

**Pioneer Place Apartments
ZON20-00037
SWC of Broadway Road and Pioneer
Citizen Participation Report
May 6, 2020**

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with updated information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the following:

1. Site Plan Approval by the Planning and Zoning Board
2. Design Review Approval by the Design Review Board
3. Granting of a Development Incentive Permit (DIP) by the Board of Adjustment

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

Contact Information:

Those coordinating the Citizen Participation activities were the following:

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Action Taken:

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

1. A neighborhood meeting was held on December 20, 2018 with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting included 1) all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts within 1-mile of the property were notified (the registered neighborhood contacts list as be obtained from the City of Mesa Neighborhood Outreach Division). A copy of the notification letter for the neighborhood meeting is included with this Citizen Participation Report.

2. Phone calls were received from five neighbors and a summary of the discussions are attached to this report.
3. An e-mail distribution list was collected at the neighborhood meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed development plans. The listed contact persons were available to be contacted concerning additional presentations to make to groups of citizens or neighborhood associations upon request. No additional meetings were requested.
4. An up to date contact list for notifying adjacent landowners and other potentially affected citizens has also been included in this report. This list includes all owners of property located within 500-feet of the exterior boundary of the property. These owners, as well as those who attended the neighborhood meeting, were provided notice of public hearings by first class mail on March 17, 2020.
5. Two signs with information regarding the Planning and Zoning Hearing were posted on site on March 25, 2020.
6. Email correspondence from Mark Glover was received and responded to with acknowledgment of the concerns.
7. An additional neighborhood meeting was held on April 30, 2020 with property owners, citizens and interested parties to discuss the proposed project. The meeting was held virtually using the ZOOM platform. Copies of the PowerPoint presentation given were provided to participants. At least 18 persons attended the meeting.

Summary of Concerns, Issues and Problems and Resolutions

Citizen concerns were voiced throughout the process and the concerns included 1) opinion of neighbors that the use was a Group Home or Social Service Facility, 2) demographic of potential tenants and the existing dangers of the area, 3) multi-family density, and 4) building height.

The revised plan increased the building setbacks to adjacent neighbors and lowered the building height on the southwest corner of the building nearest to neighbors. Density for the project remained at the allowed density under the existing zoning. Explanation was given to neighbors and interested parties that the use was not a social service and the property owner believes in the area and believes the development will contribute to the positive growth and health of the neighborhood.

Attached Exhibits:

- A) List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property.
- B) Notification Map of surrounding property owners.

- C) Notification letter for the neighborhood meeting.
- D) Summary of First Neighborhood Meeting.
- E) First Neighborhood Meeting Sign-in sheet.
- F) Summary of phone calls made to Pew and Lake offices.
- G) List of property owners within 500' feet of the subject property and registered neighborhood contacts within 1 mile of the property.
- H) Notification letter for public notice.
- I) Public Notice Sign Posting Pictures and Affidavit.
- J) Second Neighborhood Meeting Summary and Participant Information
- K) Second Neighborhood Meeting PowerPoint Presentation

Schedule:

Pre-Submittal Conference - November 19, 2018

Neighborhood Meeting - December 20, 2018

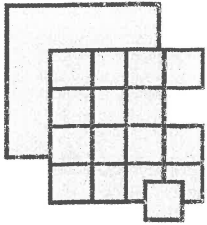
Formal Application - May 20, 2019

Follow-Up Submittal - January 21, 2020

Projected Board of Adjustment Hearing - May 6, 2020

Projected Design Review Meeting - May 12, 2020

Projected Planning and Zoning Board Hearing - May 13, 2020



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

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

December 6, 2018

Dear Neighbor:

On behalf of our client, Foster Arizona, an Arizona nonprofit corporation, we are pleased to invite you to a neighborhood meeting regarding a proposed development in your area. The proposed development is approximately 1.13 gross acres and located near the southwest corner of Broadway and Pioneer, as shown on the reverse side of this letter. The property is also known as Maricopa County Assessor parcel number 139-24-034C.

The property currently maintains both Limited Commercial (LC) and Multiple Residence (RM-2) zoning. Our request will be for the City of Mesa to zone the entire property as RM-2 with a Bonus Intensity Zone (BIZ) Overlay District to provide for deviations from certain development standards on the property.

If approved, this request will allow for the development of a quality 2 story, 13 unit apartment building which substantially complies with RM-2 development standards. Foster Arizona will make available an important service to the community by providing housing for young adult residents that are transitioning out of foster care and preparing for independent living.

A neighborhood meeting will be held at the time and place listed below to discuss the proposed changes and answer any questions you may have. As we proceed with our applications there will be future public hearings before the 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.

December 20, 2018 at 6:00 PM
Mesa Public Library – Main Branch
Saquaro Room
64 E 1st Street Mesa, AZ 85201

If you have any questions regarding this proposed development, please contact me or Jon Gillespie at (480) 461-4670.

Sincerely,

W. Ralph Pew
PEW & LAKE, PLC

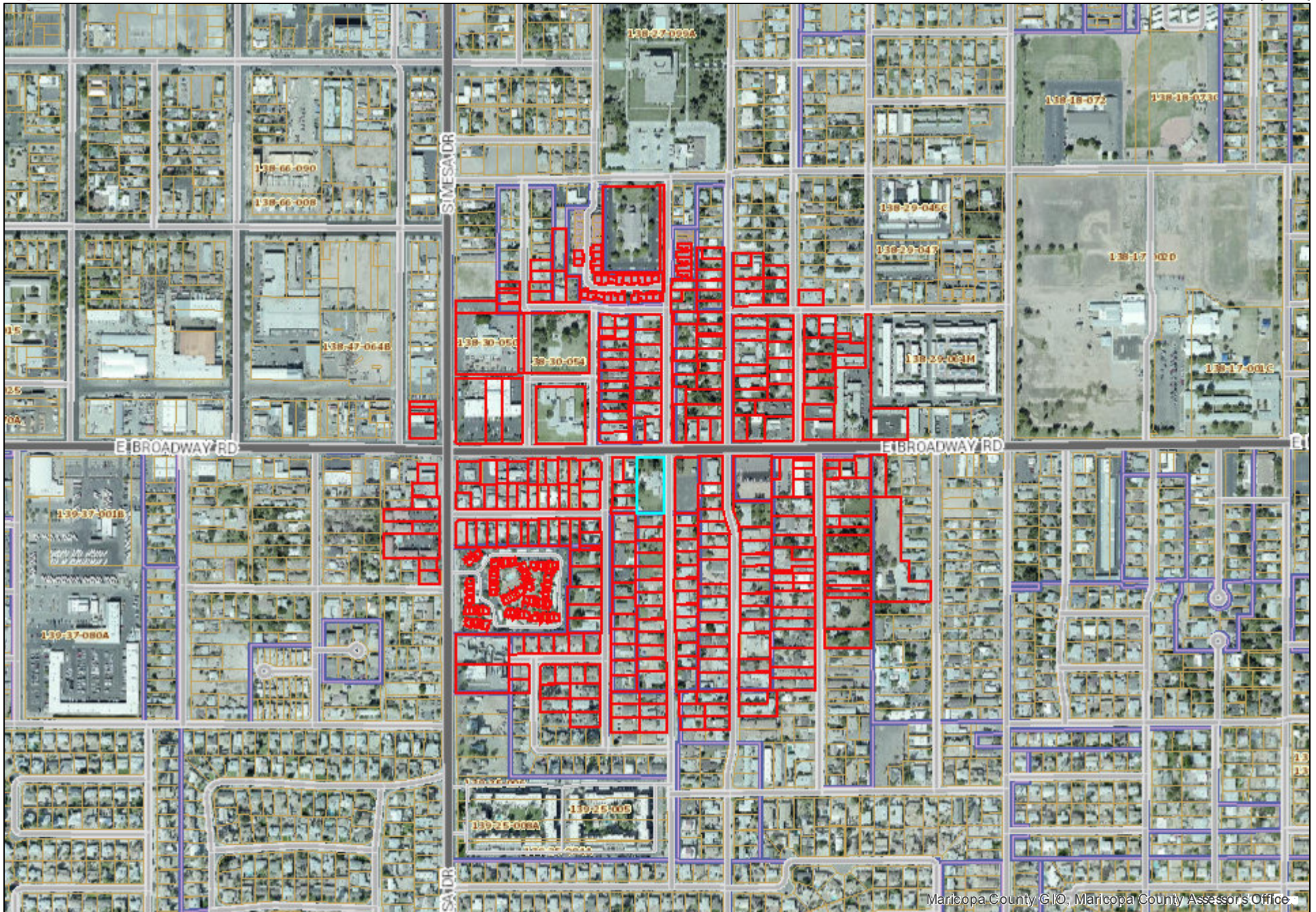


Map





Map



2018-1 1H BORROWER LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

361 EAST BROADWAY ROAD LLC
361 E BROADWAY RD
MESA, AZ 85210

A NEW LEAF INC
868 E UNIVERSITY DR
MESA, AZ 85203

ABBOTT ORMA H
309 S LESUER
MESA, AZ 85204

ACUNA EDUARDO
447/449 S HOBSON ST
MESA, AZ 85204

AEBERSOLD TOBIN F
460 S BELLVIEW ST
MESA, AZ 85204

ALAN W & MARYANN ALLRED
FAMILY TRUST
501 E 2ND AVE UNIT 24
MESA, AZ 85204

ALLEN FAMILY TRUST
1280 E 900 S
SPRINGVILLE, UT 84663

ALONSO CARLOS SERGIO/FARIAS
YESENIA CHAVEZ
335 S LESUEUR
MESA, AZ 85204

ALVARADO JAIME
504 S OLIVE CIR
MESA, AZ 85204

AMADOR MARIA DE LA LUZ TREJO
253 S UDALL
MESA, AZ 85204

ANDERSON JEREMY T/RIMER JANICE
455 S MESA DR UNIT 155
MESA, AZ 85210-2597

ANTONIO CARVALHO
TRUST/CARVALHO LEON
2389 VIA MARIPOSA W UNIT 2H
LAGUNA WOODS, CA 92637

APPCOM INVESTMENT LLC
150 N WILLIAM DILLARD DR SUITE
D121
GILBERT, AZ 85233-4513

ARBOR ON BROADWAY
ENTERPRISES LLC
6301 N 64TH DR NO 45
GLENDALE, AZ 85301

ARREOLA RAFAEL M/LILIA
550 S HOBSON
MESA, AZ 85204

ARVIZU CHRISTINE M
455 S MESA DR NO 165
MESA, AZ 85210

ASTON WILLIAM R/BRENDA L
421 S LESUEUR
MESA, AZ 85204

ATIKUZZAMAN SYED
2003 E RICE DR
TEMPE, AZ 85283

ATLAS COMMERCIAL LLC
6250 E CHENEY DR
PARADISE VALLEY, AZ 85253

ATLAS RESIDENTIAL LLC
6250 E CHENEY DR
PARADISE VALLEY, AZ 85253

AVERY ELIZABETH
455 S MESA DR UNIT 107
MESA, AZ 85210-2708

AVILEZ PILAR RUIZ/RUIZ GLORIA Z
406 E HACKAMORE
MESA, AZ 85203

AYON YOLANDA B
430 E CRESCENT AVE
MESA, AZ 85204

BARALES APARTMENTS LLC
691 E KAPASI LN
SAN TAN VALLEY, AZ 85140

BARNEY REX ORDELL/GALE
HANSEN TR
259 S PIONEER
MESA, AZ 85204

BARNEY WAYNE L/LYNETTE D
455 S MESA DR NO 151
MESA, AZ 85210

BARRAGAN RAFAEL
450 E CRESCENT AVE
MESA, AZ 85204

BARRAZA RAMON SR/RAQUEL
459 S LE SUEUR ST
MESA, AZ 85204

BECKER NANCY
340 S OLIVE AVE
MESA, AZ 85204

BELL WAYNE THOMAS & GLORIA
JEAN
445 S PIONEER ST
MESA, AZ 85204

BENITES PATRICIO
ROMERO/FRAGOSO JESSE ROMERO
452 S HOBSON
MESA, AZ 85204

BERDINE KAREN KUNZ
PO BOX 461
MESA, AZ 85211

BERTOLOTTI VICTOR
HUGO/MARIANA
2807 N PENNINGTON DR
CHANDLER, AZ 85224-1861

BIGGS BRITTANY A/CLUFF CHAD E
733 E UNIVERSITY DR STE 3
MESA, AZ 85203

BLAU VARDELL R
504 S BELLVIEW
MESA, AZ 85204

BONN CAROLYN/VANHORN
BEVERLY A
243 S UDALL ST
MESA, AZ 85210

BOYLE ADAM R/ROBERT F/MOLLY K
455 S MESA DR NO 158
MESA, AZ 85210

BRAIDIC DAVID A/MERCEDES C
455 S MESA DR UNIT 170
MESA, AZ 85210

BRIANTE DIEGO/CAROL A
363 CHRISTOPHER PL
VICTORIA, BC V9C1Z5

BROOKS BENSON/BROOKLYN
260 S OLIVE
MESA, AZ 85204

BRYSON PAIGE
511 E 3RD AVE
MESA, AZ 85204

BULLOCK JAMES/ASHLEY
334 S HOBSON
MESA, AZ 85204

BUNSONGSIKUL PAUL
455 S MESA DR UNIT 122
MESA, AZ 85210

BVH STARLIGHT TRUST
8650 E STARLIGHT WY
SCOTTSDALE, AZ 85250

C CHURCH OF JESUS CHRIST LDS
CORP PRES
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150

CACTUS INVESTMENT
DEVELOPMENT LLC
1751 S HENKEL CIR
MESA, AZ 85202

CALDWELL ETHEL A
501 E 2ND AVE UNIT 26
MESA, AZ 85204-1089

CAMPANELLA LEONARD
P/SZUMIGALA JENETTE E
4744 W TYSON ST
CHANDLER, AZ 85226

CAPACCIO FAMILY REVOCABLE
TRUST
8519 E SAN LUCAS DR
SCOTTSDALE, AZ 85258

CARADINE JOHN H/PRESTON
T/ASHLEY L
346 S HOBSON
MESA, AZ 85204

CARO HECTOR M/YOLANDA
C/CASTRO K Y C/ETAL
431 E CRESCENT AVE
MESA, AZ 85204

CARPENTER ROY L/CLAUDINE A TR
2057 E COVINA ST
MESA, AZ 85213

CASTILLO RODNEY/JEANENE B
501 E 2ND AVE UNIT 30
MESA, AZ 85204

CENTRAL GPS LLC
P O BOX 2975
MESA, AZ 85214

CHACON RODOLFO/LAURO
Q/MARIO/DAVID
624 E BROADWAY RD
MESA, AZ 85204

CHANG STEVE M/SOUVANTHONG
350 E 5TH AVE SE BUILDING
MESA, AZ 85210

CHARLES A SKINNER FAMILY
REVOCABLE TRUST
1135 N FAIRWAY DR
PRESTON, ID 83263

CHENG YAO
455 S MESA DR UNIT 134
MESA, AZ 85210

CHIN TSANG K
F/JACK/BENNY/VINCENT
5541 S MESQUITE GROVE WAY
CHANDLER, AZ 85249

CHURCH OF JESUS CHRIST LDS CORP
PRES
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150

CHURCH OF JESUS CHRIST OF LDS
THE
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150

