

## La Mesita – Phase 4

2242 W Main Street Mesa, AZ 85201 A request for Rezoning/PAD Zoning, Site Plan and Design Review Board

Rezoning request is for General Commercial – Bonus Intensity Zone (GC-CUP-BIZ)

Application Numbers: ZON23-00XXX and DRB23-00XXX

Submittal Date: December 22, 2022 Revised:





Developer: a new leaf

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#### INTRODUCTION

On behalf of our client, A New Leaf Inc. ("New Leaf"), we are pleased to submit this Rezoning, Site Plan and Design Review Board applications and supporting materials for an approximately 1-acre site located a quarter mile west of the northwest corner of Main Street and Dobson Road (APNs: 135-45-005 and 135-45-006). The site is within proximity to the Loop 101 Price Freeway and bounded by La Mesita Phases 1-3 to the west; Main Street and the light rail line to the south; the Del Rio Lodge to the east; and a portion of La Mesita Phase 1 and a small multi-family property along the north.



Exhibit A – Vicinity Map

A New Leaf is a non-profit charitable organization that provides housing, social services, food boxes and legal support for homeless survivors of domestic violence, families, veterans, and seniors. Founded in 1971, New Leaf is a non-profit dedicated to providing life-changing services to address urgent community needs. A New Leaf believes that communities are made stronger when families are safe, have a secure home, are able to provide for themselves and their children, and are ultimately given a chance to make a brighter future for themselves. By offering these compassionate services, A New Leaf is helping households move from crisis to stability, making our communities a better place

to live. A New Leaf has helped over 3 981 people with domestic violence services, find housing and shelter services, nearly 1,579 people, helped financially empower over 24,000 individuals, improved health, and wellness for over 3,309 people and provided foster care, education services and family support for numerous people and families.

A local non-profit, A New Leaf is dedicated to helping families, children and adults facing challenges of all kinds. Whether it be the loss of a job, a medical crisis, domestic violence, homelessness, or other situations, A New Leaf is here to help households recover and thrive. They accomplish this through a comprehensive approach with a variety of services for families and individuals who fall on hard times or are looking to get ahead. Their board is comprised of attorneys, religious and business leaders, corporations, banks, utilities providers, insurance professionals, accountants, and retired professionals who come together to provide direction for their mission of Helping Families and Changing Lives.

A New Leaf is seeking to submit a Rezone with a Bonus Intensity Zone Overlay, a Site Plan, Design Review, and a Council Use Permit applications to develop the subject site into high-quality affordable housing for seniors. The proposed rezoning request seeks to rezone the 1-acre subject site from GC to GC-CUP-BIZ with amended development standards.

The two floors of residential units are built around a 6,000 square foot amenity courtyard with exterior circulation. On each level there are approximately 2,000 square feet of programmed community spaces, as well as accessory storage, trash, maintenance, and circulation spaces. The apartment unit mix consists primarily of studio units, with some one and two-bedroom units. Along the Main Street frontage, we are seeking the opportunity for 4,100 sf community space focused on supporting uses to support the mission of A New Leaf in the area, including possibly workforce services and other meeting spaces to help develop skills for residents of the area. These commercial-related uses are currently permitted under the existing zoning of General Commercial (GC). This proposal seeks to continue to have commercial to help support the employment uses. Which is what the City desires for mixed use areas along the light rail corridor.

## DESCRIPTION of PROPERTY and RELATIONSHIP to SURROUNDING PROPERTIES

Located on the West edge of Mesa's Main Street, just east of the canal, and adjacent to the existing La Mesita Phases 1, 2 and 3. The subject site is located at 2242 W. Main Street and is comprised of two lots under single ownership. This project is the fourth phase of the larger La Mesita site, completing the campus with circulation and an affordable apartment building dedicated to seniors in need.

The subject site is generally level with a gentle slope to the southwest. At present the site has several dilapidated boarded up structures, in poor repair, that are fenced off from a small asphalt parking lot located along Main Street. The majority of the site is a graded vacant dirt lot with little to no vegetation.

The City's General Plan Land Use map designates this site as "Neighborhood." The subject site is zoned GC and located with the Downtown and Main Street Transit District growth area. Both parcels are currently mostly vacant with several uninhabitable structures in poor condition.

The subject site is within an area of Mesa that has long been considered by the City as a key growth corridor and catalyst engine for the downtown Mesa due to its direct proximity to the light rail corridor. The light rail corridor provides this site with convenient access to the other cities along the light rail and is within close proximity to entire network of Valley freeways and beyond, which makes it attractive to the type of high-quality affordable multifamily housing that tenants of A New Leaf would be pursuing at this site.

The General Plan Land Use designations and existing Zoning for the properties surrounding the subject site are as follows:

## General Plan Land Use Designation:

On site: Neighborhood/Transit Corridor North: Neighborhood/Transit Corridor South: Neighborhood/Transit Corridor

East: Neighborhood/Transit Corridor & Mixed-Use Activity

West: Neighborhood/Transit Corridor

### **Existing Zoning:**

On site: GC - General Commercial North: RM-4-CUP-BIZ & RM-4 GC - General Commercial

East: GC & RM-4 West: GC-CUP-BIZ

#### GENERAL PLAN CONSISTENCY

The City of Mesa's "Mesa 2040 General Plan" designates the subject site as "Neighborhood/Transit Corridor." A General Plan Amendment is not necessary since the proposed General Commercial zoning conforms to the property's General Plan designation of "Neighborhood & Transit Corridor." As a part of the Light Rail transit corridor and a Principle Street within the corridor several design consideration should be explored. For example, lot coverage should be at least 50% and can be up to 100 percent, minimum building height is two-stories and surface parking should be setback at least 50-feet from the street. These are also designated with the second highest densities and intensities outside of the downtown especially when in conjunction with a Mixed-Use Activity District. Buildings are used to form a "street wall" by being brought close to the front property line and are expected to have active first floor uses that engage the street and create an interesting and active street environment.

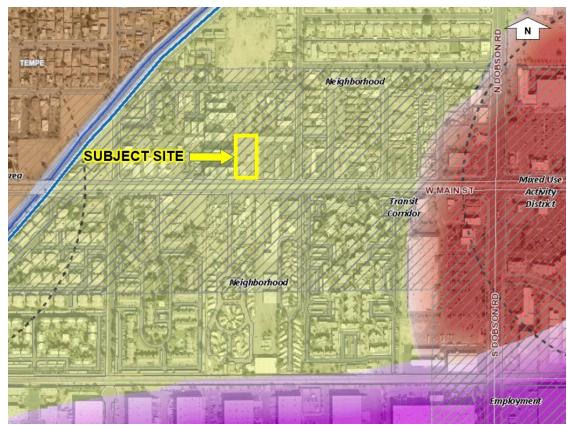


Exhibit B - General Plan Character Area Map

Per Chapter 7 of the General Plan, the Neighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Neighborhoods can contain a wide range of housing options and often have associated non-residential uses. Existing commercial areas along the border of neighborhoods are considered part of this character type, with the goal to redevelop these areas over time to provide more of a mix of uses and to integrate better into the surrounding neighborhood.

Per Chapter 7 of the General Plan, Transit Districts are a mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops. This character type overlays the other character types and is used to transition the area into a more transit and pedestrian oriented development form. The goal of the corridor area is to evolve into a more urban pattern with pedestrian focused streets, but not to the same level as a station area.

The overall property is just under an acre (net) in size and the zoning on this property is GC (General Commercial). Our proposal seeks to rezone this one-acre site to General Commercial with a CUP and BIZ Overlay (GC-CUP- BIZ). Current plans are for developing the entire site with the new building and using the majority of the floor area for the building, with a parking deck on the ground floor and a private courtyard over the deck for the residents of this building. The project will be comprised of 48 studio units and 6

one-bedroom units for a total of 54 new affordable residential units for rent to seniors. While the floor to area ratio is 1:1, we believe that since this phase is adding to the existing site plan and that it is part of a larger campus, within walking distance to the light rail, that this area has the unique conditions that would justify this type of FAR as an exception.

Moreover, it is worth noting that the district is in need of more affordable residential units, especially for seniors. We agree that neighborhood with the transit district overlay should be the primary use in the district. Approximately 4100 sf has been set aside for another community space on the ground floor, in a location where the new building fronts Main Street and the light rail line. The ground floor would also utilize a shaded overhang along the sidewalk fronting onto Main Street. Lastly, the elevation along Main Street would have the appearance of having balconies to create more variety in design along the light-rail.

The proposed request will provide an exceptional opportunity for affordable rental apartments, where there has been a lack of affordable options. This in turn will help build community and a stronger neighborhood in the area. Furthermore, it will contribute to the orderly growth of the City and will provide the catalyst for future developments along the light rail in this area of the city. The proposed zoning helps to balance the number and spectrum of affordable housing units in this area east of State Route Loop 202 freeway. Similar affordable housing has been successfully developed in adjacent communities along light rail frontage in both Phoenix and Tempe. This particular site is strategic in that it acts in part as the front door to downtown Mesa as you travel east on the light rail line into Mesa.

The site will capitalize on visibility from and adjacency to the light rail as well as proximity to State Route Loop 202, which provides direct access to the I-10 Freeway and other existing and plan commercial developments in the region. The property's location is also in close proximity to several grocery stores, a Saint Vincent DePaul Thrift store and the East Valley Institute of Technology where Adult Educations classes are available for the community. The proposed residential project with BIZ overlay fits the vision of the City for this area which has been planned for over 20+ years. The site will contribute positively to the well-planned growth of the City and a high-quality of life.

## West Main Street Area Plan

The City adopted the West Main Street Area Plan which sets forth a vision and expectations that are articulated by a number of goals and objectives. The vision for this area "Is that of a close-knit community with density and a small-town feel, that is unique and eclectic, vibrant and active, that celebrates, embraces and cherishes its diversity." In addition, this neighborhood relies on its stable and vibrant mature residential neighborhoods, with a diverse stock of housing, that focuses on transit, pedestrians, open space and economically balanced approach to development and businesses.

The West Main Street Area has been a guiding document that has helped transition the old Apache Trail highway development, that saw the early development of car focused development, including motels, travel lodges and automobile dealerships.

The Plan proposes development strategies and policies for the West Main Street Area that are focused on preserving and strengthening the identity of the existing community. To that end, as opportunities develop along the light rail line, the character is expected to change towards higher intensity and diversity. The intent is to provide for transit-oriented development that contains mixed-use developments and transit supportive densities. In order to accomplish the key component to plan implementation a program of critical intervention strategies has been developed in section 13 of the plan. Table 13.1 identifies several high priority strategies. The proposed zoning with a bonus intensity zone plan and council use permit, fulfills the City's vision by implementing or contributing to the achievement of the following land use policies(LUP):

<u>LUP18</u>: Vertically and horizontally mixed-uses and high-density multi-family residential shall be encouraged in the TOD corridor area. This project is exactly that, a multi-family residential building with office space and parking on the ground floor and community space programming that varies by floor.

<u>LUP19</u>: The uses listed in Table 4.2; Section 1 Generalized Transit-Oriented Development Standards should be <u>encouraged.</u> Note: Table 4.2 lists multi-Family as a permitted use in the Corridor Area.

<u>LUP21</u>: Residential density in the TOD Corridor Area should not be less than 17 dwelling units per acre in single use projects. Mixed-use projects should not be limited by a minimum density and, instead should provide functionally and physically integrated mixed-use components. The density request here is for 56 dwelling units per acre.

<u>LUP23</u>: A building height of minimum 2 stories and maximum 5 stories is acceptable for buildings in the TOD Corridor Area. Note: There are no adjacent single-family residences.

<u>LUP25</u>: Pedestrian-oriented areas should be continuous and link with the public sidewalk along Main Street.

<u>LUP27</u>: Assembly of land/lots is encouraged during development/redevelopment abutting Main Street. This allows for efficient site design and makes the project more viable for mixed uses.

<u>LUP33</u>: The zoning ordinance shall be modified to allow reductions in the number of parking spaces required for mixed-use and transit supportive developments; both of which occur with this project.

LUP35: Alternative parking arrangements besides surface parking should be encouraged in the area to create a more compact, pedestrian-friendly environment. Such arrangements can be in the form of podium parking, parking garages and underground

parking. Note: This project uses podium parking on the ground floor under the residential floors.

