

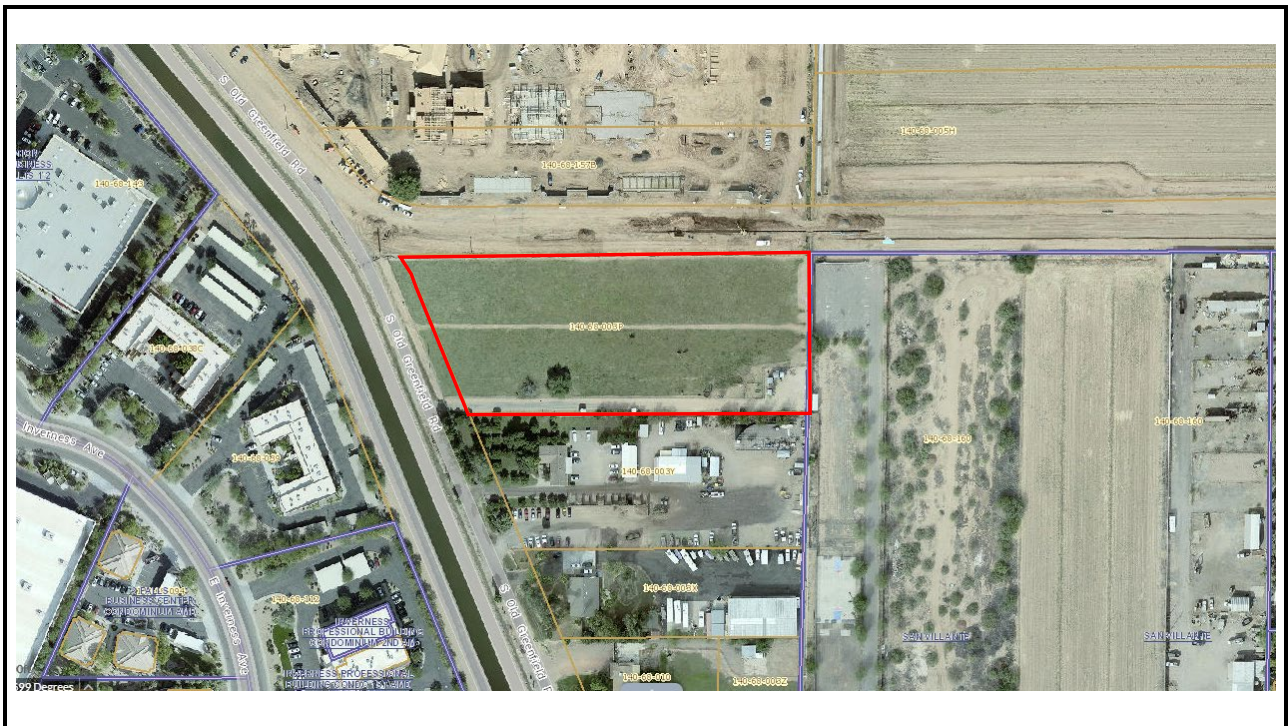


**PB Bell Communities**  
**SWC Banner Gateway Drive and "Old" Greenfield Road**  
**Rezoning and Special Use Permit Project Narrative**  
**April 1, 2019**

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**1. Introduction**

Pew & Lake PLC, on behalf of PB Bell, is pleased to submit this project narrative to the City of Mesa for Inspira at Gateway, a proposed Senior Housing Community on approximately 4.11 acres located at the southeast corner of Banner Gateway Drive and "Old" Greenfield Road in the City of Mesa. The property is identified by Maricopa County Assessor's Parcel number 140-68-003P and is shown in the graphic below.

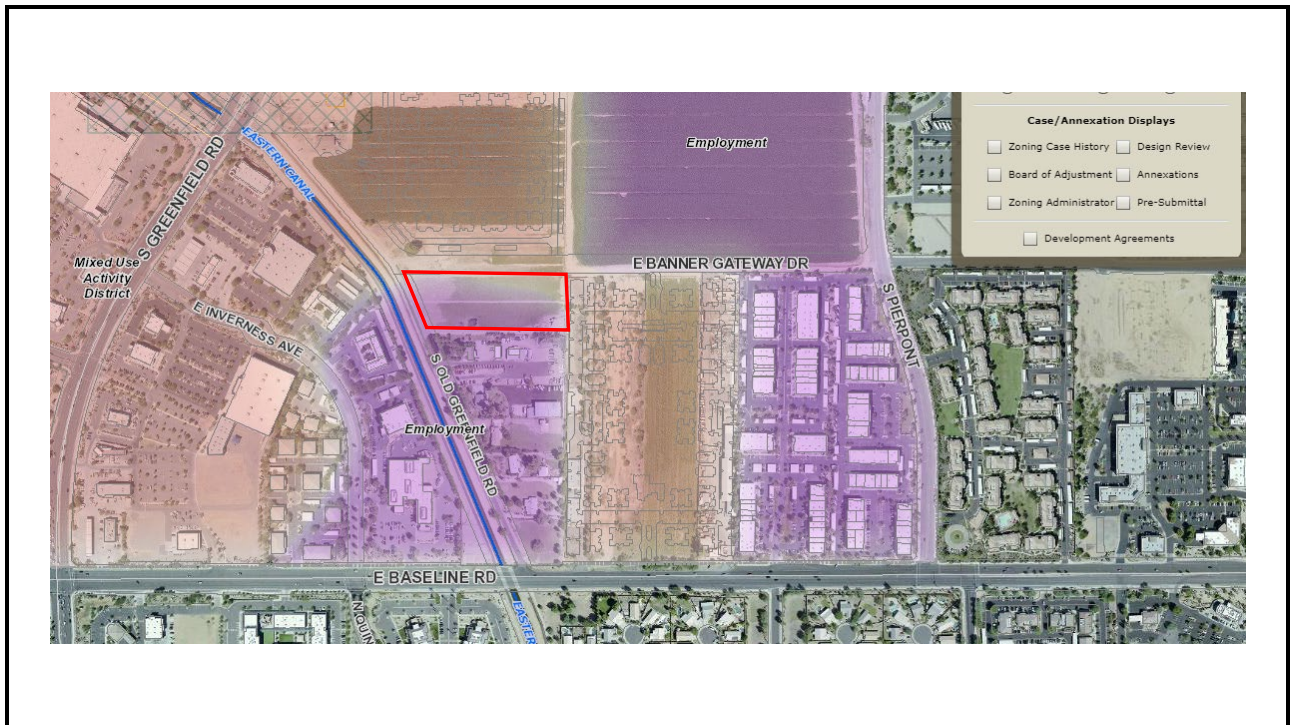


**2. Existing General Plan Designation and Zoning Classification**

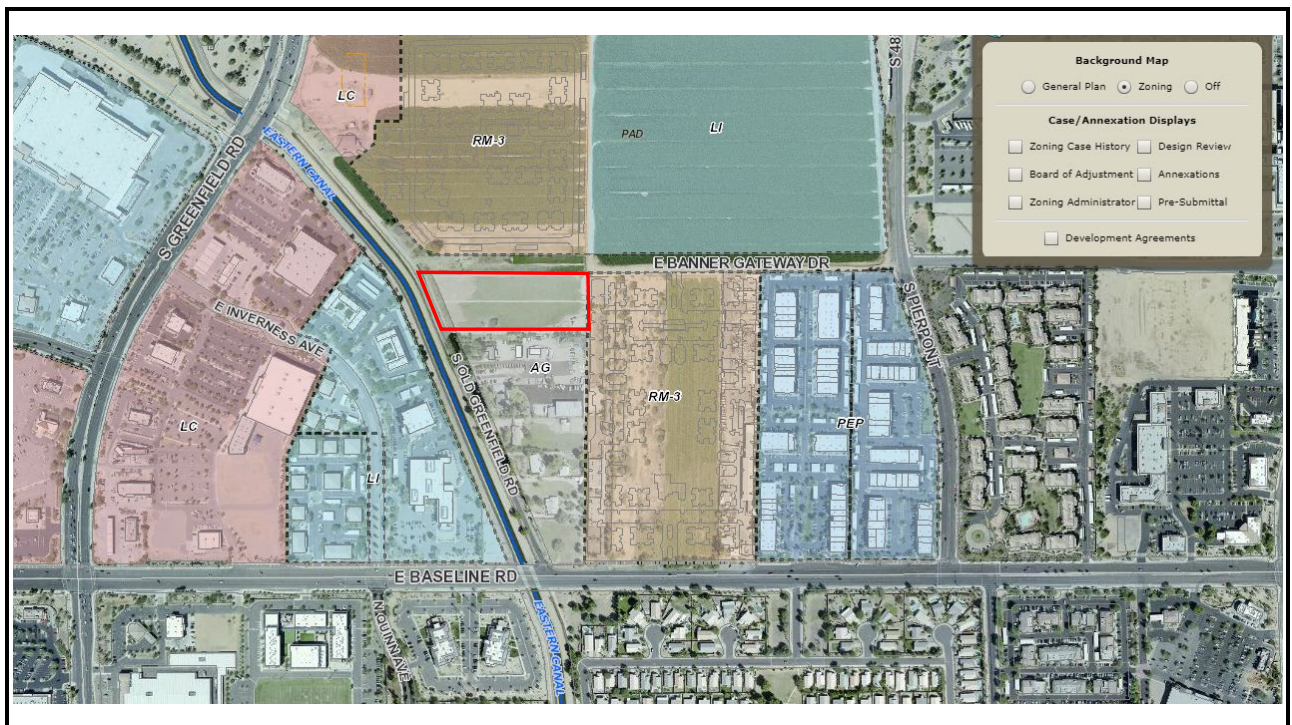
As shown on the next page, the project site is currently designated in the City of Mesa General Plan as Employment and designated as Agricultural (AG) on the City of Mesa Zoning map.



City of Mesa 2040 General Plan Land Use Map



City of Mesa Zoning Map



According to the City of Mesa General Plan, the Employment Designation on the property is primarily used for employment-type land uses of at least 20 acres, and typically have limited connection to the surrounding area. This Employment Land Use designation is no longer appropriate for this 4.1 acre parcel, that has recently been granted connectivity to the surrounding area through the extension of Banner Gateway Drive. Similarly, the current Agricultural zoning classification is no longer appropriate for a parcel of this size that is now adjacent to two large multi-family communities.

To provide context, the following photographs show the current development of the surrounding properties.



View west on East Banner Gateway Drive with the Subject Site on the left and the new Mark-Taylor property on the right





View east from NEC of Subject Site



View North on Old Greenway Road with Subject Site on right



### **3. Relationship to Surrounding Properties**

As shown on the photographs above and the graphic below the site is bound on the north and east by two phases of a Mark-Taylor Apartment Community. The site is also bound on the west by an RWCD canal, beyond which lies light industrial and retail uses. The parcel is bound on the south by agricultural properties, which consist of a combination of residential and small business uses on these properties.

	<b>General Plan Designation</b>	<b>Zoning</b>	<b>Existing Use</b>
North	Mixed Use Activity	RM-3	Apartment Community
South	Employment	AG	Residential
East	Mixed Use Activity	RM-3	Planned Apartment Community
West	Employment	LI	RWCD Canal/Retail
<b>Project Site</b>	<b>Employment</b>	<b>Agricultural</b>	<b>Vacant/Agricultural</b>

### **4. Requests**

Our request to the City of Mesa is for:

- a) Rezoning of the property from Agricultural to RM-4 (PAD).
- b) A Special Use Permit to allow for the nursing and convalescent (memory care) component of the development.
- c) Site Plan Approval.

### **5. Proposed Development**

As shown on the Preliminary Site Plan provided with this pre-submittal application, the main entry to Inspira at Gateway is proposed to be on Banner Gateway Drive. PB Bell is proposing one contiguous building that ranges from two to three stories, with the three-story component placed at the westernmost end of the site. The proposed development will have all of the amenities necessary to make this senior housing community a success. Inspira at Gateway will be a uniquely designed community that will consist of 121 residences with comfortable studio, one-bedroom, on-bedroom plus den and two-bedroom floor plans with a range of 443 square feet to 1,149 square feet and averaging approximately 644 livable square feet per residence.

Features found within the residential units include:

- Nine and Ten-foot ceilings
- Full stainless-steel appliance packages in Independent Living Units.

