

# DESTINATION @ Gateway

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

## Citizen Participation Plan

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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

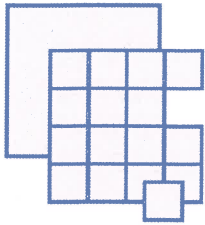
A separate letter was specifically sent to the Superintendent of Queen Creek Unified School District, as the project area lies in this school district's boundaries with information regarding the request and pending application to the City.

### 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:

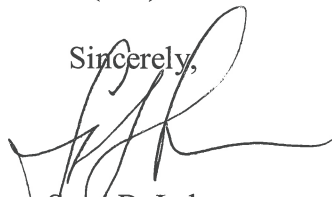
**Date: Monday, August 21, 2017**

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

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

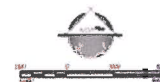
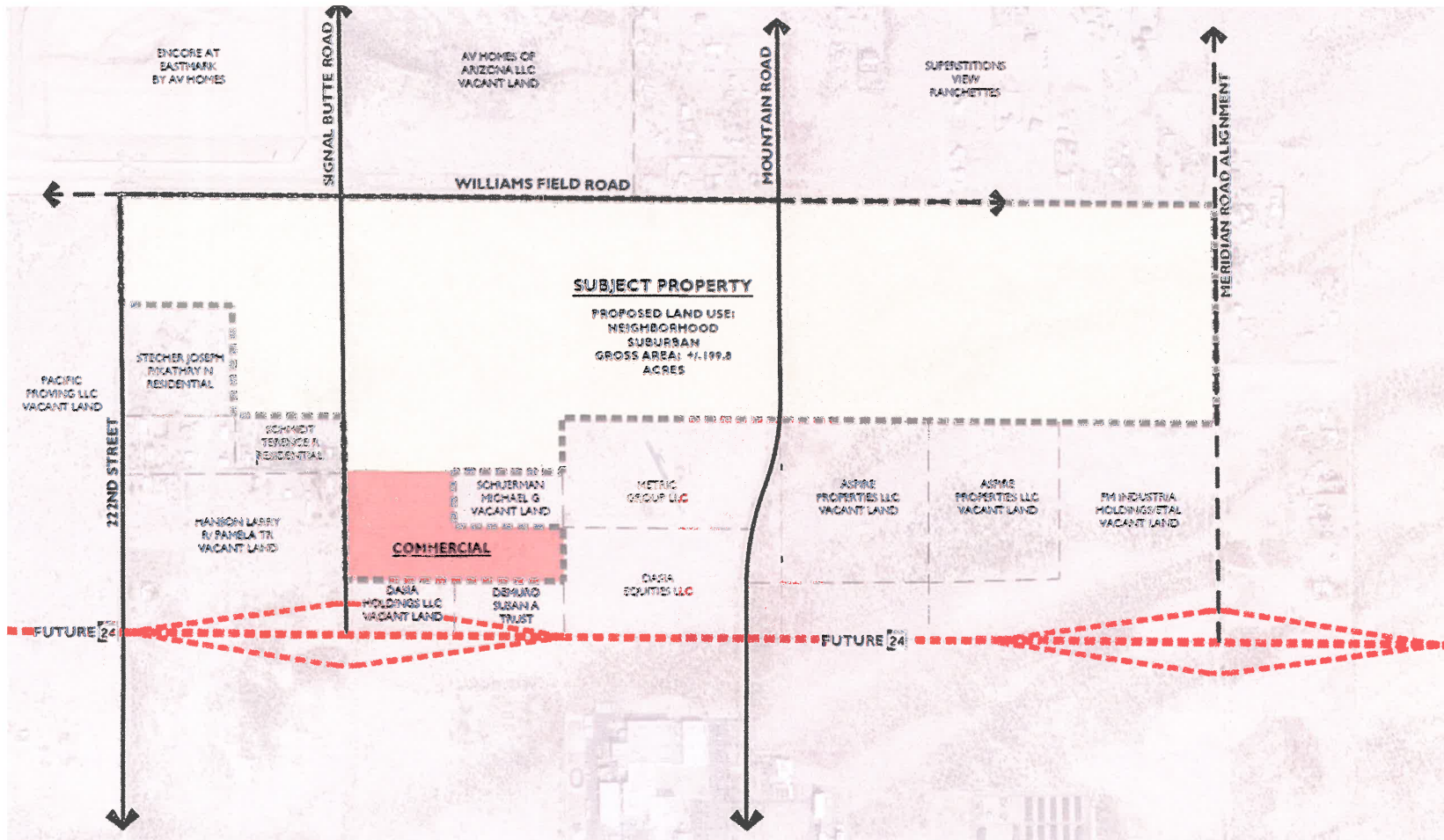
If you have any questions regarding this matter before or after the neighborhood meeting, please contact me, or Valerie Claussen at our office (480) 461-4670.

