

**NEC of Baseline and Recker Roads
Citizen Participation Report
June 22, 2020
UPDATED: 8-31-20**

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 request to the City of Mesa for the following:

1. Rezoning of approximately 6.7 gross acres from Agricultural (AG) to Residential Multiple Dwelling-2 (RM-2).
2. Site Plan approval

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

Contact Information:

Those coordinating the Citizen Participation activities are as follows:

W. Ralph Pew
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
Ralph.pew@pewandlake.com

Vanessa MacDonald
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
vanessa.macdonald@pewandlake.com

Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions have been taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting was held on February 24, 2020 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 west. Additionally, registered neighborhood contacts within 1-mile of the property were notified using the registered neighborhood contacts list obtained from the City of Mesa Neighborhood Outreach Division. Approximately 20 neighbors attended the meeting.

2. An e-mail distribution list was collected at the first 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.
3. A follow-up Neighborhood meeting was held via WebEx on June 17, 2020, using the same notification list as the meeting on February 24, 2020. 17 individuals participated in the virtual meeting, including the applicant and property owner. Mr. Pew addressed some of the questions that had been raised at the prior neighborhood meeting including questions relating to the location of the entrance on Recker, the development of Recker Road and how the project could potentially impact the delivery of sewer services in the City.

Attached Exhibits:

- A) Notification Materials for and summary of 1st Neighborhood meeting.
- B) Notification materials for summary of the 2nd neighborhood meeting.
- C) PowerPoint presentation from 2nd Neighborhood Meeting.

Neighbor Input

In addition to the input from the neighbors received at the neighborhood meeting, staff has forwarded three letters of opposition to this case from interested neighbors. The opposition continues to focus on: a perceived negative impact from this project on the existing character of the area; concern about the potential increase in traffic on Recker Road, and a continued desire for the entrance to be on Baseline Road.

It is understandable that the neighbors would prefer that this property remain as a single-family residential development. However, it is unlikely that a large-lot, single-family subdivision would ever be developed at this location on a major arterial road in Mesa. Approximately 17 years ago, the Baseline Road frontage in this area changed from large-lot residential to the Rockin' R restaurant and the light industrial development that exists today. Since that time, numerous lot splits have occurred on the properties north of the proposed development, which have resulted in more single-family homes. During the time of these lot splits, it should have been anticipated by those building single-family homes north of the project site, that the pattern of development established and evolving along Baseline Road would be continued (specifically, non-single-family uses), especially with the location of the A.T. Still campus to the west.

The traffic analysis provided with the application materials suggests that, the existing traffic on Recker Road is approximately 171 trips per day and are evenly split between traffic entering from and exiting onto Baseline Road. Additionally, the study suggests that the southbound, left-turning vehicles on Recker Road experience a 29 second wait to turn onto Baseline Road during peak hours. With the addition of the proposed development, the traffic study anticipates only a four-second increase in the PM peak-hour left-turn movement wait time. The traffic study states, "the reason for the small change in delay (wait-time) is that this intersection is considerably under its

capacity and the southbound approach if typically devoid of vehicles during most of the peak hour, allowing additional traffic to use the intersection without noticeable impacts to existing motorists.”

It is also worth noting that during the development process the Property Owner met with the Town of Gilbert (the municipality with jurisdiction over Baseline Road) to discuss a potential entrance to the project from Baseline Road. Gilbert Traffic officials indicated a preference for the entrance to be on Recker Road due to: the small amount of frontage on Baseline Road; the configuration of the existing median in Baseline Road; the lack of spacing between a potential driveway and Recker Road to the west and existing driveways to the east. Communication from the Town of Gilbert affirming their preference for a Recker Road entrance has been included in the resubmittal materials.

Finally, the neighbors in this area have repeatedly requested that a traffic signal be installed at the intersection of Baseline and Recker Roads. Neither the City of Mesa nor the Town of Gilbert have requested a traffic warrant analysis for this project. Moreover, the traffic analysis provided in the application materials states that “most low-volume, minor-street approaches would not meet any of the volume or delay warrants for signalization noted in the Manual on Uniform Traffic Control Devices (MUTCD).” The MUTCD is a publication for Traffic Engineers that is regularly consulted by municipalities and traffic professionals that defines the standards used by road managers nationwide to install and maintain traffic control devices on public streets.

Schedule:

1st Pre-Application Submittal- September 26, 2019

2nd Pre-Application Submittal- November 25, 2019

2nd Pre-Submittal Conference- December 10, 2019

Neighborhood Meeting- March 9, 2020

Formal Application- May 4, 2020

2nd Neighborhood Meeting- June 17, 2020

2nd Submittal- July 6, 2020

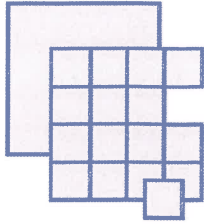
3rd Submittal- July 27, 2020

4th Submittal- August 10, 2020

Planning and Zoning Board Hearing- September 9, 2020

City Council Introduction- TBD

City Council Final Action- TBD



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 24, 2020

Dear Neighbor:

On behalf of our client, Pacific Rim Group, we are pleased to invite you to a neighborhood meeting regarding a proposed development in your area. The proposed development site is approximately 6.7 acres and is located east of the northeast corner of "Old" Recker and Baseline Roads. The property is also known as Maricopa County Assessor parcel numbers 141-54-004C, -004G, -004J and -004K.

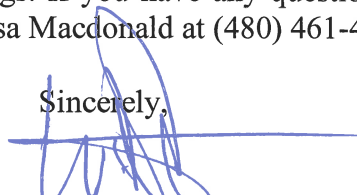
Our request to the City of Mesa will be for a rezoning of the property from Agricultural (AG) to Residential Multiple Dwelling (RM-2), with a Planned Area Development (PAD) Overlay. If approved, this request will allow for the development of Malcolm Place, a gated community of 76, for-sale townhomes. Malcolm Place will mimic the look and feel of Zen on Baseline, the small infill community on the former Rockin' R Ranch property that is currently being developed by Pacific Rim Group.

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

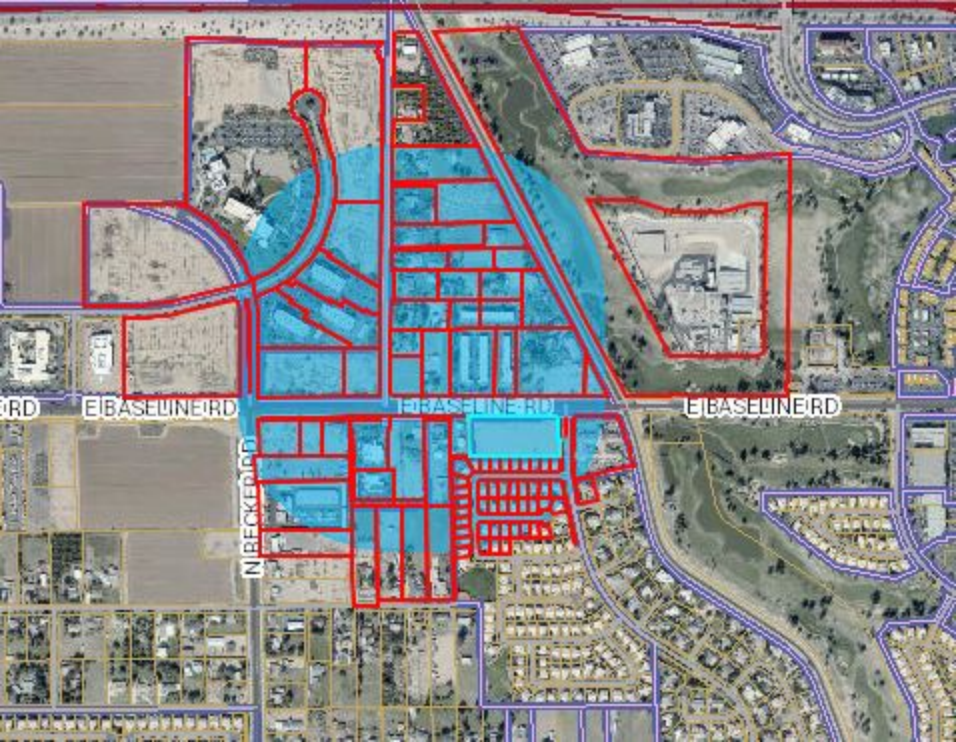
**March 9, 2020
at 6:00 PM
Hampton Inn & Suites (Phoenix Room)
1825 North Higley Road
Gilbert, AZ 85234**