- Premium cabinetry, undermount stainless steel sinks, and microwave
- Granite counter tops
- In unit washers and dryers (Independent living only)
- Custom cabinets and large pantry
- Walk-in closets (Independent Living only)
- Ceiling fans in living rooms and master bedrooms
- Basic cable, with all utilities included
- Ceramic plank Flooring and carpeting
- [30"x60" showers]

#### Community Amenities:

- Full-service dining room
- Patio Dining
- Room service
- Bistro with wine bar
- Library
- Game and craft rooms
- Beauty salon (hair, manicures and pedicures)
- Fitness center with age-appropriate fitness equipment, Free Weights, Cardio equipment and daily exercise and stretching programs
- Resort-style heated swimming pool
- Gardens and landscaped walkways
- Outdoor fireplace and patios
- Massage and Medical rooms
- Fully enclosed dog park
- Concierge
- Theater Room/Chapel with 120" television and A/V equipped
- Wireless internet access points (WAPs) will be available throughout the building (one system to serve nurses/staff and residents/visitors)
- 24-hour on-site management/nursing services for both Independent/Assisted Living and Memory Care and on call maintenance.
- Laundry services
- Covered parking

There are 129 parking spaces proposed for Inspira at Gateway. This provides a parking ratio of 1.06 parking spaces per dwelling unit, which is just under the required 1.2 spaces required by the Zoning Ordinance. However, by definition, individuals needing memory care do not drive and, typically, have fewer visitors than individuals in assisted or independent living units. After making a deduction for those residents, the revised, practical ratio is 1.47 units per dwelling unit, more than adequate to provide parking for residents, staff and guests.



## 6. Proposed Development Standards and Requested Deviations

Shown below are the development standards for the underlying RM-4 zoning district, with the requested deviations shown in red.

RM-4 Development Standards		
Standard	Required	Proposed with PAD
Minimum Lot Size	6,000 sq. ft.	211,967 s.f.
Maximum Density	30 du/ac	29.44 du/ac
Minimum Lot Area per dwelling Unit	2,904 sq. ft.	3,486 sq. ft.
Maximum Height	40 feet	40 feet
Vehicle Parking:		
Independent Living (2.1 spaces/unit)	38	
Assisted Living (1.0 spaces/unit +2.0 spaces)	74	
Memory Care (1.0 per unit)	30	
Total Provided	142 Spaces	129 spaces
Minimum Building Setbacks:		
Front (Old Greenfield)	25 feet	25 feet
Street-Facing Side – (Banner Gateway Drive)	25 feet	20'-0"
Interior Side – South Side	45 feet	45 feet
Rear	15 feet	15 feet
Minimum Separation between buildings (three-story)	35 feet	35 feet
Maximum Building Coverage	55%	32.27%

As shown above, we are requesting two deviations from the RM-4 zoning district. The first is a reduction in the required parking, and the second is a minor reduction in the street-facing side setback.

The reduction in parking is justified by the nature of the operation being proposed. Unlike ordinary multi-family development, Inspira at Gateway is a proposed senior housing community with varying levels of care. Those residents in the Independent Living Component may drive cars, but typically there is only one car per unit, even if there are two residents. Those individuals in the Assisted Living and Memory Care components typically do not drive at all and typically have fewer visitors than one would expect. Moreover, the staff at Inspira will be working in shifts and some may choose to use public transportation to get to work. Based on statistics at other facilities operated by the developer, the amount of parking requested is more than enough to serve residents, staff and visitors. Provided as **Exhibit A** of this narrative is a Parking Analysis showing similar facilities in several East Valley cities, and the parking provided at each location. The parking ratios provided in facilities similar to Inspira at Gateway range from .63 to 1.2 spaces per unit, with an average ratio of .9 to 1. Our proposed ratio of .9 spaces per unit is consistent with similar facilities in the City of Mesa and surrounding communities.

The only dimensional development standard deviation requested in the PAD is a reduction in the street-facing side yard building setback. This deviation is being requested to allow the building to be placed as close to Banner Gateway Drive as possible, and to mitigate the impact of this development on the existing building on the property located on the southern boundary of the site. By moving the building to the north and placing a drive aisle and parking in the southern portion of the property, the building will be 67 feet from the southern property line, over 20' greater than the required side-yard setback.

## **7. General Plan Analysis**

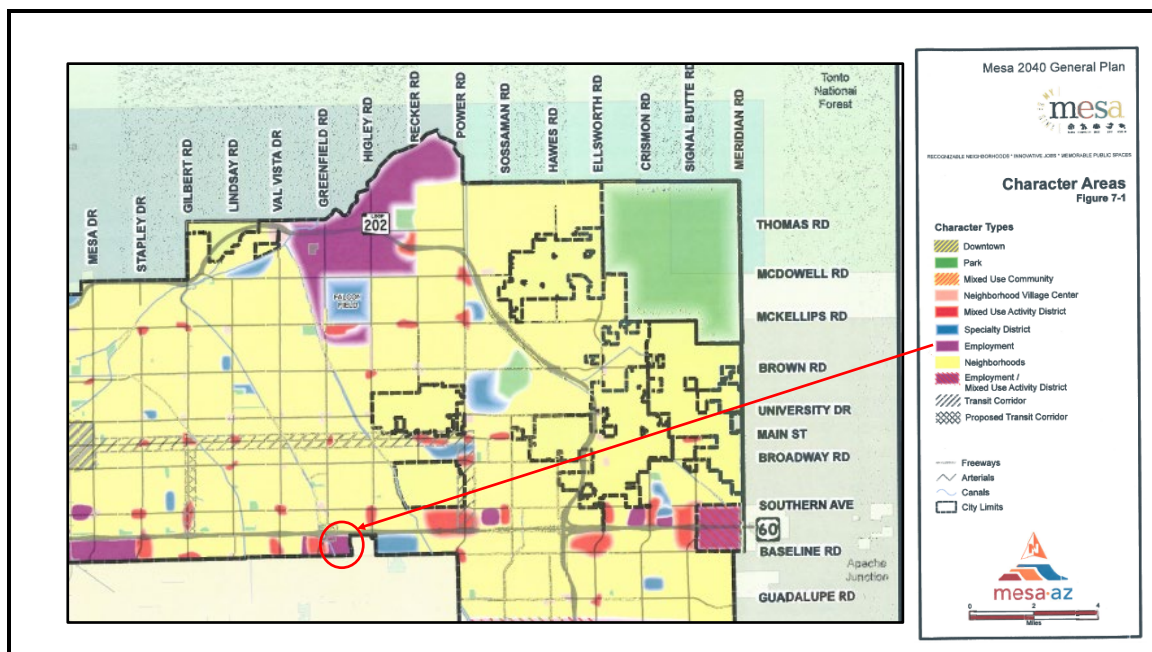
As previously noted, the General Plan land use designation for this property is Employment. This character type is primarily used for employment-type land uses *of at least 20 acres* and typically have minimal connection to the surrounding area. The General Plan notes that residential uses in Employment Districts are rare, but if they are included, *they “need to be done in a manner that supports the continued development of the employment uses.”* For the reasons listed below, the applicant and developer believe that this project is consistent with the General Plan designation for this property.

- a) **Parcel Size:** At 4.11 acres, this site is not likely to develop as a traditional Employment use with a high level of job creation. Its size precludes traditional office development since it does not provide enough space for an office and required parking. An office building the same size as the Inspira facility would require 350 parking spaces (1 space per 375 square feet). It is for this reason, we believe, that the Employment designation was primarily intended to create jobs but is typically, granted only to parcels of more than 20 acres.
- b) **Job Creation:** The Senior Housing proposed at Inspira should be considered an employment use. While it is true that individuals will be residing in this community, the number of employees required to manage the day-to-day operations of this community

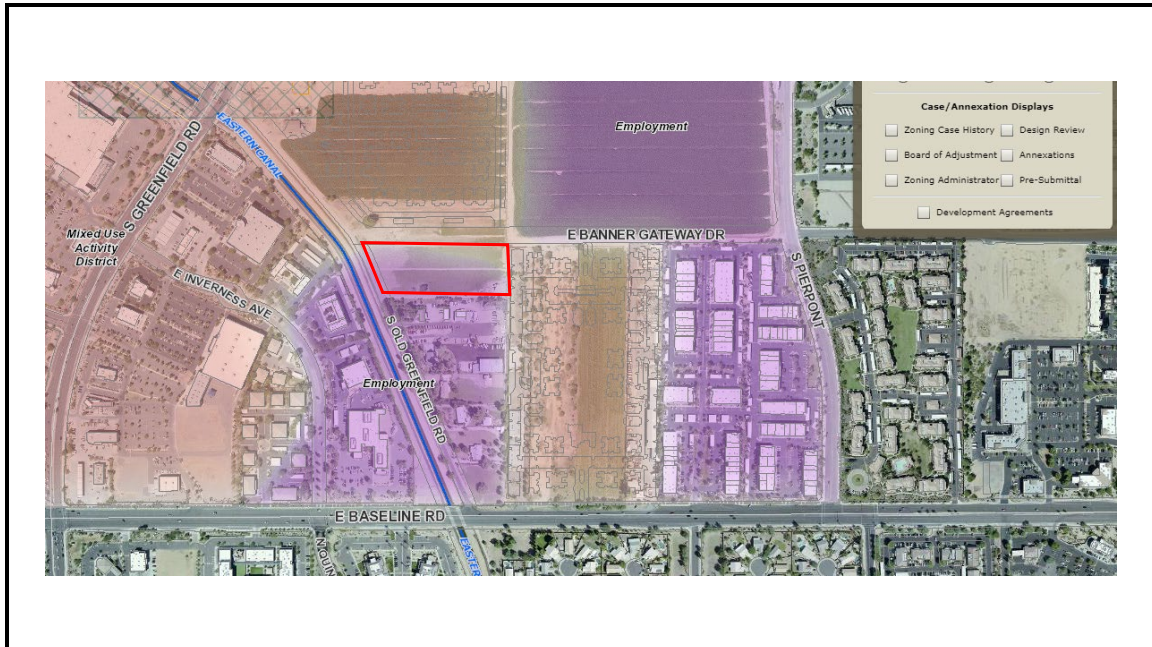


requires that it be evaluated differently than traditional residential development. Attached to this narrative as **Exhibit B** is a list of the various employees that a community of this size requires. There will be over 70 individuals (17.5 jobs/acre) working in three different shifts providing the dining opportunities, activities, medical care and transportation services offered to the patients/residences of this community. It is important to note that these services are provided to all residents of the three components of this facility- Independent Living, Assisted Living and Memory Care.

- c) **Connection to Surrounding Area:** As previously noted, the Employment Designation of this property provides for residential uses when they are supportive of the continued development of Employment uses. This site has been strategically chosen for its proximity to the Banner Gateway Medical Center. Communities like Inspira and others benefit from being close to medical facilities since it reduces the amount of travel time that residents require for visits to medical professionals. Conversely, medical centers benefit from having a facility like Inspira nearby since they can refer patients to the facility, and in the case of emergency, the response time from medical personnel to the site is negligible. East Valley examples of senior communities adjacent to or in the nearby vicinity of a hospital abound: Banner Desert and Friendship Village, Chandler Regional and Solterra Senior Living, and Mercy Gilbert Medical Center and Merrill Gardens Senior Living.
- d) **Patchwork of Land Use Designations:** As shown in the graphic below, with the adoption of the Mesa 2040 Plan in 2014, all of the properties in the area bound by the 60 Freeway, Old Greenfield Road, Baseline Road and Pierpoint Drive were designated as Employment.



In 2015 and 2017, the Land Use Designations for the parcels directly north and east of the Inspira site (both of which are over 20 acres) were changed to Mixed Use Activity District to support the exclusive residential land use (apartments) of those properties. As a result of those changes, the resulting patchwork of land use designations shown below has created an island of Employment land that is unlikely to produce employment uses given the number and sizes of the various parcels.



In the pre-application submittal for this project, a minor General Plan Amendment was initially requested. Staff reminded the Development Team that, at just over four acres, this property was not appropriate for a General Plan amendment request. We would ask staff to consider:

- a. Allowing a minor General Plan Amendment for this property so that it is consistent with the adjacent properties,
- b. Determining that the Employment use of the property, jobs produced by the proposed community and other factors provide consistency with the General Plan and therefore merit staff support for this application, or
- c. Applying Section IV, Chapter 16(D) of the Mesa 2040 General Plan to this application which provides that, given the size of the parcel, this property does not require a General Plan Amendment and should be considered only through criteria in the zoning, and site plan procedures. It is important to bear in mind that the triangular shape on the General Plan map that includes the properties bound by Baseline Road, Old Greenfield Road/RWCD canal, Banner Gateway Drive and the Mark Taylor Apartments is only 11.4 acres. The development of these parcels in a manner inconsistent with the character area, even if taken in their entirety, should not require approval of a General Plan amendment.



