

Vita at the 202 Vita Communities Citizen Participation Report SWC of Ellsworth Road & Decatur Road

Purpose:

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's requests to the City of Mesa for the approximately 14.2-acre property located at the southwest corner of Ellsworth Road and Decatur Road ("Property"). Specifically, the requests are for Rezoning from RS-9 and RS-43 to RM-3-PAD and Site Plan Review. If approved, this request will allow for the development of a professionally managed multi-residential gated community with high quality attached and detached rental homes.

By providing opportunities for citizen participation, the applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake
Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
Sean.Lake@pewandlake.com

D.J. Stapley
Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
djstapley@pewandlake.com

Actions:

To provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts the development that members of the community may have:

1. A contact list was developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more.

- b. Registered neighborhood associations and Homeowners Associations within 1 mile of the project.
2. A neighborhood meeting was held on February 4, 2019 at 6:00 p.m. with the applicant present to provide the opportunity to discuss the proposed project.

A notification letter describing the project, the application requests, and including an enclosed site plan was mailed to above notification list. A copy of the notification letter for the neighborhood meeting and mailing list is included with this Citizen Participation Report.
3. Two individuals who reside near the subject property and who received a notice of the DRB Study Session attended the Study Session and discussed the proposed development with Mr. Lake. They did not indicate whether they support or oppose the project, but asked general questions regarding the project description. Their questions were answered, and contact information was shared to give them the opportunity to contact the applicant with further questions.
4. For public hearing notice, applicant will post a minimum of one (1) 4' x 4' sign on the property. The sign will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Results:

1. Summary of concerns and issues:

During the neighborhood meeting, the main concerns listed below were discussed. How the concerns were addressed follows each point in **bold**. More information on these responses are provided in the attached neighborhood meeting summary.

- a. Install low level lighting to preserve dark skies.

Response: The applicant likewise seeks to have as low lighting as possible, although it will have to comply with the City's required minimum required lighting for site safety and visibility of the parking areas and the site generally. More details will be prepared by a lighting engineer during the building permit process. Where possible along pathways, low bollard lighting with light directed downward will be incorporated into the landscape and lighting plan.

- b. Minimize impacts of construction process and noise from freeway.

Response: Regarding construction, Vita Communities is highly aware of potential construction impacts and utilizes special low-impact construction procedures. It will employ small work crews that build one building at a time, which is designed to reduce the impact on the neighbors. In addition, it uses environmentally sensitive building materials with higher insulation effect and that decreases noise impact. One of these is a Hercuwall material, which is a sustainable material that reduces the wood needed for a typical project.

- c. Traffic congestion, will there be a new traffic light?

Response: We will comply with the required traffic engineering requirements, which will probably not include a traffic light because of the close proximity to the intersection and because of the project's relatively small size. Ellsworth Road will have sufficient capacity to handle the proposed development.

- d. Some indicated a preference for buildings with reduced building heights and lower intensity to create a minimal impact on the surrounding area.

Response: This property is not located immediately adjacent to any residential uses – it is located against the freeway property to the west, the freeway access and canal to the north, and vacant properties to the west and south, which reduces any effect the development may have on residential properties in the area.

The project's proposed buildings are all limited to 1-story in height, which helps address the desire for lower intensity. Also, the proposed density is 10.3 to 10.5 units/acre, which is a lower than projects of this type because of the additional landscaping and site amenities that exceed standards. Further, the proposed development will be gated and under single ownership, which will create a high-quality feel and provide for more efficient and consistent maintenance of the property.

- e. Will this developer zone the site and then flip it to someone who might propose something more intense?

Response: Vita plans on developing the proposed single-story plan. It will not change the proposed plan and hopes the City will approve it. The PAD overlay requested protects the plans that are submitted with the application. Only minor changes consistent with the PAD zoning approval will be allowed. If anything different were proposed, it would have to go through this whole public process again, including notifying the neighbors.

2. How concerns and issues were addressed: See above.

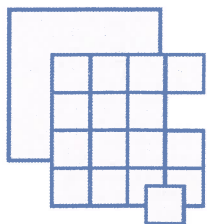
3. Concerns and issues not addressed and why: All of the above issues were addressed.

Tentative Schedule:

Formal Submittal to City	January 28, 2019
Neighborhood Meeting	February 12, 2019
Follow-Up Submittal	March 25, 2019
Planning & Zoning Public Hearing	April 17, 2019

Attached Exhibits:

- A) Notification map of surrounding property owners and HOAs (none on City's list)
- B) List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property
- C) Notification letter for the neighborhood meeting
- D) Neighborhood Meeting Summary and sign-in sheet



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 18, 2019

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

On behalf of our client, Vita Communities, we are pleased to invite you to a neighborhood meeting regarding the proposed development tentatively known as *Vita at the 202*, a high-quality gated community with attached and detached homes. The proposed development is located on a 13.05 net-acre vacant piece of property at the SWC of Ellsworth Road and Decatur Road adjacent to the Loop 202 in Mesa, Arizona. The property is identified on the Maricopa County Assessor's map as parcels 218-07-038A, 218-07-040A, and 218-07-041C.

