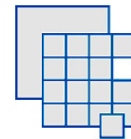


ZON17-00247

# DESTINATION at *Gateway*



*Submitted by:*



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## Introduction

Pew & Lake, PLC, on behalf of Freedom Communities, is pleased to submit this narrative statement in support of the formal development applications being submitted to the City of Mesa for DESTINATION at Gateway ("DESTINATION"). DESTINATION is a master planned community, roughly 251 acres, located south of Williams Field between 222<sup>nd</sup> and Meridian Roads (extending a quarter of a mile south) in southeast Mesa, as shown below:

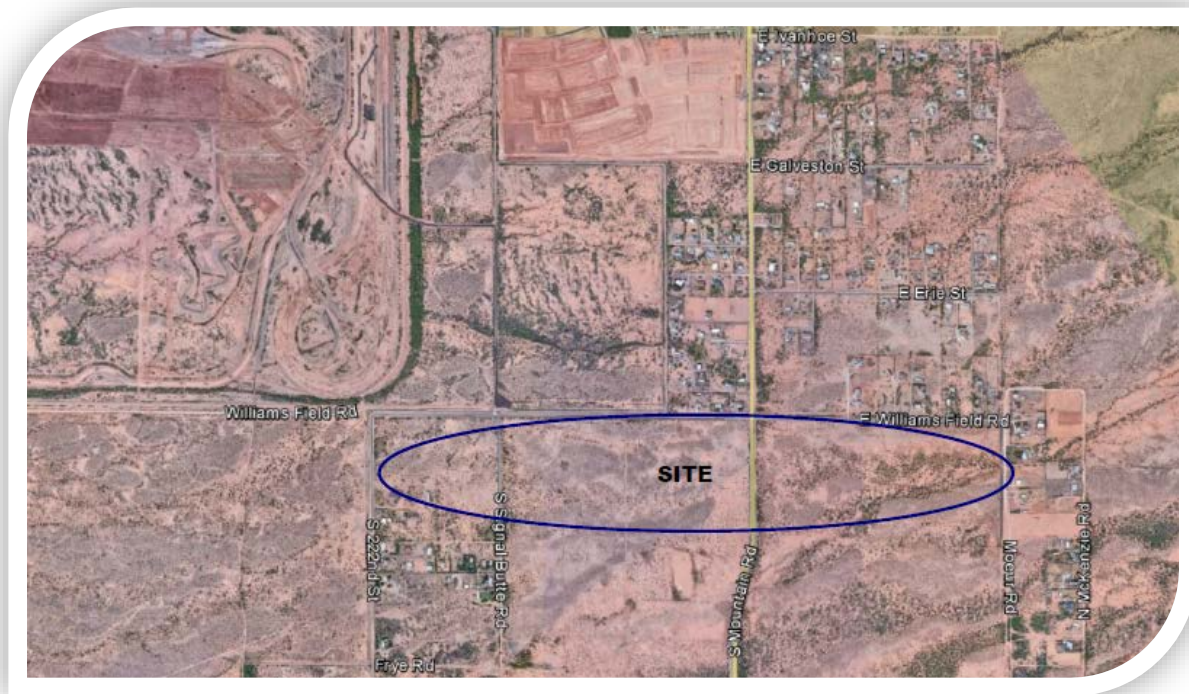


Figure 1: Vicinity Map

## Development Requests

The following development requests are concurrently being made to the City of Mesa for approval:

- ❖ **Annexation** (*under separate application*) for approximately 26.13 acres (30.15 gross acres) of property currently in unincorporated Maricopa County into Mesa city limits
- ❖ **General Plan Amendment** from the Employment Character Area to the Neighborhood Suburban Character Area for approximately 251 acres
- ❖ **Rezoning** of approximately 251 acres from AG (Agricultural) to 199.6 acres of PAD (Planned Area Development) Overlay with underlying residential zoning districts of RM-2, RSL 2.5, RSL 4.5, RS-6, RS-7 and RS-9, and 14.9 acres of the LC (Limited Commercial)

### Site Background & Context

The subject parcels have been assembled, which creates an opportunity for a **single comprehensive and cohesive development plan**. The project consists of an assembly of thirteen parcels currently under the Demuro and Groh families and Aspire Properties ownership, listed in the table below:

APN	Current Zoning	Approx. AC (Gross)	Owner of Record
304-34-017 U	RU-43 (Agricultural) <i>Maricopa County</i>	28.59 AC	Groh Revocable Trust
304-34-028			
304-34-031			
304-34-029A	R-43 (Agricultural)	1.46 AC	
304-34-032A			
304-34-021V	AG (Agricultural)	171.81 AC	Demuro Properties
304-34-021W			
304-34-021U			
304-34-021Z			
304-34-021X			
304-34-932			
304-34-021N	AG (Agricultural)	14.07 AC	
304-34-021R			
304-34-202	GI (General Industrial)	21.44 AC	Aspire Properties LLC
304-34-056		14.99 AC	

All of the parcels are currently within the City of Mesa, with the exception of the three most western parcels of the project area (approximately 30.15 acres) which lie in unincorporated Maricopa County, which a concurrent annexation application is filed and being processed with the City.



### Surrounding Conditions

The site is surrounded by either gradually developing residential uses directly to the north near the western portion of the project area (e.g. Eastmark and AV Homes) and existing Maricopa County larger lot subdivisions to the north, east and southwestern edges. The site is also bound to the east by County and City limits at Meridian Road, and to the west is unincorporated property once used as the GM proving grounds. Directly to the south is the future Williams Gateway Freeway ("SR 24"). On the south side of the freeway lies vacant land and employer-based industrial developed and zoned properties.

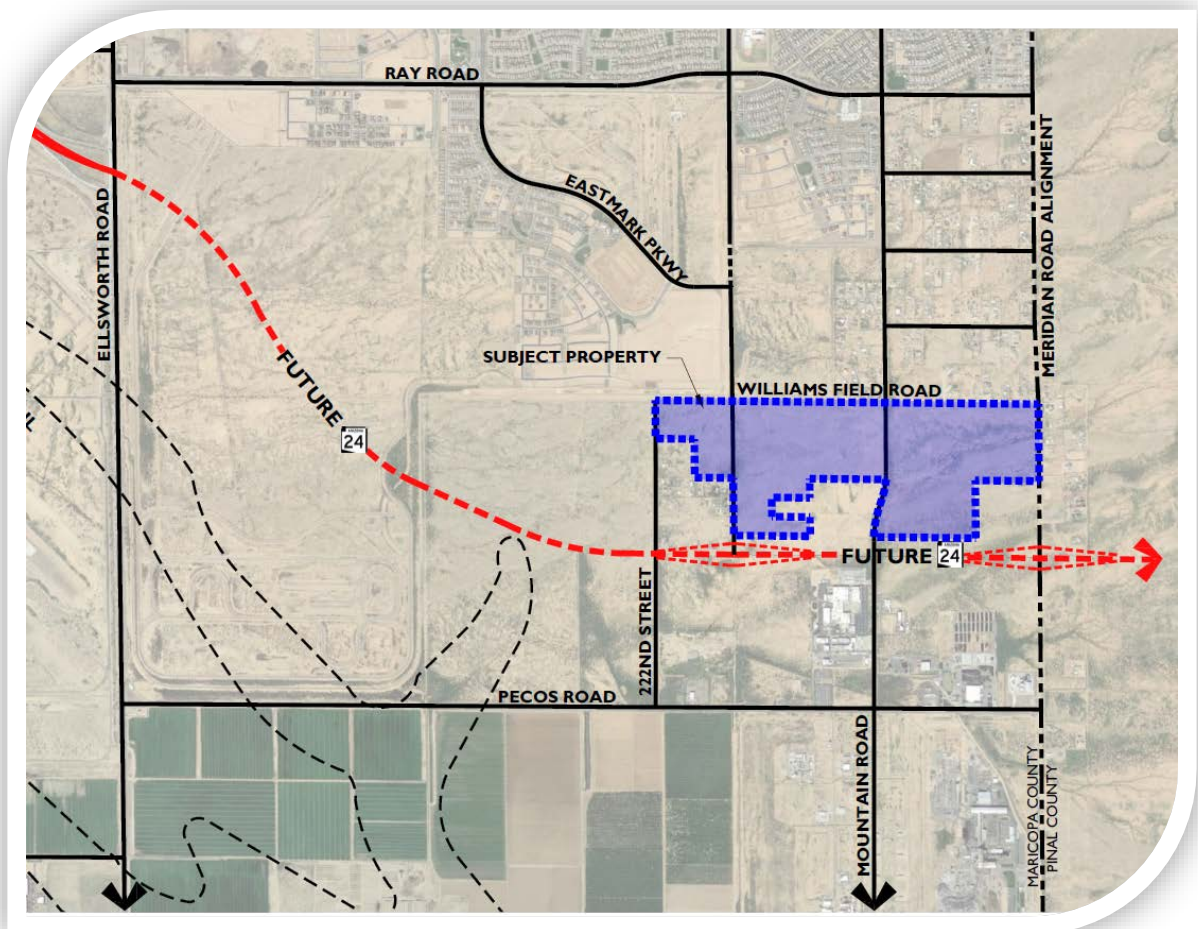


Figure 2 Project Location

## Minor General Plan Amendment

The existing General Plan Character for the property is Employment, while the proposed Amendment is a change to Neighborhood Suburban. As previously discussed, the property is predominately surrounded to the north by existing Neighborhood Suburban designated properties and Mixed Use Community designated residential developments that are currently under construction. To the south is the future Williams Gateway Freeway (SR 24).

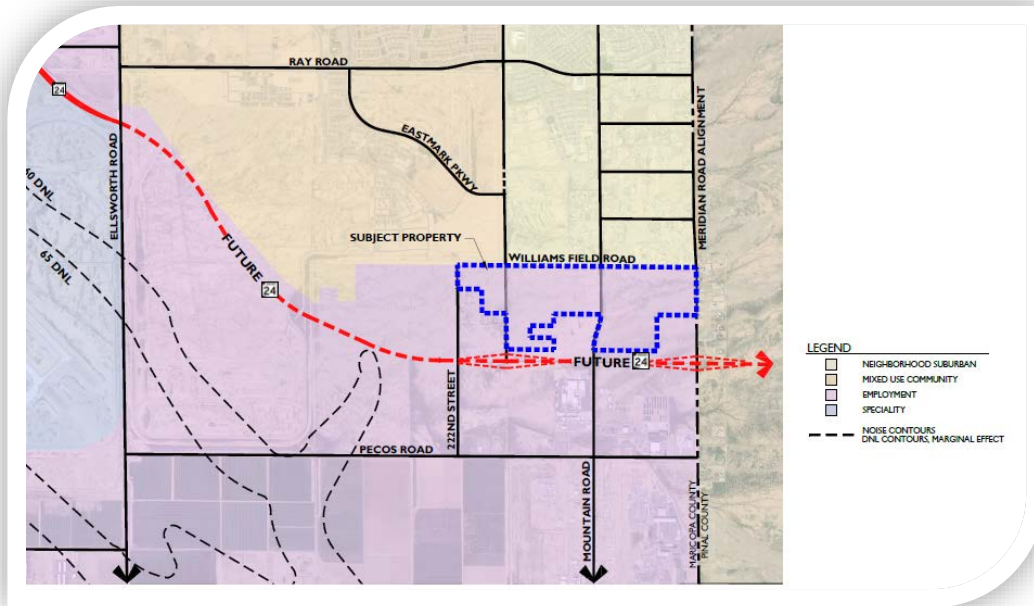
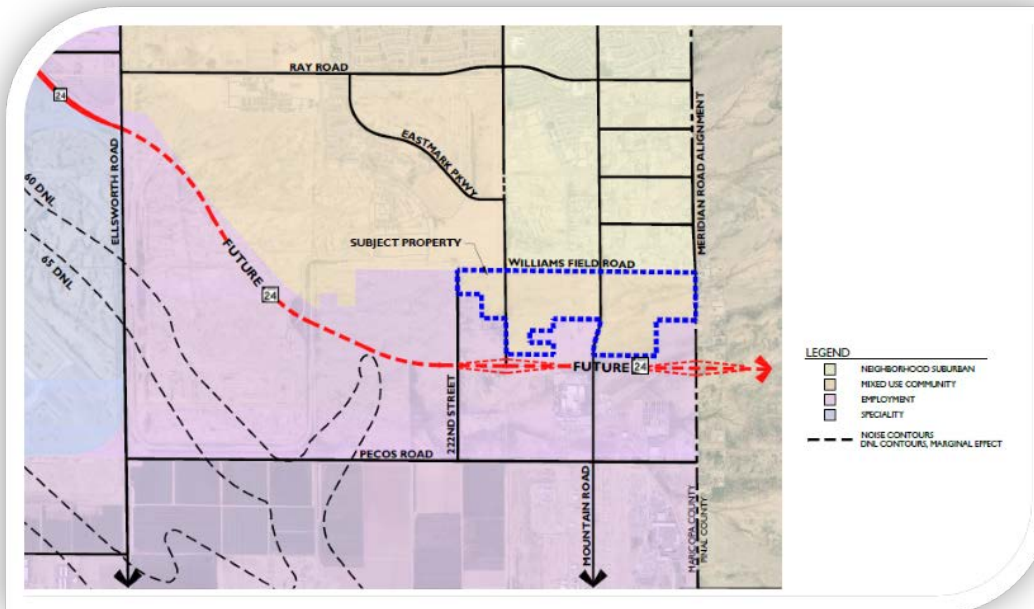


Figure 3: Existing & Proposed General Plan Character Areas



### Complimenting Non-Residential Land Uses

DESTINATION compliments the existing, as well as the anticipated future development patterns of southeast Mesa. Offered within the DESTINATION community itself are school, church and commercial sites, which will provide neighborhood community destinations, as well as the convenience of having such services as medical and professional offices, a local grocer, or favorite restaurant integrated into the fabric of the community and within walking distance.

Furthermore, a substantial amount of non-residential uses are located within a five mile radius. Immediately adjacent to the site are garden/flex office space, regional commercial centers are slated to be located at the highly traveled roads and off-ramps of Signal Butte and Meridian Roads. Additional commercial will be located along the prime location on north side of SR 24 from Williams Field on east. This does not account for the considerable amount of commercial development directly to the south in Queen Creek, with regional commercial centers at Ellsworth Loop and Ocotillo or Signal Butte and Queen Creek Roads.

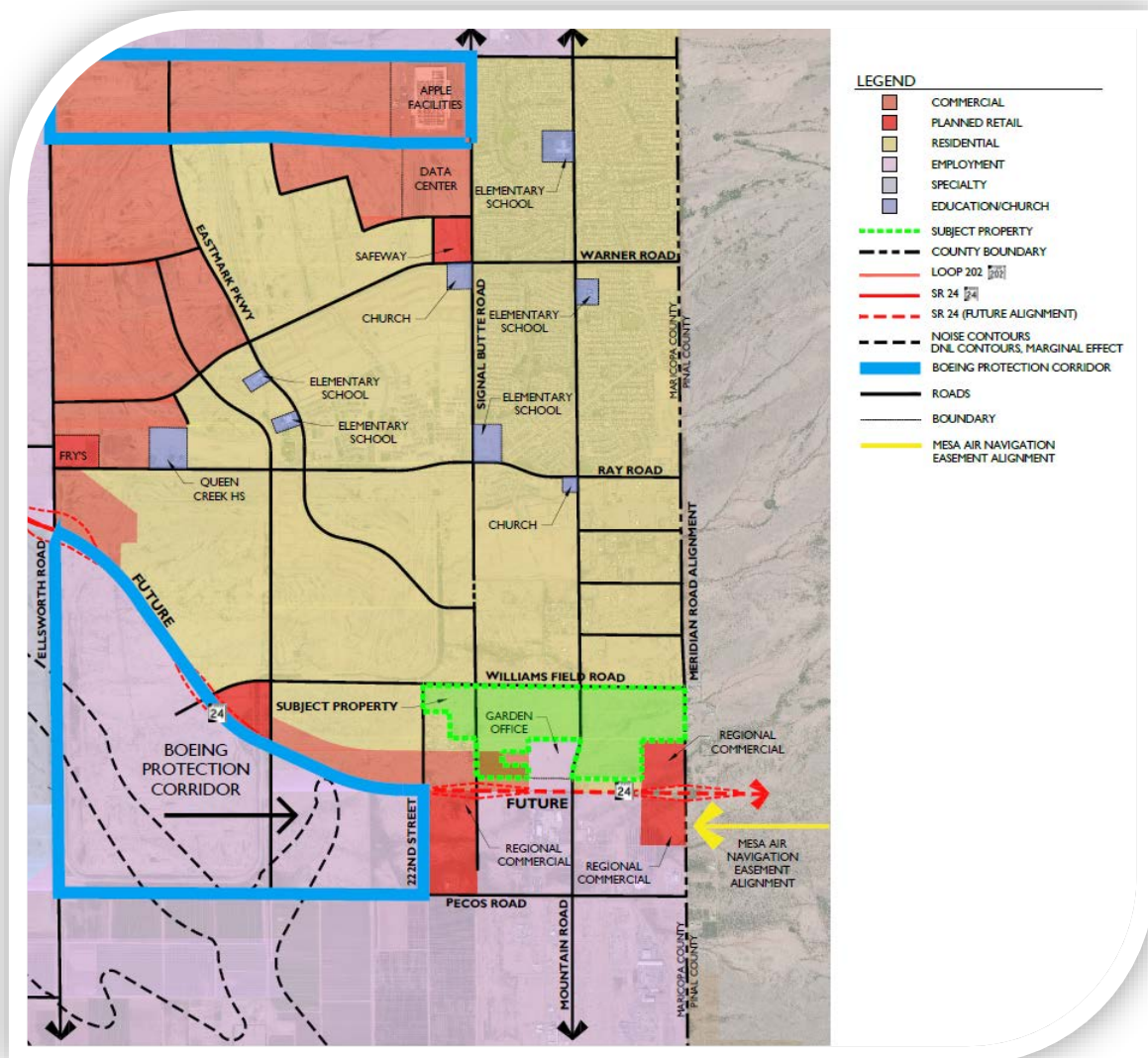


Figure 4 Surrounding Non Residential Land Use Map



The Elliot Road Technology Corridor lies three miles to the north, with church, school and grocery center sites interspersed south of Elliot on down throughout the Eastmark Community. A high demand for more residential exists for Southeast Mesa. More residential is needed to continue to support and attract the non-residential commercial uses in the surrounding area and DESTINATION is an incremental piece of the solution.

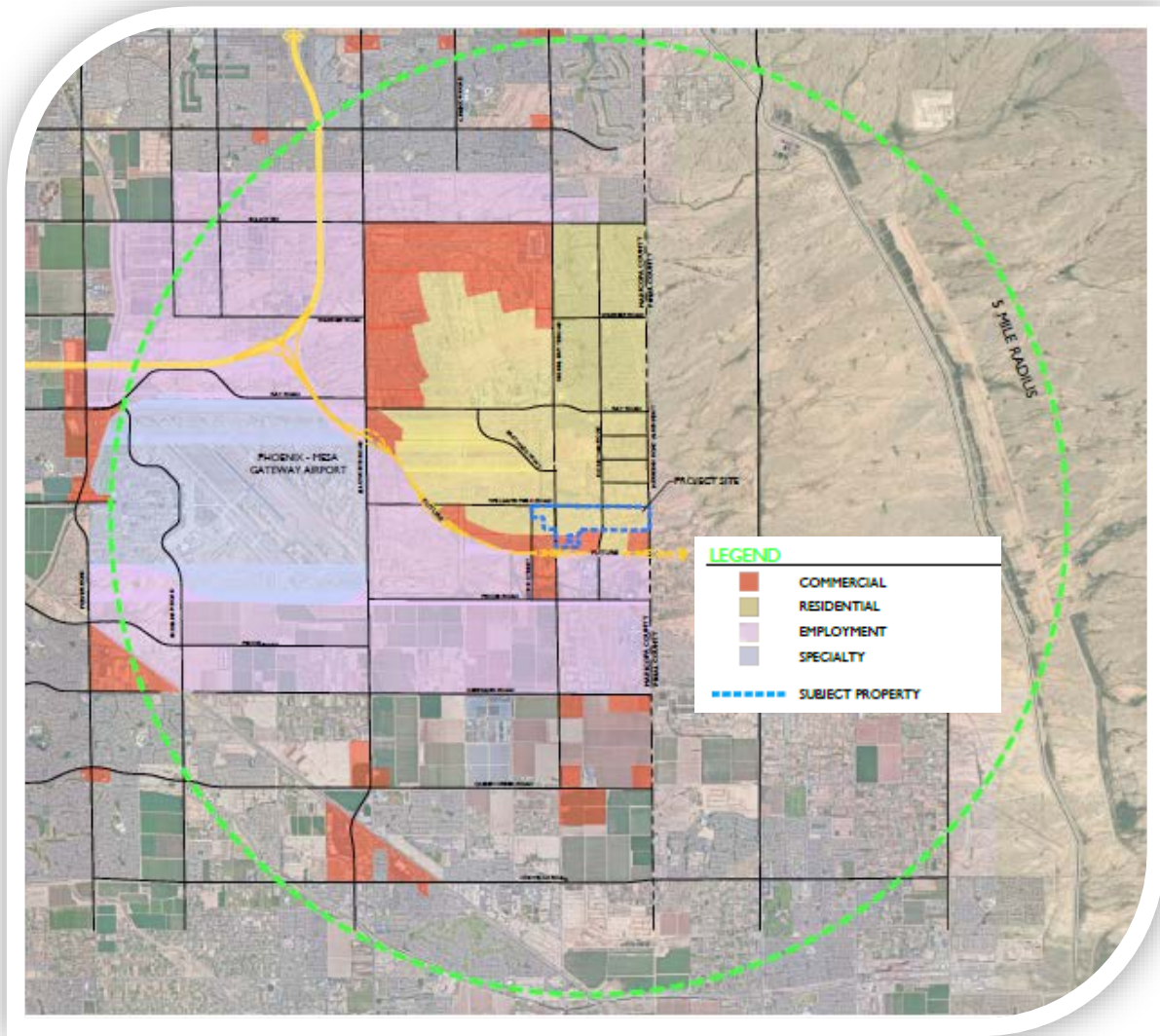


Figure 5 Five-Mile Radius Land Use Map

### Changing Conditions

While historically the General Plan's most southern boundary for future residential development has been Williams Field Road, as development has actually occurred in southeastern Mesa, and arguably most importantly with assurity of the alignment of the Williams Gateway (SR 24) Freeway extension, the hard dividing line between future employment and residential development needs additional consideration. The property owners in the area believe that the changed conditions, which is the Williams Gateway Freeway (SR 24), creates a natural dividing line and barrier between residential and commercial/employment uses on the south side of the freeway.

