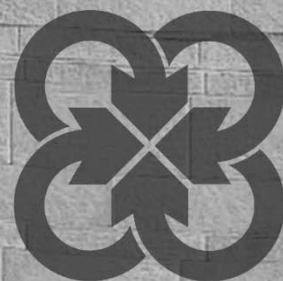


GRANDE *Vita*
a BioCity Enterprise

Rezoning Application



Submitted
November 16, 2018



GrandeVita a BioCity Enterprise Planned Area Development

Mesa, Arizona

Submitted to:

City of Mesa

Planning Division

55 N. Center St.

Mesa, AZ 85201

Prepared for:

**Khangura Development &
BioCity Enterprises, LLC**

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November 16, 2018

Pre-app Case #: PRS18-00460

Rezoning Case #: ZON18-00592



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1 PROJECT NARRATIVE

OVERVIEW

Kevin B Howard Architects and The Planning Center, on behalf of Khangura Development, are pleased to submit for your consideration a rezone application with a Planned Area Development (PAD), Council Use Permit (CUP), two Special Use Permits (SUPs) and Site Plan for 17.1 gross acres and 15.27 net acres located along the south side of Hampton Avenue just east of Crismon Road and north of the US 60 in Mesa, AZ. This application is for the proposed development of a campus style development to include medical offices, restaurants and cafés, hotels, nursing school/ rehab facility and an integrated independent living facility.

The proposed 17.1-acre rezoning is located south and east of the southeast corner of S Crismon Road and E Hampton Avenue. The project is comprised of parcel numbers 220-81-740E, 220-81-740F, 220-81-740G, and 220-81-740H. The net developable land after the existing drainage channel along the eastern boundary is removed from the total acreage is approximately 15.27 acres (see exhibit 1.A: *Vicinity Map*).

The proposed rezoning from the existing Light Industrial (LI) to Limited Commercial (LC) zoning category with a Planned Area Development (PAD) is requested in order to provide a land use foundation for GrandeVita, A BioCity Enterprise. The GrandeVita project is a phased sustainable campus development incorporating a mix of healthcare uses that will revolutionize the current model for aging in place. To fulfill the intent of this revolutionary project, a Council Use Permit (CUP), two Special Use Permits (SUPs), and Planned Area Development (PAD) overlay will be requested concurrently with the rezoning. The CUP is requested to allow for multiple residences within the LC zone, one SUP is requested to allow for assisted living within the LC Zone, and the other SUP is requested for a parking reduction. The PAD overlay is requested to modify development regulations such as building height, setbacks, and buffers. The PAD overlay will enable the project to become a cohesive, efficient mixed-use campus with an emphasis on providing unique housing opportunities, skilled services, and recreational opportunities to aging residents of Mesa.

The development concept is simple in that it transforms the typical separation of residential care services (i.e. independent/ assisted living, skilled nursing, Alzheimer's care, hospice, etc.) into one integrated living center that changes and adapts to the healthcare needs of each patient. Responsive care and flexible unit design allows residents to stay in the same place they've grown accustomed to, surrounded by the people, places and things that feel familiar to them, ultimately making a place feel like home. The closest example is a continuing care retirement community, but that type of development still requires aging residents to move to a different building within the overall community if their condition changes beyond the level of care provided at a particular facility.



1.1 General Plan Designation and Conformance

According to the City of Mesa's 2040 General Plan, the project is located within the Superstition Freeway East Economic Activity District and the Superstition Springs/ Power Road Corridor Economic Activity Area. The Superstition/Power Road Economic Activity Area was established around the Loop 202 and US 60 freeways as a means of growing employment opportunities and expanding medical services. The existing general plan designation for the project is employment district. The proposed use is in conformance with the General Plan and the employment land use designation.

1.2 Existing Land use

The property is currently undeveloped vacant land except for a drainage channel. The drainage channel extends the full length of the eastern property boundary and extends west one-hundred thirty (130) feet. There is an associated easement that can be found in Book 824, Page 48 of MCR. Additionally, there is a new Marriott Residence Inn under construction on parcel 220-81-740E at the southwest property corner which this project will compliment. The topography of the site is relatively flat with the natural grade falling from the northeast to southwest property corner.

1.3 Surrounding Land Uses

The subject property is situated where the US 60 freeway forms a regional barrier separating land uses. The area north of US 60 surrounding the property is a mix of office, retail/commercial, light industrial properties, medical facilities, high density residential and vacant land. South of US 60 there is a mix of new residential properties, light industrial and commercial properties (see exhibit 1.3.A: *Existing Conditions/Zoning*).

- **North** – Immediately north of the property is vacant land. The property is zoned LI. North of Hampton Avenue is the Mountain Vista Medical Center. The property is zoned Neighborhood Commercial (NC).
- **East** - Immediately east of the property is vacant land. The property does however have approved development plans for a big box store (proposed Super Target) and smaller retail and commercial centers but has yet to develop. The property is zoned Limited Commercial (LC) with a PAD overlay.
- **South** - Immediately south of the property is US 60 Superstition Highway.
- **West** - West of the property is Mountain Vista Bible Church and an office complex. The balance of the site is undeveloped, but it does have plans for two medical facilities. The property is zoned Light Industrial (LI).

1.4 Existing Zoning

The current zoning is Light Industrial (LI) BIZ. This rezoning and site plan were approved January 26, 2015 per case number Z14-055.

1.5 Proposed Zoning

The proposed zoning for this property is LC PAD (Limited Commercial, Planned Area Development). LC is requested for the mix of uses that are being proposed for the site. The uses include medical offices, restaurant and café, hotels, nursing school/ rehab facility and integrated independent living facility. The LC zone allows for all of the aforementioned uses however, a CUP is needed for multiple residences, in addition to an SUP request for assisted living and another for a parking reduction. The PAD is requested to modify development standards including but not limited to maximum height, landscape buffers, and setbacks and provide more detail for the development of the site with phasing and design.

1.6 Summary

This rezoning promotes a mix of commercial hospitality, medical office park, integrated residential care uses, and educational opportunities for the growing East Valley market. There is substantial demand for an innovative independent living center that provides care that responds to ever-evolving healthcare needs rather than relocating residents based on the level of care needed. The project site and proposed uses are ideally suited for this location as it is directly across the street from a full-service hospital.

The project will provide a level of medical care typically found in residential care centers. Emergency medical facilities are located across the street should they be needed. Nearby full-service medical located directly across the street will allow residents and their families to rest easy knowing that emergency medical services will be readily available in a potentially life-threatening situation. Also, acute care not found on the proposed campus may allow for future collaborative efforts with the hospital. The proposed nursing school/rehabilitation center will also provide a unique opportunity for collaboration between GrandeVita and the hospital.

The development of the property will help meet the City's goal to encourage a diversity of employment types providing increased job opportunities for Mesa residents. The proposed development can enhance the City's sales/bed tax revenue, generate employment opportunities and provide training for the rapidly growing medical field.

2 Good Neighbor Policy

A Good Neighbor Policy is a condition of the Council Use Permit for residential development in the LC zone. Its intent is to ensure ongoing compatibility of the various uses and include measures that ensure the long-term viability of the proposed uses.

The residential component, retail and commercial uses, as well as the proposed medical facilities, work hand in hand together on the site. GrandeVita has been designed to ensure there is a cohesive live, work, and play balance on site. Commercial amenities like the restaurant and café have been situated away from the residential component to ensure night-time cohesion amongst uses. Walking between each use onsite is encouraged via elevated pedestrian paths and platforms as well as surface level park-like pedestrian paths. Additionally, shuttle service is provided throughout the campus to eliminate the need for personal vehicles. Shared parking agreements and shared parking during events will be encouraged to ensure further compatibility and longevity of the various uses onsite. Retail and restaurants shall provide noise level limitations for events that are respectful of the nearby neighbors and do not overtake the shared parking agreements. There shall be a property manager for the residential and mixed-use components who will share events and information between the properties to ensure compatibility and harmony of the project are maintained and to address items in a timely manner.

The economic vitality of the commercial aspect of GrandeVita will be sustained by the greater community as well as the campus itself. The mixed-use aspect between the uses serve each other and their intended users. More importantly, the variety of uses will also serve the greater community. Within a one-mile radius of GrandeVita, there are several single family and multi-family residential communities, a major employment center in Mountain Vista Medical Center and multiple shopping facilities. Restaurant and hospitality amenities for these residents and employees is limited primarily to fast food options and there are currently no hotel options. GrandeVita will provide this market as well as the campus residents, employees and students with additional hospitality options currently not available, ensuring the vitality of the commercial endeavor on-site while not impeding the success of those that already exist in the area.

3 PAD Proposal

GrandeVita intends to be a sustainable campus environment incorporating residential, hotel, commercial, medical and biomedical R&D in view of the dramatic Superstition Mountains. The project has a net developable acreage of 15.27 acres and will be constructed in 4 phases with phase 1 (the Marriott Residence Inn) currently under construction and phase 4 (a future hotel) potentially being developed by others. Phase 2 will be two medical offices, nursing school, café/restaurant, and independent living residences. Phase 3 is not a part of this request and will be submitted separately for review and approval. The campus will include



residential amenities, vibrant public spaces, enhanced landscaping, footbridges to facilitate safe and direct pedestrian circulation and restaurant uses for employees, residents, hotel guests and visitors.

The required CUP and SUP's are needed for the integrated independent living facility at the heart of the project. This unique and innovative facility will provide state of the art care in an upscale environment where medical requirements and needs revolve around residential spaces. This concept allows for true aging in place, so residents do not have to move from location to location based on medical need. The facility provides places for residents to shop, enjoy spa treatments and work out in a state-of-the-art gym. It will also provide pet boarding, a movie theater, and concierge service. These services and facilities provide residents the ability to have a full, active and healthy lifestyle with access to assistance from trained medical professionals.

This application includes a site development plan that is intended to establish a point of reference with Staff for this application and serve as the basis for construction documentation (see exhibit 2.A: *Site Development Plan*).

3.1 Commercial and Mixed-Use Districts Development Standards

The intent of this section is to establish development standards and guidelines applicable to GrandeVita. Building heights, setbacks, required landscaping and other applicable development standards shall be compatible with the LC standards of the City of Mesa Zoning Code, except as modified in the table below.

Table 3.1 Commercial and Mixed-Use Districts Modified Development Standards

Building Form & Location	Current LC Standards	Proposed PAD Standards
<i>Maximum Height:</i>	30'	<ul style="list-style-type: none"> Phase II (Medical Office) 76' Phase II (Integrated Independent Living) 150' Phase II (Nursing School/ Rehab) 76' Phase IV (Future Hotel) 101'
<i>Minimum Setback along Property Lines or Building and Parking Areas (ft):</i>		
Front and Street-Facing Side	20'	<ul style="list-style-type: none"> 20'

Interior Side and Rear: Adjacent to Non-residential District (each story)	15'	<ul style="list-style-type: none"> • Phase II (Nursing School/ Rehab) 15' per story, maximum of 45' • Phase IV (Future Hotel) 15' per story, maximum of 45'
Interior Side and Rear: Adjacent to RM District: 1st Story Each additional story	20' 15'	<ul style="list-style-type: none"> • Same as above • Same as above
	At least 15' of such required yard must be landscaped	<ul style="list-style-type: none"> • East setback yard shall be 10' wide, landscaped and include a 6' masonry wall • Yard and wall will be placed on the western boundary of the right of entry easement as documented in BK 824 PG 48 MCR
<i>Additional Standards</i>		
1. Density Range	Multiple Residences subject to density range between minimum 15 du/ac to maximum 25 du/ac	Multiple Residences subject to density range between minimum 0 du/ac to maximum 25 du/ac
<i>General Development Regulations</i>		
11-33-4 B.1	Parking lot landscape islands shall be installed at each end of a row of stalls and in between for a maximum 8 contiguous parking spaces.	In between landscape islands may be eliminated if adjacent to landscaped areas that meet the minimum square footage requirements for landscape islands and trees in the adjacent landscape areas are spaced so that the distance from trunk to adjacent trunk does not exceed the width of eight contiguous stalls.

3.2 General Development Regulations

Any use established or conducted within this district shall comply with the City's Design Guidelines, except as modified below:



- 11-33-4 B.1: Landscape Islands: Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces. In between parking lot landscape islands may be eliminated if adjacent to landscaped areas that meet the minimum square footage requirements for landscape islands and trees in the adjacent landscape areas are spaced so that the distance from trunk to adjacent trunk does not exceed the width of eight contiguous stalls.

4 Site Plan

4.1 Site Planning

The site plan for GrandeVita has been developed with the intent of creating a unique campus atmosphere that has a world class resort-style feel. It incorporates site features such as fountains, reflecting pools, pergolas, green roofs, entry monuments and pedestrian bridges composed of quality materials and finishes. Building layout and architectural details for all facilities are also of the utmost importance to the overall design of the site plan and were arranged in a manner that provides a cohesive urban campus.

Pedestrian mobility is a key component to the site design. Two landscaped pedestrian overpass bridges connect the integrated independent living facility to the visitor center and on to the medical office building on the west side of the site for unencumbered access to the three main facilities without vehicular interference. Street level sidewalks meander through densely vegetated landscaped areas to create an oasis-like atmosphere and promote pedestrian circulation throughout the site. Pedestrian plazas are strategically located to orient pedestrians to the main entrances of facilities and recreation opportunities. Shuttle service will also be provided throughout the campus for those with mobility difficulties or during the hot summer months., Stops will be located adjacent to manmade shade structures, densely vegetated areas, and under building porticos wherever possible.

Vehicular access has been limited to one location on Hampton Avenue and three locations from the access easement on the western property line. The main entry has been carefully designed with fountains, arches, decorative paving, and lush vegetation to create a sense of arrival typically found at world class resorts. The main entries and important vehicular circulation points, such as traffic circles and drop-off locations, will incorporate decorative paving to provide motorists with cues to help recognize the convergence of pedestrians and vehicles. Internal circulation has been provided with easy access to surface level parking for short-term use and directional wayfinding to subsurface garage parking.



4.2 Land Use

GrandeVita will be developed in accordance with all land use regulations and development standards applicable to Section 11-6-2 for Commercial and Mixed-Use Districts per ordinance 5447, passed July 4, 2018, unless otherwise modified in this document. The following Land Use Summary illustrates the proposed uses and their site planning criteria for the Site Development Plan on Exhibit 2.A: *Site Development Plan*. As individual phases of the development begin final design and construction, subsequent final site plan approvals will follow for phases III and IV. Those phases are subject to staff review and approval.