CLARK THOMAS L/JEANNE L
610 E BROADWAY
MESA, AZ 85204

CLOSE WILLIAM SMITH II
3047 E NANCE ST
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CLUFF CHAD/BIGGS BRITTANY
ANNE
733 E UNIVERSITY DR SUITE 3
MESA, AZ 85203

CMH LLC
2251 N SINAGUA
MESA, AZ 85203

COBB VIRGINIA
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SNOWFLAKE, AZ 85937

CONCERNED CHRISTIANS OF MESA
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MESA, AZ 85204

CRANDELL JAMES M
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MESA, AZ 85211

CRUZ GLORIA
328 S HOBSON
MESA, AZ 85204

DALLMAN BRITTANY
SKYLER/NATHAN JON
243 S PIONEER
MESA, AZ 85204

DE LA ROSA PAUL M
522 S HOBSON
MESA, AZ 85204-2516

DEL CARMEN LIZARRAGA MARIA
455 S MESA DR 173
MESA, AZ 85210

DEL MURO HILARIO P/VIOLETA
354 W BOLERO DR
TEMPE, AZ 85284

DELMURO HILARIO P/VIOLETA
354 W BOLERO DR
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DGH ENTERPRISES LLC
531 S MESA DR
MESA, AZ 85210

DINA VAN MINNEN LIVING TRUST
5770 OSTROM AVE
ENCINO, CA 92316

DOERING SUSIE HEEKYUNG
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MESA, AZ 85210

DRAPER 8 HOLDINGS LLC
21738 E ORION WY
QUEEN CREEK, AZ 85242-6448

DUNIGAN RYAN/ERIN
614 N ROBSON
MESA, AZ 85201

DVAN LLC
3091 E SAN PEDRO CT
GILBERT, AZ 85234

EAMES NINA SUE
501 E 2ND AVE UNIT 29
MESA, AZ 85204

EJB ENTERPRISES LLC
2606 N HALL CIR
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ENTRUST ARIZONA LLC FBO JUAN
CRUZ IRA #12855
946 E CITATION LN
TEMPE, AZ 85284

ENTRUST ARIZONA LLC FBO JUAN
CRUZ IRA #12855
946 E CITATION LANE
TEMPE, AZ 85286

ERICKSEN JAMES W/SUSAN J
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ESCALANTE MARIA L
22049 N VAN LOO DR
MARICOPA, AZ 85138

ESPANA ROSA M
554 S HOBSON
MESA, AZ 85204

ESPANA ROSA MARIA
554 S HOBSON
MESA, AZ 85204

ESPINOZA JOSE MEJIA/DE ANDA
QASSAUNDRA RENE
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MESA, AZ 85204

E-SQUARED LIVING TRUST
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ESSAR OMAR T
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ESTRADA MARIO/MARIA
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MESA, AZ 85204

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EXPRESS COMPANIES X LLC
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FABIAN JAVIER ORTIZ
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FEEZOR GARY/DIXIE/ROBERTSON
REBECCA/RACHEL
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MESA, AZ 85204

FERA ANTHONY
1609 W EL MONTE PL
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FERGUSON FRED E III/SARA M
5525 E PERSHING AVE
SCOTTSDALE, AZ 85257

FIRST CLASS REALTY AND
INVESTMENTS
2111 E GONDOLA LN
GILBERT, AZ 85234

FLANNERY VANCE
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SIGNAL HILL, CA 90755

FVC RESIDENTIAL LLC
14144 TIERRA MORENA DR
EL PASO, TX 79938

G & A PROPERTY INVESTMENTS LLC
1039 E INGRAM ST
MESA, AZ 85203

GABRIEL LUIS G
550 S PIONEER
MESA, AZ 85204

GALINDO TEODORO
1440 E 2ND AVE
MESA, AZ 85204

GALLO MARTIN/ELVIRA P
2997 E VERNON ST
GILBERT, AZ 85296

GARCIA HUMBERTO S
641 E BROADWAY
MESA, AZ 85204

GARCIA HUMBERTO S/LUIS A
3323 E GARNET AVE
MESA, AZ 85204

GARCIA MARIA O
202 S ELMONT DR
APACHE JUNCTION, AZ 85220

GARCIA WILLIAM I JR/ELSIE C
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MESA, AZ 85210

GARIBO JORGE
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MESA, AZ 85204

GARTNER BENJAMIN
455 S MESA DR UNIT 168
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GATZ CHRISTINA M
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MESA, AZ 85210

GAYLE & DIANE GUINN REVOCABLE
TRUST
501 E 2ND AVE UNIT 11
MESA, AZ 85204

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CHANDLER, AZ 85225

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14550 N PAUL SPUR DR
PRESCOTT, AZ 86305

GIRAGOSIAN RAYMOND/MOHADJERI
REGINA
23813 BESSEMER ST
WOODLAND HILLS, CA 91367

GLOVER MARK E/ANN
466 S PIONEER
MESA, AZ 85204

GOKSEN FULDEN
1989 W ELLIOT RD
CHANDLER, AZ 85224

GONZALEZ HECTOR G
559 S LESUEUR ST
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GONZALEZ NEFI SAUL JR/MARISSA
540 S HOBSON
MESA, AZ 85204

GRAY CONNIE IRENE
234 S HOBSON
MESA, AZ 85204

GREEN HOME RENTALS LLC
111 E DUNLAP AVE SUITE 1-293
PHOENIX, AZ 85251

GUTIERREZ GUADALUPE/ERIK/ETAL
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GUTIERREZ LORENZO
454 E CRESENT
MESA, AZ 85204

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HARRIS ARTHUR J TR
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MESA, AZ 85204

HAWS REED B/MARIA E TR
525 S PIONEER
MESA, AZ 85204

HEAP DELBERT D/JACQUELINE N TR
1719 W AUBURN
MESA, AZ 85201

HERNANDEZ ALEXANDRIA V
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MESA, AZ 85204