The proposed zoning is also compatible with the West Main Street Area Plan. While much of the old urban form of Main Street still exists here today, many of the policies are being achieved through this proposal. The proposed zoning creates long-term stability and vitality to the area.

We believe the proposed zoning from GC to GC-CUP with a BIZ overlay at this location is an overall improvement and one that in conformance with the City's vision because it provides for the type of multi-family project that will bring quality, affordable residential options to the area.

#### REQUEST

This request seeks to add a BIZ Overlay to the existing GC with request for a Council Use Permit to allow multi-family residential as part of mixed use. It also seeks Site Plan approval, Design Review Board approval and a possible Special Use Permit for a reduction in parking, due to adjacency with the light rail line. The three deviations being proposed from the GC zoning, by means of the BIZ Overlay, are as follows:

- 1) Allow a maximum building height of 45 feet (one floor of parking, two floors of units for a total of three stories); current maximum is 30 feet.
- 2) Reduce the parking requirement from 2.1 spaces per dwelling unit, with a total of 171 spaces, to 1.5 spaces per 1 dwelling unit, for a total of 81 spaces.
- 3) Allow a maximum of 100% lot coverage from the 80% required lot coverage.
- 4) Allow a maximum density of 56 dwelling units per acre, from the 25 Dwelling units per acre currently allowed. A CUP per Table 11-6-2 shall be followed.

The purpose of the Bonus Intensity Zone (BIZ) Overlay District is to provide for variation from the application of residential densities and other development standards to allow greater intensity of development and encourage unique, innovative developments of superior quality. It must be shown that the resulting development will further the goals and objectives of the General Plan, Specific Plans (such as Area Plans) and Council policies. We have shown the proposed development meets the intent of the Character Area designation of Neighborhood, with a Transit Corridor overlay. It also meets many of the Land Use Policies of the West Main Street Area Plan. Lastly, the base zoning of General Commercial (GC) allows residential under a C-3 basis of design classification.

The BIZ overlay zoning district is being used in conjunction with the underlaying zoning district of C-3, thereby permitting the same uses as the underlaying base zoning district. The minimum lot area required 5,000 sf and the subject lot is 42,000 sf. The minimum required lot depth is 100-feet, and the required minimum lot width is 50-feet. The site exceeds these dimensions at 70-feet wide by 300-feet deep. Ground-floor transparency requirements apply to the site, along with the main entrance orientation requirement, both of which have been met within the proposed site plan. Required parking is fronted by office space along the entire portion of the building fronting onto Main Street.

#### PERMITTED USES:

All Permitted, Temporary Use Permit, Special Use Permit and Council Use Permit uses as listed under the GC General Commercial, as described by Table 11-6-2, shall be allowed within the proposed rezone with BIZ. These include base zones of C-1, C-2 C-3, OS and MX. This project will comply with the use classification of Multiple Residence, with modifications to development standards. Multiple Residence is allowed per a Council Use Permit (CUP). Additional use regulations shall include those listed in Section 11-31-31 for residential uses in a commercial district, with the exceptions of the deviations noted above on page 9 and sought through the Bonus Intensity Zone Overlay District.

#### **GENERAL DEVELOPMENT PLAN**

The design for La Mesita, phase four, completes the community by providing affordable housing for yet another underrepresented group, senior citizens. The completed development provides quality architecture, streetscape, lush landscaping and walkable amenities. The intent is to attract both a variety of senior residents and community support services providers, who seek light rail frontage, walkable communities with nearby stores and services and easy freeway access. The projects' architecture and landscaping will raise the bar from a qualitative standpoint and will, in our view, exceed the current level of other nearby developments, as can be seen in the first three phases of La Mesita. That has resulted in a distinctive and recognizable presence within Mesa.

As noted, the neighborhood & transit corridor component of the development will act as a catalyst that will generate the need for amenities such as restaurants, retail shops, and support services. The project is designed to create a sustainable and unique high end, mixed-use development that successfully integrates neighborhood and transit corridor related services. The internal network of buildings, pedestrian destinations and access ways link all of the elements together to establish the unique setting reflected in the plan, which will complete the La Mesita Campus.

The *La Mesita* has been designed to accommodate a wide variety of uses beyond housing, including coffee shops, cafes, community meeting space along with other supporting retail, for example. As noted, high design standards have been required for

all developments within La Mesita to create a strong, coherent, and lasting impression for both current and future residents, businesses, service providers and visitors.

The Site Plan exhibit identifies the location of the building and site amenities for Phase four and shows the relationship of the new building to the rest of the La Mesita Campus. *La Mesita* has been designed to be a dynamic, vibrant, and highly desirable multi-family development, just as a new leaf has repeatedly done with its other highly desirable projects in Arizona. The site plan proposes a high-quality residential environment with innovative site and building design, shaded walkways along the major streets, which is ideal for seniors seeking a location surrounded by much needed services with convenient access to the light rail.

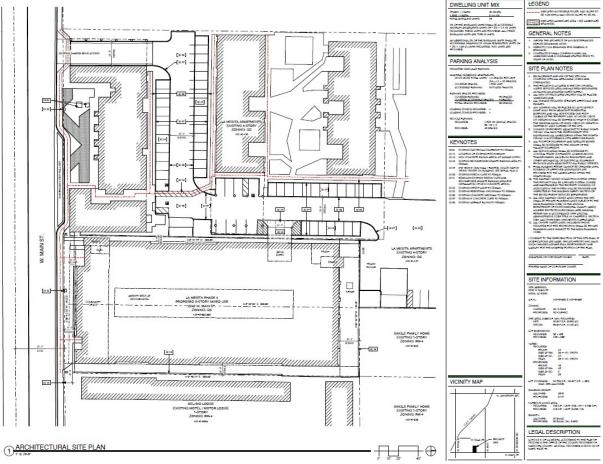


Exhibit C - Conceptual Site Plan

## **DEVELOPMENT STANDARDS**

DEVELOPMENT STANDARDS					
	GC(C-3) Zoning Standard	BIZ STANDARD			
Minimum Site Area (sf.)	5,000	5,000			
Minimum Lot Width (ft.)	50-feet	50-feet			
Minimum Lot Depth (ft.)	100-feet	100-feet			
Maximum Lot Coverage (%	80 percent	100 percent			
of lot)					
Maximum Height (ft.)	30-feet	46-feet			
Setbacks					
Minimum Front @ 4 lane	15-feet	10-feet			
Minimum Side	15-feet	10-feet			
Interior side and rear not	15-feet	5-feet			
adjacent to street	15-feet	15-feet			
Parking	2.5 stalls/dwelling unit	1.0 stalls/dwelling unit			
Density	25 du/a	56 du/a			
Outdoor Living Area	150 sf/unit	110 sf/unit			

## **DESIGN CRITERIA**

## SITE/LANDSCAPE DESIGN

Landscape design of the streetscapes along Main Street and Ella Street and throughout the development consists of drought tolerant vegetation found in dry desert climates meeting Mesa landscape design standards. Proposed landscape concepts are consistent throughout the development which will help visually tie the development together. An automatic irrigation system for all landscaping includes sustainable drip irrigation to minimize excess overwatering and wasting of precious resources.

Pedestrian connectivity through the development has been achieved by a series of interconnected sidewalks and pedestrian rest nodes. Pedestrian nodes will include site furniture and be naturally shaded by tree canopies.

#### BUILDING DESIGN AND ADHERENCE WITH ALTERNATIVE DESIGN CRITERIA

The conceptual plan for the initial phase has been thoughtfully designed to minimize impacts on adjacent properties while achieving a high-quality visual appearance and incorporates pedestrian connectivity and excellent vehicular access to and from the development.

#### **BUILDING DESIGN:**

This project, which is just one block east of the canal on Main Street, adjacent to the first three phases of La Mesita, infers its design and character from a mixing of the pre-automobile buildings constructed in the territorial style on Main Street, in combination with the gabled, modern forms of the prior phases. The design style references regional materials, contextual building masses, and strives to create an interesting, welcoming street presence.

Some of the common hallmarks of the old Main Street's style feature brick and masonry as primary building materials mixed with stucco finishes, porches and awnings made of wood or metal, depending on whether they were residential or commercial in use, flat roofs with parapets, and occasionally pitched roofs with Spanish tile. In more modern interpretations of the style, there is more glass, especially at the storefronts, along with more detailed brickwork. This is in tandem with a more recent mid-century design aesthetic that uses the masonry and brick in a slightly different way, with stacked bond, breeze blocks, and raked grout joints.

The first three phases of the La Mesita project make use of some of these design characteristics through the implementation of concrete masonry units to create a base, storefront glass to activate the ground level, and a minimal setback front the street to create an edge-to-edge street wall in the traditional style. However, there were also cues taken from the neighboring residential developments. Gabled forms, corrugated metal panels, and vibrant stucco colors can all be found in the area and throughout Mesa. Our challenge with this new development is to add to the story of Main Street with a building that balances these elements and ties into the existing fabric.



Exhibit C - Conceptual Color Rendering

In this design, we made a few major design choices initially to set the foundation, then filled in the details using regional and contextual cues. First, we chose to make one big move on the street frontage by repeating a version of the iconic gable form of the first phase. Then, we chose to clad that form in rusted corrugated metal instead of the bright finish to relate to the original while also referencing the colors and tones of the desert southwest. The next major design choice was to bring the stair and elevator tower forward to emphasize the building entry and to break up the building massing. We also added an awning for the length of the building to bring down the scale of the building and make it a more approachable human-scale, along with a row of street trees and foundation landscaping to soften the building edges. We also designed the interior ground level plan to contain all of the active use and community spaces along the sidewalk edge. Altogether, these elements should create a pleasant, walkable street frontage.

The rest of building, which is comprised of podium garage on the ground level, and two stories of units above, are a large mass that needed to be subdivided. As a reference to the old Main Street, we broke the building into irregular segments with strong, vertical demising lines that are intended to emulate the historic development pattern of the shoulder-to-shoulder buildings with a variety of frontage styles. To that end, each of the subdivided sections of units has a different material palette, window pattern, parapet height, and details to set it apart from its neighbor. Despite their intentional differentiation, there is still a consistency of color, material type, and massing that ties this building to front gable form, and to the Main Street as a whole.

The design language of Main Street can be found in the details throughout the proposed development. Dusty terracotta brick like the Abell, Wilbur and Company Warehouse, and the Citrus Growers Warehouse, with detailed window sills and pilasters like the Nile Theater. Pairing the brickwork with larger pale colored stucco massing like the Alhambra Hotel and using the turnbuckle awning to create shade for south facing glass along the ground level. There's also the stacked bond masonry for the stair tower, like the more modern city hall, and dark metal accents throughout that add contrast and visual interest to the building at the recessed patios and openings.

The second and third level units are centered around a community amenity space for use by the residents. This space will be a comfortable, attractive space to spend time in with active and passive uses designed to give the opportunity for community engagement and lively spaces, while still providing room for quiet reflection and calmness outside of the individual units. There is also some community space on the third level, overlooking the street to take advantage of the property's unique adjacency to Main Street, and unobstructed views to the South.

The hard lined architectural elements will be softened by the generous landscape design. Desert friendly low water plants and cacti add to the unique southwestern flair and make

all the difference in helping this building feel anchored to the site and to the place. The landscape is immensely important in creating a lively and dynamic community and this development will make an extra effort to prioritize that connection to nature through colorful plants, plentiful shade, and a resilient design on the street level and at the podium amenity space.

## SUSTAINABLE PRACTICES:

Environmental components regarding sustainability are also included within his development. The project will seek LEED certification as the project moves forward. The intent will be to seek the LEED Gold certification. The proposed project should qualify for the certification due to several factors including, but not limited to sustainable elements such as:

- Highly reflective TPO roof systems and appropriate landscaping reducing heat island effect.
- Efficient automatic drip irrigation systems and appropriate landscape plantings for desert environments to reduce water consumption.
- Shade canopies over the first-floor office component of the building increases natural daylighting and views to the exterior while reducing adverse heat gain to the interior environment.

## **Landscaping Design Standards**

## Landscaping Theme and Details

The goal of the landscape design will be to create a comfortably scaled development with tree lined drives aisles and public spaces, provide a reflection of the architectural character, height, and density of the buildings, and enhance the environment with color and plant variety. In addition to the following requirements, landscaping shall meet the minimum requirements for size and quantities as set forth in Chapter 33 of the Mesa Zoning Ordinance, unless otherwise stated in this PAD.

