

DESTINATION @ Gateway

Williams Field between 222nd and Meridian

Citizen Participation Plan

August 22, 2017

Purpose

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform residents and property owners, neighborhood associations concerning the following development requests:

1. **General Plan Amendment** from Employment to Mixed Use Community
2. **Rezoning** from AG (Agricultural) to PCD (Planned Community District)

By providing opportunities for citizen participation, the Applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

Contact

Those coordinating the Citizen Participation activities are listed as follows:

Pew & Lake, PLC.
1744 S. Val Vista Drive,
Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)

Sean B. Lake
sean.lake@pewandlake.com

Valerie Claussen
vclaussen@pewandlake.com

Neighborhood Meeting

Approximately 85 notification letters regarding the neighborhood meeting were mailed to those individuals listed on the contact list, including all property owners within 1000' of the subject property (see attached list). Registered neighborhood contacts/HOAs within 1-mile of the property, obtained from the City of Mesa Neighborhood Outreach Division, were also be notified. A copy of the notification letter for the neighborhood meeting is included with this Citizen Participation Plan. On August 21, 2017, the

neighborhood meeting was held at Meridian Elementary School located at 3900 S Mountain Rd. The meeting minutes and sign-in sheet are also attached.

Communications

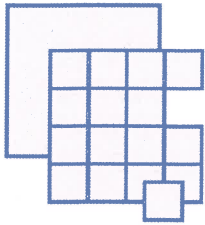
A separate letter was specifically sent to the Superintendent of Queen Creek Unified School District, as the project area lies in this school district's boundaries with information regarding the request and pending application to the City.

Attached Exhibits

- A) Notification letter for the neighborhood meeting.
- B) Neighborhood meeting minutes.
- C) Neighborhood meeting sign-in sheets.
- D) Notification Map of surrounding property owners.
- E) List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property.
- F) Queen Creek Unified School District Notification Letter

Schedule:

| | |
|----------------------------------|---------------------|
| Neighborhood Meeting | August 21, 2017 |
| Formal Application | August 28, 2017 |
| Follow-Up Submittal | October 3, 2017 |
| Planning & Zoning Public Hearing | November 15, 2017 |
| City Council Introduction | TBD (December 2017) |
| City Council Final Action | TBD (December 2017) |



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

August 1, 2017

Dear Neighbor:

Together with our client, we are pleased to invite you to a neighborhood meeting to receive your comments on our applications to the City of Mesa for the development of approximately 215 acres in the vicinity of Mountain Road and Williams Field. The project is located south of Williams Field, from 222nd Street and east to the Meridian Rd alignment (APNs: 304-34-017U, -028, -031, -029A, -029B, -032A, -021W, -021X, -021U, -021V, -021N, -021R, -021Z, -0932).

The development requests to the City include the following:

- 1) **Minor General Plan Amendment** from Employment to Neighborhoods
- 2) **Rezoning** of approximately 215 acres from AG (Agricultural) to PC (Planned Community District) that will consist of approximately 200 acres of single family residential development with varying lot sizes and approximately 15 acres of Limited Commercial Uses.

A neighborhood meeting has been scheduled to give property owners in the area an opportunity to meet with the applicant and property owner, and to learn more about the proposed project. At the meeting, we will have information available for your review and comment. The details of this meeting are as follows:

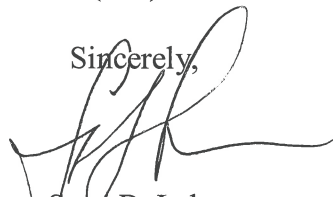
Date: Monday, August 21, 2017

Time: 6:30 p.m.