The security of Mesa's flourishing economic development programs are not hampered in the least with additional residential development at this location. The "clean" industrial users will continue to congregate at the Elliot Technology Corridor, sandwiched between residential uses already. The institutional presence (e.g. ASU Polytech, EVIT) and the aerodynamic-related industries will continue to thrive south of SR 24 and surrounding the airport. The heavy industrial uses will continue to fill in available properties south of the new Williams Gateway Freeway (SR 24) and Pecos Road.

In addition, DESTINATION will be an asset to the City's efforts as it will be a community that will provide housing for the employees that will be working in the immediate surrounding area and the key business corridors. It is actually a promising sign that the market demand is for more homes in the City and in this particular area, as additional rooftops will result in more commercial and business opportunities.



### Gateway Airport Expansions

The property is well outside of the Gateway Airport campus and noise contours. The development of the property will not affect or influence airport expansions. As the airport expands to handle additional commercial air flights, the sound footprint will actually decrease as aircraft become more quiet, more efficient, in comparison to past military use.

Furthermore, the Mesa Gateway Strategic Development Plan already contemplated redefining the employment line further south, as the subject property is located in an identified and delineated "Mixed-Use Community District", leaving the industrial "Logistics & Commerce District" south of the Williams Gateway Freeway (SR 24).

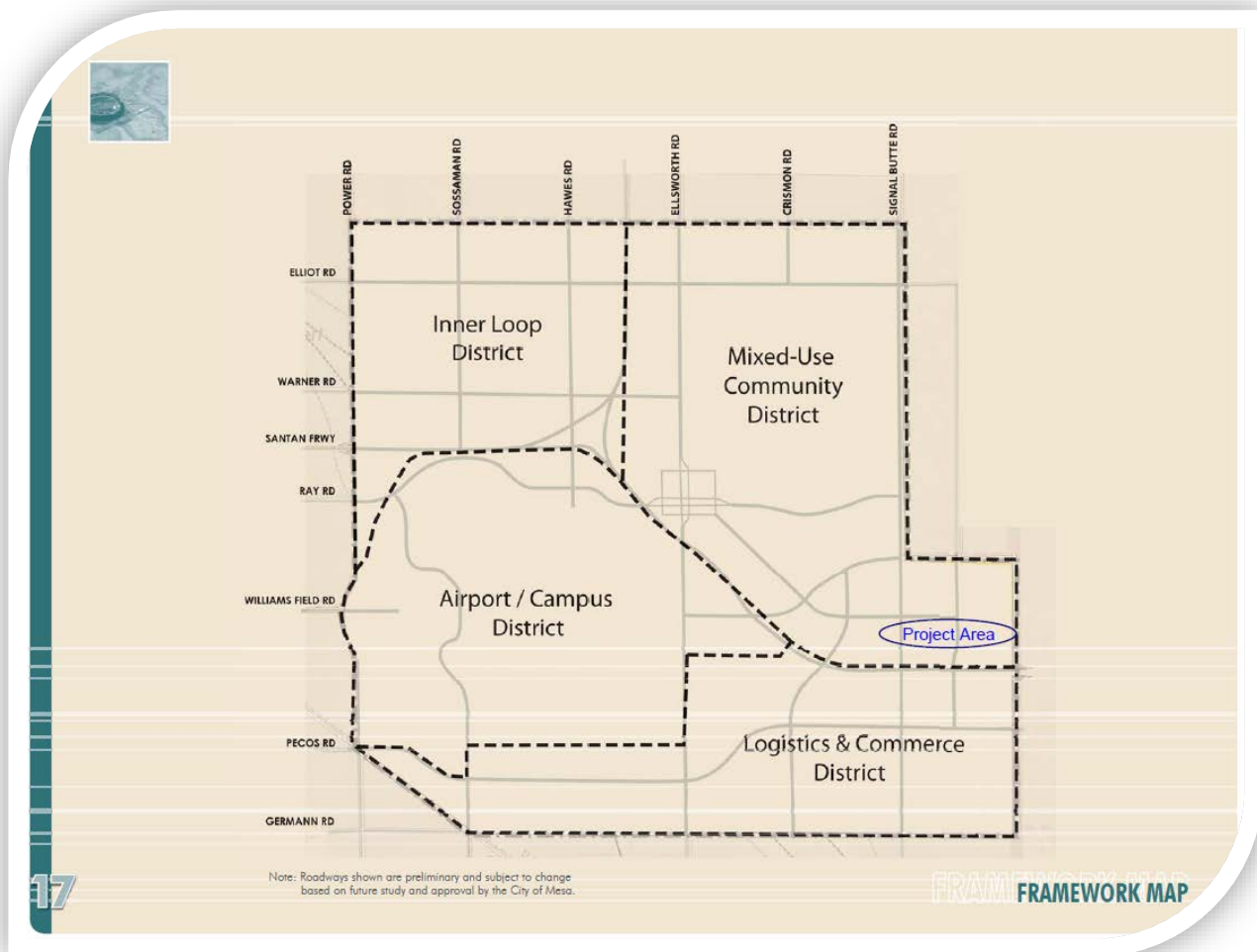


Figure 6: Framework Map of the Mesa Gateway Strategic Development Plan



### Minor General Plan Analysis

The following analysis regarding this request for a minor General Plan Amendment from the Employment to the designated Neighborhood Character Area is provided below:

- ❖ Does the proposed amendment constitute an overall improvement to the Mesa 2040 General Plan?

**The 1996 Mesa General Plan established Williams Field Road as the dividing line between residential development and general industrial development. Since that time Williams Air Force base closed (1993); General Motors Proving Grounds closed (2009) and was rezoned for residential development directly north of the subject property; Phoenix-Mesa Gateway Airport began operations as a passenger terminal; the Williams Field Campus was transformed into an employment hub for residents of the Southeast Valley; and ADOT located the Williams Gateway Freeway (SR24) south of the subject property, which created a large, natural barrier between existing industrial uses and development to the south and existing residential and vacant land north of SR 24.**

**The proposed Amendment to the General Plan will change the land use north of the freeway to be more consistent and compatible with existing single family residential and master planned residential developments of Eastmark and Cadence. This change will eliminate “orphan” industrial parcels sandwiched between thousands of Mesa residents in the area and the Williams Gateway Freeway.**

- ❖ Is the proposed amendment consistent with the intent of the Mesa 2040 General Plan and other adopted plans, policies and ordinances?

**The proposed amendment is consistent with the intent of the General Plan and creates a natural clean line “barrier” between residential land uses and incompatible industrial uses.**

- ❖ Is the proposed amendment significantly altering existing land use patterns?

**The proposed Amendment is consistent with the residential development north of the SR 24 freeway, which has happened as the area significantly changed once the Air Force Base and Proving Grounds went away.**



- ❖ Is the proposed amendment causing significant increased traffic on the existing roadway network?

**All traffic from the development will use existing and future improved roadways. This will not impact the current network. In addition, the property will be located close to SR 24 and the off ramps of Signal Butte and Meridian, which will have the effect of minimizing the arterial traffic impact.**

- ❖ Will the proposed amendment degrade the health and safety of the residents?

**The proposed amendment will absolutely not degrade the health and safety of City residents, but will rather provide an amenitized single-family residential subdivision in a predominately residentially developing area of the City with close access to existing and future commercial facilities and a future freeway.**

- ❖ Is there a significant impact on public infrastructure (e.g. parks, schools, drainage, utilities, etc.)?

**Impacts on the existing public infrastructure will be mitigated by the construction of new facilities associated with this development. These include, but are not limited to roadway connectivity and extension improvements, such as water and sewer line extensions, overhead electrical and telephone undergrounding. Appropriate parks and trails are planned for and provided within the subdivision itself.**



### General Plan Consistency

DESTINATION at Gateway PAD is a residential development proposal that is consistent with the "Suburban" Neighborhoods Character Area Sub-type of Mesa's General Plan. Suburban Neighborhood forms and guidelines incorporated into DESTINATION include, but are not limited to, the following:

- ❖ *Some form of accessible, usable community space is spread throughout the community and provides a focus for smaller neighborhood areas*
  - The 8-foot wide trail and 30-50 foot wide landscaped boulevard is accessible to the entire community and runs throughout its entire length. The two central parks provide a neighborhood amenity for that portion of the community. This breaks up the neighborhood massing and provides much needed smaller neighborhood areas.

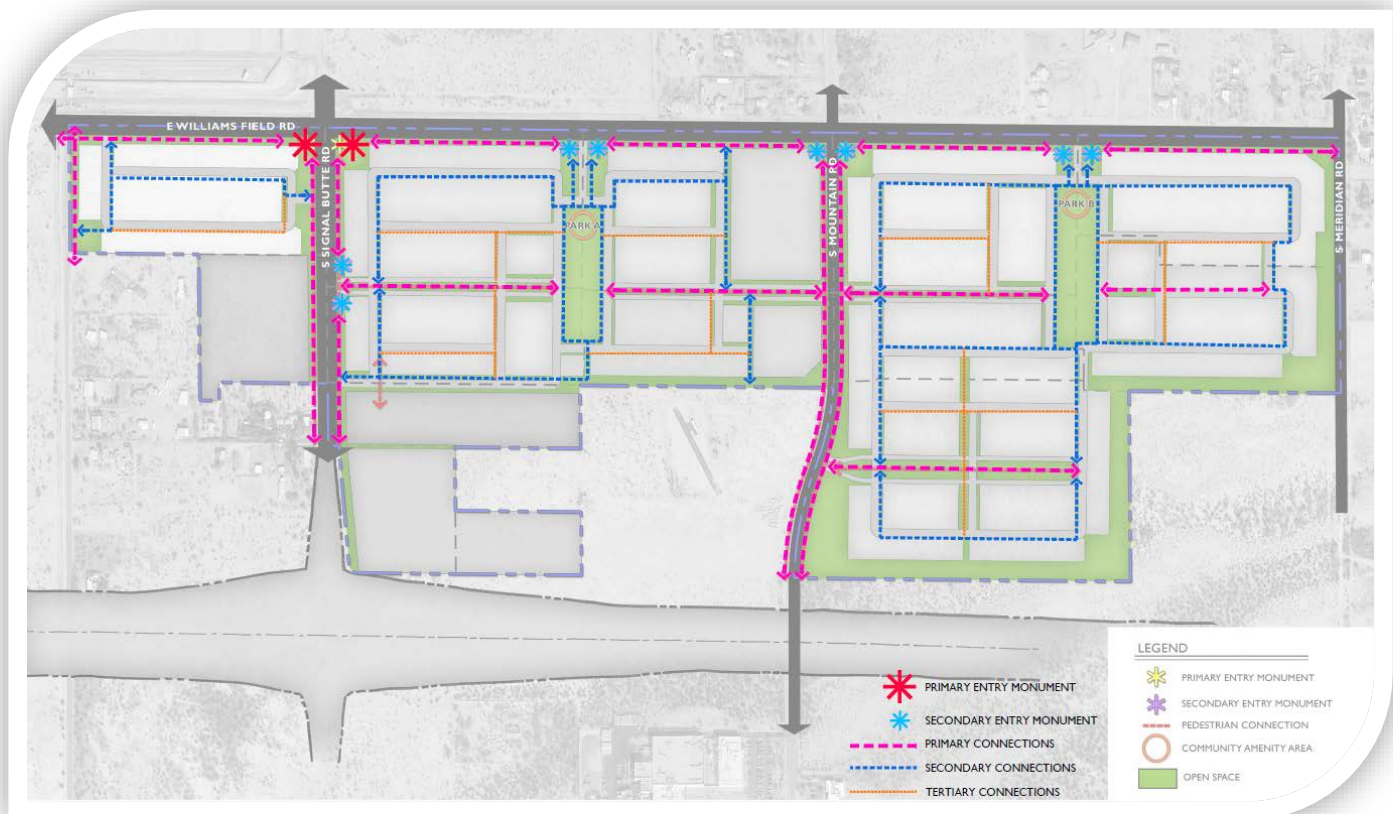


Figure 7 DESTINATION Circulation & Community Space

- ❖ *Small, neighborhood scale office, retail, restaurants, services in appropriate locations such as along arterials or at the intersection of arterials and collector streets. The aggregate of any cluster of non-residential uses is generally less than 15 acres.*
  - The commercial parcel is less than 15 acres in size, is a preferred location (consistent with the General Plan's goals) of being located along the intersection of two arterials and closest to a future SR 24 off-ramp. The surrounding properties also consist of other commercial uses at appropriate scale and location such as the adjacent garden/flex office space. Larger commercial centers are slated for the major intersections and (future) SR-24 off-ramps at Signal Butte and Meridian Roads, while other smaller non-residential uses (e.g. grocery stores, churches and schools) are interspersed throughout the community to the north.

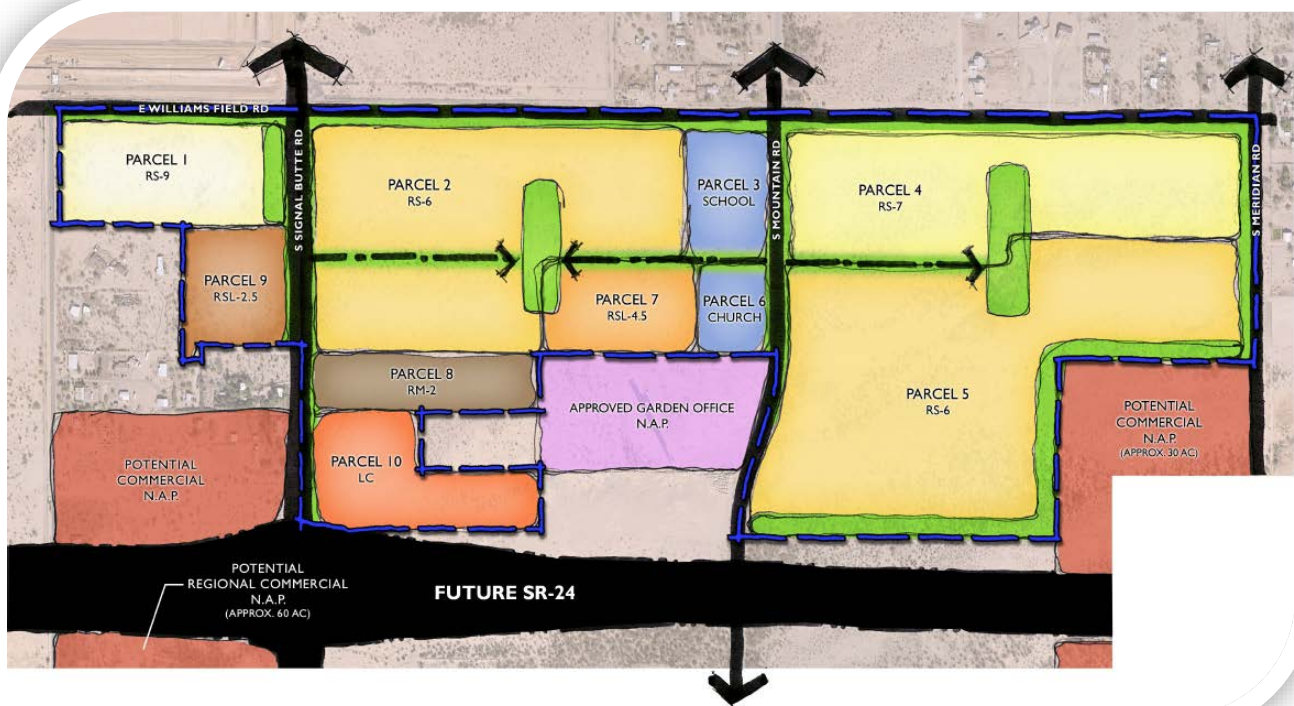


Figure 8 DESTINATION & Surrounding Land Uses

- ❖ *Homes are setback from the street to provide a front yard.*
  - Homes will be setback from the street and provide a front yard consistent with the single-family residential zoning districts.
- ❖ *Sidewalks are generally available on both sides of the street.*
  - Six-foot wide sidewalks on both sides of major collector roads will be provided (e.g. Mountain Road, Williams Field) and five-foot wide sidewalks on both sides of local residential streets will be provided.

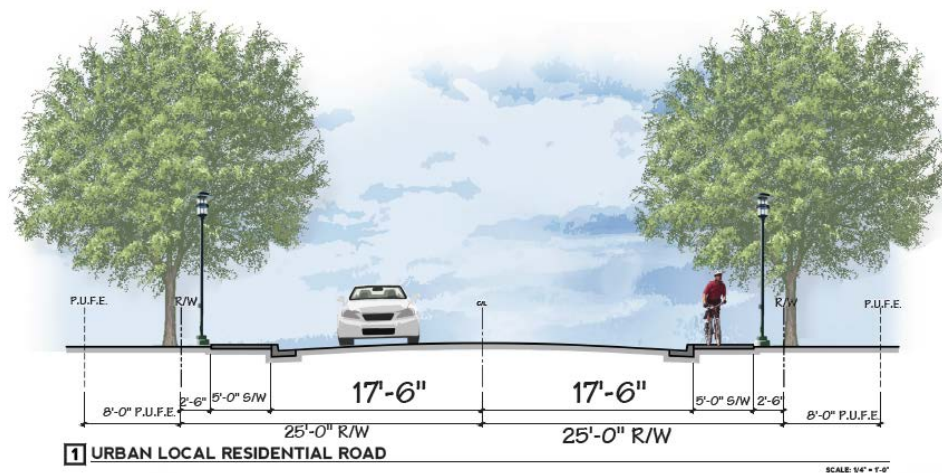


Figure 9 Typical DESTINATION Street Section

- ❖ *In new subdivisions, use of cul-de-sacs is limited, block faces are typically less than 900 feet and block perimeters are typically less than 2400 feet.*
  - DESTINATION does not use cul-de-sacs in the subdivision design and the block faces are not more than 900 feet and the perimeters are all less than 2400 feet.



