

Zen on Baseline

Citizen Participation Plan May 8, 2019

Purpose

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

1. Rezoning of 6.9 acres east of the northeast corner of Recker and Baseline Roads from RS-43, LC-AF and GC-AF to RM-2-PAD-AF.
2. 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

The individuals who have 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

Neighborhood Meeting

Notification letters regarding the neighborhood meeting were mailed to those individuals listed on the contact list, including all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts/HOAs within 1-mile of the property, obtained from the City of Mesa Neighborhood Outreach Division, were also notified. The applicant worked with City of

Mesa Staff to develop the language for the Neighborhood Meeting notification Letter and determine appropriate property posting locations.

The neighborhood meeting was held on February 15, 2019. Thirty-four individuals attended the meeting along with Land Use Counsel, the Property Owner and project architect. The sign-in sheets from the meeting are attached to this report.

Mr. Pew gave a presentation on the proposed development using the attached PowerPoint presentation. After the presentation, interested neighbors were allowed to ask questions about the project. The questions focused on:

- The target market for this project
- The starting price of the proposed townhomes
- The square footages of the proposed townhomes
- Access from the project to the canal
- The wall height around the project
- The height of the streetlights in the proposed community.
- Concern about lost revenue due to change from commercial to residential
- Grief over loss of restaurant and loss of privacy
- Concern over the possibility of rentals

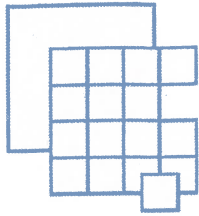
Additionally, on March 27, 2019, the Property Owner and Mr. Pew met with the two property owners immediately adjacent to the property on the northern boundary to show them the reconfiguration of the site based upon their input. To this point, they have not indicated any concerns with the proposed development.

Schedule

Formal Application	January 25, 2019
Neighborhood Meeting	February 25, 2019
2 nd Submittal	March 6, 2019
3 rd Submittal	March 20, 2019
One-on-one meeting with adjacent property owners	March 27, 2019
4 th Submittal	April 15, 2019
Planning & Zoning Public Hearing	May 22, 2019
City Council Introduction	TBD
City Council Final Action	TBD

Attachments

- 1) Neighborhood Meeting Notification Letter
- 2) Neighborhood Meeting Notification Map
- 3) Neighborhood Meeting Notification List
- 4) Sign-In sheets
- 5) PowerPoint Presentation



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

February 11, 2019

Dear Neighbor:

On behalf of our client, Pacific Rim Group, we are pleased to invite you to a neighborhood meeting regarding a proposed development in your area. The proposed development site is the location of the former Rockin' R Ranch restaurant and music venue. It is approximately 6.9 acres and is located east of the northeast corner of Recker and Baseline Roads. The property is also known as Maricopa County Assessor parcel numbers 141-54-001A, -002D and -006E.

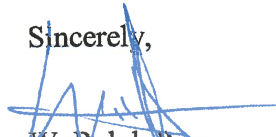
Our request to the City of Mesa will be for a rezoning of the property from General Commercial (GC) and Limited Commercial (LC) to Residential Multiple Dwelling (RM-2), with a Planned Area Development (PAD) Overlay. If approved, this request will allow for the development of Zen on Baseline, a modern, gated community of 98, for-sale townhomes.

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.

Monday, February 25, 2019
at 6:00 PM
Hampton Inn & Suites (Phoenix Room)
1825 North Higley Road
Gilbert, AZ 85234

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 and provide us with your contact information, 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.