Place: Meridian Elementary School
Media Center
3900 S Mountain Rd
Mesa, AZ 85212

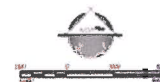
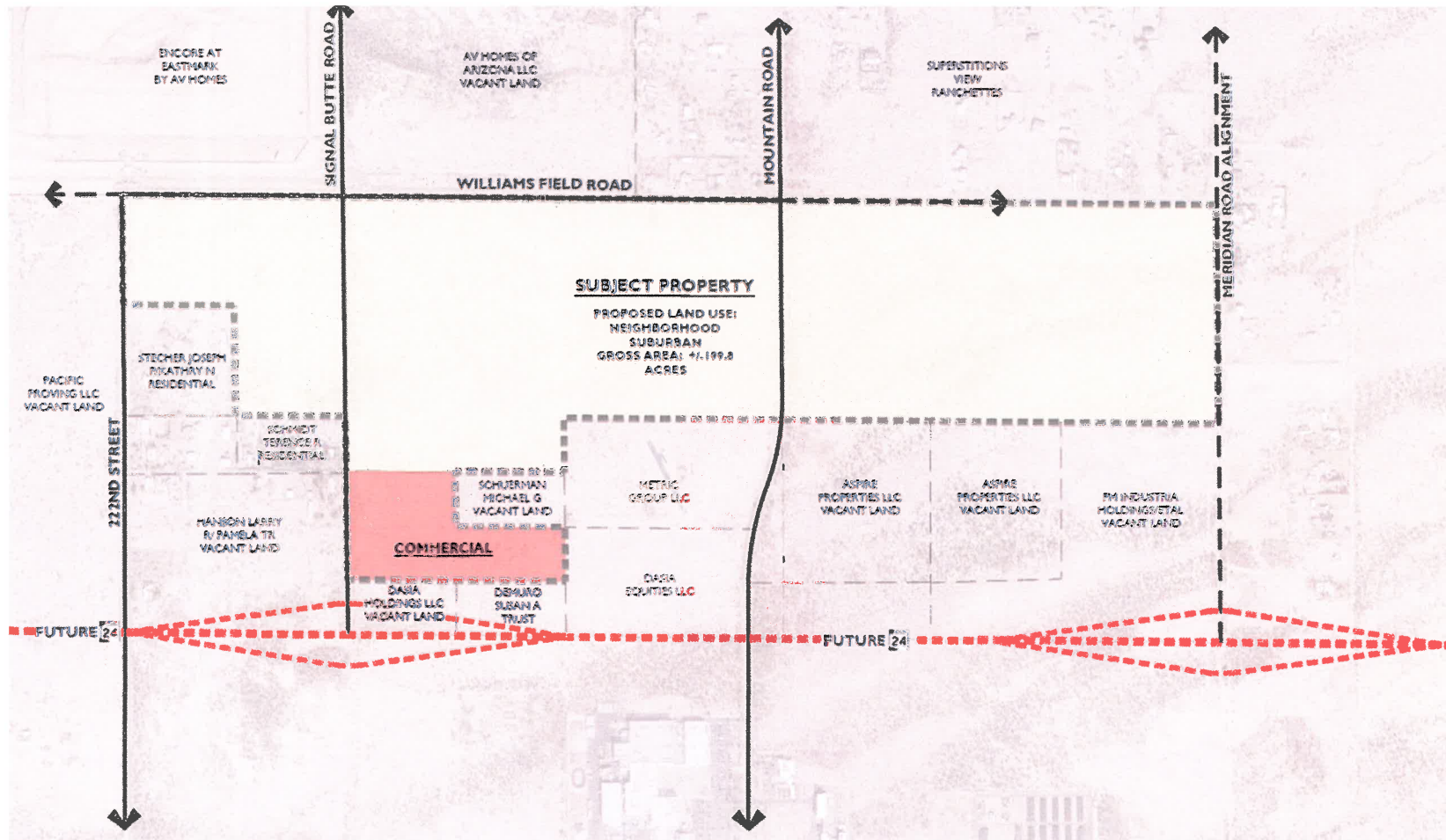
If you have any questions regarding this matter before or after the neighborhood meeting, please contact me, or Valerie Claussen at our office (480) 461-4670.