Table 4.2: Land Use Summary

Phase	Use	Building SF	Stories
I	Marriott Residence Inn (under construction)	116,120 SF	4
II	Medical Office	75,514 SF	5
	Medical Office II	10,000 SF	2
	Café/Restaurant	4,600 SF	1
II	Visitor Center	See bldg. 7	1
	Integrated Independent Living	277,200 SF	12
II	Nursing School/ Rehab	84,000 SF	5
III	Medical Offices (Not a Part of This Project)		
IV	Future Hotel	117,150 SF	7
TOTALS		679,584 SF	

4.3 Parking Calculations

Table 4.3: Parking Calculations

Parking Calculations

Building Type	SQ.FT.	Units/RMS	Parking Required	Required Parking
1. Marriot Residence Inn	116,120	127	1 Stall /Unit	127
2. Medical Office Building	75,500	-		
- Office Function	64,114	-	1 stall/ 200 sf	321
- Clinic Function	8,000	-	1 stall/ 200 sf	40



- Fitness Function	3,400	-	1 stall/ 100 sf	34
3. Medical Office II	10,000	-	1 stall/ 200 sf	50
4. Café /restaurant	4,275	-	1 stall/ 75 sf	57
Patio	400		1 stall/ 200 sf	2
6. Integrated Independent Living	277,200	168	1.2 Stall /Unit	202
7. Nursing school Rehab	84,000			
- Nursing School	10,000	-	1 stall/ 200 sf	50
- rehab	66,000	-	1 stall/ 400 sf	165
-Guest Services	8,000	-	1 stall/ 375 sf	21
9. Future Hotel	117,150	120	1 Stall /Unit	120
sub-Total	679,570	397		1,189

4.4 Special Use Permit for Parking Reduction

The total parking required for GrandeVita is calculated at 1,189 stalls per City of Mesa requirements. The project is a mixed-use project with residential facilities for aging residents to eat, shop, workout, recreate, receive medical care and attend doctor appointments on site. The project provides for a large amount of pedestrian activity and internal circulation to create a campus environment that encourages walking while deemphasizing automobile use. The retail, gym and restaurants on the residential tower are accessed only internally to the building and are designed primarily for residents and their guests. In addition, the project is providing residents and guests free transportation options to services on-site with busses and golf carts to and from locations within the project. Valet parking will also be available. In an effort to provide a park-like or campus-like environment, GrandeVita will feature both above-ground surface parking and below-ground structured parking. Because of these amenities, the proposed concentration of residents on-site and a layout designed to internalize uses, the project is proposing a parking reduction through a special use permit. The proposed development is requesting 974 stalls, the parking reduction is 232 stalls or approximately 19%

Due to the complexity of the project, a professional parking demand study was conducted and provides quantitative analysis in support of the SUP request. Please see the complete parking demand study attached under a separate cover.

4.5 Grading and Drainage

Grading and drainage information has been provided under a separate cover. Please see hydrology report submitted by others.

4.6 Site Lighting

Lighting shall be provided with the development of each phase in accordance with Chapter 30-5: Lighting and Illumination of the Mesa Zoning Ordinance and comply with Night Sky ordinances. On-site lighting should complement and reinforce the architecture and design character of the project. Special places such as curves, intersections, drop-off areas, and pedestrian crossings should be illuminated for required pedestrian/vehicular safety concerns. Parking and pedestrian lighting should complement the scale and style of the building architecture and should be spaced to meet the lighting requirements of outdoor areas relative to their anticipated uses: lighting should be shielded to prevent spill-over onto adjacent properties. Parking lot and security lighting will not exceed a maximum mounting height of 15 feet within 50 feet of the integrated independent living building and a maximum of 25 feet in all other areas. Up-lighting for trees and architectural features, accent lighting for shrubs, pedestrian paths, and entrances and silhouette lighting should be used to create special effects wherever possible and add to the design of the campus.

4.7 Project Landscape

The selection of landscape materials prescribed for trees, shrubs, groundcovers and accents are selected from the Arizona Department of Water Resources low water use plant list for the Phoenix Active Management Area (Phoenix AMA). There is one primary entrance into the project from Hampton Ave. It will be densely vegetated and accented with Palm trees to create a resort-like entrance to the campus. The main entrance will have a tree lined divided median to accentuate the route into the heart of the campus. Adjacent to the main driveway, pedestrian sidewalks will meander through lush vegetation and detention basins in a park-like atmosphere. Elsewhere through the campus, a lush atmosphere will be created whenever possible. Additional landscaping will be provided on rooftops, terraces, and the elevated pedestrian bridges.

Landscaping, walls and screening shall conform to the standards of this PAD and Chapter 33; Landscaping of the Mesa Zoning Ordinance dated August 28, 2017. In most cases, provided landscaping will far exceed minimum requirements. Parking lot screening has been reduced by the maximum allowable forty percent in favor of lush landscaping. Landscaped areas, at a minimum, will include landscape setbacks, parking lot landscaping, individual or shared detention basins, street frontage, landscape foundation planting areas, and all other areas of the property not containing buildings, structures or impervious surfaces.

The size and quantities of plant material shall conform to the landscape standards in Chapter 33 of the Mesa Zoning Ordinance. Site visibility shall be in accordance with the standards established by Chapter 30-14 of the zoning ordinance. Please refer to exhibit 3.7.A: *Landscape Plan* that illustrates the project landscape.



4.8 Access and Circulation

Hampton Avenue along the frontage of the project is built to its full planned cross-section, complete with center turn lanes where required, as well as the curbing, gutters and sidewalk. Per the City pre-application comments, the existing road width at the elbow does not need to be widened and the deceleration lane for the main entry and all driveways will be constructed to City of Mesa requirements. The main entrance from Hampton Avenue will include entry monumentation with project identification signage and decorative paving. Palm trees and required 36" box trees will be installed along with other entry features. All vegetation will comply with Site Visibility requirements as listed in the City of Mesa Engineering and Design Standards.

4.9 Water Service

The owner shall install all onsite water improvements required to serve the property in accordance with Mesa's Engineering Standards in effect at the time of permit application. There is an existing 12" water main on the north side of Hampton Avenue and an 8" water main and stubs in the access easement west of the property.

4.10 Sanitary Sewer Service

The owner shall install all onsite sanitary sewer improvements required to serve the property in accordance with Mesa's Engineering Standards in effect at the time of permit application. There is an existing 10" sewer main in Hampton Avenue and an 8" sewer main on the western property boundary that the project is able to tie into to service the site.

4.11 Waste Management

The waste management solution for the full site is based on the 20,000sf /1 pair of standard bins (recycle and waste). Based on these requirements and discussions with Waste Management Staff, we will have an evolving solution as the project develops. There are 10 proposed locations for pairs of waste bins, one set per building with three pick-up locations for the Residential Tower. Pick up will be twice a week, with a possible three times a week when the project is fully completed. In addition to the surface bins, the MOB, SNF, and Residential Tower will have Waste Compactors located in basement service levels of each building. Staff will transport the compacted waste and recycling to the designated bin locations for pick up. All bin locations have been located to maximize a clear path of travel for pick up.



Exhibit 1.A: Vicinity Map

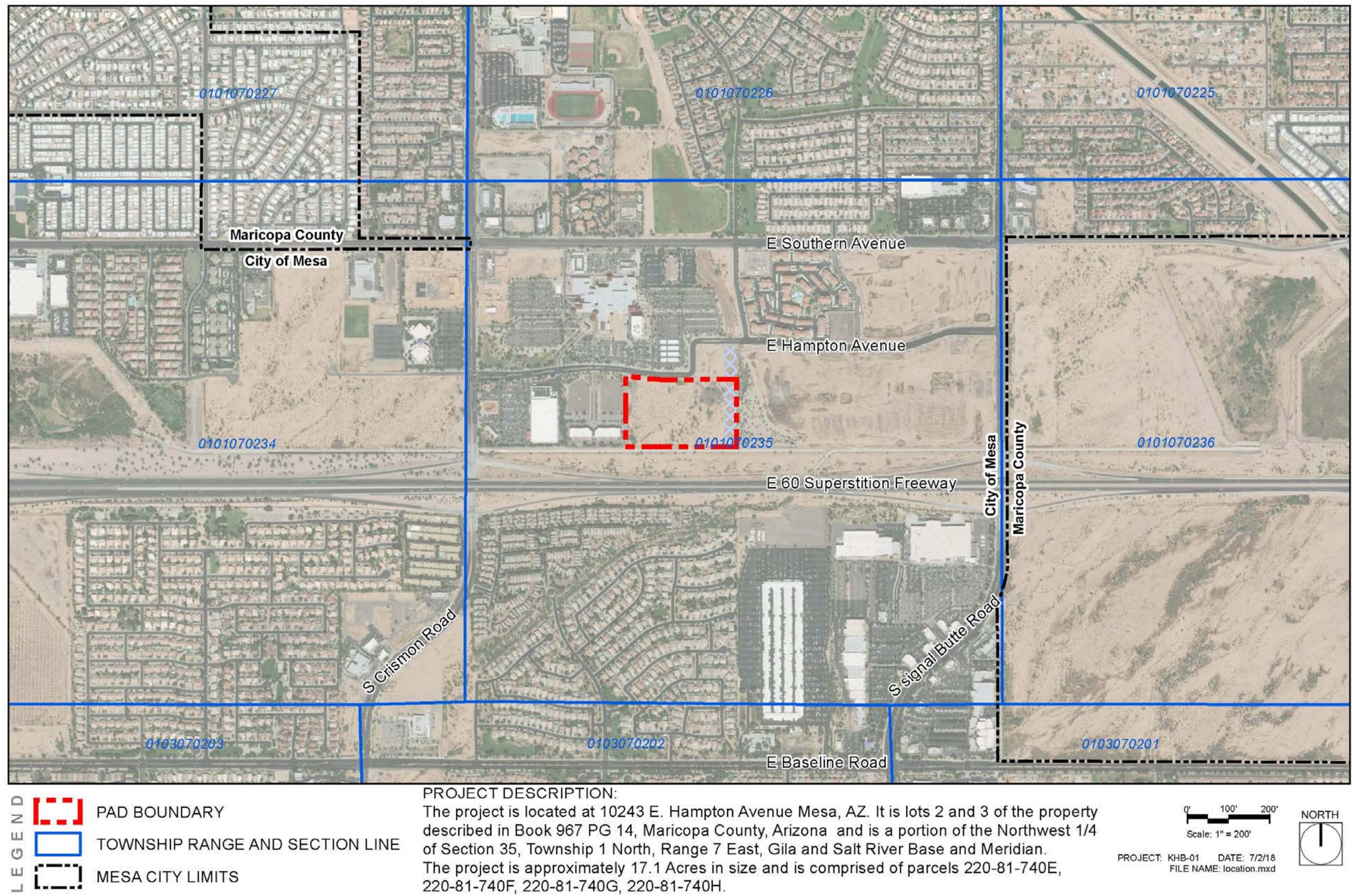
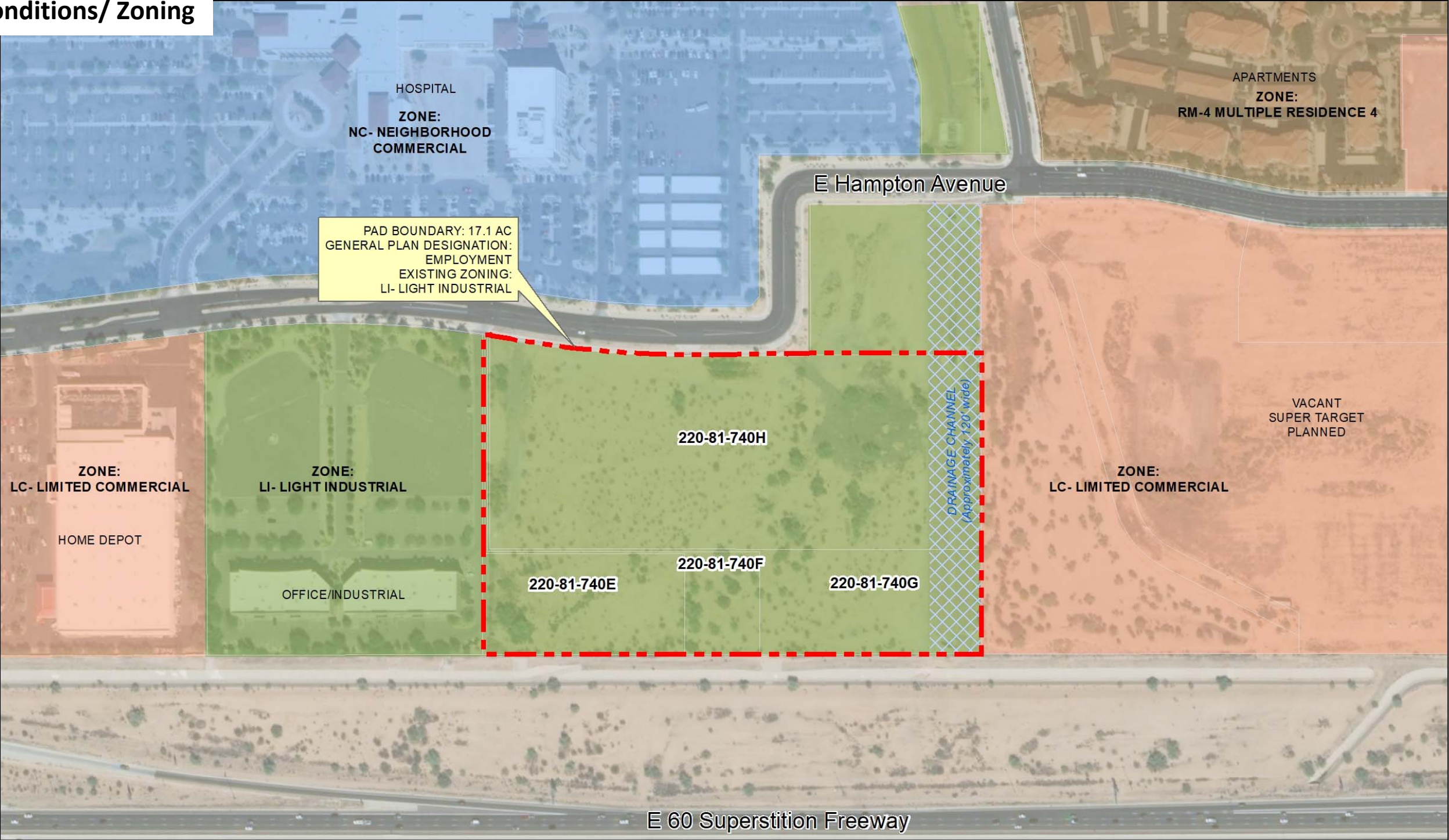