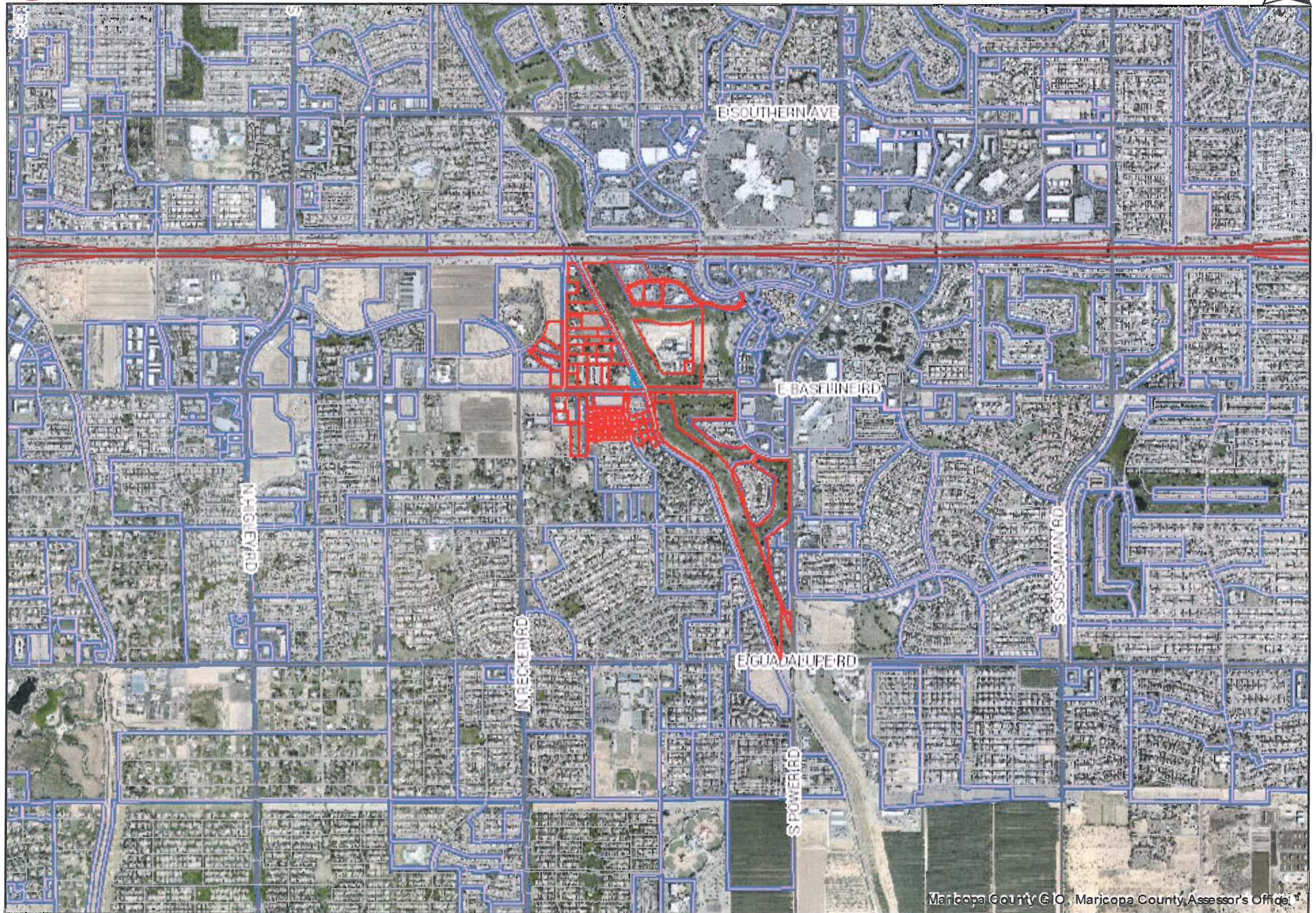
Sincerely,



W. Ralph Pew
PEW & LAKE, PLC



Map



Zen on Baseline
Neighborhood Meeting Notification List

Owner	Address	City	State	Zip
121 DEVELOPMENT INC	8333 ROYAL RIDGE PKWY STE 100	IRVING	TX	75063
4236 MICHELLE LLC	4504 E LEAH LN	GILBERT	AZ	85234
A T STILL UNIVERSITY OF HEALTH SCIENCES	800 W JEFFERSON ST	KIRKSVILLE	MO	63501
ANASTOS DOROTHY L/MICHAEL A	4225 E HARWELL CT	GILBERT	AZ	85234
ANTELL TIMOTHY W/FATIMA	4272 E TERRACE AVE	GILBERT	AZ	85234
B & R LAND PARCEL B LLC	875 N GREENFIELD RD STE 105	GILBERT	AZ	85234
B AND R LAND LLC	1840 E GUADALUPE RD NO 110	TEMPE	AZ	85283
B AND R LAND OWNERS ASSOCIATION	1840 E GUADALUPE RD NO 110	TEMPE	AZ	85283
BARELA EMILIO E JR/MONICA N	4299 E HARWELL CT	GILBERT	AZ	85234
BARNES KIMBERLY A	215 N POWER RD # 376	MESA	AZ	85205
BRADSHAW GERALD D	4285 E HARWELL CT	GILBERT	AZ	85234
BRENT AND CHERYL HARBERTSON FAMILY TRUST	1721 S RECKER RD	MESA	AZ	85206
BUMBLEBEE TRUST	4521 E FORD AVE	GILBERT	AZ	85234
BUSBY JENNY/MALCOLM	1859 S RECKER RD	MESA	AZ	85206
CF SUPERSTITION SPRINGS ARCIS LLC	4851 LBJ FREEWAY STE 600	DALLAS	TX	75244
CHARLOAIS TRUST	1925 S RECKER RD	MESA	AZ	85206