Sincerely,



Sean B. Lake
PEW & LAKE, PLC

Area Map of Proposed Development



Freedom Communities Neighborhood Meeting Summary

August 21, 2017 at 6:30 pm

Meridian Elementary School
Media Center
3900 S Mountain Rd
Mesa, AZ 85212

Meeting began at 6:30 pm

Mr. Lake made introductions.

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

- ❖ General Plan and Zoning exhibit
 - For change of use from employment/industrial to predominately residential, with commercial at future off ramp of Freeway
- ❖ Very early in process and obtaining neighbors input now
- ❖ Have not submitted to City yet, but have development concepts and ideas
- ❖ Neo-traditional style, with lineal park and parkway experience
 - Design is not down to subdivision detail level, still at a “30,000-foot view”
 - Site plan review to occur at a later date

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

Meeting concluded at 7:02 pm

| <i>Public Comment</i> | <i>Applicant Response</i> |
|--|--|
| <i>How wide will they be developing Williams Field Road and will it go to the end of the property?</i> | Williams Field Road is anticipated at build out to be a 7 lane road, with three ways in each direction and a center turn lane. It will meet City standards. The developer is responsible for half street improvements all along the property's frontage. |
| <i>Will this project be developed before or after the construction of the 24?</i> | It is likely to be simultaneously. The developer will do their road improvements while the state begins their work on the freeway expansion. |
| <i>Has the land been purchased?</i> | The developers have it under contract. |
| <i>I have concerns with flooding in the area, especially Mountain Road.</i> | The project will engineer their roads consistent with City standards. The State will also do what they need to do for water flows and drainage when the freeway is designed and built. |

| | |
|---|--|
| <i>Is there land set aside for schools?</i> | We have been in touch with the school district and it is ultimately up to the district if they want property in the project area or not. The schools can build anyway and are not required to be located in any specific zoning district. |
| <i>Our property is not currently located in the City of Mesa.</i> | Similarly, a portion of our project area is also still in the County. We will be requesting annexation into the City of Mesa corporate limits. Your properties are not part of this request, and will remain in the County. It would require a separate application and filing from you to be annexed. |
| <i>With a development of this size is there not going to be any kind of commercial nearby?</i> | Yes, the project does incorporate commercial property that is located closer to the future freeway and off ramp that will be able to serve the new residents of this project and the existing surrounding neighborhoods. |
| <i>Is the water for the project on wells or being piped? We are on wells and don't want our water sucked dry.</i> | The City of Mesa does have sufficient water rights to serve this property and will be the water provider. |

Neighborhood Meeting Sign-In Sheet

Applicant:

Freedom Communities, LLC

Property Location:

(Mountain Road and Williams Field)

Date:

August 21, 2017

Meeting Location:

Meridian Elementary School

Media Center

3900 S Mountain Rd Mesa 85212

Time:

6:30 PM

Case:

| # | NAME | ADDRESS | ZIP | Email | PHONE |
|----|--|--------------------------------------|-------|-------------------------------|--------------|
| 1 | Susan Brooks | 46876 N McKenzie Rd Mesa 85212 | 85212 | deserttriderone@gmail | 602-478-4377 |
| 2 | Terry Maurer | 15510 S Mountain Rd Mesa 85212 | 85212 | Terrymaurer64@gmail.com | 480-710-2647 |
| 3 | Jerry Sutton | 15234 S Mountain Rd Mesa 85212 | 85212 | aquablupools@yahoo.com | 480-212-3063 |
| 4 | JAMES & HOPE MORRIS (WE GOT NO NOTIFICATION) | 23003 E. FRIE ST. MESA 85212 | " | bhopemorris@gmail.com | 480-612-4069 |
| 5 | DARRIN JOHNSON | 15230 S. MOUNTAIN RD MESA 85212 | " | DJOHNSON@BTEWEST.COM | 480-216-9930 |
| 6 | Mike Schuerman | 2675 W. Montgomery Dr Chandler 85224 | | Mikeschuerman@Q.com | 480-861-8971 |
| 7 | ROD BERTRAM | 15502 S. MOUNTAIN RD | 85212 | rtbertram@gmail.com | 602-821-4677 |
| 8 | Judy Hershey (Jay Hershey) | 15528 S. Mountain Rd. | 85212 | mesawashranch@ hotmail.com | 602-677-2410 |
| 9 | Leslie Williams | 23118 E. Williams Field Rd | 85212 | | 480-522-8062 |
| 10 | | | | | |
| 11 | | | | | |
| 12 | | | | | |

