

# Signal Butte Rd. & Williams Field Rd.

Minor General Plan Amendment,  
Rezone, and Preliminary Plat Amendment

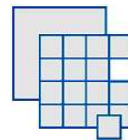
## Project Narrative

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*Submitted by:*

**Pew & Lake, PLC**

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

*On behalf of:*

**Signal Butte 24, LLC**

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March 23, 2020

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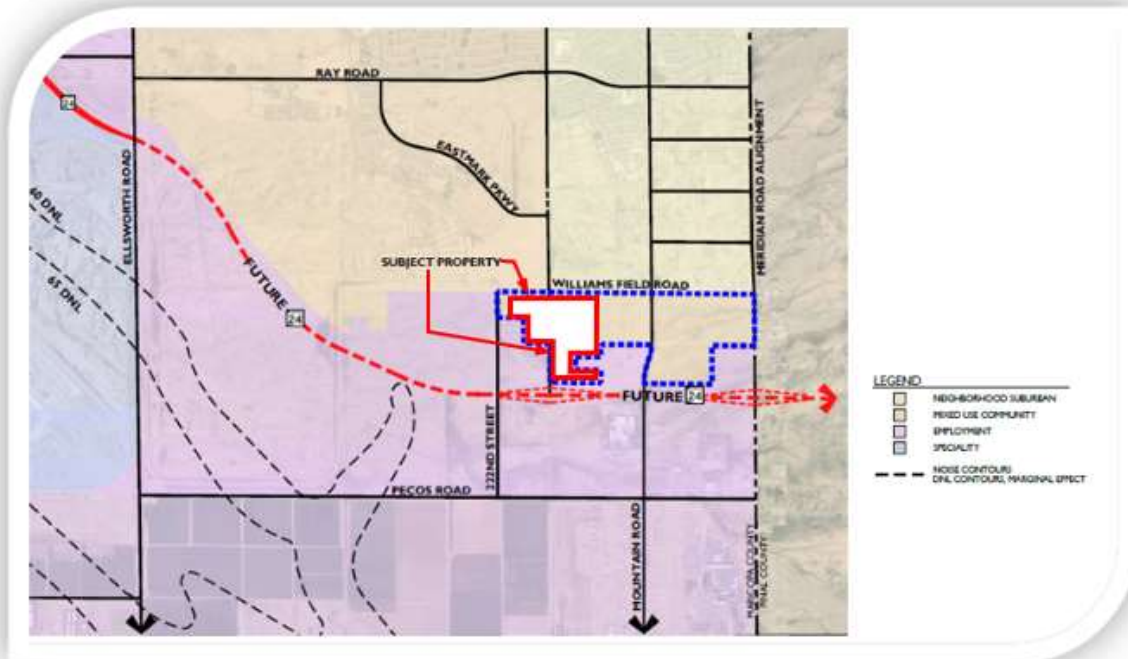
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## 1. Introduction

Pew & Lake, PLC, on behalf of Signal Butte 24, LLC (successor to Freedom Communities, LLC), is pleased to submit this narrative statement in support of a General Plan Minor Amendment, and Rezoning for the approximately 89 acres and Preliminary Plat Amendment for Destination Gateway. The Property is located at the southwest and southeast corners of Signal Butte Road and Williams Field Road in Mesa (the "Property").

*Figure 1 – Project Location*



Proposed is a Mixed Use Activity District that is located at a future major gateway into Mesa upon completion of the State Route 24 at Signal Butte Road. The land use plan preserves intact approximately 157 acres of the Destination at Gateway single-family community that is a part of the Property, but which abuts the Property's eastern boundary. The adjacent property, combined with this request, will provide for buffers and transitions designed to create a blend of compatible land uses.

The Property's existing General Plan Character Area and zoning were approved by the City Council on June 18, 2018 (Ordinance No. 5450 and Resolution 1171). The proposed rezoning will remove the 89 acre Property from the PAD for the single-family community and will convert and expand the commercial portion of the project to accommodate a Mixed Use Activity district to allow a mix of potential regional commercial, community commercial, employment, and residential uses.

All portions of the Property will comply with the City of Mesa's Zoning Ordinance and Design Guidelines for the proposed land uses. These areas will be subject to the City's review during the future Site Plan Review and Design Review processes for the respective parcels.

**Community Vision Guidelines for Adjacent Property** – The adjacent land to the east of the Property will continue under the existing single-family zoning (RS-7 PAD, RS-6 PAD, and RSL-4.5 PAD). The approved Community Vision Guidelines for those properties will only apply to those residentially zoned properties. New architectural, landscape, and site design character will be established for the Property under this application during Site Plan Review. All applicable design features will be addressed at that time, including, but not limited to entry monumentation and landscaping at primary intersections and entries, wall plan, buffers to the surrounding uses. Furthermore, buffers and vehicular and pedestrian connectivity between compatible uses internal to the Property will be incorporated into the master site plan during Site Plan Review.

**Preliminary Plat Amendment** – The subject application also is seeking to amend the Destination at Gateway approved in 2018 with the rezoning of the 89 acres, the balance of the Destination at Gateway Preliminary Plat needs to be amended to clean up the western portion of the balance of the residential plat. The Amended Preliminary Plat will only impact the residential lots east of the 110<sup>th</sup> Street alignment. The Property west of the 110<sup>th</sup> Street alignment (89-acre GC Property) will have the Preliminary Plat removed from the Property. The Amended Plat seeks to clean up the western edge of the Property. Most of the Platted Property east of 110<sup>th</sup> Street remains the same.

## 2. Subject Parcels

The Property includes the approximately 89 acres located at the southwest and southeast corners of Signal Butte Road and Williams Field Road (APNs 304-34-028, 304-34-031, 312-07-962, 304-34-021W, 304-34-021U, and part of 304-34-021N). The parcel numbers and their respective acreage are depicted in Table 1 below.



**Table 1 – Proposed Parcels and Acreage**

<b>Proposed Parcels</b>	<b>Gross Acres</b>	<b>Net Acres</b>
Parcel 1	9.42	8.92
Parcel 2	24.73	24.73
Parcel 10	16.10	16.10
Parcel 11	14.85	14.85
Parcel 12	4.47	4.47
Parcel 13	9.93	9.93
Parcel 14	4.98	4.98
Parcel 15	4.48	4.48
<b>Total GC CUP</b>	<b>88.96</b>	<b>88.46</b>

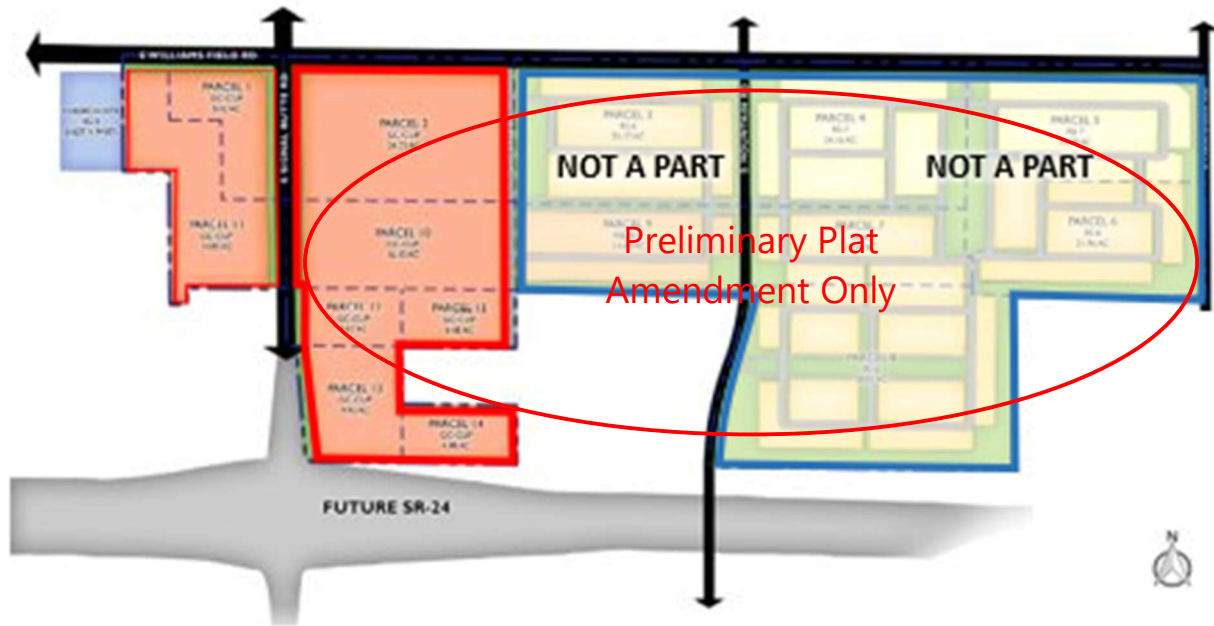
### 3. Development Requests

Requests for a General Plan Minor Amendment, Rezoning (Conventional), and Preliminary Plat are concurrently being made to the City of Mesa. The parcels where a rezoning is requested are shown in Table 2 and Figure 2 below:

**Table 2 – Proposed General Plan and Zoning Designations**

<b>Proposed Parcels</b>	<b>General Plan</b>	<b>Proposed Zoning</b>
Parcel 1	Mixed Use Activity	GC CUP
Parcel 2	Mixed Use Activity	GC CUP
Parcel 10	Mixed Use Activity	GC CUP
Parcel 11	Mixed Use Activity	GC CUP
Parcel 12	Mixed Use Activity	GC CUP
Parcel 13	Mixed Use Activity	GC CUP
Parcel 14	Mixed Use Activity	GC CUP
Parcel 15	Mixed Use Activity	GC CUP
Total	Mixed Use Activity	GC CUP

**Figure 2 – Proposed Development and Adjacent Property**

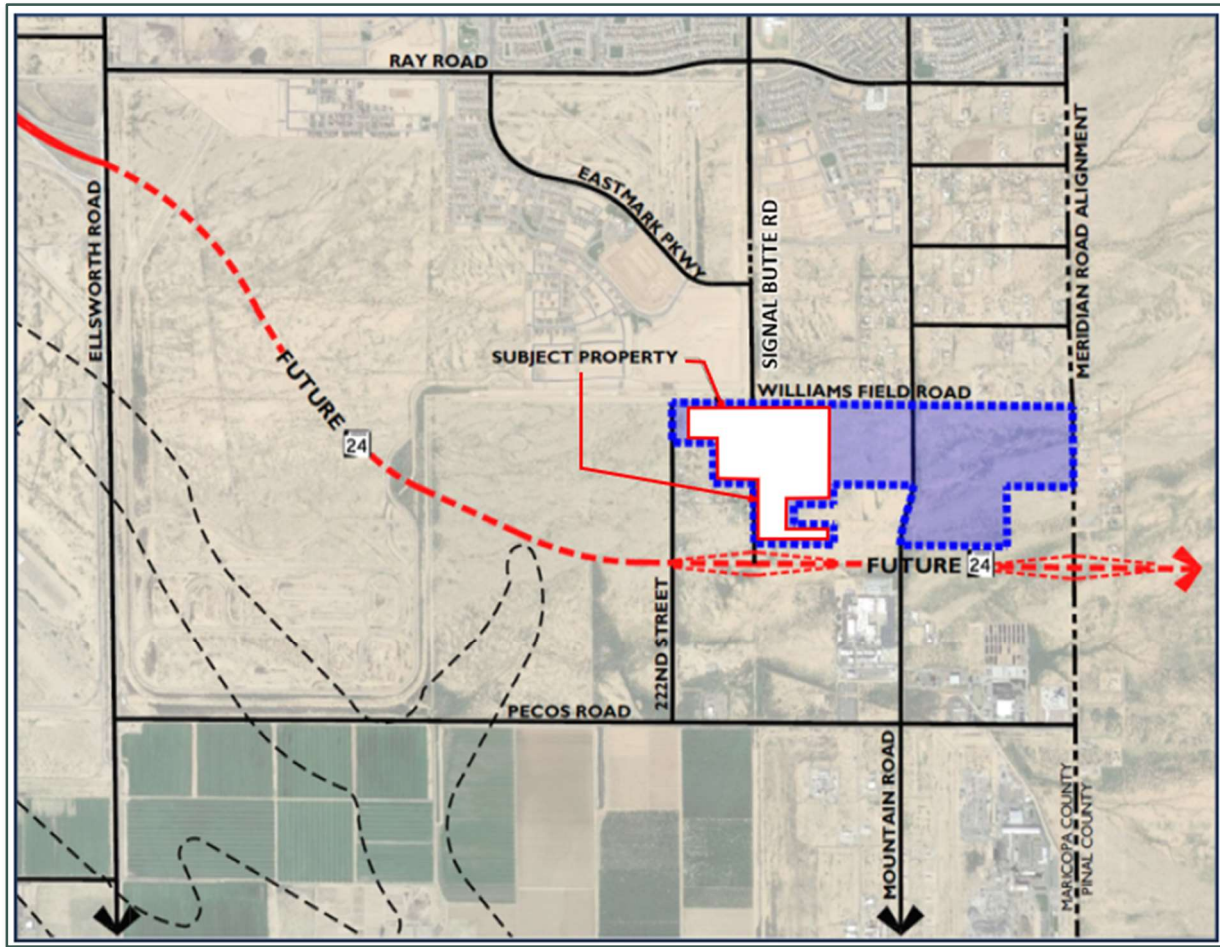


It is understood that additional land use processes will be also be necessary prior to development of the Property. For example, any commercial or multi-family residential development will require Site Plan Review and Design Review, subject to the applicable requirements in the Mesa Zoning Ordinance and new Quality Design Guidelines. Also, Subdivision Technical Review will be required after approval of the Preliminary Plat.

#### **4. Existing and Surrounding Conditions**

The subject parcels are currently vacant. The overall Property is surrounded by either gradually developing residential uses directly to the north near the western portion of the project area (e.g. Eastmark and Cadance) and the Destination at Gateway single-family community abutting the Property's eastern boundary. The Property is also bound to the west by unincorporated property once used as the GM proving grounds. Directly to the south is the future Williams Gateway Freeway ("SR 24").

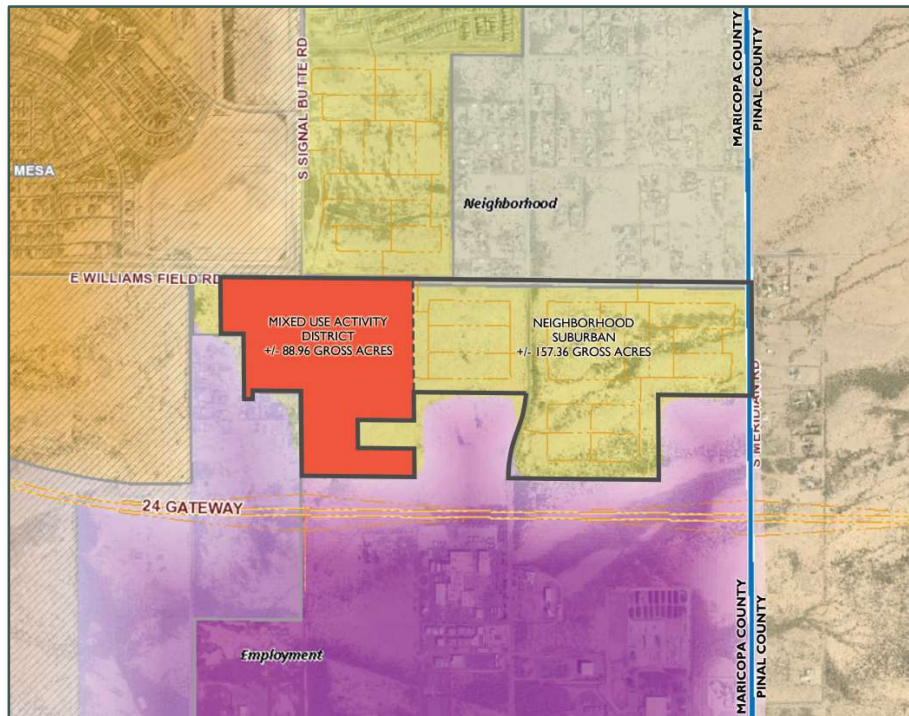
*Figure 3 – Site Aerial*



## 5. General Plan Character Area and Zoning

The existing General Plan Character Area for the Property is Neighborhood Suburban. Proposed is to amend the General Plan designation for the Property to Mixed Use Activity District. The proposed land uses are consistent with this designation (see Figure 5 below).

**Figure 4 – Proposed General Plan Character Area Map**



## **6. Compliance with the General Plan Character Area and Zoning**

### **a. Justification for Proposed General Plan Land Uses and Zoning**

The proposed request for the Property grew out of significant events that have transpired in the past year relating to traffic improvements and major planning policy changes by Queen Creek, in conjunction with Mesa, Maricopa County, the State Land Department, and Apache Junction.

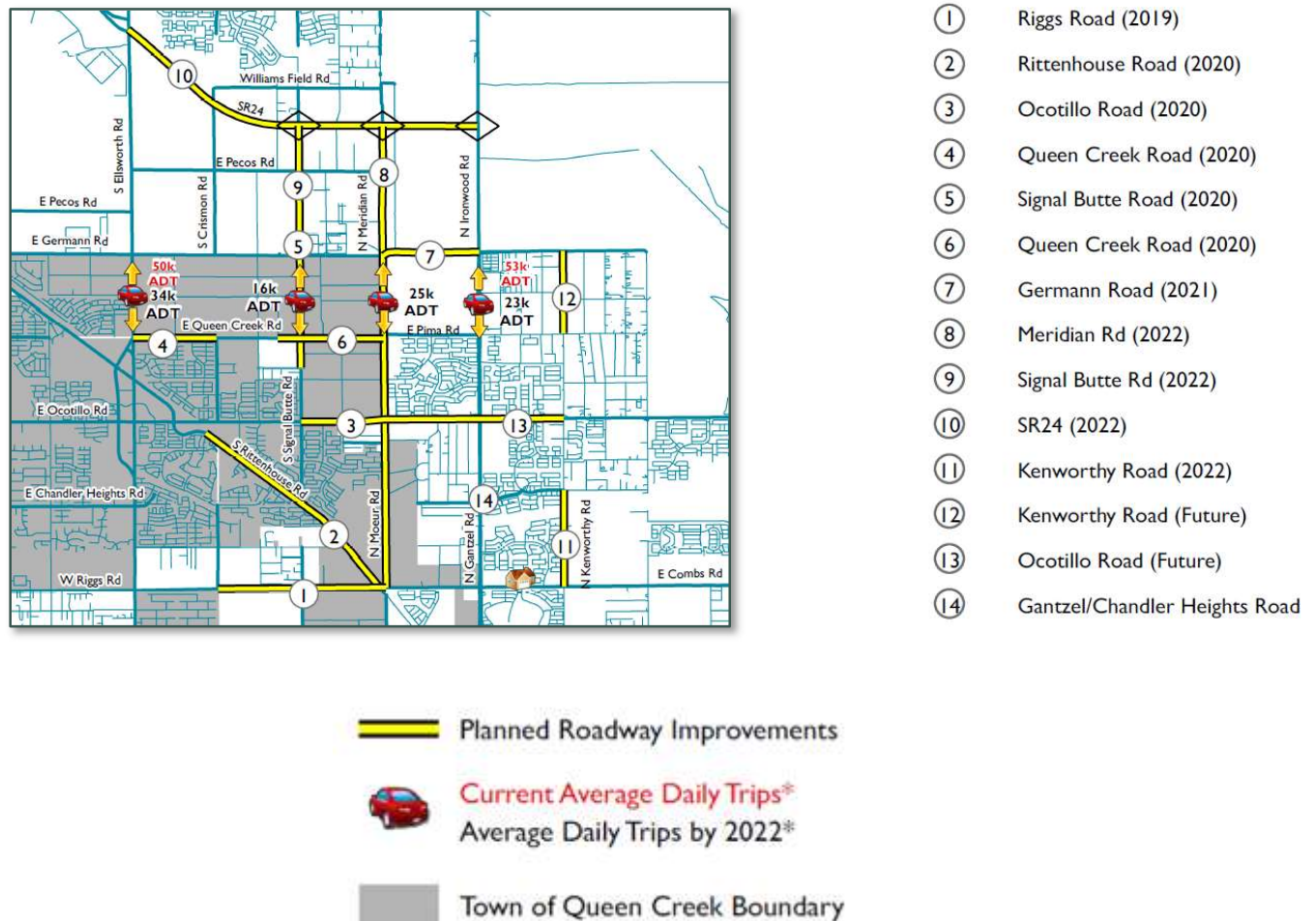
When the previous PAD zoning was originally submitted for approval, the information available on transportation planning, future traffic patterns, and development in the vicinity was limited, conceptual in nature, and relatively uncertain. Also, at the time the prior PAD was being approved, Signal Butte did not connect as far south as Santan Valley, and no plans had been published to that effect. Only Ellsworth Road and Ironwood Road had direct access to those communities to the south.