### “Great Neighborhoods” Element

Mesa 2040 General Plan states: *“Neighborhoods are the foundation of communities and cities. To be a great city where people want to live, work and play, we need a variety of great neighborhoods.”* Furthermore, the following five characteristics and qualities of great neighborhoods, as described in the City’s General Plan for strong neighborhoods, are utilized in DESTINATION at Gateway development proposal:

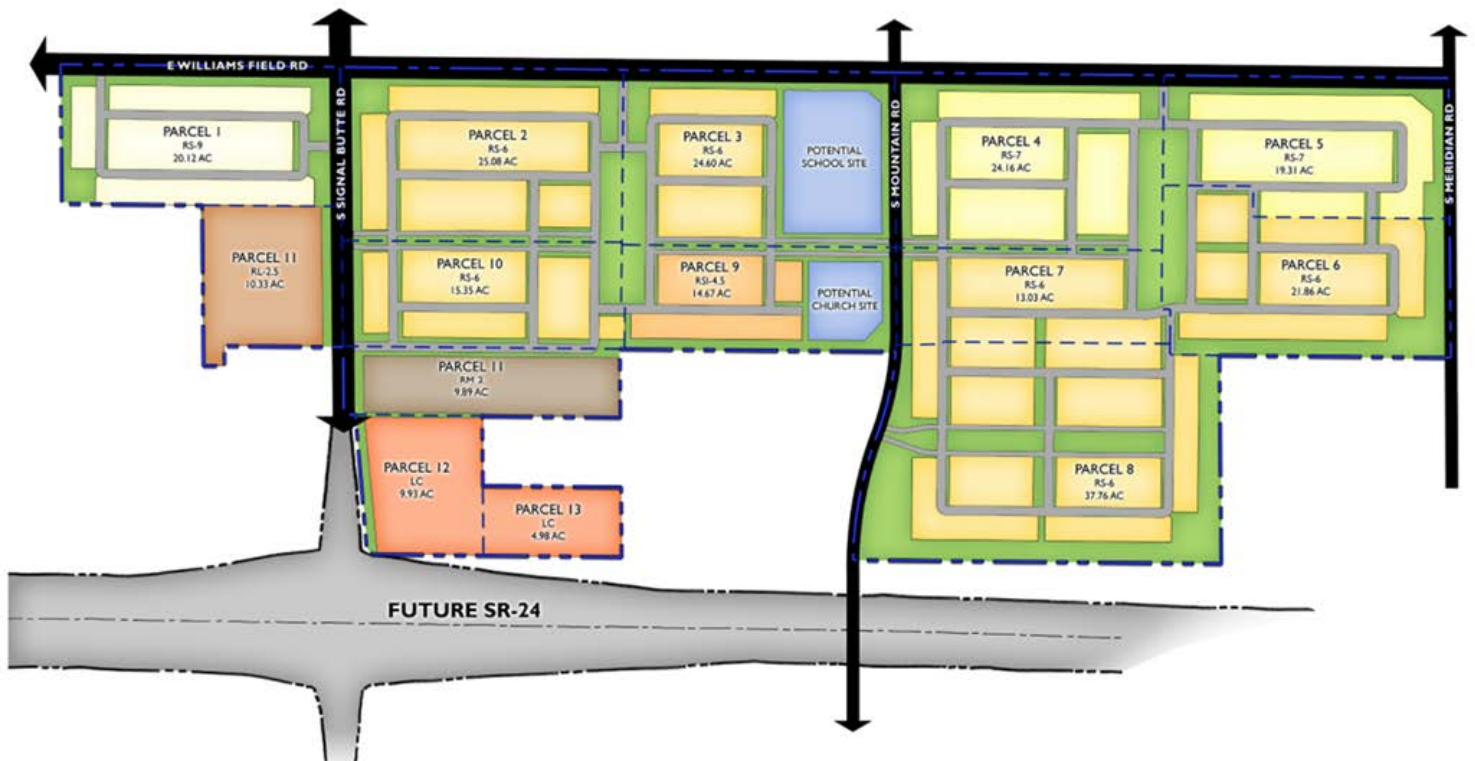


Figure 10 DESTINATION Conceptual Site Plan



❖ *Connectivity & Walkability*

- *Block lengths developed consistent with the character area standards*
- *Intersections developed consistent with the character area standards*
- *Trees and shade provided along streets and pedestrian ways consistent with the character area standards in a way that does not interfere with night time lighting of the street, sidewalk and paths*
- *Providing shade and comfortable places to stop along a street or trail*

Block lengths are developed consistent with the Suburban character area standard, which is that block lengths do not exceed 900 feet and perimeter lengths are not more than 2,400 feet before a pedestrian or vehicular access point is provided. Cul-de-sacs are not used in the design. Intersections, which include wide roads with sidewalks on both sides of the street are consistent with the Suburban Character Area, as defined by the City. The project landscaped boulevard offers trees and shade along the pedestrian paths.



*Figure 11 Typical Landscaped Boulevard*



❖ *Building Community and Fostering Social Interaction*

- *Designing new developments with anchors or focal points, such as schools, parks or shopping areas that are designed and located to facilitate meetings and interactions*
- *Providing pedestrian systems that link residents to neighborhood focal points to naturally bring people together*

The combined 10-acres of community parks and lineal boulevard is **DESTINATION** at Gateway's focal point that will facilitate the creation of the informal community gathering place. In addition, the integrated church and school sites offer community gathering places that encourage community socializing.

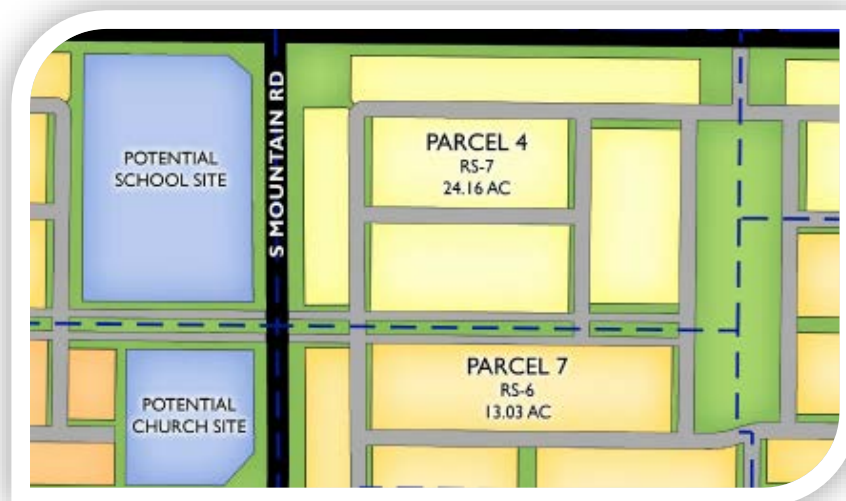


Figure 12 Example of Project Community Facilities

❖ *Neighborhood Character & Personality*

- *Reviewing new/reuse developments for the elements needed to add to the surrounding community and create a unique sense of place*
- *Creating neighborhood boundaries and limiting through traffic into the neighborhoods*
- *Street planting programs, signage treatments, or other such visual elements that can bring identity and recognition to a neighborhood.*

DESTINATION consists of a heavily themed street tree program, which specifically includes not only decorative, but shade providing Red Push Pistache along not only the entire boulevard and surrounding park perimeters, but the frontages of all the major road entrances (i.e. Signal Butte and Mountain Roads). The evergreen elm and fantex ash round out the other trees, with the elms predominately located along the landscaped tracts on the street side lots. Neighborhood boundaries are created with the identifying landscape themed street tree program and cut through traffic is limited by the thoughtful design of the community in the creation of interlocking smaller residential blocks that do not have long straight streets. The one-way nature of each of the boulevard lanes will serve as its own traffic calming device.



Figure 13: Red Push Pistache Tree in the Fall  
Photo used by permission from Arizona Pistachio Nursery (Tucson, AZ)



❖ *Safe, Clean and Healthy Living Environment*

- *Encouraging the creation and maintenance of neighborhood associations (formal or informal)*
- *Maintenance of streets, sidewalks, street lighting, etc. to ensure roadways, paths and trails are safe; improve lighting where needed*
- *Locate and design public spaces so that there is a high degree of natural surveillance*
- *Provision of active outdoor open space for all ages, including pocket parks and other non-traditional neighborhood-based recreational facilities*
- *Maintain attractive, well-kept public spaces in neighborhoods*
- *Provision of active outdoor open space for all ages, including pocket parks and other non-traditional neighborhood-based recreational facilities*

**DESTINATION** at Gateway will have a private homeowner's association (HOA) maintaining the community open space amenities and shared landscaped areas. Natural surveillance of the community parks and amenities are accomplished by all of the lots which are either facing or adjacent to the parks.

Active outdoor open space is provided with the central location of the community's open space, as well as the pedestrian trails. Lighting throughout the development will meet City of Mesa requirements. In addition, the road improvements will meet City standards, which enables the City to provide consistent and predictable street maintenance.



Figure 14 Typical Landscaped Road

### ❖ Quality Design & Development

- Unique public or community spaces that provide a focal point to draw people together
- Maintaining a pedestrian scale and attractiveness along streets
- Unique public or community spaces that provide a focal point to draw people together
- Maintaining a pedestrian scale and attractiveness along streets

As previously stated, the design of the residential blocks, pedestrian-trailed boulevard and programmed street tree theme will offer a beautiful community amenity and identity, in conjunction with the various community park spaces, which offer such amenities as an amphitheater, basketball courts, tot lots with play structures, ramadas, soccer fields and general community open space with benches.

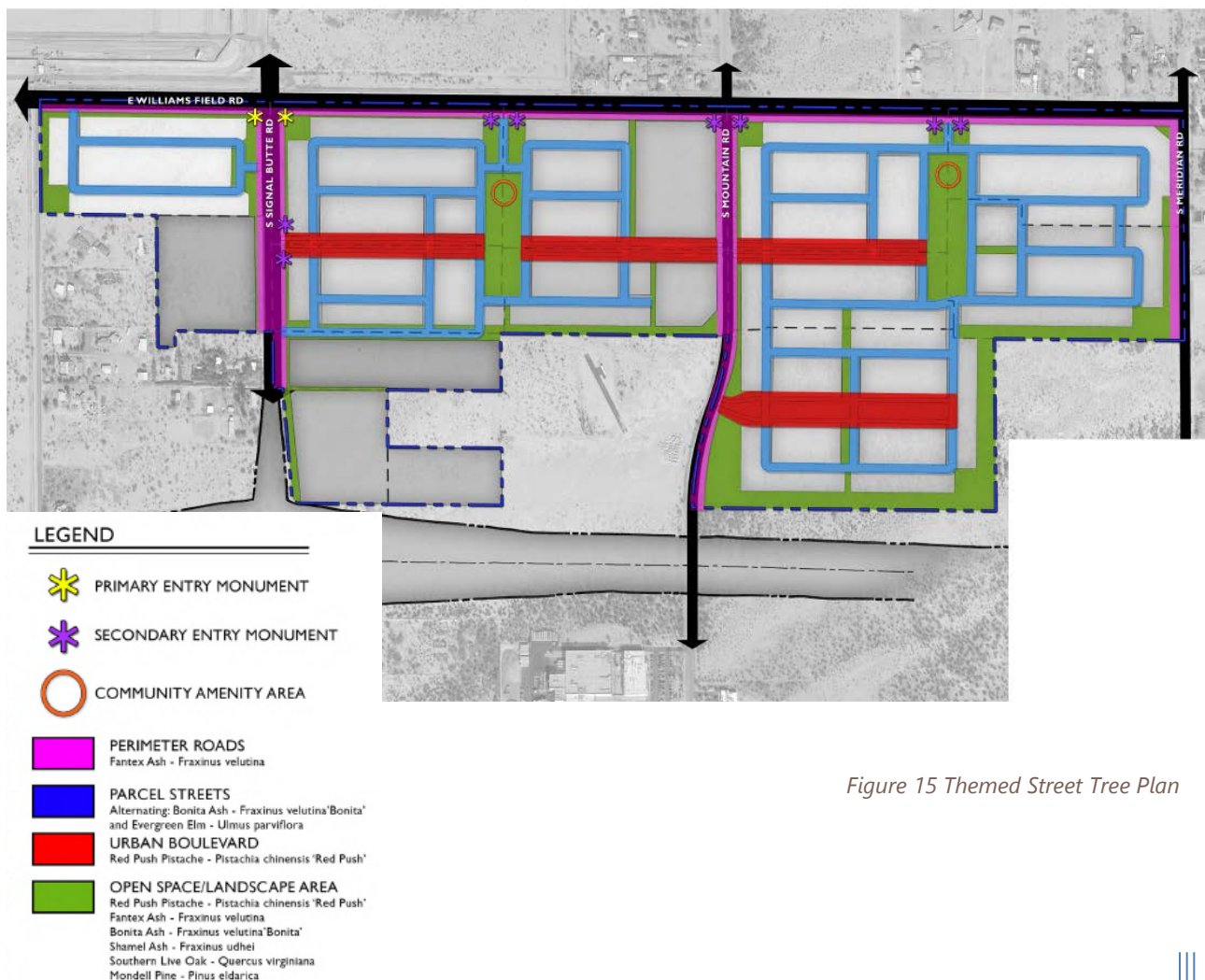


Figure 15 Themed Street Tree Plan



## Zoning Amendment

The subject property is currently zoned AG, RU-43 (Maricopa County parcels) and GI. The rezoning request encompasses a change from these agricultural zoning districts for roughly 251 acres to a PAD Overlay for 199.6 acres with underlying residential zones of RM-2, RSL 2.5, RSL 4.5, RS-6, RS-7 and RS-9, and Limited Commercial (LC) for the most southern 14.9 acres.

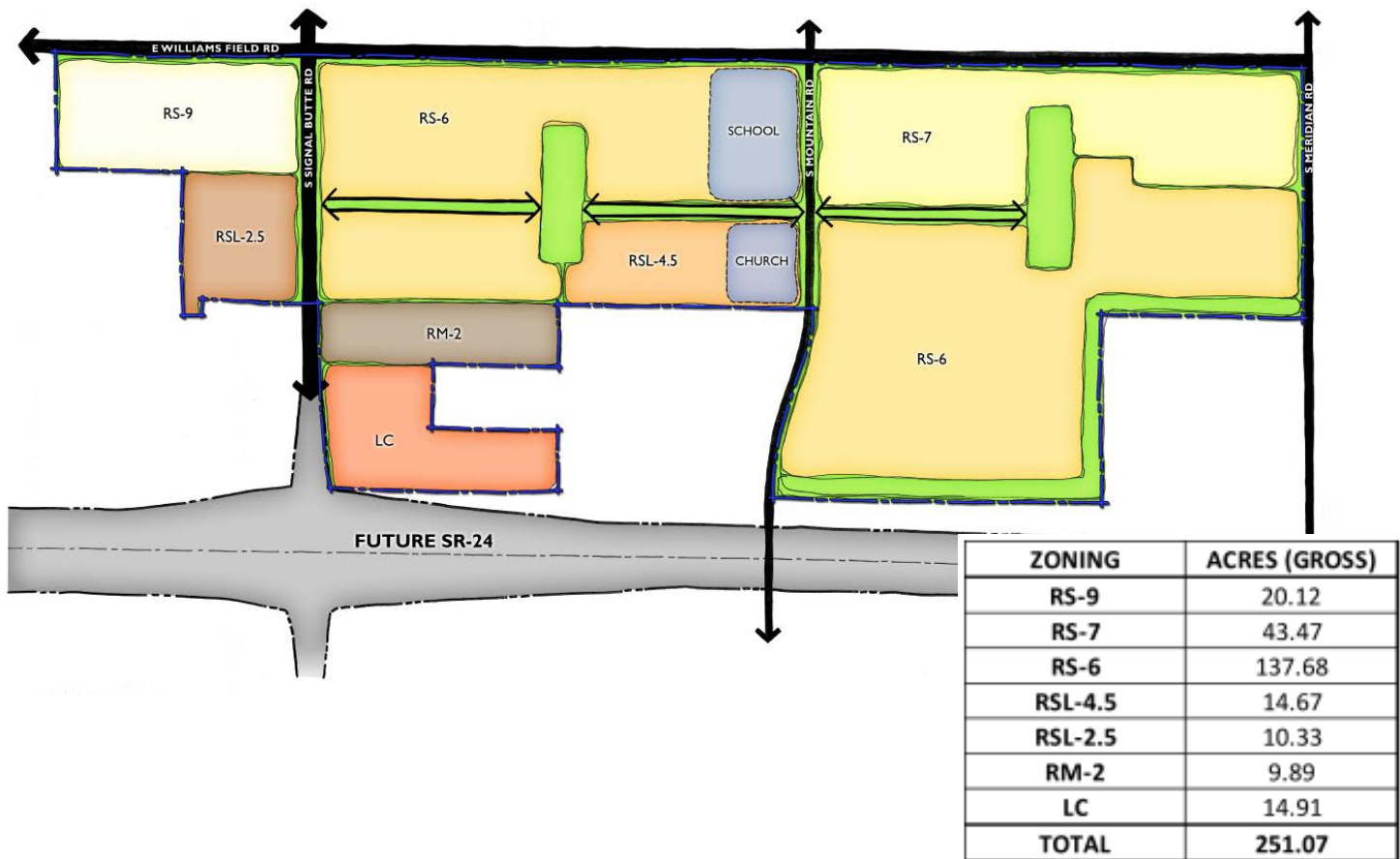


Figure 16 DESTINATION Zoning Districts & Acreage



## Development Plan & Community Vision Guidelines

DESTINATION at Gateway consists of roughly 251 acres to be developed in a modernized neo-traditional design with lots radiating from central parks and a tree lined boulevard. Fifteen acres located to the south will be developed as commercial and a roughly ten acre multi-family site directly to the north. Single-family homes will range in lot sizes from the smaller 2,500 square foot lots up to 9,000 square feet. The diversity of zoning and lot sizes offer the opportunity for a variety of home sizes and styles to be built in the DESTINATION community. The **Community Vision Guidelines** are herein incorporated into this document as further described and illustrated in the **Appendix**.

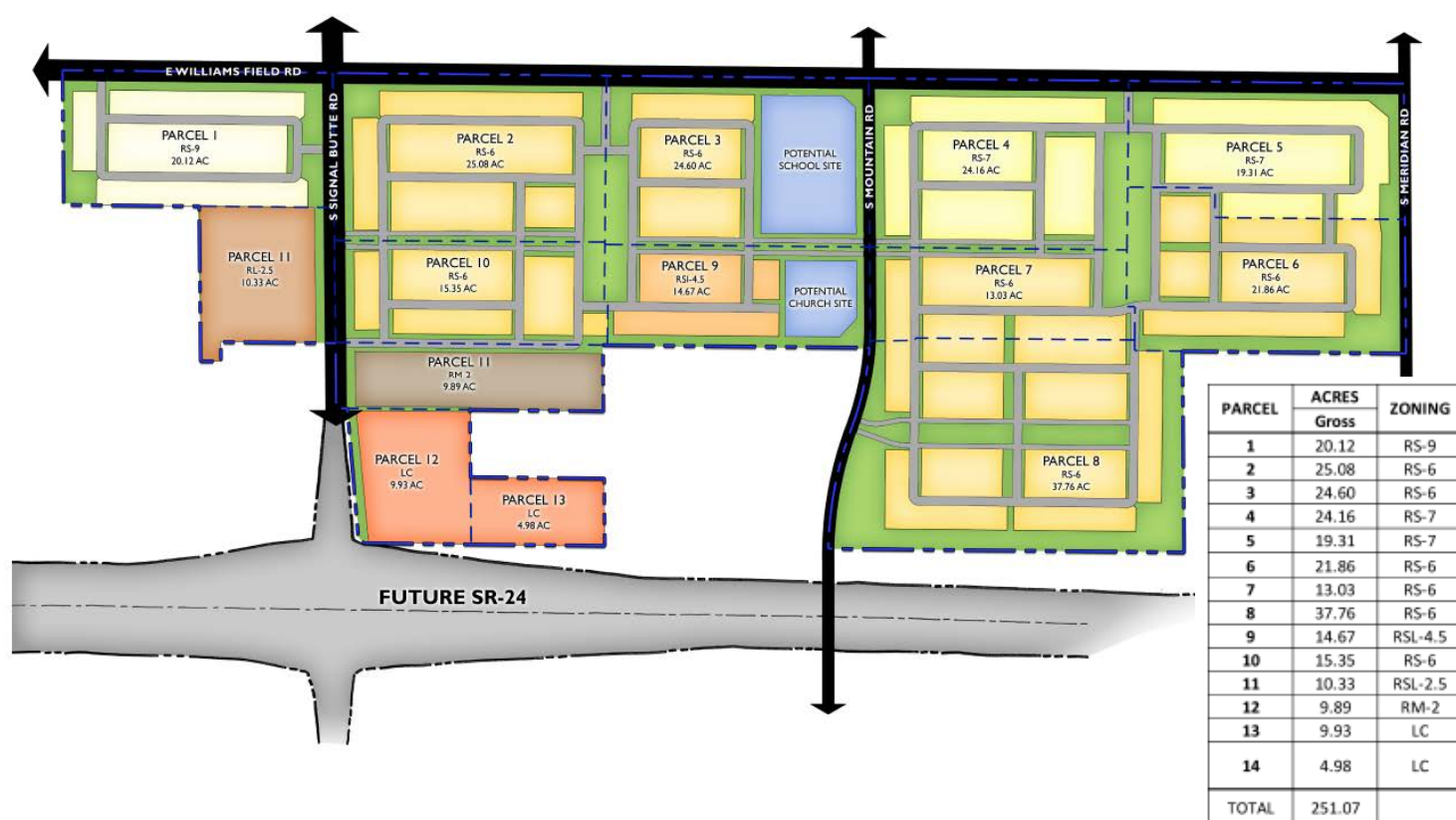


Figure 17 DESTINATION Conceptual Site Plan

### Single Residential Zoning District Purpose

The City of Mesa's stated design intent for Single Residence Zoning District is *"to create an aesthetically pleasing streetscape that includes active areas and passive surveillance of the public right-of-way."* DESTINATION meets this criteria by providing beautifully street themed landscaped boulevards traversing the entire community. With homes facing and surrounding the parks, the project offers a combination of active and passive surveillance of the neighborhood.

### Planned Area Development (PAD) Analysis

Furthermore, as described below DESTINATION either meets or exceeds the expectation of the intent for Planned Area Development Overlay (PAD) Districts providing for creative, high-quality development by incorporating the following:

- A. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use;

DESTINATION's boulevards with pedestrian trail, ten acres of community parks, entry monuments and pocket parks are integrated and of appropriate scale for the uses and the neighborhood, which will be maintained and held in common ownership through its HOA.

- B. Options for the design and use of private or public streets;

DESTINATION proposes public streets for the entire community. The "Boulevard" requires modification to the typical street section, but still meets City standards for public streets.

- C. Preservation of significant aspects of the natural character of the land;

The property has historically been used for grazing cattle, which typically does not lend itself for preservation in the traditional sense. However, the project has been designed with a substantial amount of open space and residential densities consistent with the zoning districts.



- D. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development;

As stated above, the generous open space program of the development, in conjunction with the design of the lots, proposes a unique site design where amenities reflect an adopted neo-traditional theme. Orienting the buildings away from the street, with homes surrounding parks and creating public space with active and passive recreation opportunities are all elements of DESTINATION, which are consistent with the purposes of the PAD Overlay zoning.

- E. Sustainable property owners' associations;

DESTINATION's nearly 750 single-family homes will be able to establish and operate an *effective and sustainable* Homeowner's Association (HOA).

