

PROJECT NARRATIVE:


FOR CITY OF MESA
REZONING OF LOT M-14, INVERNESS COMMONS, UNIT II
FROM RM-3 TO LC (LIMITED COMMERCIAL)

We would like to submit the conceptual site plan to The City of Mesa for consideration to rezone the above-named parcel from RM-3 to LC. The parcel is 1.9 acres and as such is ill-suited for multi-family development. By rezoning to LC, the property would then be able to be developed for those approved commercial uses which would generate sales tax revenues, increased property taxes, and other miscellaneous benefits for the City of Mesa.

The conceptual site plan envisions a commercial building of approx. 7400 sq ft. that can be utilized for retail, restaurant, etc. and will be consistent with the other commercial development in the immediate area and will also provide a secondary traffic access to Inverness Avenue.

Thank you for your consideration,

Owner, Sevilla LLC
By Gunvant Patel, Managing member

 date 8/4/17



LANDSCAPE SITE PLAN

SCALE : 1"=20'-0"

PRELIMINARY NOT FOR CONSTRUCTION

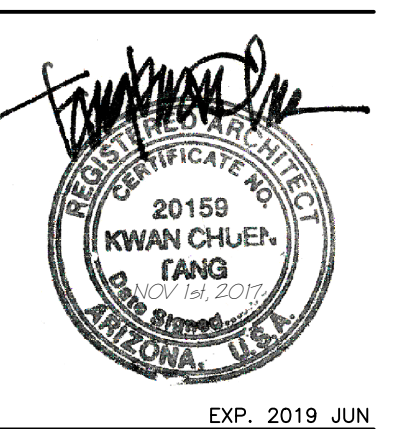
2017004
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This drawing is an instrument of service, and shall remain the property of the architect. This drawing shall not be reproduced or used for any purpose, in whole or in part, without the written consent of the architect.

sheet title:
REZONING SITE PLAN

project:
REZONING TO LOT M14
AN HD MANAGEMENT DEVELOPMENT

date: 2017MAR20
job no.: 2017004
revision:



2017004
RZ11

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CITIZEN PARTICIPATION PLAN FOR REZONE
LOT M-14 INVERNESS COMMONS UNIT II

Date: September 25, 2017

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, Schools and businesses in the vicinity of the site of an application for the rezoning of Lot M-14 Inverness commons Unit II. This site is located at 5255 E Inverness Ave north of Baseline Road and east of Higley Road and is an application for the rezoning of 1.9 acres from RM-3 DMP-Multiple Residence District to LC-Limited Commercial. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

John Schoenauer

123 E Baseline Rd Suite D207

Tempe AZ 85283

(480) 229-9726

email: Jschoenauer@hdmgmt.net

Pre-application meeting: The pre-application meeting with the City of Mesa planning staff was held on September 5, 2017. Staff reviewed the application and recommended that adjacent residents, Mesa School District and nearby registered neighborhoods be contacted.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts on the development that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including
 - all registered neighborhood associations within one mile of the project
 - Homeowners associations within one-half mile of the project.
 - Interested neighbors- focused on 1000 feet from site, but may include more.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, contact information and notification of a neighborhood meeting to be held on November 15, 2017 at the Hampton Inn 1825 N Higley Road, Gilbert AZ 85234.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.

(all materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa)

Schedule:

Pre-submittal meeting: September 5, 2017

Neighborhood meeting letter mailed out: October 27, 2017

Neighborhood meeting: November 15, 2017

Submittal of legal Notification materials: November 30, 2017

Submittal of Citizen Participation Report: December 5, 2017

Planning and Zoning Board Hearing : December 20, 2017

**CITIZEN PARTICIPATION REPORT
FOR REZONING
CASE NUMBER ZON17-00309**

Date of report: December 4, 2017

Overview: This report provides results of the implementation of the Citizen Participation Plan for the rezoning of Lot M-14 Inverness commons Unit II. This site is located at 5255 E Inverness Ave north of Baseline Road and east of Higley Road and is an application for the rezoning of 1.9 acres from RM-3 DMP-Multiple Residence District to LC-Limited Commercial. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed rezoning.

Contact:

John Schoenauer c/o HD Management
123 E Baseline Rd suite D207
Tempe Arizona 85253
(480) 229-9726
email: jschoenauer@hdmgmt.net

Neighborhood meetings:

A neighborhood meeting was held on November 15, 2017 from 5pm- 7pm in the meeting room at the Hampton Inn, 1825 N Higley Rd Gilbert 85234. (notification letter and list attached)

Notification Letter sent 10/26/2017

Results: no one came to the meeting.

1. Summary of concerns NONE
2. How concerns were addressed N/A