## 8. Special Use Permit Criteria

Pursuant to City of Mesa Zoning Ordinance Section 11-70-5, a Special Use Permit may only be approved if the approving body determines that a request conforms to certain criteria. Each of the criteria are shown below with our response shown in ***bold italics***:

- a) Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies.

***See discussion in Section 7, above.***

- b) The location, size, design and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies.

***See discussion in Section 7, above.***

- c) The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City.

***The proposed project will not generate a significant amount of vehicular or pedestrian traffic, nor will it emit any of the items typically considered as injurious to a neighborhood, such as odor, dust, noise, vibration, smoke, heat or glare. The proposed use is compatible with surrounding structures and uses and behavior will be controlled both inside and outside the premises so as not to be injurious to the surrounding neighborhood or the City of Mesa.***

- d) Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

***As determined in the pre-submittal conferences and 1<sup>st</sup> Review comments provided by City staff, there is adequate public infrastructure available near the proposed development. Insipra at Gateway, as a self-contained development with on-site recreational and medical facilities, will not contribute to an increase in school populations, nor will this project place an undue burden on public facilities like emergency services, parks or libraries.***

## **9. Conclusion**

The proposed use of this property as an assisted living, memory care and independent living campus will complete the residential pattern of development that has recently occurred in the area and will be developed in synergy with the nearby medical facilities. The applicant and developer look forward to with City staff to bring this project to fruition in the City of Mesa.

## Competitive Market Analysis

## PARKING SPACE COMPARISON

Updated: March 29, 2019

2019

[illegible]



LANDSCAPE NOTES

- All finished grades to be approved by the landscape architect prior to the installation of any plant material.
- Plant material to be approved by the landscape architect prior to installation.
- All tree locations to be staked by the landscape contractor and approved by the landscape architect prior to any holes being dug.
- The contractor is to provide a 2 lb sample of the proposed decomposed granite for review and approval by the landscape architect and owner. The contractor shall provide 100% coverage of non-paved areas within the limits of construction.
- For all tree planting that encounters hardpan/caliche provide separate unit price to install trees with an auger.
- It is the responsibility of the landscape contractor to inform the landscape architect of any plant material concerns based on the planting season (e.g. summer vs winter). Should the landscape contractor have any concerns about plant material due to heat or frost exposure, the installer shall request a substitution or delay in planting. Once planted, all plant material is subject to specified warranties.
- All palm and deciduous trees to be unconditionally guaranteed for one year after installation. All other plants shall be guaranteed for a minimum period of 90 days from the date of final approval by the city/owner. Any plant materials not approved by city/owner prior to October 1 of the calendar year in which they are installed shall be further guaranteed until may 20th of the following calendar year.
- Trees, shrubs, vines, groundcovers and turf which have to be replaced under the terms of the guarantee shall be guaranteed for an additional 90 days from the date of replacement.
- The landscape contractor shall be responsible for providing all finished grades and for maintaining positive drainage away from all buildings during the finish grading process. All slopes not to exceed 4:1 in landscape areas.
- The landscape contractor shall verify berm and retention basin locations shown on these plans with those on the civil engineering plans. Should a discrepancy exist between the plans, Studio Sprawl should be notified immediately.
- Under no circumstance shall any tree be planted within 6' of any building without the express written approval of the landscape architect.
- Trees and shrubs shall be placed a minimum of 6' from public accessways, utility cabinets and fire hydrants.
- Shrubs must be at maturity, 6' from the rear of a fire hydrant. No material other than groundcovers may be placed between a fire hydrant and the street or roadway or 6' on either side. Field verify all hydrant location with the civil engineering plans.
- All site improvements, including landscape and site clean up must be completed prior to final approval or certificate of occupancy.
- Trees adjacent to pedestrian walkways should have minimum canopy clearance of 6'8".

PLANT LEGEND

TREES	SIZE
ACACIA STENOPHYLLA	2" CAL./24"BOX/12
SHOESTRING ACACIA	
OLEA EUROPAEA 'SWAN HILL'	2" CAL./48"BOX/ 05
SWAN HILL OLIVE	
CERCIDIUM HYBRID "AZT"	2" CAL./36"BOX/ 19
THORNLESS PALO BREA/MULTI	
PROSOPIS THORNLESS HYBRID 'AZT'	2" CAL./48"BOX/ 18
AZT THRLSS. HYB. MESQ./MULTI	
DALBERGIA SISSOO	2" CAL./24"BOX/13
SISSOO TREE	
CAESALPINIA CACALACO	2" CAL./ 15 GAL./ 19
CASCALOTE TREE/MULTI	
PHOENIX DACTYLIFERA	18" TALL/ 04
DATE PALM	
WASHINGTONIA ROBUSTA	18" TALL/06
MEXICAN FAN PALM	

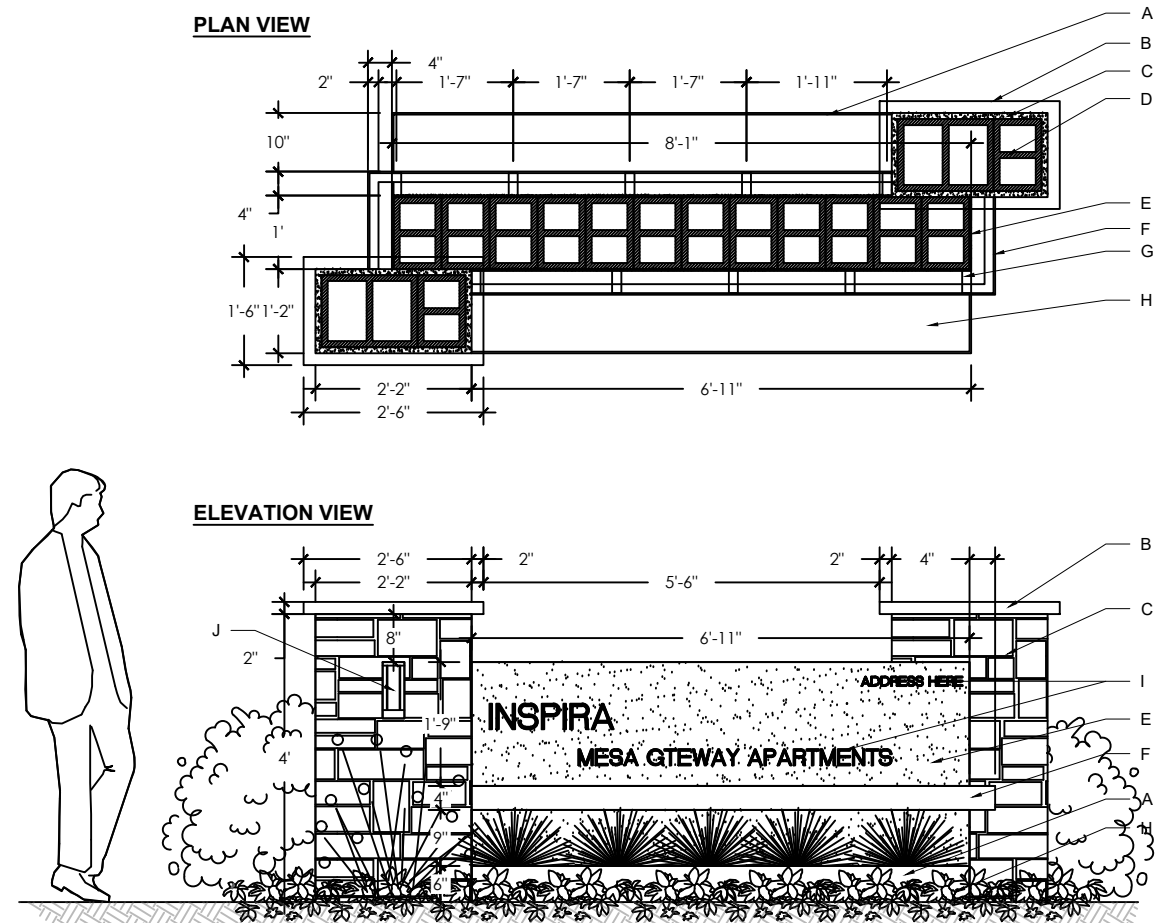
SHRUBS	SIZE
CAESALPINIA SPP.	5 GAL./00
BIRD OF PARADISE	
CALLIANDRA ERIOPHYLLA	5 GAL./00
PINK FAIRY DUSTER	
BOUGAINVILLE- TORCH GLOW	5 GAL./00
TORCH GLOW BOUGAINVILLEA	
EREMOPHYLLA "VALENTINE"	5 GAL./00
VALENTINE EMU BUSH	
JUSTICIA SPICIGERA	5 GAL./00
MEXICAN HONEYSUCKLE	
VAUQUELINIA CALIFORNICA	5 GAL./00
ARIZONA ROSEWOOD	
ASCLEPIAS SUBULATA	5 GAL./00
DESERT MILKWEED	
RUELLIA BRITTONIANA	5 GAL./00
BRITTON'S RUELLIA	
PENSTEMON PARRYI	1 GAL./00
PARRYIS PENSTEMON	
TECOMA STANS	5 GAL./00
ARIZONA YELLOW BELLS	
SOPHORA SECUNDFLORA	15 GAL./00
TEXAS MOUNTAIN LAUREL	
PEDILANTHIS MACROCARPA	5 GAL./00
SLIPPER FLOWER	
DODONAEA VISCOSA	5 GAL./00
HOPBUSH	
LEOCOPHYLLUM FRUTESCENS	5 GAL./00
TEXAS RANGER	
NANDINA DOMESTICA	5 GAL./00
HEAVENLY BAMBOO	
PITTISPORUM WHEELERI	5 GAL./00
WHEELER'S DWARF MOCK ORANGE	

GROUND COVERS/VINES	SIZE/QTY
LANTANA 'NEW GOLD'	1 GAL./00
NEW GOLD LANTANA	
WEDELIA TRILOBATA	1 GAL./00
YELLOW DOT	
VERBENA PERUVIAN	1 GAL./00
PERUVIAN VERBENA	
LANTANA M.	1 GAL./00
TRAILING LANTANA- PURPLE	
ROSMARINUS O. PROSTRATUS	1 GAL./00
CREEPING ROSMARY	

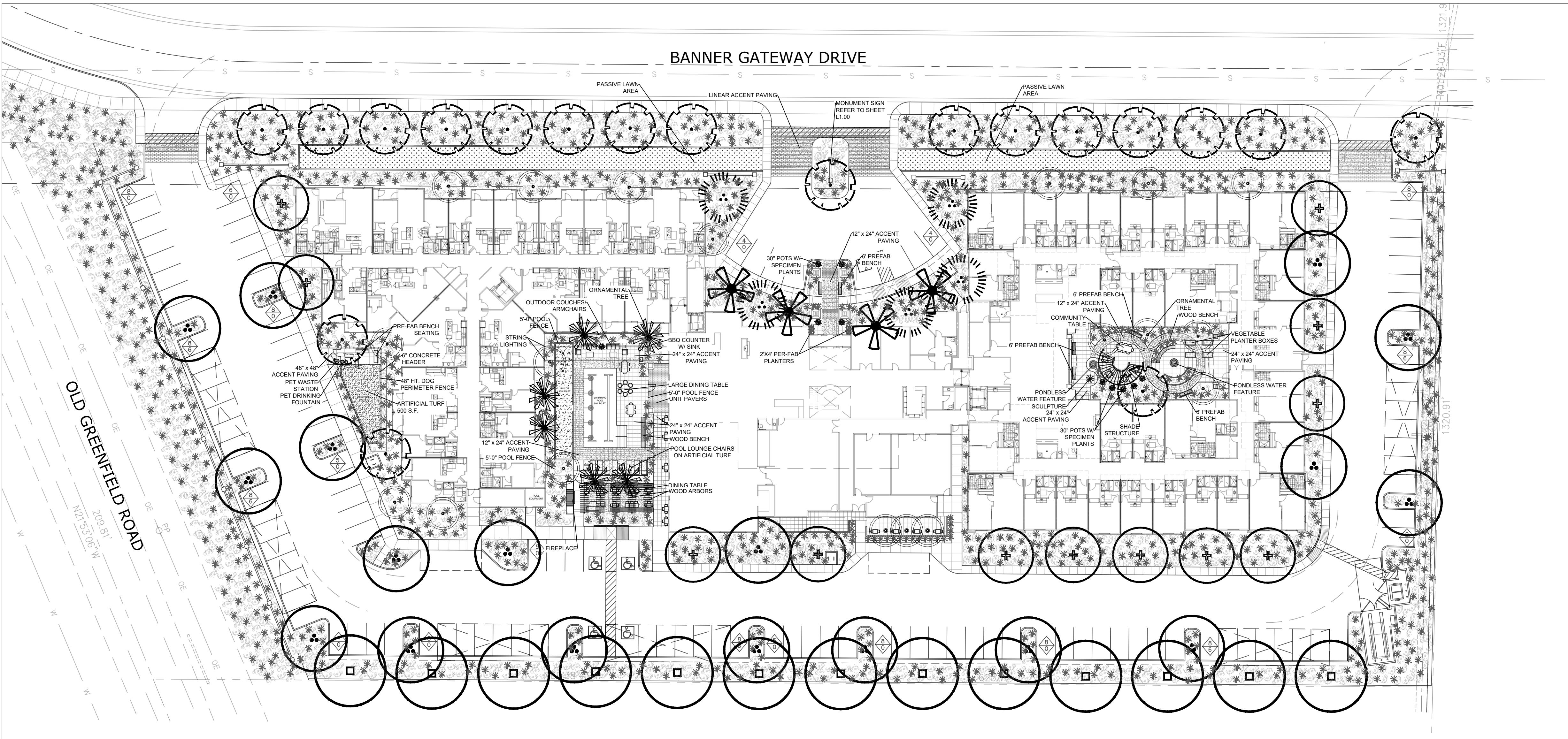
ACCENTS	SIZE
MUEHLBERGIA CAPILLARIS	5 GAL./00
REGAL MIST GRASS	
FOUQUIERA SPLENDENS	8' TALL./00
OCOTILLO	
HESPERALOE PARVIFLORA	5 GAL./00
RED YUCCA	
AGAVE DESMETTIANA	15 GAL./00
SMOOTH AGAVE	
CARNEGIA GIGANTEA	6' TALL - 1 ARM
SAGUARO CACTUS	MIN./00
OPUNTIA BASILARIS	5 GAL./00
BEAVERTAIL CACTUS	
ECHINOCACTUS GRUSONII	5 GAL./00
GOLDEN BARREL CACTUS	