- F. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions;

DESTINATION at Gateway will use recorded CC&Rs and establish an HOA to hold ownership and be responsible for maintenance of common areas.

- G. Single or multiple land use activities organized in a comprehensive manner, and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.

With the neo-traditional community design and tree-lined boulevards DESTINATION is a cohesive development proposal of a single-family community with supporting commercial located near the off ramp of a the SR24 freeway. This area of southeast Mesa in recent years has developed with very desirable single-family neighborhoods and DESTINATION will be a welcoming addition to these neighboring communities, as it is also developed in the same high-quality, comprehensive style.

DESTINATION will provide not only internal pedestrian linkages to the various neighborhoods, school, church and commercial sites within the community, but will also better establish the connectivity to the existing and slated commercial development in the surrounding area, which includes the garden/flex office space directly to the north, the regional commercial centers at Signal Butte and Meridian Road off-ramps and the commercial along the north side of SR-24.

## PAD Modifications

The PAD modifications associated with this project are the dimensional standards of lots within the RS-6 and RS-7 zones and a variation of the traditional street section for a public boulevard. These requests are discussed in further detail below.

### Modified Dimensional Standards

There are three modified dimensional standards requested in conjunction with this PAD. Those modifications are to the minimum lot area and lot width for a predominate number of the lots in the RS-6 and RS-7 zones.

The other standards of the RS-6 and RS-7 districts will be met, and in most cases exceeded. For instance, the minimum lot depths for RS-6 will exceed the minimum 90 foot requirement with a depth of not less than 115 feet, and in the RS-7 zone the lot depth will exceed the minimum 94 feet and not be less than 120 feet deep. The justification in seeking the modified lot width is for the ability to create deeper lots.

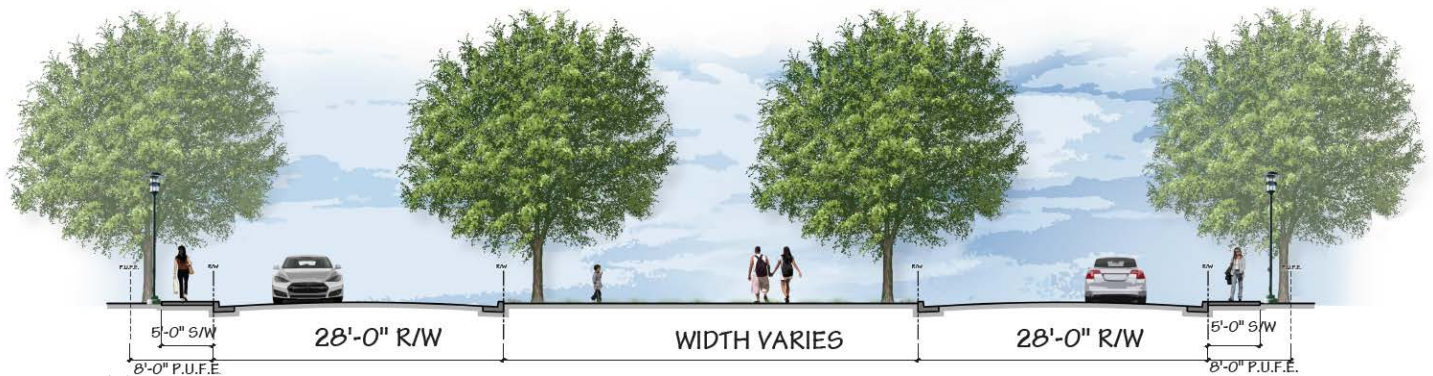
	<i>PAD Modification</i>			
	RS-6 Standard	RS-6 PAD (Proposed)	RS-7 Standard	RS-7 PAD (Proposed)
Minimum Lot Width (FT)—Interior Lot	55	<b>50</b>	65	<b>60</b>
Minimum Lot Area (SF)	6,000	<b>5,750</b>	7,000	7,000

### Modified Street Section

DESTINATION at Gateway will have dedicated public streets throughout the entire community. Specific modifications to the City's typical collector street section are being requested in conjunction with this PAD for the "Boulevard" road. The "Boulevard" will also be a dedicated public road, with a landscaped private tract, which will be privately maintained by the DESTINATION property owner's association.



DESTINATION's landscaped boulevards are a combined 6 feet wide, a minimum of 28 feet (measured from back of curb to back of curb) in each direction, five foot attached sidewalks on each side within a 13 foot PUFE, and a varying width of 30 to 50-foot-wide private landscaped tract running through the middle. The tract includes landscaping, specifically lined with the project's street tree themed Red Push Pistache and an 8 foot wide pedestrian concrete multi-use trail.



*Figure 18 Proposed Boulevard Street Section*

The proposed DESTINATION "Boulevard" street section most closely resembles the City's residential paved 40 foot wide collector street section, with no medians. This PAD specifically includes the request for approval of this modified street section as a public road, with the exception of the privately maintained and held landscape tracts.

### Preliminary Plat & Design Review

The Preliminary Plat for DESTINATION at Gateway will be submitted for approval at a future time.

As provided for in PAD deferral provisions, Design Review approvals are not included with this application and will be requested at time of development of any given phase.

### Phasing

DESTINATION is anticipated to be developed in a several phases, subject to City of Mesa approval. Each "Parcel" delineated on the Site Plan is conceptually a phase, the order of which has not yet been determined.

## Appendix

### *Community Vision Guidelines*







# DESTINATION at Gateway

*Community Vision Guidelines*



## COMMUNITY VISION

*"The past gives us our identity and the future gives us our promise"*

DESTINATION at Gateway - a thematically designed community in Mesa, Arizona, near one of the nation's fastest growing community areas and the Mesa Gateway Airport. DESTINATION will contain over 700 homes in a variety of types, styles, and land uses. It will be built as a place that brings us back to a simpler time that revolves around family and community.

DESTINATION is where today's conveniences and styles meet yesterday's neighborhood comforts. It is a place where families can experience open friendly neighborhoods in a blend of old town elements and modern amenities.

With a well situated commercial center, integrated neighborhoods and a mix of housing types, recreational facilities, and open space amenities, DESTINATION creates a distinctive setting that provides a framework for sophisticated community living and ambitious town building.

Innovative site planning and creative landscaping bring the character and charm of the neighborhoods to life. Organized around a historical city design with a dedication to providing socially interactive and integrated neighborhoods, DESTINATION is a unique place to play, live, and grow.

The Vision for the Neighborhood and amenity plan is guided by the following ideas:

### 1. EVOLUTION OF "THE PAST GIVES US OUR IDENTITY AND THE FUTURE GIVES US OUR PROMISE"

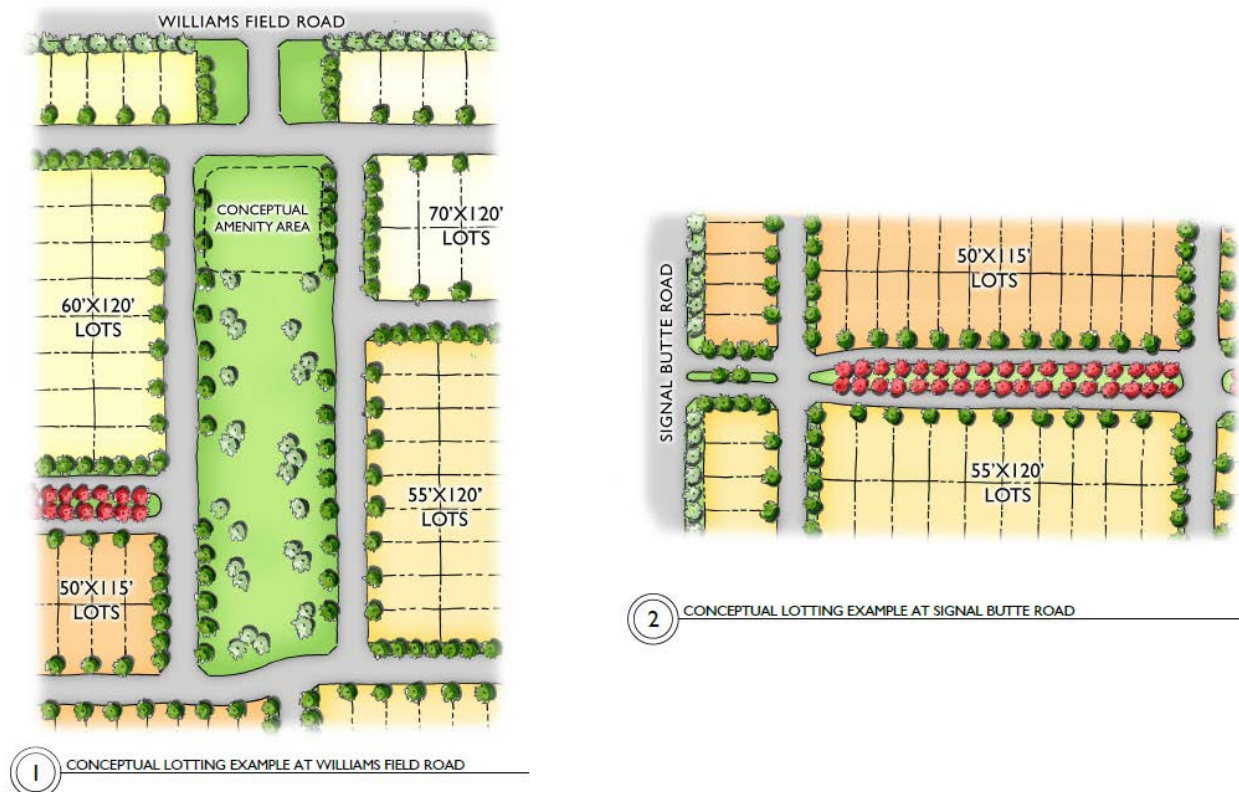
Create a self-supportive, vibrant, integrated community that encourages interaction among residents, and creates a unique sense of place – a place residents like to call their own. The designed landscape and pure forms create a distinctive ambiance, setting DESTINATION apart from its neighbors.

## 2. COMMUNITY ACTIVITY CORE

Multiple community cores with non-competing uses serve the daily needs of the residents. These cores serve as nodes of community activity providing a well-balanced mix of retail as well as recreational facilities.

- ❖ Redefine the role of the street as a pedestrian and social space;
- ❖ Provide landscaped parkways where pedestrians, active open spaces and automobiles share the right of way. Create curb appeal to create separate sidewalks to create pleasing and walkable streets.
- ❖ Orient certain housing elements like active living spaces towards the front to houses to help activate the street as a social space.
- ❖ Create a hierarchy of connected pedestrian linkages that lead to walkable destinations within the neighborhood and the subdivision.

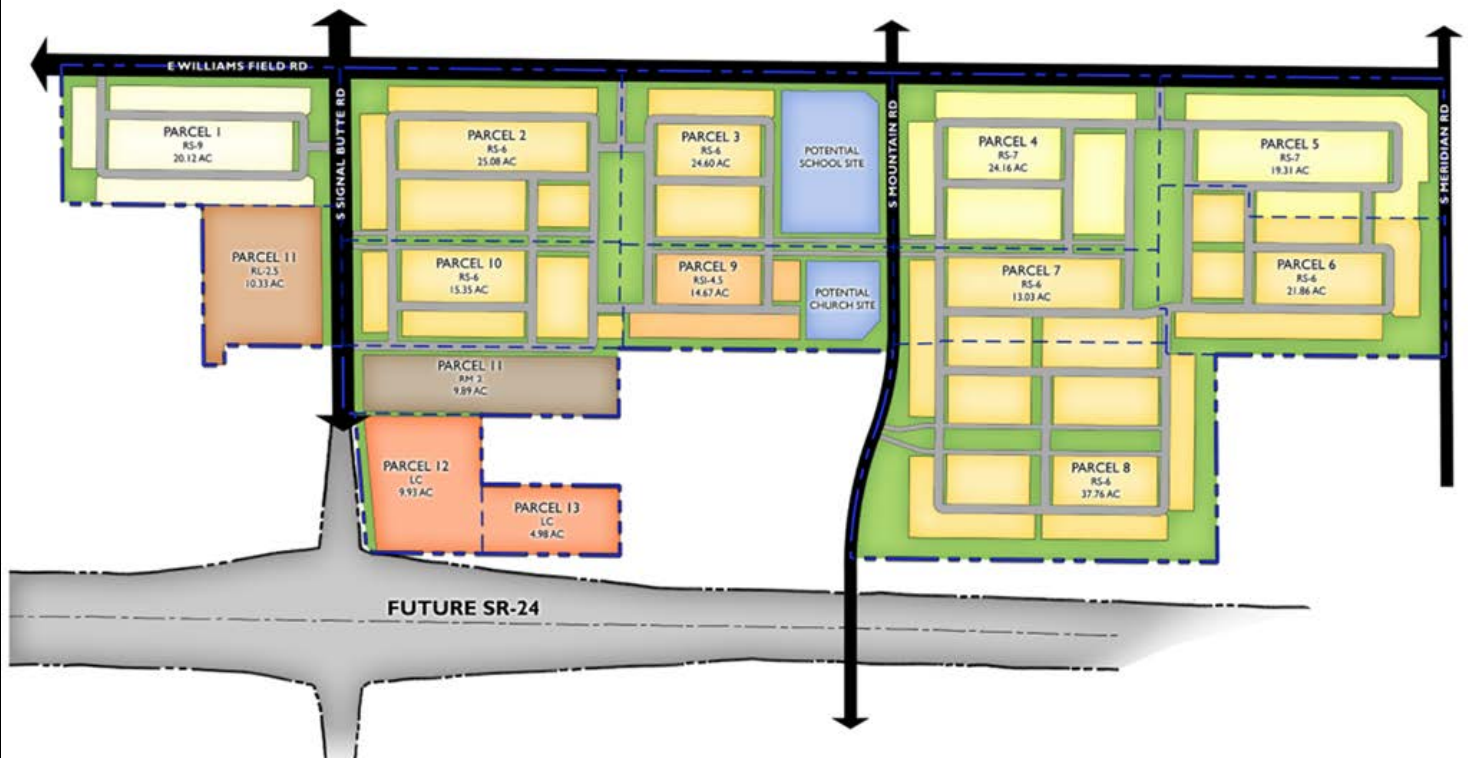
Figure 1 Conceptual Lotting & Activity Cores



### 3. A RANGE OF RECREATIONAL OPPORTUNITIES

The open space and trails network is interspersed throughout the community. Centrally located “Community Parks” provide a spectrum of recreational facilities for the residents.

Figure 2 Conceptual Site Plan



Large lineal (north-south) community parks conveniently located in the center of the two neighborhoods, provide opportunities for neighbors to gather and enjoy amenities, such as the amphitheater, several picnic areas with ramadas, a children’s tot lot, a half-court basketball court, and large open grassy areas suitable for soccer. Community Park “A” (between Signal Butte and Mountain Roads) is 3.35 acres and Community Park “B” (between Mountain and Meridian Alignment) is nearly 4.5 acres in size, both offering a substantial amount of room to play and enjoy the on-site amenities or simply passively sitting in the shade.

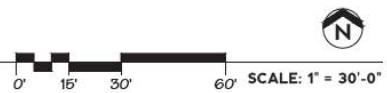


Forms will be rectilinear and contain substantial amenity detailing, themed ramadas, play areas, light fixtures and landscape plantings will enhance important nodes and create a warm and welcoming atmosphere, both external and internal to the community.

Figure 3 Park "A" Amenity Details



**1 PARK A**  
PLAN ENLARGMENT





**2] PARK A STREET ELEVATION**

Examples of typical site amenities are illustrated below:



**PLAY STRUCTURE**



**AMENITY DETAILING**



**BASKETBALL COURT**



**SHADED PLAY AREAS**



Dynamic open spaces, will offer such amenities as an amphitheater, basketball courts, tot lot with play structure, ramadas with tables and benches, and large open green spaces for passive and active recreation. Active outdoor open space programmed with the central location of the community's open space parks, as well as extensive pedestrian trails, nodes and connections.

Figure 4 Park "B" Amenity Details





**2** PARK B ELEVATION FROM RETENTION BASIN

Examples of typical site amenities are illustrated below:



TREE LINED OPEN SPACE SIDEWALK



ACTIVE OUTDOOR AREA FOR PASSIVE SPORTS



AMPHITHEATER



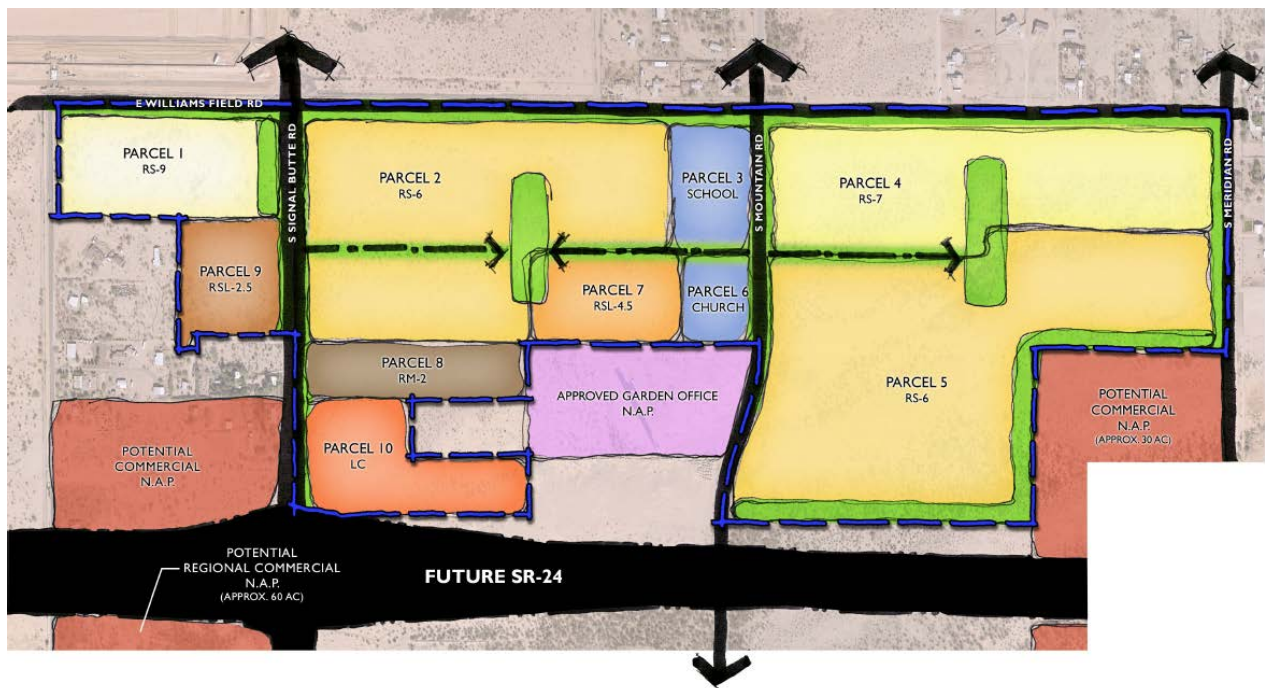
THEMED RAMADAS



#### 4. CREATE A MIX OF USES COMPATIBLE WITH THE AREA

Designed to be mindful of the current and proposed uses in the area. Encourage land uses that blend well with the master plan and communities to the north of the site. Promote linkages from the residential portion of the project to the retail/commercial section of the community. Encourage linkages to the proposed “regional and local commercial/office uses” that abut the site and are buffers from the Williams Gateway Freeway (SR24).

Figure 5 DESTINATION Land Use Framework Plan



## 5. DIVERSE HOUSING TYPES

Diversity in housing types is provided to cater to varied needs and lifestyles. A lot mix ranging from large lot single-family detached to multi-family will help foster a vibrant and diverse community.

Examples of potential product type are illustrated below:

*Examples of Moderate to Larger Lot Housing Products\**



*\*For illustrative purposes only.*

*Examples of Moderate Sized Lots Housing Products\**



*\*For illustrative purposes only.*



*Examples of Smaller to Moderate Sized Lot Homes\**



*\*For illustrative purposes only.*

*Examples of Smallest Lot Housing Products\**



SPANISH COLONIAL



DESERT PRAIRIE



ITALIAN VILLA



EUROPEAN COTTAGE



SPANISH COLONIAL



DESERT PRAIRIE



ITALIAN VILLA



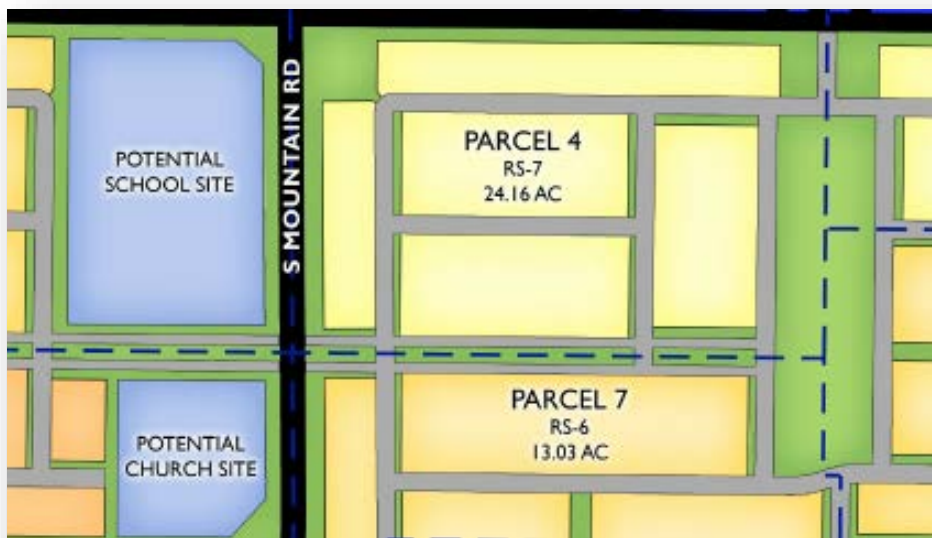
EUROPEAN COTTAGE

*\*For illustrative purposes only.*

## 6. WALKABLE, PEDESTRIAN-FRIENDLY NEIGHBORHOODS

Create a community with varied and integrated mix of uses, fostering and enhanced level of convenience, walkability and richness of experience. This includes a potential church, school site and large usable open space connectors.