School

Neighborhood Meeting Sign-In Sheet

Applicant:

Freedom Communities, LLC

Property Location:

(Mountain Road and Williams Field)

Date:

August 21, 2017

Meeting Location:

Meridian Elementary School

Media Center

3900 S Mountain Rd Mesa 85212

Time:

6:30 PM

Case:

| # | NAME | ADDRESS | ZIP | Email | PHONE |
|----|---------------------|-----------------------|-------|------------------------|--------------|
| 1 | SCOTT LEON | 15855 S. 222 ST. MESA | 85212 | SCOTT.LEON72@GMAIL.COM | 480 353 1995 |
| 2 | KATHRYN STECHER | 15811 S. 222 ST. MESA | 85212 | rtandrn@hotmail.com | 480 221-8086 |
| 3 | Wes + Verla Dockter | 23124 E Williamsfield | 85212 | wvdockter@aol.com | 480 516 4071 |
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Neighborhood Meeting
Sign-In Sheet

Applicant:

Freedom Communities, LLC

Property Location:

(Mountain Road and Williams Field)

Date:

August 21, 2017

Meeting Location:

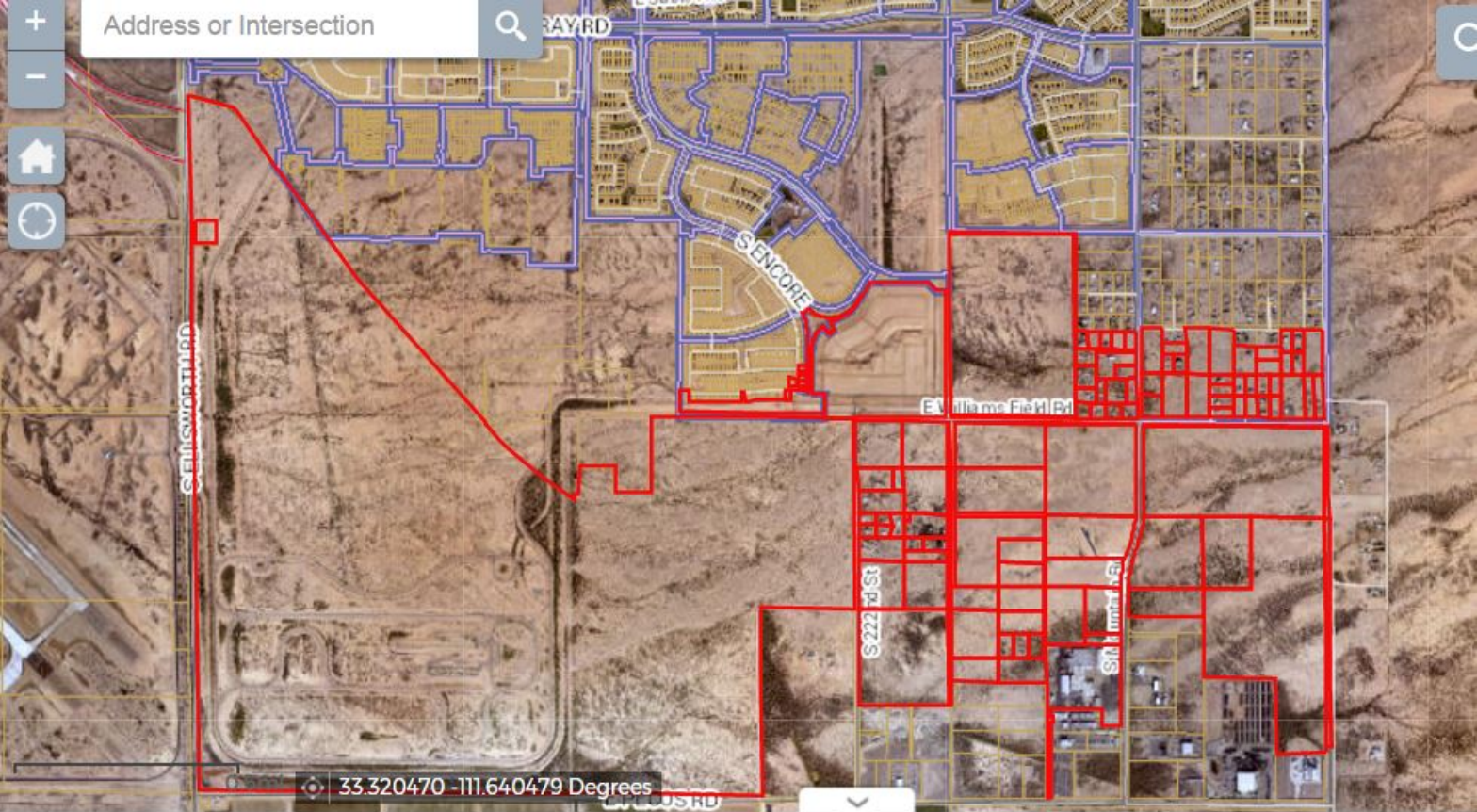
Meridian Elementary School
Media Center
3900 S Mountain Rd Mesa 85212