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

Sincerely,



W. Ralph Pew
PEW & LAKE, PLC



RD

E BASELINE RD

E BASELINE RD

E BASELINE RD

N BECKER RD

Pacific Rim- Baseline and Recker
1000' Notification List

Owner	Address	City	State	Zip
4236 MICHELLE LLC	4504 E LEAH LN	GILBERT	AZ	85234
A T STILL UNIVERSITY OF HEALTH SCIENCES	800 W JEFFERSON ST	KIRKSVILLE	MO	63501
ANASTOS DOROTHY L/MICHAEL A	4225 E HARWELL CT	GILBERT	AZ	85234
ANTELL TIMOTHY W/FATIMA	4272 E TERRACE AVE	GILBERT	AZ	85234
ARMITA PARKHIDEH LIVING TRUST	10 NORTH RIDGE RD	SETAUKET	NY	11733
B & R LAND PARCEL B LLC	875 N GREENFIELD RD STE 105	GILBERT	AZ	85234
B AND R LAND LLC	1840 E GUADALUPE RD NO 110	TEMPE	AZ	85283
B AND R LAND OWNERS ASSOCIATION	1840 E GUADALUPE RD NO 110	TEMPE	AZ	85283
BAKER-LARKIN FAMILY TRUST	PO BOX 2650	MESA	AZ	85214
BARNES KIMBERLY A	215 N POWER RD # 376	MESA	AZ	85205
BRADSHAW GERALD D	4285 E HARWELL CT	GILBERT	AZ	85234
BRENT AND CHERYL HARBERTSON FAMILY TRUST	1721 S RECKER RD	MESA	AZ	85206
BUMBLEBEE TRUST	4521 E FORD AVE	GILBERT	AZ	85234
BUSBY JENNY/MALCOLM	1859 S RECKER RD	MESA	AZ	85206
CF SUPERSTITION SPRINGS ARCIS LLC	4851 LBJ FREEWAY STE 600	DALLAS	TX	75244
CHARLOAIS TRUST	1925 S RECKER RD	MESA	AZ	85206
CHRISTIAN CHRISTOPHER J/SHEILA M	17722 E MELODY DR	GILBERT	AZ	85234
CIRCLE G SPRSTTN RANCH/SPRSTTN MEADOWS ASSOC	PO BOX 21316	MESA	AZ	85277
CIRCLE G SPRSTTN RANCH/SPRSTTN MEADOWS HOA	PO BOX 21316	MESA	AZ	85277
CORPORATION OF THE PRESIDING BISHOP LDS	50 E TEMPLE ST 22ND FL	SALT LAKE CITY	UT	84150
DELTA COMMERCE PARK LLC	6056 E BASELINE RD NO 155	GILBERT	AZ	85234
FARR MICHELE/DAVID A	1540 N PHEASANT DR	GILBERT	AZ	85234
GARNER KENT R/SUZANN D TR	4234 E HARWELL CT	GILBERT	AZ	85234
HOMEOWNERS ASSOC FOR CIR G S RANCH & SUP MEAD	PO BOX 21316	MESA	AZ	85277
IMPERIAL SHERRI L	6159 E BASELINE RD	MESA	AZ	85206
JACOBS ROBERT BRIAN	1520 N PHEASANT DR	GILBERT	AZ	85234
JOHN & JULIE BEEBE FAMILY TRUST	1755 S RECKER RD	MESA	AZ	85206
JOHNETTY FAMILY TRUST	1741 S CLEARVIEW AVE UNIT 23	MESA	AZ	85209
JUAREZ JULIE MAY/JORGE MORENO	4245 E HARWELL CT	GILBERT	AZ	85234
KENNEDY GLEN/HELEN	1825 S RECKER RD	MESA	AZ	85206
KENNEDY RUSSELL E/AMBER A	1831 S RECKER RD	MESA	AZ	85206
KING BRUCE M/KATHLEEN	4212 E TERRACE AVE	GILBERT	AZ	85233
KING MELISSA/SCOTT	1510 N PHEASANT DR	GILBERT	AZ	85234

Pacific Rim- Baseline and Recker
1000' Notification List

KIRKPATRICK ELINOR C TR	4244 E HARWELL CIR	GILBERT	AZ	85236
KIRKSVILLE COLLEGE OF OSTEO MED INC	800 W JEFFERSON ST	KIRKSVILLE	MO	63501
KIRKSVILLE COLLEGE OF OSTEOPATHIC MEDICINE IN	800 W JEFFERSON ST	KIRKSVILLE	MO	63501
KL INVESTMENT PROPERTIES AZ LLC	2757 E PRESTON ST	MESA	AZ	85213
KLEIN MARCUS/CHERYL L/STEVEN A/BECKY R	4350 E HARWELL CT	GILBERT	AZ	85234
LAYTON SKYLINE INVESTORS LLP	PO BOX 6776	MESA	AZ	85216
LEONG ALFRED/ANITA	4253 E TERRACE AVE	GILBERT	AZ	85234
LINDSEY JOSHUA M/AMBER L	4292 E MORRISON RANCH PKWY	GILBERT	AZ	85296
LOVELL FAMILY TRUST	4188 E MELODY DR	GILBERT	AZ	85234
LUICLA LLC	6912 E CHAPARRAL RD	PARADISE VALLEY	AZ	85253
MARKHAM MICHAEL D/MICHELE M	6209 E BASELINE RD	MESA	AZ	85206
MCNEAL VANESSA MARIE/CASIAS TAMARA JEAN	1480 N PHEASANT DR	GILBERT	AZ	85234
MIKE & KAY SCOTT FAMILY TRUST	1855 S RECKER RD	MESA	AZ	85206
MILLAR JASON/HEATHER	9265 E HARWELL	GILBERT	AZ	85234
MORRIS FAMILY LIVING TRUST	4114 E MELODY DR	GILBERT	AZ	85234
NATIONWIDE HEALTH PROPERTIES LLC	21001 N TATUM BLVD STE 1630-630	PHOENIX	AZ	85050
OCONNOR MARY ANN RYAN TR	12019 RADBOURNE STREET	WINTER GARDEN	FL	34787
PACIFIC RIM ROCKIN R RANCH LP	8160 N HAYDEN RD SUITE J-208	SCOTTSDALE	AZ	85258
PALFREYMAN SCOTT/DIANE D	4264 E HARWELL CT	GILBERT	AZ	85234
PATRICIA A MCKLEM TRUST	4275 E HARWELL CT	GILBERT	AZ	85234
PHILLIPS LIVING TRUST	4202 E TERRACE AVE	GILBERT	AZ	85234
PRATT JOHN J/MELISSA J	4262 E TERRACE AVE	GILBERT	AZ	85234
PRINCE GREGORY A/TRACY P	4232 E TERRACE AVE	GILBERT	AZ	85234
RAGSDALE MAURICE V/LYNDA M	4216 W MICHELLE AVE	GILBERT	AZ	85234
REYNOLDS JACK B/CHERRI G TR	4242 E TERRACE AVE	GILBERT	AZ	85234
RICHARD H AND FANNIE DORTCH FAMILY TRUST	4226 E MICHELLE AVE	GILBERT	AZ	85234
RICHMOND MICHAEL E/ROSELYN	1500 N PHEASANT DR	GILBERT	AZ	85234
RIOS MARCELO M/GOMEZ MERCEDES	4283 E TERRACE AVE	GILBERT	AZ	85234
RIVERA JERRY M	P O BOX 4535	HAGATNA	GU	96932
ROGER A HART AND JOYCE M HART REVOCABLE LIVIN	4243 E TERRACE AVE	GILBERT	AZ	85234
ROHR JOSEPH/ASHLEY FAY	4222 E TERRACE AVE	GILBERT	AZ	85234
ROSSI FRANK L	4104 EAST INDIGO ST	GILBERT	AZ	85298
SABEEH RAMIZ	4282 E TERRACE AVE	GILBERT	AZ	85234
SAIA FAMILY LIMITED PARTNERSHIP	2120 E 6TH ST STE 16	TEMPE	AZ	85281

Pacific Rim- Baseline and Recker
1000' Notification List

SAUL JOY S	1490 N PHEASANT DR	GILBERT	AZ	85234
SCOTT W & PEGGY A URRY FAMILY TRUST	1048 N WREN DR	GILBERT	AZ	85206
SHERRI L IMPERIAL LIVING TRUST	6159 E BASELINE RD	MESA	AZ	85206
SMITH DANIEL/LISA	1530 N PHEASANT DR	GILBERT	AZ	85234
TIMMYSTI BROWN FAMILY TRUST	1735 S RECKER RD	MESA	AZ	85206
TRACY J WHITTENBERGER TRUST	4223 E TERRACE AVE	GILBERT	AZ	85234
TRACY LYNN CHRISTMAN AND TROY SCOTT CHRISTMAN LIVING TRUST	10801 E HAPPY VALLEY RD LOT 86	SCOTTSDALE	AZ	85255
URRY LYNN M/SCOTT W/PEGGY	1048 N WREN DR	GILBERT	AZ	85234
URRY SHANE WILLARD/MEREDITH LEE	1048 N WREN DR	GILBERT	AZ	85234
VHS ACQUISITION SUBSIDIARY NUMBER 11 INC	14400 METCALF	OVERLAND PARK	KS	66223
VHS ACQUISITION SUBSIDIARY NUMBER 11 INC	14400 METCALF AVE	OVERLAND PARK	KS	66223
WALLS MICHON/MODESTE RAUL RICARDO	4263 E TERRACE AVE	GILBERT	AZ	85234
WHITTLE JOHN D/ANDREA M	4255 E HARWELL CT	GILBERT	AZ	85234
WILLIAMS FLAVIA CRISTINA DE ALMEIDA ROCHA	948 W SANTA CRUZ DR	TEMPE	AZ	85282
WOODRUFF RICHARD/SUSAN	4235 E HARWELL CIR	GILBERT	AZ	85234
YANG JENNIFER PING/QIAN CHARLES XIAO-WU	4164 E MELODY DR	GILBERT	AZ	85234
YOUNG SHARON M	1560 N PHEASANT DR	GILBERT	AZ	85234
Z ANCHOR RANCH LLC	1925 S RECKER RD	MESA	AZ	85234

**Zen on Recker
Rezoning Request
NEC of Recker and Baseline Roads
Summary of Neighborhood Meeting
March 9, 2020
Hampton Inn & Suites; 1825 North Higley Road, Gilbert AZ 85234**

The meeting began at 6:00 p.m. and lasted until 7:15 p.m.

Attendees from the Development team included: W. Ralph Pew, and Vanessa MacDonald, Pew & Lake, PLC (applicant); There were approximately 20 neighbors in attendance. The Property Owner, Anthony Miachika, was ill and unable to attend the meeting.

Mr. Pew began the meeting by explaining the zoning process in the City of Mesa. Explained that no formal application for rezoning had been filed yet. He further explained that once an application is filed, it will undergo several rounds of review and comments from the City's Planning staff, after which the case would be considered by the Planning & Zoning Board, and the City Council. He indicated that from the time of application, it would take approximately 4 to 6 months until public hearings before the Planning & Zoning Board and City Council. Mr. Pew indicated that throughout the entitlement process, neighbors who signed into this meeting will receive notice when the formal application is filed, if there are future neighborhood meetings, and when public hearings are held.

Speaking from a Power Point presentation (attached to this summary) Mr. Pew discussed the following concepts:

1. Site Details: size and location
2. Existing General Plan designation
3. Existing zoning classification
4. Designations of surrounding properties
5. The requests we will be making to the City of Mesa
6. The proposed Site Plan
7. The Design intent of the proposed townhomes

Mr. Pew then opened the meeting up to Questions and Comments from attendees. (NOTE: This document is intended to be a summary of the general concepts discussed at the neighborhood meeting. It is not intended to be a verbatim account of the meeting, and although some of the attendees identified themselves by name, most of the individuals providing comment did not identify themselves and this summary therefore does not attempt to name specific individuals that made comments. Where multiple individuals addressed the same topic, they have been grouped together, and a single response is provided. This is done for brevity and to eliminate redundancies.)