Figure 6 DESTINATION Walkable Mix of Land Uses



TREE LINED STREETS



PARKWAY MEDIAN

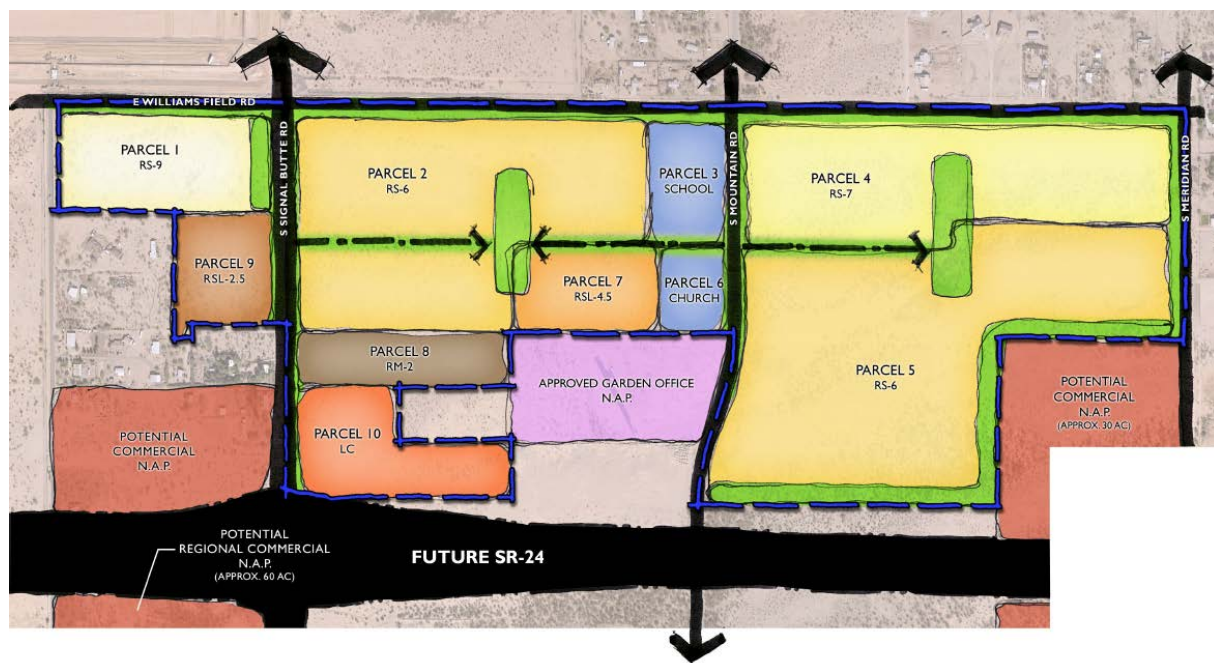


## 7. AN INTEGRATED & CONNECTED COMMUNITY

Land use adjacencies, trails, sidewalks and open space elements promote linkage and connectivity resulting in improved access to community facilities and services and an increased level of community interaction.

As the commercial portion of the project develops, the above opportunities for pedestrian connections from the adjacent residential properties will be incorporated into the project.

*Figure 7 DESTINATION Connectivity & Integrated Land Uses*



## 8. COMMON AREA MAINTENANCE

Project common facilities, such as landscape tracts, monuments, parks and project amenities will all be maintained, operated by the development's Homeowner's Association (HOA). Individual homeowners will be responsible for the maintenance of their internal lot-line walls. A Property Owner's Association (POA) will maintain the commercial parcel's private facilities.

## PROJECT CORNERSTONES

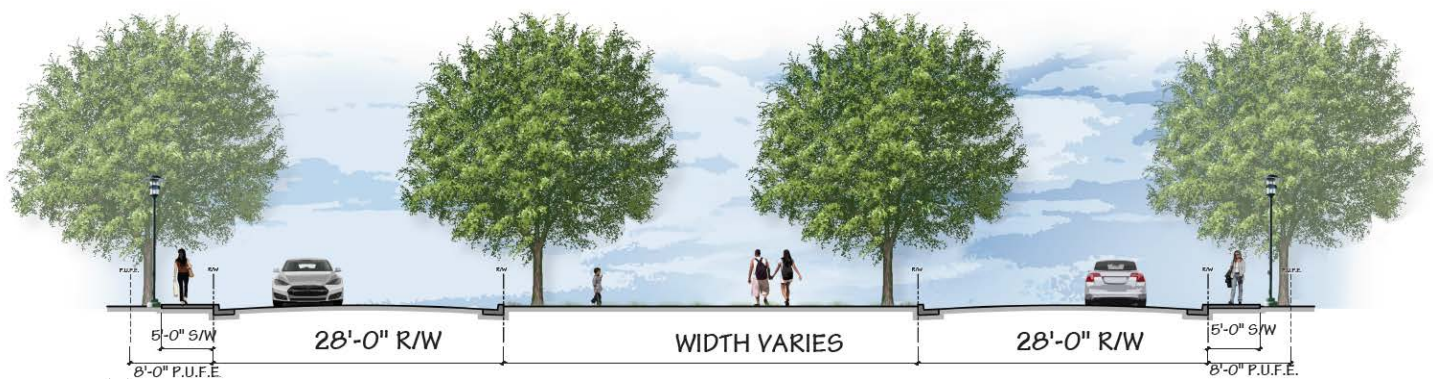
To incorporate and integrate this Vision, Destination has developed some project cornerstones. They are more fully described as follows:

### 1. ARTICULATE CLEAR AND STRUCTURED NEIGHBORHOODS

- ❖ Use community parks as organizing elements for the neighborhoods.
- ❖ Strategically locate the community parks throughout the community so that they are accessible to each household.
- ❖ Incorporate the “Parkways” to distinguish them as an important link between the neighborhoods and community facilities.

### 2. REDEFINE ROLE OF THE STREET AS A PEDESTRIAN /SOCIAL SPACE:

The DESTINATION community boulevard’s theme street tree is the leafed Red Push Pistache which will provide year round, not only great shade with its full umbrella-like crown, but beautiful color with its foliage that in fall turns a spectacular red and orange. A small grove of Red Push Pistache trees stand welcoming at the main entrances to DESTINATION. Evergreen elms and Fantex ash trees round out the other street trees that are located along the other community street sides and landscaped perimeter areas.

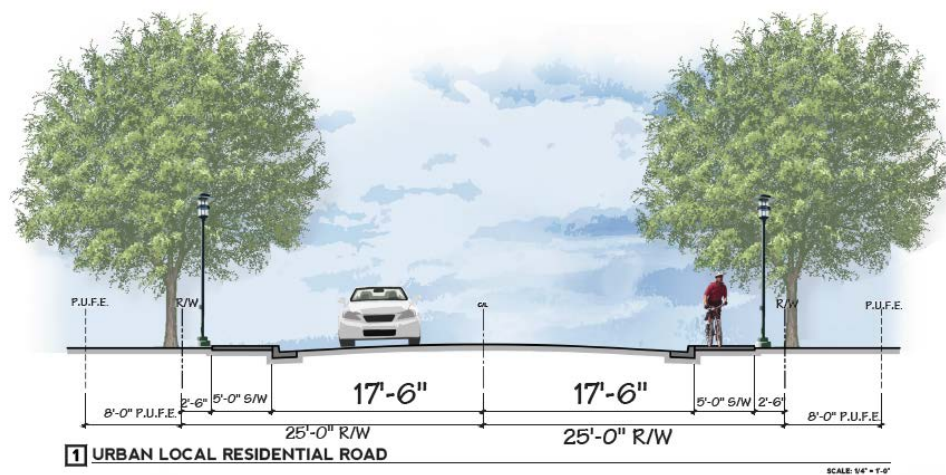




Provide landscaped parkways with historical street trees (used in the older neighborhoods) and shared right of way space. Encouraging wide medians with active open space, curb separated sidewalks, and passive and active open spaces to create shared pleasing and walkable streets.

- ❖ Orient elements like porches, or active living spaces, towards the fronts of the house to help activate the street as a social space.
- ❖ Create a hierarchy of connected pedestrian linkages that lead to walkable destinations within the neighborhoods.

Using the site's lineal nature a landscaped boulevard traverses, east to west, through the entire community. The boulevard's theme street tree is the leafed Red Push Pistache. A small grove of Red Push Pistache trees stand welcoming at the main entrances to DESTINATION.



### 3. DEFINE A SYSTEM OF ENTRY TREATMENTS TO THE PROJECT

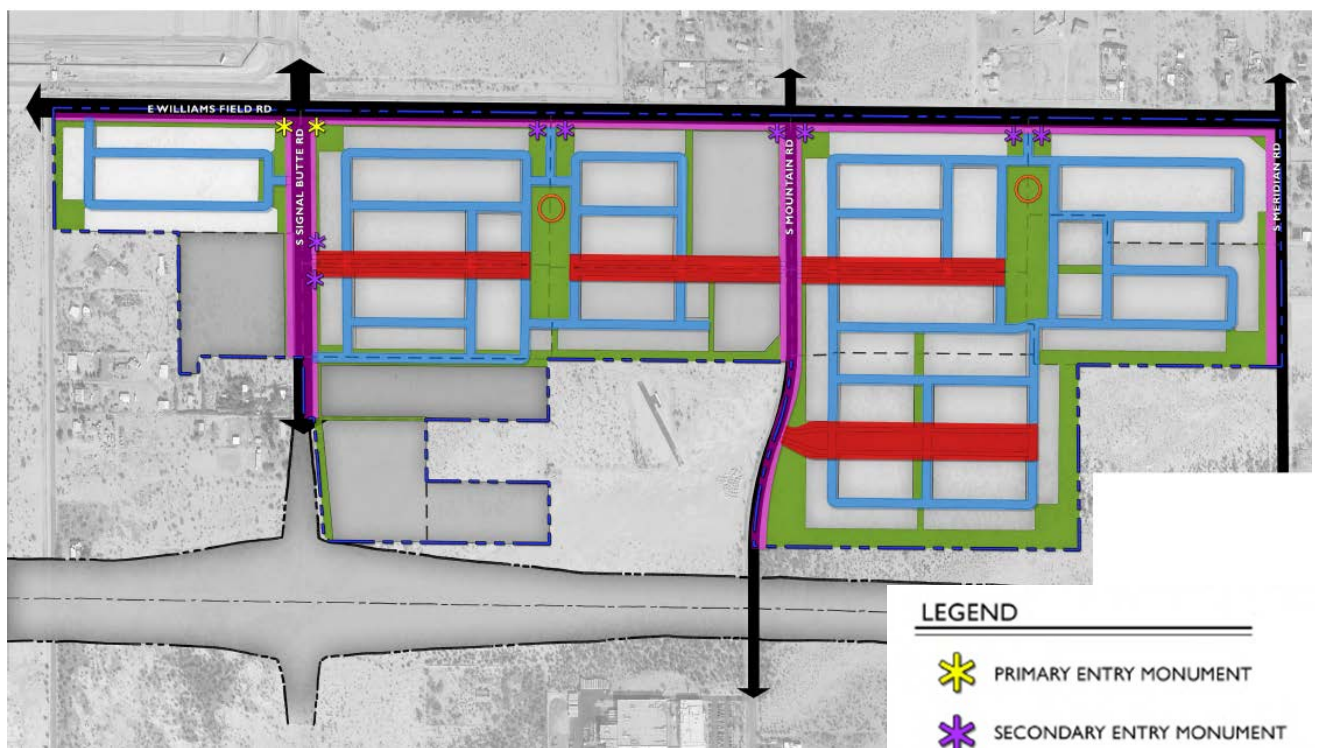
- ❖ Encourage the use of materials that incorporate historical elements used by the City in the past. An example, would be the use of metals in the entry treatments, representing the metal found at Mesa/Gateway airport and the planes that have historically been present.
- ❖ Develop an entry treatment hierarchy for the project.
- ❖ Strategically, incorporate the entry treatments and the hierarchy (Primary, Secondary, and tertiary) into the project.



#### 4. LANDSCAPE DESIGN

Landscape Design plays a major role in creating a true sense of place within the Destination at Gateway project. Community parks anchor the project providing a scale organizing element. Smaller parks within each subdivision, and the large parkways, will further define the hierarchy by breaking down the open space to a pedestrian level. A series of easements and drainage corridors are sensitively designed to integrate them into the community as a resource.

In addition to the Red Push Pistache, selected plant material tree palette consists of the Fantex Ash with Shamel, Arizona and Bonita Ashes, Evergreen Elm, Southern Live Oak, Tipuana Tipu, and the Mulga Trees used as street tree programming in the individual neighborhoods, with the Mondel Pine as an accent tree in various locations in the community's open spaces.



##### LEGEND



PRIMARY ENTRY MONUMENT



SECONDARY ENTRY MONUMENT



COMMUNITY AMENITY AREA



PERIMETER ROADS

Fantex Ash - *Fraxinus velutina*



PARCEL STREETS

Alternating: Bonita Ash - *Fraxinus velutina* 'Bonita' and Evergreen Elm - *Ulmus parviflora*



URBAN BOULEVARD

Red Push Pistache - *Pistachia chinensis* 'Red Push'



OPEN SPACE/LANDSCAPE AREA

Red Push Pistache - *Pistachia chinensis* 'Red Push'

Fantex Ash - *Fraxinus velutina*

Bonita Ash - *Fraxinus velutina* 'Bonita'

Shamel Ash - *Fraxinus udhei*

Southern Live Oak - *Quercus virginiana*

Mondell Pine - *Pinus eldarica*

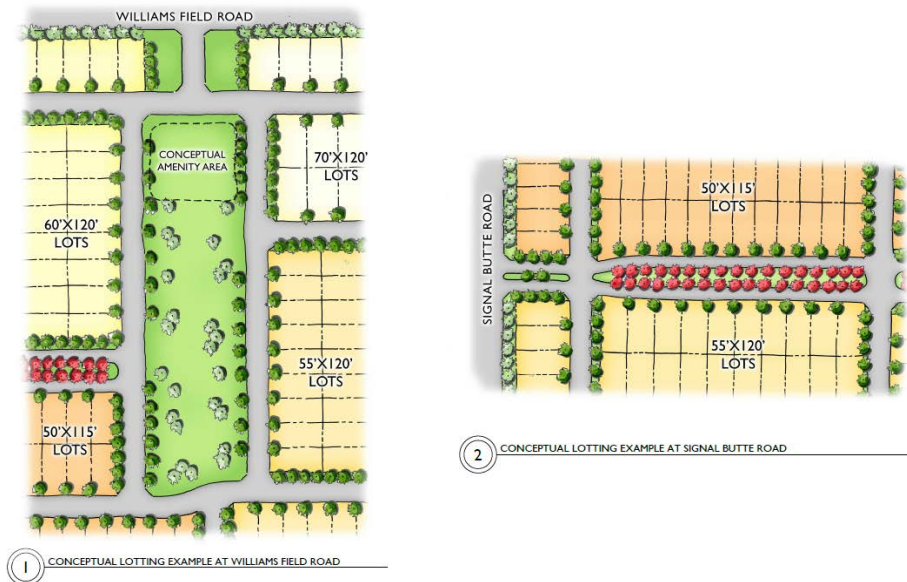
## 5. INTEGRATE A SYSTEM OF PARKS AND OPEN SPACE

Over thirty six acres of the project is open space. Using the site's lineal nature, a landscaped "Boulevard" traverses, east to west, through the entire community. Incorporated into the "Boulevard" is also an 8 foot multi-purpose trail. This trail provides additional pedestrian connectivity throughout the entire community. An additional "Boulevard" is proposed in the southern most portion of the development as well.

Other community design considerations include the following:

- ❖ Locate neighborhood parks within convenient walking distance from the majority of residential units.
- ❖ Develop each neighborhood park as a passive recreational area with flex space, tot-lot or a shade structure.
- ❖ Have the major parks have active programs, an example is a community amphitheater, soccer fields, and barbeque area.

*Figure 8 Lots Facing Parks & Boulevards*





## 6. NEIGHBORHOODS DISTINCTIVE CHARACTER & SENSE OF PLACE

The project proposes tree-lined neighborhood residential streets. Each of the parcels contain a specified street-tree that will be planted at a minimum of one per residential lot, installed at time of lot construction. The initial street tree planting will be installed by the homebuilder. Long-term implementation and administration of the street tree program will be under the auspices of the Homeowner's Association and community's CC&R's.

- ❖ Optimize the number of units in each builder parcel to foster a unique character and achieve economies of scale.
- ❖ Encourage a difference in building styles within each neighborhood.
- ❖ Encourage the use of different building materials as well as building elevations in each neighborhood.

The primary monument entrance to the development is located at Signal Butte and Williams Field, while because of the site's linear nature, three other secondary entry monument entrances are located further to the east, including Mountain Road.

*Figure 9 Primary Entrance*



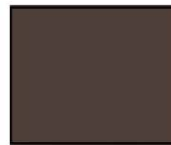
**1** OVERALL STREET ELEVATION



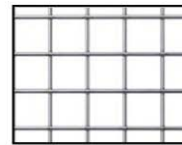
**ANGLED CORTEN STEEL**  
NATURAL FINISH, TO RUST WITH AGE



**BOARD FORMED CONCRETE**  
GRAY CONCRETE WITH  
2x6 ROUGH SAWN WOOD FRAME  
TO ACHIEVE LOOK



**STEEL**  
PAINTED OR POWDER COATED  
COLOR: SW 6528 - FIREWEED



**WELDED WIRE MESH**  
COLOR: NATURAL FINISH



## 7. NEIGHBORHOOD ENTRIES

Embracing the area's roots of nearby Williams Gateway Air Force Base and historic agricultural use of the property, DESTINATION combines the industrial chic and old-fashioned agrarian with the use of corten steel, wire mesh panels and board formed concrete with a wood sawn look materials for a modern design, with the added visual interest of vertical height for the project's themed entries.



### 1 PRIMARY ENTRY MONUMENT

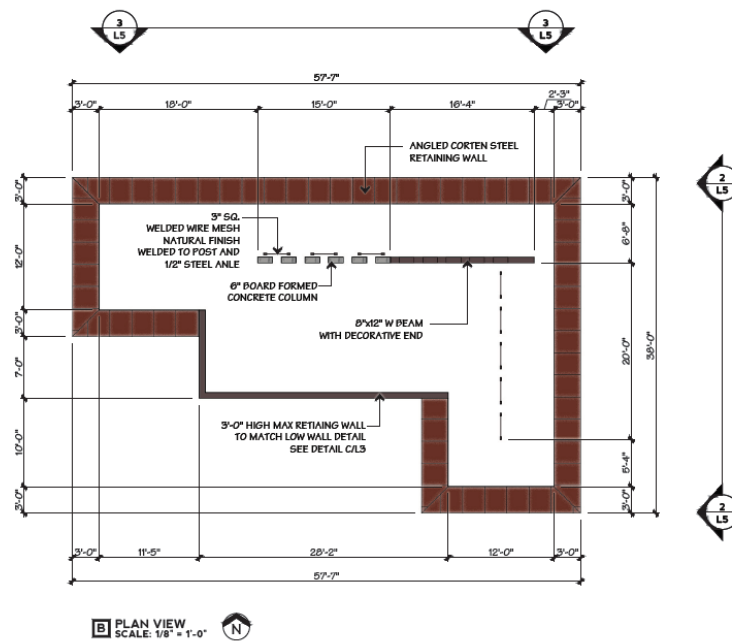


Figure 10 Primary Entrance Monument Elevations



## 2 SIDE ELEVATION



## 3 FRONT ELEVATION

The neighborhood entries to the project and builder parcels shall be designed in a way not to dominate the streetscape. However, upon entering the Community there should be a sense of “place.”

- ❖ Neighborhood entry enhancements are intended to announce arrival into several key areas within the interior of the project:
- ❖ Neighborhood entries (secondary entry treatments) are to be placed on all entries to the project;
- ❖ Interior neighborhood entries may be subtle but more importantly in keeping with the Community Character. The entries shall enhance the Destination community character in a cohesive way to create uniformity. These gateways may also occur at the entries of the designated high density and commercial parcels.
- ❖ Neighborhood entry enhancements may include identifications signs, themed lighting, Destination character elements, enhanced hardscape and plantings which draw from the palette of adjoining streets.