The landscape palette has been selected with consideration given to low water use, visual screening, air quality, shading and long-term maintenance. Arid-regional and low water use plants will be used throughout and accented by decorative plantings and massing of accents and shrubs. Tree groupings will provide shade for walks placements and landscape architectural design will range from informal at the perimeter and frontage to more formal groupings within the building's hardscape and pedestrian areas, creating an overall theme that will complement the project's architecture.

Foundation plantings shall be planted adjacent to building entries to accentuate the building design and highlight building entrances, while providing a buffer between building and parking areas. Fire truck-access areas will have low height plantings to improve street visibility and driver safety.

### **Open Space**

Given the planned multi-family use, the majority of the site's land area will consist of the building footprint and a twenty-foot landscape tract, thereby limiting opportunities for open space to specific areas adjacent to tenant entries. It is anticipated that useable open space shall be provided in the form of a private outdoor courtyard with sitting areas at a minimum of 5,775 sf. This open space areas may utilize decorative paving materials and plants with large canopies, and incorporate amenities such as furniture, benches, and pedestrian scale lighting. Since each of the units fronts onto the courtyard, the space near front doors where accessible shall also be used by tenants for private outdoor space.

## UTILITIES and SERVICES

Water	City of Mesa
Sewer	City of Mesa
Electricity	SRP
Gas	Southwest Gas
Fire	City of Mesa
Police	City of Mesa

#### CONCLUSION

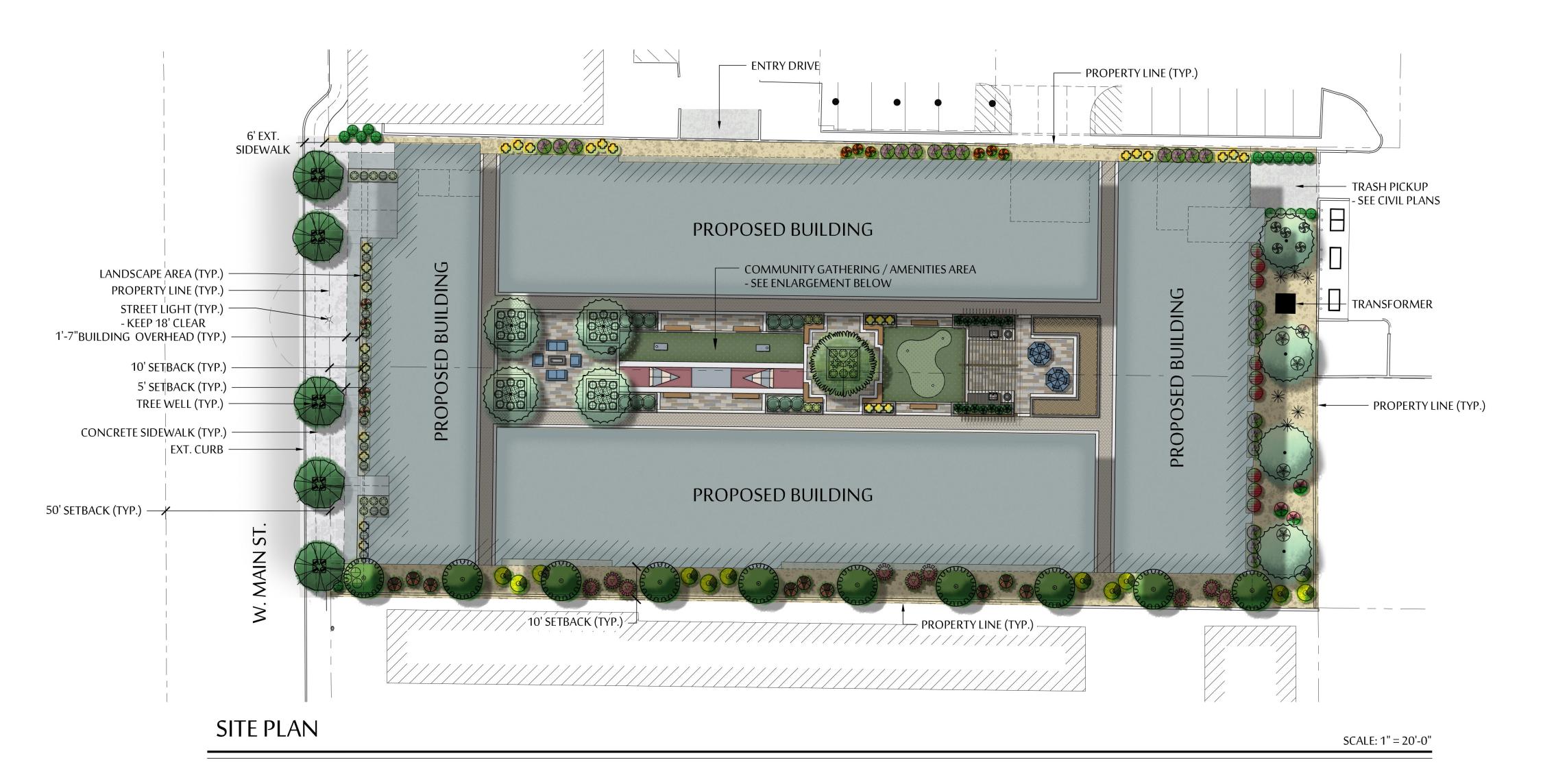
The proposed rezoning is consistent with the General Plan and with the City's vision for this area becoming a high-quality affordable housing destination along the light rail. There is no question this Rezoning and the associated multi-family housing it will facilitate will have a positive impact on the area. Rezoning this land will create opportunity for 54 new housing units in an area of the City designated for neighborhood and transit corridor.

## Exhibit E - Legal Description

## **LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lots 5 and 6, of LA MESITA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 32 of Maps, Page 44.

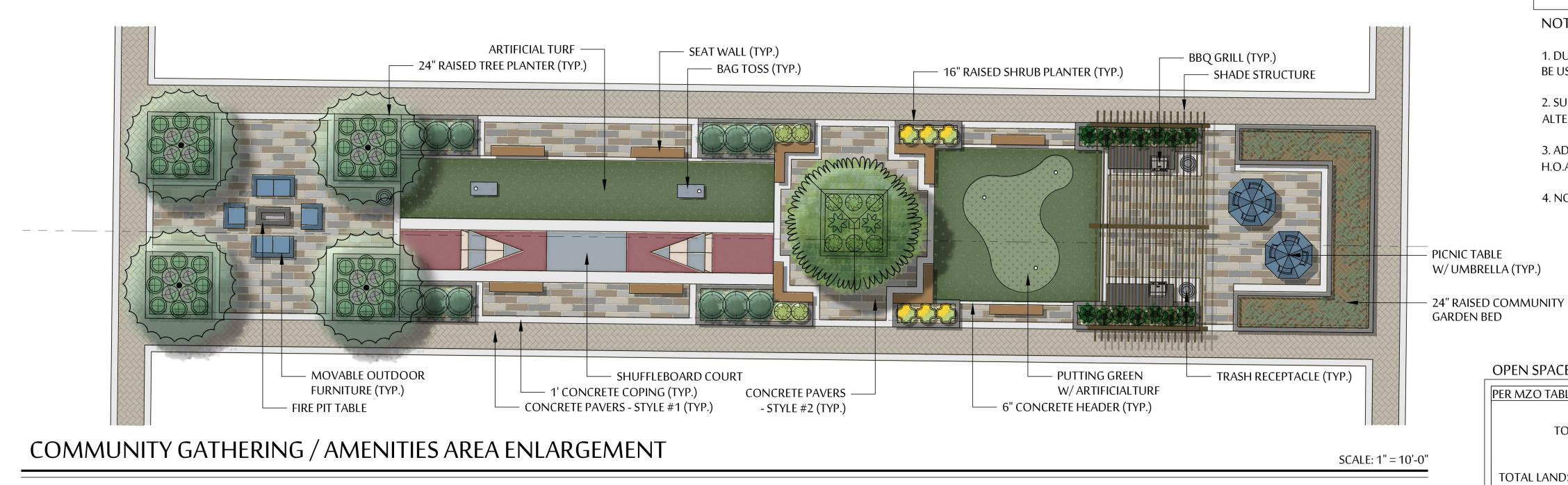


MCGOUGH ADAMSON

Architects

Planning

Irrigation



LA MESITA - PHASE 4 PRELIMINARY LANDSCAPE PLAN

## PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE
TRE	ES		
	ACACIA ANUERA - MULGA	8	24" BOX
	PISTACIA LENTICUS - MASTIC	10	24" BOX
The state of the s	QUERCUS VIRGINIANA - LIVE OAK	5	24" BOX
THE REAL PROPERTY OF THE PARTY	ULMUS PARVIFOLIA - EVERGREEN ELM	1	24" BOX
SHR	UBS		
	CALLIANDRA CALIFORNICA - RED FAIRY DUSTER	9	5 GAL.
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' - TEXAS SAGE	9	5 GAL.
	OLEA EUROPEA 'MONTRA' - 'LITTLE OLLIE' DWARF OLIVE	12	5 GAL.
	RUELLIA PENINSULARIS - DESERT RUELLIA	22	5 GAL.
	RUSSELIA EQUISETIFORMUS - CORAL FOUNTAIN	9	5 GAL.
	TECOMA STANS - YELLOW BELLS	12	5 GAL.
ACC	ENTS		
ENS.	ALOE VERA - MEDICINAL ALOE	2	5 GAL.
	BOUTELOUA GRACILIS - BLONDE AMBITION	27	5 GAL.
	EUPHORBIA ANTISYPHILITICA - CANDELLIA	17	5 GAL.
*	DASYLIRION WHEELERI - DESERT SPOON	6	5 GAL.
	HESPERALOE PARVIFLORA 'PERPA' - BRAKELIGHTS RED YUCCA	15	5 GAL.
	LOPHOCEREUS MARGINATUS - MEXICAN FENCE POST CACTUS	16	5 GAL.
	MUHLENBERGIA CAPILLARIS 'LENCA' - REGAL MIST PINK MUHLY	8	5 GAL.
	PORTULACARIA AFRA - ELEPHANT FOOD	32	5 GAL.
	YUCCA RUPICOLA - TWISTED LEAF YUCCA	14	5 GAL.
GRO	UND COVERS		
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	20	5 GAL.
	RUELLIA BRITTONIANA 'KATIE' - DWARF BRITISH RUELLIA	16	5 GAL.
	WEDELIA TRILOBATA - YELLOW DOT	20	5 GAL.
	3/4" SCREENED DECOMPOSED GRANITE - 2" MIN. DEPTH COLOR: TO BE DETERMINED	7,96	55 SQ.FT

## NOTES:

OPEN SPACE LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA = 12,062 SQ. FT

50% REQUIRED =

PER MZO TABLE 11-33-2-e GUIDELINES:

TOTAL LANDSCAPE AREA PROVIDED =

PERCENTAGE PROVIDED =

SHEET L1

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.

2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.

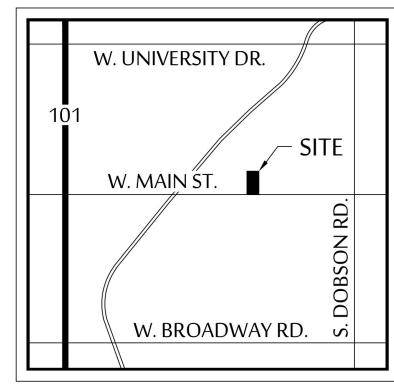
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.

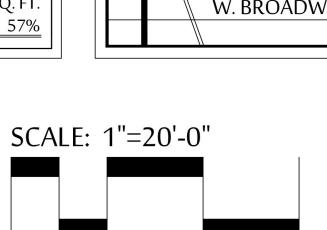
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.

6,031 SQ. FT.

