

Recker + Thomas
Villas at Red Mountain
Neighborhood Meeting Minutes

Red Mountain Ranch Elementary School
Multi-Purpose Room
6650 E Rafterriver St
Mesa, AZ 85215

January 11, at 6:30 pm

Meeting began at 6:34 pm

Mr. Lake made introductions.

Mr. Lake then made a presentation regarding the project and some of the following key points:

- ❖ Follow up meeting to last one held several months ago
- ❖ History of zoning requests on property includes commercial retail request and significant neighborhood opposition to use
- ❖ Formal submittals of residential use, similar to surrounding Red Mtn Ranch homes and lot sizes, has been reviewed by the City
 - Item is scheduled for Planning Commission meeting next week
 - City prefers commercial land use and does not support request to residential
- ❖ Through the process over 200 petitions of support have been obtained from some of you and your neighbors
 - Site not ideal for commercial because of such limited trade area and traffic
 - Commercial services are already available within less than three miles from the site
- ❖ Desire is to maintain residential character/uses to the north of the freeway and encourage the development of commercial at the Longbow Park, south of the freeway.

Questions, Answers and Comments were taken. (See table below)

Meeting concluded at 7: 14 pm

Public Comment	Applicant Response
<i>What is the property currently zoned?</i>	It is RS-90.
<i>So that's already a residential zone? I don't understand how [the property] would be required to be commercial then?</i>	Yes RS-90 is a residentially zoned property that was given to many properties back when it had County zoning. Zoning is the actual law in place on what rights the property owner has to develop the property. The General Plan is a vision of future development, but isn't the law or have the development rights tied to the plan. This property is General Planned with the

	City as Mixed Use District—or Commercial. The current zoning is essentially 2-acre lot size residential, and we're requesting lots just less than 6,000 square feet.
<i>So the decision of going to a different type of zoning will depend on what we say?</i>	Councilmembers often listen to their constituents on these matters.
<i>Do you think [the City] is motivated for more commercial for more tax generation purposes?</i>	Probably, but there are better locations and ones that won't cannibalize the existing and developing commercial properties in the area.
<i>How are they [this location] going to compete with Sprouts? There's still a lot of undeveloped property there!</i>	We agree, and additional commercial properties will only further cannibalize the limited market in the area.
<i>Where are these people going to be coming from to shop there?</i>	The trade area really would only possibly be from the east. It is better to funnel and support the existing and developing commercial properties at Longbow Park.
<i>What's more likely to improve property values? Would commercial uses cause an increase or a decrease in property values?</i>	Commercial would change the character of the area and bring more traffic to that corner. There tends to be a natural divide though with the freeway—that to the north is residential and to the south is a good location for Commercial (e.g. Longbow Park and Sprouts)