Time:

6:30 PM

Case:

| # | NAME | ADDRESS | ZIP | Email | PHONE |
|----|-----------------|---|-------|-----------------------------|--------------|
| 1 | Josh Hannan | 2045 S Vineyard Ave | | josh.hannan@epsgroupinc.com | 480 503 2250 |
| 2 | GARY LAE | 1256 W. Chandler Blvd, STE 207, Chandler | 85224 | gary@cbgdevelopment.com | 602-330-8470 |
| 3 | Brent Hickey | 1256 W. Chandler Blvd. Suite 207 Chandler | 85224 | | 480 707 7444 |
| 4 | VALERIE LUUSSEN | 1744 S VALUATA DR STE 207, MESA, AZ | 85204 | | |
| 5 | | | | | |
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Options Filter by Map Extent Zoom to ☒ Clear Selection Refresh

Search Results: Parcels

| APN | Floor | Parcel Number | Owner Name | Mailing Address1 | Mailing Address City | Mailing Address State | Mailing Address Zip Code |
|-----|-------|---------------|------------|------------------|----------------------|-----------------------|--------------------------|
|-----|-------|---------------|------------|------------------|----------------------|-----------------------|--------------------------|

123 features 0 selected

ANDERSON ROSA TR
10645 E HILLVIEW ST
MESA, AZ 85207

ARYA ADRIAN
4511 E MOCKINGBIRD LN
PARADISE VALLEY, AZ 85253

ASPIRE PROPERTIES LLC
1043 N 47TH AVE
PHOENIX, AZ 85043

AV HOMES OF ARIZONA LLC
8601 N SCOTTSDALE RD STE 225
SCOTTSDALE, AZ 85253

AVH EM LLC
8601 N SCOTTSDALE RD STE 225
SCOTTSDALE, AZ 85253

BAUM EDWARD C/SUSAN RENAE
PO BOX 571
HEBER, AZ 85928

BAWOLEK EDWARD J/SUSAN J TR
2200 W SAGEBRUSH CT
CHANDLER, AZ 85224

BERTRAM RONALD T JR/ELISA
15508 S MOUNTAIN RD
MESA, AZ 85212

BERTRAM RONALD/ELISA R
15508 S MOUNTAIN RD
MESA, AZ 85212

BLUE TUMBLEWEED LLC
3415 S MCCLINTOCK DR SUITE 112
TEMPE, AZ 85282

BOWMAN TARA/D TRAVIS
15525 S 229TH WY
MESA, AZ 85212

BROWN CHARLES LEE JR/JUDENE
815 S MAPLE
MESA, AZ 85206

BRUCE NAEGELI GST EXEMPT
DECEDENTS TRUST
9626 N 34TH PL
PHOENIX, AZ 85028

CARLINO DEBRA LEE/ROBERT LOUIS
209 FAWN DR
NEWFIELD, NJ 8344

CHROME INC
2500 S POWER RD
MESA, AZ 85209

CONWAY LACEY J/AARON
15409 S 229TH WAY
MESA, AZ 852128911

DASIA EQUITIES LLC
1884 W ASPEN AVE
GILBERT, AZ 85233

DASIA HOLDINGS LLC
631 W COMMERCE AVE
GILBERT, AZ 85233

DAVIS MARK DAVID/JOYCE
16011 S 222ND ST
QUEEN CREEK, AZ 85242

DEMURO EUGENE TR/BALDELLI
JOSEPH