Exhibit 1.A: Existing Conditions/ Zoning



LEGEND		PAD BOUNDARY		LC LIMITED COMMERCIAL		RM-4 MULTIPLE RESIDENCE 4
		DRAINAGE CHANNEL		LI LIGHT INDUSTRIAL		RS-43 SINGLE RESIDENCE 43
				NC NEIGHBORHOOD COMMERCIAL		PEP PLANNED EMPLOYMENT PARK

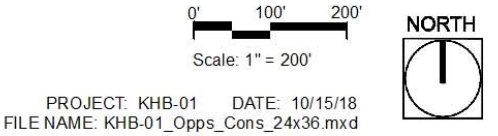
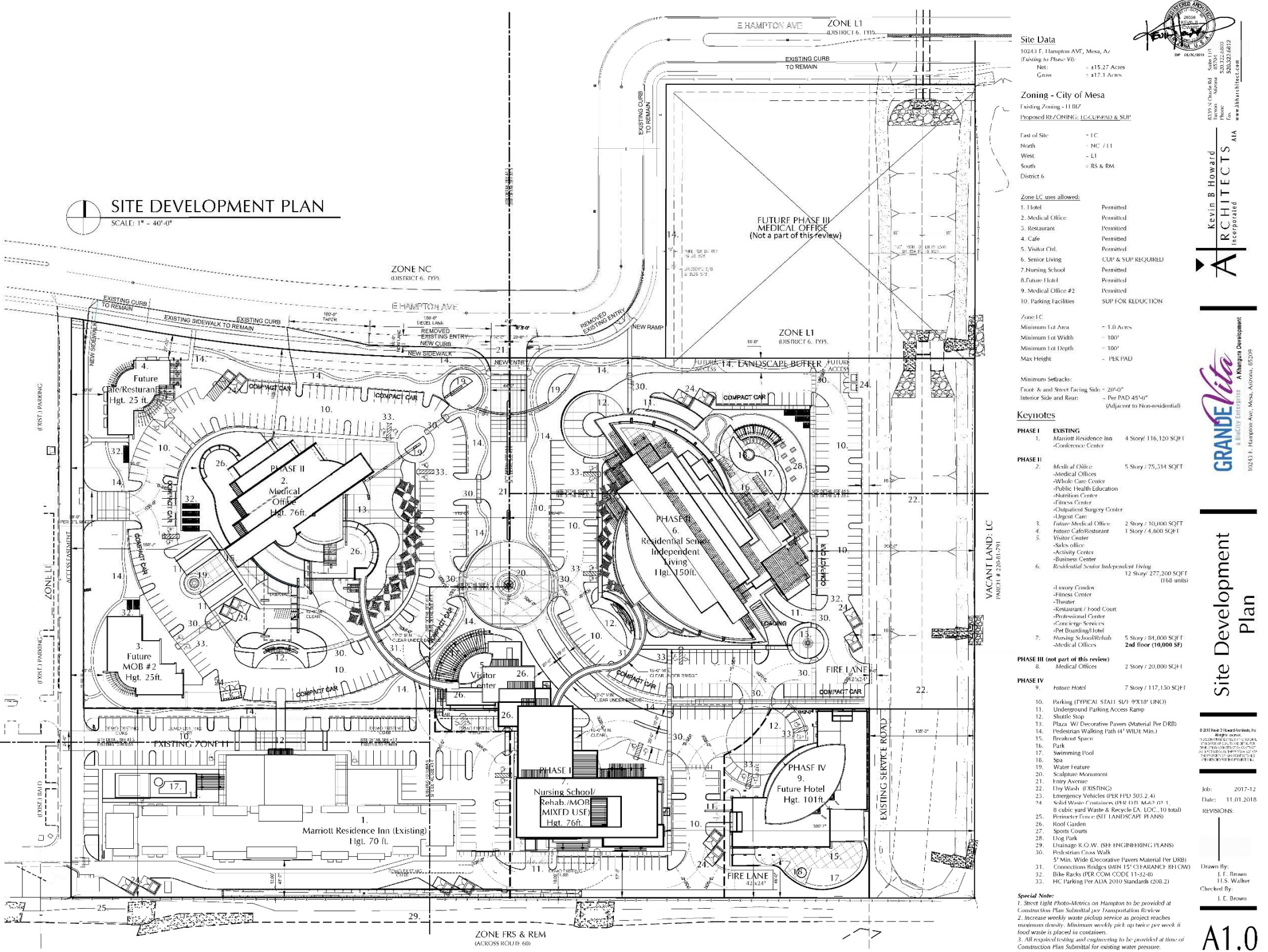


Exhibit 2.A: Site Development Plan



Site Development
Plan

Job: 2017-12
Date: 11.01.2018
REVISIONS:
Drawn By: J. E. Brown
Checked By: J. E. Brown

A1.0

Exhibit 3.7.A: Landscape Plan

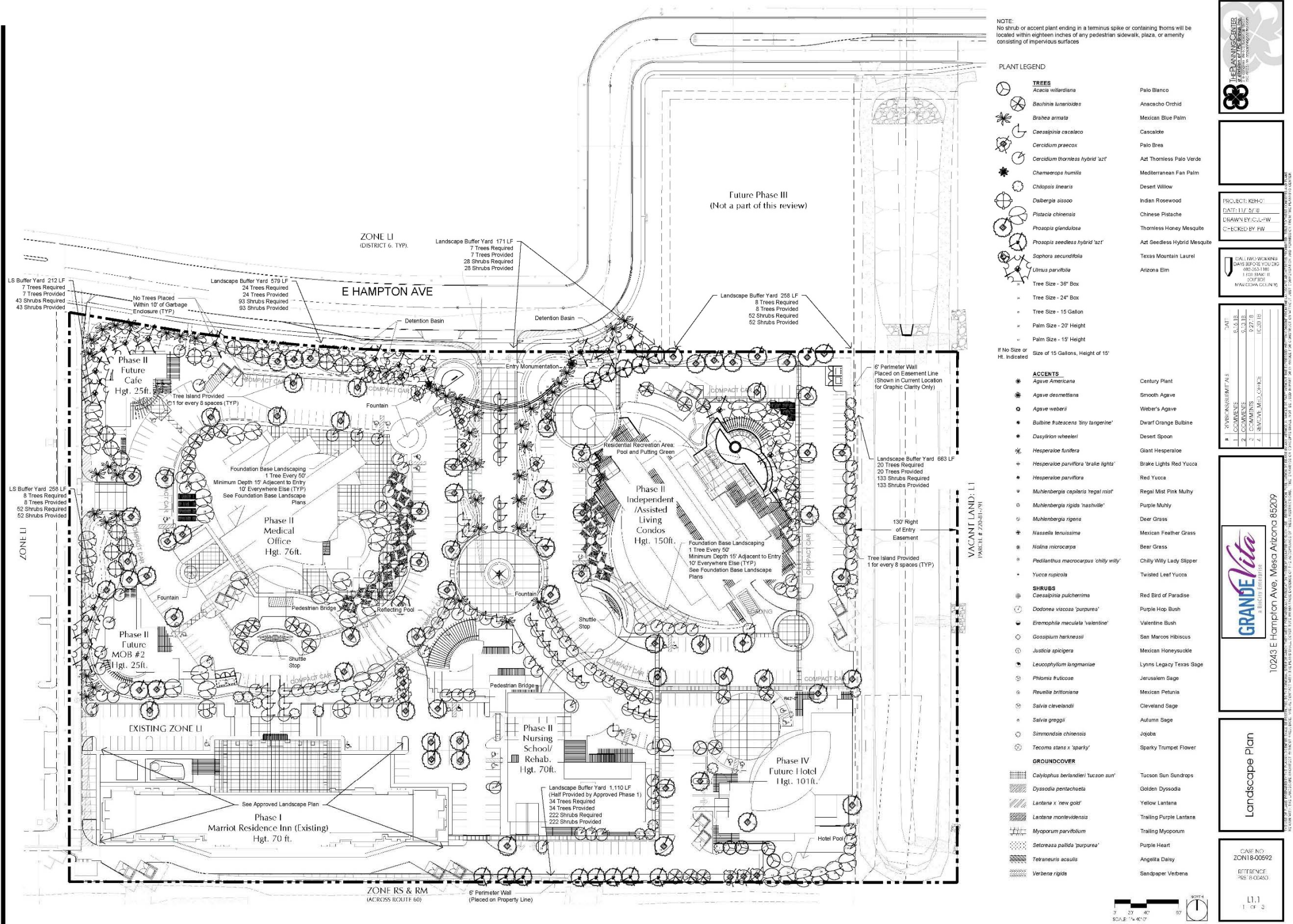
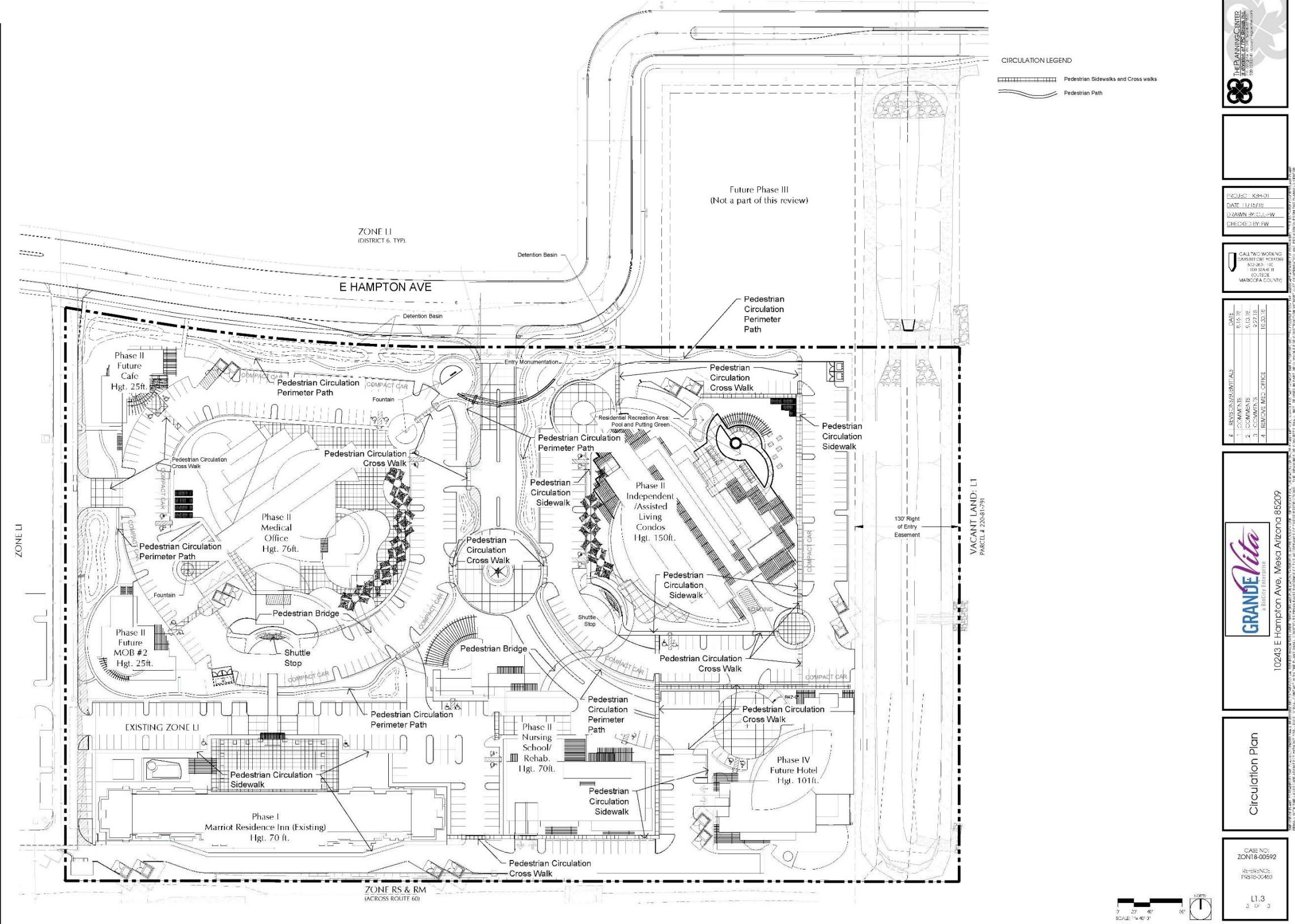


Exhibit 3.7.C: Circulation Plan





PARKING ANALYSIS

GRANDEVITA

HAMPTON AVENUE, WEST OF CHESHIRE

REVISED 13 NOVEMBER 2018

20 SEPTEMBER 2018

4 SEPTEMBER 2018



Expires 3-31-19

PREPARED FOR

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Appendix

Peak Parking Demand Calculations
Comment Resolution

Prepared By;

Andrew Smigielski, PE, PTOE, PTP
Parker Murphy, EIT



PARKING ANALYSIS GRANDEVITA HAMPTON AVENUE, WEST OF CHESHIRE

Project Description

GrandeVita is a new development located on the south side of Hampton Avenue, west of Cheshire in Mesa, Arizona as shown in **Figure 1**. The proposed mixed use development includes a restaurant, medical office buildings, an assisted living facility, hotels, a nursing school, and a rehabilitation facility. The proposed buildings and surface parking areas (440 parking spaces) are shown in **Figure 2**. Underground parking garages will also be provided on site.

The purpose of this study is to determine a parking ratio and the total number of parking spaces required, including the minimum parking spaces that will need to be provided in underground parking areas, at the GrandeVita site based on Zoning and Development Codes for the City of Mesa.

The author of this report is a registered Professional Engineer (Civil) in the State of Arizona having specific expertise and experience in the preparation of parking analyses.