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:

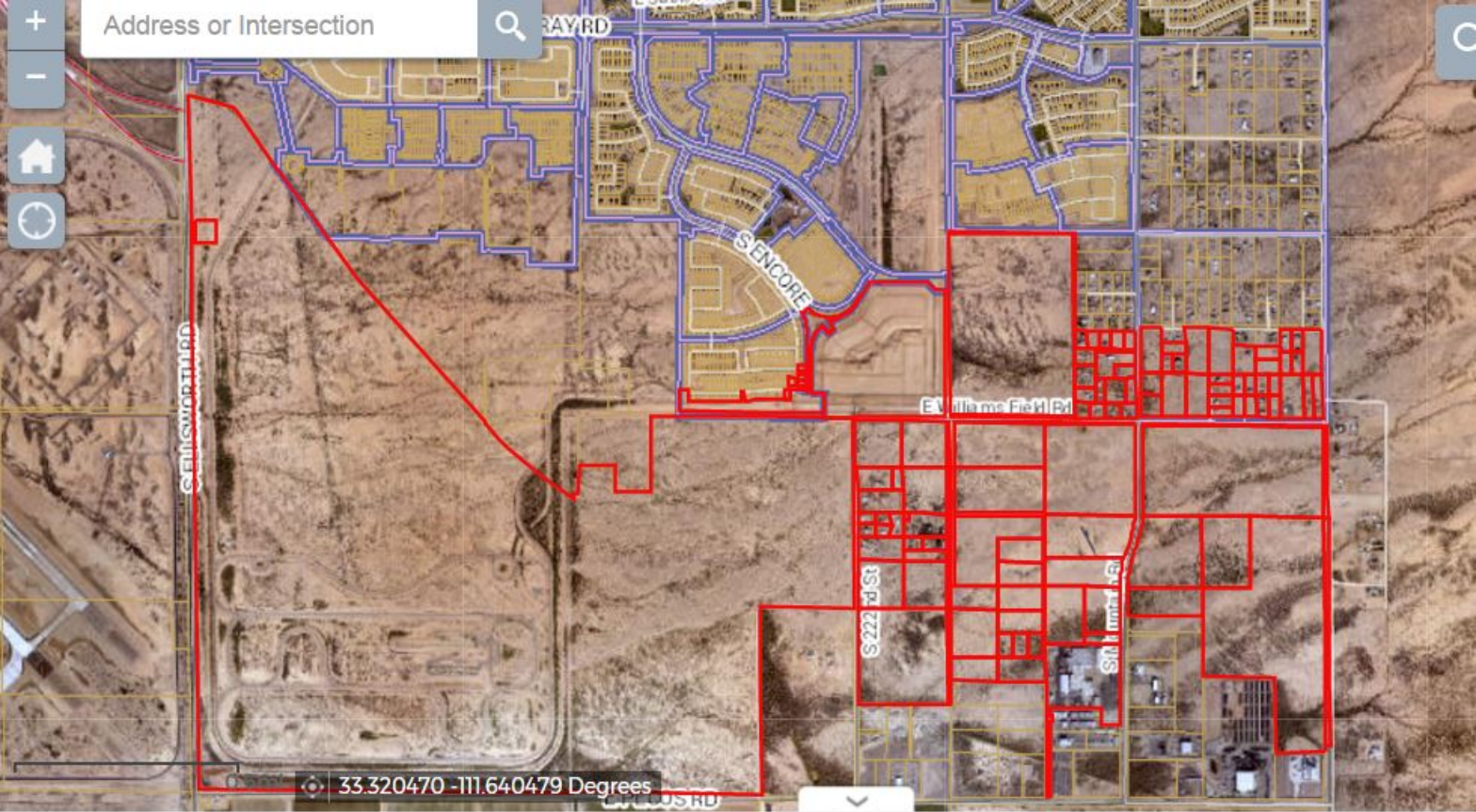
Meridian Elementary School  
Media Center  
3900 S Mountain Rd Mesa 85212

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



Options ▾ Filter by Map Extent 📍 Zoom to ☑ Clear Selection 🔄 Refresh

Search Results: Parcels ✕

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

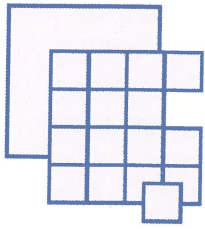
Haley Estelle  
PO Box 1466 Ste.750  
Mesa, AZ 85211-1466

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).