MATERIALS	SIZE/QTY
Cynodon dactylon	Sod / 4,890 sq.ft.
Common Bermuda	(2 lbs per 1,000 sf, seed)
500 sq.ft. ARTIFICIAL TURF	by: Synthetic Grass Warehouse
DIAMOND PRO SPRING SERIES - LIME	@: www.syntheticgrasswarehouse.com - ph: 1(800). 730.2675
1/2" SCREENED GRANDE ROSE DECOMPOSED	
GRANITE 2" THICK IN ALL NON-TURF AREAS	

NOTE: ALL TRANSFORMER BOXES, METER PANELS, AND ELECTRIC EQUIPMENT, BACK-FLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR. SECTION 35-1902 (8) (e) 14, ZONING CODE.



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



PRELIMINARY LANDSCAPE PLAN

PRUNE BROKEN/DEAD BRANCHES AND THIN FOLIAGE (20%) WHILE MAINTAINING NORMAL TREE SHAPE. PAINT ALL CUTS WITH TREE DRESSING.

(2) 2" DIA. TREE STAKES, HAMMER 1'-0" MIN. INTO UNDISTURBED SOIL (DO NOT STAKE THROUGH ROOT BALL)

12 GA. STRAND GALV. STEEL CABLE AND 3" TURNBUCKLE. ENCASE LOOP IN REINF. RUBBER HOSE.

4" TOP DRESSING

CREATE GENTLE SWALE DEPRESSION DO NOT FORM RAISED BASIN

DO NOT BURY TOP OF ROOTBALL

PLANTING SOIL MIXTURE (REFER TO SOIL SPECIFICATIONS)

PIT WIDTH: 3x DIA. OF CONTAINER PIT DEPTH: TO EQUAL ROOTBALL

PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

4" TOP DRESSING

CREATE GENTLE SWALE DEPRESSION DO NOT FORM RAISED BASIN

DO NOT BURY TOP OF ROOTBALL

PLANTING SOIL MIXTURE (REFER TO SOIL SPECIFICATIONS)

PIT DEPTH: TO EQUAL ROOTBALL PIT WIDTH: 3x DIA. OF CONTAINER

PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

**TREE PLANTING (AT-GRADE)**

NOT TO SCALE

ALL GROUNDCOVERS TO BE PLANTED ON CENTER (SEE PLANT LEGEND) IN A TRIANGULAR PATTERN.

X= O.C. DIMENSION AS NOTED ON PLAN.

Y= 0.86 OF DIMENSION "X".

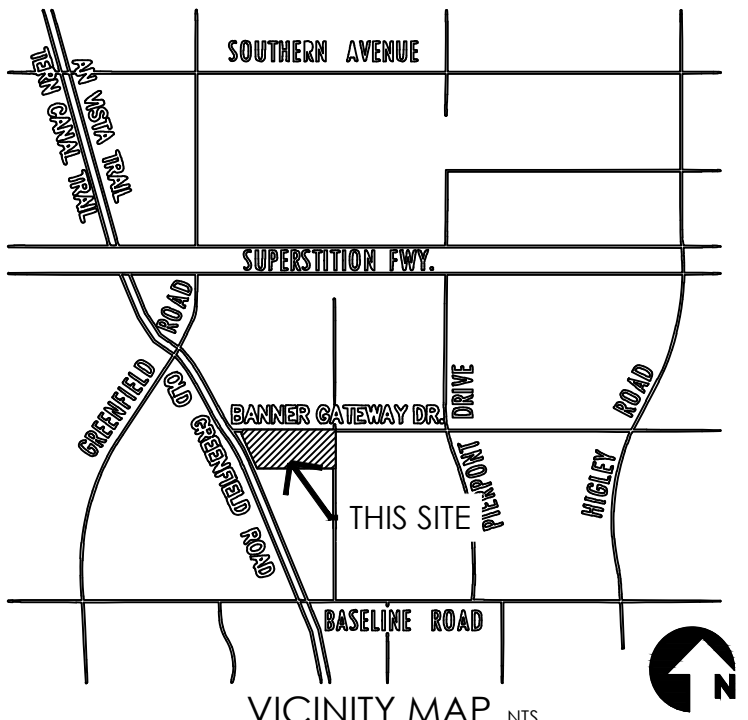
MULCH SOIL TO A DEPTH OF 2". 1" IN DIAMETER. KEEP MULCH AWAY FROM PLANT BASE.

PREPARE SOIL PER SPECIFICATIONS AND ROTOTILL TO A DEPTH OF 6" PRIOR TO ANY SPRINKLER WORK.

BACKFILL WITH NATIVE SOIL. APPLY FERTILIZER TO SURFACE AWAY FROM TRUNK PER SPECIFICATIONS.

**GROUNDCOVER PLANTING (AT-GRADE)**

NOT TO SCALE



rev:




**OWNER**  
THE P.B. BELL COMPANIES  
8434 NORTH 90TH STREET, SUITE 100  
SCOTTSDALE, AZ 85258  
CONTACT: TIM DONHAUSER  
PH: (480)-951-2222

**BENCHMARK**  
BENCHMARK IS A FOUND  
CONCRETE NAIL W/ TAG FLUSH  
WITH CURB, STAMPED "CITY OF  
MESA" WEST SIDE OF DRIVEWAY  
AT 4850 E. BASELINE RD.  
CITY OF MESA BENCHMARK  
ELEVATION: 1288.99'  
DATUM: NAVD88

**DRAINAGE**  
 $V_r = (P/12) \times A \times C$   
 $V_r$  = VOLUME REQUIRED TO RETAIN (CUBIC FEET)  
 $P$  = 2.16 IN (100-YR, 2-HR)  
 $A$  = TOTAL AREA (SQUARE FEET).  
 $C$  = WEIGHTED COEFFICIENT (100-YR)

$V_r = (P/12) \times A \times C$   
 $P$  = 2.16 IN  
 $A$  = 199,409 SF  
 $C$  = 0.95

DRAINAGE AREA	AREA	$V_r$	$V_p$
1	199,409	34,099	34,377

**ENGINEER**  
HILGARTWILSON  
2141 E. HIGHLAND AVE. STE #250  
PHOENIX, ARIZONA 85016  
PHONE: (602) 490-0535  
FAX: (602) 368-2436  
CONTACT: GEORGE KRALL

**BASIS OF BEARING**  
BASIS OF BEARING IS S89°38'43"E  
2141 E. HIGHLAND AVE. STE #250  
ALONG THE SOUTH LINE OF THE  
PHOENIX, ARIZONA 85016  
34, TOWNSHIP 1 NORTH, RANGE 6  
EAST OF THE GILA AND SALT  
RIVER MERIDIAN, MARICOPA  
COUNTY, ARIZONA.

**FLOOD ZONE DESIGNATION**  
THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A  
DEFINITION OF: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF  
1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1  
FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND  
AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.  
DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2288M,  
PANEL NUMBER 2288 OF 4425, EFFECTIVE DATE NOVEMBER 4, 2015.