Since the original Planning and Zoning Board and City Council approvals in March to June 2018, significant policy changes affecting the Property have occurred. Specifically, Queen Creek has committed funding for upcoming roadway capital improvements designed to alleviate traffic conditions on its arterial streets. With the intent to provide alternative routes for traffic from Santan Valley heading toward Mesa's freeways, improvements are planned between now and 2022 to improve and expand 4 arterial road connections to



the SR 24 future alignment, including Ellsworth Road, Signal Butte Road, Meridian Road, and Ironwood Road. These improvement plans were presented to the community in Queen Creek in January 2019 at the "Queen Creek Development Economic Forum. A July 15, 2019 article noted that Queen Creek partnered with Mesa to extend Signal Butte Road and Meridian Road to from Combs Road to the SR 24 (July 15, 2019, "Signal Butte Extension to Offer Regional Connectivity," *Queen Creek Independent*, queencreekindependent.com). Figure 6 below summarizes these capital improvements, which is based on traffic studies in Queen Creek.

**Figure 5 – Planned Road Improvements to Future SR 24**



Another key change was also announced in July 2019 – Queen Creek approved the annexation of the State Trust Land located east of Meridian Road and south of the SR 24, which is nearby the Property. Similarly, Apache Junction has been approved by the State Land Department to annex the area north of the SR and east of Meridian Road next to the abutting Destination PAD area (Dyer, Richard "Annexation of State Trust Land Bridging Gap Between Queen Creek, Apache Junction," *Queen Creek Independent*, September 2,

2019, queencreekindependent.com). This news is evidence that the areas surrounding the Property are planned for growth sooner than later.

When the property owner learned about these recent updates and plans to accelerate funding of Signal Butte Roads connection to the SR 24 by 2022, it became apparent that Signal Butte Road will end up becoming a key point in the region's transformation. Inasmuch as Signal Butte will become principal gateway into Mesa with more traffic than was previously known, the effects of increased visibility on Signal Butte Road and the Property resulted in what ultimately became the requests proposed in this application.

Accordingly, proposed on the Property is a mix of regional commercial and other uses on Signal Butte Road between Williams Field Road and the SR-24, with landscaping, the 110<sup>th</sup> Street improvements, and possible multi-residence uses to buffer it from the surrounding properties to the east. Also, the properties that will become the northeast corner of Signal Butte Road and the SR-24 need additional acreage to establish a sustainable development that will address the impacts of the freeway expansion and additional visitors to the area. As submitted, the proposed requests respond to the dramatic events anticipated at Signal Butte Road.

#### **b. Compliance with the General Plan Vision, Objectives, and Guidelines**

The Property is compatible with the proposed Mixed Use Activity District and the abutting Neo-Traditional Neighborhoods Character Area Sub-type of Mesa's General Plan. In addition, the Property is consistent with the General Plan vision, goals, and policies, as follows:

- Mixed Use Activity Districts are typically over 25 acres and have a significant commercial component to the mixed use program that is designed to attract customers from a large radius. Regional-scale districts are typically larger than 60 acres and will include as one of the primary zoning districts the GC category.

**The Property in question is approximately 89 acres, and GC is the proposed underlying zoning. The predominant uses anticipated are regional commercial uses, particularly high quality auto dealerships, and other commercial uses, such as retail/commercial/office opportunities to service the surrounding neighborhoods and region.**

- The mixed use district may include other uses such as residential.

**To establish the zoning framework for the site design and opportunities for an additional mix of uses, a CUP is included with this request. This will enable the Property to include the right fit of residential uses at the appropriate intensity to bring various benefits to the community. Some of these benefits include buffering to surrounding uses, promoting economic development, and providing a unique component of the mixed-use activity center concept that is compatible with the adjacent neo-traditional community.**

- Provide for a “strong and viable center of commercial activity that attract people” from the larger region.

**GC zoning is requested to provide for proposed regional commercial uses, a major auto dealership, and other types of compatible uses. The primary uses proposed on the Property are designed to serve a population in the greater region, in addition to the immediate neighborhoods. Under the proposed zoning and uses contemplated on the Property, it will draw from not only Mesa residents, but potential consumers from Gilbert, Queen Creek, and likely Santan Valley residents that are anticipated to use the SR 24 at this future gateway into Mesa.**

**Any proposed development on the GC CUP properties will comply with the procedures for Site Plan Review and Design Review, which standards have been prepared with the intent to provide for orderly and thoughtfully programmed development concepts that will bring about the desired commercial activity in GC zoning. These processes will provide public processes that will enable the City and stakeholders to review for compliance with all applicable development standards, guidelines, and policies.**

- Typically located along an arterial at a freeway interchange.

**The proposed development is located at the intersection of the alignment of the SR-24 freeway and two arterial roads – Signal Butte Road and Williams Field Road, which makes it an ideal location for a regional destination for the broader area.**

The proposed designation is compatible with the adjacent Neo-Traditional Neighborhood forms and guidelines, as follows:

- *Small, neighborhood scale office, retail, restaurants, services are included in appropriate locations, such as along arterials or at the intersection of arterials and collector streets.*
  - The proposed commercial parcels are appropriately sized to develop as a variety of both regional and buffering neighborhood scale land uses that provide services and benefits to the surrounding community. The Property is strategically located (consistent with the General Plan's goals) at the intersection of two arterials and at an arterial-freeway location.
  - The proximity of residential uses to the commercial locations, when combined with the existing multi-modal circulation system along the arterial streets, will provide ease of access to a variety of commercial uses that will service the surrounding community. This will promote active lifestyles given the mix of uses in close proximity to one another, which will reduce the neighborhood's dependency on the automobile and take vehicles off the street for recreational purposes, employment, and day-to-day needs.
  - The proposed commercial uses will be consistent with the compatible variety of residence uses on the surrounding properties, which will be designed with buffers and pedestrian connectivity to the commercial use.
- *Building Community and Fostering Social Interaction: Design new developments with anchors or focal points, such as schools, parks or shopping areas that are designed and located to facilitate meetings and interactions.*

The proposed zoning will provide development opportunities for shopping areas and a commercial anchor at an appropriate focal point in the region. The proposed land uses will facilitate gathering and interaction among members of the community and provide needed services for surrounding neighborhoods.

*Promote a Safe, Clean and Healthy Living Environment by:*

- *Encouraging the creation and maintenance of neighborhood associations (formal or informal);*
- *Maintaining streets, sidewalks, street lighting, etc. to ensure roadways, paths and trails are safe; improve lighting where needed;*
- *Locating and designing public spaces so that there is a high degree of natural surveillance;*



- *The provision of outdoor amenities for all ages and recreational facilities; and*
- *Maintaining attractive, well-kept public spaces in neighborhoods.*

Any future residential and nonresidential uses will be professionally managed by a single-owner entity or by the respective businesses and property management. Landscaping, open space amenities, architecture, lighting, and driveway improvements will meet City standards, which will allow for the efficient provision of infrastructure and services.

## 7. Existing and Proposed Zoning

The Property is currently zoned RM-2, RSL 2.5, RSL 4.5, RS-6, RS-7, RS-9 and LC, all with a PAD Overlay for the Destination at Gateway PAD. The General Plan Minor Amendment, Rezoning, and Preliminary Plat requests will encompass a further enhancement and refinement of the original zoning approved by the Mesa City Council for the Property on Signal Butte Road between the SR 24 interchange and Williams Field Road. For this area, the Property will be removed from the single-family, Destination at Gateway PAD and will carry forward the first step in implementing the development of the Property with GC CUP zoning. Figures 7 and 8 below depict the existing and proposed zoning.

**Figure 6 – Existing Zoning**

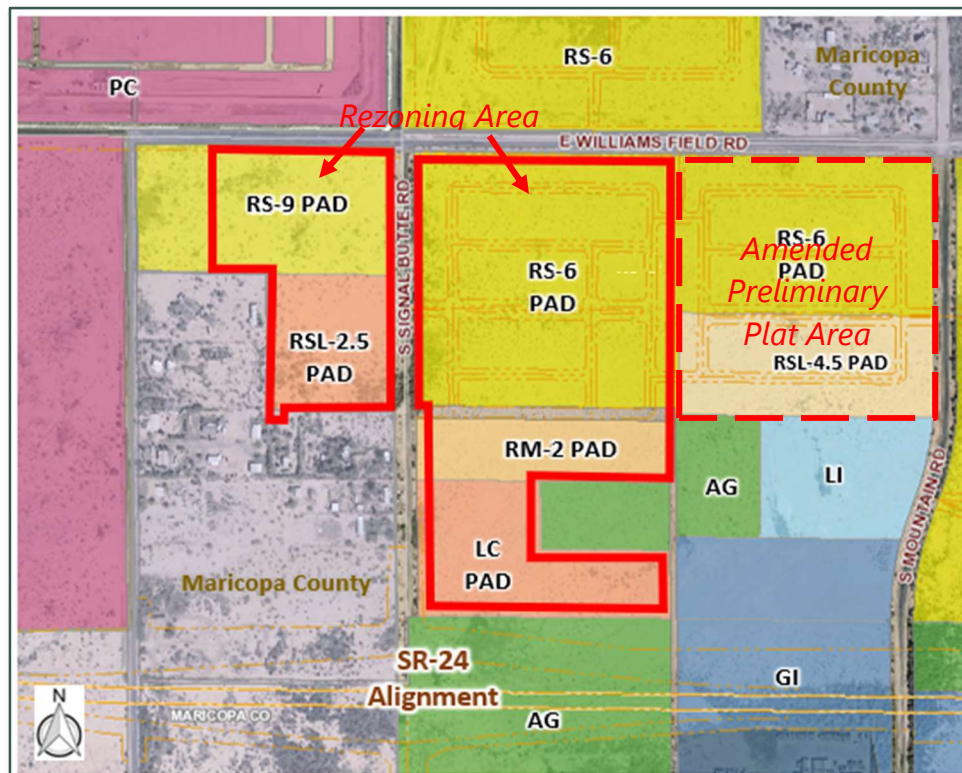
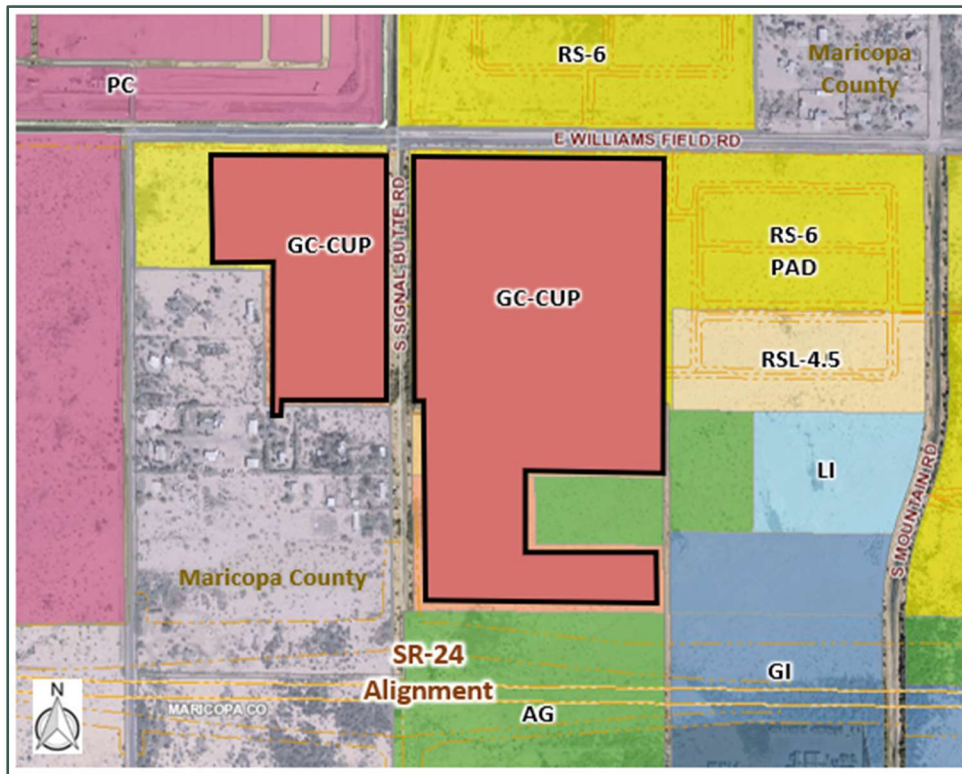


Figure 7 – Proposed Zoning



## 8. Compliance with CUP Criteria

Table 11-6-2 and Section 11-31-31 of the Mesa Zoning Ordinance outline criteria in which a Council Use Permit (CUP) is required to allow multi-residential uses in commercial zoning where 100% of the ground floor of each building will be for residential uses. The intent is to provide for City review to preserve the integrity of the commercial uses and any residential use's compatibility in a mixed-use development. The proposed development will comply with the criteria as follows:

- a. Compliance with the General Plan, related policies, and surrounding uses.

**Previous sections of this narrative indicate how the proposed development will implement the goals and policies of the General Plan. The proposed development will provide regional commercial uses that will attract residents and promote economic sustainability and delivery of community services to Mesa residents. Proposed a blend of land uses designed to benefit the surrounding neighborhoods. The proposed residential uses will provide a compatible horizontal mixed use element with transitions, buffers, and connections to compatible uses within the mixed-use context.**

- b. A plan of operation is required to ensure compliance with city regulations.

**The ownership of the proposed commercially zoned Property will provide for property maintenance, and future review processes will comply with this standard. Project operations will comply with all applicable zoning, building, and fire safety regulations and FAA requirements. Typically, either the single business owner or a professional management entity will provide for ongoing operations and maintenance of commercial and multi-family properties. Details on compliance with this requirement will be addressed in the Site Plan Review process.**

- c. A “good neighbor” policy promotes “ongoing compatibility with adjacent uses” and “assure” viability of the commercial uses.

**Generally, Good neighbor policies are aimed at providing a program, or medium, for coordination and resolution of specified negative effects a project may have on surrounding uses. In this case, the GC zoned properties are compatible with the surrounding uses and regional gateway into Mesa at the proposed SR 24 alignment. Given the unity in ownership and commitment to professional management of the Property, the private requirements will address the relationship between the residential and nonresidential uses on the Property.**

**Furthermore, the project will comply with any Airport Overlay requirements and will provide public notice of any potential impacts on the community. The applicant received a letter dated March 16, 2020 from Anthony Bianchi, Planning Manager of the Phoenix-Mesa Gateway Airport Authority. It included recommendations that involve providing notice of the airport activity in the vicinity of the project and required review consistent with FAA regulations. The applicant will comply with the recommendations to help ensure compatibility with the nearby airport.**

- d. Evidence and documentation demonstrating substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.

**As noted in this narrative, the proposed development will comply with the Zoning Ordinance, Design Standards, and engineering standards and details.**

## 9. Phasing

The development phasing of the parcels in this application will be based upon unknown future real estate market conditions and the timing of City of Mesa approvals. Like the previous approval, the Property will continue to be developed in a several phases, subject to City of Mesa approval. Each "Parcel" delineated on the Site Plan is conceptually a phase, the order of which has not yet been determined.

## 10. Public Utilities and Infrastructure

The proposed development will comply with all applicable City of Mesa regulations and standards regarding right-of-way and infrastructure improvements. Utilities in the Property's vicinity include City of Mesa for water, sewer, police, fire, and waste disposal. The Property is in the Southwest Gas service area for natural gas, and in the SRP electric supply service area, and based on a preliminary analysis, there is adequate capacity to service the proposed development. Water and sewer connections will tie into the lines planned for the approved Property and will developed with each phase.

Proposed drainage for the project will comply with the City of Mesa standards for onsite and offsite drainage and retention and will be designed in conjunction with each phase. The Property falls within FEMA Zone "X" on the Flood Insurance Rate Map (FIRM). The submitted drainage report for Parcel 15 indicates that the proposed development will retain runoff generated onsite from a 100-year, 2-hour storm event, as well as from any proposed offsite improvements. The volume of retention will accommodate any runoff from onsite stormwater.

## 11. Conclusion

The proposed request is a promising opportunity for the City and its neighborhoods. This application addresses significant steps in the progress of development in the region by proposing regional commercial uses and other compatible uses along Signal Butte Road between the SR 24 alignment and William's Field Road. The proposed development

opportunities on the Property fulfill the purposes of the General Plan by providing benefits to the City of Mesa through economic development and by providing jobs, services, and diverse housing with amenities that will enrich the lifestyle of residents in the community.

# Citizen Participation Plan

Signal Butte & William's Field Rd.

March 23, 2020

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## Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made, and the efforts already made, by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a General Plan Minor Amendment, Rezoning, and Preliminary Plat. These requests are for the proposed development on the approximately 89 acres located along Signal Butte Road between William's Field Road and the future SR 24 freeway route (APNs 304-34-028, 304-34-031, 312-07-962, 304-34-021W, 304-34-021U, and part of 304-34-021N).

By providing opportunities for citizen participation, the applicant has ensured, and will continue to ensure, that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant will provide neighborhood notice for a neighborhood meeting and future public hearings.

## Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

### Sean B. Lake

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

### D.J. Stapley

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

## Action Plan:

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

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

- b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).
2. A neighborhood meeting was held on February 20, 2020 at 6:00 p.m. at nearby Meridian Elementary School (3900 S. Mountain Road, Mesa 85212) with the applicant present to provide the opportunity to discuss the proposed project. Approximately 4 people attended the meeting. Sign-in sheets and a summary of the meeting are attached to this Report.
3. The applicant responded to all questions and comments raised at the neighborhood meeting, which is summarized in the attached neighborhood meeting summary. Generally, the property owners at the meeting were more interested in the description of the proposal and did not voice concerns. They seemed to appreciate the possibility for commercial uses that could serve the needs of neighborhoods in the area. One neighbor was particularly interested in learning more about the site design details, which he understood is not a part of this request, but which will be presented to the public at the future Site Plan Review process.
4. The notification list for the neighborhood meeting includes the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within 1/2 mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists were provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list are included with this Citizen Participation Plan.
5. A sign-in sheet was prepared for neighborhood meeting in an effort to notify those in attendance of any upcoming meetings (see attached). Those who signed-in will be added to the public hearing notification list. A meeting summary will be submitted to the City Staff along with the Citizen Participation Report for this case.
6. Presentations will be made to groups of citizens or neighborhood associations upon request.
7. For public hearing notice, applicant will comply with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. If additional signs are needed, the number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

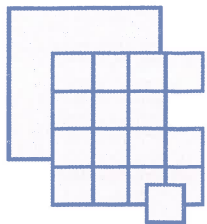
## Proposed Schedule:

Pre-Submittal	August 12, 2019
Formal Submittal to City	February 18, 2020
Neighborhood Meeting	February 20, 2020
Follow-Up Submittal	March 23, 2020
Planning & Zoning Public Hearing	<i>April 22, 2020</i>

## Attached Exhibits:

- 1) Neighborhood meeting notification letter
- 2) Notification map of surrounding property owners
- 3) List of property owners within 1000 ft. of the subject property, HOAs within ½ mile, and registered neighborhood contacts within 1 mile of the property
- 4) Neighborhood Meeting Sign-in Sheet
- 5) Summary of Neighborhood Meeting





**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 6, 2020

## NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, Signal Butte 24, LLC, we are pleased to invite you to a follow-up neighborhood meeting to receive your comments regarding our application requests to the City of Mesa for the development of approximately 89 acres located both at the southeast and southwest corners of Signal Butte Road and Williams Field Road. Proposed is a mixed use commercial and residential center with landscape buffers and transitions to the approved residential community. The specific development requests to the City include the following:

- 1) Minor General Plan Amendment from Neighborhood to Mixed Use Activity District
- 2) Rezoning from LC PAD, RM-2 PAD, RSL-2.5 PAD, RS-6 PAD, RS-9 PAD and AG to GC PAD

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

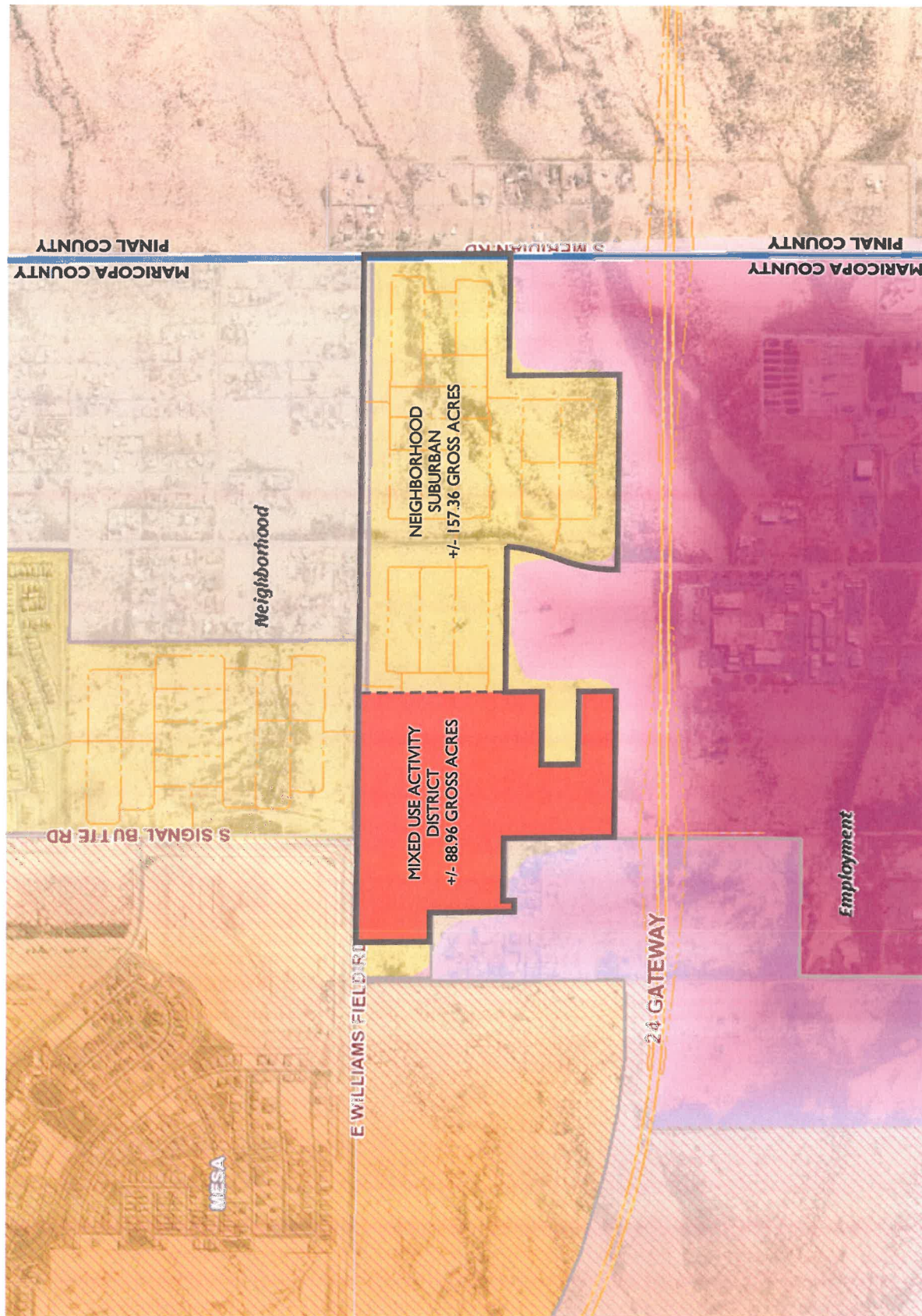
<b>Date:</b>	<b>February 20, 2020</b>
<b>Place:</b>	<b>Meridian Elementary School – Media Center 3900 S. Mountain Road Mesa, AZ 85212</b>
<b>Time:</b>	<b>6:00 p.m.</b>

At this time, no public hearing before the City of Mesa Planning and Zoning Board has been scheduled. When any meeting date is known, the property will be properly noticed, and those who attend the neighborhood meeting and provide their contact information on the sign-in sheet will also be notified.

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

Sincerely,

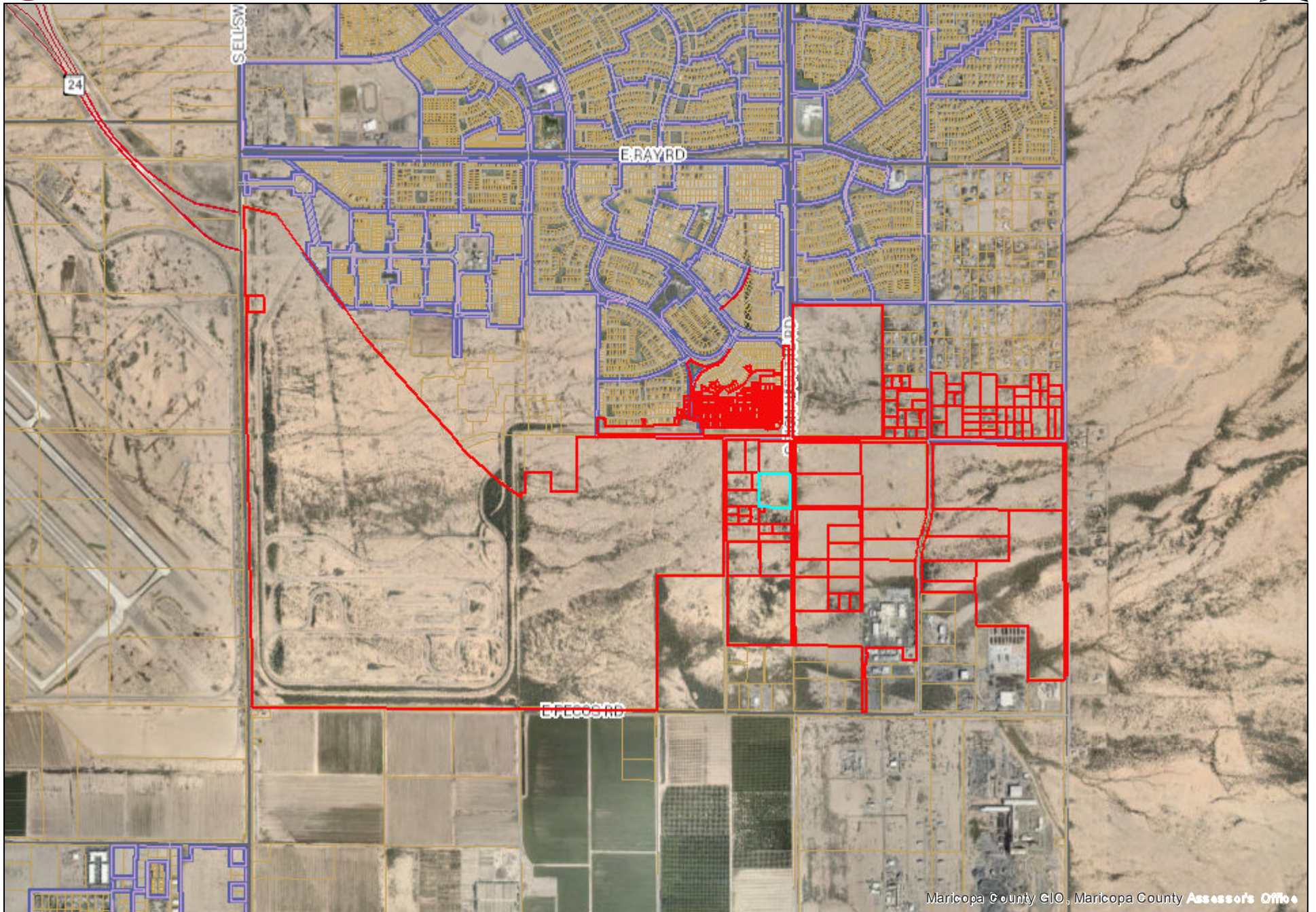
Sean B. Lake  
**PEW & LAKE, PLC**







# Map



**Signal Butte and Williams Field  
PO within 1,000 Ft.+**

<b>Owner</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
6 DOOR TRUCKS LLC	15308 S 230TH PL	MESA	AZ	85212
ARIZONA STATE OF	205 S 17TH AVE MD 612-E	PHOENIX	AZ	85007
ARIZONA STATE OF	205 SOUTH 17TH AVE	PHOENIX	AZ	85007
ARIZONA STATE OF DEPT OF TRANS	205 S 17TH AVE MD 612E	PHOENIX	AZ	85007
ARYA ADRIAN	4511 E MOCKINGBIRD LN	PARADISE VALLEY	AZ	85253
AV HOMES OF ARIZONA LLC	8601 N SCOTTSDALE RD STE 225	SCOTTSDALE	AZ	85253
AVH EM LLC	8601 N SCOTTSDALE RD STE 225	SCOTTSDALE	AZ	85253
BERTRAM RONALD T JR/ELISA	15508 S MOUNTAIN RD	MESA	AZ	85212
BERTRAM RONALD/ELISA R	15508 S MOUNTAIN RD	MESA	AZ	85212
BETTS WILLIAM A/SANDRA	5917 S CROWLEY	MESA	AZ	85212
BLUE TUMBLEWEED LLC	3415 S MCCLINTOCK DR SUITE 112	TEMPE	AZ	85282
BOWMAN TARA/D TRAVIS	15525 S 229TH WY	MESA	AZ	85212
BRUCE NAEGELI GST EXEMPT DECEDENTS TRUST	9626 N 34TH PL	PHOENIX	AZ	85028
CARLINO DEBRA LEE/ROBERT LOUIS	209 FAWN DR	NEWFIELD	NJ	8344
CONDON DAVID LEE/RUTH ANN	5911 S CROWLEY	MESA	AZ	85212
CONWAY LACEY J/AARON	15409 S 229TH WAY	MESA	AZ	85212-8911
DASIA EQUITIES LLC	1884 W ASPEN AVE	GILBERT	AZ	85233
DASIA HOLDINGS LLC	631 W COMMERCE AVE	GILBERT	AZ	85233
DAVIS MARK DAVID/JOYCE	16011 S 222ND ST	QUEEN CREEK	AZ	85242
DEMURO PROPERTIES	114 MARY ST	WINNETKA	IL	60093
DEMURO SUSAN A TRUST	30831 N 56TH ST	PHOENIX	AZ	85331
DOCKTER W J/V J TR/WILLIAMS L C/NORMAN J C	23124 E WILLIAMS FIELD RD	MESA	AZ	85212
DOCKTER WESLEY J/VERLA J TR	23124 E WILLIAMS FIELD RD	MESA	AZ	85212
DUANE R PIRKL TRUST	PO BOX 6181	MESA	AZ	85216
EBBERT PAUL R/CHARLENE	1922 CASCADE CREEK ROAD	SITKA	AK	99835
ENCORE AT EASTMARK HOMEOWNERS ASSOCIATION	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282
EPP GARY L/MARY ANN	22823 E ERIE ST	MESA	AZ	85212-9701
ESTRADA JULIO CESAR GASPAR/EUCEDA ODALIS S	23026 E WILLIAMS FIELD RD	QUEEN CREEK	AZ	85142
FEMCON INC	2618 W MESQUITE	CHANDLER	AZ	85224

**Signal Butte and Williams Field  
PO within 1,000 Ft.+**

FERGUSON DAN NORVIL/TERRY JEAN	1501 W MESQUITE ST	CHANDLER	AZ	85224
FERGUSON TERRY	16014 S SIGNAL BUTTE RD	QUEEN CREEK	AZ	85242
FUJIFILM ELECTRONIC MATERIALS USA INC	80 CIRCUIT DR	NORTH KINGSTOWN	RI	2852
GEIMAN DONALD J	23115 E ERIE ST	MESA	AZ	85212
GEIMAN DONALD J/HEIN JAMIE L	23115 E ERIE ST	MESA	AZ	85212
GREWAL TEJINDER/RUPINDER TR/SARAN JD/HARKA TR	2472 W SPRUCE DR	CHANDLER	AZ	85286
HANNA SALIM/NOUAL/CHRISTINE	431 E PALO BREA CT	GILBERT	AZ	85296
HANSON LARRY R/PAMELA	PO BOX 440	ROOSEVELT	AZ	85545
HANSON LARRY R/PAMELA TR	PO BOX 440	ROOSEVELT	AZ	85545
HARDY RYAN KENDAL	15417 S 229TH WY	MESA	AZ	85212
HERSHEY JAMES C JR	15528 S MOUNTAIN RD	MESA	AZ	85212-8301
HINOJOS JOSE HECTOR/GARCIA HINOJOS ADRIANA E	15506 S MOUNTAIN RD	MESA	AZ	85212
HURST DOUGLAS O	23111 E ERIE ST	MESA	AZ	85212
JIMENEZ JAIME V/LUZ ELENA	23018 E WILLIAM SFIELD RD	MESA	AZ	85212
JOHNSON DARRIN/REBECCA	15230 S MOUNTAIN RD	MESA	AZ	85212
JOHNSON MICHAEL R/MICHELLE A	15216 SOUTH MOUNTAIN RD	MESA	AZ	85212
JOHNSON MICHELLE ANN	21730 HOMESTEAD RD SOUTHEAST	DEMING	NM	88030
LEON JAMES SCOTT TR	15855 S 222ND ST	MESA	AZ	85212
LIBBEY JOSEPH H/WILLIE M	16025 S 222ND ST	QUEEN CREEK	AZ	85242
MALINOWSKI JAMES E	16033 S 222ND ST	MESA	AZ	85212
MAURER TERRY L/PEARL A	15510 S MOUNTAIN RD	MESA	AZ	85212
MAURER TERRY/PEARL	15510 S MOUNTAIN RD	MESA	AZ	85212
MCGINN BRIAN WAYNE/STEFANIE K	10440 E TEXAS AVE	MESA	AZ	85212
METRIC GROUP LLC	4008 E PRESIDIO ST	MESA	AZ	85215
NETTLES JOHN P JR/KAREN M	15529 S 229TH WAY	MESA	AZ	85212
OCHOA MARINA	23101 E ERIE ST	MESA	AZ	85212
OLIVARES DORA	217 E WASHINGTON AVE NO 103	GILBERT	AZ	85234
OROZCO NEPTALI LOPEZ/DIAZ BRENDA M DIAZ	15524 S MOUNTAIN RD	MESA	AZ	85212
PACHECO RAFAEL C/VERONICA	15520 SOUTH MOUNTAIN RD	MESA	AZ	85242
PACIFIC PROVING LLC	2201 E CAMELBACK RD STE 650	PHOENIX	AZ	85016



**Signal Butte and Williams Field  
PO within 1,000 Ft.+**

PALACIOS ALEX S/MARIA O TR	1114 S MESETO AVE	MESA	AZ	85210
PENDING	PENDING	PENDING		0
PM INDUSTRIAL HOLDINGS LP/ETAL	PO BOX 78325	ATLANTA	GA	30357
QUINTANA-SENA RICHARD ROBERT/LILLIAN MARIE	23060 E WILLIAMS FIELD RD	MESA	AZ	85212
RACCA JAMES/CECILIA	826 N PIONEER	MESA	AZ	85203
RAINWATER TROY DEAN/BARBARA JEAN	1945 N BROAD ST	GLOBE	AZ	85501
RICE KELLY J	3627 E RED OAK LN	GILBERT	AZ	85297
SB CLB 18 LLC	1121 W WARNER RD STE 109	TEMPE	AZ	85284
SCARPONE JAMES DANIEL/SHARON	1311 N 105TH PL	MESA	AZ	85207-4530
SCARPONE JOHN A/ANNA M	1335 ASHBURTON DR	MILLERSVILLE	MD	21108
SCHMIDT TERENCE R	4423 W DONNER DR	LAVEEN	AZ	85339
SCHMIDT TERENCE RICHARD	16006 S SIGNAL BUTTE RD	MESA	AZ	85212
SCHRAMM JEFFREY ALLEN	1857 S ROSE CIR	MESA	AZ	85204
SCHRAMM PHILLIP P	1857 S ROSE CIR	MESA	AZ	85204
SCHUERMAN MICHAEL G	2675 W MONTGOMERY DR	CHANDLER	AZ	85224
SIGNAL BUTTE 24	1256 W CHANDLER BLVD STE H	CHANDLER	AZ	85224
SIGNAL BUTTE 24 LLC	1121 W WARNER RD STE 109	TEMPE	AZ	85284
SINCLAIR KATHY	16015 S 222ND ST	QUEEN CREEK	AZ	85242
SMITH CRAIG R/PAULA	15236 S MOUNTAIN	CHANDLER	AZ	85242
SOTOMAYOR JOHN A	15312 S 229TH ST	MESA	AZ	85212
STECHER KATHRYN M	15811 S 222ND ST	QUEEN CREEK	AZ	85212
STECHER SCOT P/FRANCENE M	15812 S 223RD ST	QUEEN CREEK	AZ	85242
STEWART DONALD GAY/MERRILYN JANE	5855 S CROWLEY	MESA	AZ	85212
STRINGHAM CINDY L	16014 S SIGNAL BUTTE RD	QUEEN CREEK	AZ	85242-8911
SUTTON JENNA/JERRY	15234 SOUTH MOUNTAIN RD	MESA	AZ	85212
TOBY ROBERTA STAHL TRUST	3511 E ELM ST	PHOENIX	AZ	85016
TRES POINTS LLC	1121 W WARNER RD STE 109	TEMPE	AZ	85284
TUCCI FAMILY LIVING TRUST	5905 S CROWLEY	MESA	AZ	85212
UNDERBERG KENT L/CAROL BERNES	5861 S CROWLEY	MESA	AZ	85212-8658
URENA ANA LUCIA	15422 S 230TH PL	MESA	AZ	85212
VAGENAS LIVING TRUST	10435 E TEXAS AVE	MESA	AZ	85212

Signal Butte and Williams Field  
PO within 1,000 Ft.+

WESTON JAMES II/MASTERSON KATRINA A	15516 S MOUNTAIN RD	MESA	AZ	85212
WILLIAMS LESLIE C/NORMAN JOAN C	23118 E WILLIAMS RD	QUEEN CREEK	AZ	85234

**Registered Neighborhoods and HOAs**  
**Signal Butte & Williams Field/Destination at Gateway**

Sunland Springs Village  
Geneva Arthin  
10823 E Obispo Ave  
Mesa, AZ 85212

Sunland Springs Village  
Brian Bender  
10831 E Obispo Ave  
Mesa, AZ 85212

Sunland Springs Village  
John Lippert  
11214 E Laguna Azul Cir  
Mesa, AZ 85212