HERNANDEZ JESUS/RODRIGUEZ
ALMA
458 S OLIVE DR
MESA, AZ 85204

HERNANDEZ RITO C
329 S LESUEUR
MESA, AZ 85204

HERRERA OCTAVIO/OLIVA
419 E CRESCENT AVE
MESA, AZ 85204

HEYWOOD JOSHUA P/STEPHANIE D
237 E GRANDVIEW ST
MESA, AZ 85201

HIXON WILLIAM E/HONG THANH
CHAU
367 W VINEDO LN
TEMPE, AZ 85284

HOLLOWAY GEOFFREY L/SUSAN E
2227 W ISABELLA AVE
MESA, AZ 85202

HORNG SAEM/CHUM SOPHON
531 S LESUEUR
MESA, AZ 85204

HOSSEN MD MURAD/AFRIN SONIA
7414 E KNOWLESS AVE
MESA, AZ 85209

HOUSING FOR HOPE INC
4747 N 7TH AVE
PHOENIX, AZ 85013

HUDDLESTON JAMES E/HULL
KATHLEEN
8220 E VOLTAIRE
SCOTTSDALE, AZ 85260

HUI CHUN T
3515 E BART ST
GILBERT, AZ 85295

HUNT DARCY K/LAURA F
326 S PIONEER
MESA, AZ 85204

HUNT FREDRICK L/DIANA B TR
1645 E GLADE AVE
MESA, AZ 85204

I H S INVESTMENTS LLC
4406 E MAIN ST 102-2
MESA, AZ 85210

INDIAN WELLS REAL ESTATE LLC
3750 E INDIAN WELLS DR
QUEEN CREEK, AZ 85142

JAGNE PASALLA S
455 S MESA DR NO 101
MESA, AZ 85210

JC HONOR LAW LLC
39961 PASEO PADRE PKWY
FREMONT, CA 94538

JEAN WILLIAMS FAMILY TRUST
248 S OLIVE NO A
MESA, AZ 85204

JENSEN CARRIE ELIZABETH
PO BOX 10498
TEMPE, AZ 85284

JIMENEZ CONRRADO/LAURA
1511 E EMELITA AVE
MESA, AZ 85204

JOHN D & KATHY L HOLMES FAMILY
TRUST
1904 E GONDOLA CT
GILBERT, AZ 85234

JOHNSON BRIAN
194 STINE DR
COLLEGEVILLE, PA 19426

JOHNSON RICHARD F/LINDA J TR
231 S PIONEER
MESA, AZ 85204

JONES BEVERLY
501 E 2ND AVE #15
MESA, AZ 85204

JONES CHANSON H/KALENA
4807 MEADOW VIEW DR
PASCO, WA 99301

JONES MABEL S TR
303 S PIONEER ST
MESA, AZ 85204

JONES RAYMOND
460 S LESUER ST
MESA, AZ 85204

KAMP GROUP LLC
6271 S TWILIGHT CT
GILBERT, AZ 85297

KAPOGIANIS JOHN
V/KONSTANTINOS V/DIMITRA K
324 N MARIE AVE
FULLERTON, CA 92833

KBJF LLC
3091 E SAN PEDRO CT
GILBERT, AZ 85234

KJB PROPERTY HOLDINGS LLC
517 S BLOSSOM
MESA, AZ 85206

KKR HOLDINGS LLC
5539 W BUCKHORN TRL
PHOENIX, AZ 85083

KOPEC ANNA
3031 N SUNAIRE CIR
MESA, AZ 85215

KOPEC STANISLAW/ ANNA
4155 N LOMOND
MESA, AZ 85215-0857

KRB INC
3097 E ROBIN LN
GILBERT, AZ 85296

KSL LLC
461 W HOLMES AVE UNIT 130
MESA, AZ 85210

LAI CHI THI KIM
280 W BROOKS ST
GILBERT, AZ 85233

LANE SHIRLEY ANN
509 S OLIVE
MESA, AZ 85204

LEE M SHUMWAY FAMILY TRUST
239 S PIONEER 41
MESA, AZ 85205

LEMESA PROPERTY LLC
7727 W MAUI LN
PEORIA, AZ 85381

LEWIS DANA
455 S MESA DR UNIT 128
MESA, AZ 85210

LIN CHING C HUANG
455 S MESA DR UNIT 118
MESA, AZ 85210

LIZARRAGA ROBERTO
832 E 10TH AVE
MESA, AZ 85204

LOPEZ JENNIFER M/RODRIGUEZ
MAGDELENA TORRES
440 S PIONEER
MESA, AZ 85204

LU ZAIMING/XIANG MING
2110 CAMERON RAVINE PL NW
ADMONTON, AB T6M0L9

LU ZAIMING/XIANG MING
2110 CAMERON RAVINE PLACE NW
DMONTON, AB T6M0L9

LUCAS A RUIZ REVOCABLE TRUST
3629 E FOUNTAIN ST
MESA, AZ 85205

LUJAN KATRINA RENEE/RICARDO E
455 S MESA DR UNIT 174
MESA, AZ 85210-2598

LYNARD AND ELEANOR BOWERS
REVOCABLE TRUST
6415 E HEATHER DR
MESA, AZ 85215

LYON JAMES M/MELANIE B
444 E 3RD AVE
MESA, AZ 85204

MAGALLANES RUBEN RIVAS/ISABEL
425 S MESA DR
MESA, AZ 85210

MAGALLANES RUBEN/ISABEL
3925 E TONTO ST
PHOENIX, AZ 85044

MAGANA FRANCISCO/GLORIA
1519 W LAUREL AVE
GILBERT, AZ 85233

MAGGIO STEPHANIE
455 S MESA DR UNIT 139
MESA, AZ 85210

MALAKIAN MAJID
7591 E NESTLING WY
SCOTTSDALE, AZ 85255

MALCHOW FAMILY TRUST
200 MICAH CT
FRUITA, CO 81521

MALDONADO JOSE/MARIE CARMEN
318 S PIONEER ST
MESA, AZ 85204

MANNING SUSAN E
5104 E VAN BUREN ST UNIT 1053
PHOENIX, AZ 85008

MARIN AGUSTIN H
PO BOX 665
MESA, AZ 85211

MARIN FERNANDO A
411 S OLIVE DR
MESA, AZ 85204

MARISCALES-WOODSON TRUST
515 S HOBSON
MESA, AZ 85204-2515

MARQUEZ SAUL C/MARGARET A
18440 E MACAW DR
QUEEN CREEK, AZ 85142

MARTINEZ MARIO A
251 S HOBSON ST
MESA, AZ 85204

MARTYN DAPHNE
MOYRA/BENJAMIN JOHN/BETHANY
R
455 S MESA DR UNIT 160
MESA, AZ 85210

MASON FAMILY TRUST
501 E 2ND AVE UNIT 10
MESA, AZ 85204

MAYO CHARLES S/LAVENDER
SANDRA COLLEEN
340 S PIONEER ST
MESA, AZ 85204

MAYS REAL ESTATE CORPORATION
391 W WILDHORSE DR
CHANDLER, AZ 85286

MCATEE STEVEN A
4310 LOWER HONOAPILANI RD - 610
LAHAINA, HI 96761

MCQUOWN THOMAS/JAN
240 S HOBSON
MESA, AZ 85204

MELLAS NICHOLAS A/GEORGIA N
8734 E SAN ARDO DR
SCOTTSDALE, AZ 85258

MENDIETA AIDA/FLORES PROCOPIO
J A/FLORES E M
534 S HORNE
MESA, AZ 85204

MERRILL BRENDA
443 E CRESCENT
MESA, AZ 85204

MESA CHURCH
2057 E COVINA
MESA, AZ 85213

MESA CHURCH
2057 E COVINA
MESA, AZ 85201

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

MESA CITY OF
PO BOX 1466
MESA, AZ 85211

MESA CONDOMINIUM RENTAL LLC
5232 E FANFOL DR
PARADISE VALLEY, AZ 85253

MICHELLE LAGRAVE ANTHONY
TRUST ETAL
17871 LA ROSA LN
FOUNTAIN VALLEY, CA 92708

MICHELLE LAGRAVE ANTHONY
TRUST/FIELD M E ETAL
17871 LA ROSA LN
FOUNTAIN VALLEY, CA 92708

MILES JOHN
543 S PIONEER ST
MESA, AZ 85204

MILLENNIAL ACRES B&B LLC
991 TAYLOR FARM DR UNIT 851
TAYLOR, AZ 85939

MINDERMANN RYAN E
1509 W CAPRI AVE
MESA, AZ 85202

MISRA NITIN/RAM
455 S MESA DR NO 178
MESA, AZ 85210

MOFFITT MARK E/KATHLEEN H
328 S OLIVE
MESA, AZ 85204

MOKBEL JASON
2995 AMBER DR
CORONA, CA 92882

MONTIEL VICENTE
431 E VINE AVE
MESA, AZ 85204

MONTOYA AMANDA G
VALLADARES
534 S HOBSON ST
MESA, AZ 85204

MORRIS ANITA
353 S HOBSON
MESA, AZ 85204

MUNOZ NEMECIO GONZALEZ
1114E JARVIS AVE
MESA, AZ 85024

MZM ENTERPRISES LLC
661 N MONTEREY ST NO 5
GILBERT, AZ 85233

NAUMANN JARED/SALUD NETWORK
PROPERTIES LLC
1012 S STAPLEY DR UNIT 113
MESA, AZ 85204

NAVA ADAN/PACHECO MARTINA G
444 S HOBSON
MESA, AZ 85204

NELDA P MALOY LIVING TRUST
89 WEST 8TH ST
EAGAR, AZ 85925

NELSON LEWIS W/MELANIE L
334 S OLIVE
MESA, AZ 85204

NEPTUNE BURT/KARON
536 S PIONEER
MESA, AZ 85202

NEW HORIZON SCHOOL FOR THE
PERFORMING ARTS
446 E BROADWAY
MESA, AZ 85204

NEWHAGEN JILL
455 S MESA DR 154
MESA, AZ 85210

NORMA J HURT REVOCABLE TRUST
501 E 2ND AVE UNIT 31
MESA, AZ 85204

NORTON STEVEN R
455 S MESA DR
MESA, AZ 85210

NS CAPITAL LLC
10261 W FOOTHILL DR
PEORIA, AZ 85383

O HOMES LLC
10533 E VIVID AVE
MESA, AZ 85212

OCHOA DOLORES E RAMOS
467 S OLIVE
MESA, AZ 85204-2523

OCHOA JORGE MARQUEZ
517 S LESUEUR ST
MESA, AZ 85204

OCHOA SERGIO
409 E CRESCENT AVE
MESA, AZ 85210

OLSEN JEFFREY/SHANNON
7851 E HORIZON VIEW DR
ANAHEIM, CA 92808

ONEILL EDDIE
426 S CACTUS WREN ST
GILBERT, AZ 85296

ONG PARTNERS
PO BOX 52085 DC-17
PHOENIX, AZ 85072-2085

ONG PARTNERS
430 W UNIVERSITY
MESA, AZ 85201

ORAK MICHELLE
455 S MESA DR UNIT 162
MESA, AZ 85210-2597

ORELLANA MONICA
3325 14TH ST
CLEAR LAKE, CA 95422

OSORIO FEDERICO OCHOA/OCHOA
JUANA M
601 S PIONEER
MESA, AZ 85204

OWEN MARY CHRISTINA
315 S LESUER
MESA, AZ 85204

PAN ALAN/MINDY
12156 E CASITAS DEL RIO DR
SCOTTSDALE, AZ 85255

PASLEY CO LLC
11429 E LE MARCHE DR
SCOTTSDALE, AZ 85255

PENNER HEATHER LEE
625 E 3RD AVE
MESA, AZ 85204

PEREZ CECILIO SAENZ/GONZALEZ
MORALES MARIA N
343 S LASUEUR RD
MESA, AZ 85204

PEREZ YALEEN B/GEORGE G
3244 E ARIS DR
GILBERT, AZ 85298

PERRY FAMILY TRUST
32 W RAWHIDE AVE
GILBERT, AZ 85233

PERRY MABRY WAYNE/KATHLEEN
453 E CRESCENT AVE
MESA, AZ 85204

PETERSEN LANDON/ASHLEY
302 S HOBSON
MESA, AZ 85204

PETERSON DOUGLAS
KAY/CHRISTINE
2353 E BEAR HILLS CIR
DRAPER, UT 84020

PIERCE JOSEPH/CAROL
1007 E MARICOPA FWY
PHOENIX, AZ 85034

PINNACLE MARKETING LLC
3091 E SAN PEDRO CT
GILBERT, AZ 85234

PONDEROSA BLUE RIDGE LLC
430 E TREMAINE AVE
GILBERT, AZ 85299

POTTERF TRENT C/APRIL
1798 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

PREHAB FOUNDATION
868 E UNIVERSITY DR
MESA, AZ 85203

PRE-HAB FOUNDATION
868 E UNIVERSITY DR
GILBERT, AZ 85203

PRESSER HELMUT/DARLENE D
1418 W 4TH AVE
OSHKOSH, WI 54902

R & I DC MANOR 26 LLC
25113 DEWOLFE RD
NEWHALL, CA 91321

RAKESTROW MIKKI/FORDTNER
DERRICK
433 S HOBSON ST
MESA, AZ 85204

RAMIREZ ALFREDO
530 S PIONEER
MESA, AZ 85204

RAMIREZ SANTIAGO LUNA/LUNA
AMANDA
431 S OLIVE DR
MESA, AZ 85204

RANDALL FAMILY TRUST
21971 E ESCALANTE RD
QUEEN CREEK, AZ 85142

REDSHIRT ALANNA S/YAZZIE
FARRAH
1464 S STAPLEY DR APT 2047
MESA, AZ 85204

REIDHEAD LORIS D
415 S LESUEUR
MESA, AZ 85204

REYES AARON ANTONIO
1557 E HARMONY AVE
MESA, AZ 85204

RICHARDSON LARRY A/ERLENE
333 S PIONEER
MESA, AZ 85204

RINGEL BRIAN
3405 E COVINA CIR
MESA, AZ 85213

RIOS GEORGE F/MAYELLA V
9039 N 127TH ST
SCOTTSDALE, AZ 85259

RIVERA JOSE R V/ARACELI P
440 S LESUER
MESA, AZ 85204

RIVERBEND AZ LLC
7514 WESTCLIFF DR
LAS VEGAS, NV 89145

ROBINSON KEITH A/KIMBERLEE
518 E BROADWAY
MESA, AZ 85204

RODRIGUEZ FAMILY REVOCABLE
TRUST OF 2014
28040 LACOMB DR
CANYON COUNTRY, CA 91351

RODRIGUEZ JUAN C/CRUZ L
523 S LESUEUR ST
MESA, AZ 85204

RODRIGUEZ SERGIO/MARTHA
P O BOX 1768
CHANDLER, AZ 85244-1768

ROGEL JAVIER/GRACIELA
7119 W VERDE LN
PHOENIX, AZ 85033

ROGEL JAVIER/GRACIELA
12402 W MONROE ST
AVONDALE, AZ 85323

ROGERS DORA
529 S PIONEER ST
MESA, AZ 85204

ROJAS FELIX
428 E CRESCENT AVE
MESA, AZ 85204

RUSSELL CYRUS & LURLINE TR
540 E BROADWAY
MESA, AZ 85204

RUSSELL GARY/MARGIE
WESTOVER/DUNCAN T B/P R
PO BOX 1363
PINE, AZ 85544

SACKLEY MARJORIE
ETHEL/GARDINER JENNIFER A
501 E 2ND AVE NO 12
MESA, AZ 85204

SALAS JOSE J LOPEZ/VALDEZ
CLAUDIA E
505 S PIONEER
MESA, AZ 85204

SALDANA CECILIO CORTEZ
462 S HOBSON
MESA, AZ 85204

SALUD NETWORK PROPERTIES LLC
1012 S STAPLEY DR SUITE 113
MESA, AZ 85204

SANCHEZ JESUS R/ELODIA H
246 E 9TH AVE
MESA, AZ 85210

SANCHEZ MANUEL/MARTHA N
447 E CRESCENT AVE
MESA, AZ 85204

SANDOVAL MARCO ANTONIO
C/PADILLA YURI B V
1050 W 8TH AVE APT 272
MESA, AZ 85210

SCHEER ADAM E
455 S MESA DR NO 136
MESA, AZ 85210

SCOTT ANTHONY J
323 S LESUER
MESA, AZ 85204

SEVERTSON RONALD L/MACIAS
LINDA MAE
435 S OLIVE DR
MESA, AZ 85204

SHARON MARIE BRAND QUINTERO
TRUST/ETAL
542 E BROADWAY
MESA, AZ 85204

SHEA RHONDA L
62 PENINSULA CT
NAPA, CA 94559

SHERMAN DMITRY
455 S MESA DR NO 175
MESA, AZ 85210

SLACK CHARLES J JR/ELIZABETH TR
1575 W LAUREL AVE
GILBERT, AZ 85233

SMITH CRAIG K/KATHLEEN W
15623 E CHAPALA ST
GILBERT, AZ 85234

SMITH DAVID R/CRYSTAL A
1739 E BROADWAY RD UNIT 272
TEMPE, AZ 85282

SMITH SHAWN D
427 E CRESCENT ST
MESA, AZ 85204

SMITH WANDA T
501 E 2ND AVE 22
MESA, AZ 85204

SOLESOLEONE TRUST
4600 S KACHINA DR
TEMPE, AZ 85282

SONG TIFFANY
455 S MESA DR UNIT 129
MESA, AZ 85210

SOSA GENARO BARRITA
413 E CRESCENT AVE
MESA, AZ 85210

SPCR 1948 LLC
847 W KNOWLES CIR
MESA, AZ 85210

SPENCER OLIVE APARTMENTS LLC
1010 E LEHI RD
MESA, AZ 85203

SPILT WILLEM G JR
506 S PIONEER ST
MESA, AZ 85204

SPRATLEY NANCY T
501 E 2ND AVE UNIT 25
MESA, AZ 85204

STALLINGS JIM/SOONTAREE
11477 N 141ST ST
SCOTTSDALE, AZ 85259

STEPANOV ALEXEI
P O BOX 8194
SAN JOSE, CA 95155

STEPHANY ADRIENNE M
455 S MESA DR UNIT 164
MESA, AZ 85210

STUART MARK ETHAN
511 S PIONEER ST
MESA, AZ 85203

SWENSON EUGENE JAMES JR TR
449 S LESUEUR
MESA, AZ 85204

SWH 2017-1 BORROWER LP
8665 E HARTFORD DR SUITE 200
SCOTTSDALE, AZ 85255

SYVERSON MICHAEL J/DIPPOLITO
ADELAIDE TR
10270 CUNNINGHAM AVE
WESTMINSTER, CA 92683

TAH 2015-1 BORROWER LLC
PO BOX 6660
FOLSOM, CA 95763

TAYLOR ALMA R III
501 E 2ND AVE UNIT 13
MESA, AZ 85204

TAYLOR PATRICK C TR
1841 EBERS ST
SAN DIEGO, CA 92107

THOMAS J CSASZAR LIVING TRUST
13218 W POMEGRANATE DR
SUN CITY WEST, AZ 85375-4524

THOMAS M AND HEIDI M JOHNSON
TRUST
1979 E EL FREDA RD
TEMPE, AZ 85284

THOMPSON DAVID
1675 W SAN REMO ST
GILBERT, AZ 85233

TORRES MARIO
549 S UDALL
MESA, AZ 85204

TRAN HUONG T
3819 SEVEN TREES BLVD NO 104
SAN JOSE, CA 95111

TRAVIS DANIEL
455 S MESA DR UNIT 166
MESA, AZ 85210-2598

TREJO CARLOS H CANALES
455 S HOBSON
MESA, AZ 85204

TREZZA KAREN A/RICHARD J
793 E GEMINI PL
CHANDLER, AZ 85249

TRIM MARCIANA
455 S MESA DR NO 137
MESA, AZ 85210

TRUONG TAM
5130 S HUACHUCA PL
CHANDLER, AZ 85249

TRUONG VIEN M/TRAN VI T
455 S MESA DR UNIT 105
MESA, AZ 85210

TURLEY JAY FREEMAN/LEONA
FAIRBOURN TR
235 S PIONEER
MESA, AZ 85204

TURLEY LIVING TRUST
501 E 2ND AVE UNIT 28
MESA, AZ 85204

TURLEY STUART R/MARY K
320 S OLIVE
MESA, AZ 85204

TW INTERNATIONAL LLC
4505 S ALDER DR
TEMPE, AZ 85282

TW2 PROPERTIES LLC
3327 E FOUNTAIN ST
MESA, AZ 85213-5524

UCHYTIL VALENTINE A & JULIA
456 S LESUEUR ST
MESA, AZ 85204

V7 HOLDINGS LLC
131 W 1ST ST SUITE A
MESA, AZ 85201

VALENZUELA STEVEN O/SANDRA S
TR
6969 W ROSE GARDEN LN
GLENDALE, AZ 85308

VAN HORN LANDING TRUST
425 W RIO SALADO PKWY UNIT 110
TEMPE, AZ 85281

VANCE KAREN/SMITH JESSICA
341 S LESUEUR
MESA, AZ 85204

VANDERAA NICHOLAS J/ETHEL
555 S PIONEER
MESA, AZ 85204

VANWINKLE DAVID LEE
529 S HOBSON
MESA, AZ 85204

VASQUEZ ELIU XAHUENTITLA
455 S MESA DR UNIT 149
MESA, AZ 85210

VIERA SAMUEL R/HERRERA
ADRAIANA G PARDO
317 S OLIVE
MESA, AZ 85204

VIETNAMESE BUDDHIST ZEN
CENTER TUC LAM HOA TU
432 S OLIVE DR
MESA, AZ 85204

VIETNAMESE BUDDHIST ZEN
CENTER-TRUC LAM HOA
430 S OLIVE
MESA, AZ 85204

VILLA LUIS/GLENDA
455 S MESA DR UNIT 130
MESA, AZ 85210

VO HENRY
455 S MESA DR UNIT 106
MESA, AZ 85210

WADSWORTH RALPH/ALTA M
501 E 2ND AVE NO 18
MESA, AZ 85204

WAHL CARLETON
535 S PIONEER
MESA, AZ 85204

WAIS ISMAEL M A/MAWADRI JULIET
8 TOPLEY CRES
OTTAWA, ON K1G4L6

WALESKI JOSEPH J
524 S PIONEER ST
MESA, AZ 85204

WALSH MATTHEW
455 S MESA DR UNIT 156
MESA, AZ 85210-2597

WAN JIMMY K/JAYE H
17 UNDERHILL RD
MILL VALLEY, CA 94941

WATKINS ARLO S/SPONAS LILLIAN
422 S LASUEUR ST
MESA, AZ 85204

WE BUY HOMES LLC
1252 N PALMSPRINGS DR
GILBERT, AZ 85234

WEI WEI
116 PEMBERTON AVE
TORONTO, ON M2M1Y5

WESTBROOK ELSIE TR
501 E 2ND AVE # 14
MESA, AZ 85204

WESTERN MANAGEMENT TRUST
PO BOX 1362
GILBERT, AZ 85299

WHITE JEROME N & YOSHIKO
3264 E CALYPSO AVE
MESA, AZ 85204

WHITE JEROME N & YOSHIKO
3264 E CALYPSO AVE N
MESA, AZ 85204

WHITTAKER DANIEL W/CLAUDIA
GAY
462 S OLIVE
MESA, AZ 85204

WHITWOOD KENNETH/SUSAN
259 S OLIVE
MESA, AZ 85204-2013

WILLIAMS MICHELLE
516 S HOBSON APT 3
MESA, AZ 85204-2589

WILTBANK JOHN W/GERTRUDE B TR
455 E CRESCENT AVE
MESA, AZ 85204

WU JIANBING/MAO CHUNHONG
2989 GRIZZLY PL
COQUITLAM, BC V3E2Z6

YAN QI HUA/DUAN YINGRAN
455 S MESA DR UNIT 148
MESA, AZ 85210

YE FENGZHEN/GUANGSHAN
818 W EL ALBA WAY
CHANDLER, AZ 85225

YE GUANGSHAN/FENGZHEN
818 W EL ALBA WAY
CHANDLER, AZ 85225

ZALOMSKI DAVID/JOHANNAH
1006 W ADAMS ST
PHOENIX, AZ 85007

ZENT SHIRLEY
501 E 2ND AVE UNIT 16
MESA, AZ 85204

Foster Arizona Neighborhood Meeting Minutes

December 20, 2018 at 6 pm

Mesa Public Library-Main Branch-Saquaro Room

Meeting began at 6:00 pm – Presentation Format with Verbal Questions/Answers

Easels with the conceptual site plan and aerial exhibit were provided for attendees to view before and after the PowerPoint presentation which was provided by Ralph Pew.

Mr. Pew made introductions.

Mr. Pew explained the project and plans for the proposed development, including the following:

- Overview of the potential applications and requests with the City of Mesa
- How the proposed apartment complex complements the existing zoning
- Explained the proposed site plan
- Discussed the timeframe for construction
- Explained the upcoming hearing schedules and processes and opportunity to participate in the public process
- Detailed the Foster Arizona housing program (with assistance from Jack Keller)

A total of 11 neighbors attended in addition to Ralph Pew and Jon Gillespie (Pew & Lake, PLC), Brent Bieser (Todd & Associates), and Al Moore and Jack Keller (Foster Arizona Board Members).

