

**SUMMARY
OF
FOLLOW-UP CITIZEN PARTICIPATION MEETING FOR WARNER ENCLAVE**

A follow-up meeting was held at 6:30 p.m. on January 30th, 2017 at Mesa Fire Station #217. During the initial Citizen Participation Meeting on January 17th, there appeared to be some significant misinformation and confusion regarding the proposed development. The owner felt that it would be productive to schedule a follow-up meeting to resolve any misunderstandings, and to provide further information regarding the proposed housing product. The owner had a real estate agent, civil engineer and potential joint venture home builder present to answer any questions from the vicinity property owners.

There were 221 letters mailed to property owners with an invitation to the follow-up Citizen's Participation meeting. 18 people attended the meeting, with 16 of them signing an attendance sheet (attached). Two people in attendance were asked, but declined to sign the attendance sheet. A total of 13 properties were represented (see attached map), with none of the immediately adjacent owners present.

The neighbors expressed the following interests:

- A number of the property owners were wanting the site to be developed as commercial. Somewhat less than a third of those present expressed that desire, as opposed to nearly all of them in the previous meeting.

It was stated by a couple of owners that they did not have a gas station nearby or other convenience facilities. They felt that there was not enough commercial in their immediate vicinity.

The owner responded that there is not enough traffic for a commercial use at this location. It is effectively at the end of any traffic circulation and that no commercial use would be able to financially survive this location at this time, or in the foreseeable future.

- They were interested in the size of the proposed homes.

Some live in homes in excess of 3,000 square feet. They were concerned that the proposed homes would be smaller.

The owner responded that the smallest home would be nearly 2,000 square feet, and that the largest would be approximately 2,500 square feet.

- They expressed concern about the price of the proposed homes.

Initially, they had been told that the project was low-income Section 8 housing. That was part of the misinformation that was present at the initial meeting. The owner assured the residents that this was not the case.

The owner could not precisely quote pricing at this time. Although somewhat premature, it was felt that they would be in the \$275,000.00 to \$300,000.00 range. The potential joint venture home builder explained that the base price of the smallest home would be in the \$275,000.00 range, but that typically, the buyers add approximately \$30,000.00 to \$40,000.00 of upgrades.

- They were concerned about their property values being decreased.

Several residents expressed concern that their home value would be adversely impacted.

The real estate agent advised them that new construction almost always boosts adjacent existing home values. The potential joint venture homebuilder reinforced that position.

- They were interested in the quality of the proposed homes.

The potential joint venture brought colored elevations to the meeting and explained the high quality of their homes. He invited the residents to visit his other developments and provided the names & addresses of which ones would be equivalent.

- They asked about the setbacks of the proposed homes and overall density of the project.

There was some concern expressed about the interior 5 foot side setbacks and overall density of the project.

The owner explained that the density was necessary due to the size of the site, and it being at the intersection of two major arterials. He explained cost factors to the residents.

The meeting adjourned at approximately 8:00 p.m., at which time only 8 neighbors remained.

Warner Enclave
Citizens Participation Meeting
January 30, 2017
6:30 p.m.
Mesa Fire Station #217

Name	Address	Email	Phone #
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Phenelewy	11461 E ROSCOE AVE		
Carma Livdy	11503 E ROSCOE AVE		
Jyl Simmons	4343 S. ADARLE		928-537-7574
Randy Simmons	" "		" "
Justin Simmons	11540 E Rutledge Ave		
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MARK McAvoy	11408 E RAMONA AVE	mcmavoy@gmail.com	
Laurie Rainol	11501 E Sonrisa Ave		
Tawnya Holland	11504 E. Rutledge Ave	tmh35@cox.net	
Jim Holland	11504 E. Rutledge Ave		



CITIZEN MEETING MAP