Stratford Estates  
Karie Babbitt  
11462 E Rutledge  
Mesa, AZ 85212

Meridian Pointe  
John Kupferschmidt  
3224 S Emery Cir  
Mesa, AZ 85212

Meridian Pointe  
Leslie Baney  
11449 E Paloma Ave  
Mesa, AZ 85212

Eastridge HOA  
Tom Pielach  
8529 E Portobello Cir  
Mesa, AZ 85212

Eastridge HOA  
Mike Nielson  
8737 E Obispo  
Mesa, AZ 85212

Mountain Ranch HOA  
Terri DeBow-Flores  
3945 S Adelle  
Mesa, AZ 85212

Santa Rita Ranch  
Brian Lalley  
2830 S Chatsworth  
Mesa, AZ 85212

Santa Rita Ranch  
David Neal  
3142 S ESMERALDA Cir  
Mesa, AZ 85212

Santa Rita Ranch  
John Craiger  
10232 E Posada Ave  
Mesa, AZ 85212

Mountain Heights  
Mandi Sater-Flores  
4115 S Adelle Ave  
Mesa, AZ 85212

Mountain Heights  
Wes Stewart  
11258 E Reginald Ave  
Mesa, AZ 85212

Arizona Skyline Community Association  
Michelle Hodges  
9124 E Plata Ave  
Mesa, AZ 85212

Highland Ridge  
Wes Honnold  
4114 S Grenoble  
Mesa, AZ 85212

Eastmark  
Suzanne Walden-Wells  
10100 E Ray Rd  
Mesa, AZ 85212

Andrea Alicoate  
PO Box 1466 Ste.250  
Mesa, AZ 85211-1466

Haley Estelle  
PO Box 1466 Ste.750  
Mesa, AZ 85211-1466

Dr. Perry Berry, Superintendent  
Queen Creek Unified School District  
20217 E Chandler Heights Road  
Queen Creek, AZ 85142

Gilbert Unified School District  
140 S Gilbert Rd  
Gilbert, AZ 85296

Mesa Unified School District  
63 E Main Street  
Mesa, AZ 85201

Higley Unified School District  
2935 S Recker Rd  
Gilbert, AZ 85295

ENCORE AT EASTMARK  
HOMEOWNERS ASSOCIATION  
1600 W BROADWAY RD STE 200  
TEMPE, AZ 85282



**SIGNAL BUTTE 24, LLC**  
**NEIGHBORHOOD MEETING**  
Sign-In Sheet

**Applicant:**

**SIGNAL BUTTE 24, LLC**

**Property Location:**

*Approximate 89 Acres located at the  
SEC & SWC of Signal Butte & Williams Field Roads*

**Date:**

February 20, 2020

**Meeting Location:**

Meridian Elementary School Library  
3900 S Mountain Road  
Mesa, AZ 85212

**Time:**

6:00 PM

**Case:**

#	NAME	ADDRESS	ZIP	Email	PHONE
1	SCOTT LEON	15855 S. 222 ST. MESA	85212	SCOTT.LEON@T2@GMAIL.COM	480 353 1995
2	Ruth Condon	5911 S. Crowley Mesa	85212	rconbox@yahoo	480 272-3536
3	Jaime Jimenez	23018 E. Williams Field Mesa	85212	-	(480) 330-5456
4					
5					
6					
7					
8					
9					
10					
11					
12					

**SIGNAL BUTTE 24, LLC**  
**NEIGHBORHOOD MEETING**  
Sign-In Sheet

**Applicant:**

**SIGNAL BUTTE 24, LLC**

**Property Location:**

*Approximate 89 Acres located at the  
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**Date:**

February 20, 2020

**Meeting Location:**

Meridian Elementary School Library  
3900 S Mountain Road  
Mesa, AZ 85212

**Time:**

6:00 PM

**Case:**

#	NAME	ADDRESS	ZIP	Email	PHONE
1	KATHRYN STECHER	15811 S. 222 ST	85212	rtandrn@hotmail.com	480-221-8086
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

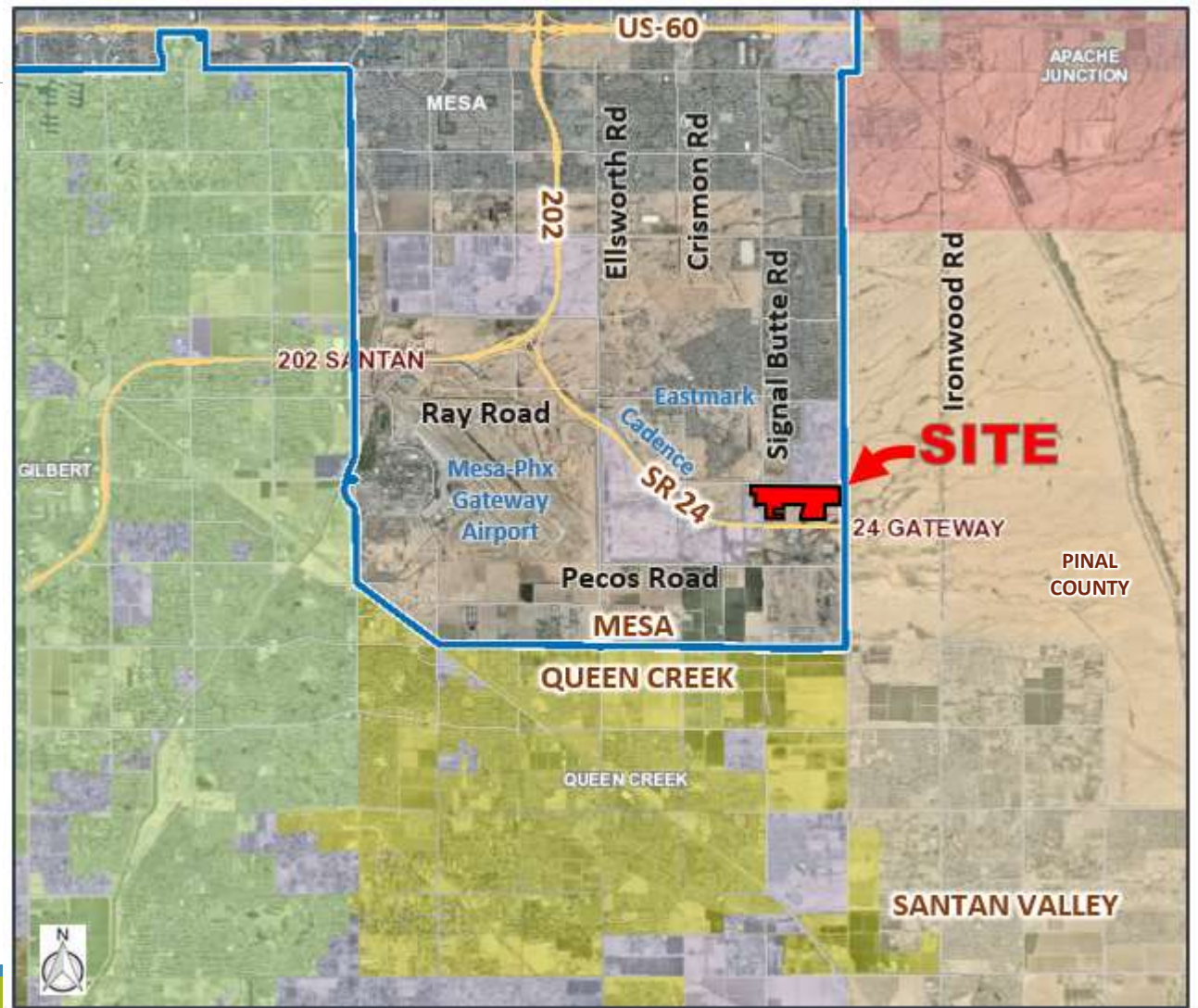


## ***DESTINATION at Gateway***

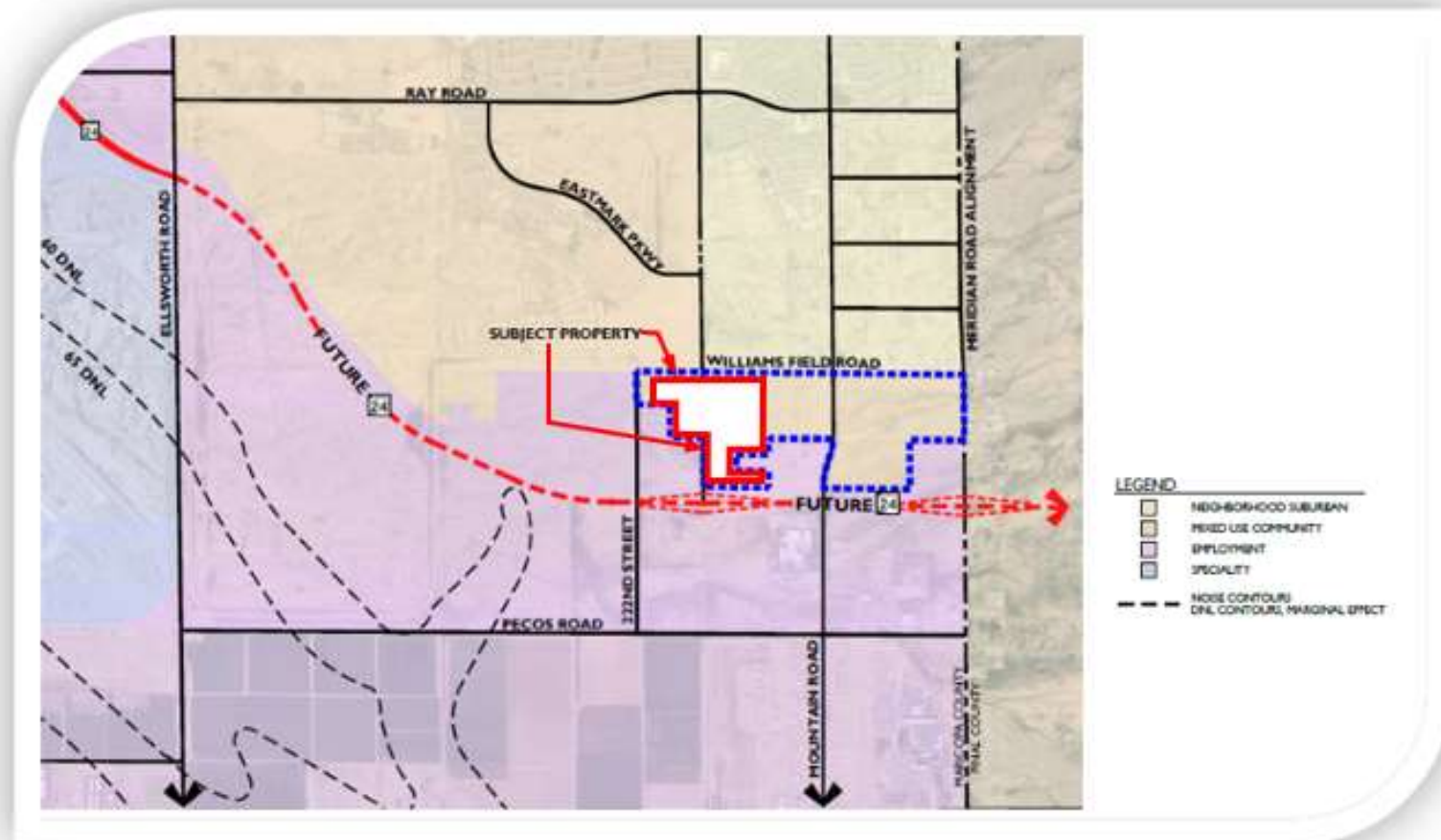
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February 20, 2020

# Vicinity



# Vicinity





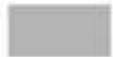
# Traffic Growth

- ① Riggs Road (2019)
- ② Rittenhouse Road (2020)
- ③ Ocotillo Road (2020)
- ④ Queen Creek Road (2020)
- ⑤ Signal Butte Road (2020)
- ⑥ Queen Creek Road (2020)
- ⑦ Germann Road (2021)
- ⑧ Meridian Rd (2022)
- ⑨ Signal Butte Rd (2022)
- ⑩ SR24 (2022)
- ⑪ Kenworthy Road (2022)
- ⑫ Kenworthy Road (Future)
- ⑬ Ocotillo Road (Future)
- ⑭ Gantzel/Chandler Heights Road