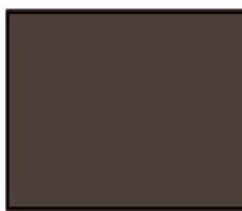
*Figure 11 Secondary Entrances*



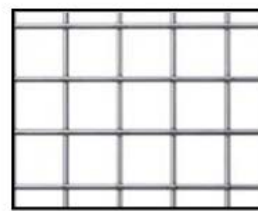
**1 OVERALL STREET ELEVATION**



**BOARD FORMED CONCRETE**  
GRAY CONCRETE WITH  
2x6 ROUGH SAWN WOOD FRAME  
TO ACHIEVE LOOK



**STEEL**  
PAINTED OR POWDER COATED  
COLOR: SW 632B - FIREWEED



**WELDED WIRE MESH**  
COLOR: NATURAL FINISH

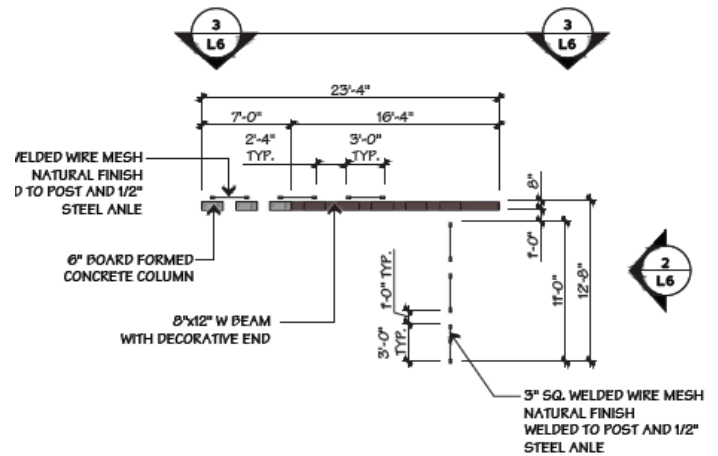


Figure 12 Secondary Entry Monument Details



**A** TYPICAL SITE PLAN ALONG WILLIAMS FIELD ROAD  
SCALE: 1" = 30'-0"

## **2** SECONDARY ENTRY MONUMENT



**B** PLAN VIEW  
SCALE: 1/8" = 1'-0"



Figure 13 Secondary Entry Monument Elevations



## 2 SIDE ELEVATION

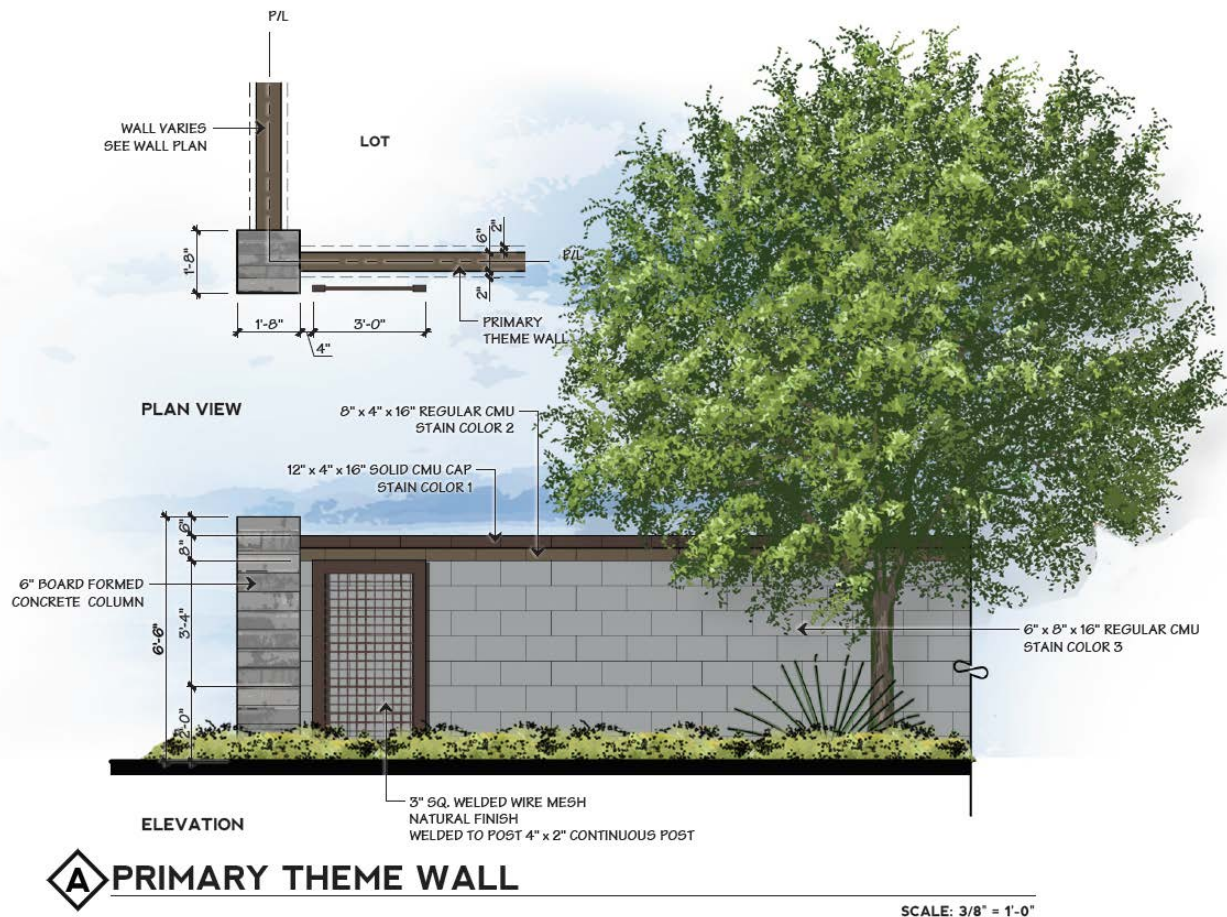


## 3 FRONT ELEVATION

## 8. NEIGHBORHOOD EDGES & WALL TREATMENTS

Integrating with the entry monumentation, the project theme walls consist of similar materials, including columns of board formed concrete with the wood sawn look, and the incorporation of wire mesh panel accent pieces. The theme wall will consist of a capped CMU wall, with banding of two colors. The secondary theme and screen walls (located at the amenity areas) are also capped CMU walls with a wired mesh panels and the screen wall also includes shorter board formed concrete decorative columns.

This primary theme wall is located all along the street frontage perimeter areas as shown on the project's fencing plan and the secondary theme walls are located along the southern perimeter and street sides throughout the development.

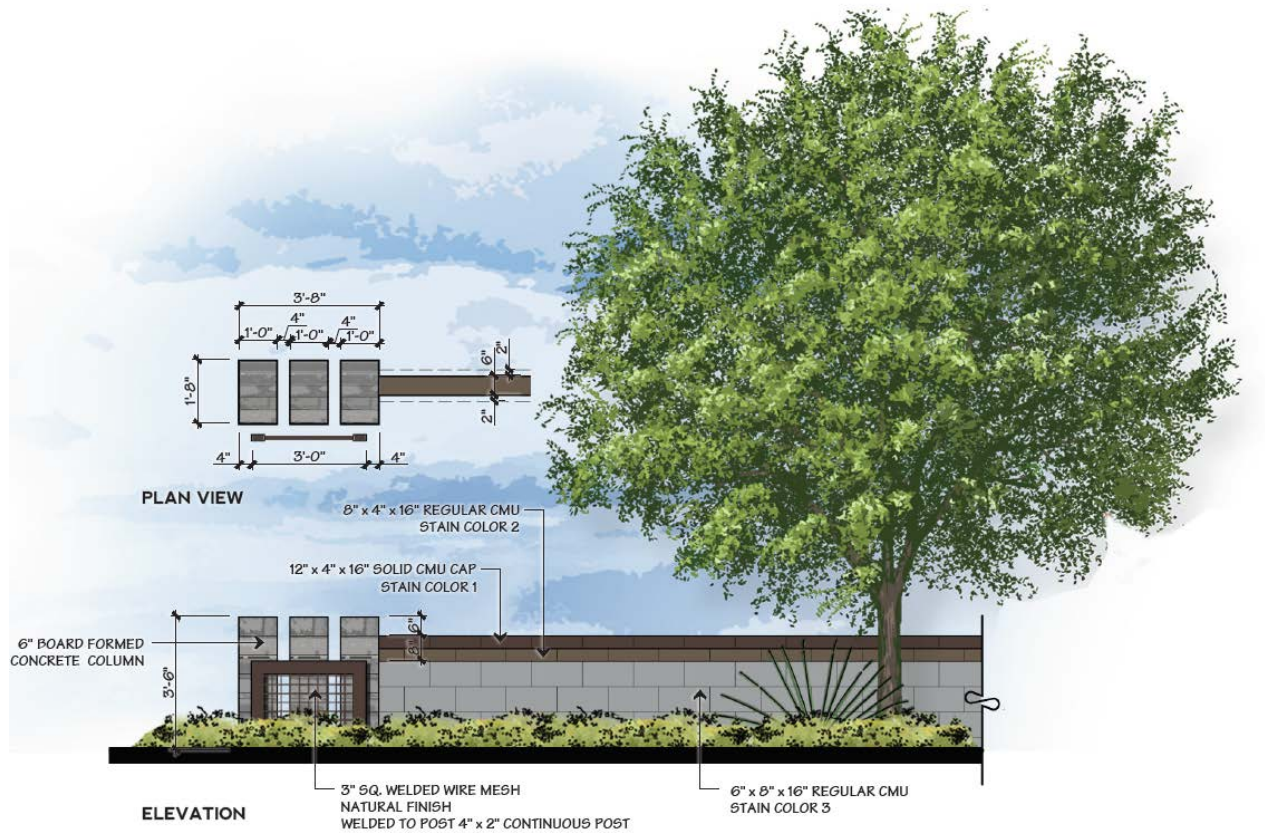




Walls and exterior edges play an integral role in crafting the community identification and character. To define the theme and establish landscape and architectural edge conditions and treatments, the following should be considered:

- ❖ To avoid a continuous “walled” character along the outside perimeter neighborhood edges and the community parkway. The lotting may consider creating open and friendly edges. Special attention should be given to view fencing, low privacy walls, landscape buffers and variable wall alignments.
- ❖ Privacy wall along the periphery of the community shall be of masonry construction of a style compatible with the community theme wall standard design.





## C SCREEN WALL

SCALE: 3/8" = 1'-0"

Materials for elements such as monuments, theme walls, ramadas, and landscape structures will consist of similar materials including columns of board formed concrete with rough-sawn wood materials, and the incorporation of wire mesh panel accent pieces.



**REGULAR CMU (STAINED) COLOR 1**  
GRAY CMU WITH STAIN  
COLOR: SW 6325 - FIREWEED



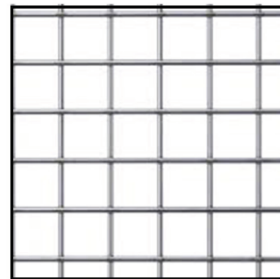
**REGULAR CMU (STAINED) COLOR 2**  
GRAY CMU WITH STAIN  
COLOR: SW 9095 - BAKED COOKIE



**REGULAR CMU (STAINED) COLOR 3**  
GRAY CMU WITH STAIN  
COLOR: SW 6199 - RARE GRAY



**STEEL**  
PAINTED OR POWDER COATED  
COLOR: SW 6325 - FIREWEED



**WELDED WIRE MESH**  
COLOR: NATURAL FINISH



## 9. NEIGHBORHOOD CRAFTING

DESTINATION has taken the concept that *“the past gives us our identity and the future gives us our promise”* and blended the character of the project to create neighborhoods that are “classic” in nature. The approach to the community design suggests a unique approach away from the “mass produced” garage forward designs to a more environmentally sensitive/community based design.

The use of geometric forms combined with well-articulated pedestrian and vehicular connections, and a balanced mix of compatible uses will help create a vibrant and sustainable community. Such an approach will distinguish Destination from the typical “regular” subdivisions in the East Mesa area.

Below are examples of neighborhoods which have been successful with the Neighborhood Crafting concepts, similar to the community vision of DESTINATION:



# DESTINATION @ Gateway

Williams Field between 222<sup>nd</sup> 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](mailto:sean.lake@pewandlake.com)

Valerie Claussen  
[vclaussen@pewandlake.com](mailto: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

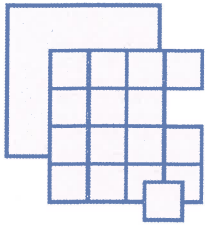
A separate letter was specifically sent to the Superintendent of Queen Creek Unified School District, as the project area lies in this school district's boundaries with information regarding the request and pending application to the City.

### 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 222<sup>nd</sup> 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:

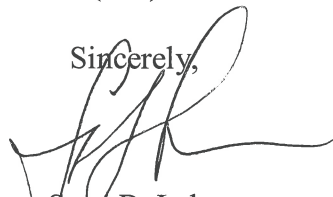
**Date: Monday, August 21, 2017**

**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.

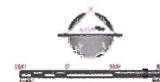
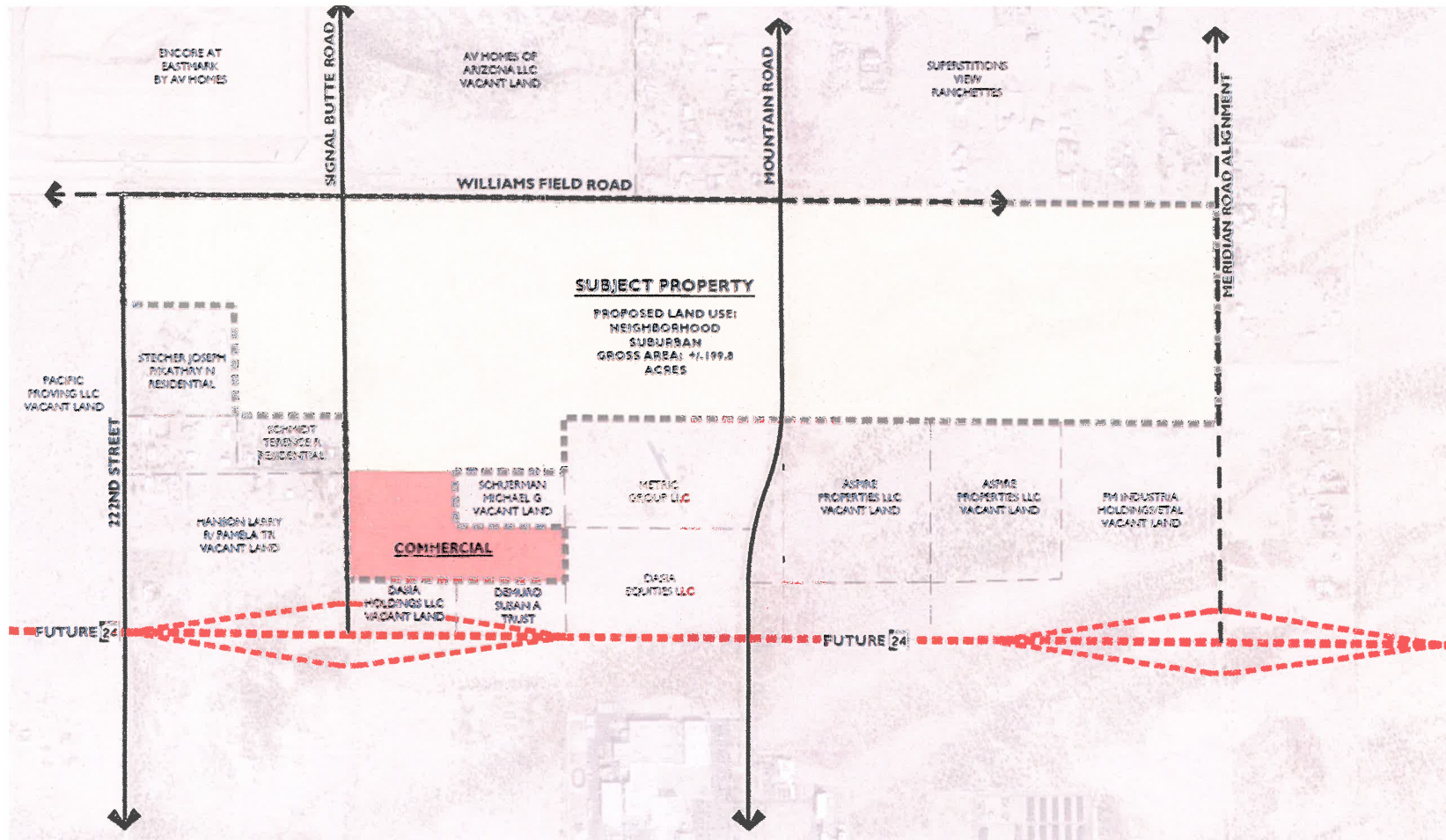
Sincerely,



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
4					
5					
6					
7					
8					
9					
10					
11					
12					

Neighborhood Meeting  
Sign-In Sheet

Applicant:

Freedom Communities, LLC

Property Location:

(Mountain Road and Williams Field)

Date:

August 21, 2017

Meeting Location:

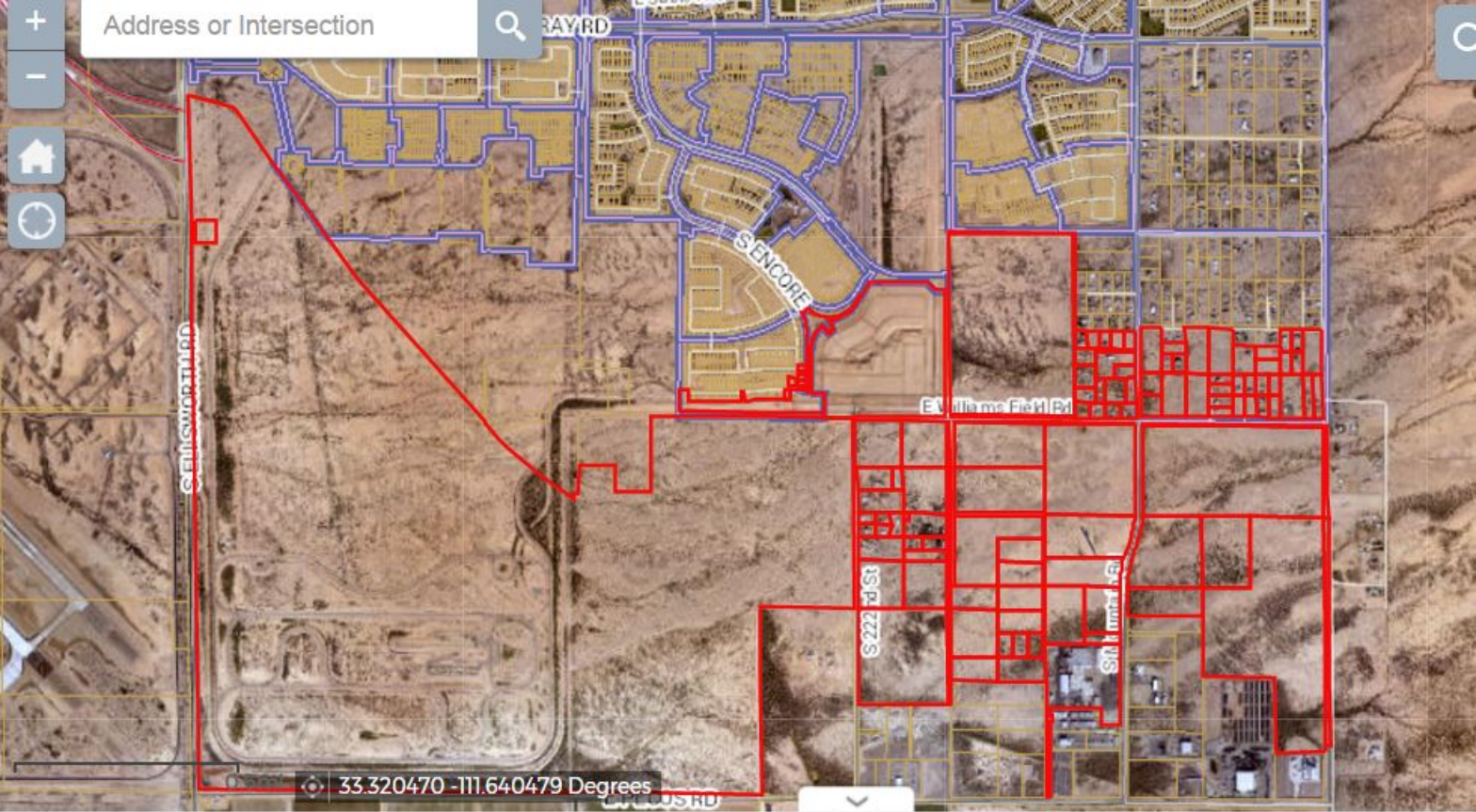
Meridian Elementary School  
Media Center  
3900 S Mountain Rd Mesa 85212

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 LANSSEN	1744 S VALUATA DR STE 207, MESA, AZ	85204		
5					
6					
7					
8					
9					
10					
11					
12					



33.320470 -111.640479 Degrees

Options Filter by Map Extent Zoom to Clear Selection Refresh

Search Results: Parcels x

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

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

STECHEER 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

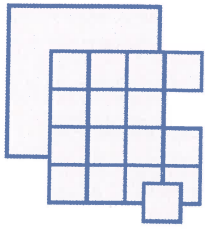
Haley Estelle  
PO Box 1466 Ste.750  
Mesa, AZ 85211-1466

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 222<sup>nd</sup> 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 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.