CILLEY CLIFFORD JAMES	4246 E MICHELLE AVE	GILBERT	AZ	85234
CIRCLE G SPRSTTN RANCH/SPRSTTN MEADOWS ASSOC	PO BOX 21316	MESA	AZ	85277
CIRCLE G SPRSTTN RANCH/SPRSTTN MEADOWS HOA	PO BOX 21316	MESA	AZ	85277
DANIEL AND KELLI MCDOWELL REVOCABLE LIVING TRUST	4370 E SANTA ROSA PL	GILBERT	AZ	85234
DARLENE AND MARTIN PHOEBE LIVING TRUST	4388 E SANTA ROSA PL	GILBERT	AZ	85234
DELTA COMMERCE PARK LLC	6056 E BASELINE RD NO 155	GILBERT	AZ	85234
DIAN ESTELLE CLARK REVOCABLE TRUST	4387 E HARWELL CT	GILBERT	AZ	85234
FACE CANYON LLC	1188 E CAMELBACK RD	PHOENIX	AZ	85014
FARR MICHELE/DAVID A	1540 N PHEASANT DR	GILBERT	AZ	85234
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801W DURANGO ST	PHOENIX	AZ	85009
FORNWALT WAYNE R/NANCI K	4263 E TERRACE AVE	GILBERT	AZ	85234
GARNER KENT R/SUZANN D TR	4234 E HARWELL CT	GILBERT	AZ	85234
HOMEOWNERS ASSOC FOR CIR G S RANCH & SUP MEAD	PO BOX 21316	MESA	AZ	85277
IMPERIAL SHERRI L	6159 E BASELINE RD	MESA	AZ	85206
JACOBS ROBERT BRIAN	1520 N PHEASANT DR	GILBERT	AZ	85234
JOHN & JULIE BEEBE FAMILY TRUST	1755 S RECKER RD	MESA	AZ	85206
JOHNETTY KATRINA	1741 S CLEARVIEW AVE UNIT 23	MESA	AZ	85209