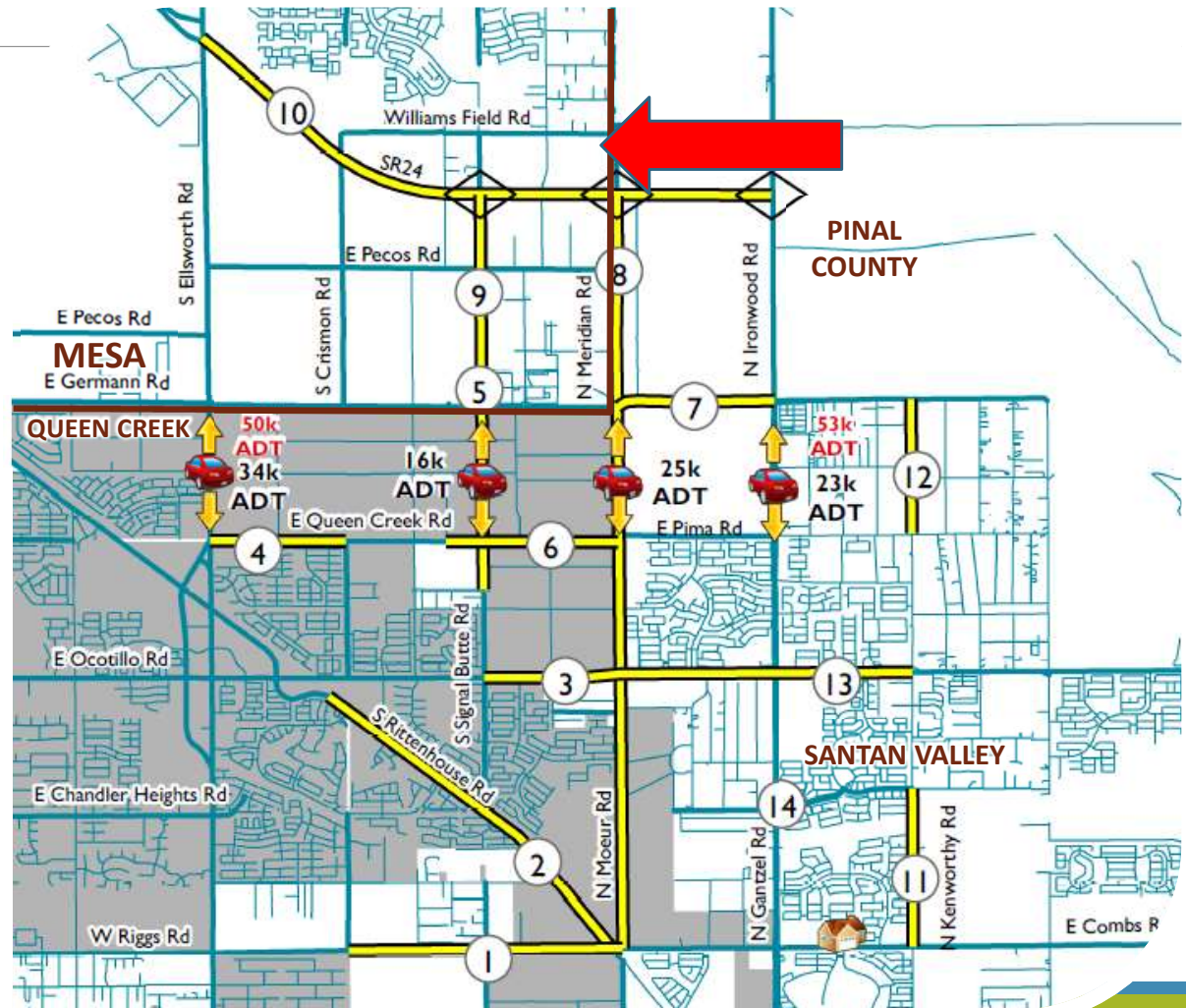
 Planned Roadway Improvements



Current Average Daily Trips\*  
Average Daily Trips by 2022\*

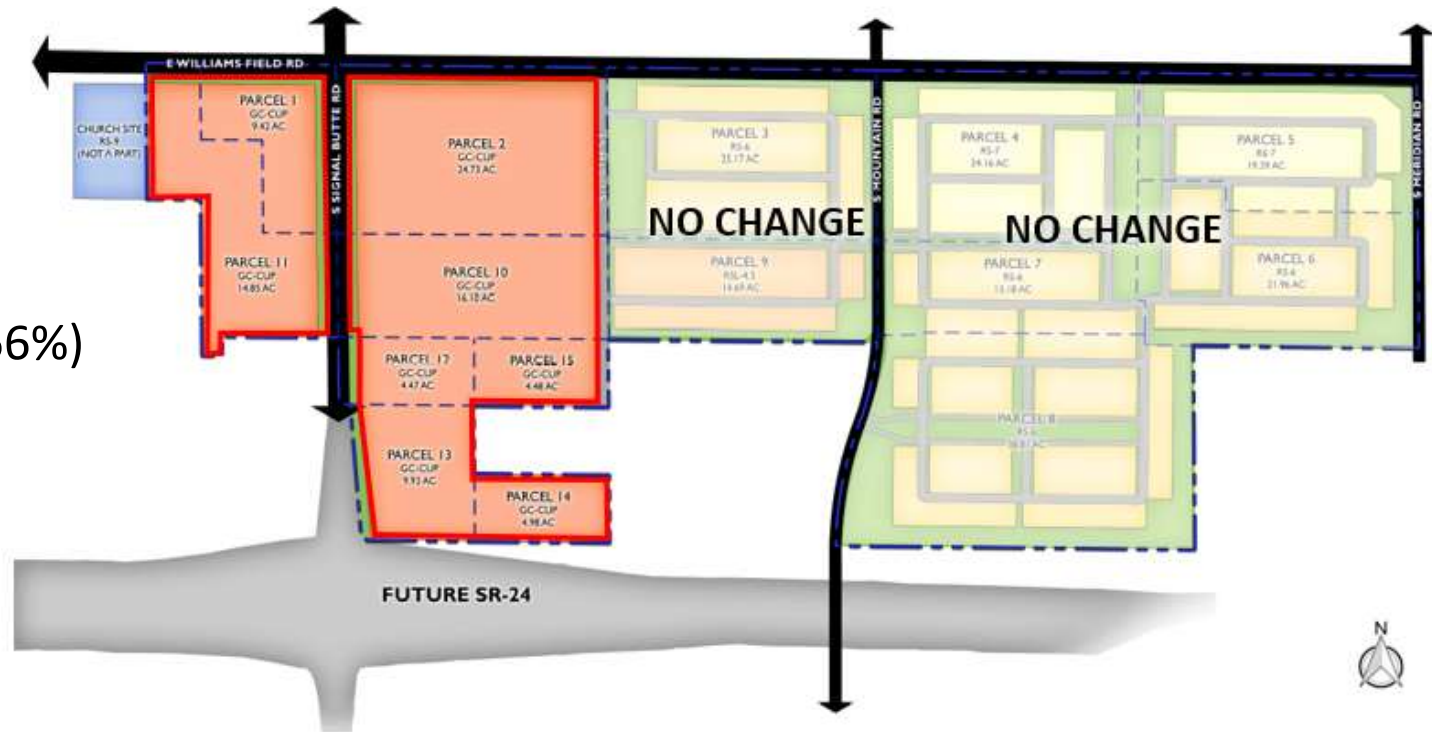


Town of Queen Creek Boundary

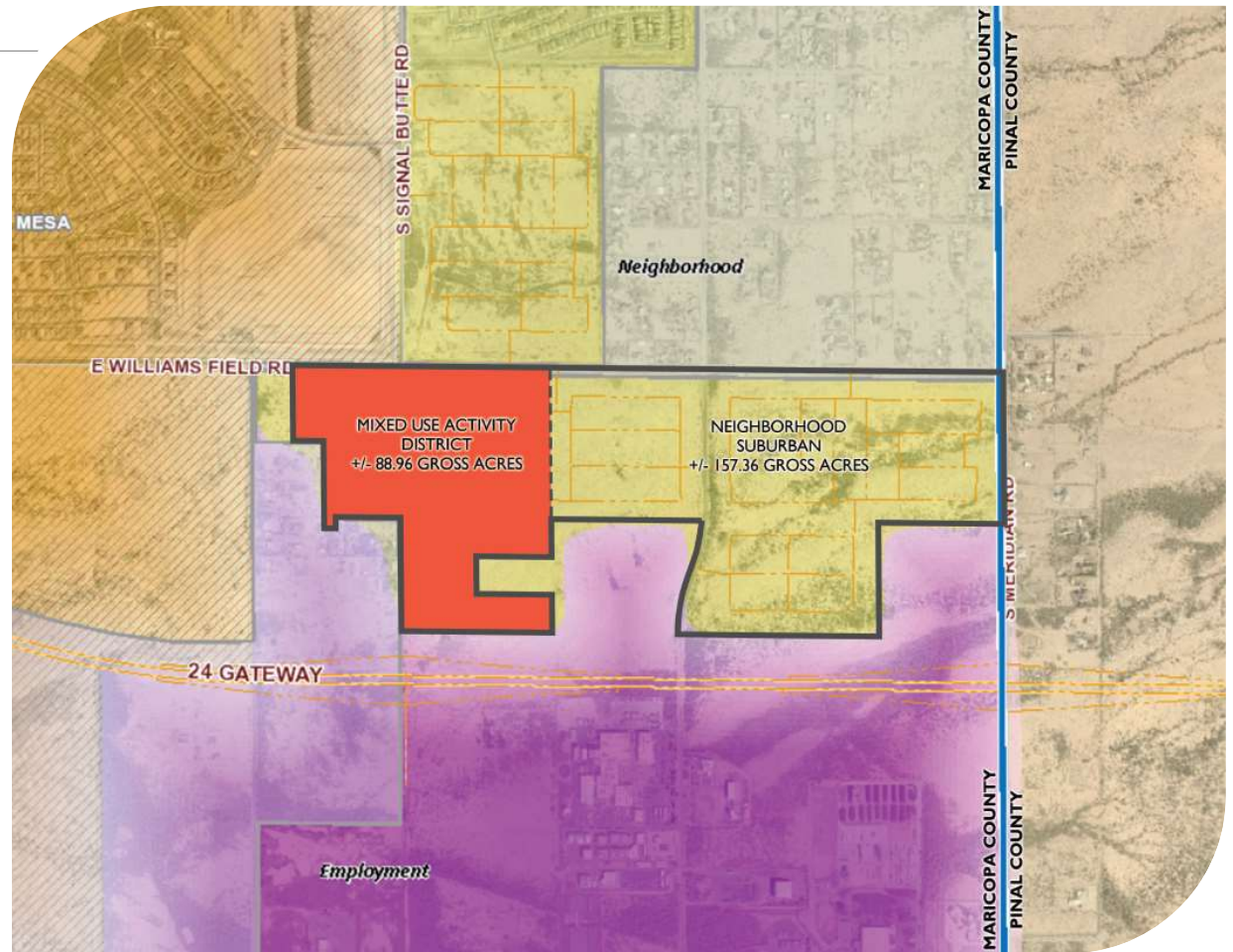


# Proposed Land Use Plan

- 162 Ac. Single-Family (66%)
- 84.5 Ac. GC CUP (34%)
- Proposed Buffers

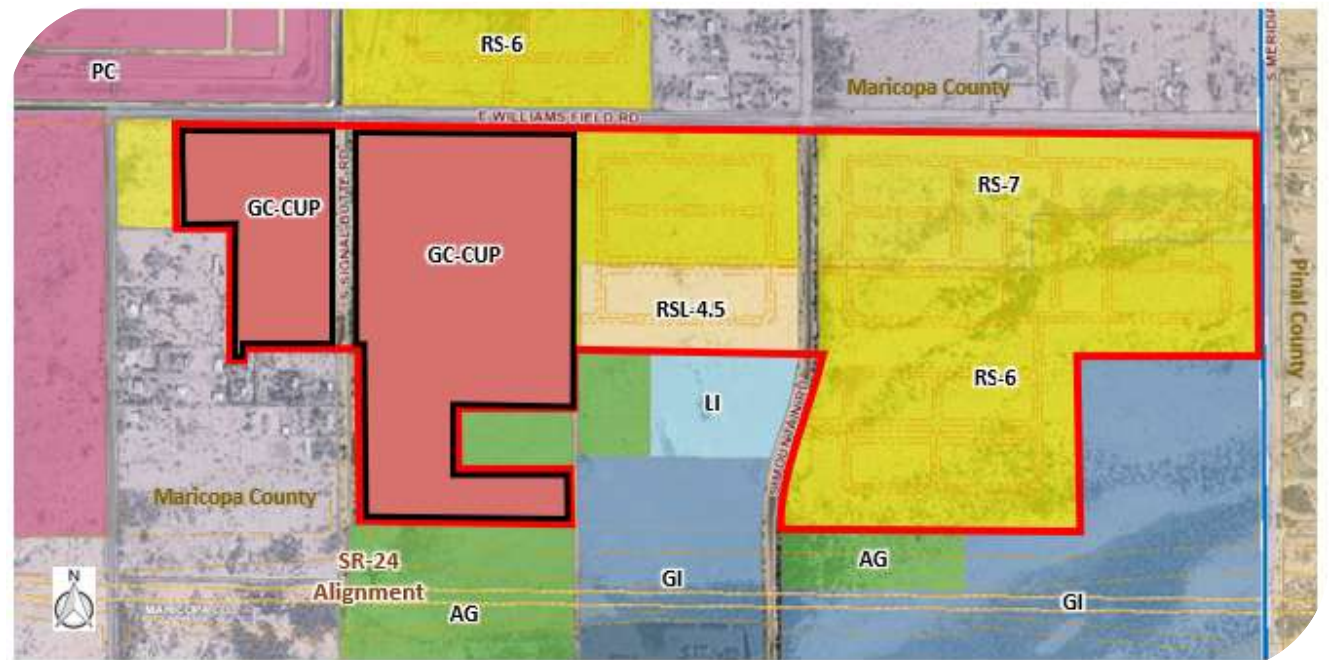


# Proposed General Plan



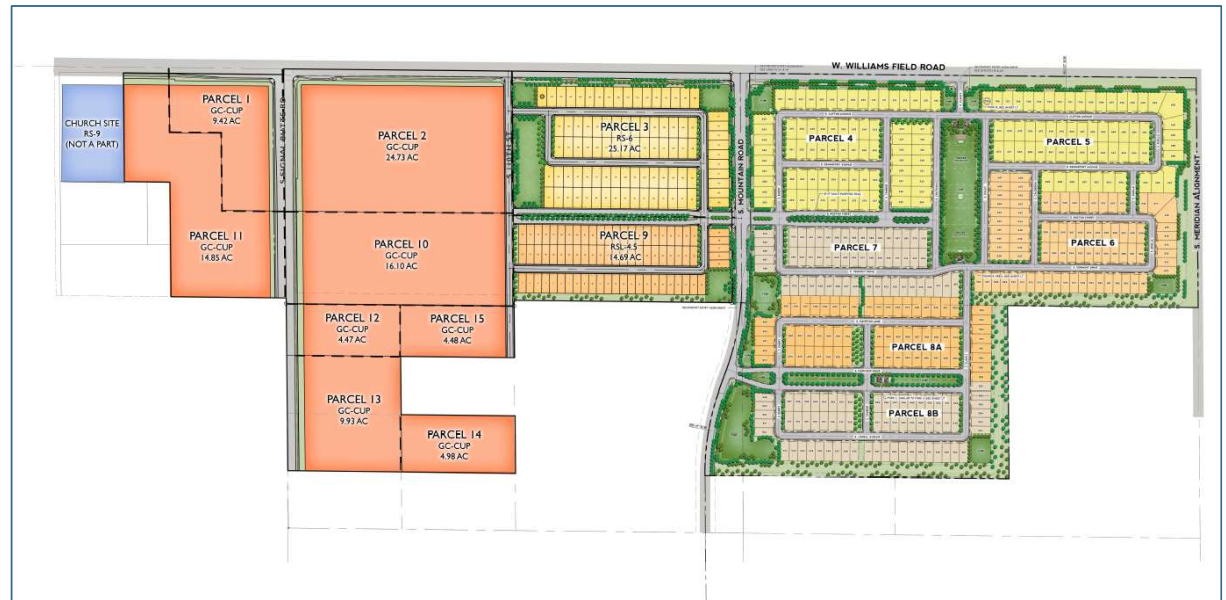


# Proposed Zoning Map



# Requests

- General Plan Minor Amendment
- Modify the approved Zoning/PAD
- Preliminary Plat





## ***DESTINATION at Gateway***

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February 20, 2020

**CONSENT TO CONDITIONS & WAIVER OF LAND USE LAW CLAIMS**  
**("Consent & Waiver")**

1. The undersigned is the owner(s) ("Owner") of the parcel of land described in Exhibit 1 hereto (the "Property"). Owner has applied for and seeks the City's approval for a: (a) Minor General Plan Amendment to change the Character Type from Neighborhoods to Mixed Use Activity District; and (b) Rezone from RS-9-PAD, RS-6-PAD, RSL-2.5-PAD, RM-2-PAD and LC-PAD to GC PAD; with a Council Use Permit to allow 100% residential uses on the first floor of within a General Commercial zoning district; and modification of the Destination at Gateway PAD by removing 89± acres. These requests will allow a mixed-use development in Case Nos. #ZON20-00129 and #ZON19-00805 (together the "Land Use Application").

Owner agrees and consents to all the conditions and stipulations approved as part of or in connection with the Land Use Application. Owner waives any claim under Arizona Revised Statutes § 12-1134, including any right to compensation for reduction to the fair market value of the Property, that may now or in the future exist as a result of, or that arises out of, the approval or application of the Land Use Application or any stipulations and/or conditions of approval to the Land Use Application.

Owner represents and warrants to being the owner of fee title to the Property or to being a person who has legal authority to bind all fee title owners of the Property to this Consent & Waiver. The terms of this Consent & Waiver shall run with the land and shall be binding upon all subsequent landowners. Owner consents to the recordation of this Consent & Waiver.

If Owner withdraws the application for the Land Use Application prior to final action by the City, Owner is released from this Consent and Waiver.

Dated this 4 day of May, 2020.

OWNER:

**Signal Butte 24, LLC**  
1121 W. Warner Rd. Ste. 109  
Tempe, AZ 85284

Brandon Wotkins  
Print Name

[Signature]  
Sign Name

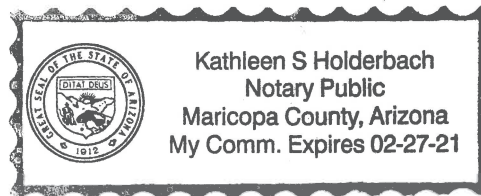
STATE OF ARIZONA       )  
                                      ) ss.  
County of Maricopa       )

On this 4th day of May, 2020, before me, the undersigned Notary Public, personally appeared Brandon Wolfswinkel, who acknowledged that this document was executed for the purposes therein contained.

Kathleen S Holderbach  
Notary Public

My Commission Expires:

2-27-2021



## Exhibit "1"

PARCEL NO. 2:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION THIRTY-SIX (36), TOWNSHIP ONE (1) SOUTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT ANY AND ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED DECEMBER 30, 1970 IN DOCKET 8464, PAGE 630.

PARCEL NO. 3:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION THIRTY-SIX (36), TOWNSHIP ONE (1) SOUTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

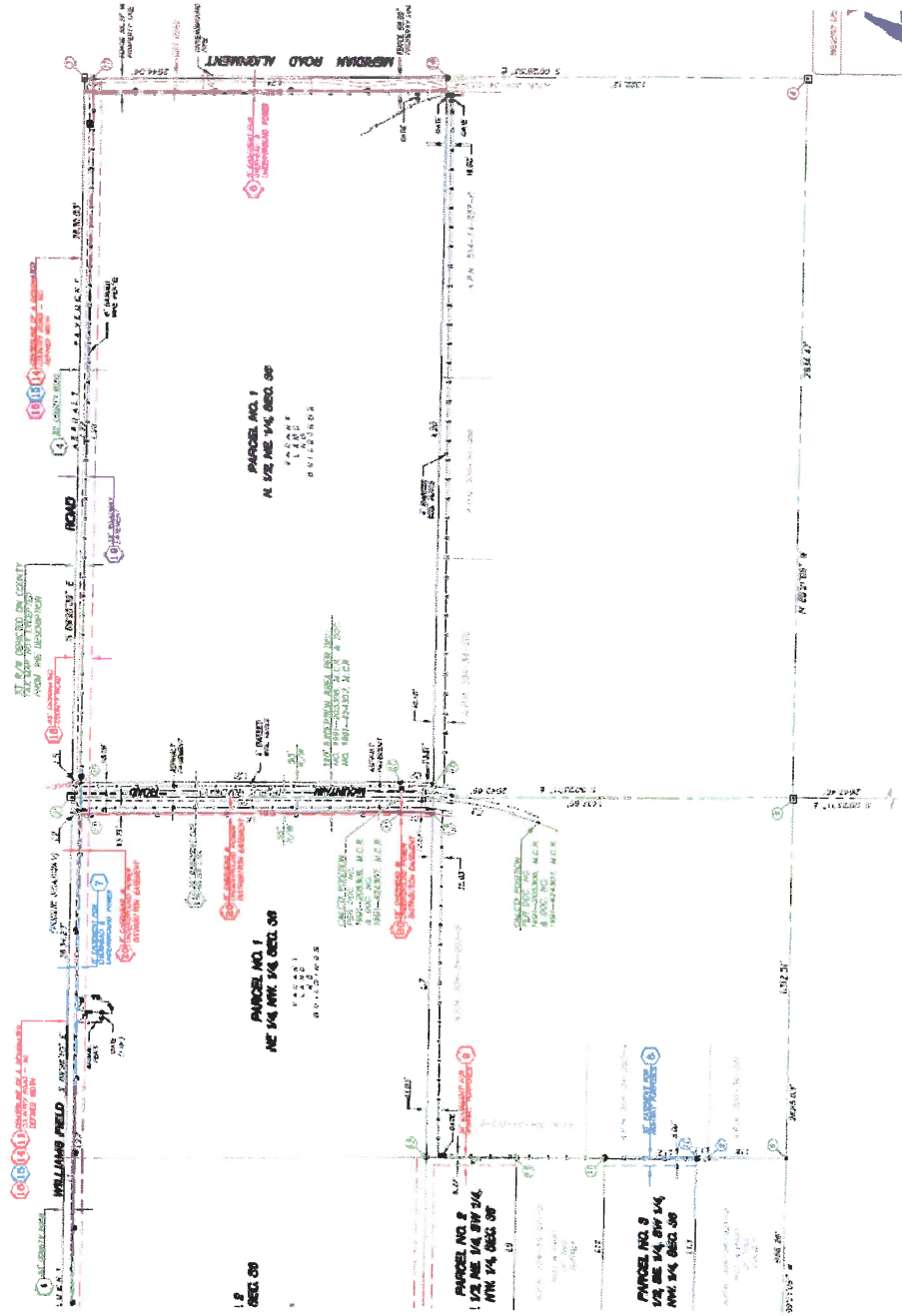
EXCEPT ANY AND ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED DECEMBER 30, 1970 IN DOCKET 8464, PAGE 630;

ALSO EXCEPT THAT PORTION GRANTED TO MARICOPA COUNTY, A POLITICAL SUBDIVISION, IN FINAL ORDER OF CONDEMNATION NO. CV 90-18579, RECORDED MAY 7, 1991 AS 91-205306 AND RECORDED SEPTEMBER 12, 1991 AS 91-424307 OF OFFICIAL RECORDS.

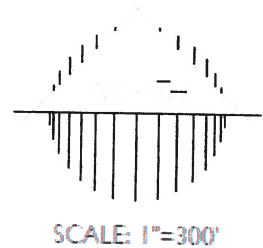
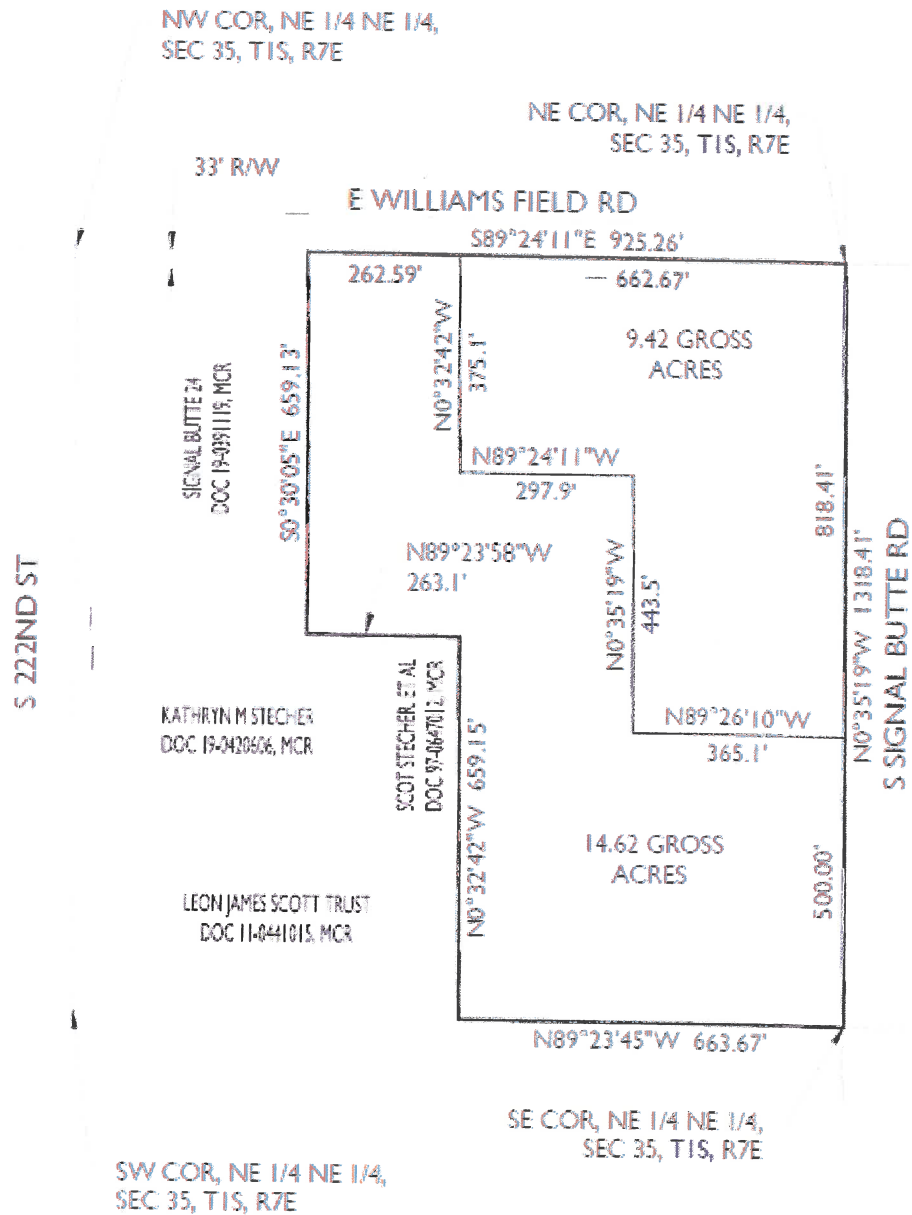


**Exhibit "1"**

CLIQUE	RACONS	ARC LENS
G7	1372.39°	28.52°
G8	1407.38°	12.41°
G9	1432.39°	51.63°

[illegible]

# Exhibit "1"



17-199.5

Destination at Gateway



1130 N. Alma School Rd.  
Ste. 120 Mesa, AZ 85201  
760.333.2250 | 1-800-333.2250  
www.epsgroupinc.com

## **SIGNAL BUTTE RD & WILLIAMS FIELD RD**

### **General Plan Minor Amendment, Rezone**

### **Neighborhood Meeting Summary**

**February 20, 2020 at 6:00 pm**

Meridian Elementary School  
Media Center  
3900 S. Mountain Road  
Mesa, AZ 85212

The neighborhood meeting began at approximately 6:01 pm and ended at 6:30 pm. There were approximately 10 residents in attendance. Present for the applicant were Brent Hickey, developer, and Sean B. Lake and D.J. Stapley from Pew & Lake, PLC. The applicant shared exhibits including the existing and proposed Destination at Gateway PAD and the proposed freeway and arterial road improvements in the area.