The questions and comments posed by attendees are shown below in **bold** text, with Mr. Pew's answers shown in *italics*.

Accessibility/Traffic

1. Why can't the main entrance to the project be on Baseline Road?

RESPONSE: I am not entirely sure, but I suspect it is that the entrance to the light industrial complex directly to the east would be too close to a proposed entrance on Baseline. This is something we can investigate further.

2. This is going to cause a lot of congestion on Recker. Traffic leaving onto Baseline is already slow. By adding 200 more cars, it will be a nightmare.

RESPONSE: We believe that the overall traffic impact to the northern properties will be minimal, since the residents of this proposed development will have no reason to travel northbound in your community. Nevertheless, we will work with the City's traffic engineering department to understand what their requirements will be for access and circulation in this area.

3. There is a school across Baseline that already contributes hundreds of cars to the traffic situation.

RESPONSE: The City's traffic Engineers will factor these cars into their analysis of traffic in this area.

4. Can we put a stoplight at the corner of Baseline and Recker?

RESPONSE: The City of Mesa or Town of Gilbert will determine whether or not a traffic light is warranted at this intersection. We believe that the Town of Gilbert has jurisdiction and responsibility for Baseline Road at this location, but we will find out for sure.

5. Recker is only paved on the western half of the road.

RESPONSE: Yes, when this property develops it will be required to install all of the half-street improvements on the east side of Recker Road adjacent to the project.

6. What if we gated Recker?

RESPONSE: If you gated Recker Road north of this project you would have to go through the process of making it a private road, and you would assume the responsibility for the maintenance of the road. You would also be subject to review and approval of the plan by the City of Mesa.

7. Can we force ADOT to use Southern to access their property?

RESPONSE: There is no way for you to dictate how other property owners access their property on a public roadway.

8. Can he (the developer) use the roadway on the northern boundary of the property?

RESPONSE: It is our understanding that road is a private roadway serving the adjacent properties to the north. Therefore, it cannot be part of this proposed development.

9. Traffic in this area is horrible. We can't make a left onto Baseline Road.

RESPONSE: Typically, traffic reports will be evaluated as part of the zoning application by City Staff.

10. I am concerned that delivery drivers, or older drivers who don't know where they are going will end up on our streets as they try to find their way around.

RESPONSE: That is a scenario that can happen without this development as well. Any time there is a public roadway it is accessible to members of the public.

Sewer Connection

11. This is going to impose a number of things on us. We will be required to give up right-of-way along Recker Road, and also will now be required to connect to the City's sewer system.

RESPONSE: We have worked with the City to reduce the amount of right-of-way required for dedication along Recker Road and believe that this will benefit your properties as well. We are unaware of how this development would require you to connect to City Sewer services. We will follow up with City Development Services staff and find out the status of any sewer/septic service agreement that may exist for your properties.

12. What other financial impacts do you expect this to impose on us?

RESPONSE: We are unaware of any financial impacts that our project would impose on your property.

13. Can the City make you extend the sewer all the way up Recker Road?

RESPONSE: The City can only require us to extend the sewer along the frontage immediately adjacent to this property.

14. Some of us have sewer determination letters that will require us to connect to the City's sewer system.

RESPONSE: We are unaware of the Sewer Determination letter you are referring to. Perhaps one of you can send one to our office so that we can read it and understand how

the development of this property would require you to connect to City sewer services. We will follow up with City staff on this issue.

15. As long as the sewer stays only in Baseline Road, our sewer agreements won't kick in.

RESPONSE: Municipalities have been very focused on not allowing septic system uses within their municipal boundaries and requiring sewer utility connections. I think that this typically applies to new subdivisions. We will follow up on this and see what we can discover.

Nearby Development

16. We agreed to the project at the old Rockin' R Ranch, but this one is tough for us to agree with. This one is at the entry to our neighborhood.

17. "We just spent half a million dollars on our dream home, and now we already have a bunch of condos next to us at the Rockin'R. This is too much".

18. We made a mistake when we rolled over on the Rockin' R project.

19. I wish we could see how the Zen on Baseline project develops first, so that we can understand what this development will look like and how the area will function from a traffic standpoint.

RESPONSE to 16-19: It is important to remember that a parcel of this size, on a major arterial roadway, located next to an industrial park and across Recker from a major business park is unlikely to ever develop into single-family residential lots. Nor is it likely to be developed for a commercial retail business due to its mid-arterial location.

20. When is Zen on Baseline developing? The fence keeps falling down and I am concerned with safety issues for my children.

RESPONSE: We will let our client know about the fence issue.

21. I never received any notice for Zen on Baseline.

RESPONSE: We complied with the City of Mesa's requirements for notifications for both public hearings and neighborhood meetings.

Preferred Alternative Uses

22. Has your client considered doing something else on this property? Please ask him.

RESPONSE: It is important to consider the various uses that are surrounding this property. As we discussed earlier, it is a difficult parcel to develop based on its size and the fact that it's on Baseline Road. It is unlikely to develop for single-family residential uses..

23. Would your client re-sell this property?

RESPONSE: It seems unlikely, but we can find out.

24. Mr. Pace burned all of us by selling this property. He was secretive and didn't give us a chance to purchase it.

RESPONSE: I am unaware of details of the sales transaction.

25. It might not be reasonable to expect this acreage to be developed as five one-acre lots, but we do have a waiting list of people who would love to live over here.

RESPONSE: Thank you for letting us know.

26. We would like to see a memory care or assisted living facility here instead.

RESPONSE: We will let our client know that.

Property Values

27. How are we guaranteed that these will be townhomes? Will they be rentals? Will he restrict rentals from occurring?

RESPONSE: The owner's intent is to develop this community using a plat for individual ownership of each unit. However, it is unlikely that there will be a restriction on renting the individual units.

28. Sales Price is not always appraised price. We may end up paying more taxes on our property for something that is worth less.

RESPONSE: The development of this property is unlikely to raise the assessed value of your home.

29. Communities like ours are getting squeezed out. Our property values will plummet. You are taking away our quality of life.

RESPONSE: The look of this corner will be changed, but we have no reason to believe that this new, modern and upscale residential community will ruin your quality of life or change your lifestyle.

30. There will be a diminution to our property values.

RESPONSE: The street appeal for this corner will be changed, but property values are determined based on recent sales of similarly situated properties based on lot and home sizes, etc. It is extremely unlikely that an appraiser would use the value of a nearby townhouse to determine the value of your homes.

Process Questions

31. Does the City know about this proposal?

RESPONSE: The developer has had two pre-submittal meetings with staff from the City. A formal application has not yet been filed.

32. How does the application process work?

RESPONSE: Once a formal application is filed, we will receive comments from the City and revise the plan as may be necessary. That process is repeated before the item is placed on an agenda for a hearing at the Planning and Zoning Board. After receiving a recommendation from the Board, the case is sent to the City Council, who will then make the ultimate decision on a case.

33. This meeting is pointless. If the City wants this, they are going to get it.

RESPONSE: Our firm has been involved in many land use cases over the years and I can tell you that there is really no case that is approved as a forgone conclusion.

Other Comments

34. The proposed height of the wall on the north end of the development is too short. It looks like it's 6' to 8'. It should be 8' to 10'.

RESPONSE: We think that is just the result of the camera angle in the rendering. The wall will be the height required by the zoning ordinance.

35. How will you keep the people living here from walking their dogs on Recker and relieving themselves on our property?

RESPONSE: As a public street, there is no way to restrict pedestrian access on Recker Road. We certainly expect that the people living in this community will be responsible citizens.

36. This developer just wants to make money.

RESPONSE: Most of us go to work every day and expect to earn a living. This developer is no different.

37. What are the odds of getting this approved?

RESPONSE: It is always difficult to predict the likelihood of a rezoning case. I believe that the Planning and Zoning Board and City Council will be sympathetic to your concerns, but ultimately will understand that this site is extremely unlikely to develop into acre+ residential home lots.

38. This will be disruptive to our lives. We don't want this. Please put in something else.

RESPONSE: Thank you for your comment. It is not our intent to disrupt or ruin your lives.

39. I think there are too many apartments along Baseline Road. It is out of control.

RESPONSE: This isn't an apartment community.

40. My kids fruit stand is going to get robbed with all these new people coming in.

RESPONSE: We have no reason to believe that this development will result in your child's fruit stand being robbed. We should be careful not to judge others because they choose to live in a housing product different than yours.

41. This is going to be very noisy.

RESPONSE: The proposed development will certainly be busier and more active than the single-family residence that is there today. We believe that we have provided adequate buffering on the northern portion of the community and do not believe that noise will be a problem.

PACIFIC RIM GROUP
NEIGHBORHOOD MEETING
 Sign-In Sheet

Applicant:

PACIFIC RIM GROUP

Property Location:

Approximately 6.7 acres and is located east of the northeast corner of "Old" Recker and Baseline Roads. APN'S 141-54-004C, -004G, -004J and -004K.

Date:

March 9, 2020

Meeting Location:

Hampton Inn & Suites (Phoenix Room)
 1825 North Higley Road
 Gilbert, AZ 85234

Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Brian & Alex Cichon	1711 S. Recker Rd Mesa	85206	alexandra.cichon@gmail	480-221-9900
2	Russell & Amber Kennedy	1831 S Recker Rd Mesa	85206	russell.kennedy201@gmail.com	480-577-8010
3	John & Julie Beede	1755 S. Recker Rd. Mesa	85206	john@ataantpestcontrol.com	480-694-0554
4	Malcolm & Jenny Busby	1859 S. Recker Rd Mesa	85206	Malcolm@elementa2.com	480-221-4946
5	Greg & Tracy Prince	4232 E. Terrace Ave Gilbert	85234	gprince7@gmail.com	480-414-1875
6	John & Ashley Rohr	4222 E. Terrace Ave Gilbert	85234	jnrrohr@gmail.com	480-221-2026
7	David & Staci Cutchen	1851 S. Recker Rd Mesa AZ	85206	cutchencrew@gmail.com	480-220-4013
8	Shane & Meredith Urry	1853 S. Recker Rd. Mesa, AZ	85206	ShaneUrry@gmail.com	480-737-1559
9	Brian Cichon	1711 S. Recker Rd MESA AZ	85206	BACICHO@gmail.com	480-560-9969
10					
11					
12					

**PACIFIC RIM GROUP
NEIGHBORHOOD MEETING**
Sign-In Sheet

Applicant:

PACIFIC RIM GROUP

Property Location:

Approximately 6.7 acres and is located east of the northeast corner of "Old" Recker and Baseline Roads. APN'S 141-54-004C, -004G, -004J and -004K.