100 E HURON ST #3504
CHICAGO, IL 60611

DEMURO PROPERTIES
114 MARY ST
WINNETKA, IL 60093

DEMURO SUSAN A TRUST
30831 N 56TH ST
PHOENIX, AZ 85331

DOCKTER W J/V J TR/WILLIAMS L
C/NORMAN J C
23124 E WILLIAMS FIELD RD
MESA, AZ 85212

DOCKTER WESLEY J/VERLA J TR
23124 E WILLIAMS FIELD RD
MESA, AZ 85212

EBBERT PAUL R/CHARLENE
1922 CASCADE CREEK ROAD
SITKA, AK 998350000

ENCORE AT EASTMARK
HOMEOWNERS ASSOCIATION
1600 W BROADWAY RD SUITE 200
TEMPE, AZ 85282

EPP GARY L/MARY ANN
22823 E ERIE ST
MESA, AZ 852129701

FEMCON INC
2618 W MESQUITE
CHANDLER, AZ 85224

FERGUSON DAN NORVIL/TERRY
JEAN
1501 W MESQUITE ST
CHANDLER, AZ 85224

FERGUSON TERRY
16014 S SIGNAL BUTTE RD
QUEEN CREEK, AZ 85242

FRYE SIGNAL BUTTE VENTURES L L
P O BOX 1988
TEMPE, AZ 85280

FUJIFILM ELECTRONIC MATERIALS
USA INC
80 CIRCUIT DR
NORTH KINGSTOWN, RI 02852

FUJIFILM ELECTRONICS MATERIALS
USA INC
80 CIRCUIT DR
NORTH KINGSTOWN, RI 02852

GEIMAN DONALD J/HEIN JAMIE L
23115 E ERIE ST
MESA, AZ 85212

GERONIMO J ALGIENE LIVING
TRUST
838 E HAMPTON AVE
MESA, AZ 85204

GREWAL TEJINDER/RUPINDER
TR/SARAN JD/HARKA TR
2472 W SPRUCE DR
CHANDLER, AZ 85286

GROH REVOCABLE TRUST
9844 E GELDING DR
SCOTTSDALE, AZ 85260

HANNA SALIM/NOUAL/CHRISTINE
431 E PALO BREA CT
GILBERT, AZ 85296

HANSON LARRY R/PAMELA
PO BOX 440
ROOSEVELT, AZ 85545

HANSON LARRY R/PAMELA TR
PO BOX 440
ROOSEVELT, AZ 85545

HARDY RYAN KENDAL
15417 S 229TH WY
MESA, AZ 85212

HERSHEY JAMES C JR
15528 S MOUNTAIN RD
MESA, AZ 852128301

HINOJOS JOSE HECTOR/GARCIA
HINOJOS ADRIANA E
15506 S MOUNTAIN RD
MESA, AZ 85212

HURST DOUGLAS O
23111 E ERIE ST
MESA, AZ 85212

JIMENEZ JAIME V
23018 E WILLIAMSFIELD RD
QUEEN CREEK, AZ 85242

JOHNSON DARRIN/REBECCA
15230 S MOUNTAIN RD
MESA, AZ 85212

JOHNSON MICHAEL R/MICHELLE A
15216 SOUTH MOUNTAIN RD
MESA, AZ 85212

JOHNSON MICHELLE ANN
21730 HOMESTEAD RD SOUTHEAST
DEMING, NM 88030

LEON JAMES SCOTT TR
15855 S 222ND ST
MESA, AZ 85212

LIBBEY JOSEPH ETAL
16025 S 222ND ST
QUEEN CREEK, AZ 85242

LIBBEY JOSEPH H/WILLIE M
16025 S 222ND ST
QUEEN CREEK, AZ 85242

MALINOWSKI JAMES E
1345 E CINDY ST
CHANDLER, AZ 85225

METRIC GROUP LLC
4008 E PRESIDIO ST
MESA, AZ 85215

MOMON ANTHONY E/CHARITY A
15524 S MOUNTAIN RD
MESA, AZ 85212

NETTLES JOHN P JR/KAREN M
15529 S 229TH WAY
MESA, AZ 85212

OCHOA MARINA
14629 S MOUNTAIN RD