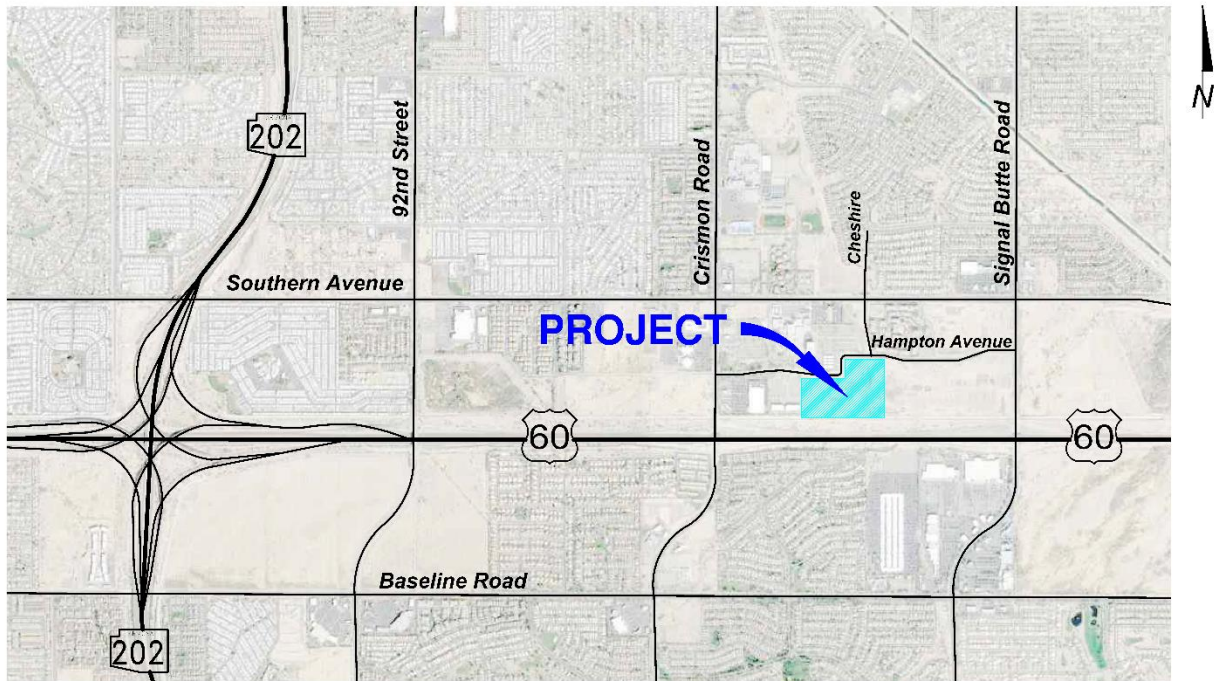
Study Methodology

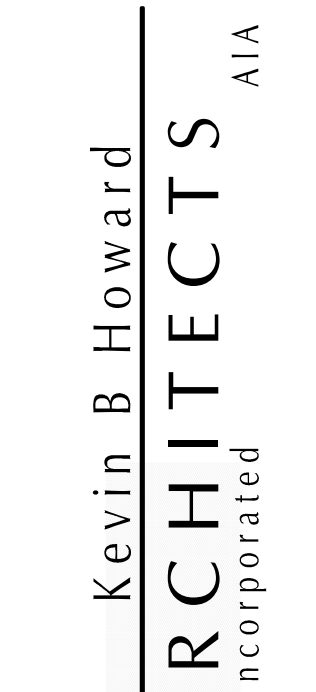
In order to analyze and evaluate the parking requirements for the proposed development, the following tasks were undertaken:

- A review of the site plan was performed to determine the types of proposed land uses.
- Distinct parking zones were identified for the proposed site.
- The various land uses and associated building sizes were determined for each parking zone as well as the proposed number of parking spaces for each parking zone.
- City of Mesa Zoning and Development Codes were reviewed to determine the parking ratios and total parking spaces for the proposed land uses.
- The parking ratios and required number of parking spaces to meet the highest peak period parking demand were determined for the proposed land use based on Urban Land Institute (ULI) peak parking demand calculations and *Institute of Transportation Engineers (ITE) Parking Generation, 4th Edition*, 2010 guidelines.
- A shared parking (interaction) evaluation was completed for the project site.
- Peak parking demand analyses were performed for each parking zone.



Figure 1 – Vicinity Map





Site Development Plan

Drawn By:
J. E. Brown
H.S. Walker
Checked By:
J. E. Brown

Special Note:

1. Street Light Photo-Metrics on Hampton to be provided at Construction Plan Submittal per Transportation Review
2. Increase weekly waste pickup service as project reaches maximum density. Minimum weekly pick up twice per week if food waste is placed in containers.
3. All required testing and engineering to be provided at time of Construction Plan Submittal for existing water pressure.

Proposed Development

The proposed GrandeVita site is four (4) phase, mixed used development that includes two hotels, medical office and service buildings, an assisted living facility, restaurants, a nursing school, and a rehabilitation facility. The site will offer a total of 440 surface parking spaces along with four (4) underground parking facilities. Zones 2, 3, 4, and 5 will each have access to one of these underground parking facilities. The underground parking area for Zone 2 will be beneath the medical office building. Zones 3, 4, and 5 will have parking areas constructed underneath the assisted living facility, nursing school, and future hotel, respectively.

The restaurant in Zone 2 will provide valet parking services. Restaurants that provide valet parking services typically require less parking spaces due to the potential double parking of vehicles within the specified lot.

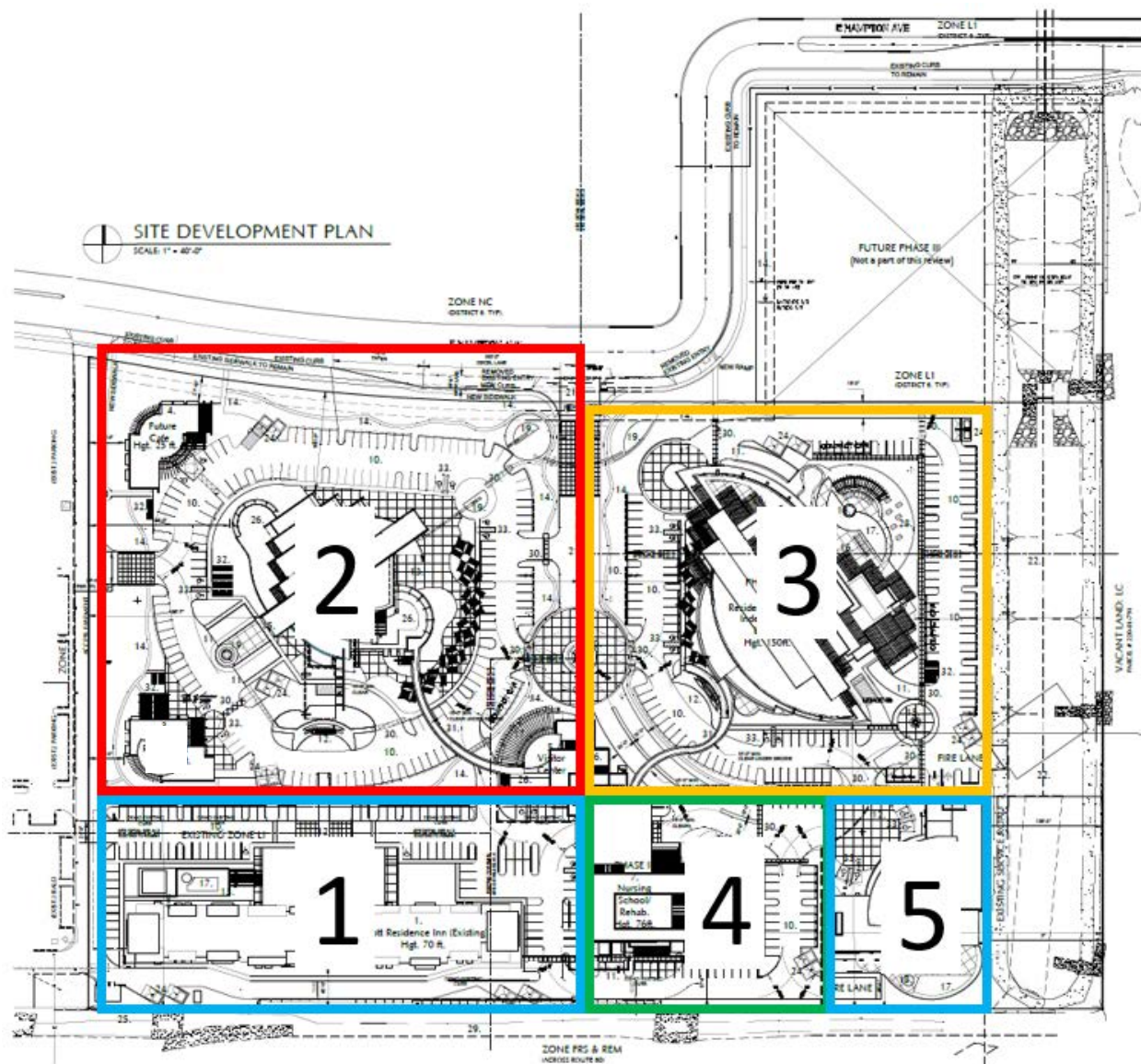
To assist in determining the number of parking spaces required for the study area within the GrandeVita development, the proposed parking areas were divided in five (5) specific zones as shown in **Figure 3**. The number of proposed surface area parking spaces are shown in **Table 1**.

Table 1 – GrandeVita Parking Zones

Zone	Proposed Surface Parking Spaces
1	91 parking spaces
2	154 parking spaces
3	141 parking spaces
4	46 parking spaces
5	8 parking spaces
TOTAL	440 parking spaces

As shown in **Table 1**, 440 surface parking spaces will be provided at the GrandeVita site. The additional number of parking spaces provided in the underground parking structures beneath Zones 2, 3, 4, and 5 will be determined based on the findings of this parking analysis.

Figure 3 – Parking Zones





Parking Requirements per City of Mesa

The City of Mesa provides parking requirements for various land uses in their *Mesa Zoning Ordinance* per Chapter 32: On-site Parking, Loading, and Circulation. The parking requirements for the proposed mixed used development can be based on the land uses shown in **Table 2**.

Table 2 – GrandeVita Land Uses

Building	Primary Parking Zone	Function(s)	Land Use per City of Mesa
1. Marriot Residence Inn	1	Hotel	Hotels and Motels
2. Medical Offices	2	Medical Offices	Medical/Dental Offices and Outpatient Clinics
		Clinic	
		Fitness	Health Space and Clubs, Gyms, and Tennis, Handball, and Racquetball Courts and Clubs
3. Medical Offices	2	Medical Offices	Medical/Dental Offices and Outpatient Clinics
4. Café	2	Restaurant	Eating and Drinking Establishments (No Drive Through)
5. Visitor Center	4	Guest Services	General Office, Retail, and Services
6. Assisted Living Condo	3	Guest Services	General Office, Retail, and Services
		Assisted Living	Group Residential
		Fitness	Health Space and Clubs, Gyms, and Tennis, Handball, and Racquetball Courts and Clubs
		Restaurant	Eating and Drinking Establishments (No Drive Through)
7. Nursing School and Rehab Center	4	Guest Services (Building #5)	-
		Nursing School	High Schools, Academies, Colleges, Universities, Trade or Vocational Schools
		Rehab Center	Hospitals, Hospices, Nursing, and Convalescent Homes
9. Future Hotel	5	Hotel	Hotels and Motels

The parking requirements for the proposed GrandeVita development were based on the land use classifications for the site, shown in **Table 2**. **Table 3** shows the parking requirements for these land uses based on City of Mesa requirements.



Table 3 – City of Mesa Parking Requirements for GrandeVita

Zone(s)	Land Use	Required Parking	Total Size	Minimum Parking Spaces
1	Hotels	1 space per room	127 rooms	127
2	Medical Offices	1 space per 200 square feet	64,114 sq. ft.	321
	Medical Clinic	1 space per 200 square feet	8,000 sq. ft.	40
	Fitness (Gym)	1 space per 100 square feet	3,400 sq. ft.	34
	Medical Offices	1 space per 200 square feet	10,000 sq. ft.	50
	Café	1 space per 75 square feet indoor area and 1 space per 200 square feet outdoor seating area	4,275 sq. ft. indoor 400 sq. ft. outdoor	59
3	Assisted Living	1.2 space per dwelling unit	168 rooms	202
4	Guest Services	1 space per 375 square feet	8,000 sq. ft.	21
	Nursing School	1 space per 200 square feet	10,000 sq. ft.	50
	Rehab Center	1 space per 400 square feet	66,000 sq. ft.	165
5	Hotels	1 space per room	120 rooms	120
			Total	1,189

As shown in **Table 3**, the required number of parking spaces for the proposed project site, based on the City of Mesa Zoning Ordinance land uses, is 1,189 parking spaces. This is 749 more than the currently proposed 440 surface parking spaces.

Shared Parking Evaluation

Table 3 shows that the minimum total number of required parking spaces (1,189) is 749 more than the 440 surface parking spaces proposed with the GrandeVita development. However, GrandeVita is a mixed-use development and a simple addition of each individual parking requirement is an oversimplification of the actual parking needs of the development. Many municipal agencies in the State of Arizona, including the City of Mesa, allow for the consideration of shared parking interaction within a mixed-use development. Shared parking interaction is the concept of different businesses using the same parking space as the vehicle driver visits multiple locations after parking. Patrons are expected to predominantly travel to GrandeVita for the medical offices and clinics within the development. However, customers are also expected to make use of the surrounding amenities on site, such as dining before and/or after a scheduled appointment or similar activity. For example, it would not be unusual for a guest to schedule a standard medical check-up, attend a rehabilitation session, and then have a meal at the nearby restaurant. These patrons would only be using one parking spot, assuming they commuted to the development via a passenger vehicle. Furthermore, residents of the assisted living facility who will be utilizing these nearby services are expected to make use of shuttle bus routes and pedestrian pathways provided within the GrandeVita development.



Generally accepted shared parking interaction factors in multi-use developments range from 10% to 30%. In order to perform a conservative analysis for the site, a 15% shared parking level was assumed for the GrandeVita project. The result of this 15% shared parking interaction is presented in **Table 4**. In reality, the nature of the GrandeVita project site, in combination with the shuttle bus service and pedestrian bridges connecting key buildings, would likely see shared parking interactions greater than the 30% level.