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

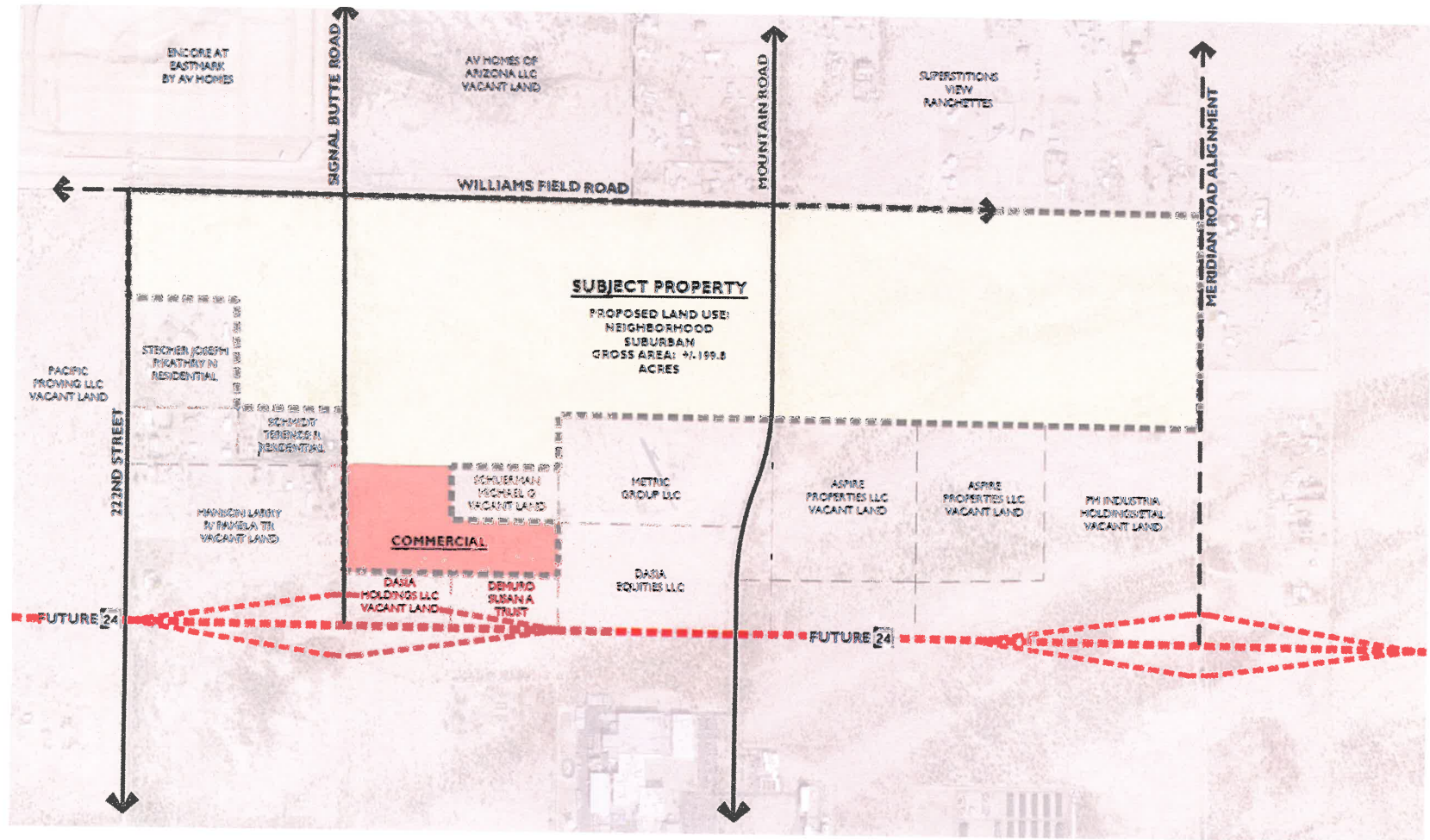
Sincerely,

Sean B. Lake  
PEW & LAKE, PLC

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



# Area Map of Proposed Development





# DESTINATION @ Gateway

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

## Citizen Participation Report

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March 5, 2018

### Purpose

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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:

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1744 S. Val Vista Drive,  
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(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

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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

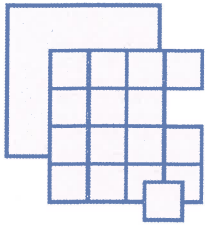
- d. Notification Map of surrounding property owners
- e. List of property owners within 1000 feet of the subject property and registered neighborhood contacts within 1 mile of the property and expanded notification property owners to the south

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:

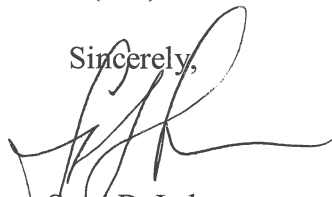
**Date: Monday, August 21, 2017**

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

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

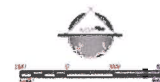
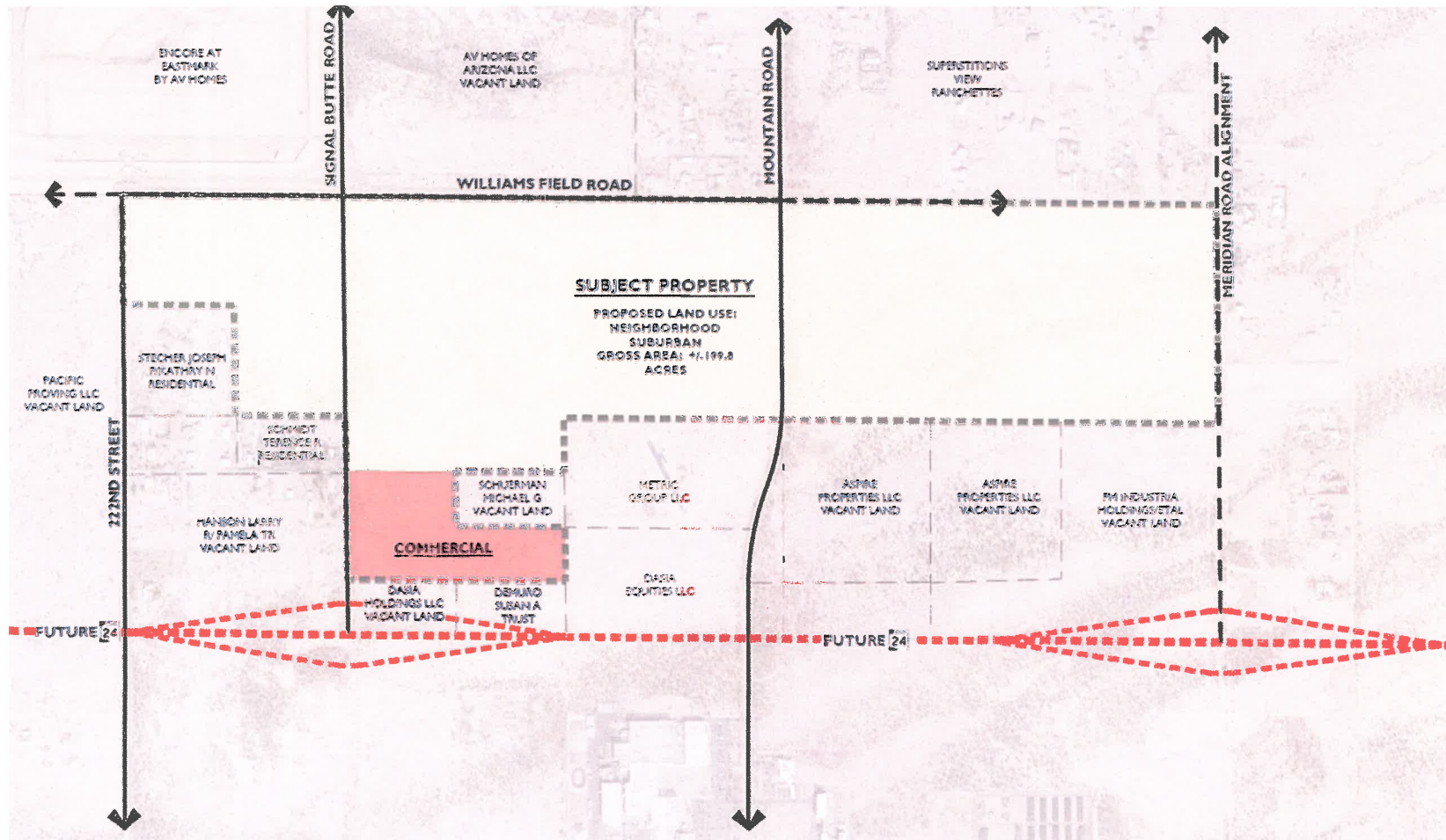
If you have any questions regarding this matter before or after the neighborhood meeting, please contact me, or Valerie Claussen at our office (480) 461-4670.

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. ERIE 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:

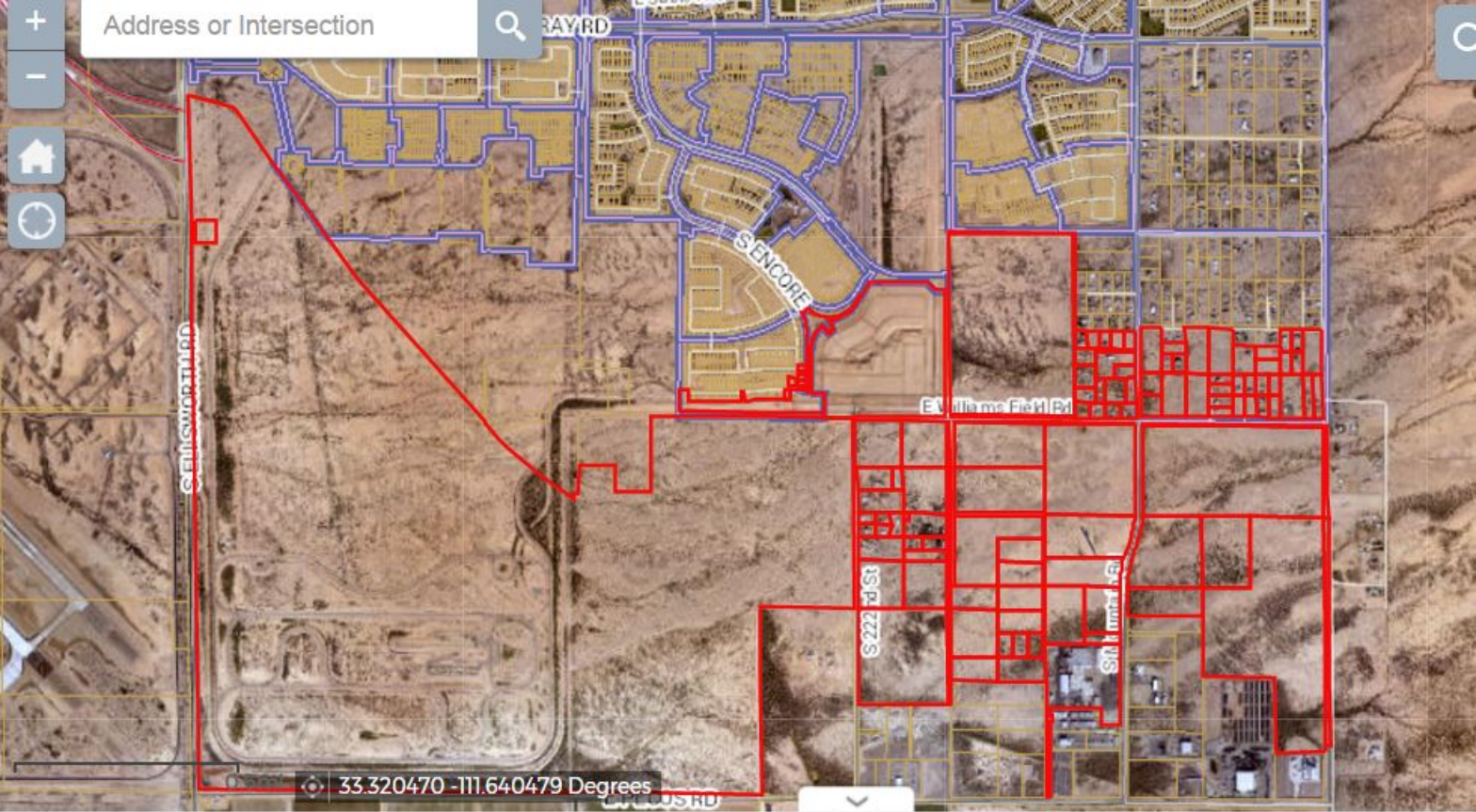
Meridian Elementary School  
Media Center  
3900 S Mountain Rd Mesa 85212

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



Options ▾ Filter by Map Extent 📍 Zoom to ☑ Clear Selection 🔄 Refresh

Search Results: Parcels ✕

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

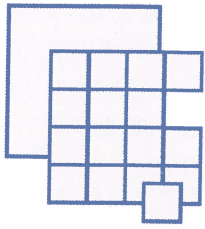
Haley Estelle  
PO Box 1466 Ste.750  
Mesa, AZ 85211-1466

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.

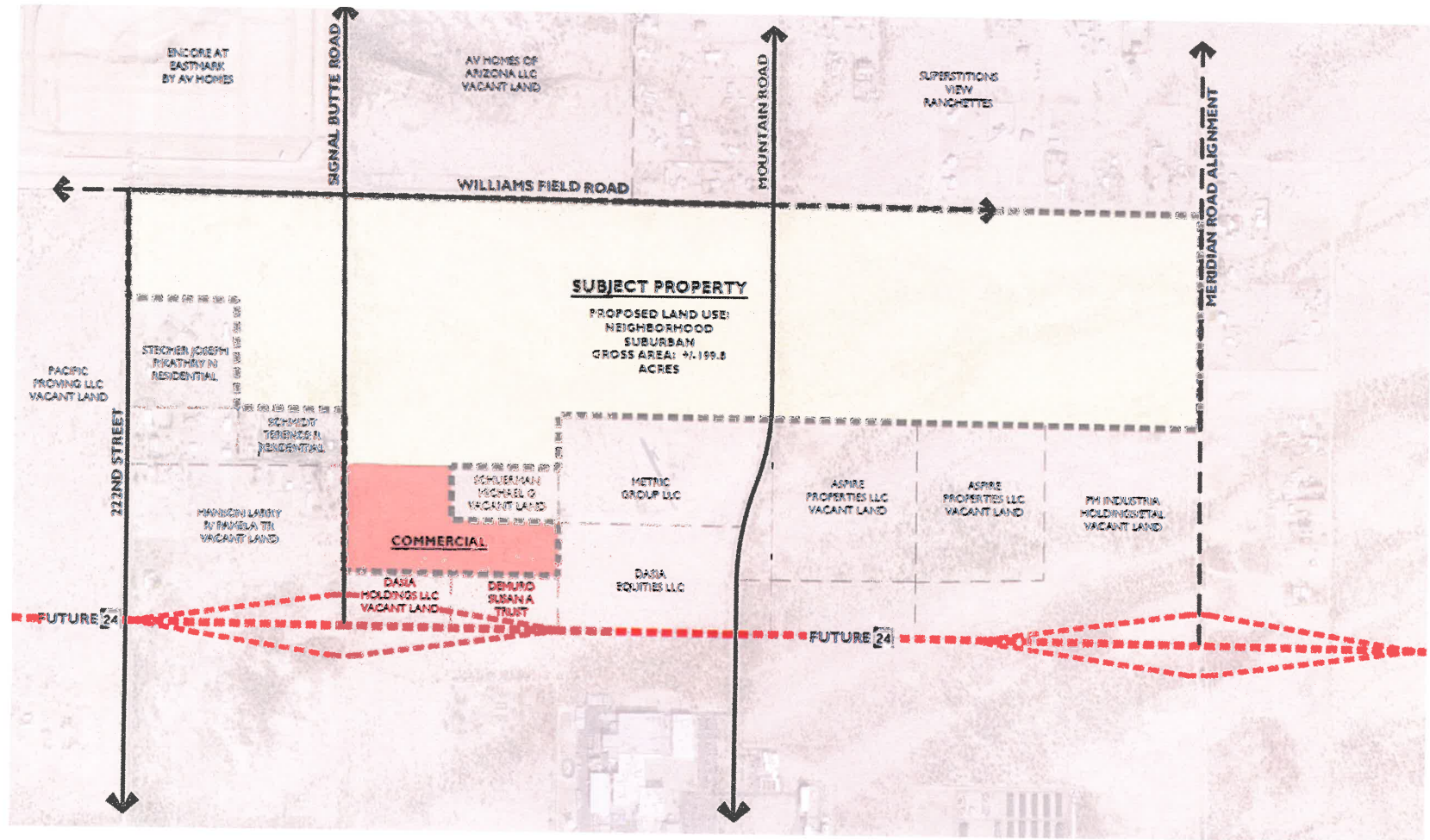
Sincerely,

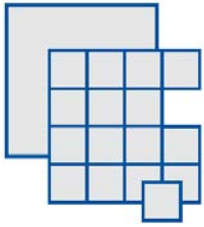
Sean B. Lake  
PEW & LAKE, PLC

*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**

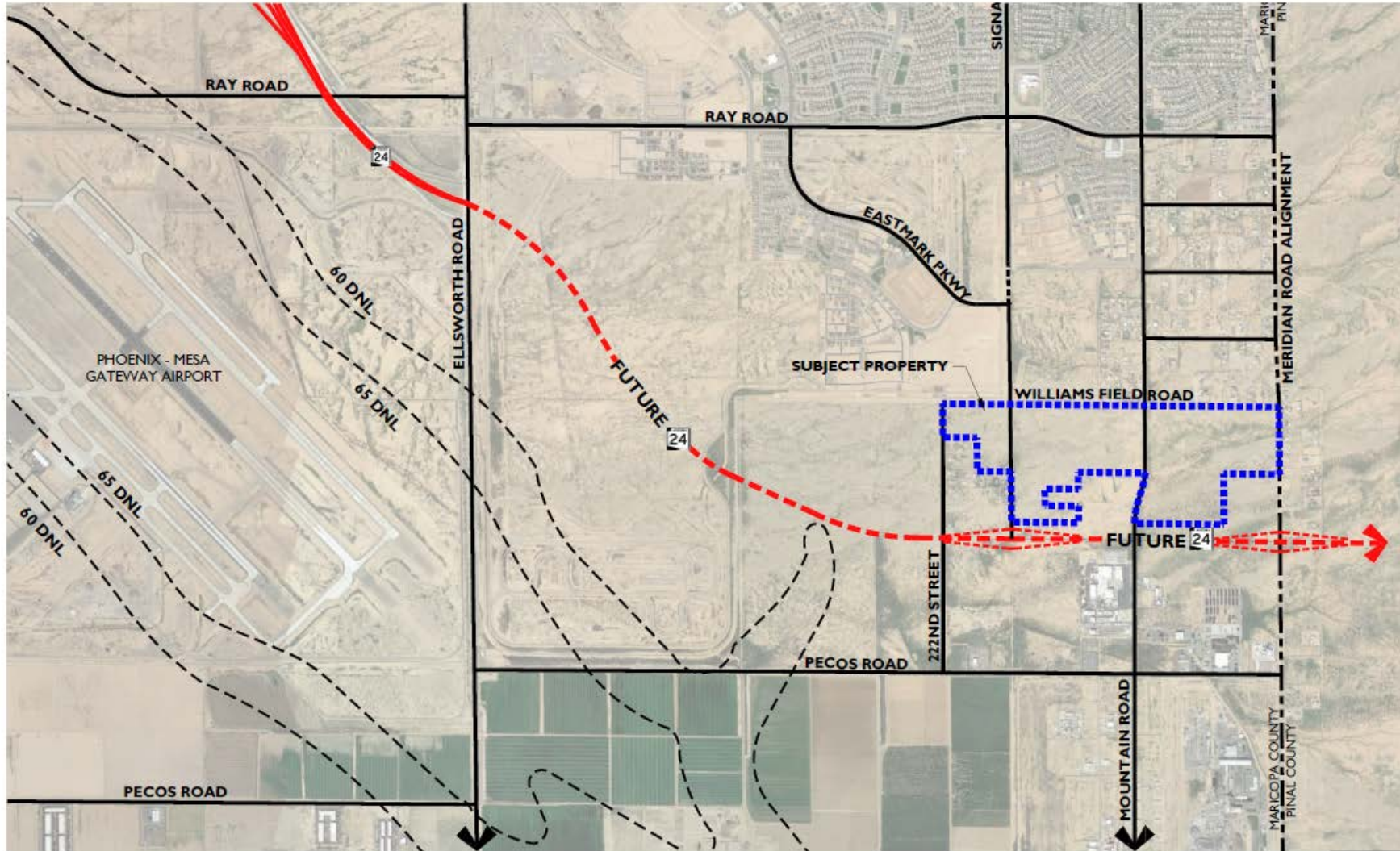
If you have any questions regarding this matter before or after the neighborhood meeting, please contact me, or Valerie Claussen at our office (480) 461-4670.

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

**Date:**

January 18, 2017

**Meeting Location:**

Meridian Elementary School  
 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

Date:

January 18, 2017

Meeting Location:

Meridian Elementary School  
Media Center  
3900 S Mountain Road Mesa 85212

Time:

6:00 PM

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	tannerhickeyaarc@gmail.com	480 453-9934
3	BETSY HERRIGAN	10104 E. TOPAZ AVE - MESA	85212	betsyjohn58@gmail.com	480-358-6792
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
7					
8					
9					
10					
11					
12					

Freedom Communities, LLC  
Neighborhood Meeting  
Sign-In Sheet

Applicant:

Freedom Communities, LLC

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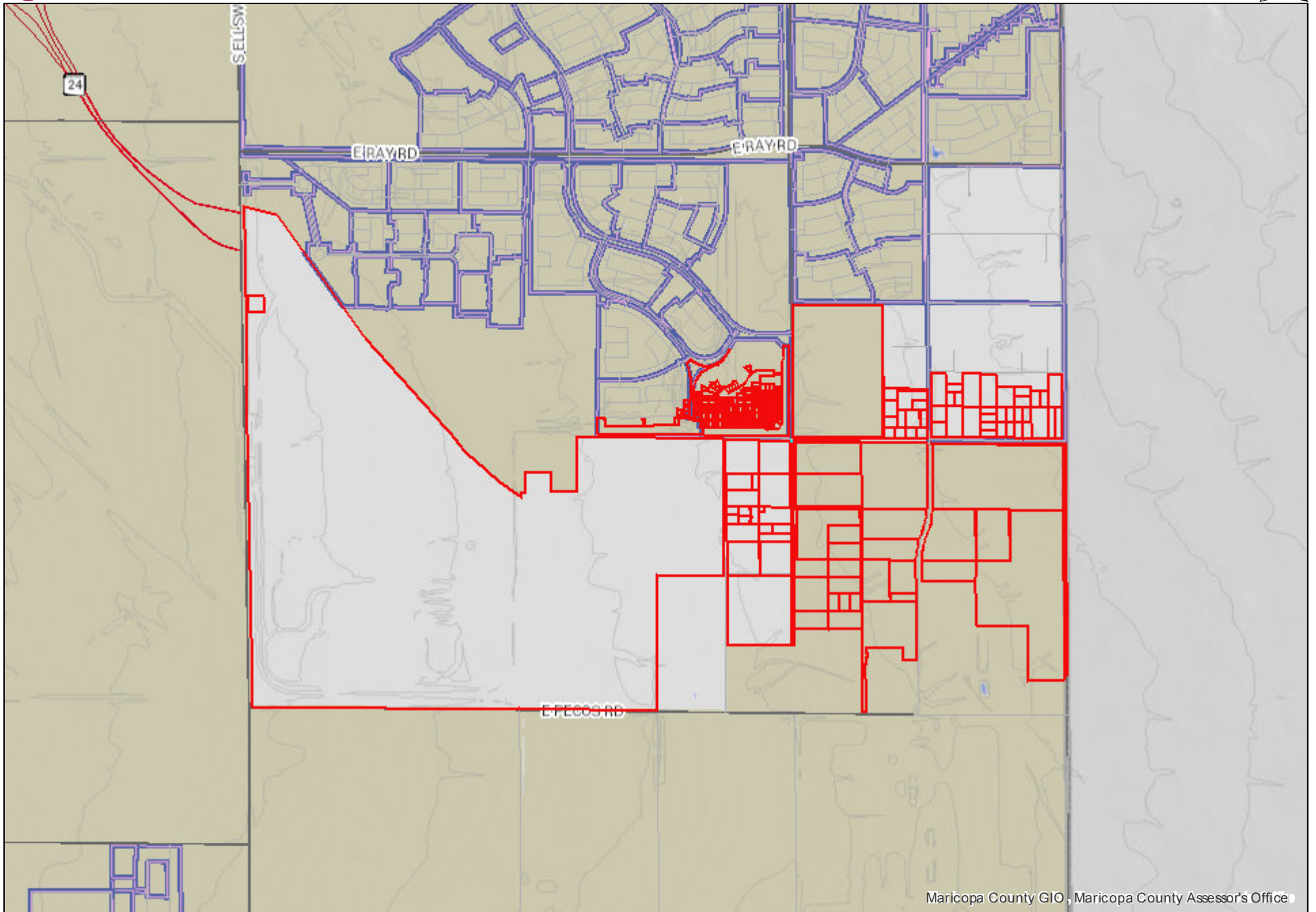
Case:

#	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					
12					





# 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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USA INC  
80 CIRCUIT DR  
NORTH KINGSTOWN, RI 02852

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  
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  
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

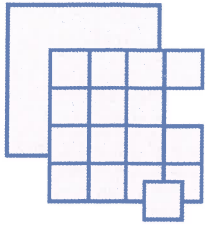
SUTTON JENNA/JERRY  
15234 SOUTH MOUNTAIN RD  
MESA, AZ 85212

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:

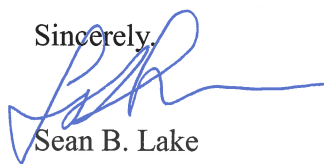
Date: **Wednesday, March 21, 2018**

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.

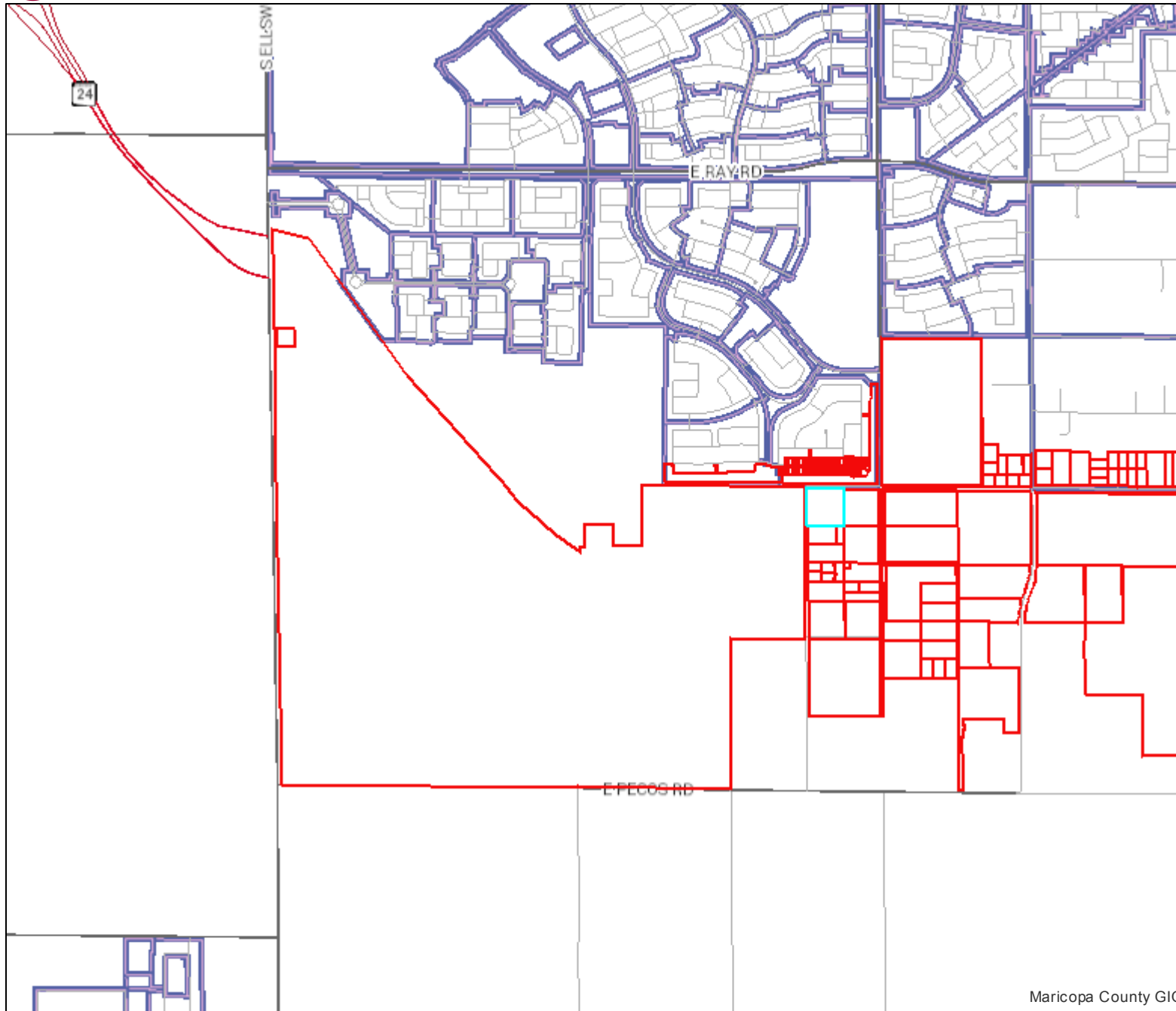
Sincerely,



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

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

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BOWMAN TARA/D TRAVIS  
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C/NORMAN J C  
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MESA, AZ 85212

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

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SITKA, AK 99835

ENCORE AT EASTMARK  
HOMEOWNERS ASSOCIATION  
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TEMPE, AZ 85282

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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

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

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SCOTTSDALE, AZ 85260

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ROOSEVELT, AZ 85545

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HINOJOS ADRIANA E  
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MESA, AZ 85215

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15520 SOUTH MOUNTAIN RD  
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MESA, AZ 85210

PM INDUSTRIAL HOLDINGS LP/ETAL  
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MESA, AZ 85207-4530

SCARPONE JOHN A/ANNA M  
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MILLERSVILLE, MD 21108

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

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4423 W DONNER DR  
LAVEEN, AZ 85339

SCHMIDT TERENCE RICHARD  
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MESA, AZ 85212

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S ROCKWOOD, MI 48179

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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