MESA, AZ 85212

PACHECO RAFAEL C/VERONICA
15520 SOUTH MOUNTAIN RD
MESA, AZ 85242

PACIFIC PROVING LLC
1702 E HIGHLAND AVE STE 310
PHOENIX, AZ 850164666

PALACIOS ALEX S/MARIA O TR
1114 S MESETO AVE
MESA, AZ 85210

PM INDUSTRIAL HOLDINGS LP/ETAL
PO BOX 78325
ATLANTA, GA 30357

RACCA JAMES/CECILIA
826 N PIONEER
MESA, AZ 85212

REGYNSKI ROBERT G
4519 N 18TH ST
TERRA HAUTE, IN 47805

RICE KELLY J
3627 E RED OAK LN
GILBERT, AZ 85297

SCARPONE JAMES DANIEL/SHARON
1311 N 105TH PL
MESA, AZ 852074530

SCARPONE JOHN A/ANNA M
1335 ASHBURTON DR
MILLERSVILLE, MD 21108

SCHLEIFER SAMUEL SAUL &
ROSANNE ETAL
3511 E ELM STREET
PHOENIX, AZ 85018

SCHMIDT TERENCE R
4423 W DONNER DR
LAVEEN, AZ 85339

SCHMIDT TERENCE RICHARD
16006 S SIGNAL BUTTE RD
MESA, AZ 85212

SCHRAMM CARL JR REVOCABLE
LIVING TRUST
25757 VAN BORN
TAYLOR, MI 48180

SCHRAMM CARL R JR TR
6625 INKSTER RD
TAYLOR, MI 48180

SCHUERMAN MICHAEL G
2675 W MONTGOMERY DR
CHANDLER, AZ 85224

SINCLAIR KATHY
16015 S 222ND ST
QUEEN CREEK, AZ 85242

SMITH CRAIG R/PAULA
15236 S MOUNTAIN
CHANDLER, AZ 85242

SOTOMAYOR JOHN A
15312 S 229TH ST
MESA, AZ 85212

STECHER JOSEPH P/KATHRYN M
15811 S 222ND ST
QUEEN CREEK, AZ 85212

STECHER SCOT P/FRANCENE M
15812 S 223RD ST
QUEEN CREEK, AZ 85242

STRINGHAM CINDY L
16014 S SIGNAL BUTTE RD
QUEEN CREEK, AZ 852428911

SUTTON JENNA/JERRY
15234 SOUTH MOUNTAIN RD
MESA, AZ 85212

SWANSON BENJAMIN P/CHELSEA
PO BOX 7642
MESA, AZ 85216

TAYLOR SHARON L/STEVEN M
15512 S MOUNTAIN RD
MESA, AZ 85212

TRUMBULL CAMI/PELL
DANNA/ETAL
19839 E REINS RD
QUEEN CREEK, AZ 85142

URENA ANA LUCIA
15422 S 230TH PL
MESA, AZ 85212

WESTON JAMES II/MASTERSON
KATRINA A
15516 S MOUNTAIN RD
MESA, AZ 85212

WHEELER FLORENCE W/MAURER
TERRY/PEARL
15510 SOUTH MOUNTAIN RD
MESA, AZ 85212

WILLIAMS LESLIE C/NORMAN JOAN
23118 E WILLIAMS RD
QUEEN CREEK, AZ 85234

Sunland Springs Village
Geneva Arthin
10823 E Obispo Ave
Mesa, AZ 85212

Sunland Springs Village
Brian Bender
10831 E Obispo Ave
Mesa, AZ 85212

Sunland Springs Village
John Lippert
11214 E Laguna Azul Cir
Mesa, AZ 85212

Stratford Estates
Karie Babbitt
11462 E Rutledge
Mesa, AZ 85212

Meridian Pointe
John Kupferschmidt
3224 S Emery Cir
Mesa, AZ 85212

Meridian Pointe
Leslie Baney
11449 E Paloma Ave
Mesa, AZ 85212

Eastridge HOA
Tom Pielach
8529 E Portobello Cir