6,880 SQ. FT

0' 10' 20'

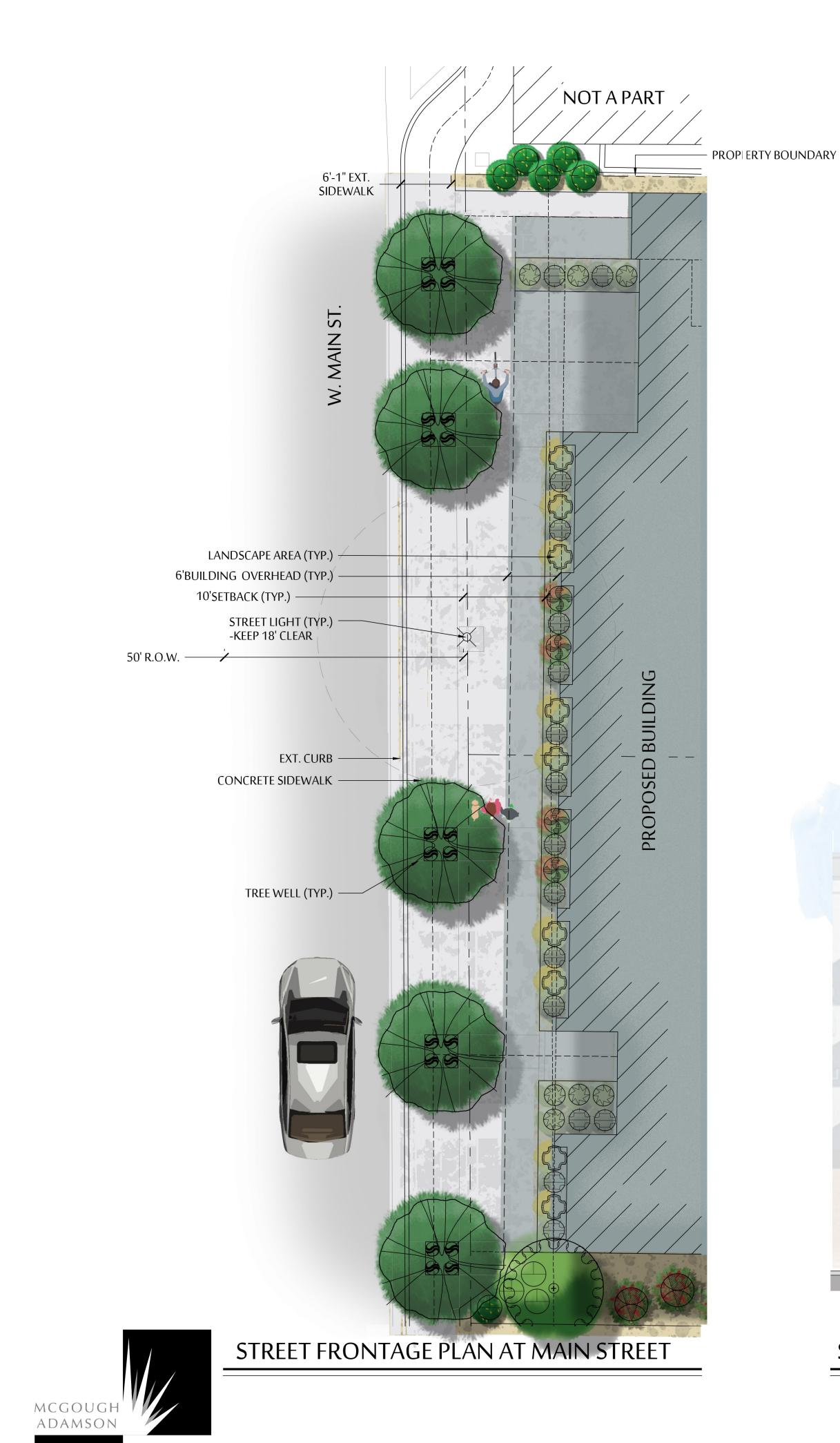






2242 & 2254 W. MAIN STREET, MESA, AZ 85201

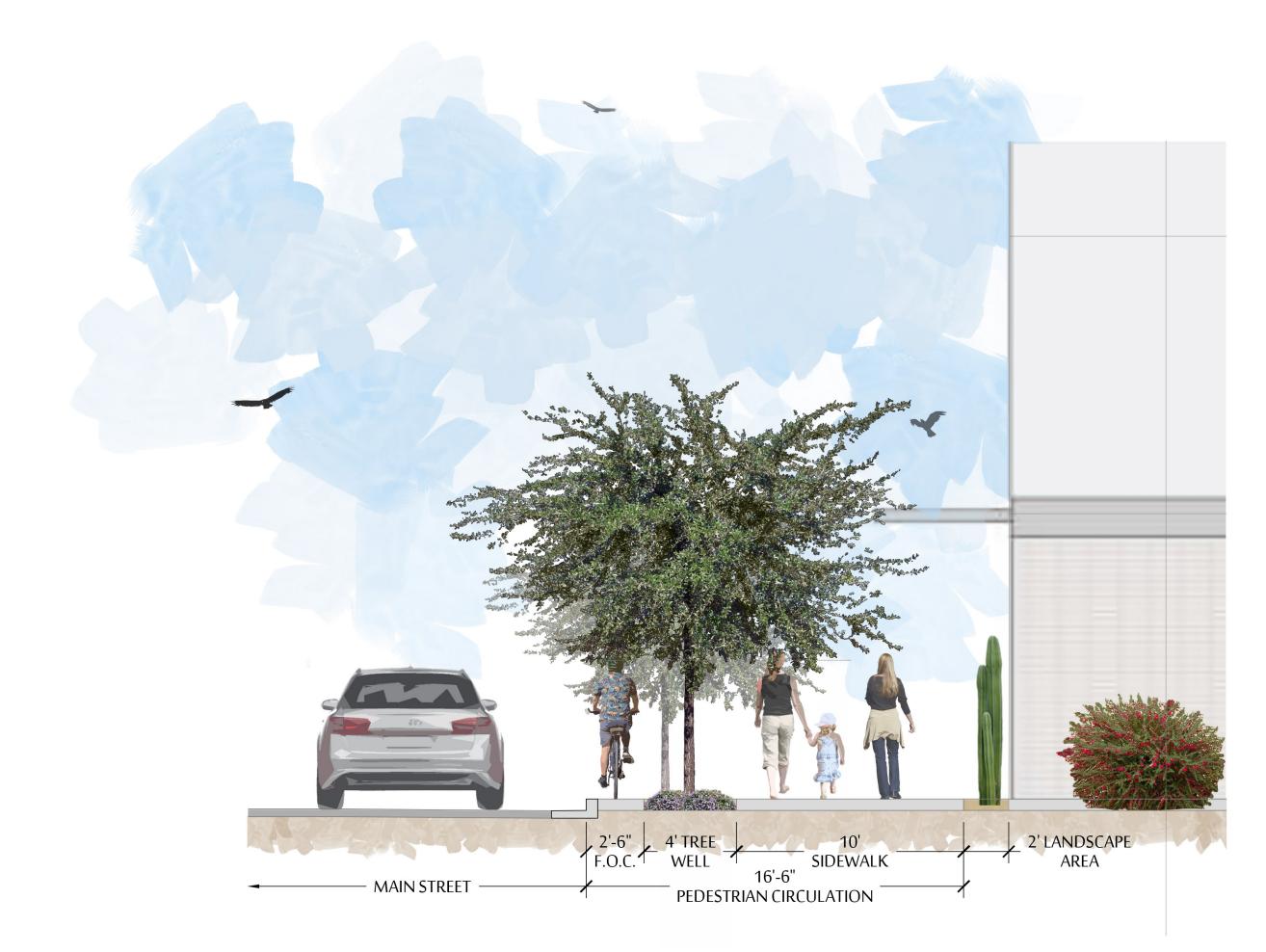
JANUARY 27TH, 2023



Landscape Architects

Land Planning

Irrigation



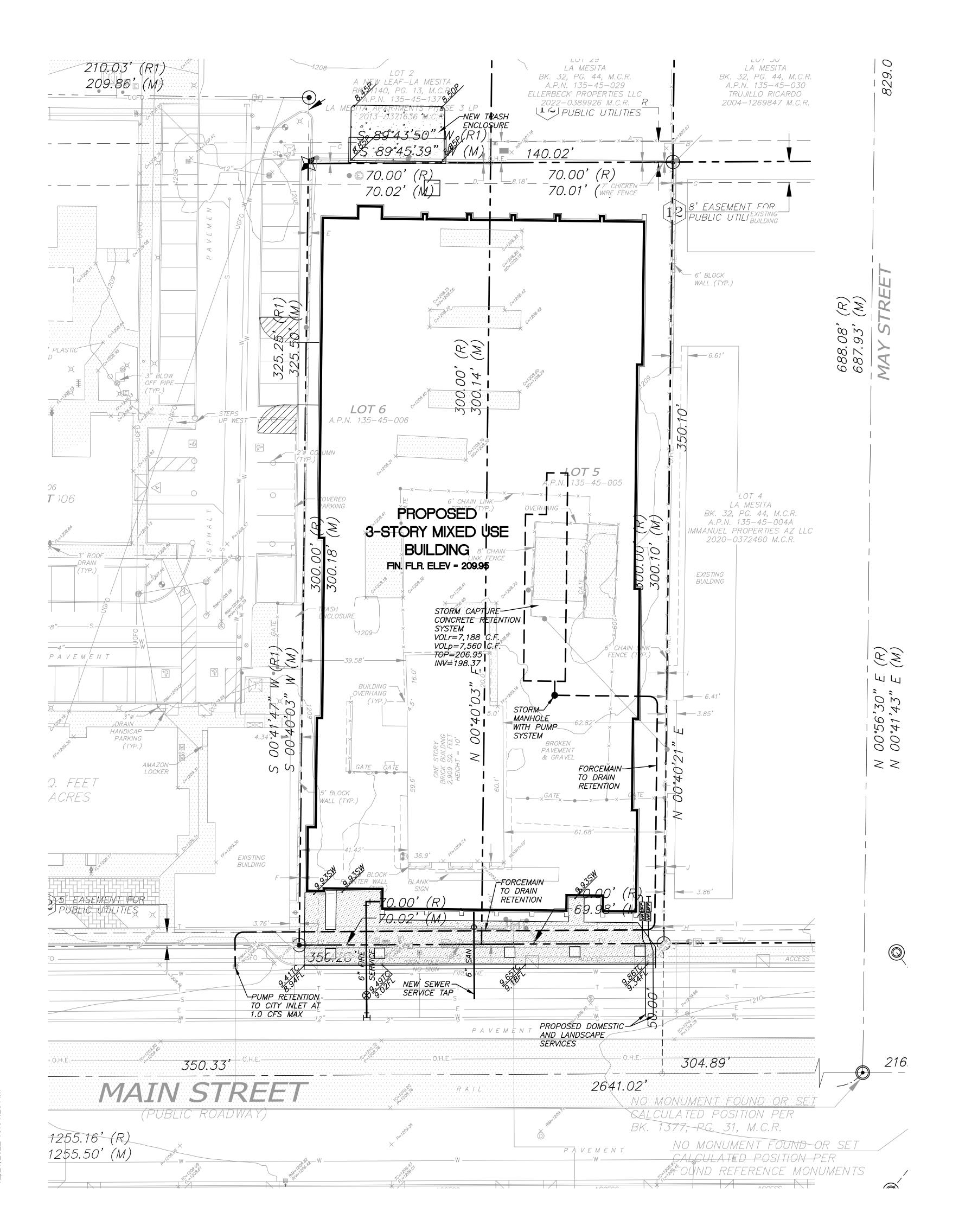
STREET FRONTAGE SECTION AT MAIN STREET



STREET FRONTAGE ELEVATION AT MAIN STREET

# LA MESITA - PHASE 4 STREET FRONTAGE ENLARGEMENTS

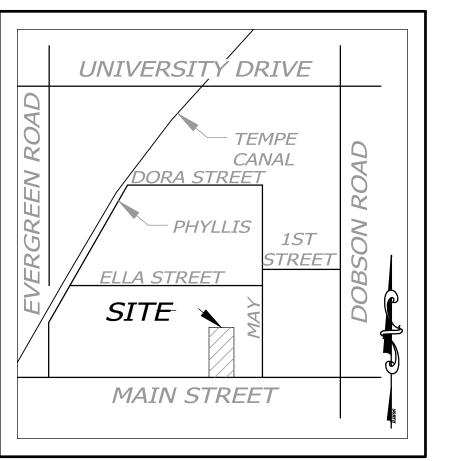
SHEET L2



## PRELIMINARY GRADING AND DRAINAGE PLAN

## LA MESITA-PH4 MESA, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA 2242 W. MAIN STREET



## **VICINITY MAP** NOT TO SCALE

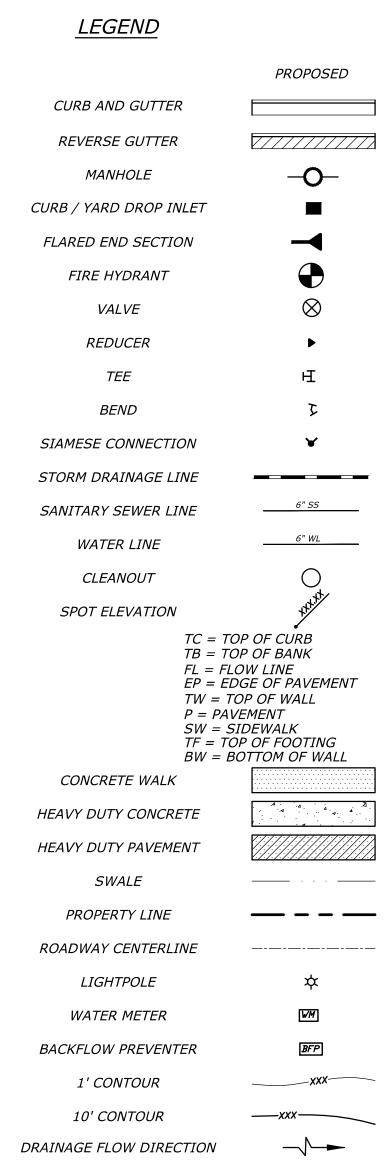
<u>OWNER / DEVELOPER:</u> A NEW LEAF, INC. 868 E. UNIVERSITY DRIVE MESA, AZ 85203