Table 4 – Shared Parking (Interaction)

Building	Land Use	Total Size	Minimum Parking Spaces	Reduced Parking Spaces (15%)
1. Marriott Residence Inn	Hotels	127 rooms	127	108
2. Medical Office Building	Medical Offices	64,114 sq. ft.	321	272
	Medical Clinic	8,000 sq. ft.	40	34
	Fitness (Gym)	3,400 sq. ft.	34	29
3. Medical Office Building	Medical Offices	10,000 sq. ft.	50	43
4. Café/Restaurant	Café/Restaurant	4,275 sq. ft. indoor 400 sq. ft. outdoor	59	50
5. Visitor Center	Guest Services	8,000 sq. ft.	21	18
6. Assisted Living	Assisted Living	168 rooms	202	171
7. Nursing School/Rehab	Nursing School	10,000 sq. ft.	50	43
	Rehab Center	66,000 sq. ft.	165	140
9. Future Hotel	Hotels	120 rooms	120	102
Total			1,189	1,010

As shown in **Table 4**, based on the City of Mesa parking requirements for the GrandeVita development and a 15% shared parking interaction, visitors to GrandeVita are anticipated to require 1,010 parking spaces per day. With 440 available surface parking spaces, the proposed underground parking structures within the GrandeVita development must provide a minimum of 570 additional parking spaces to adequately accommodate the parking demand created.

Peak Parking Evaluation

Taking the parking calculations one step further, a peak parking demand analysis was completed for each parking zone within GrandeVita. Each proposed land use has a distinct high parking demand time. For example, typical restaurants and hotels are expected to experience peak parking demand in the evening while an office building typically experiences peak demand in the middle of the day.



The Urban Land Institute (ULI) provides nationally agreed upon peak parking demand data for multiple land uses, including those proposed within the GrandeVita development. This data is used by many jurisdictions within the State of Arizona. ULI peak parking demand data was applied to the City of Mesa parking space requirements, including the 15% shared parking interaction reduction, for the project site and the results are summarized in **Table 5**. It should be noted that the peak parking demand shown does not reflect the parking spaces required for each zone. Complete calculations can be found in the Appendix.

Table 5 – Peak Parking Demand

Zone	Proposed Surface Parking Spaces	Peak Parking Demand
		Weekday
1	91	108
2	154	423
3	141	172
4	46	201
5	8	102
TOTAL	440	1,006

As shown in **Table 5**, the 440 proposed surface parking spaces alone will not accommodate the peak parking demands associated with the GrandeVita development. To meet the peak parking demand for the proposed site, additional parking will need to be provided in the underground parking areas. Based on these calculations, the assumed shared parking interaction, and the requirements laid out by the City of Mesa, the following can be determined for each parking zone:

Parking Zone 1 experiences peak parking demand in the evening hours on weekdays and weekends and will be short 17 parking spaces. The high demand for parking in the evening is associated with the hotel land use expected to utilize this zone. Since Parking Zone 2 (medical office buildings and restaurant) to the north of Zone 1 experiences peak parking demand during working hours, excess demand for parking for the Marriott Residence Inn is expected to be met by parking spaces in the southern portion of Zone 2.

The medical office buildings and restaurant with valet parking provided in Zone 2 experience a peak parking demand of 423 parking spaces at 11:00 AM. With only 154 parking spaces provided for Zone 2, the underground parking area for this zone should provide a minimum of 170 parking spaces to meet the parking demands for Zone 2. The remaining parking demand of 99 parking spaces can be “shifted” to the underground parking facility for Zone 4. With the campus-like environment within the GrandeVita site and the availability of onsite shuttle services and pedestrian pathways, this shift is expected to adequately accommodate the total parking demand for Zone 2.



The proposed 141 surface parking spaces for the assisted living facility within Zone 3 will not adequately accommodate the peak parking demand for the residents. To satisfy the demand for parking in this zone, the underground parking area beneath the assisted living facility should provide a minimum of 31 parking spaces. The construction of an underground parking facility that will provide this limited number of additional parking spaces is not considered to be a cost effective solution to meet the parking demand.

Parking Zone 4 and the 46 proposed surface parking spaces, located immediately east of the proposed nursing school, are expected to primarily serve this school and rehabilitation center. With a peak parking demand of 201 spaces and the expected availability of approximately 28 overflow parking spaces in adjacent Zone 1, the underground parking area for Zone 4 should provide a minimum of 127 parking spaces to meet the peak parking demand.

The limited number of surface parking spaces provided in Zone 5 (8 parking spaces) is expected to create parking shortages throughout the day. The peak parking demand for the hotel in Zone 5, similar to Zone 1, will occur in the evening. As adjacent Zone 4 experiences peak parking demand during working hours, excess parking demand in Zone 5 is expected to utilize the 28 proposed parking spaces in the eastern portion of Zone 4. To ensure adequate parking is available, the underground parking area for Zone 5 should provide a minimum of 66 parking spaces.

To supplement the 440 surface parking spaces, the 534 underground parking spaces proposed with the development should be provided within the underground parking structures for a total of 974 parking spaces. In combination with the 15% shared parking interaction and the varied peak periods of the parking demands, it is anticipated that 974 parking spaces will adequately serve the parking needs of the GrandeVita site.

Parking Generation

To further ensure that the proposed 974 parking spaces will adequately accommodate the GrandeVita parking demands, parking generation calculations were completed for the proposed land uses. Parking generation for the project was developed utilizing nationally agreed upon data contained in the *Institute of Transportation Engineers (ITE) Parking Generation Manual, 4th Edition*, 2010. ITE provides rates of expected parking demands during peak periods of demand for each land use. When the peak parking demand rate occurs over several hours of the day, the average parking demand rate of these peak periods is calculated and used to predict the number of required parking spaces to meet the highest parking demand.



So as to provide analysis of the peak period of parking demand for the project, parking generation was estimated for the following:

- Assisted Living, Land Use Code (LUC) 254,
- Hotel, LUC 310,
- Health/Fitness Club, LUC 492,
- Hospital, LUC 610,
- Clinic, LUC 630,
- Office Building, LUC 701,
- Medical-Dental Office Building, LUC 720 and,
- High-Turnover (Sit-Down) Restaurant, LUC 932.

The ITE peak period parking requirements for the proposed development are shown in **Table 6** for a typical weekday.

Table 6 – ITE Peak Parking Requirements

Zone(s)	Land Use (LUC)	Total Size	Weekday Peak Parking
1	Hotels (310)	127 rooms	114
2	Medical Offices (720)	64,114 sq. ft.	206
	Medical Clinic (630)	8,000 sq. ft.	40
	Gym (492)	3,400 sq. ft.	18
	Medical Offices (720)	10,000 sq. ft.	32
	Café (932)	4,675 sq. ft.	50
3	Assisted Living (254)	168 rooms	69
4	Guest Services (701)	8,000 sq. ft.	23
	Nursing School (720)	10,000 sq. ft.	32
	Rehab Center (610)	66,000 sq. ft.	165
5	Hotels (310)	120 rooms	107
Total			856

As shown in **Table 6**, the required number of parking spaces based on the ITE peak period parking demand is 856 parking spaces on a typical weekday. Based on ITE parking generation, 974 parking spaces will provide an adequate number of parking spaces with a buffer of 118 parking spaces during the peak period on a typical weekday.



Conclusion

The proposed GrandeVita development proposes to construct 440 surface parking spaces along with several underground parking structures. Based on the most basic application of the City of Mesa parking requirements, GrandeVita will require 1,206 parking spaces. However, after consideration of shared parking interaction, peak parking demand and the periods of the peak parking demands, the required number of parking spaces to adequately serve the site on a typical weekday is expected to be 974.

With 440 available surface parking spaces, the proposed underground parking structures within the GrandeVita development must provide a minimum of 534 additional parking spaces to adequately accommodate the parking demand of 974 parking spaces. Taking into account the campus-like environment and overall site connectivity within the GrandeVita development, these parking spaces can be located in the underground parking facilities as follows:

- 170 parking spaces beneath Zone 2,
- 172 parking spaces beneath the assisted living facility,
- 126 parking spaces under the Nursing School and Rehabilitation Center, and
- 66 parking spaces for the future hotel underground parking area in Zone 5.

While the peak parking demand for each zone may not be fully met by its corresponding underground parking facility, the proposed 440 surface parking spaces along with the 534 proposed underground parking spaces are expected to adequately accommodate the parking demand associated with the GrandeVita site. As previously mentioned, the overall connectivity of the site and the inclusion of shuttle services and raised pedestrian pathways will allow visitors and residents of the development to utilize parking spaces, both on the surface and underground, in adjacent zones to access the variety of facilities provided.

With the connectivity of the GrandeVita development, it is anticipated that the 974 total parking spaces will adequately accommodate the peak parking demands.

Furthermore, it is recommended that electronic signing be provided for the underground parking facilities to inform drivers of the number of available parking spaces for each facility. The inclusion of these signs would allow drivers to quickly find an available parking space before continuing to their destinations within GrandeVita.



**PARKING ANALYSIS
GRANDEVITA
HAMPTON AVENUE, WEST OF CHESHIRE**

APPENDIX

Peak Parking Demand Calculations

Comment Resolution



**PARKING ANALYSIS
GRANDEVITA
HAMPTON AVENUE, WEST OF CHESHIRE**

APPENDIX

Peak Parking Demand Calculations

Arcadia Gateway Parking Analysis

ZONE 1

Interaction 15%

Peak Parking Demands (Weekday)		Hotel
Time	Hotel	127
7:00	90%	97
8:00	80%	86
9:00	70%	76
10:00	60%	65
11:00	60%	65
12:00	55%	59
1:00	55%	59
2:00	60%	65
3:00	60%	65
4:00	65%	70
5:00	70%	76
6:00	75%	81
7:00	75%	81
8:00	80%	86
9:00	85%	92
10:00	95%	103
11:00	100%	108
12:00	100%	108
Peak Parking Demand		108

Peak Parking Demands (Saturday)		Hotel
Time	Hotel	127
7:00	90%	97
8:00	80%	86
9:00	70%	76
10:00	60%	65
11:00	60%	65
12:00	55%	59
1:00	55%	59
2:00	60%	65
3:00	60%	65
4:00	65%	70
5:00	70%	76
6:00	75%	81
7:00	75%	81
8:00	80%	86
9:00	85%	92
10:00	95%	103
11:00	100%	108
12:00	100%	108
Peak Parking Demand		108

NOTES:

The peak parking demand percentages utilized are obtained from Urban Land Institute (ULI) guidelines.

For the purposes of this Peak Parking Analysis:

A 15% reduction in the parking demand was taken to account for parking interaction (multiple store visits on one vehicle trip to the site, which requires only one parking space).

Arcadia Gateway Parking Analysis

ZONE 2

Interaction 15%

Peak Parking Demands (Weekday)				Med. Office	Café	Med. Office	Combined
Time	Med. Office	Café	Med. Office	50	59	395	504
7:00	0%	50%	0%	0	25	0	25
8:00	90%	60%	90%	38	30	302	371
9:00	90%	75%	90%	38	38	302	378
10:00	100%	85%	100%	43	43	336	421
11:00	100%	90%	100%	43	45	336	423
12:00	30%	100%	30%	13	50	101	164
1:00	90%	90%	90%	38	45	302	386
2:00	100%	50%	100%	43	25	336	403
3:00	100%	45%	100%	43	23	336	401
4:00	90%	45%	90%	38	23	302	363
5:00	80%	75%	80%	34	38	269	340
6:00	67%	80%	67%	28	40	225	294
7:00	30%	80%	30%	13	40	101	154
8:00	15%	80%	15%	6	40	50	97
9:00	0%	60%	0%	0	30	0	30
10:00	0%	55%	0%	0	28	0	28
11:00	0%	50%	0%	0	25	0	25
12:00	0%	25%	0%	0	13	0	13
Peak Parking Demand							423

Peak Parking Demands (Saturday)				Med. Office	Café	Med. Office	Combined
Time	Med. Office	Café	Med. Office	50	59	395	504
7:00	0%	25%	0%	0	13	0	13
8:00	90%	45%	90%	38	23	302	363
9:00	90%	70%	90%	38	35	302	376
10:00	100%	90%	100%	43	45	336	423
11:00	100%	90%	100%	43	45	336	423
12:00	30%	100%	30%	13	50	101	164
1:00	0%	85%	0%	0	43	0	43
2:00	0%	65%	0%	0	33	0	33
3:00	0%	40%	0%	0	20	0	20
4:00	0%	45%	0%	0	23	0	23
5:00	0%	60%	0%	0	30	0	30
6:00	0%	70%	0%	0	35	0	35
7:00	0%	70%	0%	0	35	0	35
8:00	0%	65%	0%	0	33	0	33
9:00	0%	30%	0%	0	15	0	15
10:00	0%	25%	0%	0	13	0	13
11:00	0%	15%	0%	0	8	0	8
12:00	0%	10%	0%	0	5	0	5
Peak Parking Demand							423

NOTES:

The peak parking demand percentages utilized are obtained from Urban Land Institute (ULI) guidelines.

For the purposes of this Peak Parking Analysis:

1. Auxiliary uses as part of the Medical Office Building (Clinic and Fitness functions) were combined with Medical Office.

A 15% reduction in the parking demand was taken to account for parking interaction (multiple store visits on one vehicle trip to the site, which requires only one parking space).

**Arcadia Gateway
Parking Analysis**

ZONE 3

Interaction 15%

Peak Parking Demands (Weekday)		Assisted Living
Time	Assisted Living	202
7:00	90%	155
8:00	85%	146
9:00	80%	137
10:00	75%	129
11:00	70%	120
12:00	65%	112
1:00	70%	120
2:00	70%	120
3:00	70%	120
4:00	75%	129
5:00	85%	146
6:00	90%	155
7:00	97%	167
8:00	98%	168
9:00	99%	170
10:00	100%	172
11:00	100%	172
12:00	100%	172
Peak Parking Demand		172

Peak Parking Demands (Saturday)		Assisted Living
Time	Assisted Living	202
7:00	90%	155
8:00	85%	146
9:00	80%	137
10:00	75%	129
11:00	70%	120
12:00	65%	112
1:00	70%	120
2:00	70%	120
3:00	70%	120
4:00	75%	129
5:00	85%	146
6:00	90%	155
7:00	97%	167
8:00	98%	168
9:00	99%	170
10:00	100%	172
11:00	100%	172
12:00	100%	172
Peak Parking Demand		172

NOTES:

The peak parking demand percentages utilized are obtained from Urban Land Institute (ULI) guidelines.

For the purposes of this Peak Parking Analysis:

1. Assisted Living facility calculated as Residential.

A 15% reduction in the parking demand was taken to account for parking interaction (multiple store visits on one vehicle trip to the site, which requires only one parking space).