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JONES BRANDYN R/JENNIFER L	4352 E SANTA ROSA PL	GILBERT	AZ	85234
JUAREZ JULIE MAY/JORGE MORENO	4245 E HARWELL CT	GILBERT	AZ	85234
KENNEDY GLEN/HELEN	1825 S RECKER RD	MESA	AZ	85206
KENNEDY RUSSELL E/AMBER A	1831 S RECKER RD	MESA	AZ	85206
KING BRUCE M/KATHLEEN	4212 E TERRACE AVE	GILBERT	AZ	85233
KING MELISSA/SCOTT	1510 N PHEASANT DR	GILBERT	AZ	85234
KIRKPATRICK ELINOR C TR	4244 E HARWELL CIR	GILBERT	AZ	85236
KIRKSVILLE COLLEGE OF OSTEO MED INC	800 W JEFFERSON ST	KIRKSVILLE	MO	63501
KIRKSVILLE COLLEGE OF OSTEOPATHIC MEDICINE IN	800 W JEFFERSON ST	KIRKSVILLE	MO	63501
KLEIN MARCUS/CHERYL L/STEVEN A/BECKY R	4350 E HARWELL CT	GILBERT	AZ	85234
KMR RECKER LLC	6846 E MONTE AVE	MESA	AZ	85209
KUMAR SHANTHA TR	4389 E SANTA ROSA PL	GILBERT	AZ	85234
LAYTON SKYLINE INVESTORS LLP	PO BOX 6776	MESA	AZ	85216
LEONG ALFRED/ANITA	4253 E TERRACE AVE	GILBERT	AZ	85234
LOVELL FAMILY TRUST	4188 E MELODY DR	GILBERT	AZ	85234
LUNDGREEN JOHN C	4369 E HARWELL CT	GILBERT	AZ	85234
LUU TRAM	4256 E MICHELLE AVE	GILBERT	AZ	85234
MARKHAM MICHAEL D/MICHELE M	6209 E BASELINE RD	MESA	AZ	85206
MCHONE BLAINE	4276 E MICHELLE AVE	GILBERT	AZ	85234
MCNEAL VANESSA MARIE/CASIAS TAMARA JEAN	1480 N PHEASANT DR	GILBERT	AZ	85234
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MIKE & KAY SCOTT FAMILY TRUST	1855 S RECKER RD	MESA	AZ	85206
MILLAR JASON/HEATHER	9265 E HARWELL	GILBERT	AZ	85234
MOSS JASON/CHERISE	4295 E HARWELL CT	GILBERT	AZ	85234
MURPHY PHILLIP J/LOUSIE J	4286 E MICHELLE AVE	GILBERT	AZ	85234
NATIONWIDE HEALTH PROPERTIES LLC	21001 N TATUM BLVD STE 1630-630	PHOENIX	AZ	85050
OCONNOR MARY ANN RYAN TR	12019 RADBOURNE STREET	WINTER GARDEN	FL	34787
PACIFIC RIM ROCKLIN R RANCH LP	8160 N HAYDEN RD SUITE J-208	SCOTTSDALE	AZ	85258
PALFREYMAN SCOTT/DIANE D	4264 E HARWELL CT	GILBERT	AZ	85234
PATRICIA A MCKLEM TRUST	4275 E HARWELL CT	GILBERT	AZ	85234
PHAN SHELLY JOYCE/GREGORY A	4254 E HARWELL CT	GILBERT	AZ	85234
PRATT JOHN J/MELISSA J	4262 E TERRACE AVE	GILBERT	AZ	85234
PRINCE GREGORY A/TRACY P	4232 E TERRACE AVE	GILBERT	AZ	85234
RAGSDALE MAURICE V/LYNDA M	4216 W MICHELLE AVE	GILBERT	AZ	85234