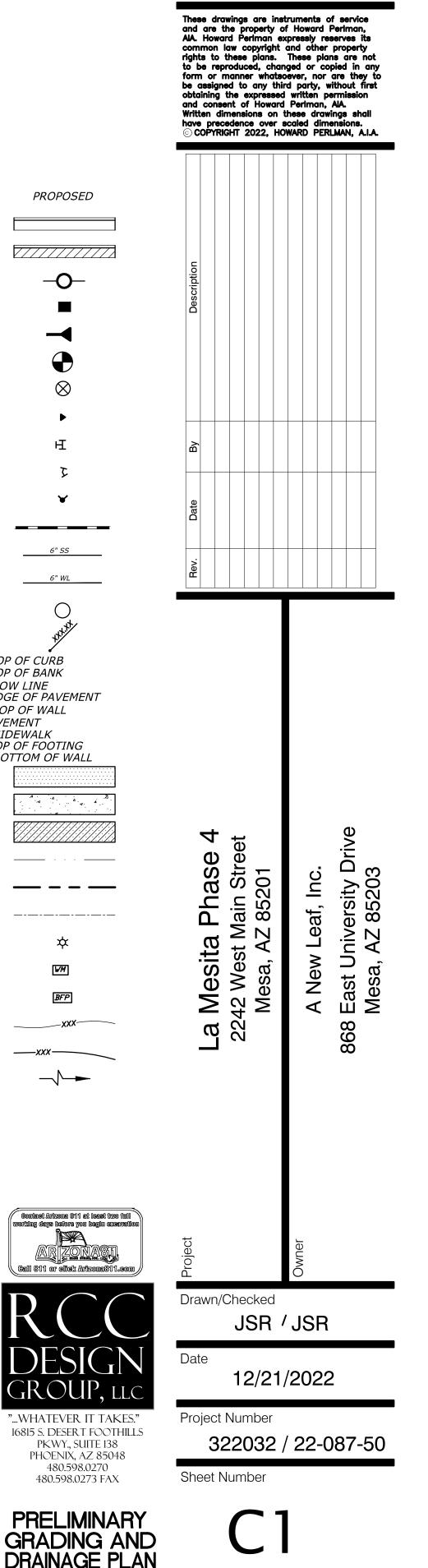
ENGINEER: RCC DESIGN GROUP, LLC ATTN: JULIE S. RAYBURN, P.E. 16815 S. DESERT FOOTHILLS PKWY., SUITE 138 PHOENIX, AZ 85048 480.598.0273 FAX

THE BENCHMARK FOR THIS SURVEY IS THE CITY OF MESA BENCHMARK BEING A BRASS TAG ON TOP OF CURB, LOCATED AT THE INTERSECTION OF DOBSON ROAD AND BROADWAY ROAD, HAVING AN ELEVATION OF 1211.64 FEET, NAVD88

<u>SITE AREA:</u> 42,017 S.F. OR 0.965 ACRES

PRELIMINARY RETENTION CALCULATIONS: REQUIRED VOLUME. Vr=(P/12)(C)(A)A=0.965 ACRES P=2.16" (100 YR 2 HR) C=0.95 Vr=(1.5/12)(0.95)(0.965)=0.16 AC.FT OR 7,188 C.F. RETENTION TO BE PROVIDED IN CONCRETE STORM CAPTURE TANK AND PUMPED TO NEAREST EXISTING CITY STORM INLET.





Phoenix, AZ 85012

480.951.5900

**PRELIMINARY** 1" = 20'

GRADING AND DRAINAGE PLAN

AR ZONASII

PKWY., SUITE 138

480.598.0270

480.598.0273 FAX



SOUTH COLORED ELEVATION

1/8" = 1'-0"



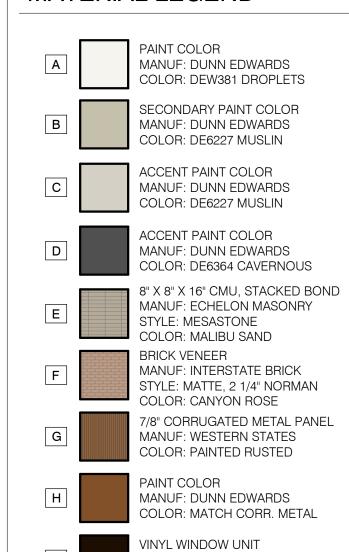
NORTH COLORED ELEVATION

1/8" = 1'-0"

## **GENERAL NOTES**

- 1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
- 2. ALL SIGNAGE UNDER SEPARATE SUBMITTAL AND
- 3. PROVIDE CONTINUOUS COLOR-MATCHED CAULK AT TRANSITION OF ALL DISSIMILAR MATERIALS.

## MATERIAL LEGEND



## **KEYNOTES**

04 03 ADHERED CONCRETE MASONRY BRICK VENEER FINISH. SEE DETAIL 7/A14.1

COLOR: BLACK

04 10 8"X8"X16" CONCRETE MASONRY UNIT ELEVATOR CORE, SUPERLITE TRENDSTONE PLUS, MALIBU SAND COLOR, STACK BOND.

MANUF: AVANTI INDUSTRIES, LLC

- 05 05 42" HIGH BALCONY RAILING: 2" TUBE STEEL FRAME WITH PERFORATED STEEL INFILL PANELS. SEE DETAIL 16/A14
- 05 28 METAL TRELLIS SEE STRUCTURAL DRAWINGS.
- 05 39 SOLID CORRUGATED METAL PANEL. 05 60 RTU DECORATIVE METAL SCREEN. SEE STRUCTURAL
- DRAWINGS. 09 03 WESTERN CO. 1-KOTE STUCCO SYSTEM OR

SPECS. ICC-ES# ESR-1194.

CITY APPROVALS

CITY QUARTER SECTION: Q5-29

KIVA #: 20-883

SDEV #: 2007633

APPROVED EQUAL - INSTALL PER MANUFACTURER

PAPP #: 2009168

PRLM: 2010933

SCMJ # 2014900

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Architects of Arizona

2929 N. Central Ave., Suite 1600

Phoenix, AZ 85012 480.951.5900

KENNETH W. POWERS

EXPIRES: 12-31-2024

Seal

La Mesita Phase 4 2242 West Main Street Mesa, AZ 85201

Drawn/Checked

TK/ NM

02/27/2023

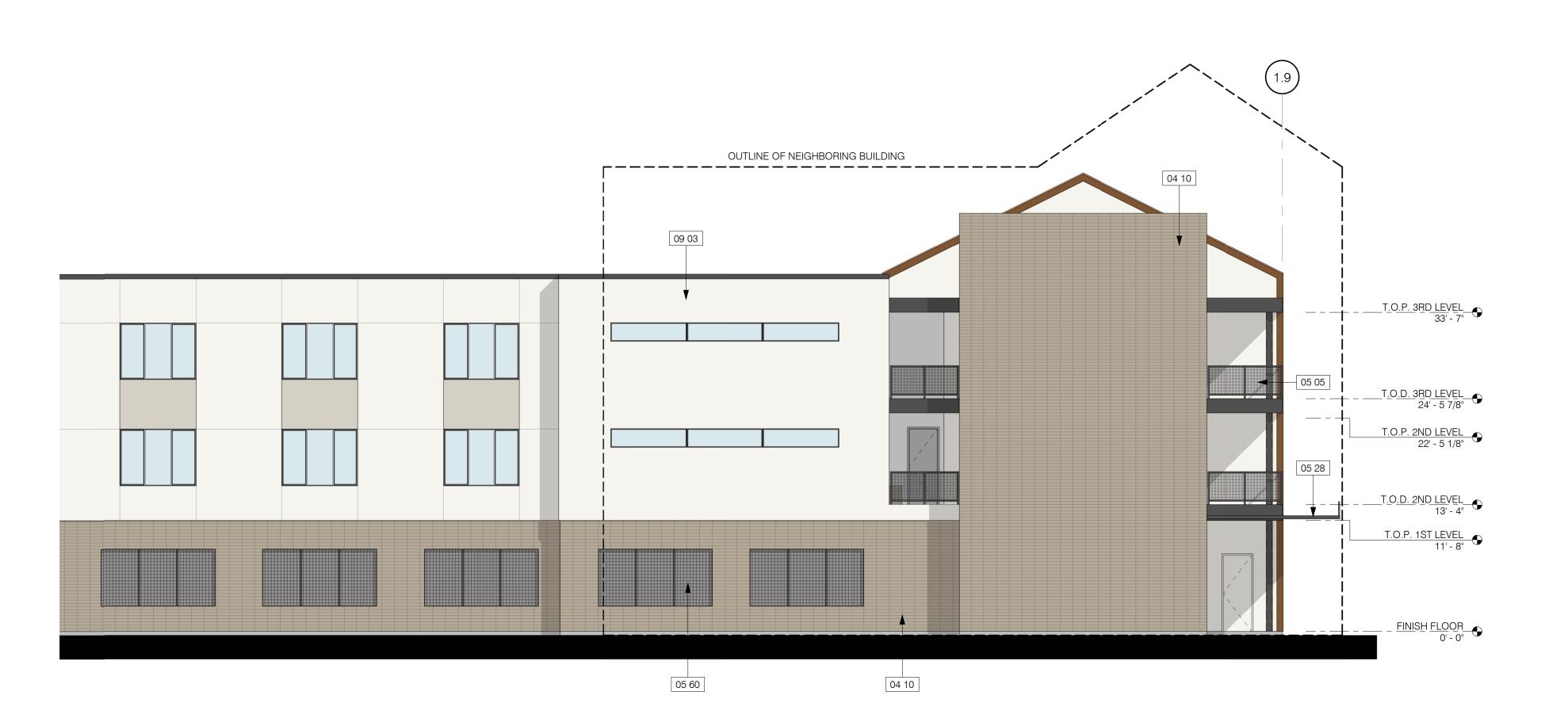
Project Number

322032

Sheet Number COLORED ELEVATIONS



WEST COLORED ELEVATION - LEFT



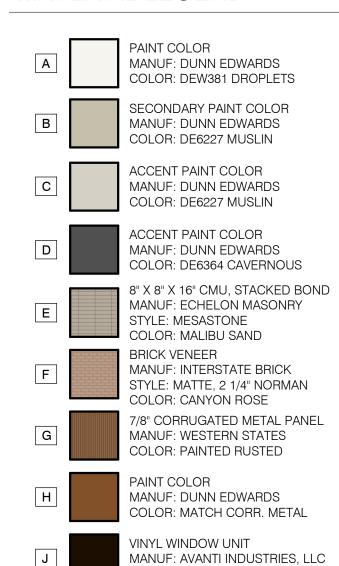
WEST COLORED ELEVATION - RIGHT

1/8" = 1'-0"

**GENERAL NOTES** 

- 1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
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- 3. PROVIDE CONTINUOUS COLOR-MATCHED CAULK AT TRANSITION OF ALL DISSIMILAR MATERIALS.