Mr. Lake made introductions and gave a brief presentation summarized as follows:

- Project location and history. The majority of the DESTINATION planned area development, including the central residential pieces with the entry boulevard and open space amenities, will remain the same.
- Proposed general plan and zoning requests as outlined in the pre-application request
- Summary of the proposed uses at each portion of the subject site
- Discussed the transportation improvements exhibit and changes in the southeast Gilbert-Queen Creek-Mesa area.
  - The future SR 24 freeway alignment will extend to Ironwood Drive by 2022. Three arterial streets will link to it from Santan Valley through Queen Creek north to the 24. This will alleviate traffic in Santan Valley and Queen Creek and create a major transportation corridor into Mesa near the subject property.
  - Queen Creek and Apache Junction got approval in July 2019 to annex east of Meridian, and the 24 will serve as one of the future boundaries between Apache Junction and Queen Creek.
  - The progress of these capital improvement plans caused the property owner to look at the properties in this request and come up with a good strategy for this rezoning application.
- The zoning process: Currently, this is in the early stages. Next, the applicant will submit a first submittal and will then work with City staff to fulfill requirements. Later on, there will be public meetings at the Planning & Zoning Board with final consideration by City Council.

Questions, answers and comments were taken (See table below). Generally, the property owners at the meeting were more interested in the description of the proposal and did not voice concerns other than the minor comments summarized below. One of the property owners hoped the project would get developed soon as she wanted to possibly purchase a home in this new community.

## Summary of Public Comments and the Applicant's Responses

<i>Public Comment</i>	<i>Applicant Response</i>
<i>When will the initial Freedom PAD (not part of this submittal) see construction? We like this project and hope to see it get developed soon.</i>	The applicant is completing the engineering documents for the main part of DESTINATION and will submit that to the City. The first phase is the west half. The City is pretty busy, but we should finish the permitting process and break ground in late 2020. First, the ground work will occur, followed by vertical construction with the first homes to be built in approximately Spring of 2021.
<i>Do you have a builder for the part already zoned and approved?</i>	The applicant is in negotiations with a prominent builder, but that cannot be disclosed until they sign and are in contract.
<i>When will this project be shovel ready?</i>	A detailed site plan review will have to go through a public process again, and there will be a neighborhood meetings. This is all conceptual right now.
<i>Where will water and sewer connect?</i>	Sewer will connect from DESTINATION to the Cadence community at Williams Field Road. Water connects from Mountain Road on Williams Field Road and heads west. The project only needs a 12-inch line, but the City requested more.
<i>What is the timing of roadway improvements on Williams Field Road, and how that will affect Cadence?</i>	We are only required to develop the south half of Williams Field Rd., which might be 1 lane in both directions. Later, Mesa or a developer will develop the north half. Ultimately, it will likely look like Meridian Rd.
<i>For the multi-family piece of this proposal, how tall will the townhomes be?</i>	Lately, there has been lots of demand for the single-story product. The future developer of that site will have to come back with details during Site Plan Review.
<i>The owner of a property west of the subject site asked about drainage in the existing DESTINATION area and these proposals.</i>	Stormwater/retention plans will be designed when the detailed site plans are done in the future, which will be shared at neighborhood meetings. Based on the rest of DESTINATION, stormwater flows from east to west across our site to Signal Butte. Retention basins will be on the east side of Signal Butte and convey any historic flows to the south at the 24. An ADOT drainage channel that runs to the west will be on the north side of the 24.
<i>The same property owner to the west of the subject site is concerned about fences, building setbacks and heights. He understands that process will come later on at Site Plan Review.</i>	Yes, all those details will be provided at some point in the future. Typically, 6-foot walls would be on the property line of the multi-family property.
<i>Will the street layout be the same?</i>	Yes, the original DESTINATION PAD will remain the same for the non-commercial part.
<i>How will water and sewer serve the new areas in Apache Junction and Queen Creek (unrelated to this request).</i>	We estimate water east of Meridian will be served by the City of Mesa, unless Queen Creek develops a new facility. Apache Junction probably does not have capacity to serve that entire area.

# Citizen Participation Report

**Signal Butte & William's Field Rd.  
ZON19-00805, ZON20-00129**

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## Purpose:

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's requests to the City of Mesa for the proposed development located on the approximately 89 acres located along Signal Butte Road between William's Field Road and the future SR 24 freeway route (APNs 304-34-028, 304-34-031, 312-07-962, 304-34-021W, 304-34-021U, and part of 304-34-021N).

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

## Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

### **Sean B. Lake**

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

### **D.J. Stapley**

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

## Action Plan:

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 that members of the community may have relating to the proposed development:

1. **Contact List:** A contact list was developed for citizens and agencies in this area including:
  - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;
  - b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (list provided by the City).



2. **Neighborhood Meeting:** A neighborhood meeting was held on February 20, 2020 at 6:00 p.m. at nearby Meridian Elementary School (3900 S. Mountain Road, Mesa 85212) with the applicant present to provide the opportunity to discuss the proposed project. Approximately 4 people attended the meeting. Sign-in sheets and a summary of the meeting are attached to this Report.
3. **Summary of Comments:** The applicant responded to all questions and comments raised at the neighborhood meeting, which is summarized in the attached Neighborhood Meeting Summary. Generally, the property owners at the meeting were more interested in the description of the proposal and did not voice concerns. They seemed to appreciate the possibility for commercial uses that could serve the needs of neighborhoods in the area. One neighbor was particularly interested in learning more about the site design details, which he understood is not a part of this request, but which will be presented to the public at the future Site Plan Review process.
4. **Neighborhood Meeting Notice List:** The notification list for the neighborhood meeting includes the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within ½ mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists were provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list are included with this Citizen Participation Plan.

A sign-in sheet was prepared for neighborhood meeting in an effort to notify those in attendance of any upcoming meetings (see attached).

5. **Public Notice:** For public hearing notice, the applicant complied with notice requirements and posted a minimum of one (1) 4' x 4' sign(s) on the property, which were placed on the property on April 29, 2020 in accordance with City requirements. A notarized document with attached photographs of the 3 signs that were posted onsite has been submitted to the Planning Staff to be kept in the case file.

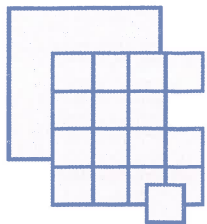
## Schedule:

Formal Submittal to City	February 18, 2020
Neighborhood Meeting	February 20, 2020
Follow-Up Submittal	March 23, 2020
Planning & Zoning Public Hearing	<i>May 27, 2020</i>

## Attached Exhibits:

- 1) Neighborhood meeting notification letter
- 2) Notification map of surrounding property owners

- 3) List of property owners within 1000 ft. of the subject property, HOAs within ½ mile, and registered neighborhood contacts within 1 mile of the property
- 4) Neighborhood Meeting Sign-in Sheet
- 5) Summary of Neighborhood Meeting



**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 6, 2020

## NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, Signal Butte 24, LLC, we are pleased to invite you to a follow-up neighborhood meeting to receive your comments regarding our application requests to the City of Mesa for the development of approximately 89 acres located both at the southeast and southwest corners of Signal Butte Road and Williams Field Road. Proposed is a mixed use commercial and residential center with landscape buffers and transitions to the approved residential community. The specific development requests to the City include the following:

- 1) Minor General Plan Amendment from Neighborhood to Mixed Use Activity District
- 2) Rezoning from LC PAD, RM-2 PAD, RSL-2.5 PAD, RS-6 PAD, RS-9 PAD and AG to GC PAD

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

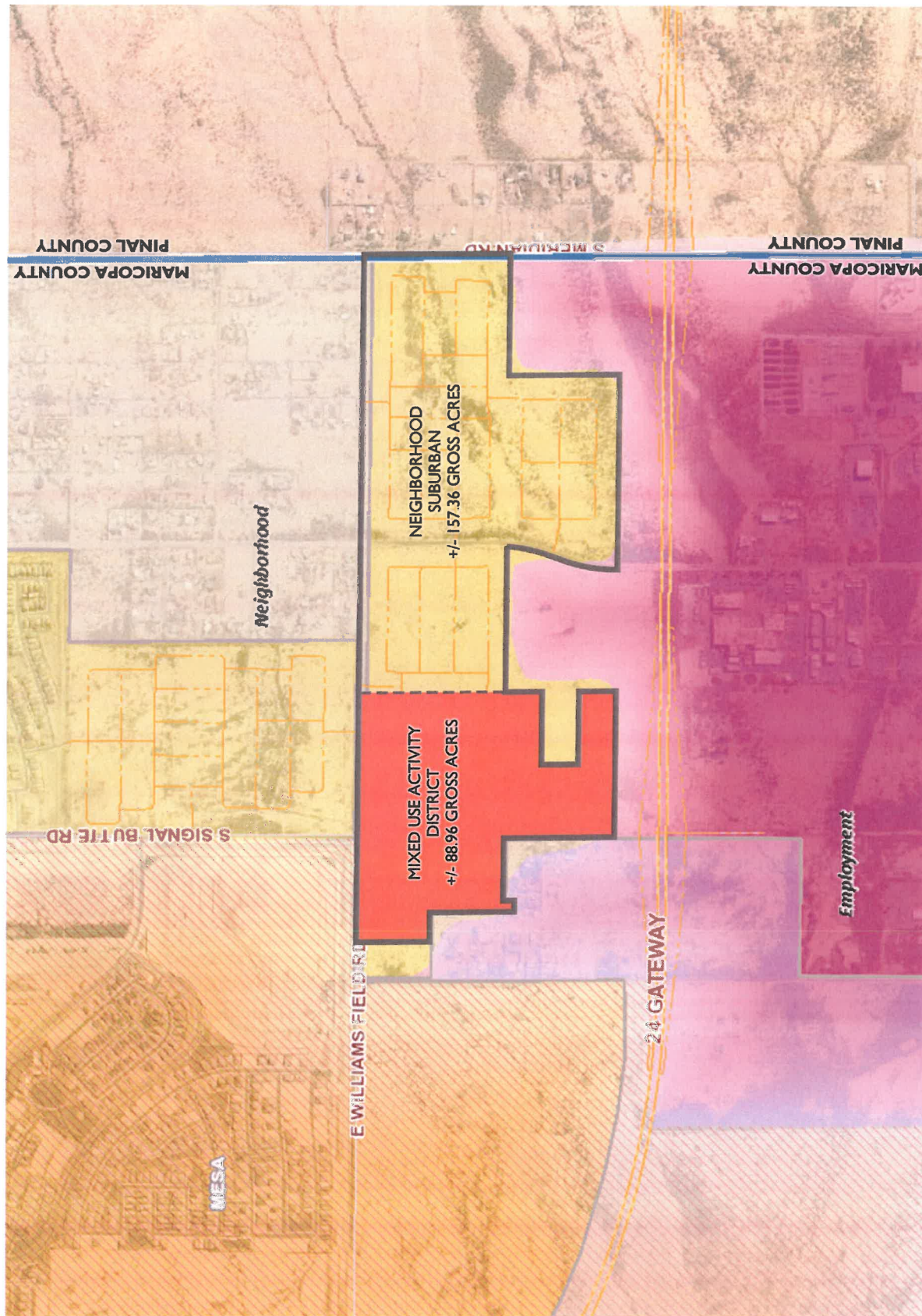
<b>Date:</b>	<b>February 20, 2020</b>
<b>Place:</b>	<b>Meridian Elementary School – Media Center 3900 S. Mountain Road Mesa, AZ 85212</b>
<b>Time:</b>	<b>6:00 p.m.</b>

At this time, no public hearing before the City of Mesa Planning and Zoning Board has been scheduled. When any meeting date is known, the property will be properly noticed, and those who attend the neighborhood meeting and provide their contact information on the sign-in sheet will also be notified.

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

Sincerely,

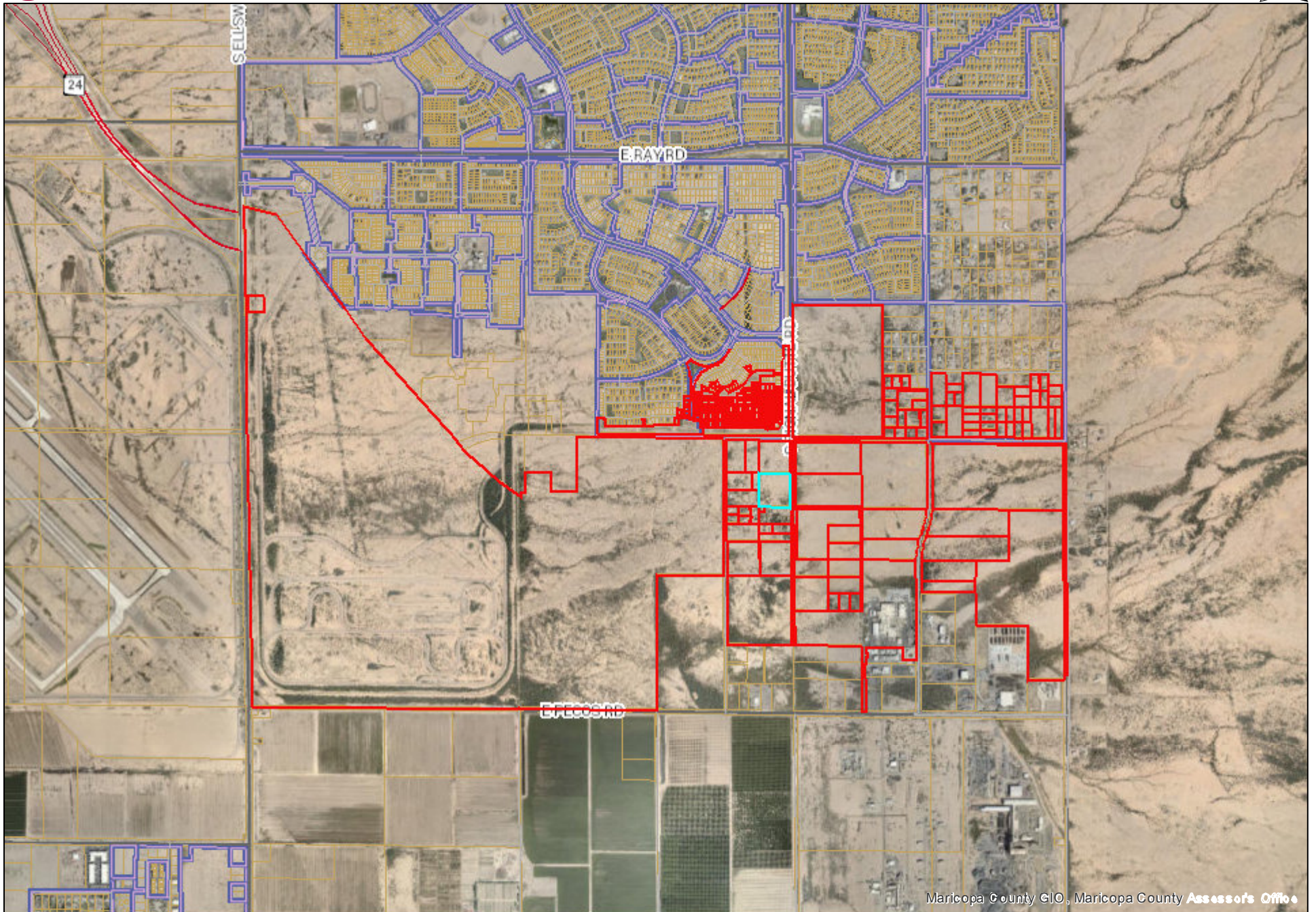
Sean B. Lake  
**PEW & LAKE, PLC**







# Map





**Signal Butte and Williams Field**  
**PO within 1,000 Ft.+**

<b>Owner</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
6 DOOR TRUCKS LLC	15308 S 230TH PL	MESA	AZ	85212
ARIZONA STATE OF	205 S 17TH AVE MD 612-E	PHOENIX	AZ	85007
ARIZONA STATE OF	205 SOUTH 17TH AVE	PHOENIX	AZ	85007
ARIZONA STATE OF DEPT OF TRANS	205 S 17TH AVE MD 612E	PHOENIX	AZ	85007
ARYA ADRIAN	4511 E MOCKINGBIRD LN	PARADISE VALLEY	AZ	85253
AV HOMES OF ARIZONA LLC	8601 N SCOTTSDALE RD STE 225	SCOTTSDALE	AZ	85253
AVH EM LLC	8601 N SCOTTSDALE RD STE 225	SCOTTSDALE	AZ	85253
BERTRAM RONALD T JR/ELISA	15508 S MOUNTAIN RD	MESA	AZ	85212
BERTRAM RONALD/ELISA R	15508 S MOUNTAIN RD	MESA	AZ	85212
BETTS WILLIAM A/SANDRA	5917 S CROWLEY	MESA	AZ	85212
BLUE TUMBLEWEED LLC	3415 S MCCLINTOCK DR SUITE 112	TEMPE	AZ	85282
BOWMAN TARA/D TRAVIS	15525 S 229TH WY	MESA	AZ	85212
BRUCE NAEGELI GST EXEMPT DECEDENTS TRUST	9626 N 34TH PL	PHOENIX	AZ	85028
CARLINO DEBRA LEE/ROBERT LOUIS	209 FAWN DR	NEWFIELD	NJ	8344
CONDON DAVID LEE/RUTH ANN	5911 S CROWLEY	MESA	AZ	85212
CONWAY LACEY J/AARON	15409 S 229TH WAY	MESA	AZ	85212-8911
DASIA EQUITIES LLC	1884 W ASPEN AVE	GILBERT	AZ	85233
DASIA HOLDINGS LLC	631 W COMMERCE AVE	GILBERT	AZ	85233
DAVIS MARK DAVID/JOYCE	16011 S 222ND ST	QUEEN CREEK	AZ	85242
DEMURO PROPERTIES	114 MARY ST	WINNETKA	IL	60093
DEMURO SUSAN A TRUST	30831 N 56TH ST	PHOENIX	AZ	85331
DOCKTER W J/V J TR/WILLIAMS L C/NORMAN J C	23124 E WILLIAMS FIELD RD	MESA	AZ	85212
DOCKTER WESLEY J/VERLA J TR	23124 E WILLIAMS FIELD RD	MESA	AZ	85212
DUANE R PIRKL TRUST	PO BOX 6181	MESA	AZ	85216
EBBERT PAUL R/CHARLENE	1922 CASCADE CREEK ROAD	SITKA	AK	99835
ENCORE AT EASTMARK HOMEOWNERS ASSOCIATION	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282
EPP GARY L/MARY ANN	22823 E ERIE ST	MESA	AZ	85212-9701
ESTRADA JULIO CESAR GASPAR/EUCEDA ODALIS S	23026 E WILLIAMS FIELD RD	QUEEN CREEK	AZ	85142
FEMCON INC	2618 W MESQUITE	CHANDLER	AZ	85224