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REYNOLDS JACK B/CHERRI G TR	4242 E TERRACE AVE	GILBERT	AZ	85234
RHODES DALE E/ELAINE R	4266 E MICHELLE AVE	GILBERT	AZ	85234
RICHARD H AND FANNIE DORTCH FAMILY TRUST	4226 E MICHELLE AVE	GILBERT	AZ	85234
RICHMOND MICHAEL E/ROSELYN	1500 N PHEASANT DR	GILBERT	AZ	85234
RIOS MARCELO M/GOMEZ MERCEDES	4283 E TERRACE AVE	GILBERT	AZ	85234
RIVERA JERRY M	P O BOX 4535	HAGATNA	GU	96932
ROGER A HART AND JOYCE M HART REVOCABLE LIVIN	4243 E TERRACE AVE	GILBERT	AZ	85234
ROHR JOSEPH/ASHLEY FAY	4222 E TERRACE AVE	GILBERT	AZ	85234
ROMERO CARLOS/CHACON LAURA ISSA	4296 E MICHELLE AVE	GILBERT	AZ	85234
ROSSI FRANK L	4104 EAST INDIGO ST	GILBERT	AZ	85298
SABEEH RAMIZ	4282 E TERRACE AVE	GILBERT	AZ	85234
SAIA NEXGEN LLC	2120 E 6TH ST	TEMPE	AZ	85281
SAUL JOY S	1490 N PHEASANT DR	GILBERT	AZ	85234
SCOTT W & PEGGY A URRY FAMILY TRUST	1048 N WREN DR	GILBERT	AZ	85206
SHON RASMUSSEN FAMILY TRUST	4368 E HARWELL CT	GILBERT	AZ	85234
SMITH DANIEL/LISA	1530 N PHEASANT DR	GILBERT	AZ	85234
SPIES DAVID P/MARY PAT	4202 E TERRACE AVE	GILBERT	AZ	85234
STROBEL VALORY K/ARTHUR RICHARD	1350 E LOBSTER BAY CIR	GILBERT	AZ	85234
SUPERSTITION SPRINGS COMMUNITY MASTER ASSOC	2500 S POWER RD #126-3	MESA	AZ	85209
TIMMYSTI BROWN FAMILY TRUST	1735 S RECKER RD	MESA	AZ	85206
TRACY J WHITTENBERGER TRUST	4223 E TERRACE AVE	GILBERT	AZ	85234
URRY LYNN M/SCOTT W/PEGGY	1048 N WREN DR	GILBERT	AZ	85234
URRY SHANE WILLARD/MEREDITH LEE	1048 N WREN DR	GILBERT	AZ	85234
WHITTLE JOHN D/ANDREA M	4255 E HARWELL CT	GILBERT	AZ	85234
WILLIAMS FLAVIA CRISTINA DE ALMEIDA ROCHA	948 W SANTA CRUZ DR	TEMPE	AZ	85282
WINKLER KEVIN D/JANELLE M	4386 E HARWELL CIR	GILBERT	AZ	85234
WOODRUFF RICHARD/SUSAN	4235 E HARWELL CIR	GILBERT	AZ	85234
YANG JENNIFER PING/QIAN CHARLES XIAO-WU	4164 E MELODY DR	GILBERT	AZ	85234
YBARRA DAVID G	4274 E HARWELL CT	GILBERT	AZ	85234
YOUNG SHARON M	1560 N PHEASANT DR	GILBERT	AZ	85234
Z ANCHOR RANCH LLC	6036 E BASELINE RD	MESA	AZ	85206

Melissa Buxton
1058 S Amulet
Mesa AZ 85208

Dave Hubalik
6929 E Medina Ave
Mesa AZ 85209

Eric Jorgensen
7345 E Milargo Ave
Mesa AZ 85209

Jennifer Campbell
6555 E Southern Ave
Mesa AZ

San Montego Office
6745 E Superstition Springs Blvd
Mesa AZ 85206

Larry Musbach
5461 E Harmony Ave
Mesa AZ 85206

Rich Berger
6001 E Southern 40
Mesa AZ 85206

Corp Comm Link

Inverness Commons
7373 N SCOTTSDALE RD STE B170
SCOTTSDALE, AZ 85253

Parklinks at Superstition Springs HOA, I
6001 E SOUTHERN AVE #86
MESA, AZ 85206

Riverstone at Superstition Springs HOA
2135 E UNIVERSITY #117
MESA, AZ 85213

San Montego Owners Association
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

Stonegate Estates HOA
% PMG SERVICES
1839 S ALMA SCHOOL RD #150,
MESA, AZ 8521

SUPERSTITION LAKES
CONDOMINIUM ASSOCIATION
150 E ALAMO DR #3
CHANDLER, AZ 85225

Superstition Springs Community Master
Association
7235 E HAMPTON AVE #105
MESA, AZ 85209



Zen on Baseline



ZON19-00064

Neighborhood Meeting
February 25, 2019

Site Data

- *Size: 6.9 acres
- *Irregular Shape
- *Bound on the east by gas easement and canal



Context Plan



Current General Plan Designation: Neighborhood Suburban



Current Zoning: General Commercial and Limited Commercial

Map details include:

- Parcels: 1849, 1851, 1853, 1855, 1859, 1863, 1925, 1927, 1963, 6036, 6050, 6135
- Zoning Codes: RS-43, AG, GC, LC, AF, PS, P4D, LI
- Streets: E BASELINE RD, RIVERGATE BLVD
- Buildings: WAREHOUSE (blue), RESTAURANT (pink)