## MATERIAL LEGEND



## **KEYNOTES**

CITY APPROVALS

CITY QUARTER SECTION: Q5-29

PAPP #: 2009168

PRLM: 2010933

SCMJ # 2014900

KIVA #: 20-883

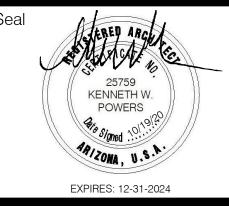
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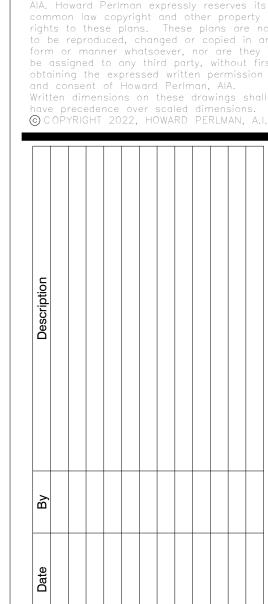
- 04 03 ADHERED CONCRETE MASONRY BRICK VENEER FINISH. SEE DETAIL 7/A14.1
- 04 10 8"X8"X16" CONCRETE MASONRY UNIT ELEVATOR CORE, SUPERLITE TRENDSTONE PLUS, MALIBU SAND COLOR, STACK BOND. 05 05 42" HIGH BALCONY RAILING: 2" TUBE STEEL FRAME

COLOR: BLACK

- WITH PERFORATED STEEL INFILL PANELS. SEE DETAIL 16/A14 05 28 METAL TRELLIS - SEE STRUCTURAL DRAWINGS.
- 05 60 RTU DECORATIVE METAL SCREEN. SEE STRUCTURAL DRAWINGS.
- 09 03 WESTERN CO. 1-KOTE STUCCO SYSTEM OR APPROVED EQUAL - INSTALL PER MANUFACTURER SPECS. ICC-ES# ESR-1194.







Drawn/Checked

TK/ NM

02/27/2023

322032

Project Number

Sheet Number COLORED ELEVATIONS



## 1 EAST COLORED ELEVATION - LEFT



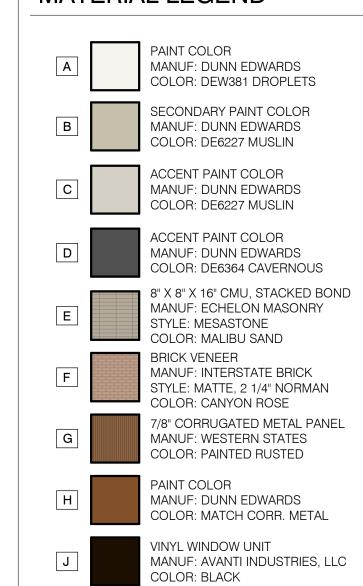
EAST COLORED ELEVATION - RIGHT

1/8" = 1'-0"

**GENERAL NOTES** 

- 1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
- 2. ALL SIGNAGE UNDER SEPARATE SUBMITTAL AND
- 3. PROVIDE CONTINUOUS COLOR-MATCHED CAULK AT TRANSITION OF ALL DISSIMILAR MATERIALS.

## MATERIAL LEGEND



## **KEYNOTES**

CITY APPROVALS

CITY QUARTER SECTION: Q5-29

PAPP #: 2009168

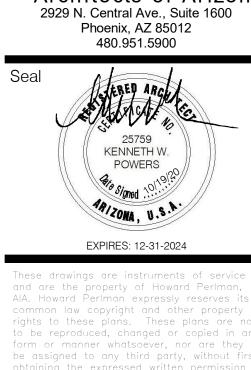
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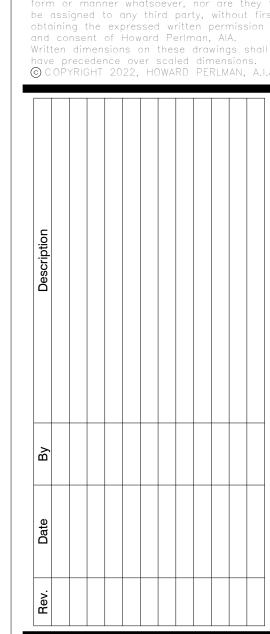
SCMJ # 2014900

KIVA #: 20-883

SDEV #: 2007633

- 04 03 ADHERED CONCRETE MASONRY BRICK VENEER FINISH. SEE DETAIL 7/A14.1
- 04 10 8"X8"X16" CONCRETE MASONRY UNIT ELEVATOR CORE, SUPERLITE TRENDSTONE PLUS, MALIBU SAND COLOR, STACK BOND.
- 05 28 METAL TRELLIS SEE STRUCTURAL DRAWINGS. 05 39 SOLID CORRUGATED METAL PANEL.
- 05 60 RTU DECORATIVE METAL SCREEN. SEE STRUCTURAL DRAWINGS.
- 09 03 WESTERN CO. 1-KOTE STUCCO SYSTEM OR APPROVED EQUAL - INSTALL PER MANUFACTURER SPECS. ICC-ES# ESR-1194.





La Mesita Phase 2242 West Main Stre

Drawn/Checked

TK/ NM

02/27/2023 Project Number

322032

Sheet Number COLORED ELEVATIONS



January 27, 2023

Mr. Michael Hughes Chief Executive Officer A New Leaf 868 E. University Drive Mesa, AZ 85203

Re: La Mesita Phase 4 | Parking Statement

NWC Main St/N May

Mesa, AZ

#### 1 INTRODUCTION

This Parking Statement was prepared for the proposed development of the La Mesita Phase 4 in Mesa, Arizona (Project). The Project is located on the northwest corner of Main Street and N May within the City of Mesa (City), Arizona (Attachment A). The Project will include the development of a 3-story building with 54 dwelling units for seniors.

The purpose of this study was to analyze and compare the proposed Project's parking supply and expected demand associated with the Project use.

#### 2 PARKING SUPPLY PER CITY ZONING ORDINANCE

The following section summarizes parking supply calculations based on the City's Zoning Ordinance.

#### 2.1 City Vehicle Parking Supply

Table 11-32-3 "Required Parking Spaces by Use" states that for multifamily residential buildings within a ¼ mile of a bus rapid transit or light rail station the minimum spaces required are 1.2 to 1.4 spaces per dwelling unit. Since this development falls into the category of 26 or more total units, the minimum spaces required are 1.2 spaces per dwelling unit.

Vehicle parking calculations based on City code are summarized in Table 2-1.

Land Use (Dwelling Unit) City of Mesa Rate Parking

Multifamily Residential (within ¼ mile of bus rapid transit or light rail station)

Size (Dwelling Unit) City of Mesa Rate Parking

Required Parking

1.2 per dwelling unit

65

Table 2-1: City Vehicle Parking Supply

#### 2.2 Accessible Parking per City Vehicle Parking Supply

Provisions for accessible parking is a requirement of the Americans with Disabilities Act (ADA). According to Section 208.2 of the 2010 ADA Standards for Accessible Design, a facility that has 51 to 75 parking spaces is required to provide 3 accessible parking spaces. Of the 3 required accessible spaces, at least 1 space needs to be a van-accessible parking space (Table 2-2).

Table 2-2: ADA Parking Supply per City Vehicle Parking Supply

Land Use	Vehicle Parking Spaces	Parking Type	ADA Rate	Required Parking
		Total Accessible Parking	NA	3
Multifamily Residential (within ¼ mile of bus rapid	65	Van Accessible Parking	1 van accessible space/ 6 total accessible spaces	1
transit or light rail station)		Standard Accessible Parking	Total accessible minus van accessible spaces	2

#### 2.3 City Parking Supply Summary

Table 2-3 summarizes parking supply calculations per the City's Zoning Ordinance requirements.

**Table 2-3: City Parking Supply Summary** 

Category	Spaces
Vehicle Parking	
Standard Parking Spaces	62
Standard Accessible Spaces	2
Van-Accessible Spaces	1
Total Vehicle Parking Spaces	65

#### 3 PARKING DEMAND PER ITE PARKING GENERATION

#### 3.1 ITE Vehicle Parking Demand

The Project consists of 54 dwelling units of Institute of Transportation Engineers (ITE) Land Use 252 "Senior Adult Housing - Attached" in a General Urban/Suburban setting. Based on calculations using the average rate in the ITE Parking Generation Manual, 5th Edition, the Project is forecast to generate a parking demand of approximately 33 parking spaces. Table 3-1 summarizes the ITE parking demand calculations.

**Table 3-1: ITE Parking Demand** 

Land Use Code Setting		Land Use Code Setting Units		Average Rate	Average Rate Parking Demand
252 "Senior Adult Housing – Attached"	General Urban/Suburban	Dwelling Units	54	0.61	33

#### 3.2 Accessible Parking Supply per ITE Vehicle Parking Demand

According to Section 208.2 of the 2010 ADA Standards for Accessible Design, 2 accessible spaces are needed for a facility that has 26 to 50 parking spaces. Since at least 1 space must be a van-accessible parking space for each 6 accessible spaces, 1 van-accessible parking space is required. Table 3-2 summarizes the ADA parking required based on the ITE parking demand calculation.

Table 3-2: ADA Parking Supply per ITE Vehicle Parking Demand

Land Use	Average Rate Parking Demand	Parking Type	ADA Rate	Required Parking
Senior Adult Housing – Attached	33	Total Accessible Parking	NA	2
		Van Accessible Parking	1 van accessible space/ 6 total accessible spaces	1
Housing - Attached		Standard Accessible Parking	Total accessible minus van accessible spaces	1

#### 3.3 ITE Parking Demand Summary

Table 2-3 summarizes parking demand calculations per the ITE Parking Generation Manual plus ADA supply calculations associated with this demand.

**Table 3-3: ITE Parking Demand Summary** 

Category	Spaces
Vehicle Parking	
Standard Parking Spaces	31
Standard Accessible Spaces	1
Van-Accessible Spaces	1
<b>Total Vehicle Parking Spaces</b>	33

#### 4 PROPOSED PROJECT PARKING SUPPLY AND DEMAND COMPARISON

This Project plans to provide a total of 80 vehicle parking spaces, including 4 van accessible spaces.

Table 4-1 below provides a comparison summary of the Project's proposed parking, ITE parking generation calculations, and the resulting excess spaces.

Table 4-1: Proposed Project Parking Supply and Demand Comparison

Category	Project Parking Supply	City Parking Supply	ITE Parking Generation Demand	Excess Spaces per City Supply	Excess Spaces per ITE Demand
Vehicle Parking					
Standard Spaces	76	62	31	14	45
Standard Accessible Spaces	0	2	1	1	
Van Accessible Spaces	4	1	1	1	2
Total Vehicle Parking Spaces	80	65	33	15	47

Table 4-1 shows that the Project parking supply has an excess of 15 and 47 spaces in comparison to City parking supply calculations and ITE parking generation demand, respectively.

#### 5 FINDINGS AND RECOMMENDATIONS

The following statements are based on the findings of the Parking Demand Memo:

- 1. City code parking supply calculations result in 65 total spaces, including 3 accessible spaces.
- 2. Parking demand based on the ITE Parking General Manual result in 33 total spaces, including 2 accessible spaces.
- 3. A total of 80 parking spaces is proposed to be provided for with the Project, including 4 van accessible spaces.
- 4. The Project parking supply provides 15 excess spaces compared to City parking supply calculations.
- 5. The Project parking supply provides 47 excess spaces compared to ITE parking generation demand.
- 6. Design and construction of the proposed Project parking improvements should conform to City of Mesa design standards, City of Mesa zoning ordinance, and ADA standards, as applicable.