After Mr. Pew discussed the details of the project with the citizens he allowed questions and comments from all present.

Attendees had many questions and comments. The majority of attendees expressed opposition to the development. Questions and comments are encapsulated below with the *answer* summarized in italics:

- 1) How many of the young adults have come through the CPS Young Adult Program? *There is no connection between Foster Arizona and the CPS Young Adult Program. The juvenile court does not commit anyone to the Foster Arizona program. Foster Arizona does not provide medical insurance and therefore cannot speak to CPS Young Adult Program Medicaid issues.*
- 2) How do kids get into foster generally? *Usually through parental neglect, parental incarceration, parental drug abuse or violence.*

- 3) How many total occupants at the site? *There will be room for 24 total persons and it is anticipated that 1-2 of those would be Resident Assistants.*
- 4) Is this a Social Services Facility or loophole of the Social Service Facility definition? *No, the project is not a social service facility neither under the strict zoning ordinance or intent of the ordinance.*
- 5) Would you want this in your neighborhood? The attendees explained that they were not opposed to the Foster Arizona mission but they did not believe the use was appropriate for this neighborhood given the high instances of crime and location west of Gilbert Road. *It was reiterated that RM-2 zoning allowed apartment complex uses which differs from zoning in other neighborhoods. It was pointed out that a single story duplex building existed directly to the south of the project.*
- 6) Why is two stories necessary? Ron Aston is the neighbor to the west and expressed concerns of screening his property from the windows of a two-story building. *Mr. Pew explained that the conceptual site plan could be modified to meet neighbor concerns but that the allowed development standards permitted buildings up to 30 feet in height and that the existing building setback was significant. Mr. Aston joined others in stating that there objection was not rooted in the foster occupants but based more on height concerns and density.*
- 7) Is this an appropriate location for at-risk youth? Jake Brown explained that drug use was rampant in the surrounding area and that placing at-risk youth in the area would not be good for the youth. He furthered explicated that there were hundreds of LITECH homes, halfway and group homes, battered women homes, etc. in the area and felt that a concentration of these uses was detrimental to the area. *It was further explained that the use would not be a Social Service Facility or Group Home and therefore was not subject to Mesa separation requirements. The site was explained to be appropriate to Foster Arizona because it was less than a half mile from the light rail.*
- 8) What would happen to the storage building which straddles the west property line? Ron Aston is the neighbor at the southwest corner of the lot and he explained that the storage building would collapse if either side destroyed their half. *It was explained that these type of issues would be solved during the site plan review process.*
- 9) Mr. Aston also expressed concerns about foot traffic which could use the proposed trash enclosure located at the southwest of the property to jump into his backyard. He explained that the driveway which aligns with the storage building had been used by intruders to shortcut from Crescent Ave to Pioneer. Mr. Aston also pointed out that the trash enclosure as shown in the site plan was aligned directly in front of one of the north facing entries of the duplex located south of the subject site. *Mr. Pew appreciated the feedback and cited site plan review as a time to address the concerns.*
- 10) Will excess parking crowd onto the street? Neighbors complained of the “one-way” streets which essentially had been created on roads like Pioneer in the area. *Mr. Keller explained that the Foster Arizona participants were provided a bike but that they did not have the financial means to own cars. The reduction to the parking requirement was*

requested because the 1.75 spaces to a unit provided for in site plan was already excessive given the demographic of the participants.

- 11) Neighbors want the area to be dominated by single-family homes and disputed how many duplexes and four-plexes were in the area. *Reference was made to the underlying zoning allowed in the area per City of Mesa Zoning Ordinance and the potential for lot combinations.*

Meeting concluded at 6:50 pm

FOSTER ARIZONA
NEIGHBORHOOD MEETING
Sign-In Sheet

Applicant:

FOSTER ARIZONA

Property Location:

SWC Broadway and Pioneer
APN 139-24-034C

Date:

December 20th , 2018

Meeting Location:

Mesa Public Library – Main Branch
Saguaro Room
64 E 1st Street Mesa, AZ 85201

Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Ron Aston	421 S. Lesueur	85204	Azrockrunr@aol.com	480 338 0603
2	Gina LaSacco	421 S. Lesueur	85204	urginadoll@hotmail.com	623.418.8138
3	Richard Johnson	231 S. Pioneer St	85204		480-686-8029
4	Jake Brown	712 E 3rd Ave.	85204		480-225-8738
5	Al Moore	1549 N. 9th Pl	85207	paekeralmoore@gmail.com	480-8327101
6	JACK Keller	2029 E CAROLINE LN	85284	JKEILER1944@aol.com	602-8596151
7	Chris Glover	1263 E 2nd Pl	85203	Councilmember.Glover@mesazgov	480.644.3004
8	Mark Glver	466 South Pioneer	85204	mark@maglver.com	602-679-4212
9					
10					
11					
12					

FOSTER ARIZONA
NEIGHBORHOOD MEETING
Sign-In Sheet

Applicant:

FOSTER ARIZONA

Property Location:

SWC Broadway and Pioneer
APN 139-24-034C

Date:

December 20th , 2018

Meeting Location:

Mesa Public Library – Main Branch
Saquaro Room
64 E 1st Street Mesa, AZ 85201

Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Karon Neptune	536 So. Pioneer	85204	—	480-890-0619
2	Bart Neptune	536 So Pioneer	85204	bconeptune@yahoo.com	480-890-0619
3	Howard Coltrain	312 So Olive 293 W 4th St Shawville, 85937	85204 85937		928 743 5199
4	RAYMOND JONES	460 S LeSueur	85204	raymond.c.jones@gmail.com	602 633 4639
5	Claudine Carpenter	2064 E. Coctina St	85203		480-969-7018
6					
7					
8					
9					
10					
11					
12					

Summary of phone discussions with neighbors.

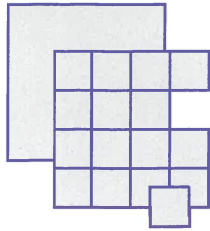
12/11/18 Shirley Barney called and discussed the proposal. Shirley lives down Pioneer north of the project. She wants to make sure it wasn't juvy kids, sex offenders, or criminally committed. She proclaimed that the neighborhood has been successful in removing half-way houses and crime is a concern in the area. Discussed the development and BIZ Overlay. She is in support the project and will voice her support to neighbors if asked by them.

12/14/18 Jan Wyler, owner of the New Horizon School located on the corner of Broadway and Lesueur called and after initially expressing concern about the project she switched course and upheld that it would make the appearance of the neighborhood better and she understood now that the college age kids were not judicially committed, drug dependent, etc. She thinks it's a good program and she won't be pursuing the case anymore. She has a schedule conflict which prevents her from attending the neighborhood meeting. Jan has issues with halfway houses in the area and I explained that this is not a social service facility.

12/19/18 Phone call with neighborhood leader Jake Brown who was notified by Chris Glover who was notified by his parents who live in the area. Jake was concerned about what federal subsidies were incentivizing Foster Arizona to locate here (LIHTC etc.), he referred to the Summit Behavioral Health Facility and claimed there was a concentration of similar uses (halfway houses, battered women, migrant housing, etc.) in this area. Concerned that locating Foster in this area was not good because crime (particularly drug use), homelessness, and location was not good for youth.

4/1/20 Joseph Aston called to discuss the project. He liked the Foster Arizona mission and was interested to learn more about their programming. However, he lives directly west of the project and had questions about the shared storage shed, vehicle noise and light glare, and the two-story building. We discussed that the building and landscape setbacks were increased. He asked for an 8 foot wall where 6 foot is proposed. He has concerns about crime in the area and does not believe it is a good area for youth to be introduced but likes that Foster Arizona would have oversight. I told him that the storage shed would be a "step 2" discussion after the site plan was approved but that the owners would be in contact with him. We discussed the amount of average daily trips which would be produced and the angle of headlights.

4/22/20 Phone call to Derrell Perry to give meeting invite information and to send site plan after giving information about site plan. He was happy to hear about the shed removal and that the building was setback further than he had thought.



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

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

NOTICE OF PUBLIC MEETINGS

Dear Neighbor:

Pew & Lake, PLC, on behalf of our client, has made three development applications to the City of Mesa and you are invited to attend the separate public meetings which will be conducted to consider these applications. The following requests are being made for the 0.85 net acre site located at the southwest corner of Pioneer and Broadway Roads (identified as Maricopa County Assessor Parcel Number 139-24-034C):

1. Granting of a Development Incentive Permit (DIP) by the Board of Adjustment;
2. Site Plan Approval by the Planning and Zoning Board; and
3. Design Review Approval by the Design Review Board.

Approval of these requests will facilitate development of a mixed-use building along the Broadway Road arterial including nine (9) residential units and 2,973 S.F. of commercial space. Attached to this letter are the site plan and building elevations which represent the applicant's efforts to redevelop this by-passed parcel in your neighborhood.

You are invited to attend these public meetings as detailed below and provide any input you may have regarding this proposal. If you are unable to attend in person, or choose not to, please know that your comments and input can be submitted electronically either by email or voicemail to my office or the assigned City of Mesa Planner using the contact information provided at the end of this letter.

The meetings will be held in the City Council Chambers – 57 E. 1st Street, Mesa, AZ 85201, on the following dates and times:

Board of Adjustment – Lower Level City Council Chambers
Meeting Date: April 1, 2020
Time: 5:30 PM

Planning and Zoning Board – Upper Level City Council Chambers
Meeting Date: April 8, 2020
Time: 4:00 PM

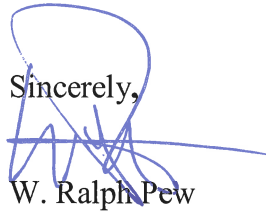
Design Review Board – Lower Level City Council Chambers
Meeting Date: April 14, 2020
Time: 4:30 PM

This letter is being sent to all neighboring property owners within 500 feet of the boundaries of the proposed development site as required by the Planning Division. This letter is also being sent to all persons who attended the neighborhood meeting and provided their contact information.

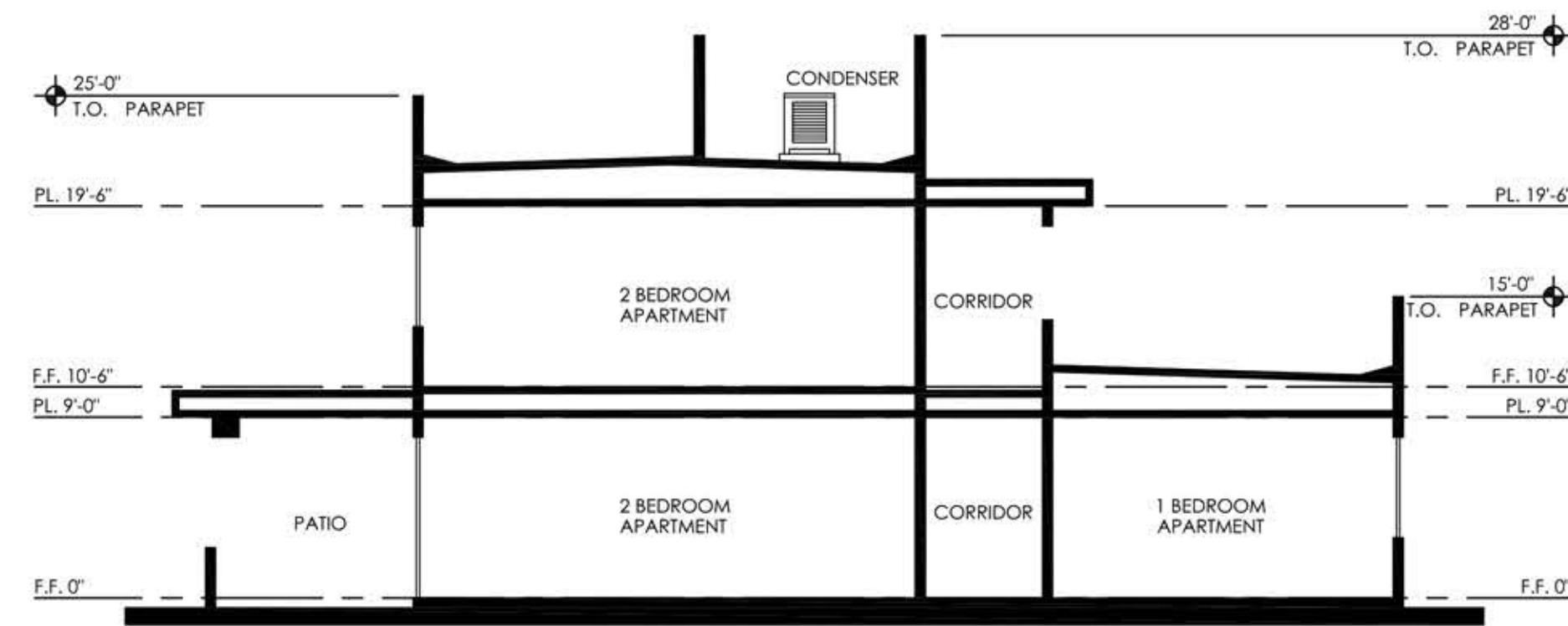
The proposal is consistent with the existing zoning on the site that allows multi-family residential and limited commercial uses. The Development Incentive Permit is a municipal planning tool which assists small, remnant parcels, such as this, to develop by providing reductions to certain City of Mesa standards such as landscape, setbacks and parking requirements. The Design Review Board and Planning and Zoning Board separately review building design, landscape plans, parking and site layout.

For additional information concerning the proposed development or public meeting process, please contact myself or Jon Gillespie in my office by phone at 480-461-4670 or by email at jon.gillespie@pewandlake.com. The City of Mesa has assigned this case to Ms. Charlotte Bridges of their Planning Division staff. You may also contact Ms. Bridges at 55 North Center, or by phone at 480-644-6712.

Sincerely,

A handwritten signature in blue ink, appearing to read 'W. Ralph Pew', with a large, stylized loop at the top and a horizontal line extending to the right.