Our client has filed applications with the City of Mesa to request approval of the property's Annexation, Rezoning, and Site Plan for the development of *Vita at the 202*. Specifically, the rezoning request is to change the zoning from unincorporated Maricopa County R1-8 and RU-43 RUPD (Residential Unit Planned Development) to City of Mesa RM-3 PAD (Planned Area Development).

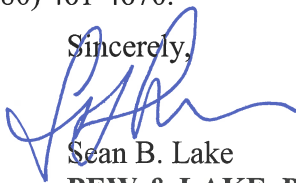
A neighborhood meeting will be held at the time and place listed below to discuss the proposed project and answer any questions you may have. As part of making this a successful project, we value and look forward to your input and comments.

Date:	February 4, 2019
Place:	Taft Elementary School Multi-Purpose Room 9800 E. Quarterline Road Mesa, AZ 85207
Time:	7:00 p.m.

At this time, no public hearings before the City of Mesa Planning & Zoning Board or City Council have been scheduled. When those meeting dates are known, you will be notified.

If you have any questions regarding this matter prior to the neighborhood meeting, please contact myself, or D.J. Stapley, at our office at (480) 461-4670.

Sincerely,


Sean B. Lake
PEW & LAKE, PLC



LAND PLAN SUMMARY

SITE AREA: $\approx$ 13.05 ACRES

UNITS: 134 (10.30 DU/ACRE)

- 1 BEDROOM UNITS: 46 (34%)

- 2 BEDROOM UNITS: 88 (66%)

REQUIRED PARKING: 281 SPACES

PROVIDED PARKING: 281 SPACES

- UNCOVERED: 107 (ESTIMATE)

- COVERED: 134 (ESTIMATE)

- GARAGES: 40 (ESTIMATE)

(10' X 20' GARAGES)

- STORAGE UNITS: TO BE BUILT INTO THE ENDS OF THE GARAGE STRUCTURES (3) EACH END. TOTAL QUANTITY: 60

- ACCESSIBLE: 12 SPACES
LOCATIONS TO BE DETERMINED.
MAY BE COVERED/UNCOVERED.



VICINITY MAP



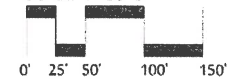
VITA COMMUNITIES - 202 & UNIVERSITY

CONCEPTUAL - COURTYARD CLUSTER LAND PLAN

N/NWC OF UNIVERSITY DR. AND ELLSWORTH ROAD - MESA, AZ

DECEMBER 13, 2018

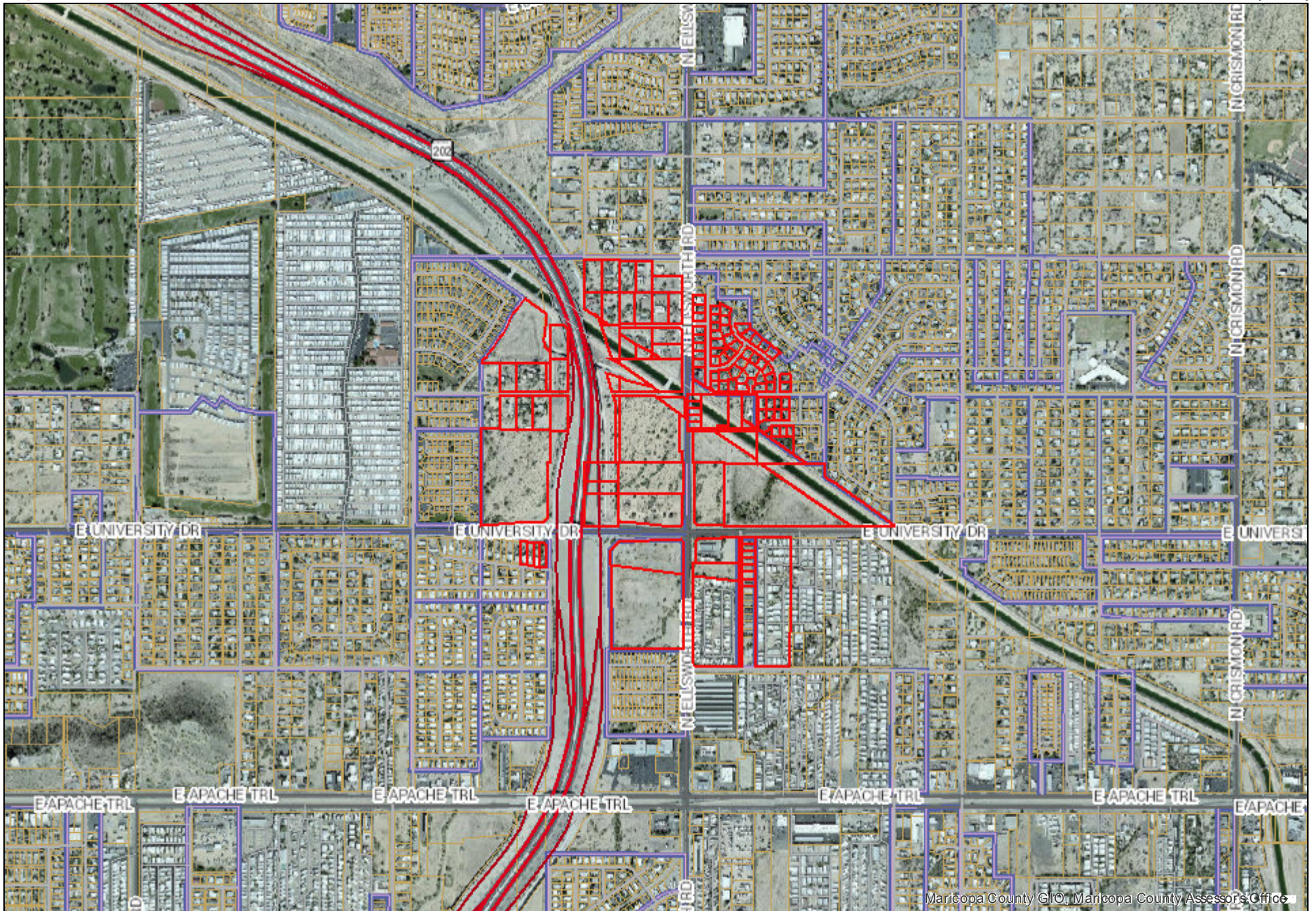
SCALE: 1"=50'-0"