**LEGEND**

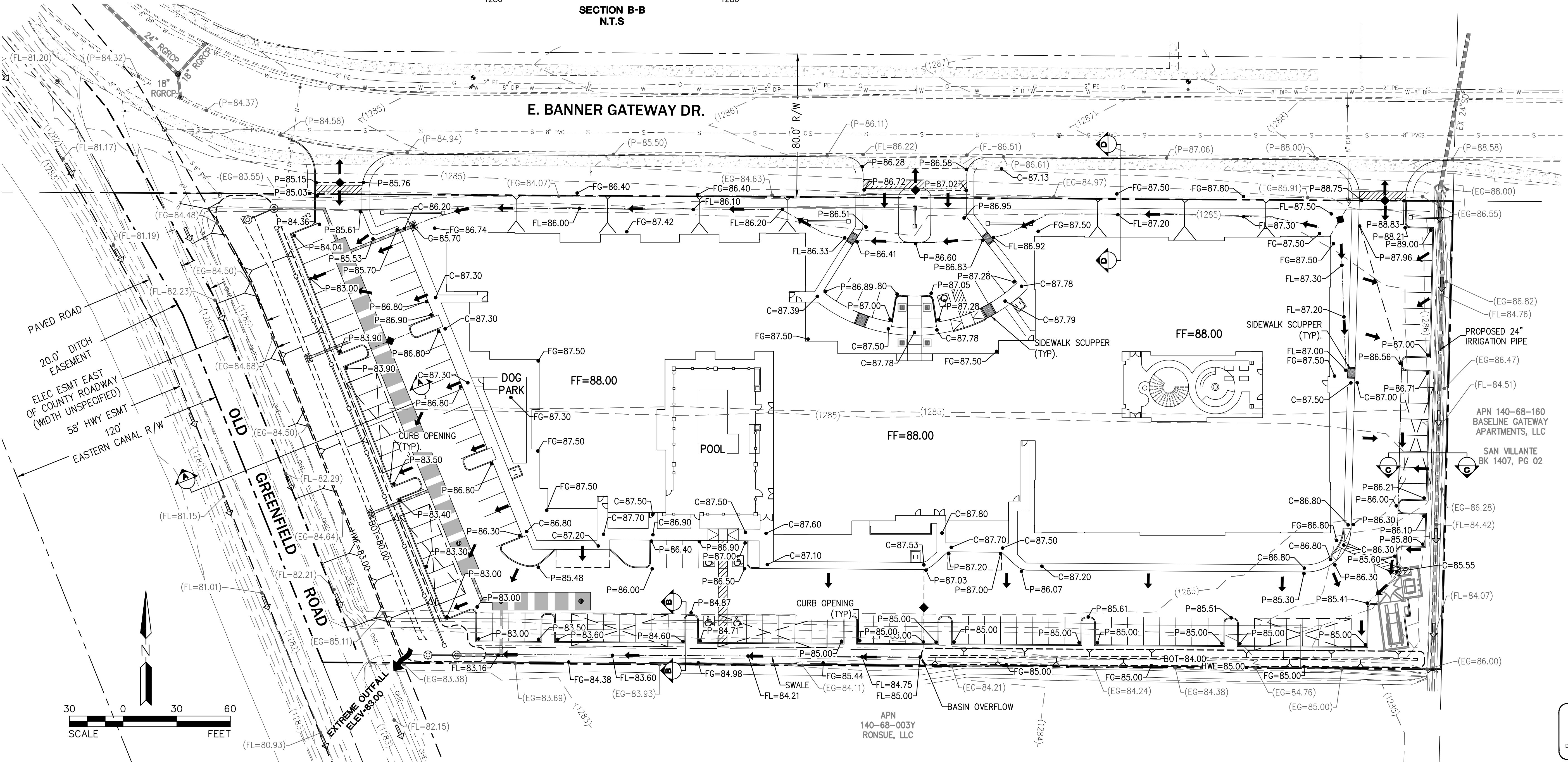
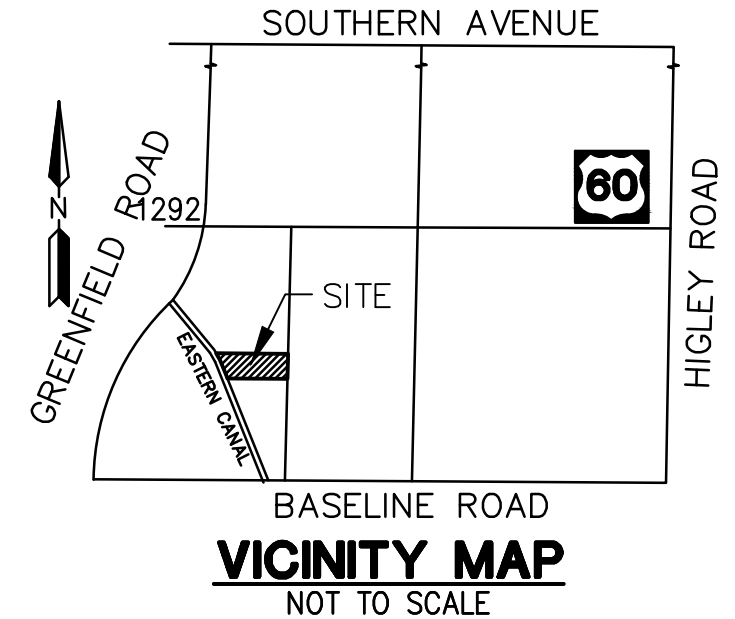
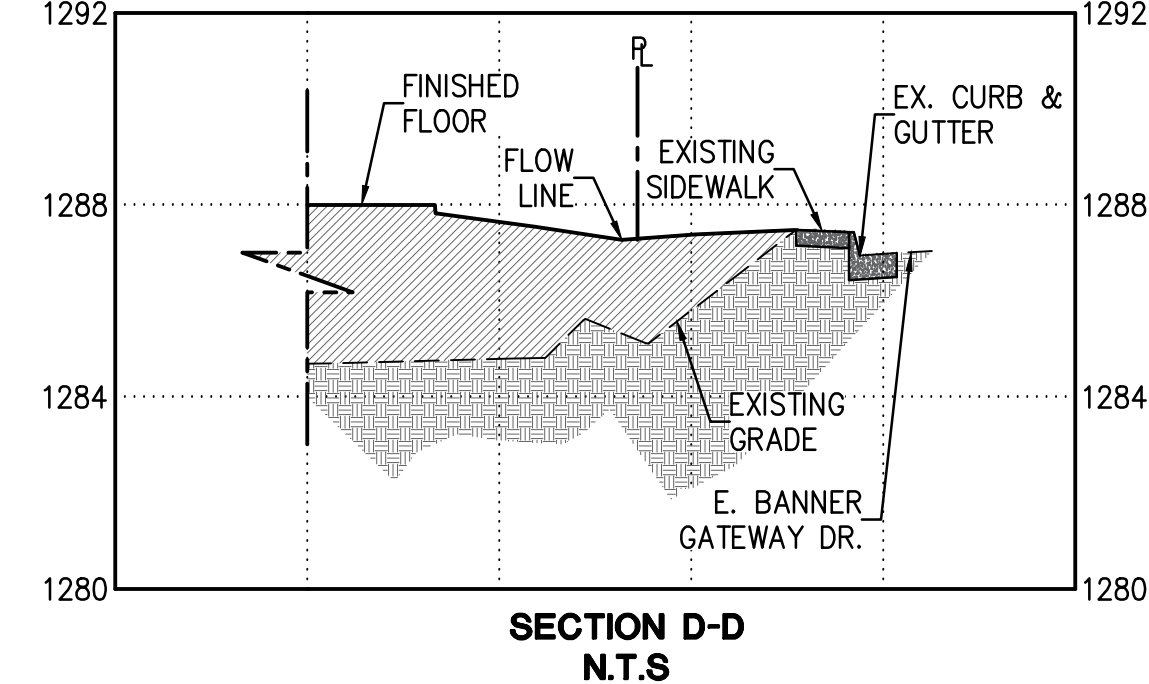
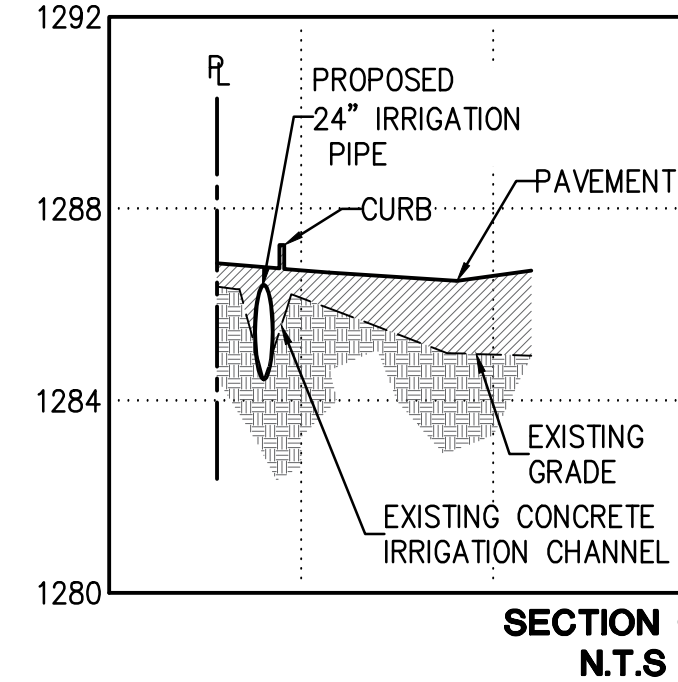
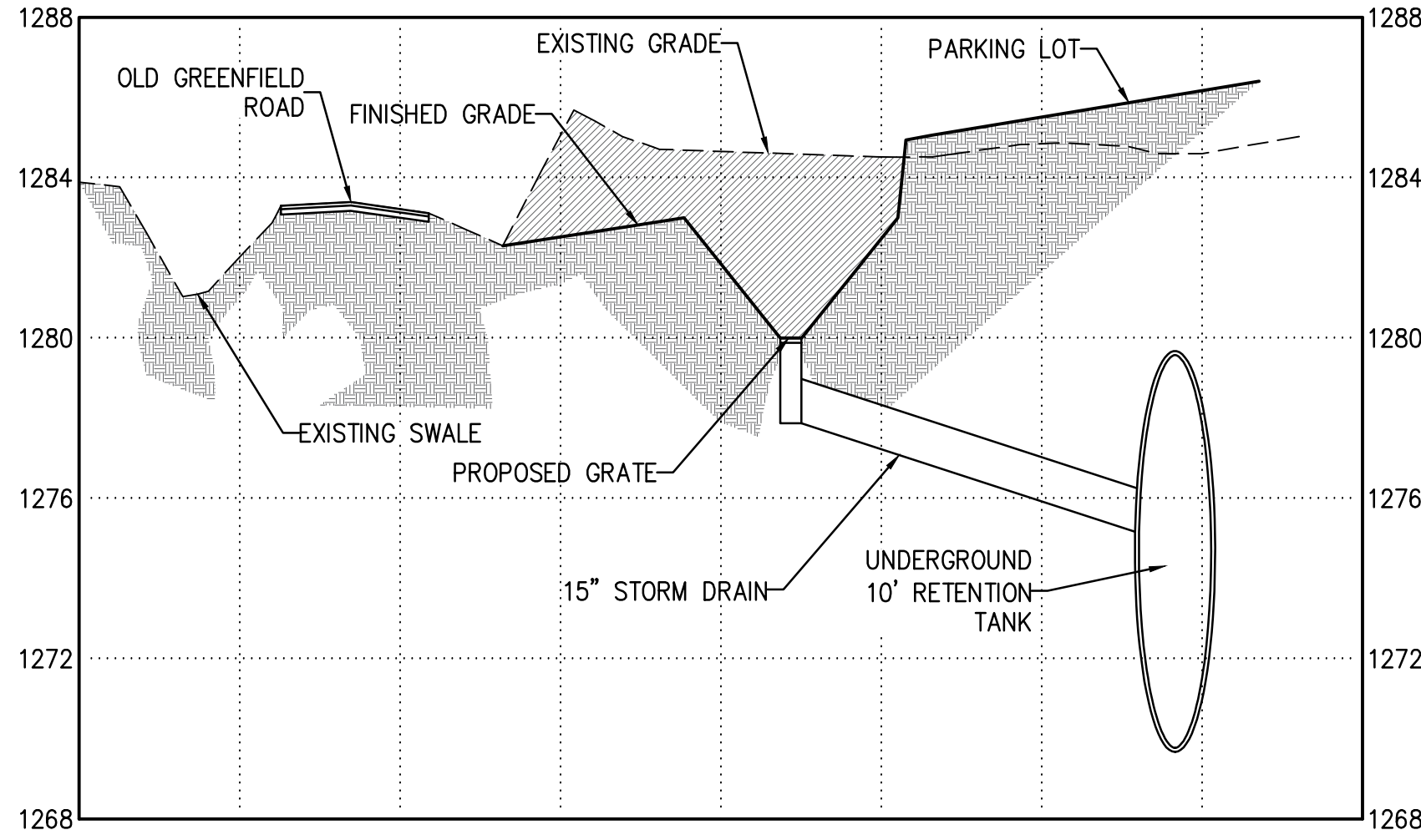
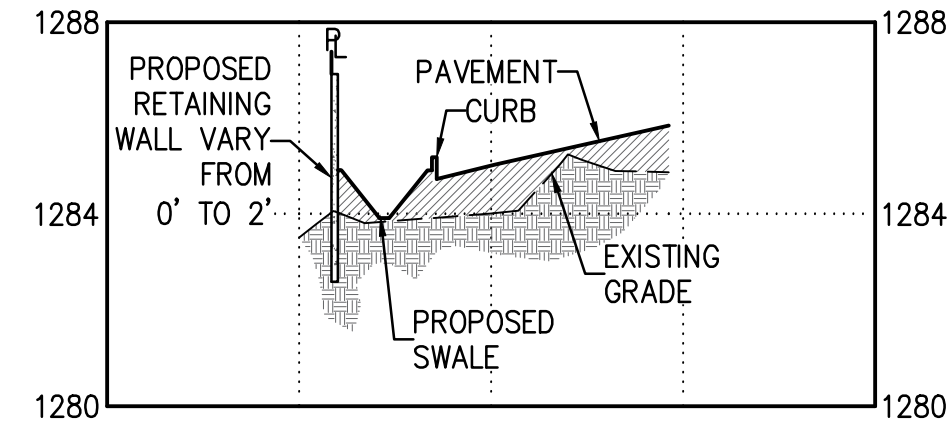
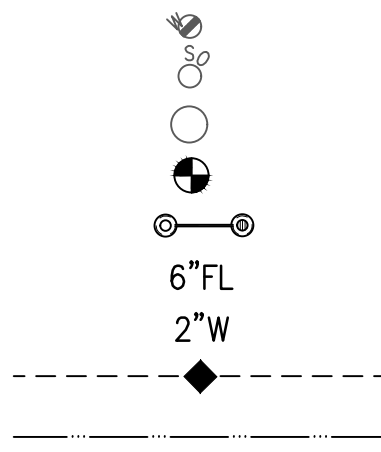
BOUNDARY LINE	SECTION LINE
CENTER LINE	EASEMENT
RIGHT OF WAY LINE	OVERHEAD ELECTRIC
EXISTING SEWER	EXISTING WATER LINE
EXISTING GAS LINE	STORM DRAIN PIPE
RIGHT-OF-WAY	ASSESSOR PARCEL NUMBER
GREASE TRAP INTERCEPTOR	EX. UTILITY POLE
EX. ELECTRIC VAULT	

# PRELIMINARY GRADING & DRAINAGE PLAN

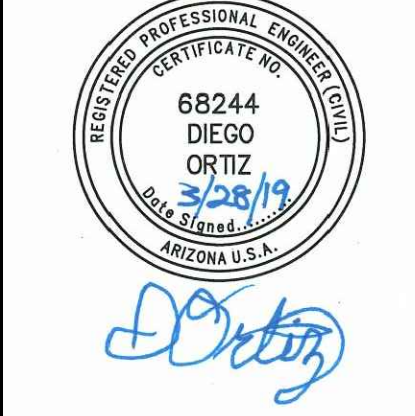
INSPIRA AT MESA GATEWAY  
1825 S. OLD GREENFIELD RD.  
MESA, ARIZONA

**LEGEND (CONT.)**

EX. WATER BACK FLOW PREVENTER  
EX. WATER STUB OUT  
SANITARY SEWER MANHOLE  
FIRE HYDRANT  
DRIYEWELL  
FIRELINE  
DOMESTIC WATERLINE  
GRADE BREAK  
FLOW LINE  
EXISTING FLOW LINE ARROW  
NEW FLOW LINE ARROW  
EXTREME OUTFALL ARROW  
EX. ELECTRIC PULL BOX  
WATER VALVE  
SIDEWALK SCUPPER  
CURB OPENING