W. Ralph Pew
PEW & LAKE, PLC



BUILDING SECTION AA



NORTH ELEVATION

MATERIAL / COLOR LEGEND

- | | | |
|----------|---|---|
| A |  | FINISH: STUCCO SYSTEM
PAINT COLOR: DOVER WHITE (SW 6385) |
| B |  | FINISH: STUCCO SYSTEM
PAINT COLOR: CANVAS TAN (SW 7531) |
| C |  | FINISH: STUCCO SYSTEM
PAINT COLOR: SUPERIOR BRONZE (SW 6152) |
| D |  | FINISH: METAL STAIR HANDRAILS / ACCENTS
PAINT COLOR: ENDURING BRONZE (SW 7055) |
| E |  | FINISH: MASONRY BLOCK
PAINT COLOR: NATURAL BEIGE |



EAST ELEVATION

CONCEPTUAL ELEVATIONS

SCALE: 1/8" = 1'-0"

PIONEER PLACE APARTMENTS

Mesa, Arizona

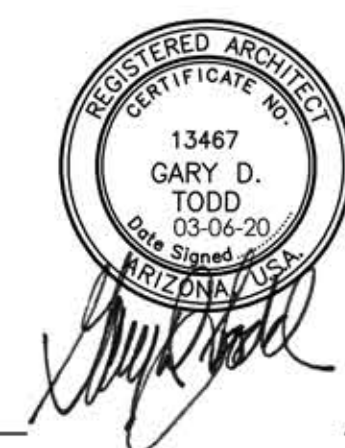
PRELIMINARY SITE PLAN REVIEW

Project No. 18-2029-00 Date 03-05-2020



TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com



SHEET
4



MATERIAL / COLOR LEGEND

- | | | |
|----------|---|---|
| A |  | FINISH: STUCCO SYSTEM
PAINT COLOR: DOVER WHITE (SW 6385) |
| B |  | FINISH: STUCCO SYSTEM
PAINT COLOR: CANVAS TAN (SW 7531) |
| C |  | FINISH: STUCCO SYSTEM
PAINT COLOR: SUPERIOR BRONZE (SW 6152) |
| D |  | FINISH: METAL STAIR HANDRAILS / ACCENTS
PAINT COLOR: ENDURING BRONZE (SW 7055) |
| E |  | FINISH: MASONRY BLOCK
PAINT COLOR: NATURAL BEIGE |

SOUTH ELEVATION



WEST ELEVATION

CONCEPTUAL ELEVATIONS

SCALE: 1/8" = 1'-0"

PIONEER PLACE APARTMENTS

Mesa, Arizona

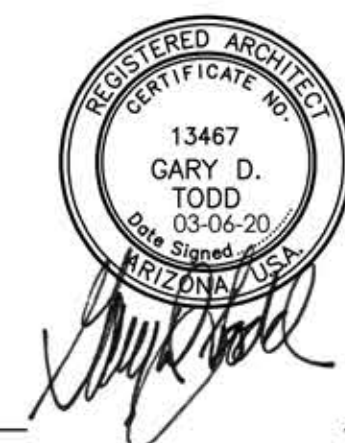
PRELIMINARY SITE PLAN REVIEW

Project No. 18-2029-00 Date 03-05-2020

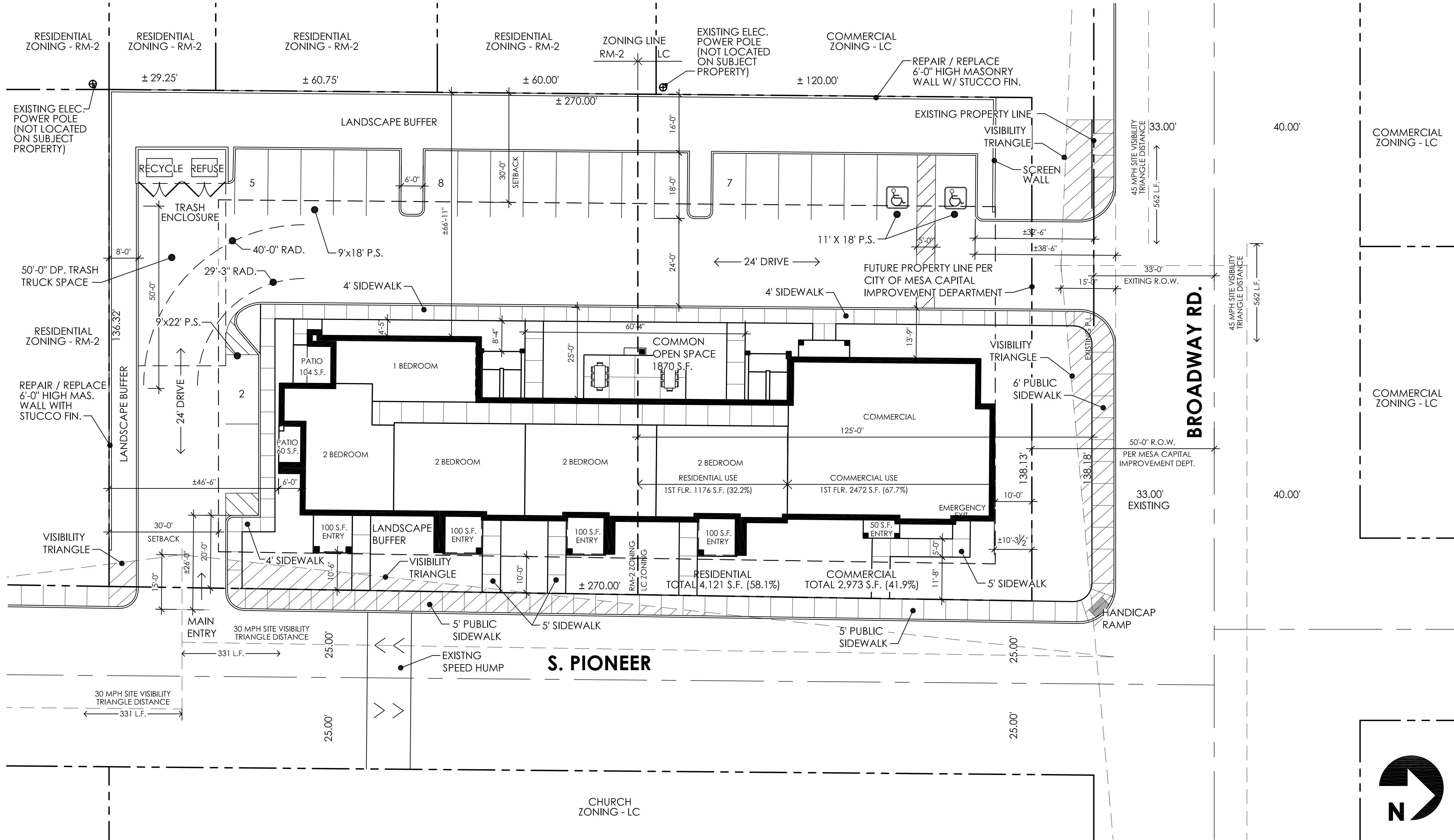


TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com



SHEET
5



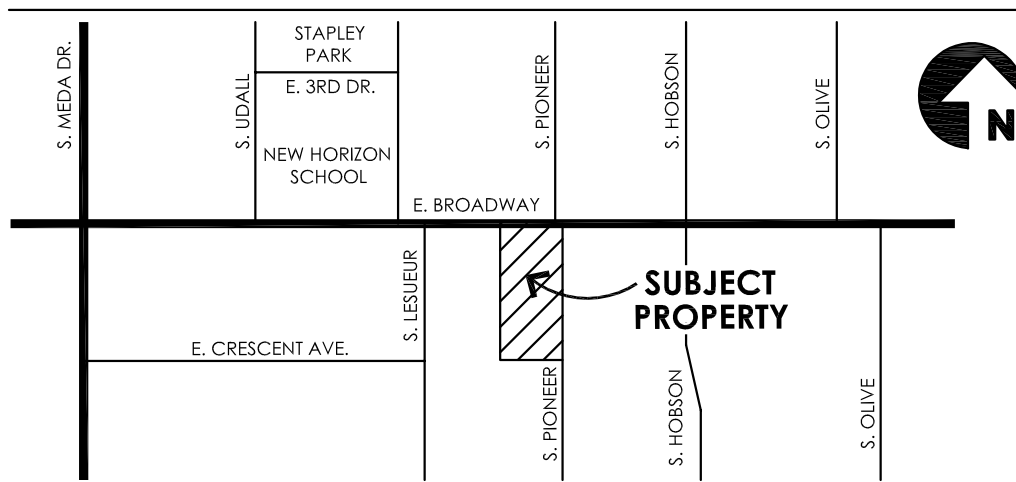
PROJECT DATA	PROJECT NAME & ADDRESS:		
	PIONEER PLACE APARTMENTS		
	SWC of BROADWAY ROAD & S. PIONEER		
	MESA, ARIZONA		
	PROJECT DESCRIPTION:		
	A NEW 2-STORY RESIDENTIAL APARTMENT DEVELOPMENT WITH OUTDOOR AMENITY SPACE AND SURFACE PARKING. PROJECT INCLUDES COMMERCIAL OFFICE, MEETING AND SUPPORT SPACES.		
	GENERAL ZONING ANALYSIS:		
	ASSESSORS PARCEL NUMBER: APN 139-24-034C		
	SITE AREA: (PER G.L.S. ALTA SURVEY DATED 12-23-2018)		
	GROSS AREA: 0.851 GROSS ACRES / 37,054 S.F.		
	NET AREA: 0.851 NET ACRES / 37,054 S.F.		
	(±.46 ACRES ON RM-2)		
	(±.37 ACRES ON LC)		
	SITE AREA REDUCED TO 0.828 AC. (36,087 S.F.) PER CITY OF MESA CAPITAL IMPROVEMENT DEPARTMENT DUE TO WIDENING OF BROADWAY RD. R.O.W. TO 50'		
	ZONING:		
	EXISTING: RM-2 / LC		
	PROPOSED: UNCHANGED		
	DENSITY (RM-2):		
	ALLOWED: 15 D.U./ AC.		
	PROPOSED: (7 D.U. ON RM-2) 15 D.U./ AC.		
	BUILDING HEIGHT:		
	MAX ALLOWED: 30'		
	PROPOSED: 30' (2 STORIES)		
	CONSTRUCTION TYPE:		
	PROPOSED: TYPE V-A		
	UNIT MIX:		
	1 BR / 1 BA ±612 S.F. 1 D.U. (11%)		
	2 BR / 2 BA ±915 S.F. 8 D.U. (89%)		
	TOTAL 9 D.U. (100%)		
	NET UNIT AREAS:		
	# D.U. D.U. AREA TOTAL		
	1 BR / 1 BA 1 D.U. ±612 S.F. ±612 S.F.		
	2 BR / 2 BA 8 D.U. ±915 S.F. ±7,320 S.F.		
	TOTAL 9 D.U. ±7,932 S.F.		
	REQUIRED PARKING:		
	RESIDENTIAL REQD.: (2.1 SPACES / D.U.) 19 P.S.		
	COMMERCIAL REQD.: (2.973 S.F. / 375 S.F.) 8 P.S.		
	PROVIDED: 22 P.S.		
	(ACCESSIBLE PARKING PROVIDED: 2 P.S.)		
	OPEN SPACE:		
	REQUIRED: (200 S.F. / D.U.) TOTAL REQUIRED 1800 S.F.		
	PROVIDED: (PRIVATE) 936 S.F.		
	(COMMON) 1870 S.F.		
	TOTAL PROVIDED 2806 S.F.		
	BUILDING SETBACK DATA:		
	MIN. REQUIRED	PROPOSED	
	FRONT (NORTH)	20'	10'
	SIDE (EAST)	30'	10'
	SIDE (WEST)	30'	60'-11"
	REAR (SOUTH)	20'	46'-5"
	LANDSCAPE SETBACK DATA:		
	MIN. REQUIRED	PROPOSED	
	FRONT (NORTH)	20'	10'
	SIDE (EAST)	20'	10'
	SIDE (WEST)	30'	16'
	REAR (SOUTH)	30'	8'

BUILDING CALCULATIONS

GROSS BUILDING AREA:	
LOWER LEVEL GROSS AREA	8,619 S.F.
UPPER LEVEL GROSS AREA	7,413 S.F.
TOTAL	16,032 S.F.
BUILDING AREA BREAKDOWN:	
LOWER LEVEL RESIDENTIAL AREA	5,026 S.F.
LOWER LEVEL COMMERCIAL AREA	2,472 S.F.
LOWER LEVEL EXT. COMMON AREA	1,121 S.F.
TOTAL LOWER LEVEL	8,619 S.F.
UPPER LEVEL RESIDENTIAL AREA	6,064 S.F.
UPPER LEVEL COMMERCIAL AREA	501 S.F.
UPPER LEVEL EXT. COMMON AREA	848 S.F.
TOTAL UPPER LEVEL	7,413 S.F.

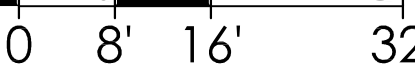
BUILDING AREA IN LC ZONING:	
LOWER LEVEL RESIDENTIAL AREA	1,176 S.F.
LOWER LEVEL COMMERCIAL AREA	2,472 S.F.
TOTAL LOWER LEVEL AREA IN LC	3,648 S.F.
LOWER LEVEL PERCENTAGE	
1,176 S.F. / 3,648 S.F. = 32.2% RESIDENTIAL	
2,472 S.F. / 3,648 S.F. = 67.7% COMMERCIAL	
(MINIMUM 65% COMMERCIAL ATTAINED)	
TOTAL RESIDENTIAL AREA	
4,121 S.F. / 7,094 S.F. = 58.1% RESIDENTIAL	
TOTAL COMMERCIAL AREA	
2,973 S.F. / 7,094 S.F. = 41.9% COMMERCIAL	
TOTAL AREA IN LC	
7,094 S.F.	
TOTAL PERCENTAGE	
4,121 S.F. / 7,094 S.F. = 58.1% RESIDENTIAL	
2,973 S.F. / 7,094 S.F. = 41.9% COMMERCIAL	
(MINIMUM 40% COMMERCIAL ATTAINED)	

VICINITY MAP



CONCEPTUAL SITE PLAN

SCALE: 1" = 16'-0"