Sincerely,

Greenlight Traffic Engineering, LLC

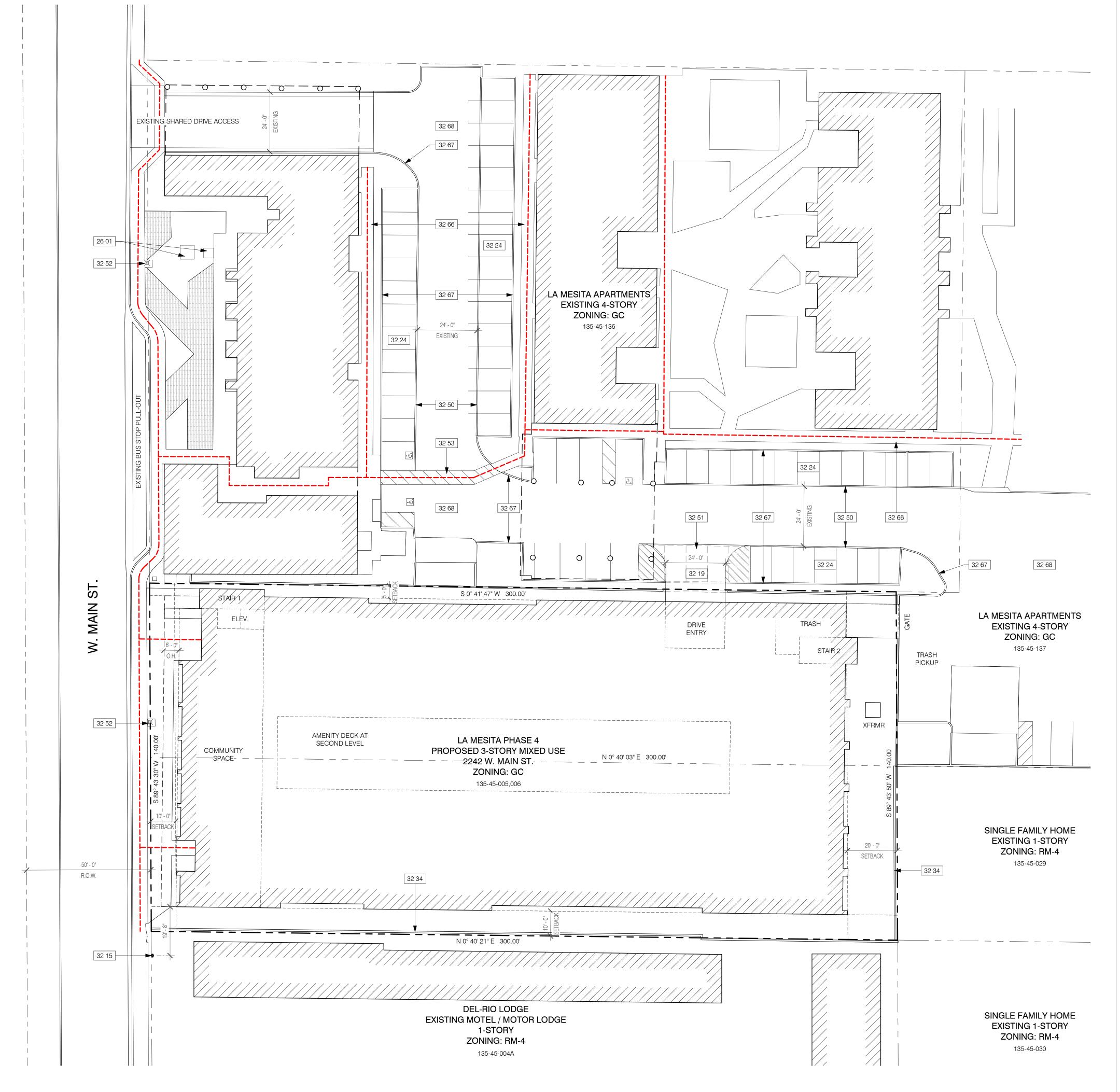
Scott Kelley, PE, PTOE
Principal/Project Manager
scottk@greenlightte.com
(602) 499-1339

Attachments:

A – La Mesita Site Plan



## ATTACHMENT A



**DWELLING UNIT MIX** 

STUDIO / 1 BATH: 48 (88.9%) 1 BED / 1 BATH: 6 (11.1%) TOTAL DWELLING UNITS:

5% OF THE DWELLING UNITS SHALL BE ACCESSIBLE (MOBILITY DISABILITIES) UNITS (54 \* 5% = 2.7 (3) UNITS REQUIRED). THREE UNITS ARE PROVIDED; ALL OTHER DWELLING UNITS ARE 'TYPE B' UNITS.

AN ADDITIONAL 2% OF THE DWELLING UNITS SHALL BE ACCESSIBLE (HEARING OR VISUAL DISABILITIES) UNITS (54 \* 2% = 1.08 (2) UNITS REQUIRED). TWO UNITS ARE PROVIDED.

## PARKING ANALYSIS

REQUIRED VEHICULAR PARKING:

MULTIPLE RESIDENCE APARTMENTS: 26 OR MORE TOTAL UNITS: 1.2 SPACES PER UNIT  $(54 \times 1.2 = 65 \text{ SPACES})$ COVERED SPACES: 1 PER UNIT ACCESSIBLE PARKING: NOT LESS THAN 5%

PARKING SPACES PROVIDED: COVERED PARKING: **76 SPACES** COVERED ACCESSIBLE SPACES: 4 SPACES TOTAL SPACES PROVIDED: 80 SPACES

LOADING ZONE(S) REQUIRED: LOADING ZONE(S) PROVIDED:

**BICYCLE PARKING:** REQUIRED:

PROVIDED:

1 PER 10 VEHICLE SPACES 80 / 10 = 810 SPACES

## **KEYNOTES**

26 01 EXISTING ELECTRICAL EQUIPMENT TO REMAIN. 32 15 LOCATION OF EXISTING FIRE HYDRANT.

32 19 NEW CONCRETE PAVING APRON AT GARAGE ENTRY. 32 24 EXISTING DECOMPOSED GRANITE PARKING AREA TO

32 34 6'-0" HIGH 8" CMU WALL - PAINTED. COLOR: MATCH

STONE VENEER ON BUILDING. SEE DETAIL 10/A1.2 32 50 EXISTING RIBBON CURB TO REMAIN. 32 51 DEMOLISH EXISTING RIBBON CURB AND DECOMPOSED GRANITE PARKING AREA FOR

INSTALLATION OF NEW CONCRETE APRON. 32 52 EXISTING STREET LIGHT TO REMAIN. 32 53 EXISTING PEDESTRIAN CROSSWALK TO REMAIN.

32 66 EXISTING CONCRETE SIDEWALK TO REMAIN. 32 67 EXISTING 6" CONCRETE CURB TO REMAIN.

**VICINITY MAP** 

32 68 EXISTING ASPHALT PAVING TO REMAIN.

## **LEGEND**

INDICATES ACCESSIBLE ROUTE. MAX SLOPE TO BE 1:20 WITH A MAX CROSS SLOPE TO BE 2%.

INDICATES LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS.

## **GENERAL NOTES**

- INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK. REFER TO CIVIL DRAWINGS FOR GRADING, &
- DRAINAGE. CONTRACTOR SHALL CONFIRM & MARK ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO

## SITE PLAN NOTES

START OF WORK.

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND

ORDINANCES. THIS PROJECT IS LOCATED IN THE CITY OF MESA WATER SERVICES AREA AND HAS BEEN DESIGNATED

3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

AS HAVING AN ASSURED WATER SUPPLY.

4. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.

5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE. ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.

OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-

OF-WAY IN ACCORDANCE WITH APPROVED PLANS. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT. ALL SERVICE AREAS SHALL BE SCREENED TO

CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL

BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.

10. THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE MESA PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE.

12. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE MESA PLUMBING

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN. IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTION OF THE PLAN.

SIGNATURE OF COPYRIGHT OWNER DATE

PRINTED NAME OF COPYRIGHT OWNER

## SITE INFORMATION

SITE ADDRESS: 2242 W. MAIN ST. MESA, AZ 85201

135-45-005 & 135-45-006

ZONING: CURRENT:

GROSS:

GC & RM-4 PROPOSED: GC-CUP-BIZ SITE AREA (5.000 S.F. MIN. REQUIRED): 42,017 S.F. (0.965 AC)

49,017 S.F. (1.125 AC)

LOT DIMENSIONS: REQUIRED: 50' x 100'

PROVIDED: 140' x 300' YARDS: REQUIRED: FRONT:

SIDE AT RM: 20' + 15' / STORYSIDE AT GC: 15' REAR: 20' + 15' / STORY PROPOSED: FRONT: SIDE AT RM: SIDE AT GC: 5'

REAR: LOT COVERAGE: 33,768 S.F. / 42,017 S.F. = 80% (MAX. 80% ALLOWED)

**BUILDING HEIGHT:** ALLOWED: PROPOSED:

W. UNIVERSITY DR.

PROJECT

W. MAIN ST.

SITE

W. ELLA ST.

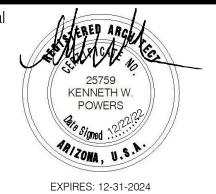
OUTDOOR LIVING AREA: REQUIRED:  $150 \text{ S.F.} / \text{UNIT } (150 \times 54 = 8,100 \text{ S.F.})$ PROVIDED: 110 S.F. / UNIT (5,950 / 54)

DENSITY: ALLOWED: 25 DU/AC PROPOSED: 56 DU/AC (54 / 0.965)

## **LEGAL DESCRIPTION**

LOTS 5 & 6, OF LA MESITA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 32 OF MAPS, PAGE 44.