**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE  
2141 E. HIGHLAND AVE. STE. 250  
PHOENIX, AZ 85016  
P: 602.490.0535 / F: 602.368.2436  
www.hilgartwilson.com



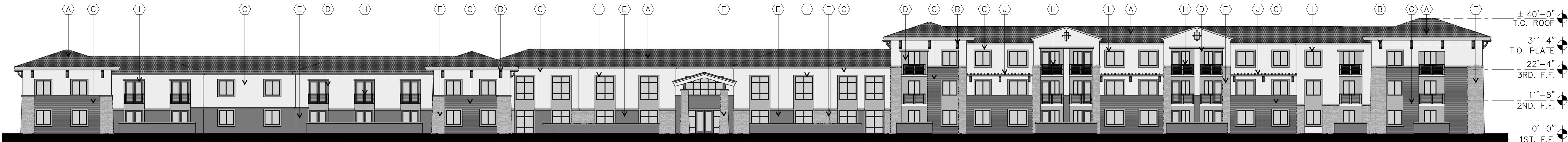
**INSPIRA AT MESA GATEWAY**  
1825 S. OLD GREENFIELD RD.  
MESA, ARIZONA 85206  
**PRELIMINARY GRADING & DRAINAGE PLAN**

PROJ NO.: 2072	DATE: FEBRUARY 2019	SCALE: 1" = 30'	DRAWN: CEM	DESIGNED: CEM	APPROVED: CK
DWG. NO. 1					
SHT. 1 OF 1					

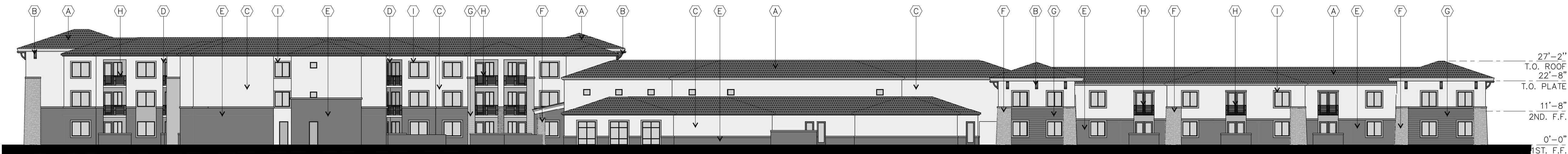




FILE: F:\06\ORB\_Job\_Files\18-228\_PBB\_Greenfield\_Senior\_Housing\CAD\_Files\Preliminary\18228\_A410\_ExteriorElevations.dwg USER: jps DATE: Mar, 28 2019 TIME: 03:30 pm



NORTH ELEVATION - PRELIMINARY



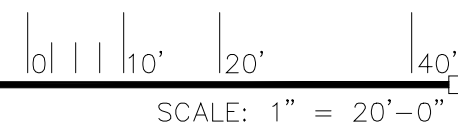
SOUTH ELEVATION - PRELIMINARY



EAST ELEVATION - PRELIMINARY



WEST ELEVATION - PRELIMINARY



EXTERIOR ELEVATIONS - PRELIMINARY



MATERIAL KEY NOTES:

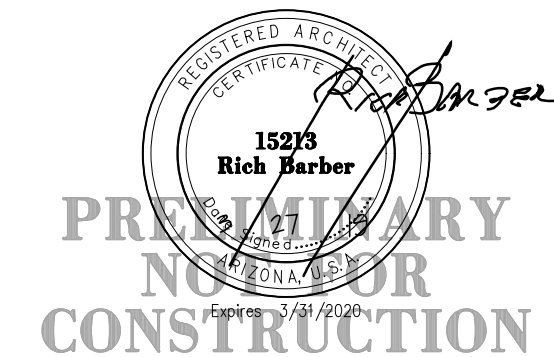
- (A) EAGLE ROOF CONCRETE, FLAT ROOF TILE  
COLOR 5552 "CANYON GRAY"
- (B) DECORATIVE BRACKETS
- (C) STUCCO FINISH DUNN EDWARDS DE6213  
"FINE GRAIN"
- (D) STUCCO FINISH DUNN EDWARDS DE6215  
"WOODEN PEG"
- (E) STUCCO FINISH TEXTURED WAINSCOT DUNN  
EDWARDS DE6216 "BARREL STOVE"
- (F) CORONADO STONE LEDGESTONE ANTIQUE  
CREAM
- (G) HARDIE PLANK 12" CEMENT BOARD LAP  
SIDING COLOR WOODSTOCK BROWN
- (H) STEEL FRAMED RAILINGS/CANOPY COLOR  
DUNN EDWARDS DE6378 "JET"
- (I) WINDOW - STOREFRONT
- (J) DECORATIVE TRELLIS COLOR DUNN EDWARDS  
DE6378 "JET"

INSPIRA GATEWAY  
SENIOR HOUSING

1825 SOUTH OLD GREENFIELD ROAD  
MESA, ARIZONA 85206

Office of Rich Barber  
ORB  
Architecture, LLC

WorldHQ@ORBArch.com



OWNER :

P.B. BELL  
8434 N. 90TH ST. #100  
SCOTTSDALE, AZ 85258  
TEL: 480.951.2222  
FAX: 480.951.2426  
CONTACT: CHARPIN BELL  
SCOTT LATEN

ARCHITECTURAL :

ORB ARCHITECTURE  
2944 N. 44TH ST. SUITE 101  
PHOENIX, ARIZONA 85018  
TEL: 602.957.4530  
FAX: 480.717.4038  
CONTACT: RICH BARBER

CIVIL :

HILGARTWILSON LLC  
2141 E. HIGHLAND AVE., SUITE 250  
PHOENIX, AZ 85016  
TEL: 602.490.0535  
FAX:  
CONTACT: GEORGE KRALL

LANDSCAPE :

STUDIO SPRAWL  
8321 E. EVANS ROAD # 101,  
SCOTTSDALE, ARIZONA 85260  
TEL: 480.361.9281  
FAX:  
CONTACT: DAN ERLANDSON

REVISIONS

- △
- △
- △
- △
- △

DESIGN REVIEW

DATE: MARCH 27, 2019 ORB # 18-228

A4.10

EXTERIOR ELEVATIONS  
PRELIMINARY



FILE: I:\06\ORB Job Files\18-228\_PBB\_Greenfield Senior Housing\CAD Files\Preliminary\18228\_A411 Render.dwg USER: tj DATE: Mar, 28 2019 TIME: 08:47 am



NORTHWEST PERSPECTIVE - PRELIMINARY

INSPIRA GATEWAY  
SENIOR HOUSING

1825 SOUTH OLD GREENFIELD ROAD  
MESA, ARIZONA 85206

Office of Rich Barber

ORB

Architecture, LLC

WorldHQ@ORBArch.com

REGISTERED ARCHITECT  
15378  
Rich Barber  
PHOENIX, ARIZONA 85018  
Expires 3/31/2020

*Rich Barber*

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Inspira

MESA GATEWAY


OWNER :  
P.B. BELL  
8434 N. 90TH ST. #100  
SCOTTSDALE, AZ 85258  
TEL. 480.951.2222  
FAX. 480.951.2428  
CONTACT: CHAPIN BELL  
SCOTT LATEN


ARCHITECTURAL :  
ORB ARCHITECTURE  
2944 N. 44TH ST. SUITE 101  
PHOENIX, ARIZONA 85018  
TEL. 602.957.4530  
FAX. 480.717.4038  
CONTACT: RICH BARBER


CIVIL :  
HILGARTWILSON LLC  
2141 E. HIGHLAND AVE, SUITE 250  
PHOENIX, AZ 85016  
TEL. 602.490.0535  
FAX.  
CONTACT: GEORGE KRALL


LANDSCAPE :  
STUDIO SPRAWL  
8321 E. EVANS ROAD # 101,  
SCOTTSDALE, ARIZONA 85260  
TEL. 480.361.9281  
FAX  
CONTACT: DAN ERLANDSON


REVISIONS











DESIGN REVIEW

DATE: MARCH 27, 2019 ORB # 18-228

A4.11

RENDER VIEW  
PRELIMINARY



THE P.B. BELL COMPANIES  
8434 NORTH 90TH STREET, SUITE 100  
SCOTTSDALE AZ 85258  
CONTACT: TIM DONHAUSER  
PH: (480)-951-2222

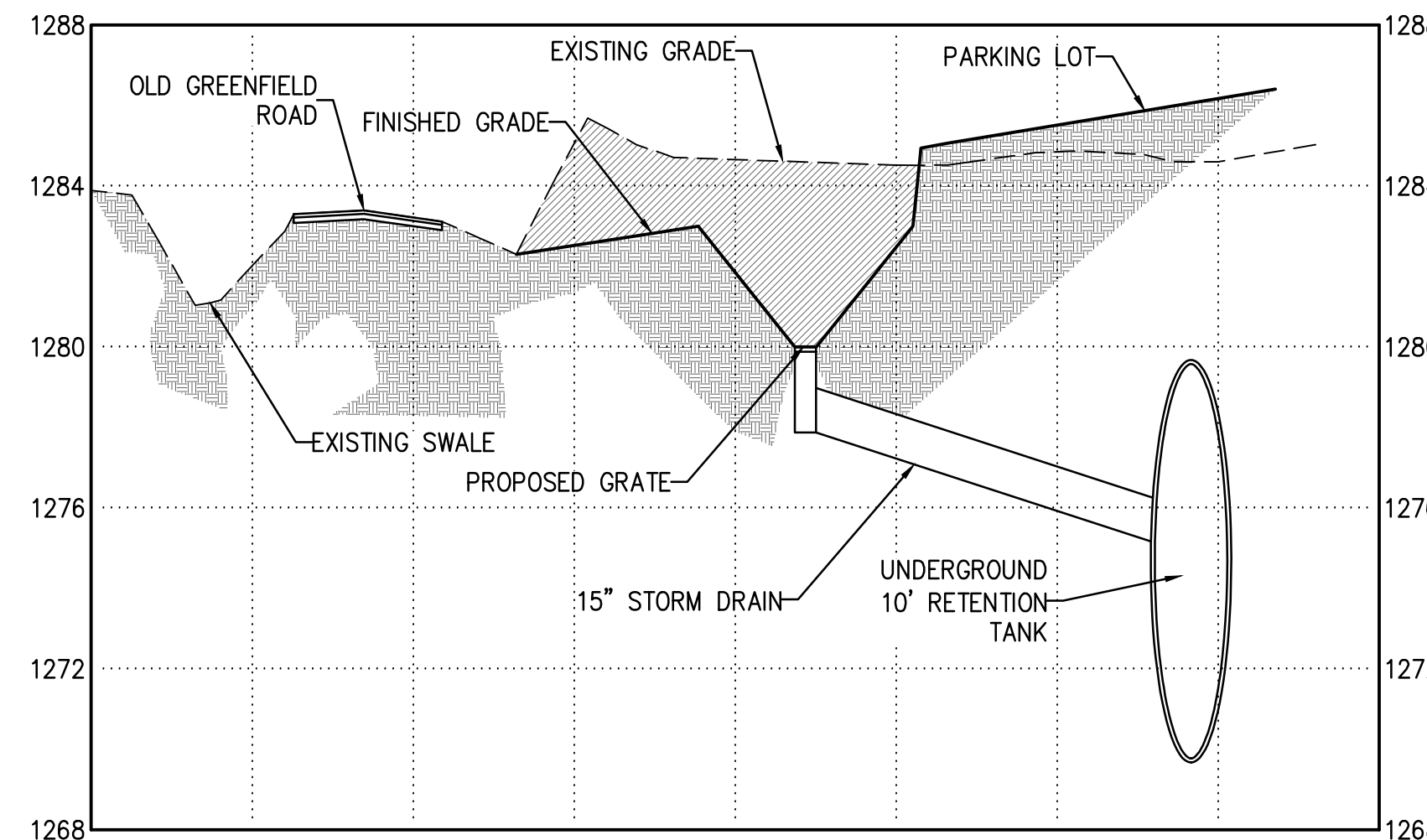
HILGARTWILSON  
2141 E. HIGHLAND AVE. STE #250  
PHOENIX, ARIZONA 85016  
PHONE: (602) 490-0535  
FAX: (602) 368-2436  
CONTACT: GEORGE KRALL

BASIS OF BEARING IS S89°38'43"E  
D ALONG THE SOUTH LINE OF THE  
SOUTHWEST QUARTER OF SECTION  
34, TOWNSHIP 1 NORTH, RANGE 6  
EAST OF THE GILA AND SALTA  
RIVER MERIDIAN, MARICOPA  
COUNTY, ARIZONA.