Date:

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Hampton Inn & Suites (Phoenix Room)
1825 North Higley Road
Gilbert, AZ 85234

Time:

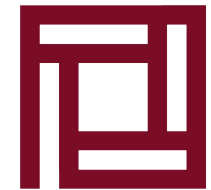
6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Brent & Cheryl Harbertson	1721 S. Recker Rd Mesa	85206	Cheryl.hart@gmail.com	480-830-7650
2	Mike & Kay Scott	1855 S. Recker Rd Mesa	85206	kay@scottsd.com	602-620-0073
3	Tim & Mysti Brown	1735 S. Recker Rd Mesa	85206	mystibrown@gmail.com	480-338-8422
4	Glen & Helma Kennedy	1825 S. Recker Rd Mesa	85206		
5	Josh & Amber Lindsey	1747 S. Recker Rd Mesa	85206	jallinsen@gmail.com	623-271-4995
6	Brent Harbertson	1721 S. Recker Rd	85206	bh1615@yahoo.com	480-830-7650
7					
8					
9					
10					
11					
12					

Zen on Recker

NEC of Old Recker and Baseline Roads
Neighborhood Meeting
March 9, 2020



PACIFIC RIM
PROPERTY INVESTMENTS LTD

Site Data Malcom Pace Property

- *Size: 6.72 gross acres
5.60 net acres
- * Four Parcel numbers

Parcel numbers visible on map:

- 141-53-899
- 141-53-900
- 141-53-729
- 141-53-730
- 141-54-006N
- 141-54-006E
- 141-54-006H
- 141-54-006J
- 141-54-006L
- 141-54-006K
- 141-54-004C
- 141-54-004J
- 141-54-004K
- 141-54-004H
- 141-54-002D