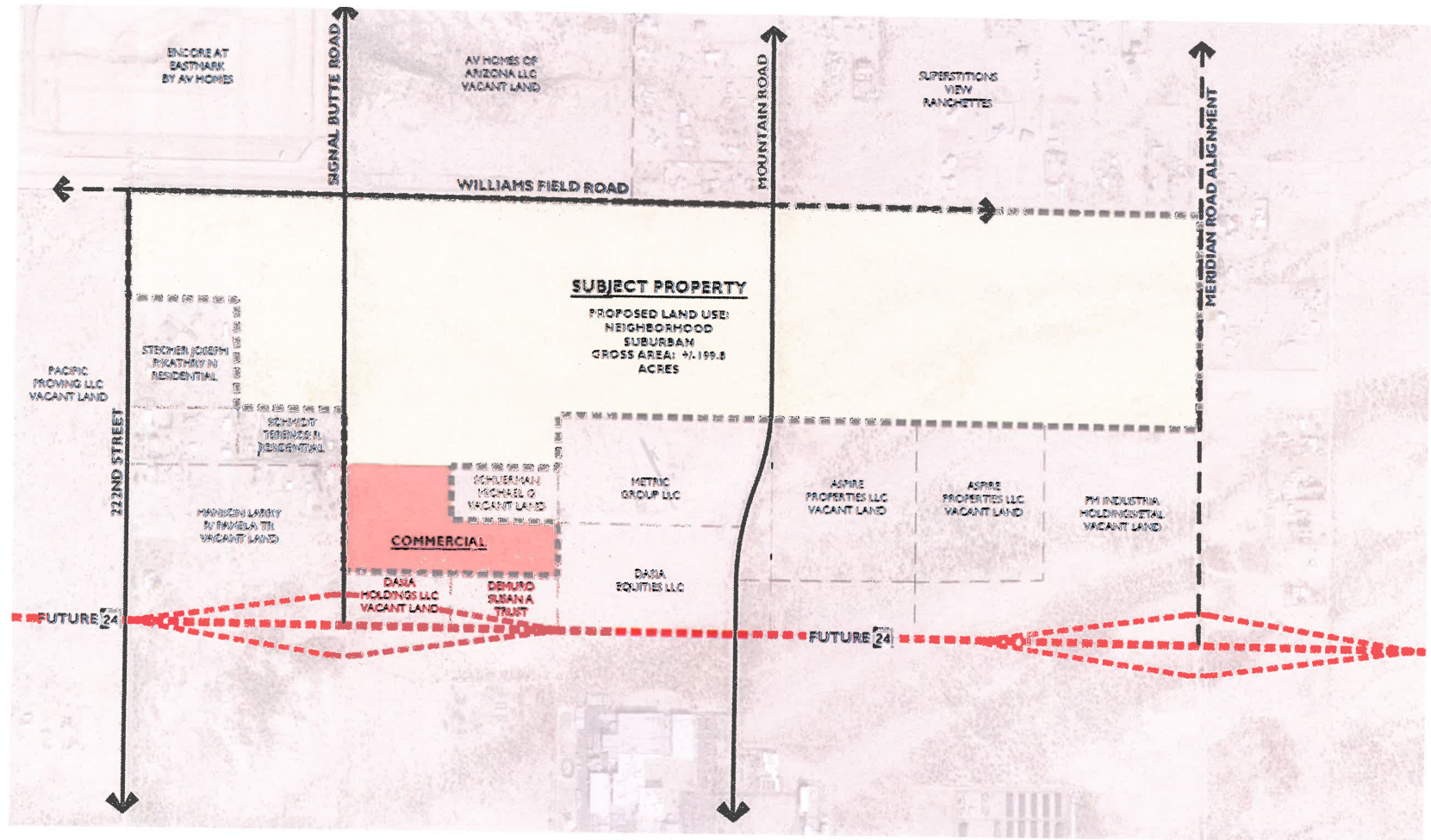
Sincerely,

Sean B. Lake  
PEW & LAKE, PLC

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



# Area Map of Proposed Development



# DESTINATION @ Gateway

Williams Field between 222<sup>nd</sup> and Meridian

## Citizen Participation Report

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March 5, 2018

### Purpose

The purpose of this Citizen Participation Report 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 Neighborhood
2. **Rezoning** of approximately 251 acres from AG (Agricultural) and General Industrial (GI) to PAD (Planned Area Development) with underlying residential zoning districts of RM-2, RSL-2.5, RSL-4.5, RS-6, RS-7, and RS-9 for approximately 236 acres, and roughly 15 acres of the Limited Commercial (LC) zone.

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](mailto:sean.lake@pewandlake.com)

Valerie Claussen  
[valerie.claussen@pewandlake.com](mailto:valerie.claussen@pewandlake.com)

### First Neighborhood Meeting

Approximately 85 notification letters regarding the first neighborhood meeting were mailed to those individuals listed on the contact list, including all property owners within 1000' of the subject property. 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 Report. 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.

### Expanded Notification

In the first review of the Citizen Participation Plan, City Staff requested an expanded notification to some property owners to the south. A second neighborhood meeting was scheduled to include these property owners to the south, in addition to those originally notified for the first neighborhood meeting. A second neighborhood meeting was held on January 18, 2018 also at Meridian Elementary School. These meeting minutes, sign in sheets and notification letters 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. Subsequently, a meeting was held with the Applicant and Superintendent on September 11, 2017 to discuss existing school facilities in the area and the District's plans for potential school sites.

### Attached Exhibits

- 1) August 21, 2018 Neighborhood Meeting Materials
  - a. Notification letter
  - 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
- 2) Queen Creek Unified School District Notification Letter
- 3) January 18, 2018 Neighborhood Meeting Materials
  - a. Notification letter
  - 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 and expanded notification property owners to the south

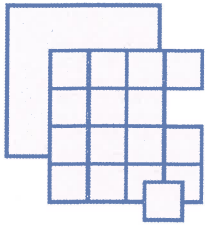
4) Planning & Zoning Notification Materials

- a. Planning and Zoning Notification Letter
- b. Notification map of surrounding property owners.
- c. List of property owners within 500 feet of the subject property and registered neighborhood contacts within 1 mile of the property.

***Schedule:***

Neighborhood Meeting	August 21, 2017
Formal Application	August 28, 2017
Follow-Up Submittal	October 3, 2017
Planning & Zoning Public Hearing	March 21, 2018
City Council Introduction	April 16, 2018
City Council Final Action	May 7, 2018





**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 222<sup>nd</sup> 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:

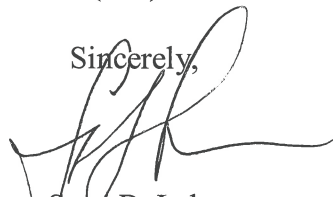
**Date: Monday, August 21, 2017**

**Time: 6:30 p.m.**

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

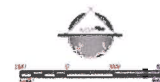
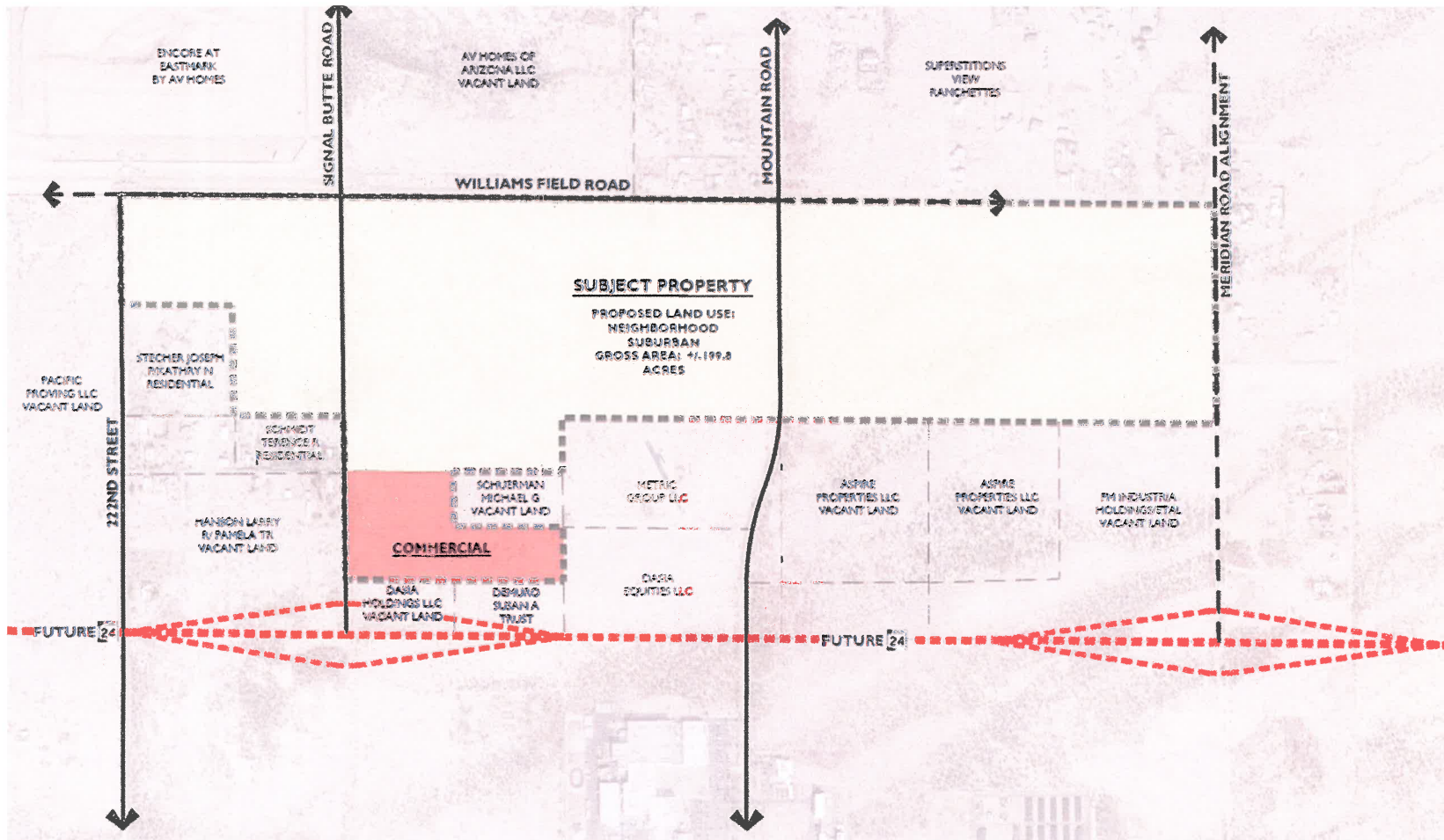
If you have any questions regarding this matter before or after the neighborhood meeting, please contact me, or Valerie Claussen at our office (480) 461-4670.

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:

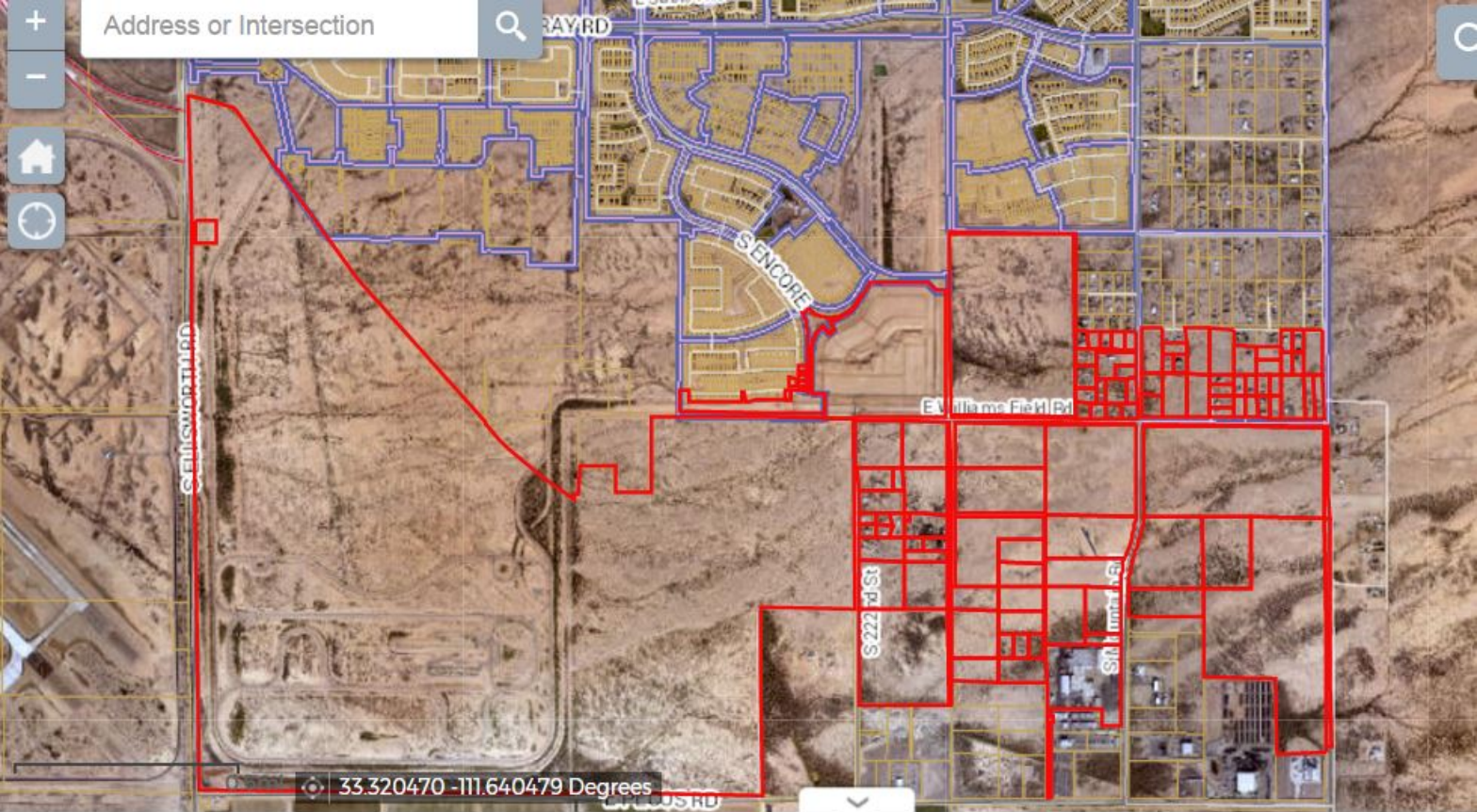
Meridian Elementary School  
Media Center  
3900 S Mountain Rd Mesa 85212

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		
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33.320470 -111.640479 Degrees

Options Filter by Map Extent Zoom to Clear Selection Refresh

Search Results: Parcels x

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

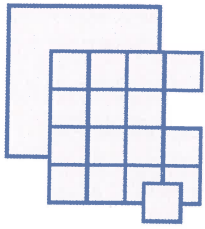
Dr. Perry Berry, Superintendent  
Queen Creek Unified School District  
20217 E Chandler Heights Road  
Queen Creek, AZ 85142

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 222<sup>nd</sup> 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.

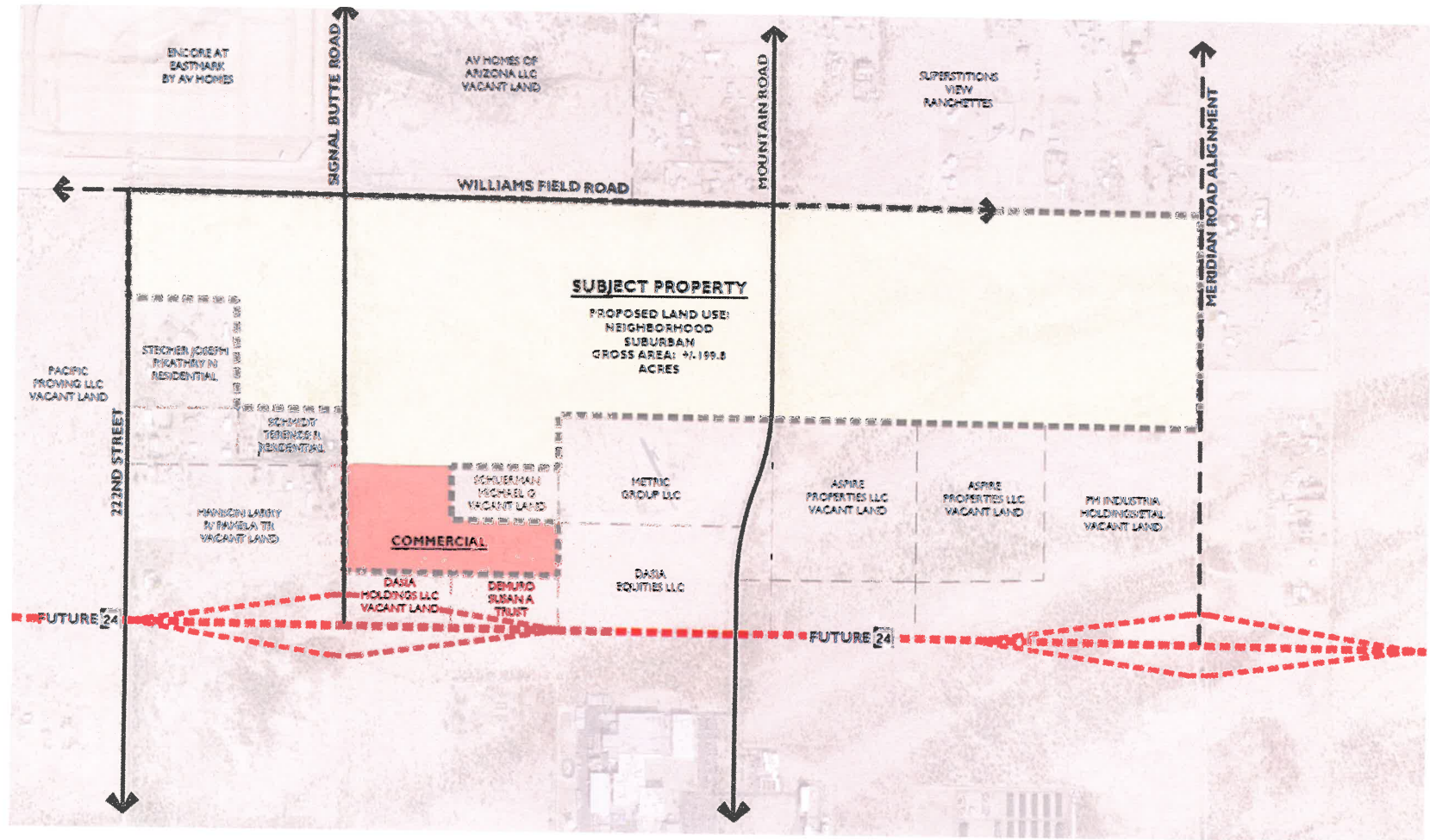
A project area map has been enclosed for reference. If you have any questions or comments regarding this matter please contact me, or Valerie Claussen at our office (480) 461-4670.

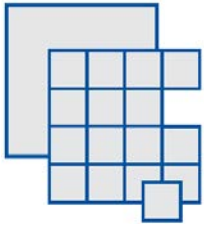
Sincerely,

Sean B. Lake  
PEW & LAKE, PLC

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

# Area Map of Proposed Development





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

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

January 2, 2018

Dear Neighbor:

Together with our client, we are pleased to invite you to a follow-up neighborhood meeting to receive your comments on our applications to the City of Mesa for the development of approximately 251 acres in the vicinity of Mountain Road and Williams Field. The project is located south of Williams Field, from 222<sup>nd</sup> 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, -202 and -056).

The development requests to the City include the following:

- 1) **Minor General Plan Amendment** changing the Character Area from Employment to Neighborhood
- 2) **Rezoning** of approximately 251 acres from AG (Agricultural) and General Industrial (GI) to PAD (Planned Area Development) with underlying residential zoning districts of RM-2, RSL-2.5, RSL-4.5, RS-6, RS-7, and RS-9 for approximately 236 acres, and roughly 15 acres of the Limited Commercial (LC) zone.