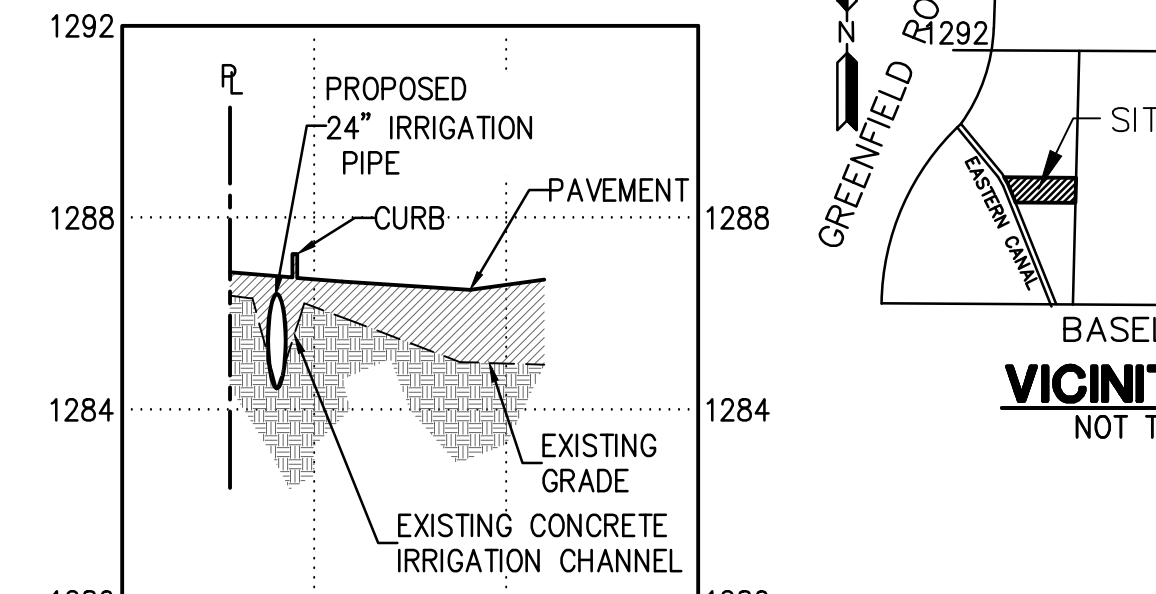
**INSPIRA AT MESA GATEWAY**  
**1825 S. OLD GREENFIELD RD.**  
**MESA, ARIZONA**

6" FL  
2" W

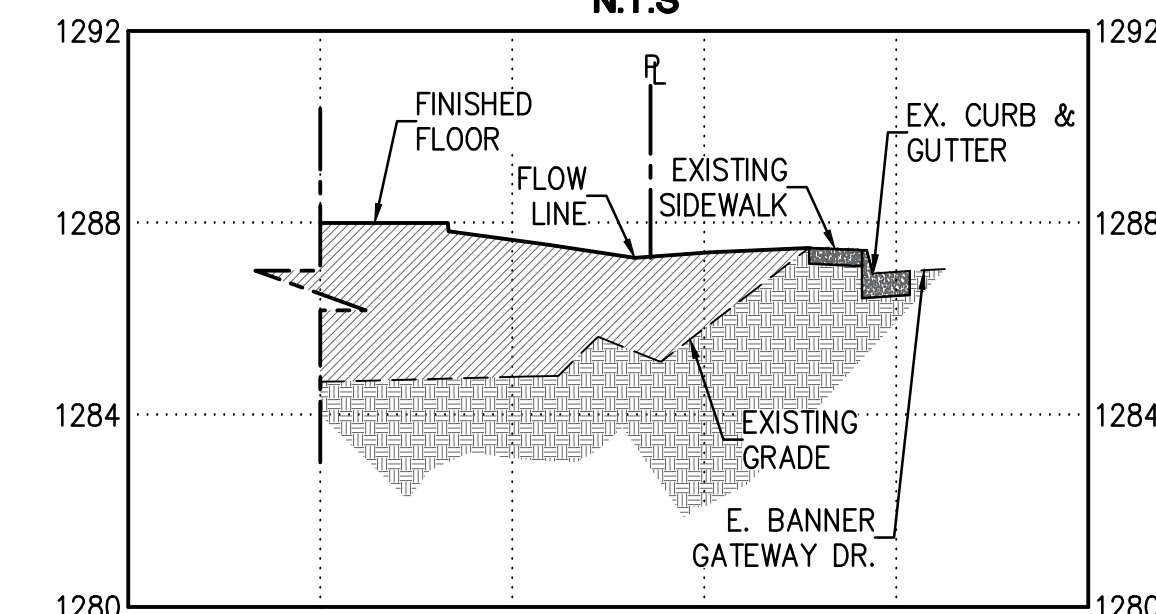
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EX. WATER STUB OUT  
SANITARY SEWER MANHOLE  
FIRE HYDRANT  
DRYWELL  
FIRELINE  
DOMESTIC WATERLINE  
GRADE BREAK  
FLOW LINE  
EXISTING FLOW LINE ARROW  
NEW FLOW LINE ARROW  
EXTREME OUTFALL ARROW  
EX. ELECTRIC PULL BOX  
WATER VALVE  
SIDEWALK SCUPPER  
CURB OPENING



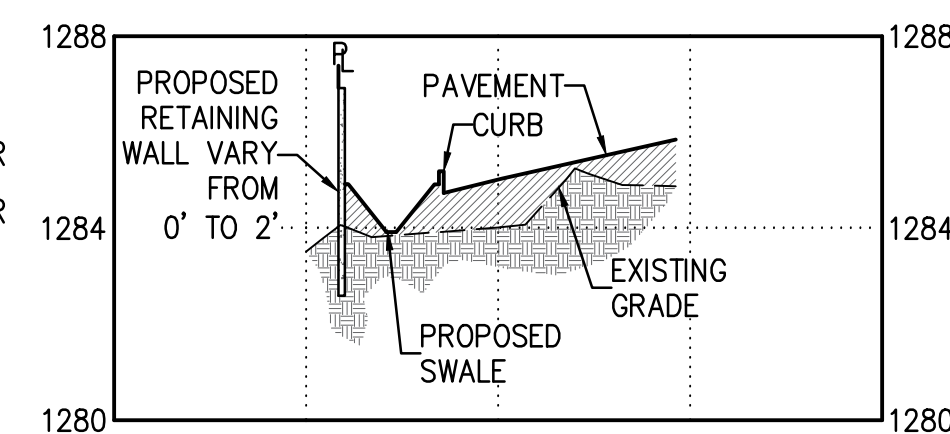
**SECTION A-A**  
**N.T.S**



SECTION C  
N.T.S



**SECTION D-D**  
**N.T.S**



**SECTION B-B**  
**N.T.S**

BENCHMARK IS A FOUND  
CONCRETE NAIL W/ TAG FLUSH  
WITH CURB, STAMPED "CITY OF  
MESA" WEST SIDE OF DRIVEWAY  
AT 4850 E. BASELINE RD.  
CITY OF MESA BENCHMARK  
ELEVATION: 1288.99'  
DATUM: NAVD88

**FLOOD ZONE DESIGNATION**

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2288M, PANEL NUMBER 2288 OF 4425, EFFECTIVE DATE NOVEMBER 4, 2015.

$V_R = (P/12) * A * C$   
 $V_R$  = VOLUME REQUIRED TO RETAIN (CUBIC FEET)  
 $P$  = 2.16 IN (100-YR, 2-HR)  
 $A$  = TOTAL AREA (SQUARE FEET).  
 $C$  = WEIGHTED COEFFICIENT (100-YR)

**ONE**

S

W

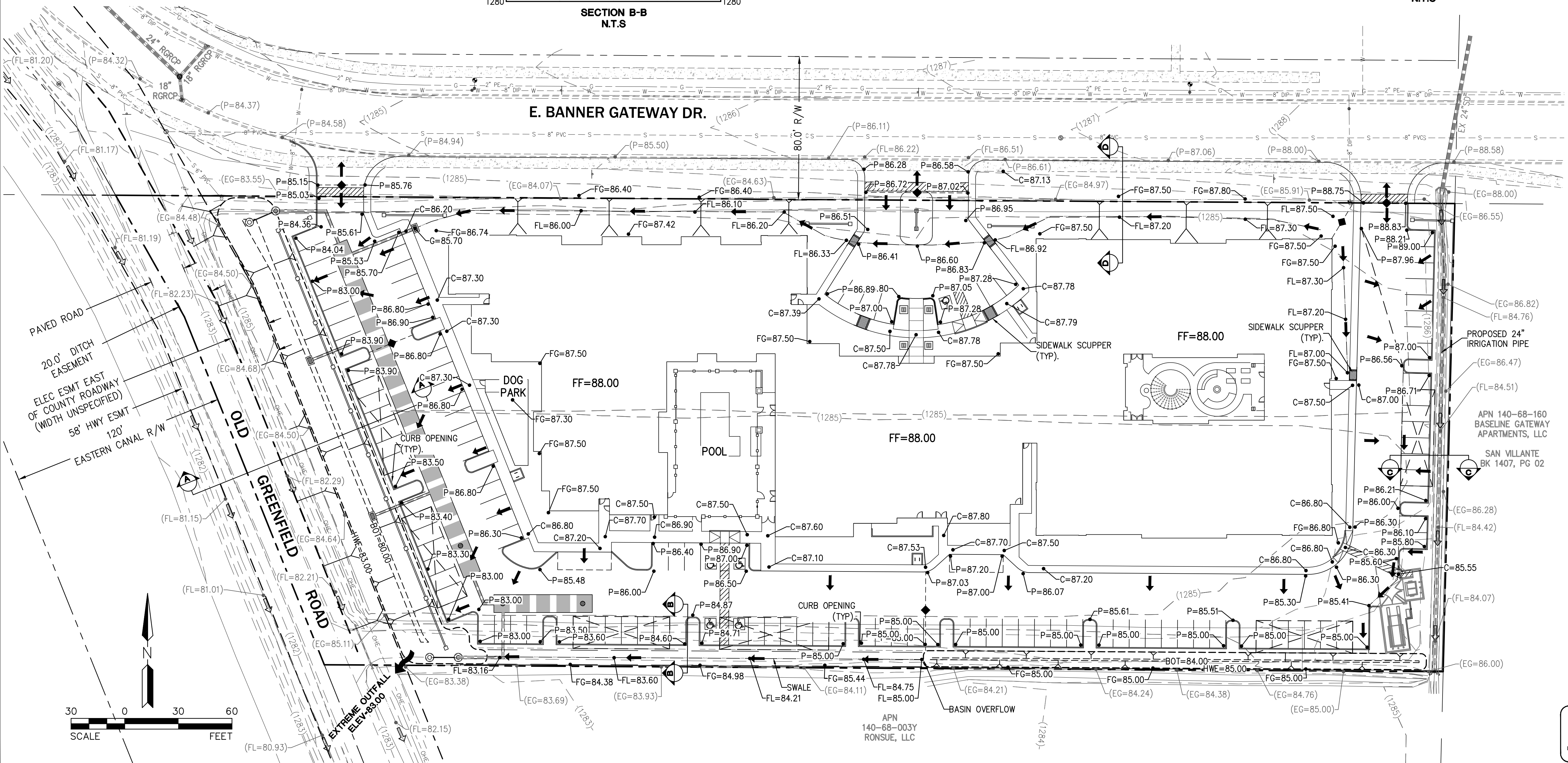
G

BOUNDARY LINE  
SECTION LINE  
CENTER LINE  
EASEMENT  
RIGHT OF WAY LINE  
OVERHEAD ELECTRIC  
EXISTING SEWER  
EXISTING WATER LINE  
EXISTING GAS LINE  
STORMDRAIN PIPE  
RIGHT-OF-WAY  
ASSESSOR PARCEL NUMBER  
GREASE TRAP INTERCEPTOR  
EX. UTILITY POLE  
EX. ELECTRIC VAULT

DRAINAGE AREA	AREA	V <sub>R</sub>	V <sub>P</sub>
1	199,409	34,099	34,377


$$V_R = (P/12) * A * C$$

P= 2.16 IN  
A= 199,409 SF  
C= 0.95



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REV.:



**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE  
2414 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436  
PHOENIX, AZ 85016  
[www.hilgartwilson.com](http://www.hilgartwilson.com)



# INSPIRA AT MESA GATEWAY

MESA, ARIZONA 85206

# PRELIMINARY GRADING & DRAINAGE PLAN

**HILGARTWILSON**

PROJ NO.: 2072
DATE: FEBRUARY 2019

SCALE: 1"=30'

DRAWN: CEM

DESIGNED: CEM
APPROVED: GK



Call at least two full working days  
before you begin excavation.