**Arcadia Gateway
Parking Analysis**

ZONE 4

Interaction 15%

Peak Parking Demands (Weekday)		Nursing/Rehab
Time	Nursing/Rehab	236
7:00	0%	0
8:00	90%	181
9:00	90%	181
10:00	100%	201
11:00	100%	201
12:00	30%	60
1:00	90%	181
2:00	100%	201
3:00	100%	201
4:00	90%	181
5:00	80%	160
6:00	67%	134
7:00	30%	60
8:00	15%	30
9:00	0%	0
10:00	0%	0
11:00	0%	0
12:00	0%	0
Peak Parking Demand		201

Peak Parking Demands (Saturday)		Nursing/Rehab
Time	Nursing/Rehab	236
7:00	0%	0
8:00	90%	181
9:00	90%	181
10:00	100%	201
11:00	100%	201
12:00	30%	60
1:00	0%	0
2:00	0%	0
3:00	0%	0
4:00	0%	0
5:00	0%	0
6:00	0%	0
7:00	0%	0
8:00	0%	0
9:00	0%	0
10:00	0%	0
11:00	0%	0
12:00	0%	0
Peak Parking Demand		201

NOTES:

The peak parking demand percentages utilized are obtained from Urban Land Institute (ULI) guidelines.

For the purposes of this Peak Parking Analysis:

1. The Nursing School and Rehab Center were assumed to act similar to Medical Office Buildings.

A 15% reduction in the parking demand was taken to account for parking interaction (multiple store visits on one vehicle trip to the site, which requires only one parking space).

**Arcadia Gateway
Parking Analysis**

ZONE 5

Interaction 15%

Peak Parking Demands (Weekday)		Hotel
Time	Hotel	120
7:00	90%	92
8:00	80%	82
9:00	70%	71
10:00	60%	61
11:00	60%	61
12:00	55%	56
1:00	55%	56
2:00	60%	61
3:00	60%	61
4:00	65%	66
5:00	70%	71
6:00	75%	77
7:00	75%	77
8:00	80%	82
9:00	85%	87
10:00	95%	97
11:00	100%	102
12:00	100%	102
Peak Parking Demand		102

Peak Parking Demands (Saturday)		Hotel
Time	Hotel	120
7:00	90%	92
8:00	80%	82
9:00	70%	71
10:00	60%	61
11:00	60%	61
12:00	55%	56
1:00	55%	56
2:00	60%	61
3:00	60%	61
4:00	65%	66
5:00	70%	71
6:00	75%	77
7:00	75%	77
8:00	80%	82
9:00	85%	87
10:00	95%	97
11:00	100%	102
12:00	100%	102
Peak Parking Demand		102

NOTES:

The peak parking demand percentages utilized are obtained from Urban Land Institute (ULI) guidelines.

For the purposes of this Peak Parking Analysis:

A 15% reduction in the parking demand was taken to account for parking interaction (multiple store visits on one vehicle trip to the site, which requires only one parking space).



**PARKING ANALYSIS
GRANDEVITA
HAMPTON AVENUE, WEST OF CHESHIRE**

APPENDIX

Comment Resolution



GrandeVita Parking Analysis
Dated 4 Sept 2018
Comment Resolution

9/19/2018

Item No.	Page No.	Reviewer	Code	Comment	Response
				City of Mesa	
1	10	Evan Balmer	A	The parking analysis gives a breakdown of the underground parking required for each zone based on uses and peak parking demand, which are not consistent with what is shown on sheet A1.2, please revise. The area of specific concern is Zone 2. The parking analysis calls for 286 spaces in that underground facility and only 150 are provided.	The underground facility under Zone 2 will only be able to accommodate 170 parking spaces. Due to the interconnectivity of the of the project site, the remaining 116 parking spaces have been shifted to be included in the underground parking facility beneath the assisted living facility. See revised parking analysis.

A - Will Revise
B - Consultant to Evaluate
C - City to Evaluate
D - See Response



**CITIZEN PARTICIPATION PLAN (CPP)
FOR
*GRANDEVITA, A BIOCIDY ENTERPRISE***

CASE # PL

Submitted to:



City of Mesa Planning Department
55 N. Center Street
Mesa, AZ 85201

Prepared by:
The Planning Center
2 E Congress Street, Suite 600
Tucson, AZ 85701

July 2018

CPP

GrandeVita, A BioCity Enterprise

Brief Description: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses in the vicinity of GrandeVita, A BioCity Enterprise located just east of Crismon Road along Hampton Avenue in Mesa, Arizona regarding an application for a rezone and PAD application with the associated site plan and CUP and SUP applications. This request is to allow for a mixed-use development consisting of uses such as: medical offices, restaurant and café, hotels, nursing school/ rehab facility and assisted/independent living facility on approximately 16.4 acres. We will use these meeting opportunities to engage and inform stakeholders and other members of the public of the benefits this development can bring to the community and address any concerns or questions.

Proposed Notification Letter: Attached

Proposed Sign Text: Attached

Proposed Format of Neighborhood Meeting: The format of the neighborhood meeting will be a group presentation of the applicant to attendees, followed by a question and answer period. This format allows all participants, including applicants, citizens, and staff, to hear the proposal, comments and questions on the proposal and the applicant's responses. The Planning Center and project team is prepared to solicit input and exchange information about the application request to result in an application that is responsive to neighborhood concerns. This meeting should take place at a nearby Mesa elementary school near the subject site which is approved by the Mesa Unified School District and is available between 5 and 7pm on a Tuesday, Wednesday or Thursday evening to allow for the most citizen participation.

Notification Information:

- Notification Area Map – (Attached) Property Owners within 1,000 ft.
- Registered Neighborhood/ HOAs within 1,000 ft. – (Attached)
- Date of Notice Sent – A minimum of 15 days prior to neighborhood meeting
- Confirmation with Planning Staff date and time of meeting

Interested Parties: Anyone interested in the project can attend the neighborhood meeting or contact the staff planner for the case or The Planning Center at: 480-750-7300 or via email at: bunderwood@azplanningcenter.com as is also listed on the neighborhood notification letter. Those who attend and sign in and provide their contact information will also be added to the list of contacts for updates if they are not already on the contact list.

Notification of Changes/ Amendments: Any notifications for changes in the application request will be mailed to the original notification list with the addition of anyone who has requested more information at the neighborhood meeting, via email or phone. Updates regarding the project and public engagement will be sent to the City staff project manager as items and input is received if after received after the final report is submitted.

Proposed CPP Schedule:

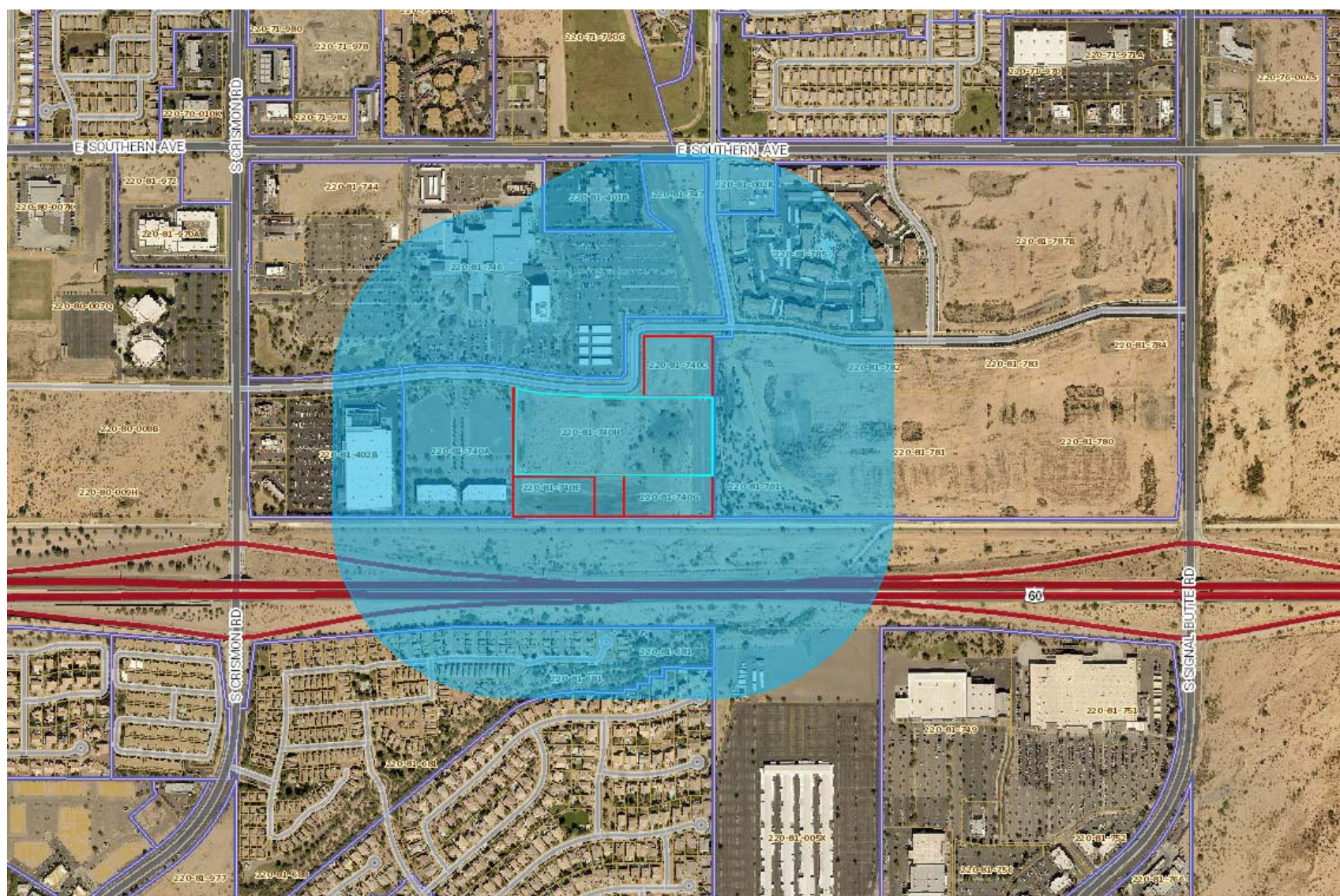
Submittal of Citizen Participation Plan – July 2018

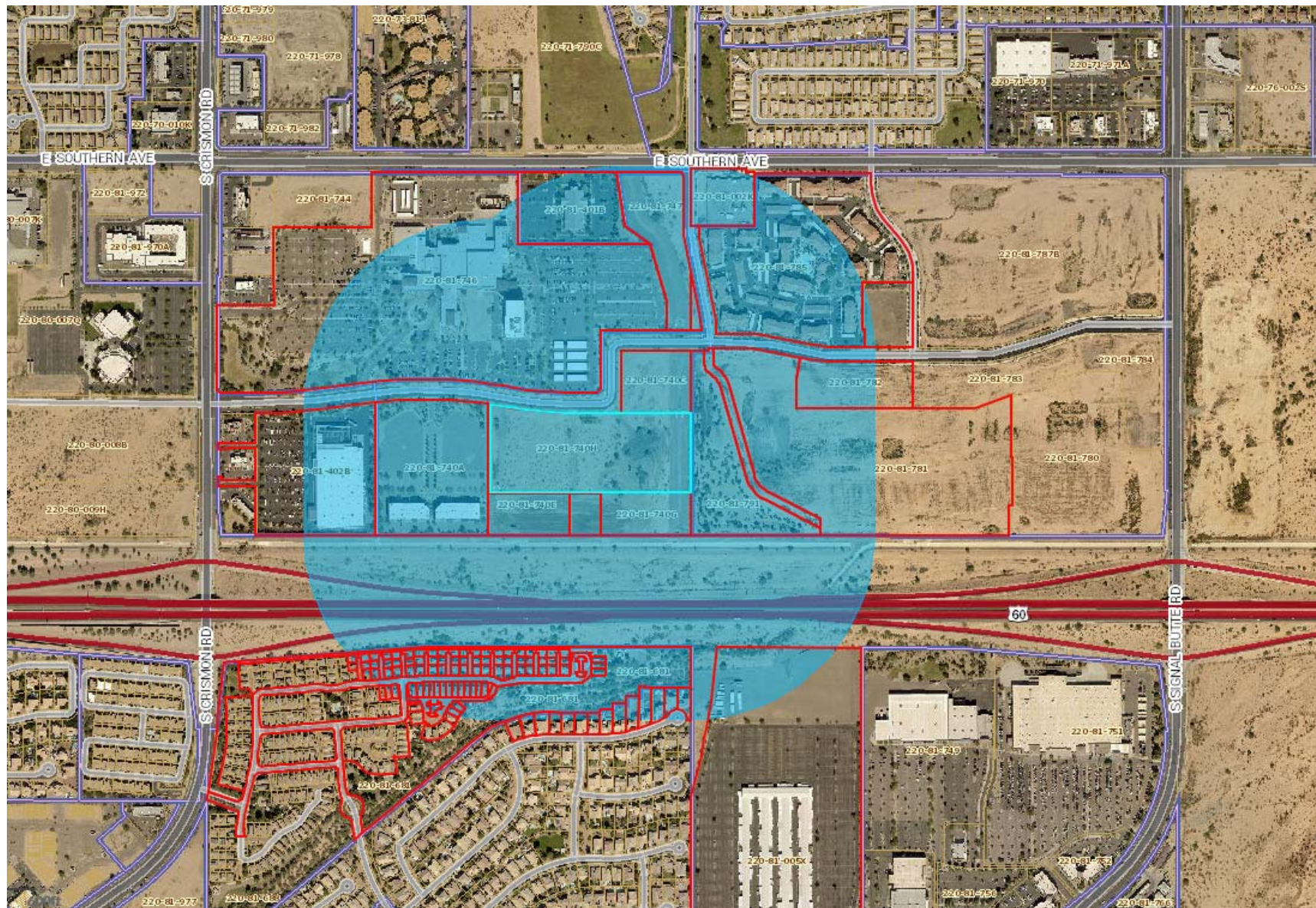
Anticipated Submittal of Notification Mailings and Posting of Site – August 2018

Anticipated Neighborhood Meeting – August 2018

Anticipated Submittal of Citizen Participation Final Report – September 2018

Authorization to Proceed by Mesa City Staff Planner: TBD





AH4R PROPERTIES LLC
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301-2148
APN: 220-81-548