Mesa, AZ 85212

Eastridge HOA
Mike Nielson
8737 E Obispo
Mesa, AZ 85212

Mountain Ranch HOA
Terri DeBow-Flores
3945 S Adelle
Mesa, AZ 85212

Santa Rita Ranch
Brian Lalley
2830 S Chatsworth
Mesa, AZ 85212

Santa Rita Ranch
David Neal
3142 S ESMERALDA Cir
Mesa, AZ 85212

Santa Rita Ranch
John Craiger
10232 E Posada Ave
Mesa, AZ 85212

Mountain Heights
Mandi Sater-Flores
4115 S Adelle Ave
Mesa, AZ 85212

Mountain Heights
Wes Stewart
11258 E Reginald Ave
Mesa, AZ 85212

Arizona Skyline Community Association
Michelle Hodges
9124 E Plata Ave
Mesa, AZ 85212

Highland Ridge
Wes Honnold
4114 S Grenoble
Mesa, AZ 85212

Eastmark
Suzanne Walden-Wells
10100 E Ray Rd
Mesa, AZ 85212

Andrea Alicoate
PO Box 1466 Ste.250
Mesa, AZ 85211-1466

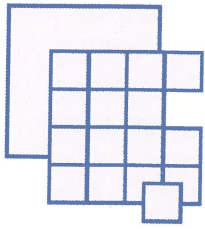
Haley Estelle
PO Box 1466 Ste.750
Mesa, AZ 85211-1466

Dr. Perry Berry, Superintendent
Queen Creek Unified School District
20217 E Chandler Heights Road
Queen Creek, AZ 85142

Gilbert Unified School District
140 S Gilbert Rd
Gilbert, AZ 85296

Mesa Unified School District
63 E Main Street
Mesa, AZ 85201

Higley Unified School District
2935 S Recker Rd
Gilbert, AZ 85295



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew

Certified Real Estate Specialist

Sean B. Lake

Reese L. Anderson

August 22, 2017

Dr. Perry Berry, Superintendent
Queen Creek Unified School District
20217 E Chandler Heights Road
Queen Creek, AZ 85142

Dear Dr. Berry:

This letter is to notify Queen Creek Unified School District of the applications we are making, on behalf of Freedom Communities, to the City of Mesa for the development of approximately 215 acres in the vicinity of Mountain Road and Williams Field. The project is located south of Williams Field, from 222nd Street and east to the Meridian Rd alignment (APNs: 304-34-017U, -028, -031, -029A, -029B, -032A, -021W, -021X, -021U, -021V, -021N, -021R, -021Z, -0932).

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A project area map has been enclosed for reference. If you have any questions or comments regarding this matter please contact me, or Valerie Claussen at our office (480) 461-4670.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC

*Perry
Call me anytime..I'm happy
to come talk with you.*

Area Map of Proposed Development