Proposed Site Plan



Map - PO within 1,000 Ft.
Vita at the 202



**Property Owners - 1,000 Ft. Radius
Vita at the 202
SWC Ellsworth Rd. Decatur Rd.**

Parcel Number	Owner	Property Address	Mailing Address
218-07-022Y	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
218-07-023P	ARIZONA STATE OF DEPARTMENT OF	9003 E DECATUR ST MESA 85207	205 S 17TH AVE PHOENIX AZ 85007-3212
218-07-023V	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
218-07-023X	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
218-07-024D	MESA CITY OF	650 N 90TH ST MESA 85207	20 E MAIN ST STE 650 PO BOX 1466 MESA AZ
218-07-025C	SMITH JEFF		1573 E 26TH LN APACHE JUNCTION AZ 85119
218-07-025F	STAFFELDT JEREMY/IRMA	8922 E DECATUR RD MESA 85207	8922 E DECATUR RD MESA AZ 85207
218-07-025H	MOCK DAVID J/SYLVIA SUE	8948 E DECATUR RD MESA 85207	8948 E DECATUR MESA AZ 85207
218-07-036D	CHRISTENSEN MARY	8925 E DECATUR RD MESA 85207	8925 E DECATUR RD MESA AZ 85207
218-07-036H	KENT GLORIA I TR	8941 E DECATUR RD MESA 85207	8941 E DECATUR ST MESA AZ 85207
218-07-036L	BLACK LONNIE R/CHERYL S	8950 E DECATUR RD MESA 85207	8950 E DECATUR RD MESA AZ 85207
218-07-036M	MARS PROPERTIES	8950 E DECATUR RD MESA 85207	140 RIVERSIDE BLVD APT 924 NEW YORK NY
218-07-037A	ARIZONA DEPT OF TRANSPORTATION	9001 E DECATUR ST MESA 85207	205 S 17TH AVE STE 612E PHOENIX AZ 85007-
218-07-038A	ELSWORTH-UNIVERSITY L L C		5730 ECHO CANYON DR PHOENIX AZ 85018
218-07-039J	ARIZONA DEPT OF TRANSPORTATION		205 S 17TH AVE STE 612E PHOENIX AZ 85007-
218-07-039K	ARIZONA DEPT OF TRANSPORTATION		205 S 17TH AVE STE 612E PHOENIX AZ 85007-
218-07-039L	ARIZONA DEPT OF TRANSPORTATION	9002 E UNIVERSITY DR MESA 85207	205 S 17TH AVE STE 612E PHOENIX AZ 85007-
218-07-040A	ELSWORTH-UNIVERSITY L L C		5730 ECHO CANYON DR PHOENIX AZ 85018
218-07-040D	TOMS PROPERTY LLLP LTD LIABILITY	9102 E UNIVERSITY DR MESA 85207	116 N SUNRISE ST MESA AZ 85207
218-07-041A	USA-BOR	201 N CENTRAL AVE MESA 85207	23636 N 7TH ST PHOENIX AZ 85024
218-07-041C	ELSWORTH-UNIVERSITY L L C		5730 ECHO CANYON DR PHOENIX AZ 85018
218-07-086	PEREZ YADIRA VIRIDIANA LUNA	9058 E DENNIS ST MESA 85207	9058 E DENNIS ST MESA AZ 85207
218-07-087	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
218-07-088B	MARICOPA COUNTY	9048 E DECATUR RD MESA 85207	2801 W DURANGO ST PHOENIX AZ 85009
218-07-089	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
218-07-092	AZ DEPT OF TRANSPORTATION	9005 E DENNIS ST MESA 85207	205 S 17TH AVE PHOENIX AZ 85007-3212
218-07-094	HANSFORD RALPH C/BARBARA J	736 N ELLSWORTH RD MESA 85207	736 N ELLSWORTH RD MESA AZ 85207
218-07-096A	LONE PILGRIM PRIMITIVE BAPTIST	606 N ELLSWORTH RD MESA 85207	1039 S GRAND MESA AZ 85210
218-07-097	UNITED STATES OF AMERICA		201 N CENTRAL STE 220 PHOENIX AZ 85073
218-07-099B	MCIVER JOHN P/IMOGENE E	9121 E DENNIS ST MESA 85207	9121 E DENNIS ST MESA AZ 85207
218-07-621A	BEVELL JOHN N	9032 E DENNIS ST MESA 85207	9032 E DENNIS ST MESA AZ 85207