**Signal Butte and Williams Field**  
**PO within 1,000 Ft.+**

FERGUSON DAN NORVIL/TERRY JEAN	1501 W MESQUITE ST	CHANDLER	AZ	85224
FERGUSON TERRY	16014 S SIGNAL BUTTE RD	QUEEN CREEK	AZ	85242
FUJIFILM ELECTRONIC MATERIALS USA INC	80 CIRCUIT DR	NORTH KINGSTOWN	RI	2852
GEIMAN DONALD J	23115 E ERIE ST	MESA	AZ	85212
GEIMAN DONALD J/HEIN JAMIE L	23115 E ERIE ST	MESA	AZ	85212
GREWAL TEJINDER/RUPINDER TR/SARAN JD/HARKA TR	2472 W SPRUCE DR	CHANDLER	AZ	85286
HANNA SALIM/NOUAL/CHRISTINE	431 E PALO BREA CT	GILBERT	AZ	85296
HANSON LARRY R/PAMELA	PO BOX 440	ROOSEVELT	AZ	85545
HANSON LARRY R/PAMELA TR	PO BOX 440	ROOSEVELT	AZ	85545
HARDY RYAN KENDAL	15417 S 229TH WY	MESA	AZ	85212
HERSHEY JAMES C JR	15528 S MOUNTAIN RD	MESA	AZ	85212-8301
HINOJOS JOSE HECTOR/GARCIA HINOJOS ADRIANA E	15506 S MOUNTAIN RD	MESA	AZ	85212
HURST DOUGLAS O	23111 E ERIE ST	MESA	AZ	85212
JIMENEZ JAIME V/LUZ ELENA	23018 E WILLIAM SFIELD RD	MESA	AZ	85212
JOHNSON DARRIN/REBECCA	15230 S MOUNTAIN RD	MESA	AZ	85212
JOHNSON MICHAEL R/MICHELLE A	15216 SOUTH MOUNTAIN RD	MESA	AZ	85212
JOHNSON MICHELLE ANN	21730 HOMESTEAD RD SOUTHEAST	DEMING	NM	88030
LEON JAMES SCOTT TR	15855 S 222ND ST	MESA	AZ	85212
LIBBEY JOSEPH H/WILLIE M	16025 S 222ND ST	QUEEN CREEK	AZ	85242
MALINOWSKI JAMES E	16033 S 222ND ST	MESA	AZ	85212
MAURER TERRY L/PEARL A	15510 S MOUNTAIN RD	MESA	AZ	85212
MAURER TERRY/PEARL	15510 S MOUNTAIN RD	MESA	AZ	85212
MCGINN BRIAN WAYNE/STEFANIE K	10440 E TEXAS AVE	MESA	AZ	85212
METRIC GROUP LLC	4008 E PRESIDIO ST	MESA	AZ	85215
NETTLES JOHN P JR/KAREN M	15529 S 229TH WAY	MESA	AZ	85212
OCHOA MARINA	23101 E ERIE ST	MESA	AZ	85212
OLIVARES DORA	217 E WASHINGTON AVE NO 103	GILBERT	AZ	85234
OROZCO NEPTALI LOPEZ/DIAZ BRENDA M DIAZ	15524 S MOUNTAIN RD	MESA	AZ	85212
PACHECO RAFAEL C/VERONICA	15520 SOUTH MOUNTAIN RD	MESA	AZ	85242
PACIFIC PROVING LLC	2201 E CAMELBACK RD STE 650	PHOENIX	AZ	85016

**Signal Butte and Williams Field**  
**PO within 1,000 Ft.+**

PALACIOS ALEX S/MARIA O TR	1114 S MESETO AVE	MESA	AZ	85210
PENDING	PENDING	PENDING		0
PM INDUSTRIAL HOLDINGS LP/ETAL	PO BOX 78325	ATLANTA	GA	30357
QUINTANA-SENA RICHARD ROBERT/LILLIAN MARIE	23060 E WILLIAMS FIELD RD	MESA	AZ	85212
RACCA JAMES/CECILIA	826 N PIONEER	MESA	AZ	85203
RAINWATER TROY DEAN/BARBARA JEAN	1945 N BROAD ST	GLOBE	AZ	85501
RICE KELLY J	3627 E RED OAK LN	GILBERT	AZ	85297
SB CLB 18 LLC	1121 W WARNER RD STE 109	TEMPE	AZ	85284
SCARPONE JAMES DANIEL/SHARON	1311 N 105TH PL	MESA	AZ	85207-4530
SCARPONE JOHN A/ANNA M	1335 ASHBURTON DR	MILLERSVILLE	MD	21108
SCHMIDT TERENCE R	4423 W DONNER DR	LAVEEN	AZ	85339
SCHMIDT TERENCE RICHARD	16006 S SIGNAL BUTTE RD	MESA	AZ	85212
SCHRAMM JEFFREY ALLEN	1857 S ROSE CIR	MESA	AZ	85204
SCHRAMM PHILLIP P	1857 S ROSE CIR	MESA	AZ	85204
SCHUERMAN MICHAEL G	2675 W MONTGOMERY DR	CHANDLER	AZ	85224
SIGNAL BUTTE 24	1256 W CHANDLER BLVD STE H	CHANDLER	AZ	85224
SIGNAL BUTTE 24 LLC	1121 W WARNER RD STE 109	TEMPE	AZ	85284
SINCLAIR KATHY	16015 S 222ND ST	QUEEN CREEK	AZ	85242
SMITH CRAIG R/PAULA	15236 S MOUNTAIN	CHANDLER	AZ	85242
SOTOMAYOR JOHN A	15312 S 229TH ST	MESA	AZ	85212
STECHER KATHRYN M	15811 S 222ND ST	QUEEN CREEK	AZ	85212
STECHER SCOT P/FRANCENE M	15812 S 223RD ST	QUEEN CREEK	AZ	85242
STEWART DONALD GAY/MERRILYN JANE	5855 S CROWLEY	MESA	AZ	85212
STRINGHAM CINDY L	16014 S SIGNAL BUTTE RD	QUEEN CREEK	AZ	85242-8911
SUTTON JENNA/JERRY	15234 SOUTH MOUNTAIN RD	MESA	AZ	85212
TOBY ROBERTA STAHL TRUST	3511 E ELM ST	PHOENIX	AZ	85016
TRES POINTS LLC	1121 W WARNER RD STE 109	TEMPE	AZ	85284
TUCCI FAMILY LIVING TRUST	5905 S CROWLEY	MESA	AZ	85212
UNDERBERG KENT L/CAROL BERNES	5861 S CROWLEY	MESA	AZ	85212-8658
URENA ANA LUCIA	15422 S 230TH PL	MESA	AZ	85212
VAGENAS LIVING TRUST	10435 E TEXAS AVE	MESA	AZ	85212

Signal Butte and Williams Field  
PO within 1,000 Ft.+

WESTON JAMES II/MASTERSON KATRINA A	15516 S MOUNTAIN RD	MESA	AZ	85212
WILLIAMS LESLIE C/NORMAN JOAN C	23118 E WILLIAMS RD	QUEEN CREEK	AZ	85234

**Registered Neighborhoods and HOAs**  
**Signal Butte & Williams Field/Destination at Gateway**

Sunland Springs Village  
Geneva Arthin  
10823 E Obispo Ave  
Mesa, AZ 85212

Sunland Springs Village  
Brian Bender  
10831 E Obispo Ave  
Mesa, AZ 85212

Sunland Springs Village  
John Lippert  
11214 E Laguna Azul Cir  
Mesa, AZ 85212

Stratford Estates  
Karie Babbitt  
11462 E Rutledge  
Mesa, AZ 85212

Meridian Pointe  
John Kupferschmidt  
3224 S Emery Cir  
Mesa, AZ 85212

Meridian Pointe  
Leslie Baney  
11449 E Paloma Ave  
Mesa, AZ 85212

Eastridge HOA  
Tom Pielach  
8529 E Portobello Cir  
Mesa, AZ 85212

Eastridge HOA  
Mike Nielson  
8737 E Obispo  
Mesa, AZ 85212

Mountain Ranch HOA  
Terri DeBow-Flores  
3945 S Adelle  
Mesa, AZ 85212

Santa Rita Ranch  
Brian Lalley  
2830 S Chatsworth  
Mesa, AZ 85212

Santa Rita Ranch  
David Neal  
3142 S ESMERALDA Cir  
Mesa, AZ 85212

Santa Rita Ranch  
John Craiger  
10232 E Posada Ave  
Mesa, AZ 85212

Mountain Heights  
Mandi Sater-Flores  
4115 S Adelle Ave  
Mesa, AZ 85212

Mountain Heights  
Wes Stewart  
11258 E Reginald Ave  
Mesa, AZ 85212

Arizona Skyline Community Association  
Michelle Hodges  
9124 E Plata Ave  
Mesa, AZ 85212

Highland Ridge  
Wes Honnold  
4114 S Grenoble  
Mesa, AZ 85212

Eastmark  
Suzanne Walden-Wells  
10100 E Ray Rd  
Mesa, AZ 85212

Andrea Alicoate  
PO Box 1466 Ste.250  
Mesa, AZ 85211-1466

Haley Estelle  
PO Box 1466 Ste.750  
Mesa, AZ 85211-1466

Dr. Perry Berry, Superintendent  
Queen Creek Unified School District  
20217 E Chandler Heights Road  
Queen Creek, AZ 85142

Gilbert Unified School District  
140 S Gilbert Rd  
Gilbert, AZ 85296

Mesa Unified School District  
63 E Main Street  
Mesa, AZ 85201

Higley Unified School District  
2935 S Recker Rd  
Gilbert, AZ 85295

ENCORE AT EASTMARK  
HOMEOWNERS ASSOCIATION  
1600 W BROADWAY RD STE 200  
TEMPE, AZ 85282



**SIGNAL BUTTE 24, LLC**  
**NEIGHBORHOOD MEETING**  
Sign-In Sheet

**Applicant:**

**SIGNAL BUTTE 24, LLC**

**Property Location:**

*Approximate 89 Acres located at the  
SEC & SWC of Signal Butte & Williams Field Roads*

**Date:**

February 20, 2020

**Meeting Location:**

Meridian Elementary School Library  
3900 S Mountain Road  
Mesa, AZ 85212

**Time:**

6:00 PM

**Case:**

#	NAME	ADDRESS	ZIP	Email	PHONE
1	SCOTT LEON	15855 S. 222 ST. MESA	85212	SCOTT.LEON@T2@GMAIL.COM	480 353 1995
2	Ruth Condon	5911 S. Crowley Mesa	85212	rcondon@yahoo	480 272-3536
3	Jaime Jimenez	23018 E. Williams Field Mesa	85212	-	(480) 330-5456
4					
5					
6					
7					
8					
9					
10					
11					
12					

SIGNAL BUTTE 24, LLC  
NEIGHBORHOOD MEETING  
Sign-In Sheet

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February 20, 2020

Meeting Location:

Meridian Elementary School Library  
3900 S Mountain Road  
Mesa, AZ 85212

Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	KATHRYN STECHER	15811 S. 222 ST	85212	rtandrn@hotmail.com	480-221-8086
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

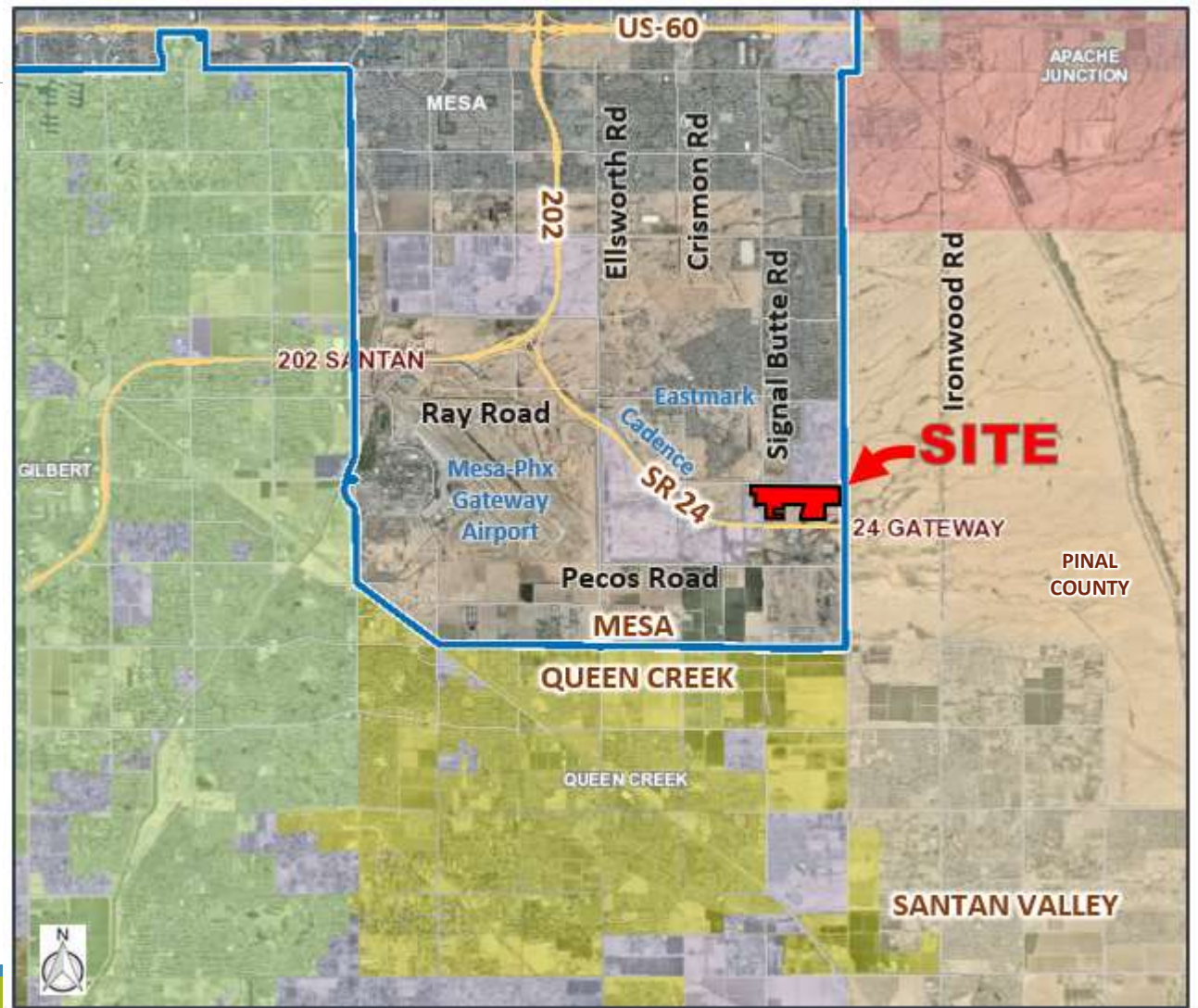


## ***DESTINATION at Gateway***

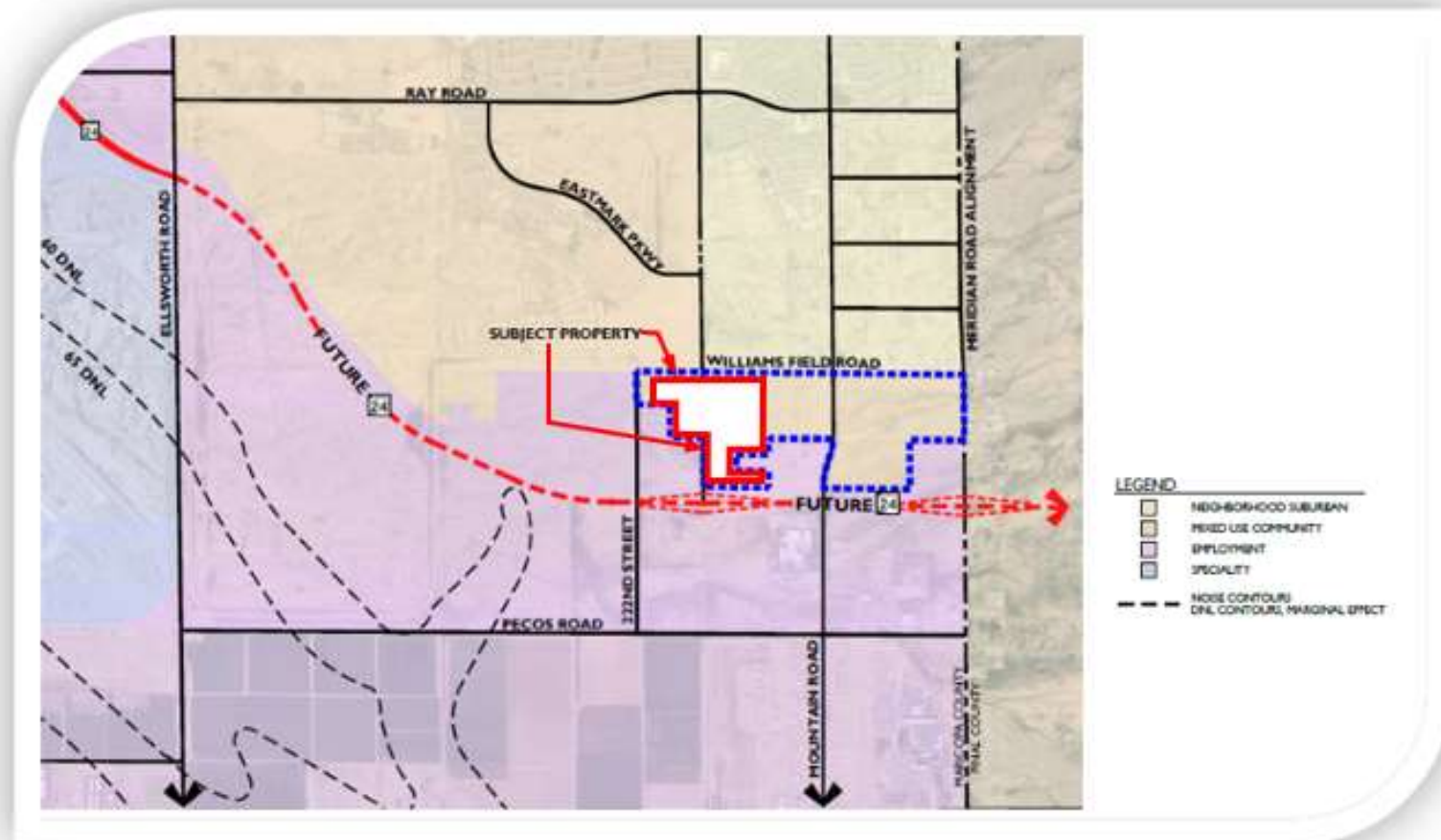
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February 20, 2020

# Vicinity




# Vicinity





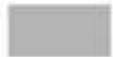
# Traffic Growth

- ① Riggs Road (2019)
- ② Rittenhouse Road (2020)
- ③ Ocotillo Road (2020)
- ④ Queen Creek Road (2020)
- ⑤ Signal Butte Road (2020)
- ⑥ Queen Creek Road (2020)
- ⑦ Germann Road (2021)
- ⑧ Meridian Rd (2022)
- ⑨ Signal Butte Rd (2022)
- ⑩ SR24 (2022)
- ⑪ Kenworthy Road (2022)
- ⑫ Kenworthy Road (Future)
- ⑬ Ocotillo Road (Future)
- ⑭ Gantzel/Chandler Heights Road