PIONEER PLACE APARTMENTS

SHEET
1



TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

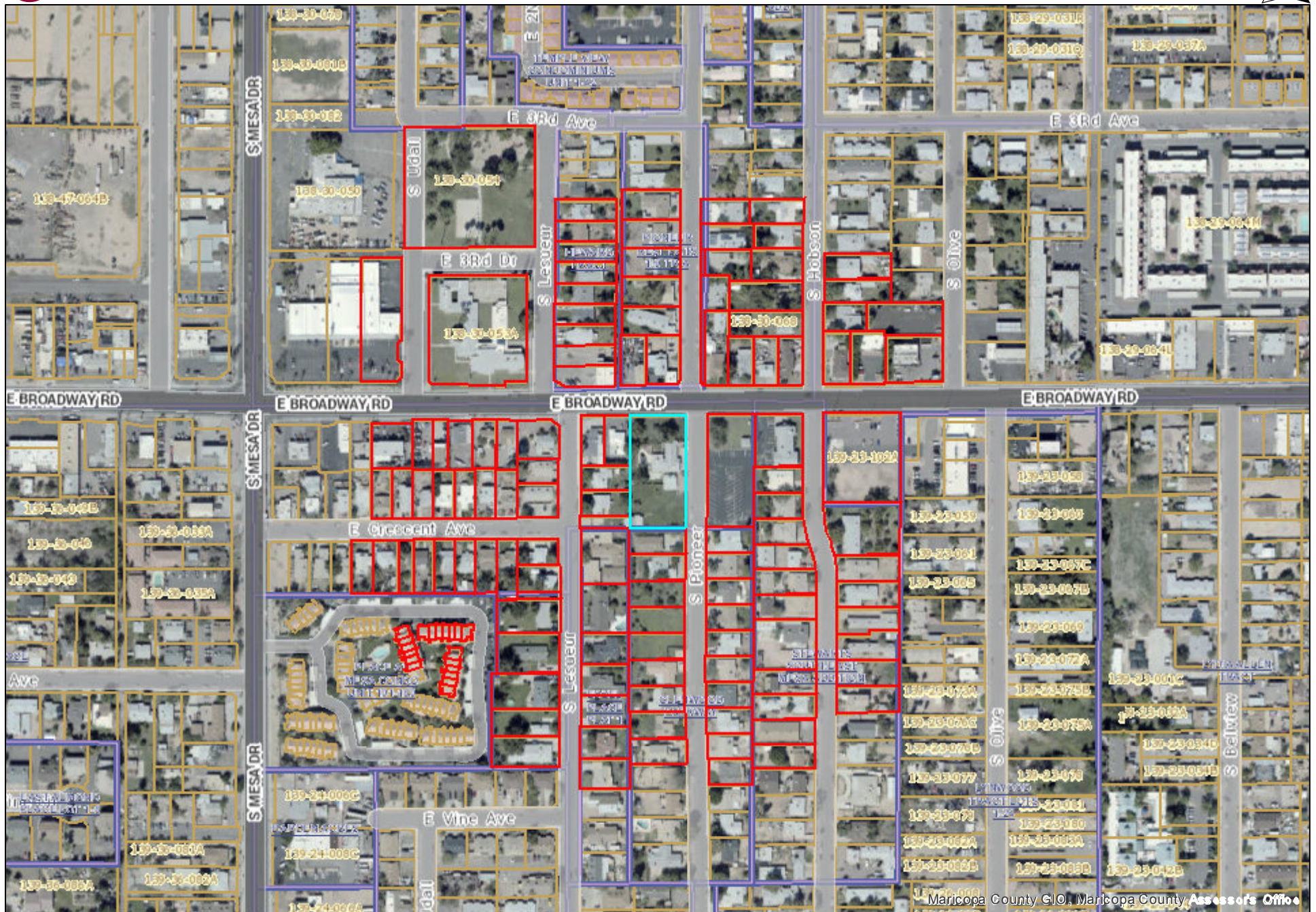
Mesa, Arizona

PRELIMINARY SITE PLAN REVIEW

Project No. 18-2029-00 Date 03-05-2020



Map



MORRIS ANITA
353 S HOBSON
MESA AZ 85204

CHACON RODOLFO/LAURO
Q/MARIO/DAVID
624 E BROADWAY RD
MESA AZ 85204

HUNT FREDRICK L/DIANA B TR
1645 E GLADE AVE
MESA AZ 85204

CLARK FAMILY TRUST
4036 E LAUREL ST
MESA AZ 85215

LUCAS A RUIZ REVOCABLE TRUST
3629 E FOUNTAIN ST
MESA AZ 85205

SMITH DAVID R/CRYSTAL A
1739 E BROADWAY RD UNIT 272
TEMPE AZ 85282

CLUFF CHAD/BIGGS BRITTANY
ANNE
733 E UNIVERSITY DR SUITE 3
MESA AZ 85203

ROBINSON KEITH A/KIMBERLEE
518 E BROADWAY
MESA AZ 85204

ROBINSON KEITH A/KIMBERLEE
518 E BROADWAY
MESA AZ 85204

FAGHIH NIMA
4330 S PURPLE SAGE PL
CHANDLER AZ 85248

PEREZ CECILIO SAENZ/GONZALEZ
MORALES MARIA N
343 S LASUEUR RD
MESA AZ 85204

VANCE KAREN/SMITH JESSICA
341 S LESUEUR
MESA AZ 85204

ALONSO CARLOS SERGIO/FARIAS
YESENIA CHAVEZ
335 S LESUEUR
MESA AZ 85204

HERNANDEZ RITO C
329 S LESUEUR
MESA AZ 85204

SCOTT ANTHONY J
323 S LESUER
MESA AZ 85204

GARCIA MARIA O
202 S ELMONT DR
APACHE JUNCTION AZ 85220

NS CAPITAL LLC
10261 W FOOTHILL DR
PEORIA AZ 85383

NEW HORIZON SCHOOL FOR THE
PERFORMING ARTS
446 E BROADWAY
MESA AZ 85204

MESA CITY OF
20 E MAIN ST STE 650
PO BOX 1466
MESA AZ 85211

GALLO MARTIN/ELVIRA P
2997 E VERNON ST
GILBERT AZ 85296

CARADINE JOHN H/PRESTON
T/ASHLEY L
346 S HOBSON
MESA AZ 85204

BULLOCK JAMES
334 S HOBSON
MESA AZ 85204

SHARON MARIE BRAND QUINTERO
TRUST/ETAL
542 E BROADWAY
MESA AZ 85204

RICHARDSON LARRY A/ERLENE
333 S PIONEER
MESA AZ 85204

RUSSELL CYRUS & LURLINE TR
540 E BROADWAY
MESA AZ 85204

SMITH CRAIG K/KATHLEEN W
15623 E CHAPALA ST
GILBERT AZ 85234

GREEN HOME RENTALS LLC
111 E DUNLAP AVE SUITE 1-293
PHOENIX AZ 85020

CRUZ GLORIA
328 S HOBSON
MESA AZ 85204

CRANDELL JAMES M
710 N STEWART
MESA AZ 85201

RUSSELL GARY/MARGIE
WESTOVER/DUNCAN T B/P R
PO BOX 1363
PINE AZ 85544

GILL B JAMAR
461 S 132ND ST
CHANDLER AZ 85225

MOUNTAIN GROUP LLC
PO BOX 595
GLENDALE AZ 85311

ROGEL JAVIER/GRACIELA
7119 W VERDE LN
PHOENIX AZ 85033

ROGEL JAVIER/GRACIELA
12402 W MONROE ST
AVONDALE AZ 85323

GALINDO TEODORO
1440 E 2ND AVE
MESA AZ 85204

MAYO CHARLES S/LAVENDER
SANDRA COLLEEN
340 S PIONEER ST
MESA AZ 85204

ORELLANA MONICA
332 S PIONEER
MESA AZ 85204

HUNT DARCY K/LAURA F
326 S PIONEER
MESA AZ 85204

MALDONADO JOSE/MARIE CARMEN
318 S PIONEER ST
MESA AZ 85204

RICHARDSON LARRY A/ERLENE
333 S PIONEER
MESA AZ 85204

GARIBO JORGE
509 S HOBSON ST
MESA AZ 85204

HERNANDEZ ALEXANDRIA V
503 S HOBSON
MESA AZ 85204

BIGGS BRITTANY A/CLUFF CHAD E
733 E UNIVERSITY DR STE 3
MESA AZ 85203

TREJO CARLOS H CANALES
455 S HOBSON
MESA AZ 85204

ACUNA EDUARDO
447/449 S HOBSON ST
MESA AZ 85204

ZALOMSKI DAVID/JOHANNAH
5051 E HOLMES AVE
MESA AZ 85206

RAKESTROW MIKKI/FORDTNER
DERRICK
433 S HOBSON ST
MESA AZ 85204

PREHAB FOUNDATION
868 E UNIVERSITY DR
MESA AZ 85203

UCHYTIL VAL A
10150 W DESERT RIVER BLVD
GLENDALE AZ 85312

MAGALLANES RUBEN/ISABEL
3925 E TONTO ST
PHOENIX AZ 85044

JONES RAYMOND
460 S LESUER ST
MESA AZ 85204

CMH LLC
2251 N SINAGUA
MESA AZ 85203

LYNARD AND ELEANOR BOWERS
REVOCABLE TRUST
6415 E HEATHER DR
MESA AZ 85215

ROJAS FELIX
428 E CRESCENT AVE
MESA AZ 85204

AYON YOLANDA B
430 E CRESCENT AVE
MESA AZ 85204

KJB PROPERTY HOLDINGS LLC
517 S BLOSSOM
MESA AZ 85206

WE BUY HOMES LLC
1252 N PALMSPRINGS DR
GILBERT AZ 85234

GARCIA HUMBERTO S/LUIS A
3323 E GARNET AVE
MESA AZ 85204

NELDA P MALOY LIVING TRUST
89 WEST 8TH ST
EAGAR AZ 85925

AVILEZ PILAR RUIZ/RUIZ GLORIA Z
406 E HACKAMORE
MESA AZ 85203

GUTIERREZ LORENZO
454 E CRESENT
MESA AZ 85204

SEBASTIAN ERNESTO S/MARY CRUZ
DIAZ VASQUEZ DE
917 S SIRRIANE
MESA AZ 85210

HAMDEN ALEXANDER DAVID
PO BOX 5205
MESA AZ 85211

BARRAGAN RAFAEL
450 E CRESCENT AVE
MESA AZ 85204

MALAKIAN MAJID
7591 E NESTLING WY
SCOTTSDALE AZ 85255

FABIAN JAVIER ORTIZ
555 N DELAWARE ST
CHANDLER AZ 85225

HUDDLESTON JAMES E/HULL
KATHLEEN
8220 E VOLTAIRE
SCOTTSDALE AZ 85260

CAMPANELLA LEONARD
P/SZUMIGALA JENETTE E
4744 W TYSON ST
CHANDLER AZ 85226

ASTON RON/WILLIAM R/BRENDA L
421 S LESUEUR
MESA AZ 85204

REIDHEAD LORIS D
415 S LESUEUR
MESA AZ 85204

G & A PROPERTY INVESTMENTS LLC
1039 E INGRAM ST
MESA AZ 85203

FOSTER ARIZONA
PO BOX 20787
MESA AZ 85277

MESA CHURCH
2057 E COVINA
MESA AZ 85213

FARR MARY ANN TR
423 E CRESCENT AVE
MESA AZ 85204

SMITH SHAWN D
427 E CRESCENT ST
MESA AZ 85204

CARO HECTOR M/YOLANDA
C/CASTRO K Y C/ETAL
431 E CRESCENT AVE
MESA AZ 85204

MERRILL BRENDA
443 E CRESCENT
MESA AZ 85204

SANCHEZ MANUEL/MARTHA N
447 E CRESCENT AVE
MESA AZ 85204

PERRY MABRY WAYNE/KATHLEEN
453 E CRESCENT AVE
MESA AZ 85204

WILTBANK JOHN W/GERTRUDE B TR
455 E CRESCENT AVE
MESA AZ 85204

RIVERA JOSE R V/ARACELI P
440 S LESUER
MESA AZ 85204

WATKINS ARLO S/SPONAS LILLIAN
422 S LASUEUR ST
MESA AZ 85204

MESA CHURCH
2057 E COVINA
MESA AZ 85213

CARPENTER ROY L/CLAUDINE A TR
2057 E COVINA ST
MESA AZ 85213

BASTA BONNETTE
7711 E LUPINE WAY
MESA AZ 85208

SPCR 1948 LLC
847 W KNOWLES CIR
MESA AZ 85210

FLANNERY VANCE
2503 E 21ST ST UNIT 205
SIGNAL HILL CA 90755

NAVA ADAN/PACHECO MARTINA G
444 S HOBSON
MESA AZ 85204

BENITES PATRICIO
ROMERO/FRAGOSO JESSE ROMERO
452 S HOBSON
MESA AZ 85204

SALDANA CECILIO CORTEZ
462 S HOBSON
MESA AZ 85204

DVAN LLC
3091 E SAN PEDRO CT
GILBERT AZ 85234

WILLIAMS MICHELLE
516 S HOBSON APT 3
MESA AZ 85204-2589

DE LA ROSA PAUL M
522 S HOBSON
MESA AZ 85204-2516

THOMAS J CSASZAR LIVING TRUST
21614 N LIMOUSINE DR
SUN CITY WEST AZ 85375

SWENSON EUGENE JAMES JR
449 S LESUEUR
MESA AZ 85204

BARRAZA RAMON SR/RAQUEL
459 S LE SUEUR ST
MESA AZ 85204

JC HONOR LAW LLC
39961 PASEO PADRE PKWY
FREMONT CA 94538

OCHOA JORGE MARQUEZ
517 S LESUEUR ST
MESA AZ 85204

LIRA CRUZ
523 S LESUEUR
MESA AZ 85204-2521

MESA CHURCH
2057 E COVINA
MESA AZ 85201

ESPINOSA JAVIER ANGELES
439 S PIONEER
MESA AZ 85204

BELL WAYNE THOMAS & GLORIA
JEAN
445 S PIONEER ST
MESA AZ 85204

SANDOVAL MARCO ANTONIO
C/PADILLA YURI B V
1050 W 8TH AVE APT 272
MESA AZ 85210

THOMAS M AND HEIDI M JOHNSON
TRUST
1979 E EL FRED A RD
TEMPE AZ 85284

SHEA RHONDA L
62 PENINSULA CT
NAPA CA 94559

SALAS JOSE J LOPEZ/VALDEZ
CLAUDIA E
505 S PIONEER
MESA AZ 85204

STUART MARK ETHAN
511 S PIONEER ST
MESA AZ 85203

SWH 2017-1 BORROWER LP
8665 E HARTFORD DR SUITE 200
SCOTTSDALE AZ 85255

HAWS REED B/MARIA E TR
525 S PIONEER
MESA AZ 85204

ESTRADA MARIO/MARIA
518 S PIONEER
MESA AZ 85204

FERGUSON FRED E III/SARA M
5525 E PERSHING AVE
SCOTTSDALE AZ 85257

SPILT WILLEM G JR
506 S PIONEER ST
MESA AZ 85204

GLOVER MARK E/ANN
466 S PIONEER
MESA AZ 85204

BACHRACH DAVID R/ELEANOR A
142 AZALEA LN
FRANKLIN TN 37064

LOPEZ JENNIFER M/RODRIGUEZ
MAGDELENA TORRES
440 S PIONEER
MESA AZ 85204

PERRY FAMILY TRUST
32 W RAWHIDE AVE
GILBERT AZ 85233

NORTON STEVEN R
455 S MESA DR
MESA AZ 85210

KSL LLC
461 W HOLMES AVE UNIT 130
MESA AZ 85210

MCATEE STEVEN A
4310 LOWER HONOAPILANI RD - 610
LAHAINA HI 96761

YAN QI HUA/DUAN YINGRAN
455 S MESA DR UNIT 148
MESA AZ 85210

HERNANDEZ LESLIE J/CARRASCO
FERNANDO
455 S MESA DR UNIT 149
MESA AZ 85210

FERA ANTHONY
1609 W EL MONTE PL
CHANDLER AZ 85224

LYNETTE BARNEY TRUST
487 KAREN DR
PRESCOTT AZ 86303

LU ZAIMING/XIANG MING
2110 CAMERON RAVINE PL NW
ADMONTON AB CANADA T6M0L9

GARZA SHANTELL
455 S MESA DR UNIT 153
MESA AZ 85210

NEWHAGEN JILL
455 S MESA DR 154
MESA AZ 85210

ANDERSON JEREMY T/RIMER JANICE
455 S MESA DR UNIT 155
MESA AZ 85210-2597

WALSH MATTHEW
455 S MESA DR UNIT 156
MESA AZ 85210-2597

BRIANTE DIEGO/CAROL A
363 CHRISTOPHER PL VICTORIA BC
CANADA V9C1Z5

TRUONG TAM
5130 S HUACHUCA PL
CHANDLER AZ 85249

MARTYN DAPHNE
MOYRA/BENJAMIN JOHN/BETHANY
455 S MESA DR UNIT 160
MESA AZ 85210

GOKSEN FULDEN
1989 W ELLIOT RD
CHANDLER AZ 85224

ORAK MICHELLE
455 S MESA DR UNIT 162
MESA AZ 85210-2597

JIMENEZ CONRRADO/LAURA
1511 E EMELITA AVE
MESA AZ 85204

STEPHANY ADRIENNE M
455 S MESA DR UNIT 164
MESA AZ 85210

Richard Johnson
231 S. Pioneer Street
Mesa, AZ 85204

Jake Brown
712 E. 3rd Avenue
Mesa, AZ 85204

Al Moore
1549 N. 91 Pl.
Mesa, AZ 85207

Jack Keller
2029 E. Caroline Lane
Mesa, AZ 85284

Chris Glover
1263 E. 2nd Place
Mesa, AZ 85203

Bart and Karen Neptune
536 S. Pioneer
Mesa, AZ 85204

Howard Coltrin
293 W. 4th South
Snowflake, AZ 85937

Shirley Barney
259 S PIONEER
MESA 85204

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: April 8, 2020

CASE: ZON20-00037

**Request: Site Plan Review. This request
will allow for a commercial and
multi-residence development.**

APPLICANT: W. Ralph Pew, Pew & Lake, PLC

PHONE: 480-461-4670

Planning Division 480-644-2385

Posting date: 3/25/2020

3/25/20 08:28:37

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: April 8, 2020

CASE: ZON20-00037

**Request: Site Plan Review. This request
will allow for a commercial and
multi-residence development.**

APPLICANT: W. Ralph Pew, Pew & Lake, PLC

PHONE: 480-461-4670

Planning Division 480-644-2385

Posting date: 3/25/2020

3/25/20 08:29:41

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by _____, 2020

Date: March 25th, 2020

I, Maria Hitt, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON20-00037 (case number), on the 25th day of March, 2020. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: Maria Hitt

SUBSCRIBED AND SWORN before me this 25th day of March, 2020

Marybeth Conrad
Notary Public



Pioneer Place Apartments Neighborhood Meeting Summary

April 30, 2020 at 6 pm

Virtual Meeting via ZOOM videoconference and conference call-in

Meeting began at 6:10 pm – ZOOM videoconference and call-in procedures were distributed to neighbors and interested parties prior to the meeting.