218-07-622B	BARRANCA BEATRIZ GARCIA	652 N ELLSWORTH RD MESA 85207	652 N ELLSWORTH RD MESA AZ 85207
218-07-623	GOFF REVOCABLE TRUST		9057 E ADOBE RD MESA AZ 85207
218-07-624	GOFF REVOCABLE TRUST	9057 E ADOBE RD MESA 85207	9057 E ADOBE RD MESA AZ 85207
218-07-625	PETERSON DARYL E/BRENDA J	9115 E ADOBE RD MESA 85207	9115 E ADOBE MESA AZ 85207
218-07-626	FISH ROSS A/BERNADINE W TR	9127 E ADOBE RD MESA 85207	9127 E ADOBE RD MESA AZ 85207
218-07-692	KP NATIONAL EQUITY LLC/KLINKHAMER	9138 E DENNIS ST MESA 85207	1 N 1ST ST STE 755 PHOENIX AZ 85004
218-07-693A	BENEDICT MELVIN E JR/DEBORAH L	9120 E DENNIS ST MESA 85207	9120 E DENNIS ST MESA AZ 85207
218-07-694A	HANLEY LINDA C TR	9108 E DENNIS ST MESA 85207	1637 E WESTWIND TEMPE AZ 85283
218-07-695	PARDO BEATRIZ/MANUEL GONZALO	9144 E DENNIS ST MESA 85207	9144 E DENNIS ST MESA AZ 85207
218-07-758	MARICOPA COUNTY	9146 E DECATUR RD MESA 85207	2801 W DURANGO ST PHOENIX AZ 85009
218-07-759	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
218-07-760	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
218-40-144A	WEEKS RANDALL L/LISA D	8958 E BALTIMORE ST MESA 85207	8958 E BALTIMORE ST MESA AZ 85207
218-40-145A	CHB ENTERPRISES LLC	8952 E BALTIMORE ST MESA 85207	2606 N HALL CIR MESA AZ 85203
218-40-146A	BENEDETTO WALTER H/JOAN L TR	8944 E BALTIMORE ST MESA 85207	43416 N SHANE AVE QUEEN CREEK AZ 85140
218-40-147A	TUCKER DAVID LOYD	8938 E BALTIMORE ST MESA 85207	43 N BARKLEY ST MESA AZ 85203
218-40-378	VALENCIA HEIGHTS LLC		2505 ANTHEM VILLAGE DR NO E-580
218-40-379	CHRISTOPHER TODD ELLSWORTH LLC		2600 N 44TH ST STE A-200 PHOENIX AZ
220-21-002E	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
220-21-002N	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
220-21-002P	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
220-21-002Q	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
220-21-002R	MESA CITY OF	515 N ELLSWORTH RD MESA 85207	20 E MAIN ST STE 650 PO BOX 1466 MESA AZ
220-21-002S	RASMUSSEN JIMMIE L TR	9261 E QUARTERLINE RD MESA	9261 E QUARTERLINE RD MESA AZ 85207
220-21-002T	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
220-21-002V	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
220-21-002W	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
220-21-002X	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
220-21-002Y	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
220-21-002Z	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
220-21-003D	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
220-21-003F	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
220-21-003K	MESA CITY OF	9330 E UNIVERSITY DR MESA 85207	20 E MAIN ST STE 650 PO BOX 1466 MESA AZ
220-21-003L	THE TOMS PROPERTY LLLP/THE TOMS	9230 E UNIVERSITY DR MESA 85207	116 N SUNRISE ST MESA AZ 85207-8218
220-21-156	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
220-21-242	BLUE SKY TRUST	609 N 93RD ST MESA 85207	609 N 93RD ST MESA AZ 85207

Property Owners - 1,000 Ft. Radius

Vita at the 202

SWC Ellsworth Rd. Decatur Rd.