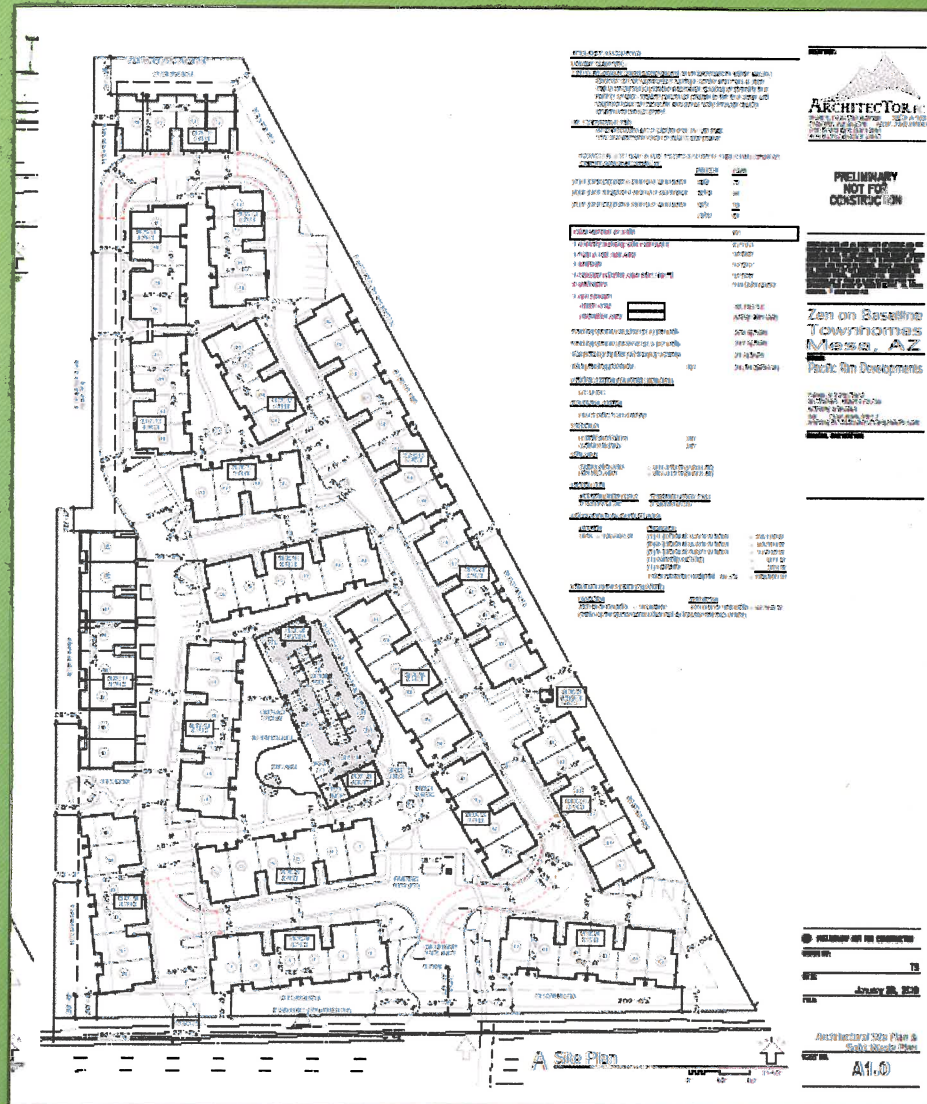
Permitted uses under current zoning



Our Request to the City of Mesa

- To rezone the property from General Commercial and Limited Commercial to Residential Multiple Dwelling (RM-2) with a Planned Area Development (PAD) Overlay to allow for the development of a 98-lot townhome community.

- *Size: 6.9 acres
- *98 Units
- *Density: 14.2 du/ac
- *Open Space: 12% of site area
- Parking: 242 spaces (206 req'd)





PACIFIC RIM GROUP

Zen on 50: Design Intent