The meeting was hosted by Kim Vehon and conducted by Ralph Pew. Once all expected attendees were present, Ralph Pew gave a PowerPoint presentation via screen sharing. The PowerPoint used for the presentation was also distributed via email to expected attendees prior to the meeting.

Mr. Pew explained the project and plans for the proposed development, including the following:

- Explained the existing zoning on site and in the surrounding area
- Discussed the proposed development including the site plan, building elevations, and development standards
- Explained the criteria and necessary findings for a Development Incentive Permit (DIP)
- Outlined the schedule for public hearings

A total of 10 neighbors attended in addition to Ralph Pew and Jon Gillespie (Pew & Lake, PLC); Kim Vehon, Al Moore and Jack Keller (Foster Arizona); and Charlotte Bridges and Jessica Potter (City of Mesa).

After Mr. Pew and Ms. Vehon discussed the details of the project and the Foster Arizona organization, questions and comments were solicited from all present.

Attendees had many questions and comments. Questions and comments are encapsulated below with *answers* provided by Mr. Pew summarized in red italics. *Additional answers* were provided by Ms. Vehon and are summarized in blue italics:

- 1) When are the meetings? We are concerned that we cannot attend the meetings. *The City of Mesa has a virtual meeting system in place and we will send information about attending the information to anyone who needs it.*
- 2) Will the site visibility triangle be changed when Broadway Road is expanded? *The Landscape Plan will need to account for the anticipated expansion of Broadway Road.*
- 3) I heard the southern neighbor Derrell Perry has issues with the placement of a trash enclosure in view of his duplexes door. *We have discussed the placement of the trash enclosure with Mr. Perry and he did not express concerns with the enclosed trash bin. He was pleased to hear that the dilapidated shed would be removed.*



































- 4) What is happening with the shed? *The property owner is continuing conversations with the Aston family regarding removal of the shed and related factors.*
- 5) We had a 25 foot setback requirement when we built our home on Pioneer. *Deviations to the setback are addressed under the DIP. The Mesa development standards in force today may be different then what was in force when your home was built.*
- 6) There is an issue with parking in this area. The argument that proximity to light rail and older age of residents has been used to justify lessened parking before but there still seems to always be an overflow of parking onto the public streets which creates some safety issues. There are also issues with multi-generational families in duplexes and higher density housing creating more parking needs. *Currently our organization has 16 participants and zero of them have cars. They are allowed to have cars but we have found that they are typically using public transportation. Multi-modal transportation is available in this area and it is one of the reasons Foster Arizona is locating in this area.*
- 7) Will there be adult supervision on-site? *The residents will not be supervised. They are adults and not criminally committed, in drug programs or otherwise requiring supervision.*
- 8) I am concerned with the demographics of the youth. *The statistics about foster children transitioning to adulthood are what the Foster Arizona organization is combatting. This program is the answer to lessening the potential for homelessness, financial insecurity, lack of education and reliance on other government programs.*
- 9) I believe you are setting these kids up for failure. Drugs are easily found. *It is unfortunate that drugs are available to youth in our society generally and also in this part of town. The program is designed to prevent participants from obtaining drugs. Participants are removed from the program if drug use is discovered including the use of medicinal marijuana and alcohol.*
- 10) I don't think it is fair to us neighbors that we have these kids put in our neighborhood. *The participants cannot have guns, medical marijuana and are kicked out of the program for committing crimes.*
- 11) We have group homes and halfway houses right down the street. *This is not a social service under the Mesa code. The program has stricter requirements than a typical apartment complex would have.*
- 12) Who ensures compliance with the participant agreement? *The volunteer mentors in our program are the primary individuals who help ensure the young adults keep their obligations under the participant agreement. There are lots of people betting on these young adults success.*
- 13) I would like to be involved with this program and young people as a mentor. However, this isn't the place to locate. Why not locate in a community which does not have the crime and socioeconomic issues which ours does? *Comment acknowledged. The site was primarily chosen for its proximity to transportation and education opportunities.*
- 14) Who uses the commercial space and how much is there? *Foster Arizona will headquarter its operations from the site as it currently is doing. There will be 2,973 SF of commercial space.*

- 15) How many spaces are allocated to residential and commercial? *There are 16 spaces allocated to residential (where 19 spaces are required) and 6 spaces allocated to the commercial (where 8 spaces are required).*
- 16) What happens if tenants break the rental agreement? *There is no rental agreement but rather a participant agreement. If participants violate the agreement then they will be removed from the apartment and program.*
- 17) I live 8 doors down from the project. I have three kids in the same age-range as participants. What else goes into the participant agreement? *Verification of employment and/or schooling in tandem with the Keys to Success program, no overnight guests, no weapons, no drugs or alcohol including medical marijuana. The requirements are stricter than a typical lease agreement or what is legally permissible for other adults.*
- 18) Has any analysis been conducted regarding the impact which commercial and multi-family development will have on the property value in this area? I think it will devalue my home. *Home prices are of course based on "comparable sales" which this development would not create comparable sales information compared to a single-family detached residence. I have not seen evidence that a development like this will devalue homes in the area. Instead, the significant monetary investment which the owners are making to provide a well-designed project will have a positive impact on an area where new development along "Old Broadway" is almost non-existent.*
- 19) Who pays the rent and foots the bill? *This is a privately funded non-profit organization which is not aiming for a profit. Participants pay a fee to be enrolled in the program, the fee pays for aspects of the program such as mentoring events, agency connections and housing.*
- 20) The real problem is the two story building. The Reidhead and Aston families don't want people looking into their yards. Even if there is a larger wall. *In addition to the 6 foot wall, there will also be a landscaping buffer and screening. The building setbacks on the south and west are well over what the Mesa code allows. Any residential property in Mesa can get a building permit to build two stories.*
- 21) How many people will live here? *It could be up to 2 persons a room, so around 34 people.*
- 22) What are participants exit strategy from the program? *Participants have usually met all benchmarks and are ready to leave the program within one year.*
- 23) Why two stories? Why not three? Why no basement? *Two stories is what is allowed under the existing zoning. More people can be helped with a two story building. In addition to cost, there are flooding and liability issues with a basement design.*

Meeting concluded at 7:42 pm

Minutes and Attendance information prepared by Jon Gillespie on May 1, 2020

As the meeting was virtual, there was no “sign-in” sheet available. However, attendees included those listed below in addition to Mark Glover, Burt Neptune and at least one other unidentified caller.

Find a participant		
	Ralph Pew (Me)	 
	Kim Vehon (Host)	 
	Al Moore	 
	Charlotte Bridges	 
	dale robinson	 
	Diana Keller	 
	iPhone	 
	Jake	 
	Jamie	 
	Jessica Potter	 
	Raymond Jones	 
	Neptune	

Pioneer Place Apartments

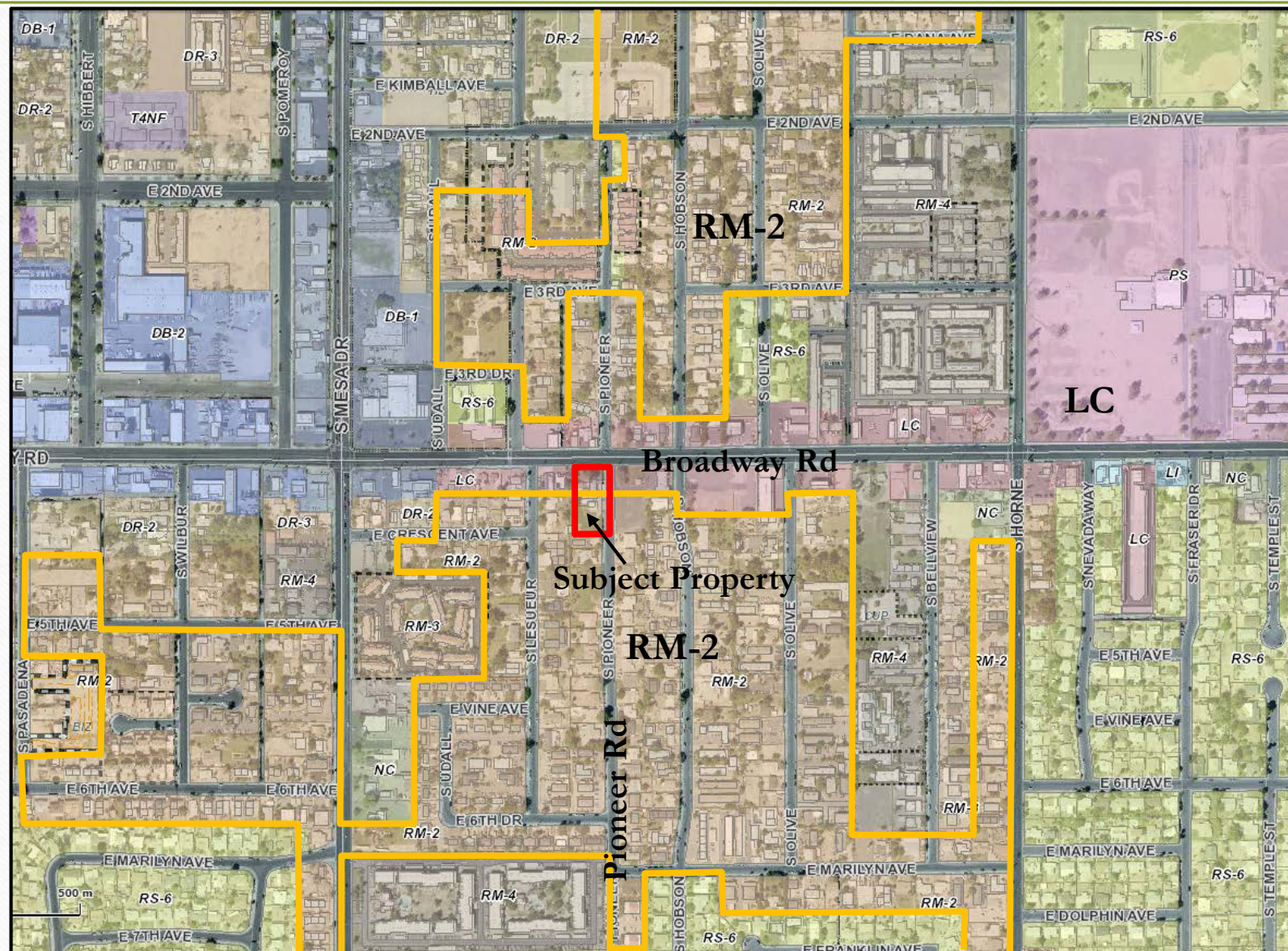
Neighborhood Meeting

April 30, 2020

Vicinity Map



Existing Zoning



Currently Permitted Uses

- RM-2 (Apartment Complex Zoning) for over half of the parcel
- Limited Commercial (LC) Zoning along Broadway
- Residential is permitted within the LC District so long as:
 - Commercial Use for 40% or more of the Gross Floor Area
 - Commercial Use for 65% or more of Ground Floor

Proposed Use

- New development
 - Existing buildings would be razed
 - 2 story Mixed-Use building with 9 apartments and commercial offices
 - Substantial Conformance with RM-2 and LC development standards
- Living accommodations for young adults who age out of foster care
 - Foster Arizona Housing Project exists to educate, empower, and encourage Arizonans to positively impact the lives of young adults previously in foster care.

Development Requests

- Board of Adjustment for *Development Incentive Permit (DIP)*
 - Purpose of DIP: Encourage development of small, by-passed properties
- Design Review Board for *Design Review*
 - Required for all new developments with frontage on arterial roads (Broadway)
- Planning & Zoning Board for *Site Plan Review*
 - Required for all new developments with frontage on arterial roads (Broadway)

Development Incentive Permit (DIP) Criteria

- Property must be less than 2.5 acres
 - Subject property is 1.13 gross acres
- Property must be in its current configuration for at least 10 years
 - Original construction of the site was in 1969
- Property must be served by existing utilities
 - City of Mesa and SRP have established existing utility infrastructure
- Property must be surrounded by properties within a 1,200 foot radius which:
 - Total developable land area is not more than 25% vacant
 - Greater than 50% of the total number of parcels were developed 15 or more years ago