**ARIZONA 811**  
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)  
In Maricopa County: (602) 263-1100





**PB Bell Communities**  
**SWC Banner Gateway Drive and "Old" Greenfield Road**  
**Citizen Participation Report**  
**April 17, 2019**

---

## Purpose

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform residents and property owners, neighborhood associations concerning the following development requests:

1. PAD Rezoning Request from AG to RM-4 (PAD).
2. Special Use Permit to allow a nursing and convalescent (memory care) component of the development.
3. Site Plan Approval.

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

Those individuals who coordinated the Citizen Participation activities are listed as follows:

Ralph Pew and Vanessa MacDonald  
Pew & Lake, PLC  
1744 South Val Vista Drive  
Mesa, AZ 85204  
480-461-4670  
Ralph.pew@pewandlake.com  
Vanessa.macdonald@pewandlake.com

(480)461-4670 (office)  
(480)461-4676 (fax)



## Neighborhood Meeting

The applicant held a neighborhood meeting on Thursday, January 16, 2019. Per the City of Mesa Zoning Ordinance, notification letters regarding the neighborhood meeting were sent to those individuals listed on the contact list, including all property owners within 1000' of the subject property. Registered neighborhood contacts/HOAs within 1-mile of the property, obtained from the City of Mesa Neighborhood Outreach Division, were also notified. The notification list included 60 property owners and 30 registered neighbors and HOA's. No one attended the neighborhood meeting, nor has the applicant received any phone calls of inquiry regarding this project.

## Schedule

Pre-Submittal Conference	December 17, 2018
Neighborhood Meeting	January 16, 2109
Formal Application	February 25, 2019
Follow-Up Submittal	April 1, 2019
2 <sup>nd</sup> Follow-up Submittal	April 15, 2019
Planning & Zoning Public Hearing	May 8, 2019
City Council Introduction	TBD
City Council Final Action	TBD

## Attachments

1. Notification Map
2. Notification List
3. Notification Letter







Inspira at Gateway  
Neighborhood Meeting Notification List

Property Owner	Address	City	State	Zip
ACC INVERNESS LLC	615 FRONT STREET	SAN FRANCISCO	CA	94111
ANDERSON MARK W/VELIA A	10744 E PORTOBELLO RD	MESA	AZ	85212
ANVAYA CORP/SATYANARAYANA MANNEM IRA	1414 GLENMORE WAY	SAN JOSE	CA	95129
ASPEN GLADE LLC	3418 E ENCANTO ST	MESA	AZ	85213
B C BERGE - GREENFIELD PLAZA LLC	2401 W BELL RD	PHOENIX	AZ	85023
B C BERGE LLC	2401 W BELL RD	PHOENIX	AZ	85023
BANNER HEALTH	2901 N CENTRAL AVE STE 160	PHOENIX	AZ	85012
BARKER INVESTMENT COMPANY OF ARIZONA LLC	1376 N ROCKWELL ST	GILBERT	AZ	85234
BASLINE GATEWAY APARTMENTS LLC	6623 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250
BASLINE HOLDINGS LLC	4856 E BASELINE RD STE 108	MESA	AZ	85206
BIG WIDGET CAPITAL LLC	111 W MONROE ST	CHICAGO	IL	60603
BLB PROPERTIES LLC	4838 E BASELINE RD STE 128-B	MESA	AZ	85206
BTML LLC	4828 E BASELINE RD UNIT 129	MESA	AZ	85206
CRISKO L L C/TOOLSON KAY/JUDY	2025 E MAIN ST	MESA	AZ	85213
CTB PROPERTY MANAGEMENT LLC	4540 E BASELINE RD UNIT 105	MESA	AZ	85206
DAVERIC INVESTMENTS LLC	4566 E INVERNESS AVE STE 205	MESA	AZ	85206
DVG PROPERTY LLC	4540 E BASELINE RD NO 115	MESA	AZ	85206
EAST VALLEY SLEEP CENTER LLC	PO BOX 30388	MESA	AZ	85275
ETT HIC LLC	PO BOX 14150	MESA	AZ	85216
G TO G LLC	240 W MAIN ST	MESA	AZ	85201
GATEIRON PROPERTIES LLC	1002 N PEPPER TREE DR	GILBERT	AZ	85234
GATESTEELE PROPERTIES LLC	4838 E BASELINE RD STE 108	MESA	AZ	85206
GEUPEL FLP INVERNESS LLC	1760 E PECOS RD STE 447	GILBERT	AZ	85295
GREENFIELD 60 APARTMENTS LLC	6623 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250
GREENFIELD MED 114 LLC	4337 N DESERT GATE CIR	MESA	AZ	85207
GREENFIELD MEDICAL DEVELOPMENT LC	3850 E BASELINE RD STE 128	MESA	AZ	85206
H & H HOUND LLC	4459 E TREMAINE AVE	GILBERT	AZ	85234
HADDAD MESA PROPERTIES LLC	3358 W MARDON AVE	LAS VEGAS	NV	89139
HAMMOND LIVING TRUST	8575 E TWISTED LEAF DR	GOLD CANYON	AZ	85118
HERNDON VARREL L/SANDI L	1925 S GREENFIELD RD	MESA	AZ	85206
JEG INVERNESS LLP	7425 E TURQUOISE AVE	SCOTTSDALE	AZ	85258
JSV COMMUNITY PROPERTIES INC	PO BOX 3475	TULSA	OK	74101
LANGLEY BANNER GATEWAY LLC	2738 E GUADALUPE RD	GILBERT	AZ	85234



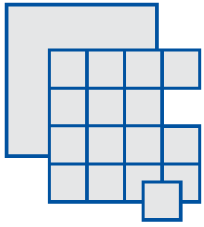
Inspira at Gateway  
Neighborhood Meeting Notification List

LAYTON SKYLINE INVESTORS LLP/ETAL	1277 N SPARROW DR	GILBERT	AZ	85234
LEVITATE FINANCIAL SOLUTIONS LLC	4838 E BASELINE RD NO 130	MESA	AZ	85206
LG PEDIATRIC PROPERTY LLC	4540 E BASELINE RD STE 108	MESA	AZ	85206
LUMBERJACK CAPITAL - GREENFIELD PLAZA II LLC	2401 W BELL RD	PHOENIX	AZ	85023
LUMBERJACK CAPITAL LLC	2401 W BELL RD	PHOENIX	AZ	85023
MASTER REAL ESTATE DEVELOPMENT LLC	11259 E VIA LINDA STE100-157	SCOTTSDALE	AZ	85259
MONTERO LLC	463 S HAMILTON CT	GILBERT	AZ	85233
NSH MESA REAL ESTATE	250 S WACKER DR STE 500	CHICAGO	IL	60606
OLD GREENFIELD PROPERTIES LLC	3823 E DECATUR ST	MESA	AZ	85205
PIERPONT COMMERCE CENTER LLC	4852 E BASELINE RD NO 105	MESA	AZ	85206
PIERPONT COMMERCE PARTNERS LLC	1901 E UNIVERSITY DR NO 333	MESA	AZ	85203
PMA REAL ESTATE LLC	1520 S DOBSON RD STE 203	MESA	AZ	85202
R KEITH FARR DDS LLC	4540 E BASELINE RD STE 111 AND 112	MESA	AZ	85206
RAMSEY LINDA RAE	2013 LEISURE WORLD	MESA	AZ	85206
RISE LEGACY DEVELOPMENT LLC	4542 E INVERNESS AVE	MESA	AZ	85206
RISE LEGACY DEVELOPMENT LLC	4554 E INVERNESS AVE	MESA	AZ	85206
S R P A I & P D	PO BOX 1980	PHOENIX	AZ	85001
SEASIDER INVESTMENTS LLC	4824 E BASELINE RD	MESA	AZ	85206
SETH PROPERTIES LLC	11263 E APPALOOSA PL	SCOTTSDALE	AZ	85259
SIMIAN WORLDWIDE LLC	2838 E PISTACHIO ST	GILBERT	AZ	85296
SNOW PAUL REED/MARSHA KAYE	2520 E JASMINE	MESA	AZ	85213
SRPAI & PD	1521 PROJECT DR	TEMPE	AZ	85281
STEWART CAMERON M/RAMONA	751 E BROADWAY RD	MESA	AZ	85204
THREE FALLS SLEEP CENTER LLC	PO BOX 30388	MESA	AZ	85275
TJBB LLC	4540 E BASELINE RD	MESA	AZ	85206
YASH REALTY LLC	4487 S COBBLESTONE ST	GILBERT	AZ	85297

Registered Neighborhoods and City of Mesa

Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	UnitNum	City	State	Zip
Summer Mesa	William	SCHUSTER	3929	E	Emelita	Ave		Mesa	AZ	85206
Summer Mesa	Dan	Maley	4021	E	Edgewood	Ave		Mesa	AZ	85206
Summer Mesa	Peter	Cross	4046	E	Emelita			Mesa	AZ	85206
Summer Mesa	Kathy	Petersen	4146	E	Fairview	Cir		Mesa	AZ	85206
Summer Mesa	Keefe	Brooks	4009	E	Flower	Ave		Mesa	AZ	85206
Hunter's Glen	Dustin	Snow	4135	S	Power	Rd	122	Mesa	AZ	85212
Vista Villages II HOA	Michael	Ward	1811	S	39th	St	10	Mesa	AZ	85206
Sunland Village	Loretta	Knudsvig	5063	E	Escondido			Mesa	AZ	85206
Sunland Village	Freda	Morescki	4029	E	Carmel	Cir		Mesa	AZ	85206
Concord Village	Shane	Daniel	1822	S	39th	St	122	Mesa	AZ	85206
San Michelle	Heidi	Annest	5320	E	Hopi	Ave		Mesa	AZ	85206
Greenfield Glen HOA	Toni	Kohan	1021	S	Greenfield	Rd	1038	Mesa	AZ	85206
Greenfield Glen HOA	Barbara	Parker	1021	S	Greenfield	Rd	1158	Mesa	AZ	85206
Sky Ranch	Traci	Beagley	4241	E	Edgewood	Ave		Mesa	AZ	85206

HOA Name	Corp Comm Link
Brigata	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07073501">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07073501</a>
Concord Place	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=02049827">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=02049827</a>
Fulton Park	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07518051">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07518051</a>
Greenfield Glen Condominiums	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=02036100">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=02036100</a>
Hampton Place	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07669498">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07669498</a>
Hunter's Glen	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=02036439">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=02036439</a>
Quail Vista Village	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01991352">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01991352</a>
San Michelle	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08835220">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08835220</a>
Summer Mesa	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08779618">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08779618</a>
Sunland Village	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=00990740">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=00990740</a>
Sunny Mesa I	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01891416">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01891416</a>
Vista Village II	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01935839">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01935839</a>
Vista Villages Patio Homes	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01778311">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01778311</a>



**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 1, 2019

Dear Neighbor:

On behalf of our client, PB Bell, we are pleased to invite you to a neighborhood meeting regarding a proposed development in your area. The proposed development site is approximately 4.11 acres and is located at the southeast corner of Old Greenfield Road and Banner Gateway Drive, as shown on the reverse side of this letter. The property is also known as Maricopa County Assessor parcel number 140-68-003P.

Our requests to the City of Mesa will be for a rezoning of the property from Agricultural (AG) to Multiple Residence (RM-3), and two Special Use Permits to allow for assisted living and a reduction in the amount of required parking. If approved, these requests will allow for the development of an adult care facility that will provide a complete continuum of care including independent living, assisted living and memory care.

A neighborhood meeting will be held at the time and place listed below to discuss the proposed development and answer any questions you may have.

**Thursday, January 16, 2019  
at 6:00 PM  
Pioneer Elementary School  
Library  
1535 North Greenfield Road, Gilbert 85233**

As we proceed with our applications there will be future public hearings before the City of Mesa Planning and Zoning Board and City Council. If you attend this neighborhood meeting or live within 500 feet of the property, you will be notified of these upcoming public hearings. If you have any questions regarding this proposed development, please contact me or Vanessa Macdonald at (480) 461-4670.

Sincerely,

W. Ralph Pew  
**PEW & LAKE, PLC**