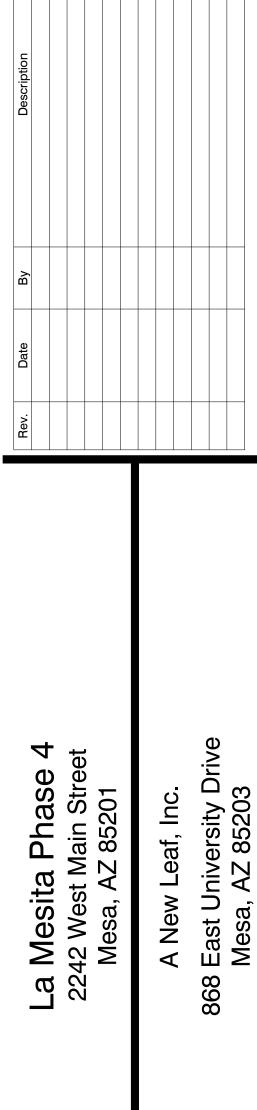




2929 N. Central Ave., Suite 1600

Phoenix, AZ 85012

480.951.5900



Drawn/Checked

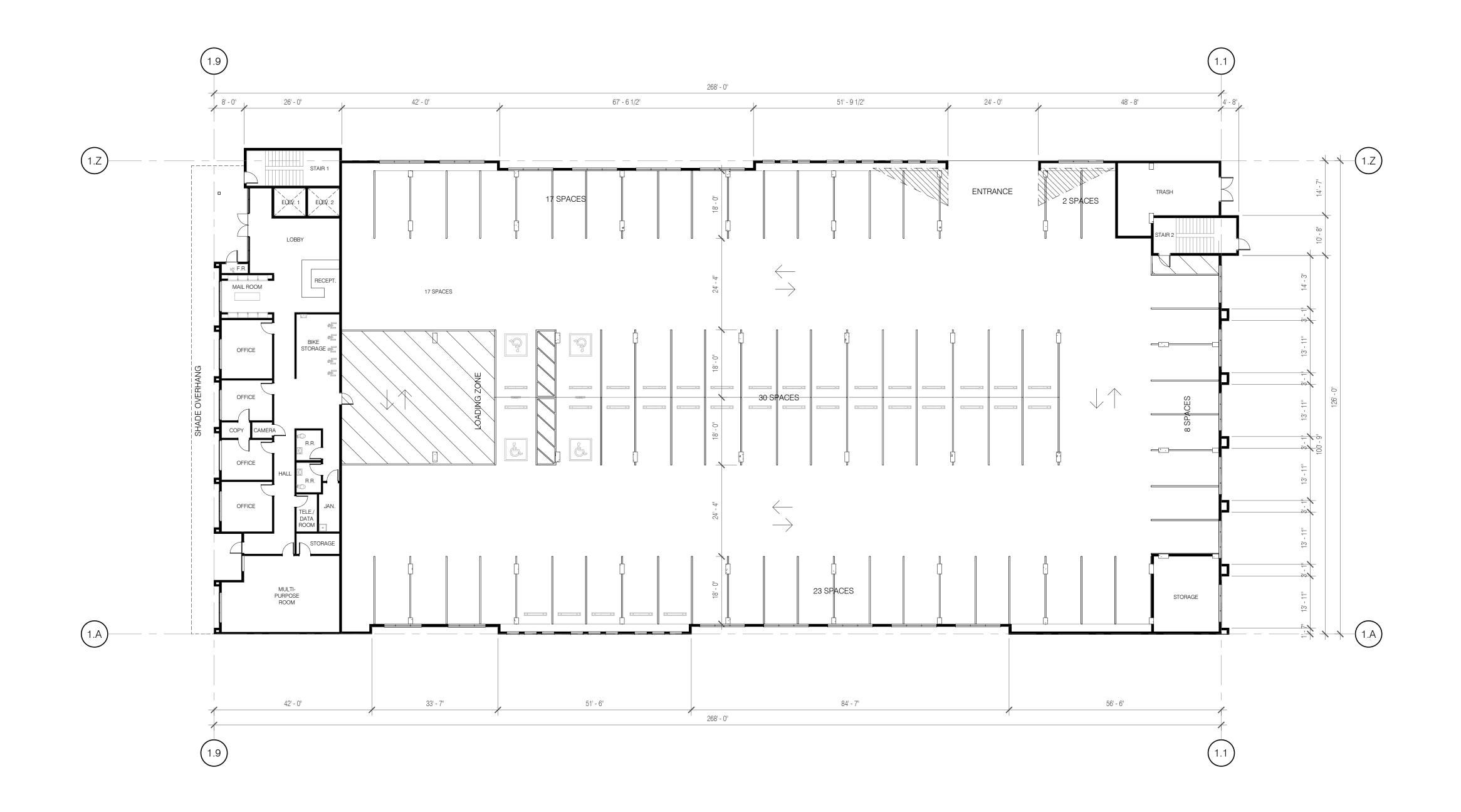
TK/ NM

Date 12/22/2022

Project Number 322032

Sheet Number ARCHITECTURAL SITE PLAN

ARCHITECTURAL SITE PLAN



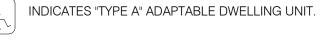
:/21/2022 11:42:45 PM



## LEGEND

1t

WALL TYPE SYMBOL - SEE SHEET A2.4 & A2.5.



INDICATES VISUAL AND HEARING IMPAIRED DWELLING UNIT

FIRE SEPARATION LINES
(SEE FIRE-RESISTANCE CONSTRUCTION REQUIREMENTS SHEET A0.2)

1 HR FIRE RATED FIRE PARTITION

2 HR FIRE RATED FIRE WALL

EXTERIOR 1 HR FIRE RATED FIRE BARRIER.

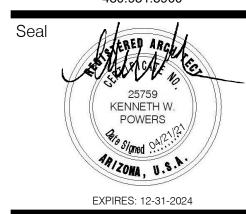
## **GENERAL NOTES**

- INFORM THE ARCHITECT OF ANY DISCREPANCIES
   BEFORE BEGINNING WORK.
- 2. DIMENSIONS ARE TO FACE OF STUD AT INTERIOR WALLS; FACE OF SHEATHING AT EXTERIOR WALLS; FACE OF MASONRY OR CONCRETE; OR CENTERLINE OF UNIT SEPARATION WALL, U.N.O.
- 3. CONTRACTOR TO PROVIDE SOLID BACKING FOR ALL WALL MOUNTED EQUIPMENT, GRAB BARS, AND AREAS WHERE FUTURE GRAB BARS MAY BE INSTALLED.
- 4. SEE STRUCTURAL DRAWINGS FOR STUD SPACING AT FRAMED WALL CONSTRUCTION.5. MECHANICAL, PLUMBING AND ELECTRICAL
- PENETRATIONS OF RATED WALLS, FLOORS AND CEILING SHALL CONFORM TO 2018 IBC SECTION 714.

  6. ALL SIGNAGE UNDER SEPARATE SUBMITTAL AND
- PERMIT.
  7. PROVIDE CONTINUOUS CAULK MATCHED COLORING AT TRANSITION OF ALL DISSIMILAR MATERIALS.
- 8. CONTRACTOR TO IMPLEMENT AIR SEALING METHODS
  AS DESCRIBED IN DETAIL 13/A14.5.

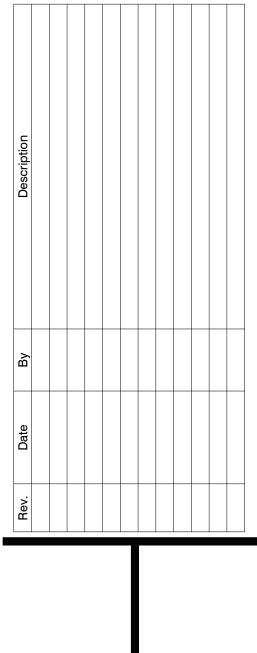
## KEYNOTES

Perlman
Architects of Arizona
2929 N. Central Ave., Suite 1600
Phoenix, AZ 85012
480.951.5900



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La Mesita Phase 4
2242 West Main Street
Mesa, AZ 85201
A New Leaf, Inc.

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Drawn/Checked

TK/ NM

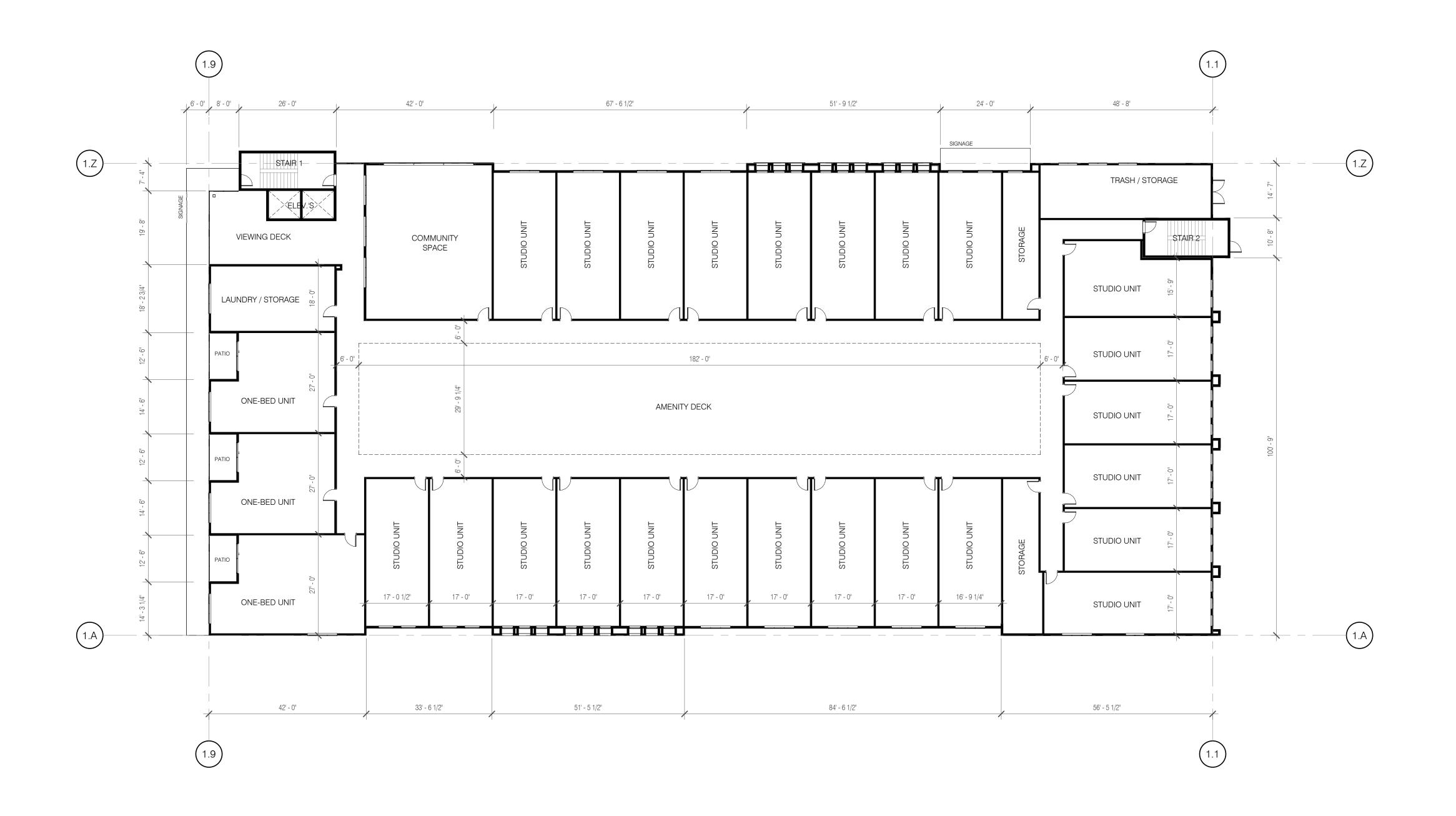
Date 12/22/2022

Project Number 322032

Sheet Number

1ST LEVEL FLOOR PLAN

A2.1



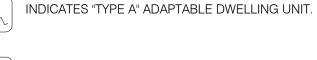
2/21/2022 11:43:16 PM



## LEGEND

1t

WALL TYPE SYMBOL - SEE SHEET A2.4 & A2.5.



INDICATES VISUAL AND HEARING IMPAIRED DWELLING UNIT

FIRE SEPARATION LINES

(SEE FIRE-RESISTANCE CONSTRUCTION REQUIREMENTS SHEET A0.2)

1 HR FIRE RATED FIRE PARTITION

2 HR FIRE RATED FIRE WALL

EXTERIOR 1 HR FIRE RATED FIRE BARRIER.

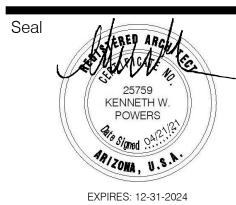
## **GENERAL NOTES**

- INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
- 2. DIMENSIONS ARE TO FACE OF STUD AT INTERIOR WALLS; FACE OF SHEATHING AT EXTERIOR WALLS; FACE OF MASONRY OR CONCRETE; OR CENTERLINE OF UNIT SEPARATION WALL, U.N.O.
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- PENETRATIONS OF RATED WALLS, FLOORS AND CEILING SHALL CONFORM TO 2018 IBC SECTION 714.
- 6. ALL SIGNAGE UNDER SEPARATE SUBMITTAL AND PERMIT.7. PROVIDE CONTINUOUS CAULK MATCHED COLORING
- AT TRANSITION OF ALL DISSIMILAR MATERIALS.

  8. CONTRACTOR TO IMPLEMENT AIR SEALING METHODS AS DESCRIBED IN DETAIL 13/A14.5.

## KEYNOTES





have precedence over scaled dimensions.
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La Mesita Phase 4
2242 West Main Street
Mesa, AZ 85201
A New Leaf, Inc.
868 East University Drive
Mesa, AZ 85203

Drawn/Checked

TK/ NM

12/22/2022

Project Number 322032

Sheet Number

2ND LEVEL FLOOR PLAN

A2.2



# Citizen Participation Plan For La Mesita, Phase 4

## Rezoning/Site Plan, Design Review & CUP

City of Mesa, Arizona

PREPARED FOR:

## a new leaf

868 E. University Drive Mesa, AZ 85203

PREPARED BY:

#### **EARL & CURLEY P.C.**

3101 N CENTRAL AVENUE, SUITE 1000 PHOENIX, AZ 85012 (602) 265-0094

Submitted: December 22 <sup>nd</sup> ,	2022
Revised:	

Case No.: PRS22-01167

## <u>Citizen Participation Report – La Mesita, Phase 4</u>

Date: December 22<sup>nd</sup>, 2022

**Purpose:** The purpose of this Citizen Participation Report is to summarize how the development team will inform and seek feedback from citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site submitting an application for a BIZ/Rezone with Site Plan, Design Review and Council Use Permit for La Mesita Phase 4, a multi-family project. This 1-acre property is located approximately a quarter mile west of the northwest corner of Main Street and Dobson Road. La Mesita Phases 1-3 were previously approved with a similar rezoning with BIZ overlay case Z12-012 & Z12-040, in 2012. Phase 4 will add one more apartment building to the project. This report will ensure that those affected by this application for a BIZ/Rezone with Site Plan, Design Review and Council Use Permit will have an opportunity to learn about and comment on the proposal.

#### Contact:

Michael Buschbacher II, AICP - Principal Planner Earl & Curley P.C. 3101 N. