

Citizen Participation Report For

Pad 2 at Mountain Vista Marketplace

Site Plan and Design Review Narrative
Pad 2 at Mountain Vista Marketplace
SWC Southern Road & Signal Butte Road

Developer:

MVKDC, LLC
1707 E. Highland
Phoenix, AZ 85016
Contact: Rob Schramm

Architect:

Butler Design Group
5017 E. Washington St. Ste. 107
Phoenix, AZ 85034
Contact: Rick Butler

Applicant:

Kitchell Development Company
1707 E Highland Avenue, Suite 100
Phoenix, AZ 85016
Contact: Violet Thornton

Property Owner:

Joint-Venture Partnership between MVKDC,
LLC and PR II Mountain Vista Marketplace,
LLC
1707 E. Highland
Phoenix, AZ 85016
Contact: Rob Schramm

Prepared:
August 6, 2018

CITIZEN PARTICIPATION FINAL REPORT

Pad 2 at Mountain Vista Marketplace

SWC Southern Road & Signal Butte Road
Site Plan and Design Review Applications

PROJECT DESCRIPTION

MVKDC, LLC and PR II Mountain Vista Marketplace, LLC recently applied for site plan and design review approvals to construct Pad 2 at Mountain Vista Marketplace. This request is for a 4,273 square-foot medical office building located at the SWC of Southern Avenue and Signal Butte Road.

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

The Citizen Participation Final Report was prepared in accordance with the City of Mesa Zoning Ordinance (Section 11-67-3 Citizen Participation). As prepared, the Final Report meets the City's Citizen Participation requirements. In accordance with requirements of the Ordinance, the following process was completed:

- A Neighborhood Meeting was held for the overall center (Mountain Vista Marketplace) on July 13, 2017 at 6:00 PM at La Quinta Inn and Suites Mesa Superstition Springs, 6530 E. Superstition Springs Blvd., Mesa. Three persons attended the meeting and were generally in support of the application therefore it did not seem necessary to hold an additional neighborhood meeting for Pad 2 within Mountain Vista Marketplace.
- Per the Citizen Participation Plan that was submitted in May 2018, neighborhood notification letters were sent to property owners within 500 feet, registered neighborhood associations within one mile of the project, and homeowners associations within one half mile of the project to notify them of the following meetings and hearings:
 - Design Review Board Work Session on July 10, 2018.
 - Planning and Zoning Board Hearing on August 15, 2018.
- At this time, Kitchell Development Company has not received any correspondence from the surrounding neighbors or registered neighborhood associations regarding the notification letters or application.

APPENDIX

1. Design Review Board Work Session Notification Letter.
2. Planning and Zoning Board Hearing Notification Letter.
3. 500-foot Property Ownership Map and Mailing List.
4. 1,000-foot Map and Interested Parties Mailing List.



TOGETHER, BUILDING VALUE EVERY DAY.

Notice of Public Meeting
Design Review Board

Meeting Date: July 10, 2018
Time: 4:30pm
Location: Lower Level City Council Chambers - 57 E. 1st Street

Proposed Development: 4,273 SF Building on Pad 2 at Mountain Vista Marketplace
Address: SWC of Signal Butte Road and Southern Avenue

Dear Neighbor,

We have applied for City of Mesa Design Review approval for development at this location. This letter is being sent to all neighboring property owners within 500 feet of the boundaries of the proposed development site as required by the Planning Division. You are invited to attend a work session of the Design Review Board and provide any input you may have regarding this proposal. Enclosed with this letter are copies of the site plan, landscape plan and elevations.

The Design Review Board reviews building design, landscape plans, parking layout and site layout. The Design Review Board does not review or discuss the actual use of the land (such as gas station, apartments or office building). Those issues are typically addressed by the Planning and Zoning Board, City Council or other public input processes.

For additional information concerning the design of the proposed development or the Design Review process, please contact the Mesa Planning Division at 55 North Center, or call the Mesa Planning Division Office at 480-644-2385.

Sincerely,

A handwritten signature in blue ink that reads 'Violet Thornton'.

Violet Thornton
Kitchell Development Company



TOGETHER, BUILDING VALUE EVERY DAY.

Dear Neighbor,

We have applied for **Site Plan Approval (Zon18-00442)** for the property located at **10749 E. Southern Avenue**. This request is for development of **Pad 2 at Mountain Vista Marketplace**.

This letter is being sent to all property owners within 500 feet of the property at the request of the Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on **August 15th, 2018** in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The final decision regarding this case will occur at the City Council. That meeting will be held approximately six weeks after the Planning and Zoning Board meeting; please contact city staff for the time and location of the City Council meeting.

The City of Mesa has assigned this case to **Cassidy Welch** of their Planning Division staff. She can be reached at **480- 644- 2591** should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

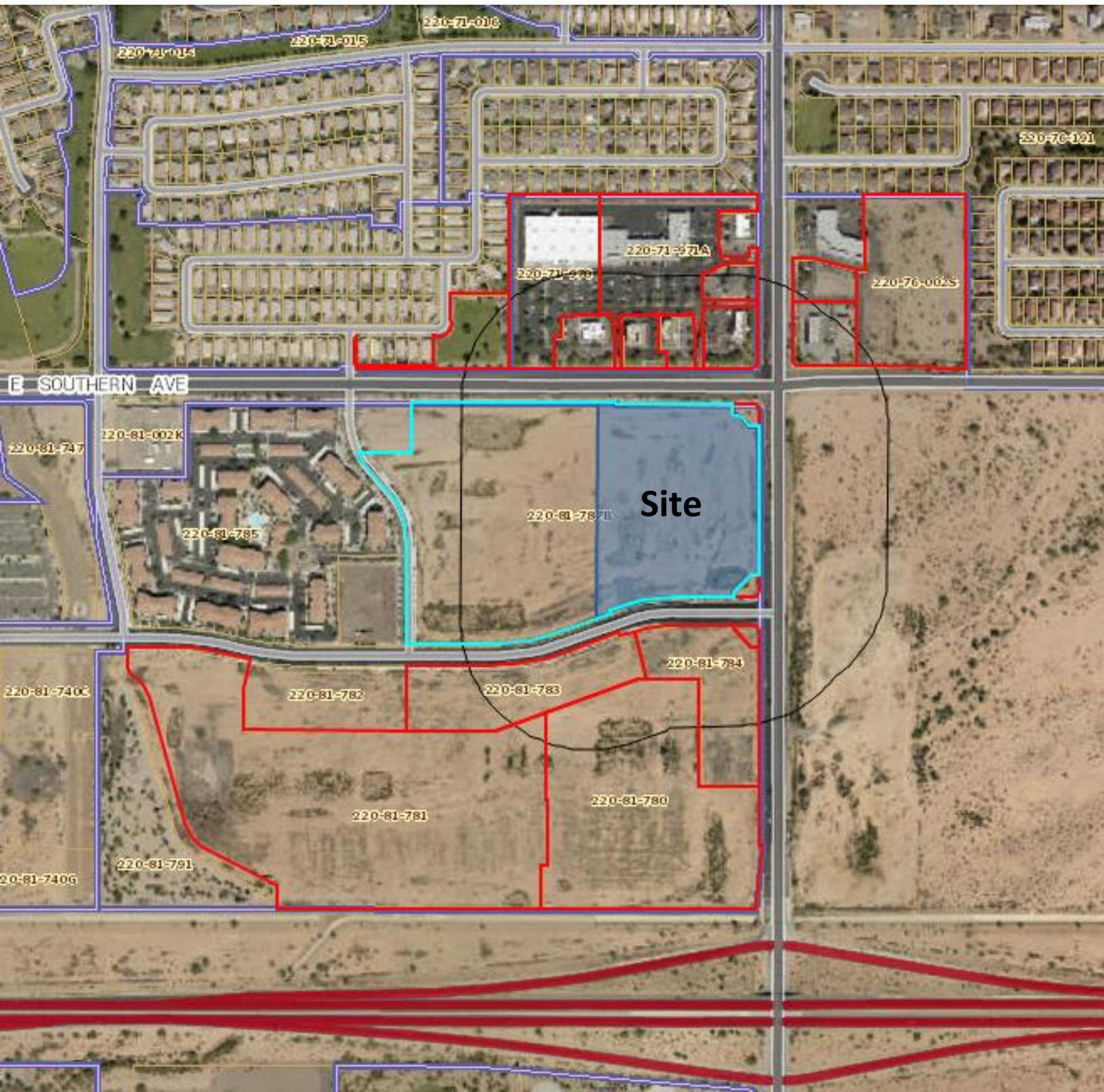
If you have any questions regarding this proposal; please call me at 602-631-6109.

Sincerely,

A handwritten signature in black ink that reads "Violet Thornton". The signature is written in a cursive, flowing style.

Violet Thornton
Project Manager
Kitchell Development Company

Surrounding Property Owners Within 500 Feet
Maricopa County



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SWC Signal Butte Road and Southern Road

PARCEL 220-71-114
PARKWOOD RANCH COMMUNITY
MASTER ASSOCIATION
633 E RAY RD., STE 122
GILBERT, AZ 85296

PARCEL 220-71-971B
SILLEN CONNIE
2863 VIA DE LA VALLE G 504
DEL MAR, CA 92014

PARCEL 220-71-974
KPCP LLC
7788 E SANTA CATALINA
SCOTTSDALE, AZ 85255

PARCEL 220-76-002S
SIGNAL BUTTE & SOUTHERN LLC
PO BOX 37963
PHOENIX, AZ 85069

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TAMPA, FL 33613

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PLYMOUTH, MN 55441

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PARCEL 220-71-973
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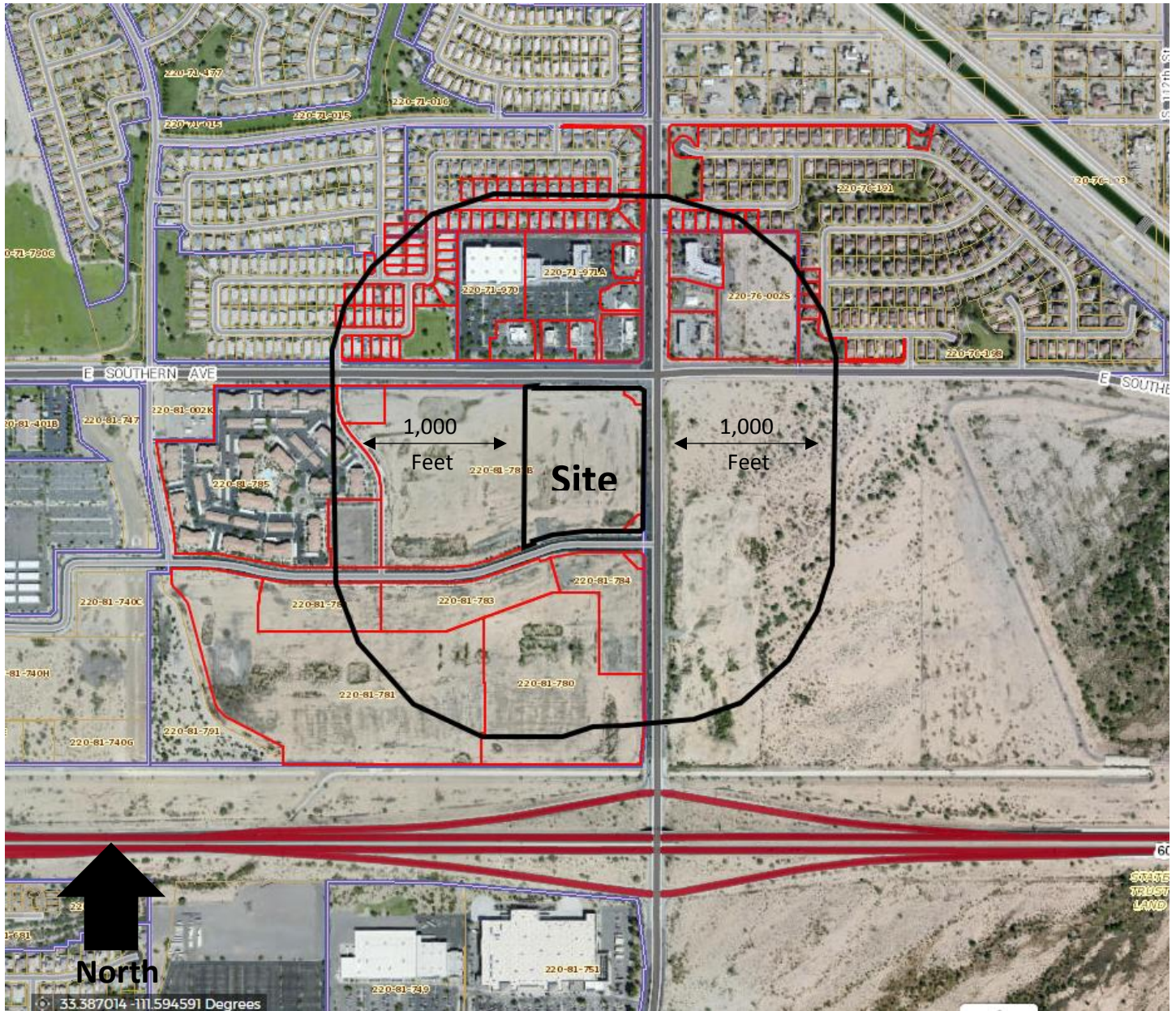
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Maricopa County



PAD 2 - Mountain Vista Marketplace
Southern Ave & Signal Butte Rd
1,000' Property Ownership

<http://maps.mcassessor.maricopa.gov/>

Date: May 24, 2018

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