DIP Criteria Continued

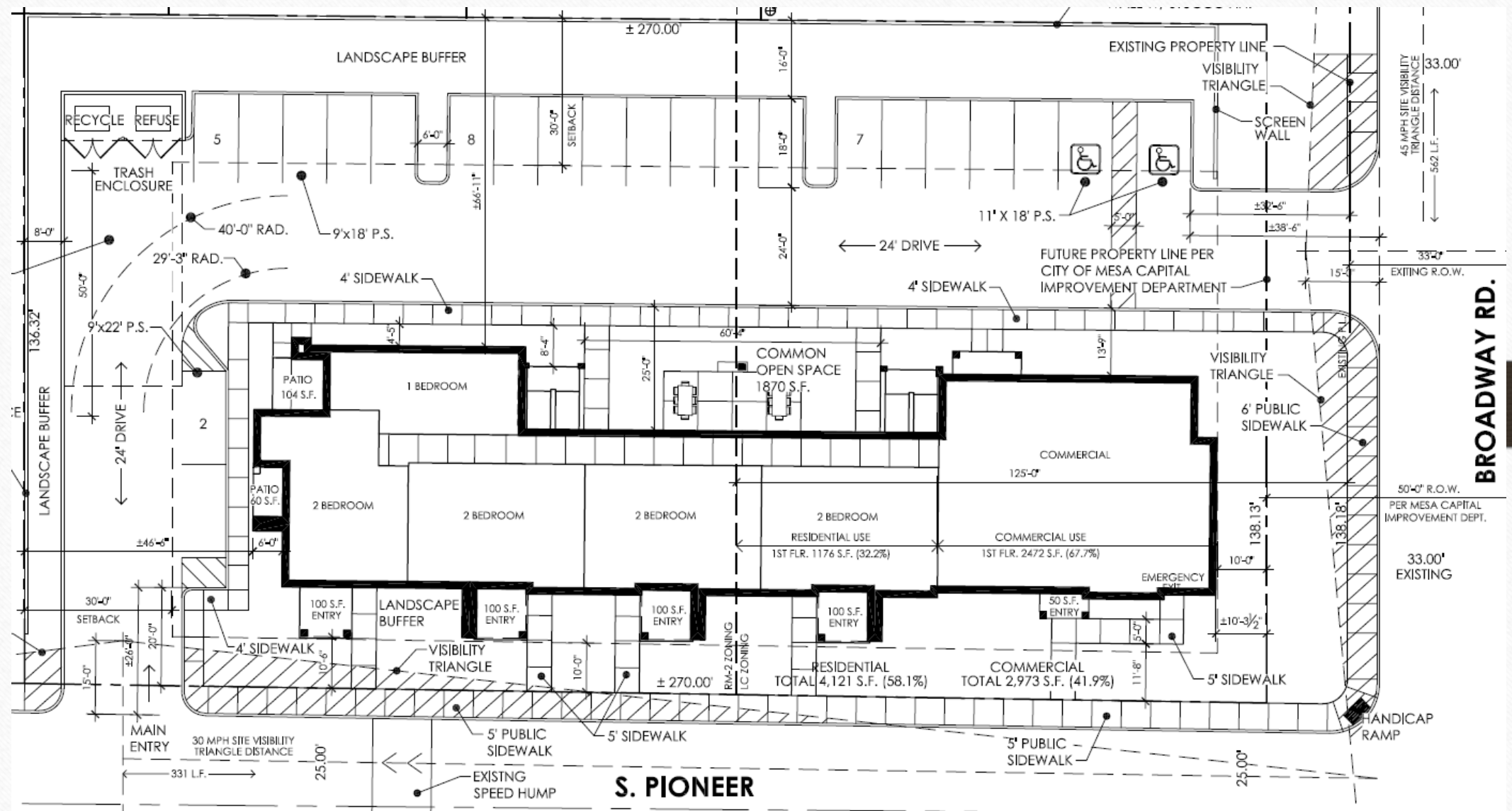


Development Incentive Permit (DIP) Findings

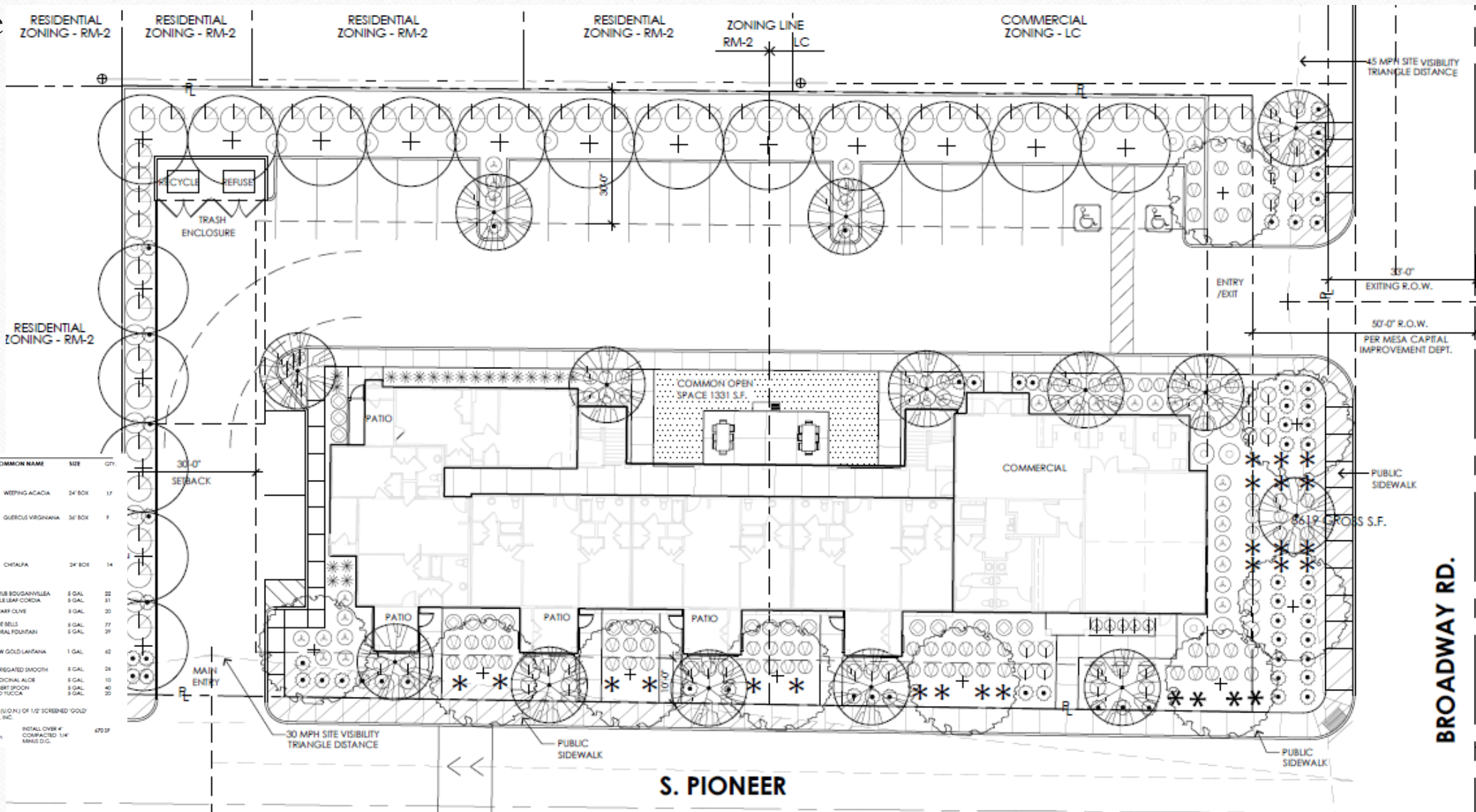
- **Consistent with General Plan Designation and Zoning Ordinance**
 - Neighborhood General Plan Designation with LC and RM-2 Zoning
- **Commensurate with Existing Development**
 - Duplex, 4-plex, and 6-plex residences, in addition to two-story apartment complexes, are common within the 1,200 foot radius subject area zoned RM-2
- **Necessary Incentives**
 - Strict enforcement of the Mesa development standards would leave 17,250 SF for parking/buildings on a 37,054 SF parcel (46% reduction)
- **Architectural and Landscape Elements**
 - Landscape Plan shows abundant grass and trees
 - Building Elevations show desirable modern design with integrated color palette, projecting patios and thoughtful massing
 - Not typical for an RM-2 development to go through Design Review and Site Plan Review

Site Plan

(Proposed)



Landscape Plan (Proposed)



Development Standards

RM-2 & LC Development Standards	Required	Provided
Maximum Density (DU/AC)	15 DU/AC	15 DU/AC
Maximum Height (ft)	30 feet (15 feet per story)	30 feet
Maximum Building Coverage (% of lot)	45%	30.5%
Required Parking	27 (2.1 per unit and 1 per 375 SF)	22 (1.7 per unit and 1 per 562 SF)
Covered Parking	9	0
Parking Space Distance from Street	50 feet	Broadway Road = 15'6" Pioneer = 20 feet
Building Setbacks		
Front (North)	20 feet	10 feet
Street Side (East)	20 feet	10 feet
Side (West)	30 feet	66 feet
Rear (South)	30 feet	46 feet
Landscape Setbacks		
Front (North)	20 feet	10 feet
Street Side (East)	20 feet	10 feet
Side (West)	30 feet	16 feet
Rear (South)	30 feet	8 feet
Interior Sidewalk Width	5 feet	4 feet

Building Elevations



NORTH ELEVATION

MATERIAL / COLOR LEGEND

- | | | |
|----------|---|---|
| A |  | FINISH: STUCCO SYSTEM
PAINT COLOR: DOVER WHITE (SW 6385) |
| B |  | FINISH: STUCCO SYSTEM
PAINT COLOR: CANVAS TAN (SW 7531) |
| C |  | FINISH: STUCCO SYSTEM
PAINT COLOR: SUPERIOR BRONZE (SW 6152) |
| D |  | FINISH: METAL STAIR HANDRAILS / ACCENTS
PAINT COLOR: ENDURING BRONZE (SW 7055) |
| E |  | FINISH: MASONRY BLOCK
PAINT COLOR: NATURAL BEIGE |



EAST ELEVATION

Building Elevations



SOUTH ELEVATION

MATERIAL / COLOR LEGEND

- | | | |
|----------|---|---|
| A |  | FINISH: STUCCO SYSTEM
PAINT COLOR: DOVER WHITE (SW 6385) |
| B |  | FINISH: STUCCO SYSTEM
PAINT COLOR: CANVAS TAN (SW 7531) |
| C |  | FINISH: STUCCO SYSTEM
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| D |  | FINISH: METAL STAIR HANDRAILS / ACCENTS
PAINT COLOR: ENDURING BRONZE (SW 7055) |
| E |  | FINISH: MASONRY BLOCK
PAINT COLOR: NATURAL BEIGE |



WEST ELEVATION

City of Mesa Hearing and Meeting Schedule

- May 6 at 5:30 PM: Board of Adjustment for Development Incentive Permit
- May 12 at 4:30 PM: Design Review Board for Design Review
- May 13 at 4:00 PM: Planning & Zoning Board for Site Plan Review
- No other approvals are necessary because this is *not* a Social Services Facility or Group Home

About Foster Arizona

- More than 900 youth age out of Arizona foster care this year
 - 50% have no high school diploma
 - 40% have been homeless
 - 33% have not had enough food in the past year
 - 50% will be unemployed by age 24
- Goals: Provide employment related training and stable housing to assist transition to adulthood.
- Foster Arizona is a 100% private grant and donation funded non-profit organization
- <https://fosterarizona.org/>

Questions?

Existing Zoning

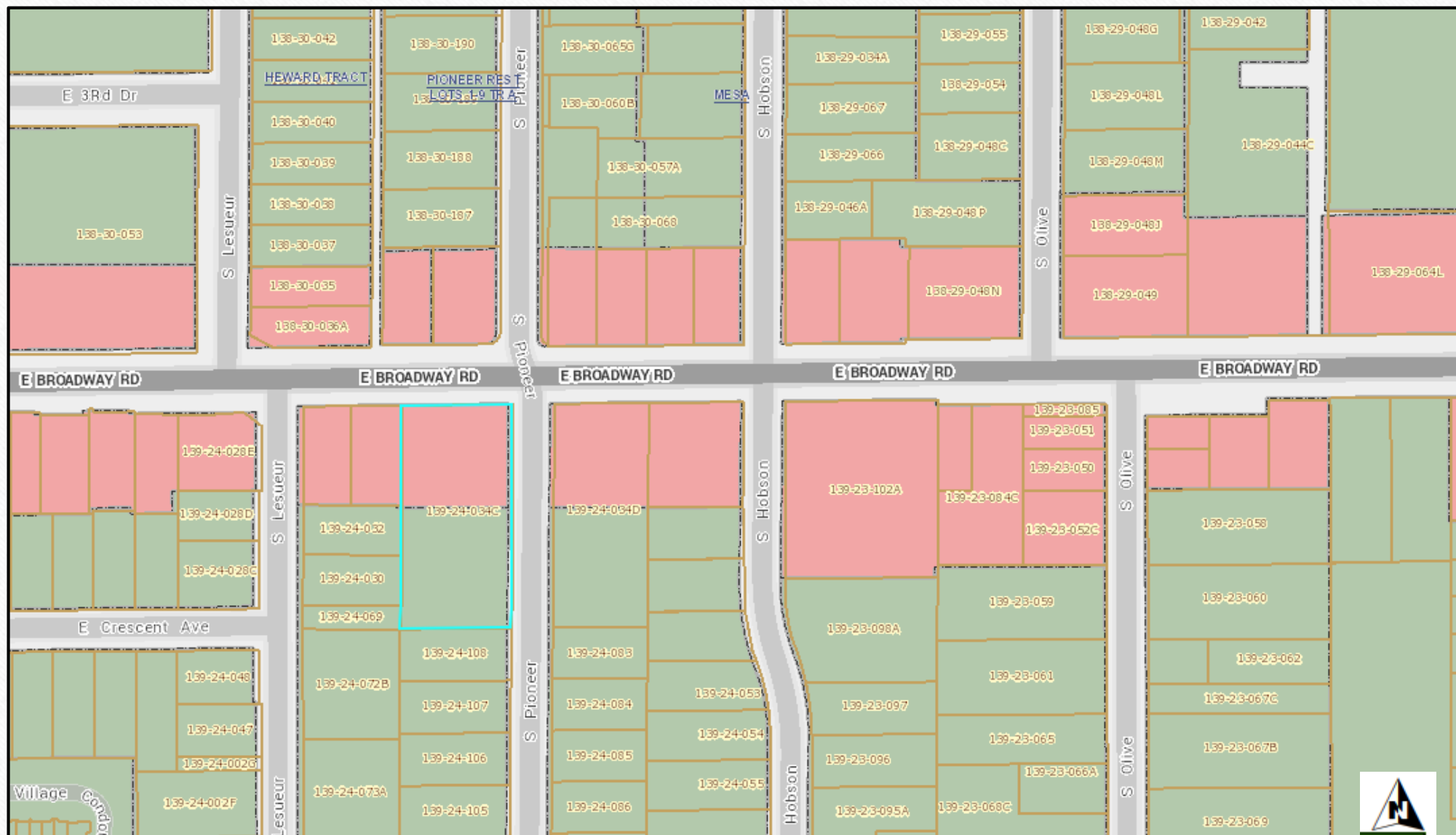


Table 11-6-2: Commercial Districts						
<i>Proposed Use</i>	<i>NC (C-1)</i>	<i>LC (C-2)</i>	<i>GC (C-3)</i>	<i>OC (O-S)</i>	<i>MX</i>	<i>Additional Use Regulations</i>
Residential Use Classifications						
Single Residence -Attached	CUP (1, 19, 20)	CUP (1, 19, 20)	CUP (1, 19, 20)	CUP (1, 19, 20)	CUP (16,19, 20)	Section 11-31-31, Residential Uses in Commercial Districts
Multiple Residence	CUP/P (1, 19, 22)	CUP/P (1, 19, 22)	CUP/P (1, 19, 22)	--	P (21, 22)	
Pawn Shops	CUP (10)	CUP (10)	CUP (10)	--	--	Section 11-31-21, Pawn Shops
Tattoo and Body Piercing Parlors	--	P	P	--	P	
Offices						
Business and Professional	P	P	P	P (15)	P	
Medical and Dental	P	P	P	P	P	
Parking, Commercial	--	--	P	--	CUP	
Personal Services	P	P	P	P (5)	P	
Plant Nurseries and Garden Centers	--	SUP	P	--	P/SUP (6, 7)	
Retail Sales						
General	P (8, 9)	P	P	--	P (7)	
Large Format	--	P	P	--	CUP (7)	Section 11-31-16, Large Format Retail

Notes:

1. Multi-Family Residential is permitted for density range between minimum 15 du/ac to maximum 25 du/ac., a minimum of 40% of the Gross Floor Area shall be reserved for commercial land use classifications, as otherwise permitted in the district. In all other cases, Attached Single-Family Dwellings and/or Multi-Family Residential are permitted with approval of a CUP when part of a mixed-use development, with commercial uses in the same building and/or on the same site. See [Section 11-31-31, Residential Uses in Commercial Districts.](#)

Development Team

- Foster Arizona Executive Director: Kim Vehon
- Representatives: Ralph Pew & Jon Gillespie (Pew & Lake, PLC)