Streets: S Recker Rd, E Baseline Rd, Meadows Dr

Map scale: 1702803 33.382145 Degrees

*Size: 6.72 gross acres
5.60 net acres

* Four Parcel numbers

141-53-899
LOT 34 DA 23 2012
HEALTH & PERSONAL CARE
LOT 34

141-53-899

141-54-006N

1421-54-0056

141-54-0061

141-54-0068

141-54-0056

911-51-0051

141-54-006

141-54-004C

141-54-0041

141-54-004K

141-54-0033

141-54-003F

141-54-002

E BASELINE RD

E-BASELINE RD

E BASELINE RD

E-BASELINE-RD

E BASELINE RD

E BASELINE RD

E BASELINE RD

E BASELINE RD

026A 304-06-024A

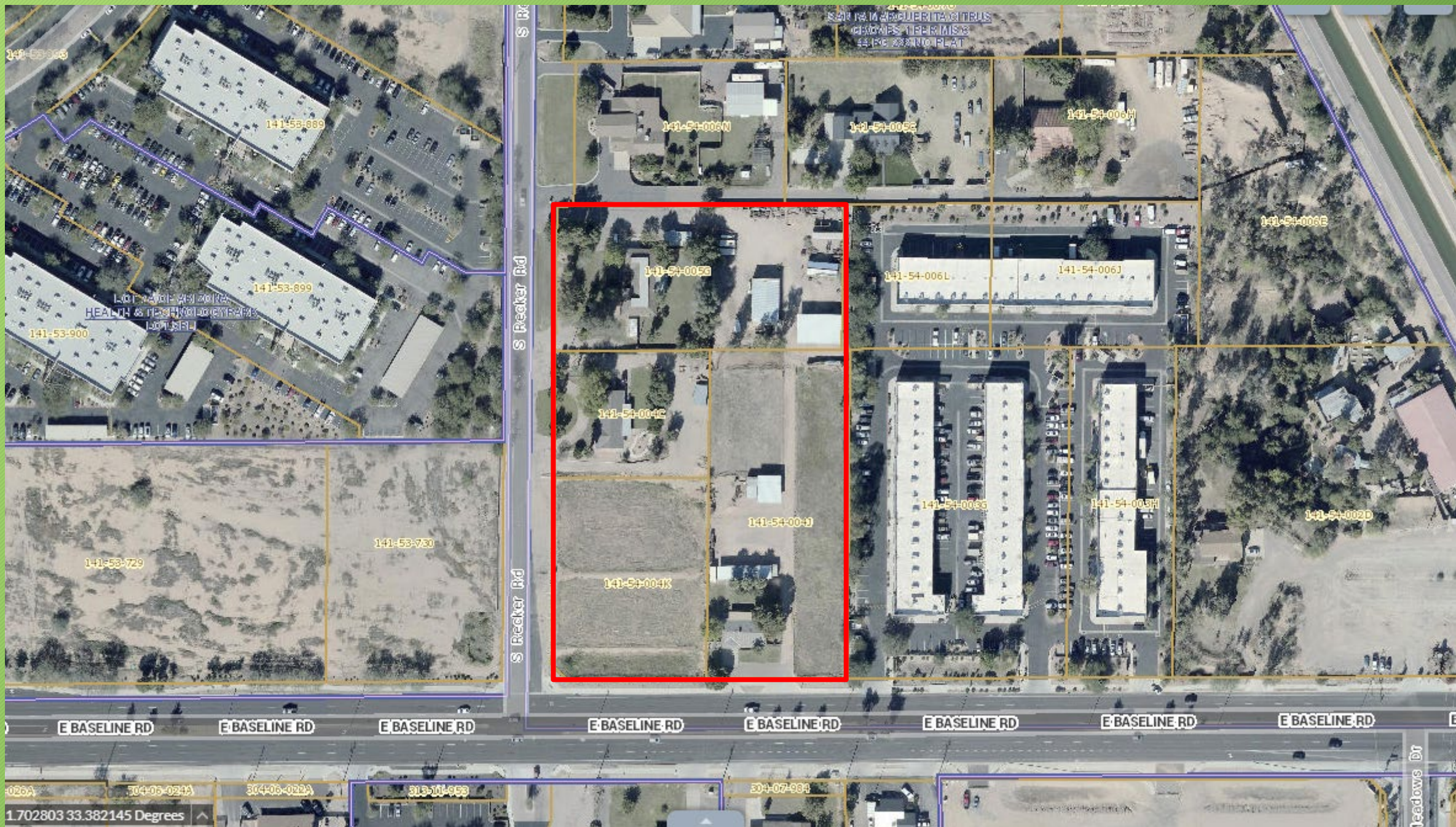
304-06-022A

31 3-1114053

304-07-984

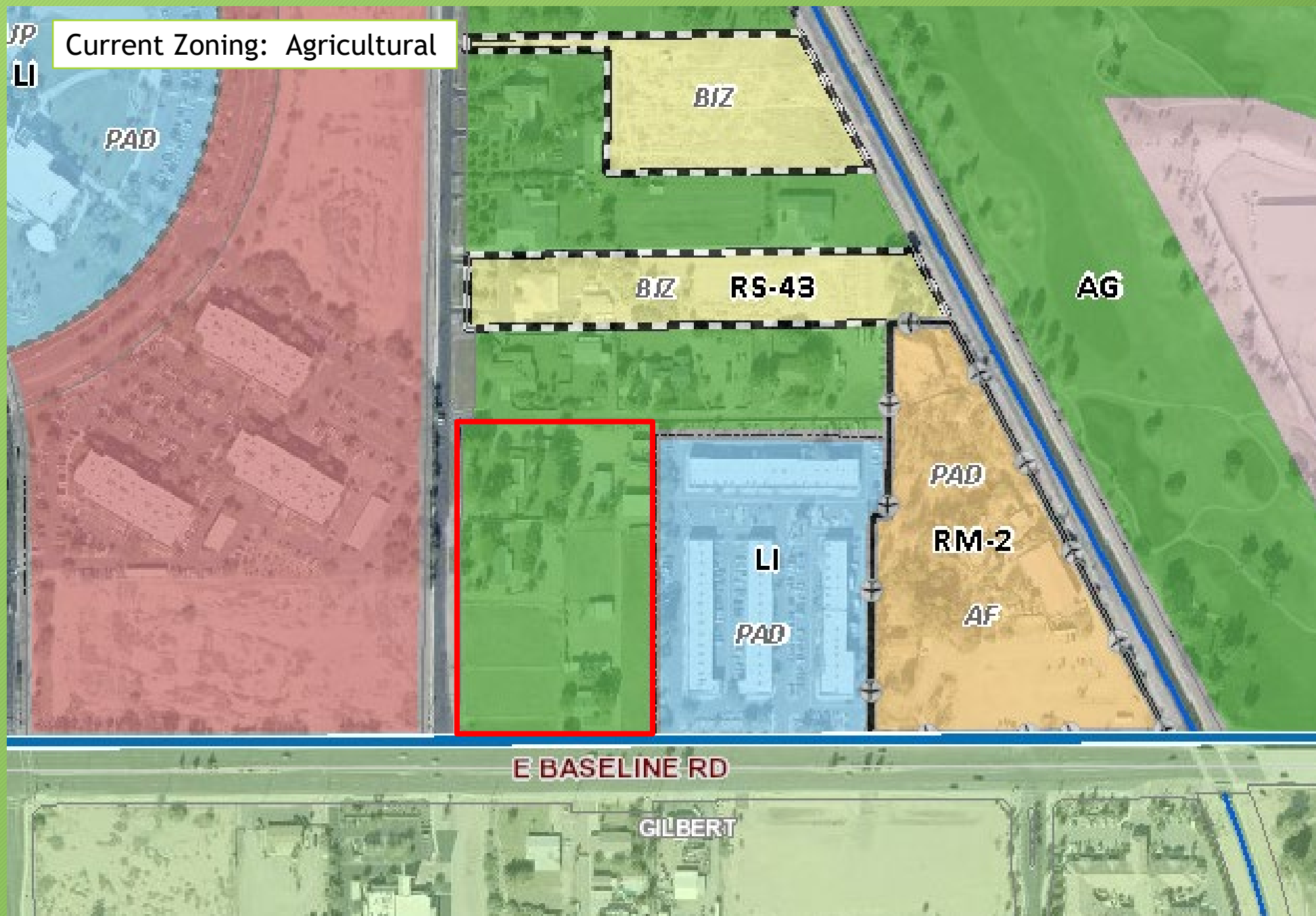
1.702803 33.382145 Degrees

Meadows Dr



Current General Plan Designation: Neighborhood Suburban/ Specialty





Context Plan

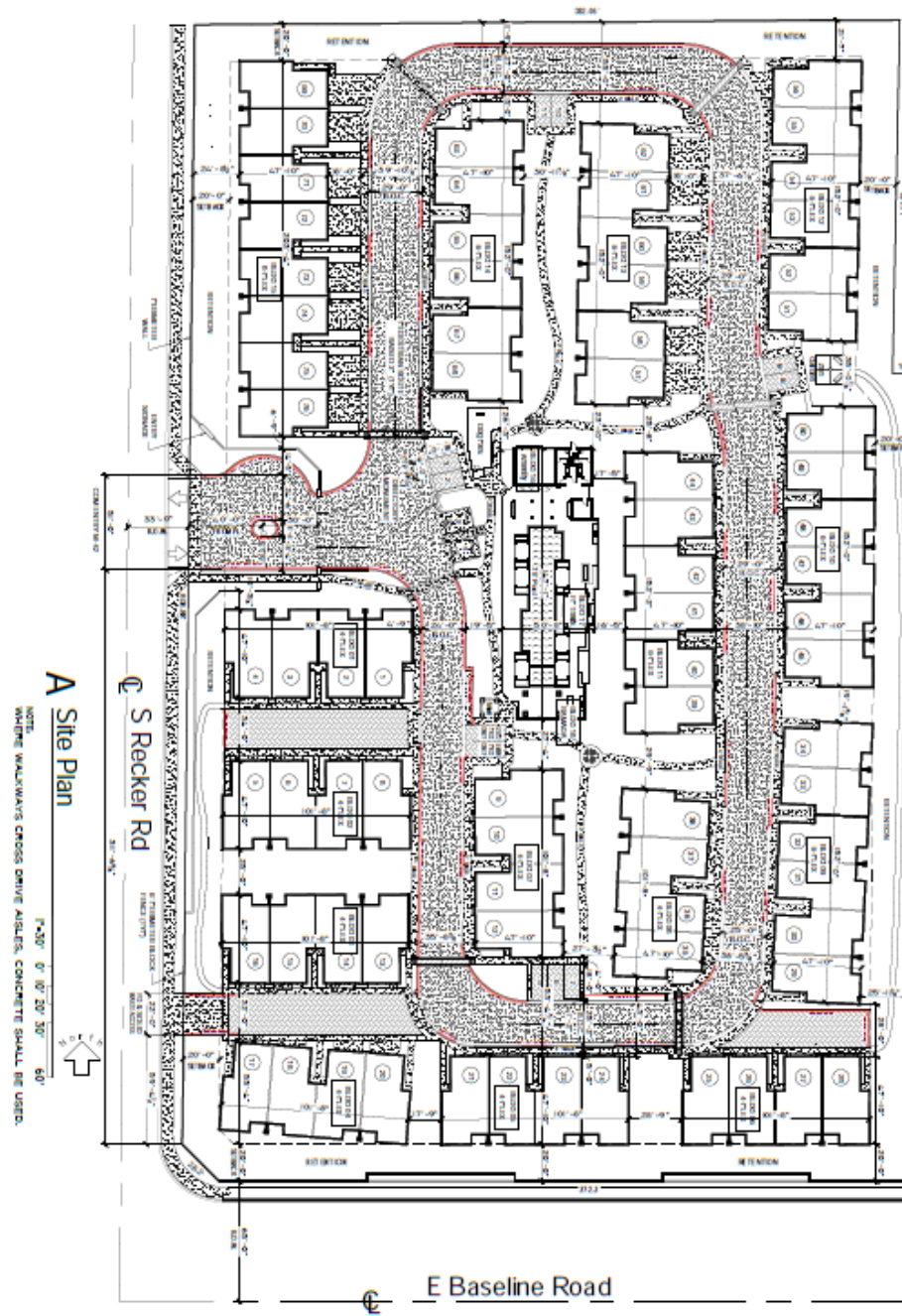


Our Request to the City of Mesa

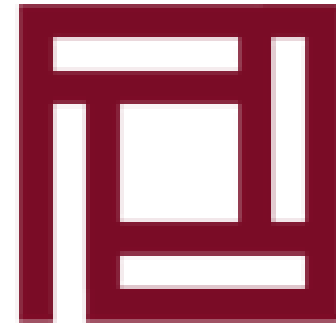
- To rezone the property from Agricultural (AG) to Residential Multiple Dwelling (RM-2) with a Planned Area Development (PAD) Overlay to allow for the development of a 76-lot townhome community.

Project Data

- *Size: 5.6 net acres
- *76 Units
- *Density: 13.57 du/ac
- *Open Space: 12% of site area
- Parking: 193 spaces (160 req'd)



Zen on Recker:
Design Intent



PACIFIC RIM

PROPERTY INVESTMENTS LTD

View from the north



Amenity Building



View from within front entry



View from across Recker Road



View from northwest corner



Pool Area



Interior Amenities



View from NWC of Recker and Baseline



Interior Finishes



June 5, 2020

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

This firm represents Pacific Rim Development in its application to the City of Mesa for the development of the 6.7-acre property located at the northeast corner of Recker and Baseline Roads. The property is shown in the aerial photograph below and is comprised of Maricopa County Assessor parcel numbers 141-54-004C, -004G, -004J and -004K. Our request to the City of Mesa is for the rezoning of the property from Agricultural (AG) to Residential Multiple Dwelling (RM-2) with a PAD overlay. When approved, this request will allow for the development of a gated community of 76 townhomes.



In early March, we had a neighborhood meeting regarding this property. Some of the attendees had questions about how the development of this property would impact their property. Specifically, there were questions about sewer connections, traffic and Recker Road improvements. We've had conversations with the City of Mesa and Town of Gilbert to provide answers to those questions.

A second neighborhood meeting has been scheduled to give property owners in the area an opportunity to discuss the proposed development and to review answers to many questions raised in the March neighborhood meeting.

This neighborhood meeting will be held electronically via WebEx, to meet the social distancing requirements recommended during the COVID-19 environment. It will be held at the date and time below:

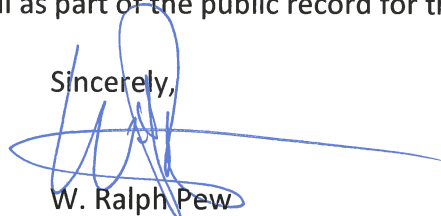
DATE: June 17, 2020

TIME: 6:00 p.m.

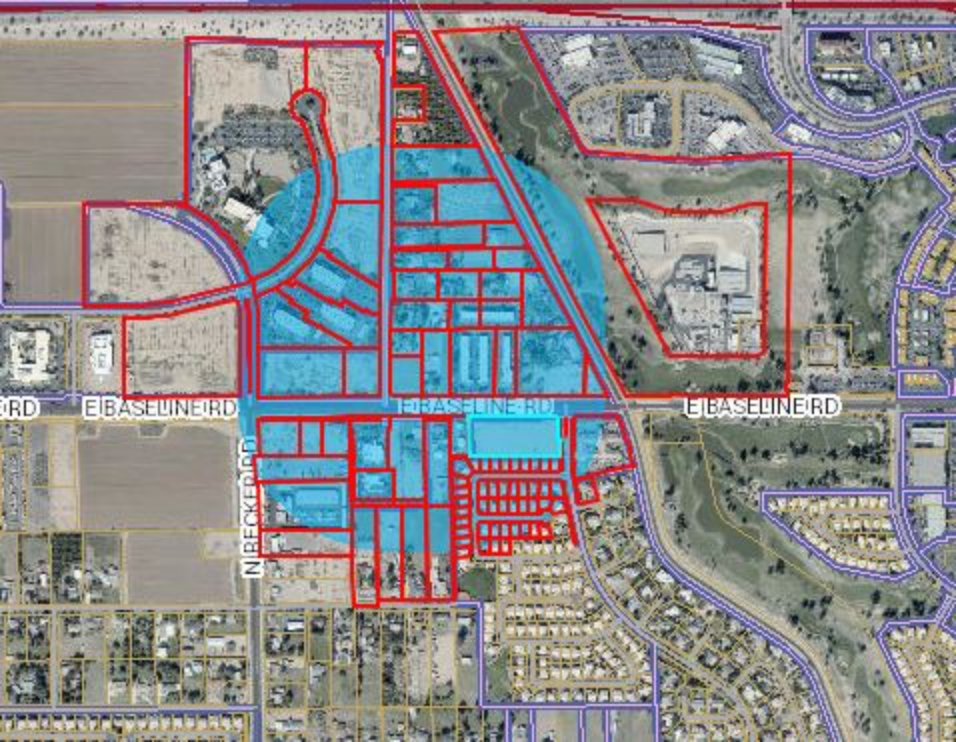
If you wish to participate in the neighborhood meeting, please send an email request to Vanessa MacDonald at Vanessa.macdonald@pewandlake.com no later than 5:00 p.m. on the day of the meeting, and you will be provided with a link and security code to access the meeting. Alternatively, either Vanessa or I will be happy to discuss the request with you in a phone call.

If you have any questions regarding this matter prior to the neighborhood meeting, you can contact me or Vanessa in my office at 480-461-4670. The City of Mesa has assigned this case to Ryan McCann, who can be reached at ryan.mccann@mesaaz.gov. Please let any of us know if you have questions or concerns regarding this proposed use. A summary of this second neighborhood meeting will be part of the public record for this case and provided to the Planning & Zoning Board and City Council as part of the public record for this project.