ALLISON SHAWN M/EILEEN
10410 E IDAHO AVE
MESA, AZ 85208
APN: 220-81-158

BENNETT JAMIE N
1645 S LARAMIE
MESA, AZ 85209
APN: 220-81-545

BEVERIDGE VICKI LYNN
6560 E FLAT IRON LP
SUPERSTITION MOUNTAIN, AZ 85118
APN: 220-81-524

BOHANNON ROBERT/DIANE
436 W TRIBOULET LN
SAN TAN VALLEY, AZ 85143
APN: 220-81-513

BRENDEL AMANDA LYN
10147 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-534

BREWER TINA MARIE
10132 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-469

BROWN SHAUN R/KRYSTA M
10320 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-521

BRUCE A LOCKE FAMILY TRUST
10139 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-546

BUCKLE JOHN STEVEN
10145 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-535

BUSBY MARVEN L
212 E PEDERSEN DR
ST DAVID, AZ 85630
APN: 220-81-507

BYRNES ROBERT S/BARBARA A
10135 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-547

C & A BRAZEAL FAMILY TRUST
10218 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-495

CALLAHAN DERIK/ASHLEY
10136 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-471

CARBAJAL JANET L
10222 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-497

CARR BRIAN/SARAH
10160 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-483

CHURCH JESUS CHRIST OF LATTER-DAY
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150
APN: 220-81-401B

CLOUGH JUSTIN
10164 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-485

CRISMON CREEK VILLAGE HOA
7255 E HAMPTON AVE STE 101
MESA, AZ 85209
APN: 220-81-681

CRISMON SUPERSTITION DEVELOPMENT
8580 S COLLEGE LN
TEMPE, AZ 85284
APN: 220-81-740A

CUNNINGHAM CHRIS RYAN/EDWINA
10422 E IDAHO CIR
MESA, AZ 85209
APN: 220-81-160

CUPPLES ALLEN R/TALLY A
2948 DESERT BLOOM
ALAMOGORDO, NM 88310
APN: 220-81-492

DD/MOUNTAIN VISTA LLC
15436 N FLORIDA AVE STE 200
TAMPA, FL 33613
APN: 220-81-781

ENGLISH ANDREW D
10228 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-500

FAGIN SANDRA J TR/ETAL
7131 E RANCHO VISTA DR UNIT 3011
SCOTTSDALE, AZ 85251
APN: 220-81-528

FLETCHER CURTIS D/JESSICA R
10144 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-475

FLETCHER CURTIS D/JESSICA RAE
10216 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-494

FOSTER MEGAN L
10210 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-491

FOUNTAIN RACHEL MICHELLE/HEATH ALAN
10150 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-478

FRAZIER LARA DENAE
10120 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-463

GALAS JAMES/CATHERINE
2345 E HERMOSA VISTA
MESA, AZ 85213
APN: 220-81-518

GONZALEZ FAMILY LIVING TRUST
514 E VAUGHN AVE
GILBERT, AZ 85234
APN: 220-81-484

GRIMES CHARLES R/VICKI R
10224 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-498

HAMILTON TERESA A
10454 E IDAHO CIR
MESA, AZ 85208
APN: 220-81-165

HARMONY HORIZONS LLC
1515 GERARD DR
DIAMOND BAR, CA 91765
APN: 220-81-468

HARRISON KATHRYN T
10126 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-466

HASTINGS MARK E/LISA R
3 BUCKINGHAM TERRACE
WELLESLEY, MA 2482
APN: 220-81-153

HD DEVELOPMENT OF MARYLAND INC
2455 PACES FERRY RD
ATLANTA, GA 30339
APN: 220-81-402B

HEINRICH HEIDI
10151 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-533

HICKEY PAUL
3329 BASTILLE CT
SAN JOSE, CA 95135
APN: 220-81-519

HILTON HARRIS RETIREMENT LLC
4937 S PULSE TERRACE
MESA, AZ 85212
APN: 220-81-544

HINDUSTRIES INC
4340 E TAURUS PLACE
CHANDLER, AZ 85249
APN: 220-81-472

HOBAN JAMES S JR/ELIZABETH D
45-104 MAHALANI CIR
KANE OHE, HI 96744
APN: 220-81-509

HOOVER JAMES J
10258 E ISETA
MESA, AZ 85209
APN: 220-81-515

HUEBNER MICHELLE IRENE
10140 E ISLETA
MESA, AZ 85209
APN: 220-81-473

HUTCHISON ERIN KATHLEEN
10322 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-520

IH5 PROPERTY PHOENIX LP
1325 N FIESTA BLVD STE 103
GILBERT, AZ 85233
APN: 220-81-467

JAMES T MCEVERS TRUST
10221 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-523

JANEAL CARRIE
10362 E IDAHO AVE
MESA, AZ 85209
APN: 220-81-155

JENKS ROBERT F/KRISTIN A
10232 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-502

KAPLAN MOUNTAIN VISTA APARTMENTS
1 GLENLAKE PKWY
ATLANTA, GA 30328
APN: 220-81-785

KAUFFMAN LESTER L JR
10428 E IDAHO CIR
MESA, AZ 85209
APN: 220-81-161

KENNEDY JAMES KIRK
1840 N SIGNAL BUTTE RD
MESA, AZ 85207
APN: 220-81-479

KENNETH NECKAR & JOAN ADAMS TRUST
10519 E FLORIAN AVE
MESA, AZ 85208
APN: 220-81-487

KESSLER AMY M
10157 E ISLETA AVENUE
MESA, AZ 85209
APN: 220-81-531

KILLEBREW RYAN S/JOHNSTON THERESA
10220 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-496

LARSON PRESTON DALLIN/ASHLIE MCKALL
10124 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-465

LEGACY HOSPITALITY LLC
10150 N ORACLE RD
ORO VALLEY, AZ 85737
APN: 220-81-740E

LEGACY HOSPITALITY LLC
10150 N ORACLE RD
ORO VALLEY, AZ 85737
APN: 220-81-740F

LOPEZ ALEJANDRA/DIAZ JOSE L M
10215 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-525

MANTANONA NORMA J
10358 E IDAHO AVE
MESA, AZ 85209-7708
APN: 220-81-154

MAXWELL PRESTON J
10207 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-527

MCAULIFF JASON A/ANGELA A
10434 E IDAHO CIR
MESA, AZ 85208
APN: 220-81-162

MCM INVESTMENTS SERVICES INC
423 BROADWAY UNIT 341
MILLBRAE, CA 94030
APN: 220-81-511

MEEKER GRANT
10211 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-526

MESA MARKET PLACE LTD
POB 50369
MESA, AZ 85208
APN: 220-81-005X

METZLER ANTHONY R/CATHERINE L
10404 E IDAHO AVE
MESA, AZ 85208
APN: 220-81-157

MEYER ROBERT C III/FAITH
10244 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-508

MIDLAND IRA INC/DITTMER SHARON M
PO BOX 07520
FORT MEYERS, FL 33919
APN: 220-81-543

MOORE DEWAYNE L/NICHOLE E
10416 E IDAHO CIR
MESA, AZ 85208
APN: 220-81-159

MORENO MARIBEL
10165 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-529

MPT OF MESA LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242
APN: 220-81-746

NAPOLEONE GREGORY W/LANE KRYSTLE D
10248 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-510

OLSON JARED E
10236 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-504

PADILLA CYNTHIA T
10142 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-474

PASHLEY GORDON JOSEPH/ALAN
10206 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-489

PEPPER JONATHON J/ANTELL NICOLE
10204 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-488

PEREZ STEPHANIE ILIA/MIRIAM
10155 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-532

PETERSON DANIEL L/DANET K
10460 E IDAHO CIR
MESA, AZ 85209
APN: 220-81-166

PRUITT STACY/ALLEN GEOFFREY J
10226 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-499

PULSIPHER ANDREW/HOCKING MICHELLE
10166 EAST ISLETA AVENUE
MESA, AZ 85209
APN: 220-81-486

RAEFSKI SUZANNE
10234 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-503

RODOLICO KEVIN J
10134 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-470

ROGERS BRADY S
10366 E IDAHO AVE
MESA, AZ 85208
APN: 220-81-156

ROWSE JENNIFER LEE
10208 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-490

SALT RIVER PROJECT AG IMP & POWER
PO BOX 52025
PHOENIX, AZ 85072
APN: 220-81-002K

SCHATZ RICHARD A JR/LIZARRAGA LYNDSEY
10116 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-461

SCHAUL LEAH
10240 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-506

SCHMIDT GLENN/MAXINE
PO BOX 190
PILOT BUTTE, SK S0G3Z0
APN: 220-81-522

SIMS JASON C A
10262 E ISLETA AVE
MESA, AZ 85209-7768
APN: 220-81-517

SKI PROPERTIES LLC
2149 E WARNER RD STE 101
TEMPE, AZ 85284
APN: 220-81-740C

SMITH ALEXANDRA T
10260 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-516

SMITH JARED
10118 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-462

STANEK JOHN D
1625 S LARAMIE
MESA, AZ 85209
APN: 220-81-536

STERLING HOSPITALITY LLC
10150 N ORACLE RD
ORO VALLEY, AZ 85737
APN: 220-81-740G

STEVENS JOY/BICKHAM BRYCE
10161 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-530

STRAW-HUGHES CHRISTOPHER A/MICHAEL
10158 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-482

THORN DAVID/MARSHA
10442 E IDAHO CIR
MESA, AZ 85209
APN: 220-81-163

VJ CRISMON LLC
4300 N MILLER RD STE 153
SCOTTSDALE, AZ 85251
APN: 220-81-747

WALKER ELEFThERIA/SMITH CHANDLER
10230 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-501

WENDT WENDI MICHELLE
2951 29TH AVE
MARION, IA 52302
APN: 220-81-512

WILLIAMSON JOHN/LYNETTE
10448 E IDAHO CIR
MESA, AZ 85209-7713
APN: 220-81-164

YBARRA ANTONIA
10146 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-476

ZAMBRANO LUIS E/ANNIE LYNN
10238 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-505

ZHANG YAN HUI
10148 E ISLETA AVE
MESA, AZ 85209
APN: 220-81-477

AMERICAN HOMES 4 RENT TRS LLC
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301
APN: 220-81-464

V J CRISMON LLC/SIGNAL BUTTE 114 LLC
4300 N MILLER RD STE 153
SCOTTSDALE, AZ 85251
APN: 220-81-740H

CRG SOLO 401K PLAN
9551 E REDFIELD RD UNIT 1021
SCOTTSDALE, AZ 85260
APN: 220-81-514

SWH 2017-1 BORROWER LP
8665 E HARTFORD DR SUITE 200
SCOTTSDALE, AZ 85255
APN: 220-81-480

2018-1 1H BORROWER LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255
APN: 220-81-493



NOTICE OF APPLICATION

July 30, 2018

Dear Neighbor,

We have recently applied for a rezone request with the associated conditional and special use permits and site plan applications for the property located just east of Crismon Road and on the South side of Hampton Avenue, just north of the US 60.

This request is for a campus style development of a mixed-use project with uses to include medical offices, a restaurant and café, hotels, nursing school/ rehab facility and assisted/independent living facility.

This letter is being sent to all property owners and Neighborhood Associations within 1,000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a location map and proposed site plan for your review.

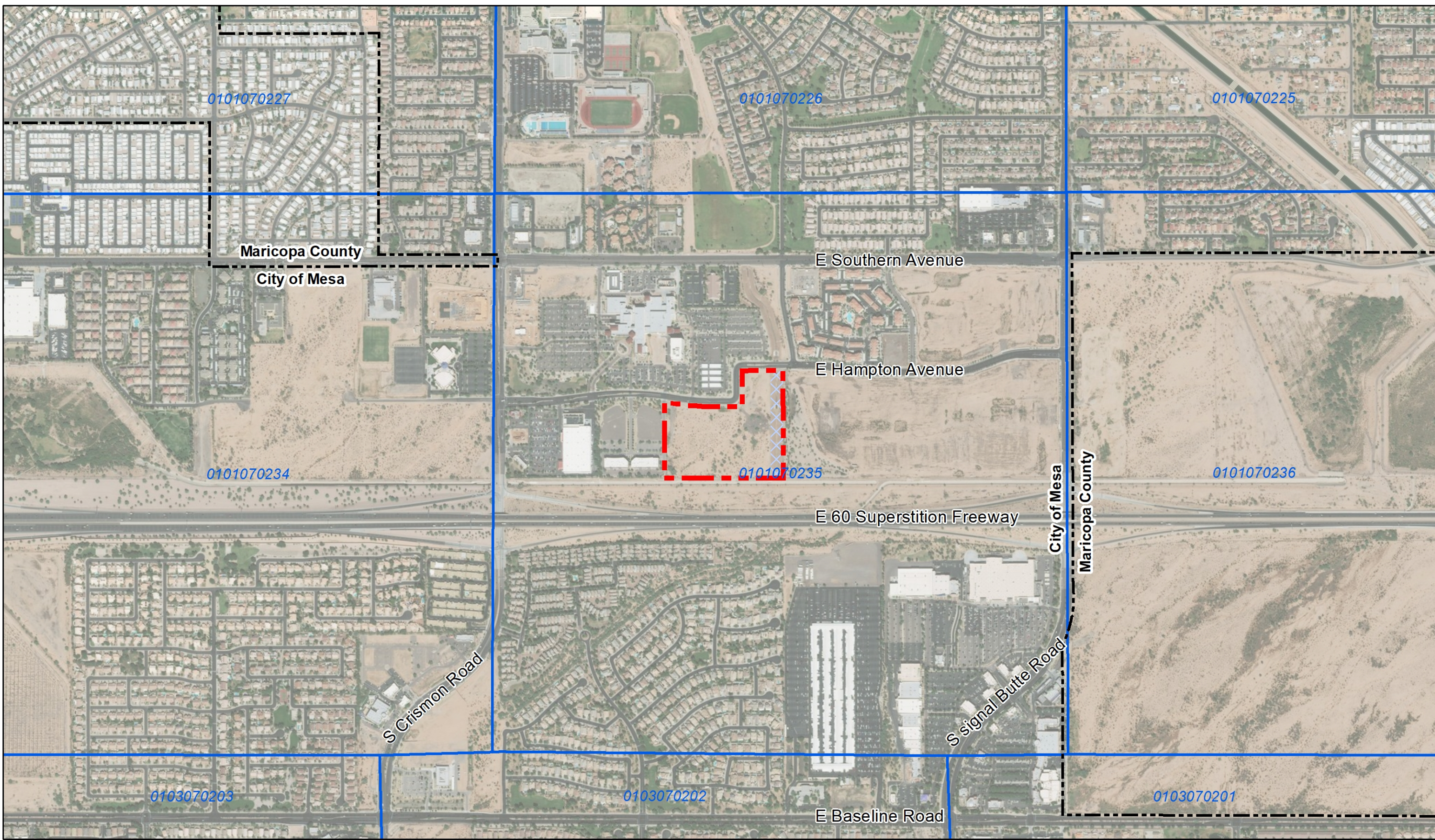
This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on _____, 2018 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding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

If you have any questions or require further information regarding this proposal, please call me at (480) 750-7300 and I will be happy discuss the project with you and answer any questions.