220-21-243	NASUTA SANDRA A	615 N 93RD ST MESA 85207	615 N 93RD ST MESA AZ 85207
220-21-246	OCONNOR DIANE D	633 N 93RD ST MESA 85207	633 N 93RD ST MESA AZ 85207
220-21-247	N.A.	N/A	N/A
220-21-248	WOOD DAVID G & DEBRA A	645 N 93RD ST MESA 85207	645 N 93RD ST MESA AZ 85207
220-21-249	BASCOM THOMAS J/LAURIA A TR	651 N 93RD ST MESA 85207	651 N 93RD ST MESA AZ 85207
220-21-250	WILLIAMS STEVEN M	657 N 93RD ST MESA 85207	657 N 93RD ST MESA AZ 85207
220-21-255	GAYTAN JACOBO R & LUCILLA R	712 N 93RD ST MESA 85207	712 N 93RD ST MESA AZ 85207
220-21-256	ASCHE ROBERT/ZEBRA	704 N 93RD ST MESA 85207	6750 BUCKINGHAM GLADSTONE OR 97027
220-21-257	MCCALLISTER DELORA	662 N 93RD ST MESA 85207	662 N 93RD ST MESA AZ 85207
220-21-258	BASCOM TIMOTHY M/LO KATHRYN	654 N 93RD ST MESA 85207	654 N 93RD ST MESA AZ 85207
220-21-259	ARRENDALE WILLIAM Z/MAURICIA K	650 N 93RD ST MESA 85207	650 N 93RD ST MESA AZ 85207
220-21-260	KECK CHRISTOPHER M/ANDREA K	9250 E DOVER ST MESA 85207	9250 E DOVER ST MESA AZ 85207
220-21-261	OLGIN GILBERTO M/MARIE T	9238 E DOVER ST MESA 85207	4274 S SNOWCAP CT GILBERT AZ 85297
220-21-262	WILEY RICHARD L	633 N 92ND PL MESA 85207	633 N 92ND PL MESA AZ 85207
220-21-263	DILDAY WILLIAM/SHIRLEY	643 N 92ND PL MESA 85207	643 N 92ND PL MESA AZ 85207
220-21-264	HICKS JENELL	651 N 92ND PL MESA 85207	651 N 92ND PL MESA AZ 85207
220-21-265	FISHER MATTHEW A/SHAREE A	657 N 92ND PL MESA 85207	657 N 92ND PL MESA AZ 85207
220-21-266	JACKSON DONALD K/ORLINDA	665 N 92ND PL MESA 85207	665 N 92ND PL MESA AZ 85207
220-21-267	GRATZ KATHLEEN E	707 N 92ND PL MESA 85207	707 N 92ND PL MESA AZ 85207
220-21-268	DEALBA BRIAN/BRENNA	715 N 92ND PL MESA 85207	715 N 92ND PL MESA AZ 85207
220-21-275A	CLEAR WATER EQUITY PARTNERS II LLC	726 N 92ND PL MESA 85207	4505 S WASATCH BLVD STE 120 SALT LAKE
220-21-276A	STOWE AUSTIN W/DANIEL/ROBERTA J	716 N 92ND PL MESA 85207	2428 E GARNET AVE MESA AZ 85204
220-21-277	ADAMS APRIL LYNNE	710 N 92ND PL MESA 85207	710 N 92ND PL MESA AZ 85207
220-21-278A	BOCK LEONARD R/EILEEN L	662 N 92ND PL MESA 85207	662 N 92ND PL MESA AZ 85207
220-21-279A	ZIMMERMAN KEVIN E/CHRISTINE	654 N 92ND PL MESA 85207	654 N 92ND PL MESA AZ 85207
220-21-280A	LUNAMOON PROPERTIES LLC	646 N 92ND PL MESA 85207	3039 N 82ND ST MESA AZ 85207
220-21-281A	DANIEL BAKER IRREVOCABLE TRUST	638 N 92ND PL MESA 85207	638 N 92ND PL MESA AZ 85207
220-21-282A	ESPINOZA ANTHONY GUERRO	630 N 92ND PL MESA 85207	630 N 92ND PL MESA AZ 85207
220-21-283A	GARCIA CARLOS X	618 N 92ND PL MESA 85207	618 N 92ND PL MESA AZ 85207
220-21-284	NEASE DARIN K	9225 E DOVER ST MESA 85207	9225 E DOVER ST MESA AZ 85207
220-21-285	FOUNTAIN CORY	9235 E DOVER ST MESA 85207	9235 E DOVER ST MESA AZ 85207
220-21-286	TAH 2017-2 BORROWER LLC	9245 E DOVER ST MESA 85207	1508 BROOKHOLLOW DR SANTA ANA CA
220-21-287	WELDON ALEX J/CASSANDRA E	9251 E DOVER ST MESA 85207	9251 E DOVER ST MESA AZ 85207
220-21-288	WILCOX MARY ALISON	644 N 93RD ST MESA 85207	664 N 93RD ST MESA AZ 85207
220-21-289	2017-1 IH BORROWER LP	638 N 93RD ST MESA 85207	1121 W WARNER RD # 110 TEMPE AZ 85284