Sincerely,



W. Ralph Pew
PEW & LAKE, PLC



RD

E BASELINE RD

E BASELINE RD

E BASELINE RD

N BECKER RD

4236 MICHELLE LLC
4504 E LEAH LN
GILBERT, AZ 85234

A T STILL UNIVERSITY OF HEALTH
SCIENCES
800 W JEFFERSON ST
KIRKSVILLE, MO 63501

ANASTOS DOROTHY L/MICHAEL A
4225 E HARWELL CT
GILBERT, AZ 85234

ANTELL TIMOTHY W/FATIMA
4272 E TERRACE AVE
GILBERT, AZ 85234

ARMITA PARKHIDEH LIVING TRUST
10 NORTH RIDGE RD
SETAUKET, NY 11733

B & R LAND PARCEL B LLC
875 N GREENFIELD RD STE 105
GILBERT, AZ 85234

B AND R LAND LLC
1840 E GUADALUPE RD NO 110
TEMPE, AZ 85283-3287

B AND R LAND OWNERS
ASSOCIATION
1840 E GUADALUPE RD NO 110
TEMPE, AZ 85283

BAKER-LARKIN FAMILY TRUST
PO BOX 2650
MESA, AZ 85214

BARNES KIMBERLY A
215 N POWER RD # 376
MESA, AZ 85205

BRADSHAW GERALD D
4285 E HARWELL CT
GILBERT, AZ 85234

BRENT AND CHERYL HARBERTSON
FAMILY TRUST
1721 S RECKER RD
MESA, AZ 85206

BUMBLEBEE TRUST
4521 E FORD AVE
GILBERT, AZ 85234

BUSBY JENNY/MALCOLM
1859 S RECKER RD
MESA, AZ 85206

CF SUPERSTITION SPRINGS ARCIS
LLC
4851 LBJ FREEWAY STE 600
DALLAS, TX 75244

CHARLOAIS TRUST
1925 S RECKER RD
MESA, AZ 85206

CHRISTIAN CHRISTOPHER J/SHEILA
M
17722 E MELODY DR
GILBERT, AZ 85234

CIRCLE G SPRSTTN RANCH/SPRSTTN
MEADOWS ASSOC
PO BOX 21316
MESA, AZ 85277-1316

CIRCLE G SPRSTTN RANCH/SPRSTTN
MEADOWS HOA
PO BOX 21316
MESA, AZ 85277

CORPORATION OF THE PRESIDING
BISHOP LDS
50 E TEMPLE ST 22ND FL
SALT LAKE CITY, UT 84150

DELTA COMMERCE PARK LLC
6056 E BASELINE RD NO 155
GILBERT, AZ 85234

FARR MICHELE/DAVID A
1540 N PHEASANT DR
GILBERT, AZ 85234

GARNER KENT R/SUZANN D TR
4234 E HARWELL CT
GILBERT, AZ 85234

HOMEOWNERS ASSOC FOR CIR G S
RANCH & SUP MEAD
PO BOX 21316
MESA, AZ 85277

IMPERIAL SHERRI L
6159 E BASELINE RD
MESA, AZ 85206

JACOBS ROBERT BRIAN
1520 N PHEASANT DR
GILBERT, AZ 85234

JOHN & JULIE BEEBE FAMILY TRUST
1755 S RECKER RD
MESA, AZ 85206

JOHNETTY FAMILY TRUST
1741 S CLEARVIEW AVE UNIT 23
MESA, AZ 85209-4006

JUAREZ JULIE MAY/JORGE MORENO
4245 E HARWELL CT
GILBERT, AZ 85234

KENNEDY GLEN/HELEN
1825 S RECKER RD
MESA, AZ 85206

KENNEDY RUSSELL E/AMBER A
1831 S RECKER RD
MESA, AZ 85206

KING BRUCE M/KATHLEEN
4212 E TERRACE AVE
GILBERT, AZ 85233

KING MELISSA/SCOTT
1510 N PHEASANT DR
GILBERT, AZ 85234

KIRKPATRICK ELINOR C TR
4244 E HARWELL CIR
GILBERT, AZ 85236

KIRKSVILLE COLLEGE OF OSTEO
MED INC
800 W JEFFERSON ST
KIRKSVILLE, MO 63501

KIRKSVILLE COLLEGE OF
OSTEOPATHIC MEDICINE IN
800 W JEFFERSON ST
KIRKSVILLE, MO 63501

KL INVESTMENT PROPERTIES AZ
LLC
2757 E PRESTON ST
MESA, AZ 85213

KLEIN MARCUS/CHERYL L/STEVEN
A/BECKY R
4350 E HARWELL CT
GILBERT, AZ 85234

LAYTON SKYLINE INVESTORS LLP
PO BOX 6776
MESA, AZ 85216

LEONG ALFRED/ANITA
4253 E TERRACE AVE
GILBERT, AZ 85234

LINDSEY JOSHUA M/AMBER L
4292 E MORRISON RANCH PKWY
GILBERT, AZ 85296

LOVELL FAMILY TRUST
4188 E MELODY DR
GILBERT, AZ 85234

LUICLA LLC
6912 E CHAPARRAL RD
PARADISE VALLEY, AZ 85253

MARKHAM MICHAEL D/MICHELE M
6209 E BASELINE RD
MESA, AZ 85206

MCNEAL VANESSA MARIE/CASIAS
TAMARA JEAN
1480 N PHEASANT DR
GILBERT, AZ 85234

MIKE & KAY SCOTT FAMILY TRUST
1855 S RECKER RD
MESA, AZ 85206

MILLAR JASON/HEATHER
9265 E HARWELL
GILBERT, AZ 85234

MORRIS FAMILY LIVING TRUST
4114 E MELODY DR
GILBERT, AZ 85234

NATIONWIDE HEALTH PROPERTIES
LLC
21001 N TATUM BLVD STE 1630-630
PHOENIX, AZ 85050

OCONNOR MARY ANN RYAN TR
12019 RADBOURNE STREET
WINTER GARDEN, FL 34787

PACIFIC RIM ROCKIN R RANCH LP
8160 N HAYDEN RD SUITE J-208
SCOTTSDALE, AZ 85258

PALFREYMAN SCOTT/DIANE D
4264 E HARWELL CT
GILBERT, AZ 85234

PATRICIA A MCKLEM TRUST
4275 E HARWELL CT
GILBERT, AZ 85234

PHILLIPS LIVING TRUST
4202 E TERRACE AVE
GILBERT, AZ 85234

PRATT JOHN J/MELISSA J
4262 E TERRACE AVE
GILBERT, AZ 85234

PRINCE GREGORY A/TRACY P
4232 E TERRACE AVE
GILBERT, AZ 85234-0125

RAGSDALE MAURICE V/LYNDA M
4216 W MICHELLE AVE
GILBERT, AZ 85234

REYNOLDS JACK B/CHERRI G TR
1157 S Powell Drive
Kanab, AZ 85234

RICHARD H AND FANNIE DORTCH
FAMILY TRUST
4226 E MICHELLE AVE
GILBERT, AZ 85234

RICHMOND MICHAEL E/ROSELYN
1500 N PHEASANT DR
GILBERT, AZ 85234

RIOS MARCELO M/GOMEZ
MERCEDES
4283 E TERRACE AVE
GILBERT, AZ 85234

RIVERA JERRY M
P O BOX 4535
HAGATNA, GU 96932

ROGER A HART AND JOYCE M HART
REVOCABLE LIVIN
4243 E TERRACE AVE
GILBERT, AZ 85234

ROHR JOSEPH/ASHLEY FAY
4222 E TERRACE AVE
GILBERT, AZ 85234

ROSSI FRANK L
4104 EAST INDIGO ST
GILBERT, AZ 85298

SABEEH RAMIZ
4282 E TERRACE AVE
GILBERT, AZ 85234

SAIA FAMILY LIMITED
PARTNERSHIP
2120 E 6TH ST STE 16
TEMPE, AZ 85281

SAUL JOY S
1490 N PHEASANT DR
GILBERT, AZ 85234

SCOTT W & PEGGY A URRY FAMILY
TRUST
1048 N WREN DR
GILBERT, AZ 85206

SHERRI L IMPERIAL LIVING TRUST
6159 E BASELINE RD
MESA, AZ 85206

SMITH DANIEL/LISA
1530 N PHEASANT DR
GILBERT, AZ 85234-0124

TIMMYSTI BROWN FAMILY TRUST
1735 S RECKER RD
MESA, AZ 85206

TRACY J WHITTENBERGER TRUST
4223 E TERRACE AVE
GILBERT, AZ 85234

TRACY LYNN CHRISTMAN AND
TROY SCOTT CHRISTMAN LIVING
TRUST
10801 E HAPPY VALLEY RD LOT 86
SCOTTSDALE, AZ 85255

URRY LYNN M/SCOTT W/PEGGY
1048 N WREN DR
GILBERT, AZ 85234

URRY SHANE WILLARD/MEREDITH
LEE
1048 N WREN DR
GILBERT, AZ 85234

VHS ACQUISITION SUBSIDIARY
NUMBER 11 INC
14400 METCALF
OVERLAND PARK, KS 66223

VHS ACQUISITION SUBSIDIARY
NUMBER 11 INC
14400 METCALF AVE
OVERLAND PARK, KS 66223

WALLS MICHON/MODESTE RAUL
RICARDO
4263 E TERRACE AVE
GILBERT, AZ 85234

WHITTLE JOHN D/ANDREA M
4255 E HARWELL CT
GILBERT, AZ 85234

WILLIAMS FLAVIA CRISTINA DE
ALMEIDA ROCHA
948 W SANTA CRUZ DR
TEMPE, AZ 85282

WOODRUFF RICHARD/SUSAN
4235 E HARWELL CIR
GILBERT, AZ 85234

YANG JENNIFER PING/QIAN
CHARLES XIAO-WU
4164 E MELODY DR
GILBERT, AZ 85234

YOUNG SHARON M
1560 N PHEASANT DR
GILBERT, AZ 85234

Z ANCHOR RANCH LLC
1925 S RECKER RD
MESA, AZ 85234

Ryan McCann
Planner II
55 N. Center St., First Floor
Mesa, AZ 85201

Parklinks at Superstition Springs
6001 E SOUTHERN AVE #47,
MESA, AZ, 85206

Superstition Springs Community Master
Association
Dave Hubalik
6929 E Medina Ave
Mesa, AZ 85209

Superstition Springs Community Master
Association
Eric Jorgensen
7345 E Milargo Ave
Mesa, AZ 85209

Superstition Springs Community Master
Association
Jennifer Campbell
6555 E Southern Ave
Mesa, AZ

San Montego Condominiums
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

Stonegate Estates
1839 S ALMA SCHOOL RD #150,
MESA, AZ 85210

Superstition Lakes Condominiums
150 E ALAMO DR #3
CHANDLER, AZ 85225

**Zen on Recker
Rezoning Request
NEC of Recker and Baseline Roads
Summary of Neighborhood Meeting
June 17, 2020
Via WebEx**

The meeting began at 6:00 p.m. and lasted until 7:25 p.m.

Attendees from the Development team included: W. Ralph Pew, and Vanessa MacDonald, Pew & Lake, PLC (applicant) and Anthony Miachika (Property Owner). There were approximately 17 neighbors in attendance, listed at the back of this summary.

Mr. Pew began the meeting by explaining the zoning process in the City of Mesa. He explained that we had made a formal application to the City of Mesa and had received the first set of staff comments on the proposal.

Speaking from a Power Point presentation (attached to this summary) Mr. Pew discussed the following concepts:

1. Site Details: size and location
2. Existing General Plan designation
3. Existing zoning classification
4. Designations of surrounding properties
5. The requests we will be making to the City of Mesa
6. The proposed Site Plan
7. Issues brought up at the first neighborhood meeting:
 - Can the main entrance be on Baseline Road?
 - Can a traffic signal be put in at Recker and Baseline Roads?
 - Will we be required to give up right-of-way on Recker?
 - Will this development require us to connect to the City sewer system?
8. The Design intent of the proposed townhomes

Mr. Pew then opened the meeting up to Questions and Comments from attendees. (NOTE: This document is intended to be a summary of the general concepts discussed at the neighborhood meeting. It is not intended to be a verbatim account of the meeting. Where multiple individuals addressed the same topic, they have been grouped together, and a single response is provided. This is done for brevity and to eliminate redundancies.)

The questions and comments posed by attendees are shown below in **bold** text, with responses from the development team shown in *italics*.

Accessibility/Traffic

1. Can the main entrance be on Baseline Road?

RESPONSE: We have investigated this question with the Town of Gilbert, the municipality that has jurisdiction over Baseline Road. The Town's traffic engineer has expressed a preference for the entrance to remain on Recker, due to the small amount of frontage on Baseline, the existing median in the middle of Baseline and the existing curb cuts on the property to the east.

2. Can't you just remove the median in Baseline Road?

RESPONSE: The Engineers from Mesa or Gilbert have not suggested removal of the median.

3. This is going to cause a lot of congestion on Recker. Traffic leaving onto Baseline is already slow. By adding 200 more cars, it will be a nightmare.

RESPONSE: Our traffic consultant has provided a traffic study that indicates the impact of the proposed development on Recker Road is minimal, and certainly not 200 cars at a time. (Note: After consulting the traffic analysis further, we would like to underscore a couple of the conclusions contained therein:

- With the site development in place, southbound traffic volume on Recker Road increases from about 10 vehicles per hour, to as many as 37 vehicles per hour in morning peak.*
- This increase translates to only a small impact on motorist's delay. Average delay is nearly identical for southbound left and right-turning traffic, and delay increases by about 4 seconds for southbound left-turning traffic. This increase is too small to be detected by most motorists.)*

4. Can we put a stoplight at the corner of Baseline and Recker?

RESPONSE: Neither the City of Mesa nor Town of Gilbert has informed us that a traffic light is warranted at this intersection. (Note: the projected 37 southbound trips in the morning peak hour projected after the development of this project, does not come close to achieving the threshold of 100 trips per peak hour that is the industry standard for warranting a traffic signal.)

5. Will we be required to give up right-of-way on Recker?

RESPONSE: This development will not require you to dedicate right-of-way to the City of Mesa. Exactions for right-of-way are typically requested when the property owner requests a permit or other application from the City of Mesa.

6. Recker is only paved on the western half of the road.

RESPONSE: Yes, when this property develops it will be required to install all of the half-street improvements on the east side of Recker Road adjacent to the project.

7. Will this developer be required to contribute to the cost of the median in Baseline Road?

RESPONSE: We have not been informed about any buy-ins for roadway medians for this project.

8. Why can't you get a variance to allow for the entrance to be on Baseline Road?

RESPONSE: Variances are granted by a City for development standards like building heights, or setbacks from property lines. They do not apply to Engineering requirements that are developed for public safety. Additionally, this project is in the City of Mesa, on a road in the Town of Gilbert's jurisdiction. Mesa cannot grant a waiver from a Gilbert requirement.

Sewer Connection

9. This is going to impose a number of things on us. We will be required to give up right-of-way along Recker Road, and also will now be required to connect to the City's sewer system.

RESPONSE: You will not be required to dedicate any right-of-way for Recker Road and you will not be required to connect to the City of Mesa sewer system as a result of this project being developed.

10. Will City make you extend the sewer all the way up Recker Road?

RESPONSE: The City is asking us to extend the sewer along the Recker Road frontage immediately adjacent to this property, not all the way to the end of Recker Road.

11. What did you find out about the sewer determination letters?

RESPONSE: We reviewed a 50-year Development Agreement that was sent to us by one of the property owners and it imposes no obligation on the property owner to connect to the sewer system as a result of any adjacent development. Connection to the City sewer system is required, under the agreement if the sewer line has been extend adjacent to the property and if a septic system fails or needs to be upgraded. Zen on Recker is not extending the sewer line beyond its own property boundaries.

Property Values

12. Will these be rentals or townhomes? Can rentals be restricted during a specified time period?

RESPONSE: The owner's intent is to develop this community as a townhome development, using a plat for individual ownership of each unit. However, it is unlikely that there will be a restriction on renting the individual units.

13. You are taking away the country-feel of our community and our quality of life.

RESPONSE: The look of this corner will be changed, but we have no reason to believe that this new, modern and upscale residential community will ruin your quality of life or change your lifestyle. We don't believe that the residents of this new community will have an adverse impact on your neighborhood. They certainly have no reason to drive north on Recker Road beyond the entrance to this community.

14. This is going to de-value our homes. I've been told by a realtor that people won't buy next to a multi-family development.

RESPONSE: The appearance of this corner of Baseline and Recker will be changed, but property value appraisals are determined based on recent sales of similarly situated properties based on lot and home sizes, etc. It is extremely unlikely that an appraiser would use the value of a nearby townhouse as a comparable, or "comp", to determine the value of your homes.

Community Details

15. How many bedrooms will each unit have?

RESPONSE: There will be two- and three-bedroom units. The majority (about 60%) will be two-bedroom units.

16. When do you expect to break ground?

RESPONSE: Probably in about 18 months to two-years.

17. What are the price points expected to be?

RESPONSE: It's hard to say since price can be impacted by many different factors, but we anticipate that these will sell in the \$350,000 to \$400,000 range.

18. Will they be low-income housing?

RESPONSE: No, these units would not qualify as low-income housing, nor is that the market segment we are trying to attract or the financing we are using.

19. Will there be an HOA?

RESPONSE: Yes, there will be an HOA that will maintain all of the buildings and common area landscaping.

Other Comments

20. This will be disruptive to our lives. We don't want this. Please put in something else.

RESPONSE: Thank you for your comment. It is not our intent to disrupt or ruin your lives.

21. I am concerned about the lighting along Recker Road.

RESPONSE: We will work with City officials to comply with all of the lighting requirements for wayfinding, building mounted and parking lot lighting, and also those that are mounted on the buildings. The Property Owner indicated his adherence to dark-sky lighting principles and will try to the greatest extent possible to incorporate them into the lighting plan, while still complying with City requirements.

22. Why did the City make my neighbor put a pin in his yard to mark a new property line?

RESPONSE: While we are not familiar with the details of that individual case, typically the City will ask for property to be dedicated when a property owner applies for a building permit or other application. This new boundary marker has nothing to do with the Zen on Recker project.

23. Why was this application pulled?

RESPONSE: This application has never been withdrawn. We have been working on it continuously since our first pre-submittal meeting with the City of Mesa.

24. I am concerned about privacy on the northern boundary of this project.

RESPONSE: We have deliberately designed this project so that there are only two homes that side onto the northern boundary. The landscape buffer meets the standard set by the City of Mesa with a small exception in the northeast corner of the project. The way the side of the homes are designed there is very little opportunity for viewing over the northern

boundary. (NOTE: Since the neighborhood meeting, the setback of the northernmost buildings has been revised to meet or exceed the City standard. The distance of the northernmost units to the property line ranged from 30'-1" to 62'-1".)

25. Can we forward meeting notices to other interested individuals?

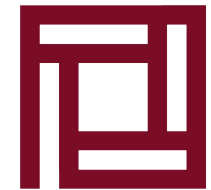
RESPONSE: Yes, we don't limit attendance at these meetings.