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: January 18, 2018**

**Time: 6:00 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.

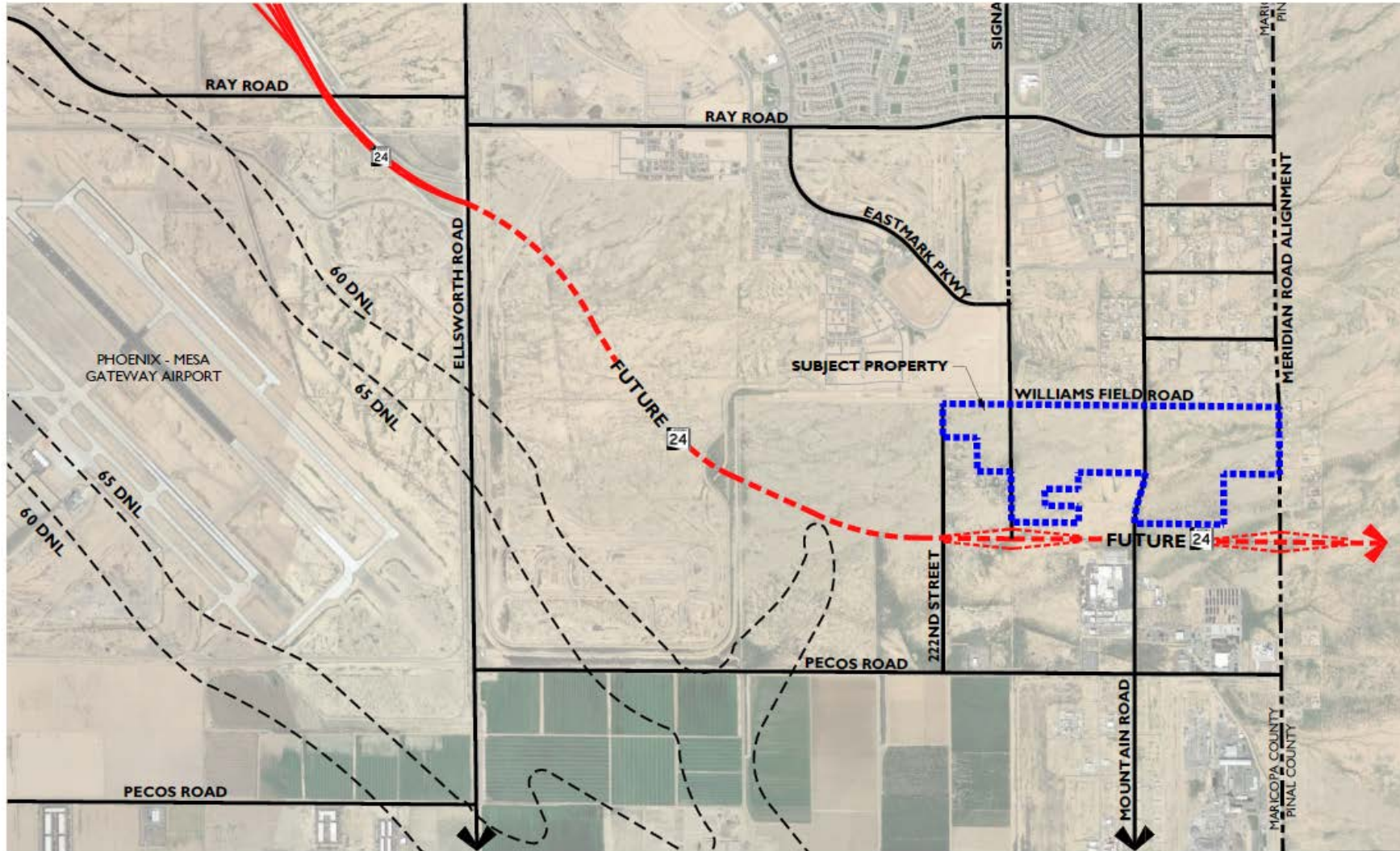
Sincerely,

*Valerie Claussen*

for Sean B. Lake  
**PEW & LAKE, PLC**



# Area Map of Proposed Development





## **Public Meeting Minutes.**

Meeting Date: January 18, 2016  
Time: 6.00pm  
Place: Meridian Elementary School  
Media Center  
3900 S. Mountain Road  
Mesa, AZ 85212

Number of attendees: 26

### **Meeting**

Mr. Sean Lake introduced the project team and then went on to describe the project. He pointed out the regional context in relation to the project and then the neighborhood context in relation to the neighbors. His presentation included the potential zoning of the site, the circulation, the parks and trails system, (including what facilities the parks would provide), the neighborhood landscape package and street tree program, the entry treatments and how the developer has taken elements of the airport and old town Mesa and combined them to create the project theming.

After the presentation the floor was opened for public comment.

### **Public Comment**

#### **1. What is the Status of the project?**

Mr. Lake explained that the developer had just made the second submittal and are looking to be scheduled for Planning and Zoning Commission in February. He continued to explain the process of entitlement approval.

#### **2. When will construction start?**

Mr. Lake briefly went through a time line of entitlement again but added that there would have to be 8-9 months of utility construction and another 120 days for models to be built. He summarized and gave a guess of about 2.5 years before houses started selling.

**3. Where can we find information?**

Mr. Lake commented that information will be shared with everyone who signed into the meetings, past and present. He indicated that he will be sending period updates to the community as the project progresses through the City approval process.

Mr. Lake also commented that another alternative to allow the community to track the progress of the project would be a community website.

**4. What is the status of SR24?**

Mr. Lake gave a brief summary of the right of way acquisition process and explained that funding for the freeway was granted. He stated that ADOT was now purchasing right-of-way. In addition, he explained that SR 24 will start as a smaller divided 2 lane road and then be built into a freeway in stages.

**The comments received from the public were very positive. They were as follows:**

“We are so happy you are building residential we don’t want industrial uses on our doorstep”.

“Please hurry up and build, we need more commercial uses (neighborhood services) in the area”.

“So glad you are doing residential we don’t feel safe with all that industrial around us”.

“Excited to see Williams Field Road improved”.

“We like the layout a lot”.

“We like the tree lined streets. I have a Pistach in my yard now. They will look good in this project”.

“This is exactly what we need down here. Not Industrial”.

“A lot of homeowners in Encore are going to be thrilled about this”.

“We like the Commercial element we need retail commercial, especially because we have to travel 4.4 miles now”.

The meeting ended at 7.05pm

**Freedom Communities, LLC**  
**Neighborhood Meeting**  
**Sign-In Sheet**

**Applicant:**

**Freedom Communities, LLC**

**Property Location:**

**Mountain Road and Williams Field**

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Media Center  
3900 S Mountain Road Mesa 85212**

**Time:**

**6:00 PM**

**Case:**

#	NAME	ADDRESS	ZIP	Email	PHONE
1	ANDREW WALLACE / STEVE STEINHILF	10835 E. THORNTON AVE	85212	awallx@q.com	
2	JOHN F FARMER	10433 E TAHOE AVE	85212	ASSOCIATES.COM JOHN@FARMERAND	480-988-5446
3	DON PALACIO	6171 Riata Street	85234	DON PALACIO @AOL.COM	480-688-8144
4	TOM WOLF	5649 S CROWLEY,	85212	ellobo45@msn.com	480-982-4441
5	Jaime Jimenez	23018 E Williams Field Rd	85215	noob	(480) 330-5456
6	DON + ROSEMARY Mock	14703 S. Mountain Rd	85212	rosalia.mm507@gmail.com	480 988-2521
7	KATHIE STECHER	15811 S. 222 St.	85212	rtandrn@hotmail.com	480-221-8086
8	SCOTT LEON	15855 S. 222 ST MESA	85212	SCOTT.LEON72@GMAIL.COM	480 353 1995
9	Wes Dockter	28124 E Williams Field Rd	85212	WV Dockter @ AOL.Com	480-516-4071
10	Deborah Bain	10302 E Texas Ave, Mesa 85212	85212	deborahbain53@gmail.com	480-813-9703
11	Mike Scherman	2675 W. Montgomery Dr. Challe	85224	Mike360@Q.com	480-861-8971
12	Brent Hickens	1256 W. Chandler Blvd Chandler	85224	sutana3@yahoo	480-707-7444
	Leslie Williams	23118 E Williams Field Rd	85212		480-760-5828

Freedom Communities, LLC  
Neighborhood Meeting  
Sign-In Sheet

Applicant:

Freedom Communities, LLC

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Mountain Road and Williams Field

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Time:

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Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	GARY LANE	1256 W. Chandler Blvd STE H, Chandler AZ 85224	85224	garyl@CB4development.com	602-350-8470
2	Tanner Hickey	8024 E Rochelle St.	85207	tannerhickeyaure@gmail.com	480 453-9934
3	BETSY HERRIGAN	10104 E. TOPAZ AVE - MESA	85212	betsyjohn58@gmail.com	480-358-6722
4	Mark Herrigan	10104 E. Topaz Ave. Mesa 85212	85212	kwm7879@aol.com	480 695 4308
5	RUTH AUSTIN	5319 S. CHATSWORTH M. 85212		R.AUSTIN@AVNomes.INC.com	602 373-2060
6	Doug PAJAK	2618 W. Mesquite St. Chandler AZ	85224	doug_femcon@MSN.com	602 803-1673
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**Freedom Communities, LLC**  
**Neighborhood Meeting**  
 Sign-In Sheet

**Applicant:**

Freedom Communities, LLC

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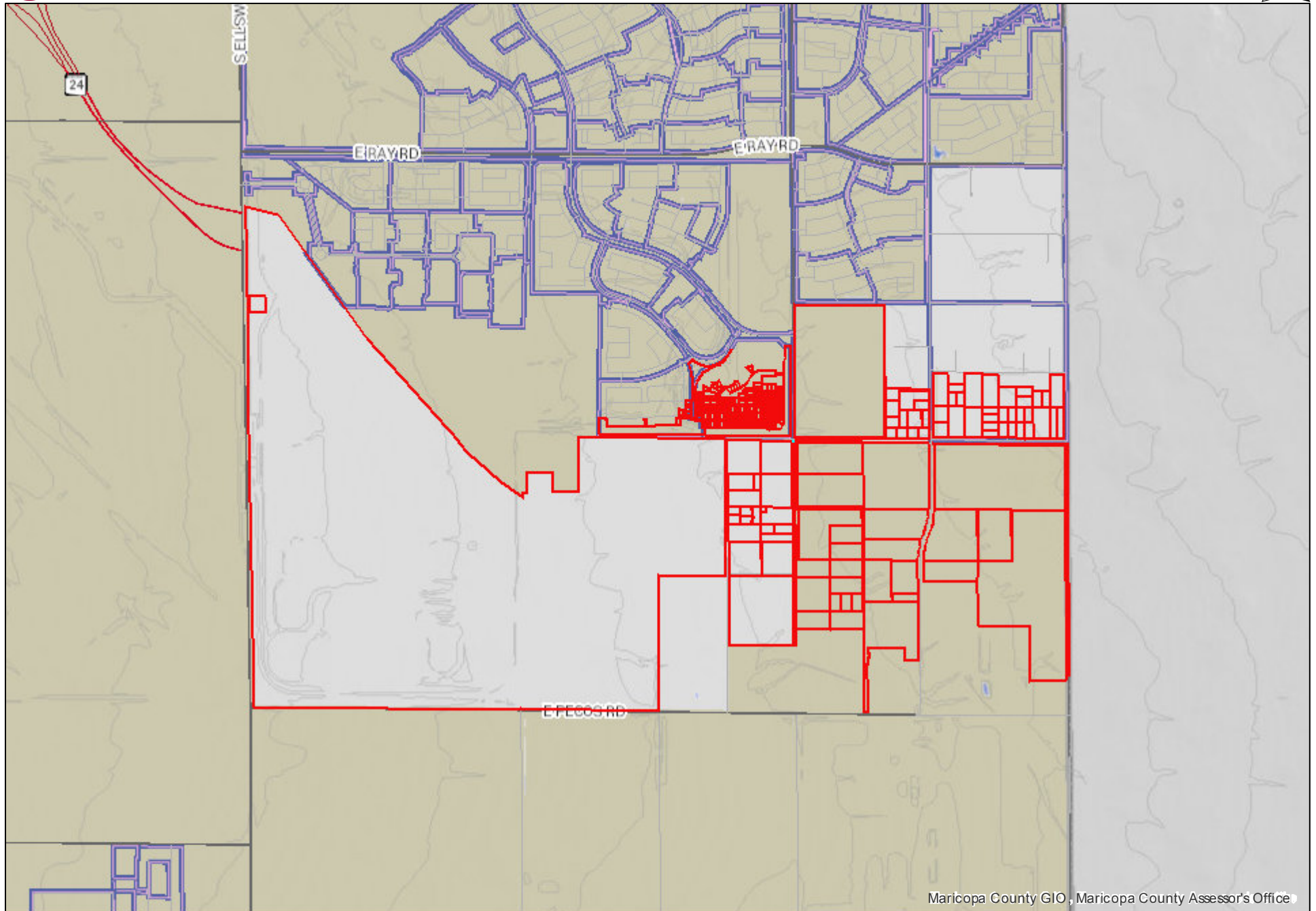
6:00 PM

**Case:**

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Jerry & Jenna Sutton	15234 S Mountain Rd	85212	agunablupool@yahoo.com	480-287-4444
2	Michelle Haney - Encore at Eastmark	5620 S. Encore	85212	mhaneycassociatedasset.com	480-494-2550
3	MICHELLE JOHNSON	15216 S MOUNTAIN RD	85212	shellajohnson@aol.com	602-315-6450
4	Darryl Glissmeyer	5724 S. Archer	85212	drglissa@yahoo.com	480-708-1521
5	Toni Snodgrass	10241 E. Texas	85212	snodgrass301@gmail	775-220-8966
6	Thelma Bataille	10241 E Texas	85212	tbataille07@gmail.com	
7					
8					
9					
10					
11					
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# Map



TRW Vehicle Safety Systems Inc  
11202 E GERMAIN RD  
QUEEN CREEK AZ 85242-9361

MGC Pure Chemicals  
6560 S MOUNTAIN RD  
MESA AZ 85201

Commercial Metals Company  
6565 N MACARTHUR BLVD STE 800  
IRVING TX 75039

Fuji Electronic Materials  
80 CIRCUIT DR  
NORTH KINGSTOWN RI 02852

Bridgestone Biorubber Process Research  
Center  
535 MARRIOTT DR  
NASHVILLE TN 37214

Republic Services Mesa Transfer Station  
P O BOX 29246  
PHOENIX AZ 85038

Matheson Tri Gas Inc.  
150 ALLEN RD NO 302  
BASKING RIDGE NJ 07920

Lakin Tire West of Arizona  
15800 S AVALON BLVD  
RANCHO CA 90220

ANDERSON ROSA TR  
10645 E HILLVIEW ST  
MESA, AZ 85207

ARIZONA STATE OF  
205 SOUTH 17TH AVE  
PHOENIX, AZ 85007

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

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

CMH HOMES INC  
6244 NW GRAND AVE  
GLENDALE, AZ 85301

CONWAY LACEY J/AARON  
15409 S 229TH WAY  
MESA, AZ 85212-8911

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 99835

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 85212-9701

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

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

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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 85212-8301

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/LUZ ELENA  
23018 E WILLIAM SFIELD RD  
MESA, AZ 85212

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

MAURER TERRY L/PEARL A  
15510 S MOUNTAIN RD  
MESA, AZ 85212

METRIC GROUP LLC  
4008 E PRESIDIO ST  
MESA, AZ 85215

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

MOUNTAIN VALLEY SERVICES LLC  
15308 S 230TH PL  
MESA, AZ 85212

NETTLES JOHN P JR/KAREN M  
15529 S 229TH WAY  
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 85016-4666

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 85203

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 85207-4530



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

SCHLEIFER SAMUEL SAUL &  
ROSANNE ETAL  
3511 E ELM STREET  
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4423 W DONNER DR  
LAVEEN, AZ 85339

SCHMIDT TERENCE RICHARD  
16006 S SIGNAL BUTTE RD  
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SCHRAMM CARL JR REVOCABLE  
LIVING TRUST  
6725 LABO RD  
S ROCKWOOD, MI 48179

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

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

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

STRINGHAM CINDY L  
16014 S SIGNAL BUTTE RD  
QUEEN CREEK, AZ 85242-8911

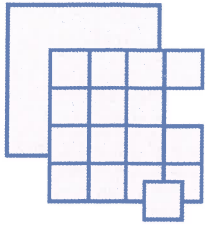
SUTTON JENNA/JERRY  
15234 SOUTH MOUNTAIN RD  
MESA, AZ 85212

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

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

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

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



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

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

Dear Neighbor:

Pew and Lake, PLC, on behalf of Freedom Communities, have made the following requests to the City of Mesa for the development of approximately 251 acres in the vicinity of Mountain Road and Williams Field:

- 1) **Minor General Plan Amendment** changing the Character Area from Employment to Neighborhood.
- 2) **Rezoning** of approximately 251 acres from AG (Agricultural) and General Industrial (GI) to PAD (Planned Area Development) with underlying residential zoning districts of RM-2, RSL-2.5, RSL-4.5, RS-6, RS-7, and RS-9 for approximately 236 acres, and roughly 15 acres of the Limited Commercial (LC) zone.

The project is located south of Williams Field, from 222<sup>nd</sup> 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, -202 and -056). These requests will allow for the development of a master planned community.

This letter is being sent to all property owners within 500 feet, and all registered neighborhoods and HOAs within ½ mile of the property, at the request of the Mesa Planning Division. This request, **Case Nos. ZON17-0247, ZON18-00142 & ZON18-00143** is scheduled to be considered by the Mesa Planning and Zoning Board and you are invited to attend this meeting and provide any input you may have regarding this proposal. The details of the meeting are as follows:

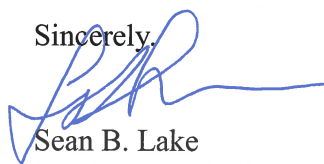
Date: **Wednesday, March 21, 2018**

Time: **4:00 p.m.**

Place: **Mesa City Council Chambers**  
57 East First Street  
Mesa, AZ 85201

If you have any questions regarding the proposal prior to the meeting, please contact me at my office at 480-461-4670. The City of Mesa has assigned this case to Wahid Alam of the Planning Division Staff, who can be reached at (480) 644-4933 should you have any questions regarding the public hearing process.

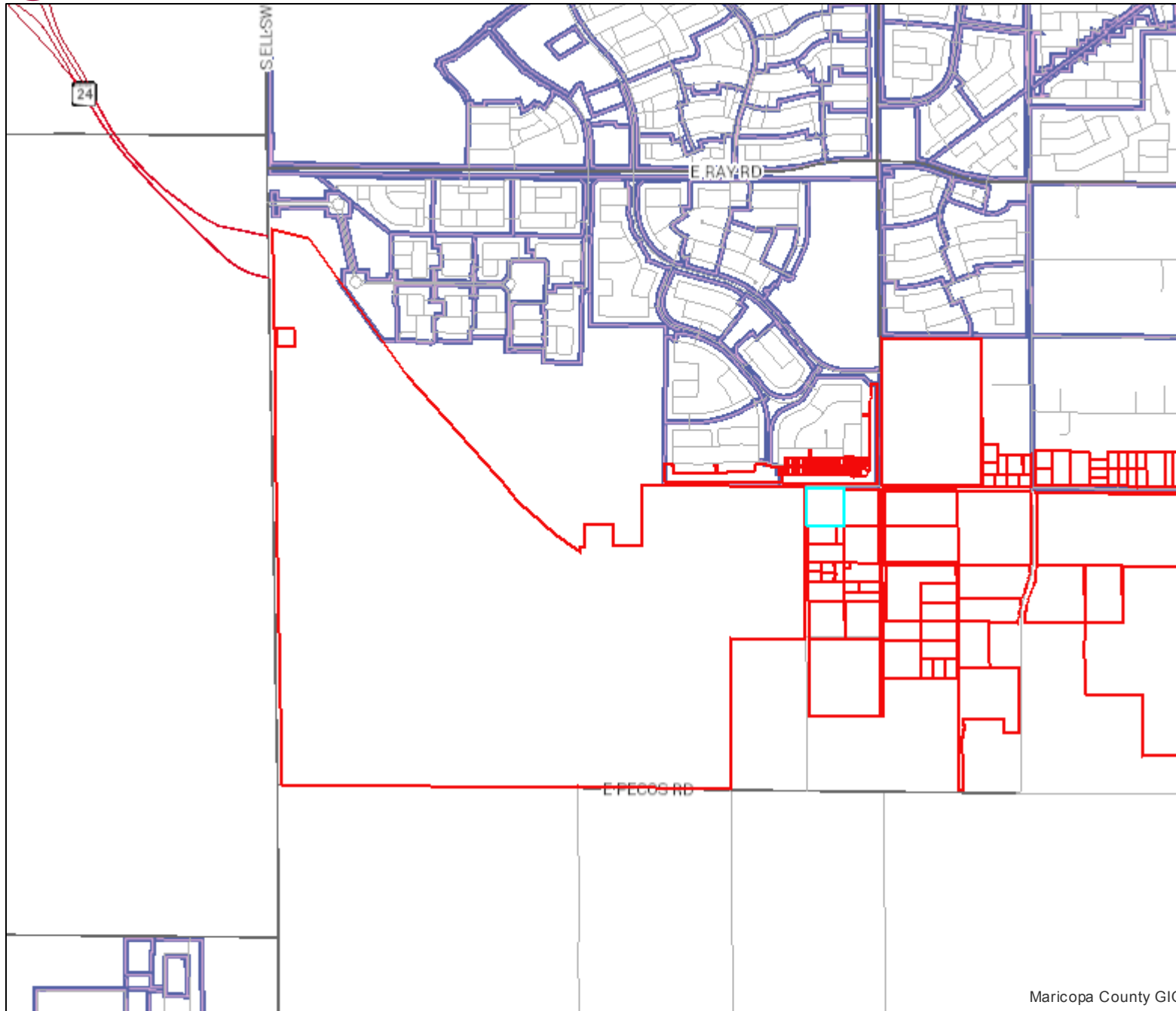
Sincerely,



Sean B. Lake  
**PEW & LAKE, PLC**



# Map



ANDERSON ROSA TR  
10645 E HILLVIEW ST  
MESA, AZ 85207

ARIZONA STATE OF  
205 SOUTH 17TH AVE  
PHOENIX, AZ 85007

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

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BERTRAM RONALD/ELISA R  
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HINOJOS ADRIANA E  
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MESA, AZ 85215

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MESA, AZ 85212

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

QUINTANA-SENA RICHARD  
ROBERT/LILLIAN MARIE  
23060 E WILLIAMS FIELD RD  
MESA AZ 85212