220-21-290	WASHINGTON EDWARD/WENDY	632 N 93RD ST MESA 85207	632 N 93RD ST MESA AZ 85207
220-21-291	LAKE CHARLES IV	626 N 93RD ST MESA 85207	626 N 93RD ST MESA AZ 85207
220-21-292	LEE KENNETH W	618 N 93RD ST MESA 85207	618 N 93RD ST MESA AZ 85207
220-21-293	MOLINA ERNESTO A	610 N 93RD ST MESA 85207	610 N 93RD ST MESA AZ 85207
220-21-294	WESTBROOK PAUL/ALICIA V	9270 E QUARTERLINE RD MESA	9270 E QUARTERLINE RD MESA AZ 85207
220-21-295	THOMPSON CHARLES M	9266 E QUARTERLINE RD MESA	9266 E QUARTERLINE RD MESA AZ 85207
220-21-296	STEVENS BRET WAYNE	9262 E QUARTERLINE RD MESA	9262 E QUARTERLINE RD MESA AZ 85207
220-21-297	ANTELMAN HAROLD R/DOWREAN G TR	9258 E QUARTERLINE RD MESA	9258 E QUARTERLINE RD MESA AZ 85207
220-21-298	GLOVER ANGELA MARIA/HIRAM GLEN	9254 E QUARTERLINE RD MESA	PO BOX 50072 MESA AZ 85208
220-21-299	BEGAL BRITT J	9244 E QUARTERLINE RD MESA	9244 E QUARTERLINE RD MESA AZ 85207
220-21-300	MOYLE SHANE/CAROLYN	9234 E QUARTERLINE RD MESA	9234 E QUARTERLINE RD MESA AZ 85207
220-21-301	MCCORMICK JANET	9224 E QUARTERLINE RD MESA	9224 E QUARTERLINE RD MESA AZ 85207
220-21-392	CARLON NICHOLAS/DELIA F	9305 E QUARTERLINE RD MESA	9305 E QUARTERLINE RD MESA AZ 85207
220-21-393	MARTIS KAREN	9313 E QUARTERLINE RD MESA	9313 E QUARTERLINE RD MESA AZ 85207
220-21-394	OTOOL ERIC/JESSICA	9321 E QUARTERLINE RD MESA	9321 E QUARTERLINE RD MESA AZ 85207
220-21-395	WOODARD TAMARA	9329 E QUARTERLINE RD MESA	144 N 88TH PL MESA AZ 85207
220-21-404	CARLTON JAY C/ ELAINE H	9330 E CONTESSA CIR MESA 85207	9330 E CONTESSA CIR MESA AZ 85207
220-21-405	SHROYER KIM A/DENISE	9322 E CONTESSA CIR MESA 85207	9322 E CONTESSA CIR MESA AZ 85207
220-21-406	WILLIAMSON WILLIAM R	9314 E CONTESSA CIR MESA 85207	9314 E CONTESSA CR MESA AZ 85207
220-21-407	THR PHOENIX LLC	9306 E CONTESSA CIR MESA 85207	1121 W WARNER RD STE 110 TEMPE AZ
220-21-408	LIPSETT RONALD	9323 E CONTESSA CIR MESA 85207	9323 E CONTESSA CIR MESA AZ 85207
220-21-409	MOLZAN ROBERT C	9331 E CONTESSA CIR MESA 85207	9331 E CONTESSA CIR MESA AZ 85207
220-21-410	LIGHTCAP MICHAEL	9339 E CONTESSA CIR MESA 85207	9339 E CONTESSA CIR MESA AZ 85207
220-21-420	PARADISE VILLAGE II HOMEOWNERS	9315 E CONTESSA CIR MESA 85207	9323 E CONTESSA CIR MESA AZ 85207
220-21-421	PARADISE VILLAGE II HOMEOWNERS	9301 E CONTESSA ST MESA 85207	PO BOX 998 GILBERT AZ 85299-0998
220-21-425	USA-BOR		23636 N 7TH ST PHOENIX AZ 85024
220-25-002C	CACTUS WREN MHP LLC	235 N ELLSWORTH RD MESA 85207	49 S W FLAGLER AVE STUART FL 34994
220-25-002K	PRICE JOHN LEE/KEITH RYAN/NEIL JAMES		6502 N 81ST PL SCOTTSDALE AZ 85250
220-25-002L	QUIKTRIP CORPORATION	9229 E UNIVERSITY DR MESA 85207	PO BOX 3475 TULSA OK 74101-3475
220-25-006A	CAP COMMUNITIES SS LLC	9333 E UNIVERSITY DR 100 MESA	16255 VENTURA BLVD SUITE 1200 ENCINO
220-25-013	ENGBRECHT DONALD L	317 N 93RD ST MESA 85207	517 MARILYN DR MANDAN ND 58554
220-25-014	BEST STEVE	331 N 93RD ST MESA 85207	761 N MONTEREY ST 106 GILBERT AZ 85233
220-25-015	VILLALPANDO JOSE	337 N 93RD ST MESA 85207	20804 E EXCELSIOR AVE QUEEN CREEK AZ
220-25-016	WHITE CURTIS L	343 N 93RD ST MESA 85207	8015 SHANTUNG DR SANTEE CA 92071