List of Attendees

W. Ralph Pew, Applicant
Vanessa MacDonald, Pew & Lake, PLC
Anthony Miachika, Property Owner
Armita Parkideh
Dan Parkideh
Brent Harbertson
Staci Cutchen
Doug Hansen
John Beebe
Kay Scott
Malcolm Busby
Peggy Urry
Meredith Urry
Shane Urry
Misty Brown
Malcom Pace
Randall Morris
Russel Kennedy
David Farr
Sherri Larkin
Tim Brown
Dr. Ted Wendell, AT Still University
Ryan McCann, City of Mesa

Zen on Recker

NEC of Old Recker and Baseline Roads
2nd Neighborhood Meeting
June 17, 2020

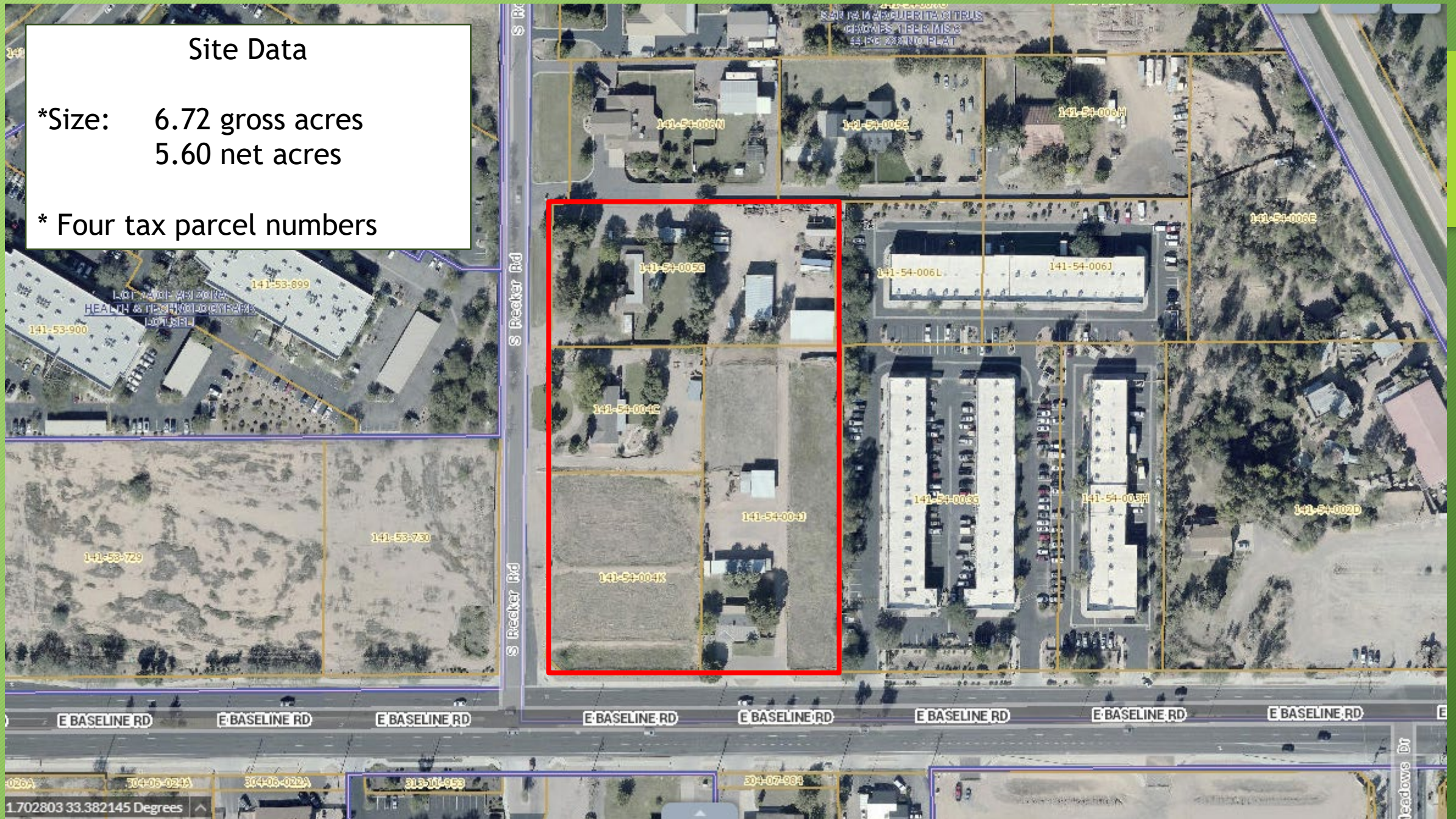


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Site Data

*Size: 6.72 gross acres
5.60 net acres

* Four tax parcel numbers



Current General Plan Designation: Specialty (blue) and Neighborhood Suburban (yellow)

Specialty

Neighborhood

*20+ Acres

*Single Use category
(Medical, Educational,
Airport)

Primary Zoning Districts

LC, GC, PEP, LI, GI

Primary Zoning Districts

*RS-6, -7, -9 and -15

*RSL

*RM-2

Secondary Zoning Districts

RM-3 and 4, Office, NC and LC

E BASELINE RD

GILBERT

Context Plan



Our Request to the City of Mesa

- To rezone the property from Agricultural (AG) to Residential Multiple Dwelling (RM-2) with a Planned Area Development (PAD) Overlay to allow for the development of a 76-lot townhome community.

Project Data

- *Size: 5.6 net acres
- *76 Units
- *Density: 13.57 du/ac
- *Open Space:
200 s.f./unit required
387 s.f./unit provided
- *Parking:
160 spaces required
193 spaces provided

A Site Plan

NOTE: WHERE WALKWAYS CROSS DRIVE AISLES, CONCRETE SHALL BE USED.

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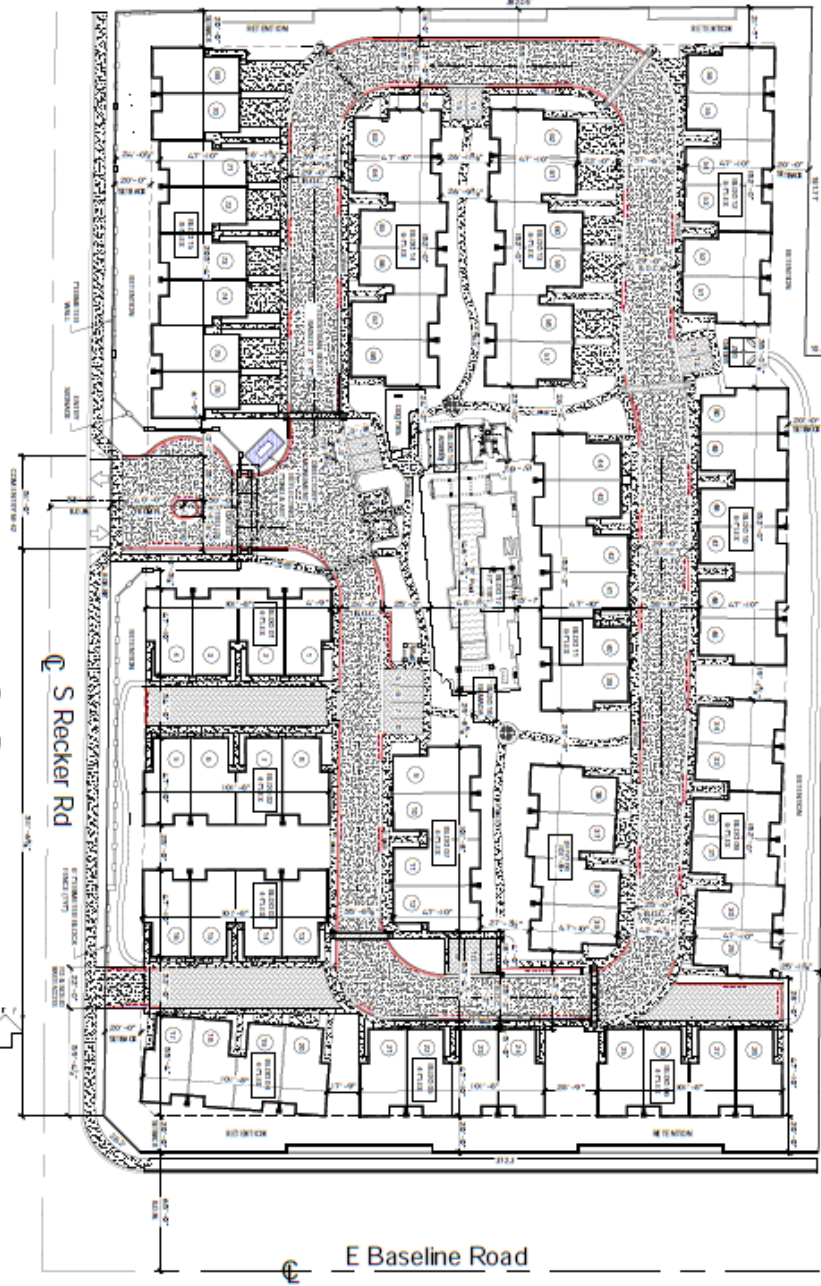
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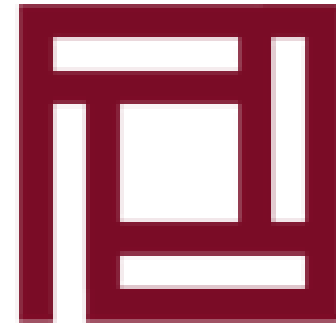
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North

Issues from 1st
Neighborhood
Meeting



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Main Questions

- Can entrance be on Baseline Road?
- Can we put a stop light at Recker and Baseline?
- Will we be required to give up Right-of-Way on Recker?
- Will this development require us to connect to the City Sewer system?

Main Entrance on Baseline?



Parcel width- 390'
(prior to ROW
dedication)

Only one driveway is
allowed per 300'

Existing Driveway is 22'
from Property Line
(100' separation
required)

Not enough room to
design entry and
interior roadway.

Left turn median in
Baseline.

Stop Light at Recker and Baseline?

- Recker Road is a cul-de-sac and does not provide any connectivity or access to any other streets.
- The road serves only 13 lots north of the development site.
- The current and projected volume of cars does not warrant a traffic signal.
- The intersection is too close to the Baseline and Recker/Sunview intersection.
- *Source: Lee Engineering, Supplementary Traffic Analysis, May 14, 2020*

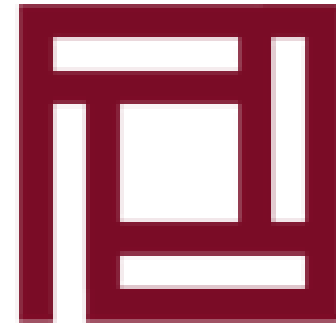
Recker Road Right-of-Way (ROW)

- The City is requiring that Recker Road be improved as a Minor Collector, with a 33-foot ROW and 15-foot Public Utility Easement (PUE) for a total of 48-feet half-street improvement.
- This is consistent with what has been requested of property owners to the north that have applied for lot splits.

Will we have to connect to the City's sewer system?

- No.
- Connection may be required only if sewer would be installed in Recker adjacent to your property and the existing septic system needs to be replaced. The proposed sewer connection is only adjacent to the development site.
- The Development Agreement we reviewed expires in 50 years, if your property is rezoned or if connection is required due to the failure of the septic system.

Zen on Recker:
Design Intent



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View from across Recker Road



Enhanced Entry Feature



Zen on Recker: New Entry and Wall Ideas



View from within front entry



View from NWC of Recker and Baseline



Pool Area



Amenity Building



Interior Amenities



View from northwest corner



View from the north



Interior Finishes