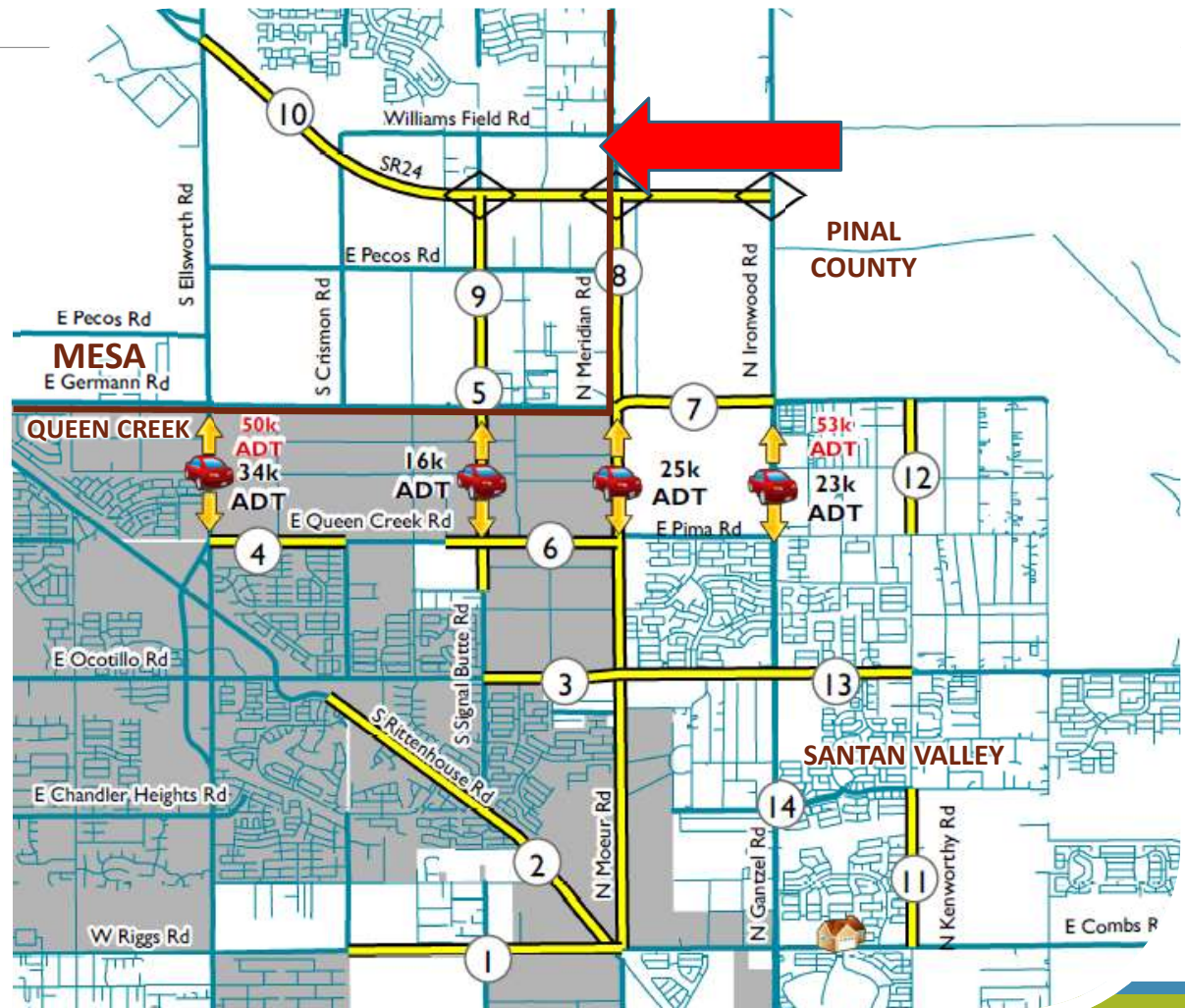
 Planned Roadway Improvements



Current Average Daily Trips\*  
Average Daily Trips by 2022\*

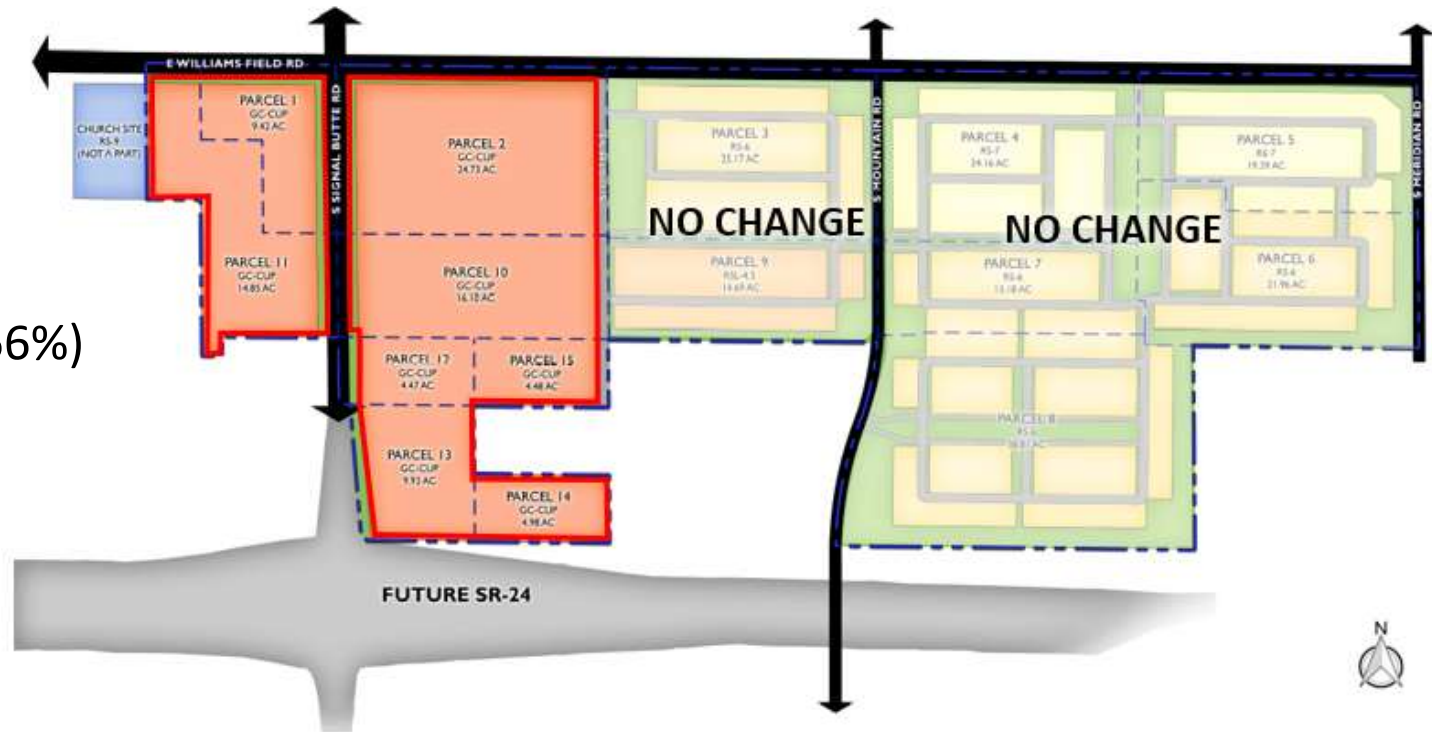


Town of Queen Creek Boundary

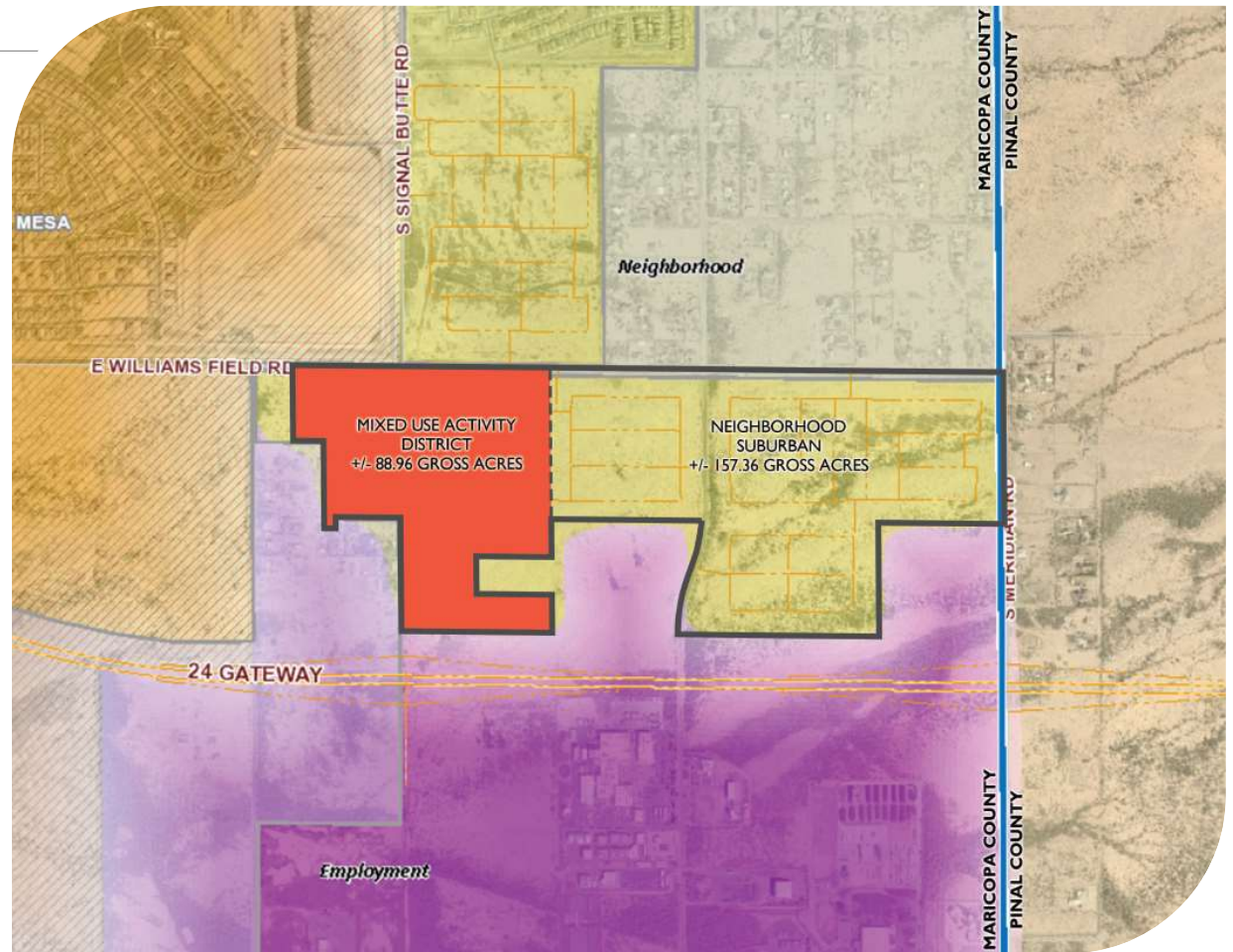


# Proposed Land Use Plan

- 162 Ac. Single-Family (66%)
- 84.5 Ac. GC CUP (34%)
- Proposed Buffers

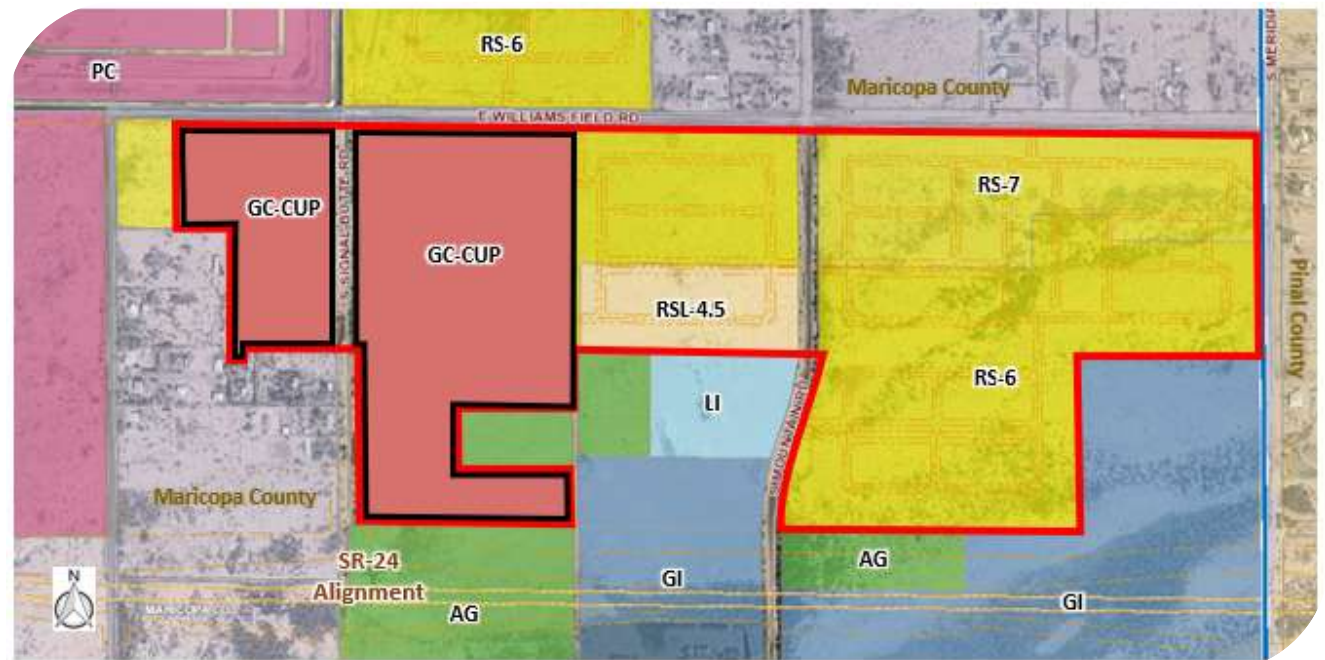


# Proposed General Plan



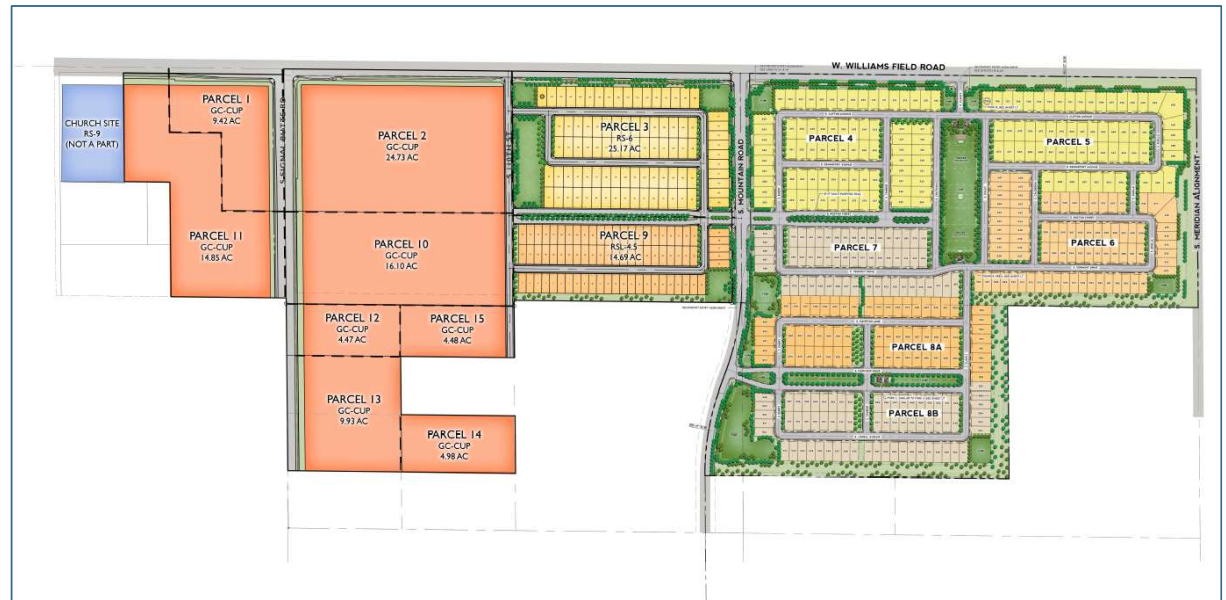


# Proposed Zoning Map



# Requests

- General Plan Minor Amendment
- Modify the approved Zoning/PAD
- Preliminary Plat





## ***DESTINATION at Gateway***

---

February 20, 2020



## SIGNAL BUTTE RD & WILLIAMS FIELD RD

### General Plan Minor Amendment, Rezone Neighborhood Meeting Summary

**February 20, 2020 at 6:00 pm**

Meridian Elementary School  
Media Center  
3900 S. Mountain Road  
Mesa, AZ 85212

The neighborhood meeting began at approximately 6:01 pm and ended at 6:30 pm. There were approximately 10 residents in attendance. Present for the applicant were Brent Hickey, developer, and Sean B. Lake and D.J. Stapley from Pew & Lake, PLC. The applicant shared exhibits including the existing and proposed Destination at Gateway PAD and the proposed freeway and arterial road improvements in the area.

Mr. Lake made introductions and gave a brief presentation summarized as follows:

- Project location and history. The majority of the DESTINATION planned area development, including the central residential pieces with the entry boulevard and open space amenities, will remain the same.
- Proposed general plan and zoning requests as outlined in the pre-application request
- Summary of the proposed uses at each portion of the subject site
- Discussed the transportation improvements exhibit and changes in the southeast Gilbert-Queen Creek-Mesa area.
  - The future SR 24 freeway alignment will extend to Ironwood Drive by 2022. Three arterial streets will link to it from Santan Valley through Queen Creek north to the 24. This will alleviate traffic in Santan Valley and Queen Creek and create a major transportation corridor into Mesa near the subject property.
  - Queen Creek and Apache Junction got approval in July 2019 to annex east of Meridian, and the 24 will serve as one of the future boundaries between Apache Junction and Queen Creek.
  - The progress of these capital improvement plans caused the property owner to look at the properties in this request and come up with a good strategy for this rezoning application.
- The zoning process: Currently, this is in the early stages. Next, the applicant will submit a first submittal and will then work with City staff to fulfill requirements. Later on, there will be public meetings at the Planning & Zoning Board with final consideration by City Council.

Questions, answers and comments were taken (See table below). Generally, the property owners at the meeting were more interested in the description of the proposal and did not voice concerns other than the minor comments summarized below. One of the property owners hoped the project would get developed soon as she wanted to possibly purchase a home in this new community.

## Summary of Public Comments and the Applicant's Responses

<i>Public Comment</i>	<i>Applicant Response</i>
<i>When will the initial Freedom PAD (not part of this submittal) see construction? We like this project and hope to see it get developed soon.</i>	The applicant is completing the engineering documents for the main part of DESTINATION and will submit that to the City. The first phase is the west half. The City is pretty busy, but we should finish the permitting process and break ground in late 2020. First, the ground work will occur, followed by vertical construction with the first homes to be built in approximately Spring of 2021.
<i>Do you have a builder for the part already zoned and approved?</i>	The applicant is in negotiations with a prominent builder, but that cannot be disclosed until they sign and are in contract.
<i>When will this project be shovel ready?</i>	A detailed site plan review will have to go through a public process again, and there will be a neighborhood meetings. This is all conceptual right now.
<i>Where will water and sewer connect?</i>	Sewer will connect from DESTINATION to the Cadence community at Williams Field Road. Water connects from Mountain Road on Williams Field Road and heads west. The project only needs a 12-inch line, but the City requested more.
<i>What is the timing of roadway improvements on Williams Field Road, and how that will affect Cadence?</i>	We are only required to develop the south half of Williams Field Rd., which might be 1 lane in both directions. Later, Mesa or a developer will develop the north half. Ultimately, it will likely look like Meridian Rd.
<i>For the multi-family piece of this proposal, how tall will the townhomes be?</i>	Lately, there has been lots of demand for the single-story product. The future developer of that site will have to come back with details during Site Plan Review.
<i>The owner of a property west of the subject site asked about drainage in the existing DESTINATION area and these proposals.</i>	Stormwater/retention plans will be designed when the detailed site plans are done in the future, which will be shared at neighborhood meetings. Based on the rest of DESTINATION, stormwater flows from east to west across our site to Signal Butte. Retention basins will be on the east side of Signal Butte and convey any historic flows to the south at the 24. An ADOT drainage channel that runs to the west will be on the north side of the 24.
<i>The same property owner to the west of the subject site is concerned about fences, building setbacks and heights. He understands that process will come later on at Site Plan Review.</i>	Yes, all those details will be provided at some point in the future. Typically, 6-foot walls would be on the property line of the multi-family property.
<i>Will the street layout be the same?</i>	Yes, the original DESTINATION PAD will remain the same for the non-commercial part.
<i>How will water and sewer serve the new areas in Apache Junction and Queen Creek (unrelated to this request).</i>	We estimate water east of Meridian will be served by the City of Mesa, unless Queen Creek develops a new facility. Apache Junction probably does not have capacity to serve that entire area.