The City of Mesa has assigned this case to _____ of their Planning Division staff. He/she can be reached at 480-644-_____ 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.

Sincerely,

The Planning Center
(480) 750-7300



LEGEND

PAD BOUNDARY

TOWNSHIP RANGE AND SECTION LINE

MESA CITY LIMITS

PROJECT DESCRIPTION:
The project is located at 10243 E. Hampton Avenue Mesa, AZ. It is lots 2 and 3 of the property described in Book 967 PG 14, Maricopa County, Arizona and is a portion of the Northwest 1/4 of Section 35, Township 1 North, Range 7 East, Gila and Salt River Base and Meridian. The project is approximately 20 Acres in size and is comprised of parcels 220-81-740C, 220-81-740E, 220-81-740F, 220-81-740G, 220-81-740H.

Scale: 1" = 200'

PROJECT: KHB-01

DATE: 7/2/18

FILE NAME: location.mxd

NORTH

Parking Calculations

Building Type	SQ. FT.	Units/Room	Parking Required	Stalls Provided
1. Marriott Residence Inn	116,120	127	1 stall / Unit	127
2. Medical Office Building	75,500	-	1 stall / 300 sq ft	252
- Clinic Function	8,000	-	1 stall / 300 sq ft	27
- Fitness Function	3,400	-	1 stall / 125 sq ft	27
3. Restaurant #1 (w/ Patio)	5,000	-	1 stall / 75 sq ft	67
4. Cafe (w/ Patio)	4,600	-	1 stall / 75 sq ft	61
5. Visitor Center	(see Bldg #7)	-	-	-
6. Assisted Living Condo	277,200	120	1.5 stall / Unit	180
- Retail / Guest Services	12,000	-	1 stall / 375 sq ft	32
- Fitness Function	10,000	-	1 stall / 125 sq ft	24
- Restaurants (w/ Patio)	5,000	-	1 stall / 75 sq ft	67
7. Nursing School / Rehab	84,000	-	1 stall / 375 sq ft	22
- Visitor Center	10,000	-	1 stall / 200 sq ft	50
- Nursing School	66,000	-	1 stall / 1000 sq ft	165
8. Medical Offices	20,000	-	1 stall / 300 sq ft	67
9. Future Hotel	117,150	120	1 stall / Unit	120
Sub-Total	690,570	397		1370

* Reduction for leasing agreement: limiting long term vehicle parking
50% reduction for mixed use (see narrative)

Surface Parking shown:
Underground (covered) parking:

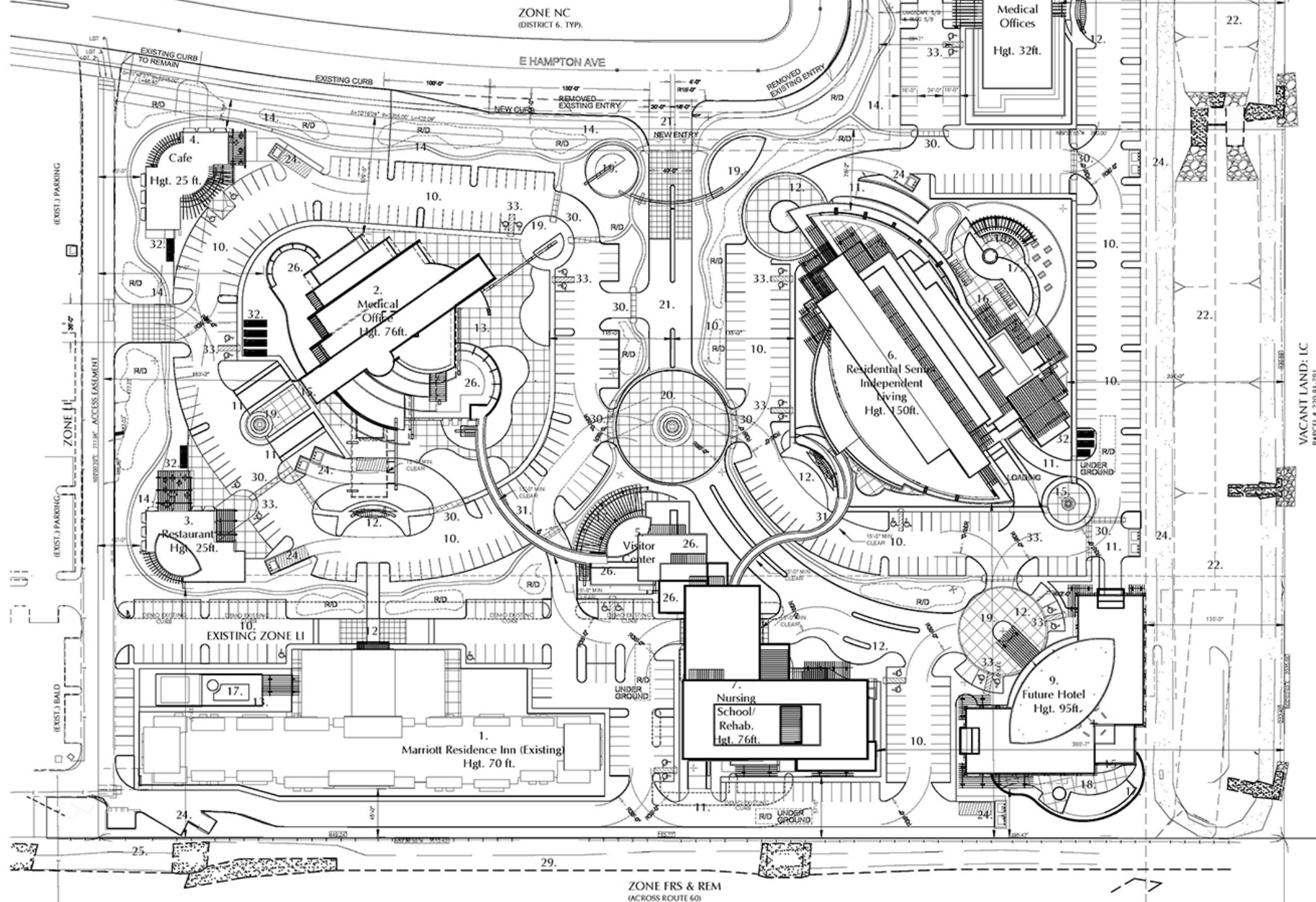
ADA required parking: 20 plus 1 for each 100 over 2000
ADA required Van Spaces: 1 out of 6 ADA Req spaces must be Vans

Bicycle storage on site: 50 spaces + 1/20 PS after first 500

Total: 1233
584
30
5
84

SITE DEVELOPMENT PLAN

SCALE: 1" = 40'-0"



Site Data

10243 E. Hampton Ave, Mesa, Az
(Existing to Phase VI):
Net: = 16.4 Acres
Gross: = 20.0 Acres

Zoning - City of Mesa

Existing Zoning - LI BIZ
Proposed REZONING: LC-CUP-PAD & SUP

East of Site: = LC
North: = NC / L1
West: = L1
South: = RS & RM
District 6

Zone LC uses allowed:

1. Hotel	Permitted
2. Medical Office	Permitted
3. Restaurant	Permitted
4. Cafe	Permitted
5. Visitor Ctr.	Permitted
6. Senior Living	CUP & SUP REQUIRED
7. Nursing School	Permitted
8. Future Hotel	Permitted
9. Medical Office #2	Permitted
10. Parking Facilities	Permitted

Zone LC

Minimum Lot Area: = 1.0 Acres
Minimum Lot Width: = 100'
Minimum Lot Depth: = 100'
Max Height: = PER PAD

Minimum Setbacks:

Front & Street Facing Side: = 20'-0"
Interior Side and Rear: = Per PAD 45'-0"
(Adjacent to Non-residential)

Keynotes

PHASE I	EXISTING	
1.	Marriott Residence Inn -Conference Center	4 Story / 116,120 SQFT
PHASE II		
2.	Medical Office -Medical Offices -Whole Care Center -Public Health Education -Nutrition Center -Fitness Center -Outpatient Surgery Center -Urgent Care -Restaurant -Cafe	5 Story / 75,514 SQFT 1 Story / 5,000 SQFT 1 Story / 4,600 SQFT
PHASE III		
3.	Visitor Center -Sales office -Activity Center -Business Center	
4.	Residential Senior Independent Living	12 Story / 277,200 SQFT (150 units)
PHASE IV		
5.	-Luxury Condos -Fitness Center -Theater -Restaurant / Food Court -Professional Center -Concierge Services -Pet Boarding/Hotel	
PHASE V		
6.	Nursing School/Rehab	5 Story / 84,000 SQFT
PHASE VI		
7.	Medical Offices	2 Story / 20,000 SQFT
PHASE VII		
8.	Future Hotel -Parking -Underground Parking -Shuttle Stop -Plaza -Walking Path -Breakout Space -Park -Swimming Pool -Spa -Water Feature -Sculpture Monument -Entry Avenue -Dry Wash -Emergency Vehicles -Solid Waste Containers -Perimeter Fence -Roof Garden -Sports Courts -Dog Park -Drainage R.O.W. -Pedestrian Cross Walk -Connections Bridges -Bike Racks -HC Parking	7 Story / 117,150 SQFT

Scale: 1" = 40'-0"
Drawing No: 2017-12
Date: 07.30.2018
Revisions:
Drawn By: J. E. Brown
Checked By: H.S. Walker
J. E. Brown

Kevin B. Howard
ARCHITECTS
INCORPORATED
AIA

GRANDE VITA
a BioCity Enterprise
10243 E. Hampton Ave, Mesa, Arizona, 85209

Site Development Plan

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Job: 2017-12
Date: 07.30.2018

REVISIONS:

Drawn By: J. E. Brown
Checked By: H.S. Walker
J. E. Brown

A1.0

GrandeVita

A BioCity Enterprise

CITIZEN PARTICIPATION REPORT

East of Crismon Road along Hampton Avenue

ZON18-00592

DRB18-00771

October 3, 2018

Case Submitted: July 30, 2018
Resubmitted: September 20, 2018

CITIZEN PARTICIPATION REPORT
East of Crismon Road along Hampton Avenue

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VII. Schedule for Implementation	5

CITIZEN PARTICIPATION REPORT

GRANDEVITA

Rezone, Site Plan Review, Conditional Use Permit, Design Review
and Special Use Permit

Development Team

Property Owner:

**Khangura Development & BioCity
Enterprises, LLC**
208 S Stratford Dr.
Tucson, Arizona 85716

Planning / Architecture:

The Planning Center
1811 S Alma School Rd Suite 250
Mesa, Arizona 85210
480 / 750.7300

Kevin B. Howard Architects Inc.
8339 N Oracle Rd Suite 110
Oro Valley, AZ 85704

Coronado Engineering & Development
4007 E Paradise Falls Dr Suite 125
Tucson, AZ 85712

I. Introduction

The purpose of this proposal is to request approval of **Rezone, Site Plan Review, Council Use Permit, Design Review, and Special Use Permit** applications (collectively, the “Applications”) on the approximate twenty (20) acres of property generally located east of Crismon Road along the south side of Hampton Avenue (the “Property”) to allow for GrandeVita, a campus style development to include medical offices, restaurants with cafes, hotels, nursing school/rehab facility and an integrated independent living facility.

More specifically, the rezone application requests to change the zoning on the Property from Light Industrial (LI) to Limited Commercial (LC). To fulfill the intent of this project, a Council Use Permit (CUP), Special Use Permit (SUP) Design Review (DR) and Planned Area Development (PAD) Overlay will be requested concurrently with the rezoning. The CUP is requested to allow for multiple residences and the SUP is requested to allow for assisted living within the LC zone. The PAD Overlay is requested to modify development regulations to become a cohesive, efficient mixed-use campus with an emphasis on providing unique housing opportunities, skilled services and recreational opportunities to aging residents of Mesa.

II. Overview of the Citizen Participation Plan

The Citizen Participation Plan ensured that the Applicant pursued early and effective citizen participation in conjunction with the applications, and that interested citizens and property owners had an opportunity to learn about the applications. In addition, the Citizen Participation Plan facilitated ongoing communication between the Applicant, interested citizens and property owners, City of Mesa Staff, and elected officials throughout the applications’ review process.

III. Notice of Neighborhood Meeting

The City of Mesa determined that a neighborhood meeting was the most appropriate public notification technique. The Applicant notified property owners within 1,000-feet of the Property as identified by the Maricopa County Assessor’s Map, and residents, interested parties, registered neighborhoods,

homeowner's associations and other neighborhood entities identified by the City of Mesa, via 1st Class Mail on September 4, 2018. (See **Exhibit 1 – Letter of Notification, List of Addressees, and Map Identifying Properties within 1,000-feet of the Property**).

IV. Results of the Neighborhood Meeting

A neighborhood meeting was held on September 24, 2018, at Stevenson Elementary School, multipurpose room from 5:00 p.m. to 6:00 p.m. Two (2) neighboring property owners and one (1) Mesa resident attended the meeting. (See **Exhibit 2 – Sign In Sheet**).

The Development Team gave an overview of the site plan, the design, and answered questions. There were no statements in opposition at the open house. Questions were specifically focused on development issues such as phasing and future demand.

V. Inquiries

No telephone calls or letters were received regarding the applications.

VI. Site Posting

The Property will be posted on or before October 3, 2018.

VII. Schedule for Implementation

1. Pre-Application Meeting:	June 18, 2018
2. Applications submitted:	July 30, 2018
3. Meeting with Staff:	August 18, 2018
4. Applications resubmitted:	September 4, 2018
5. Meeting with Staff	September 19, 2018
6. Applications resubmitted:	September 20, 2018
7. Neighborhood Meeting:	September 24, 2018
8. Site Posting for Planning and Zoning Board:	On or before October 3, 2018
9. Citizen Participation Report submitted:	October 3, 2018
10. Planning and Zoning Board hearing:	October 17, 2018*
11. City Council introduction hearing:	TBD November
12. City Council final vote hearing:	TBD November

*Dates subject to change.