Property Owners - 1,000 Ft. Radius

Vita at the 202

SWC Ellsworth Rd. Decatur Rd.

220-25-017	WHITE CURTIS L	351 N 93RD ST MESA 85207	8015 SHANTUNG DR SANTEE CA 92071
220-25-018	WHITE CURTIS L	357 N 93RD ST MESA 85207	8015 SHANTUNG DR SANTEE CA 92071
220-25-019	SAGUARO EAST SUBDIVISION HOME	325 N 93RD ST MESA 85207	519 N MAPLE ST MESA AZ 85205
220-25-020	MARICOPA COUNTY DEPT OF	235 N ELLSWORTH RD MESA 85207	2901 W DURANGO ST PHOENIX AZ 85009-

HOAS and Registered Neighborhoods
Vita at the 202
SWC Ellsworth Rd. & Decatur Rd.

Oasis Verde HOA
Lynette Madsen
9454 E E Fenimore Rd
Mesa AZ 85207

Crystal Manor HOA
Jackie Scartozzi
PO Box 30730
Mesa AZ 85275

Sonora Parke
Beau Turner
9236 E E El Paso
Mesa AZ 85207

Mystic Heights
Kathy Rice
8804 E E Colby Cir
Mesa AZ 85207

Mystic Heights
Dianne Fesler
8817 E E Colby Cir
Mesa AZ 85207

Mystic Heights
David Alicea
8833 E E Colby Cir
Mesa AZ 85207

Sonoran Village HOA
Dwayne Lunsford
PO Box 14479
Mesa AZ 85216

Oasis Verde HOA
Sandy Hoag
9452 E E Fairway Cir
Mesa AZ 85207

Adobe Corners HOA
DAVID KRESS
565 W CHANDLER BLVD #115
CHANDLER, AZ 85225

Apache Manor Community Association
SNOW PROPERTY SERVICES
4135 S POWER RD #122
MESA, AZ 85212

Ashley Heights HOA
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

Broadway Manor HOA
21448 N 75TH AVE #11
GLENDALE, AZ 85308

Desert Heights HOA
7255 E HAMPTON AVE, SUITE 101
MESA, AZ 85209

Falcon Ridge at Signal Butte Community
Association
4135 S. POWER RD STE 133
MESA, AZ 85212

Lost Dutchman Villas HOA
2733 N POWER RD STE 102 PMB 160
MESA, AZ 85215

Marble Creek HOA
% BROWN COMMUNITY MANAGEMENT
7255 E HAMPTON AVE #101
MESA, AZ 85209

Mystic Heights HOA
17220 N BOSWELL BLVD , SUITE 140,
SUN CITY, AZ 85373

Oasis Verde HOA
9452 E FAIRWAY CIRCLE
MESA, AZ 85207

Crystal Manor HOA
PO BOX 30730
MESA, AZ 85275

Sonora Parke HOA
1839 S ALMA SCHOOL RD STE 150
MESA, AZ 85210

Sonoran Village Of Mesa OA
9824 E LINDNER AVE
MESA, AZ 85209

Sonoran Village II HOA
21448 N 75TH AVE #6
GLENDALE, AZ 85308

Stone Ridge Community Association, Inc.
7255 E HAMPTON AVE SUITE 101
MESA, AZ 85209

VITA COMMUNITIES, LLC
NEIGHBORHOOD MEETING
Sign-In Sheet

Applicant:

VITA COMMUNITIES, LLC

Property Location:

SWC of Ellsworth Road and Decatur

Date:

February 4, 2019

Meeting Location:

Taft Elementary School
Multi-Purpose Room
9800 E. Quarterline Road Mesa, AZ 85207

Time:

7:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	O'Tool's	9321 E. Quarterline Rd	85207	Jessicaerico@msn.com JESSICAERICO@MSN	602-821-7287
2	Britt Beigel	9244 E. Quarterline Rd.	85207	65374@Jing-Son	480 313 2906
3	McIver	9121 E Dennis Street	85207		480-759-9634
4	Kochmeiser	947 N. 94th Street, Mesa please mail me info as develop- ment Continues	85207		
5					
6					
7					
8					
9					
10					
11					
12					

Neighborhood Meeting Summary
Vita Communities
Vita at the 202
SWC of Ellsworth Rd. & Decatur Rd.

February 4, 2019 at 7:00 pm

Location:

Taft Elementary School
Library
9800 E. Quarterline Road
Mesa, AZ 85207

The meeting began at approximately 7:00 PM and ended at approximately 7:45 PM.

Eight (8) neighbors attended the meeting. Also present were Doug Ross and Jim Stockwell from Vita Communities and Sean Lake and D.J. Stapley from Pew & Lake, PLC.

