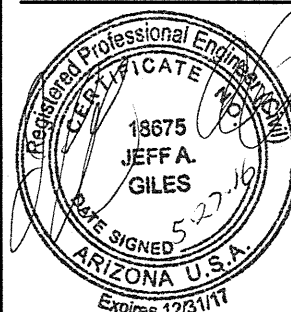


TYPICAL PRIVATE DRIVE



CLOUSE ENGINEERING, INC., SHALL NOT BE LIABLE FOR
ANY PORTION OF WORK NOT CONFORMING TO APPROVED EXISTING SEWER LINE EASEMENT
PLANS SHOULD THEIR STAKES BE FOUND MISSING OR
DISTURBED.

PRELIMINARY PLAT SUNLAND SPRING VILLAGE DESERT TRAILS



Revised

Date
05-26-16
As-Built
Job No.
150707