Sean Lake made a presentation on the proposed project, with the property owner providing additional detail, summarized as follows:

- Location and relationship to surrounding land uses: The site does not front on to University, but located fronting Ellsworth Road, backing up against Decatur Road and the Loop 202 Freeway property. It is generally lower than Ellsworth Road.
- Requests:
 - Annexation is requested since that is required to obtain utilities.
 - Rezoning is requested to provide a zoning for the site plan and to comply with the City of Mesa General Plan.
 - Site plan review and design review are requested to approve the project design.
- Description of project:

Vita at the 202 is a gated community with single-family detached and attached homes, 1 story. The intent is to have a single owner of the site rent the units and maintain the landscaping, trash collection, and keep the site secure. Vita has distinguished itself from comparable builders and has done extensive research of the market and of the features that people are looking for. In today's post-recession market, more people rent, including empty nester's seeking to find secure housing, young professionals starting their careers, students, and others. We have found that many prefer single-story environments with resort-like landscaping and amenities. Many in this region live within approximately 7 minutes of their employment. This proposed site has close access to the freeway and employment areas in the area, such as Boeing, Williams Gateway area, etc.

This single-story detached rental housing option began not long ago in 2015. Vita researched the minutes from public meetings and some of the issues cities have raised. In an effort to provide the

best product in this class and set a new standard, Vita has created a modified, enhanced site design that addresses the concerns raised in the past. Vita's project density is around 10 du/acre, compared with the typical 11-12 du/acre, which allows for an enhanced open space and courtyard plan. The site plan includes multiple courtyards for every 5 units, which promotes social interaction. Other features include onsite storage spaces, private garages, and recreational amenities along a landscape-boardwalk. To create a varied appearance within the landscaped pathways, the layout staggers many of the units.

Unlike its competitors, Vita focuses on the single-family feel in its gated community, entry concept, low level lighting, building design, and its marketing. The majority of the units will be freestanding. The units will have features, such as porches, sliding glass doors, interior controls for convenience, and site maintenance that will be handled by the site's single ownership. Rents will be in the \$1,100 to \$1,600 range.

Mr. Lake explained the zoning and development process:

- This is in the early stages; we just filed our first submittal.
- We will work with the City on the submitted plans to comply with requirements.
- The case will be heard by the Planning & Zoning Board.
- The case will be heard by the City Council for a final vote.
- After the zoning process, the building permit process can take another 6-8 months.
- Construction likely will not occur for approximately 1 year or more.
- All on the neighborhood meeting notification list and this meeting's sign-in sheet will be notified of the public hearings.

The following summarizes the responses to comments and questions made at the meeting:

- 1. Will there be a wall surrounding the property? There is wildlife in the area (coyotes, etc.).**
A: Yes, this will be fully gated.
- 2. What is the developer's background? Does it have other projects we can see?**
A: Vita Communities has 5 similar projects in process right now. They are in a similar phase and are not completed. The developer has minimum 25 years of experience in a variety of both commercial and residential developments.
- 3. Will you expand to the south, including south of University Drive?**
A: No, we do not own that area. The owner of that property, who was present, said he expected something else there at some point in the future.
- 4. What is the size of the storage spaces?**
A: They will be approximately 6 ft. x 6 ft. in size, which is bigger than typical closet space.
- 5. What is the proposed density?**
A: 10.3 to 10.5 units/acre.

6. What is going to develop on Decatur Road?

A: That is an access (controlled by others) to the freeway and drainage channel. To our knowledge it will not change.

7. Will there be low lighting and measures to minimize construction impact to properties nearby?

A: Vita located here because it liked the lower intensity feel and lower lighting. Vita likewise seeks to have as low lighting as possible, although it will have to comply with the City's required minimum required lighting for site safety.

Regarding construction, our work crews are very small. We employ measures that make the construction process move more quickly than average, building one building at a time, which will reduce the impact on the neighbors. In addition, we utilize environmentally sensitive materials with higher insulation effect and that reduce noise impact. One of these is a Hercuwall material. This wall material will reduce the wood needed for typical framing and integrate a sustainable building material.

8. To help with traffic safety and congestion at that dangerous intersection, will there be a traffic light at the project?

A: We will comply with the City's traffic engineering requirements. It will probably not let us do a traffic signal because of the relatively close proximity to University Drive.

9. Will you be pushing for families or older residents?

A: We do not push for any demographic, but provide housing based on market conditions. Our research has shown that approximately 25% of this market category are ages 19-31, approximately 25% are ages 45-55, and the rest are a mix of professionals, students, and others. We do background checks on all proposed tenants to promote safety in our housing.

10. A few miscellaneous topics were discussed. There is a bus stop near the site to which the School District should become aware. Also, there is a home that is used for receptions late into the night.

A: The applicant acknowledged those comments.

11. A few citizens noted they liked the single-story limitation and inquired about whether this proposed plan could change after approval of the zoning.

A: Vita plans on developing the proposed single-story plan. It will not change the proposed plan, and hopes the City will approve it. The PAD zoning requested is an overlay district that protects the plans that are submitted with the application. Only minor changes consistent with the PAD zoning approval are allowed as the detailed project plans are prepared for the building permit plan review. If anything different were proposed, it would have to go through this whole public process again, including notifying the neighbors.

If the City of Mesa were to deny this application, the property would likely sell to someone else, who could then request something else. While the city might support a more urban,

retail project on this site, Vita Communities does not intend to do that, since it believes the people in its market want the single-story home with all the amenities provided.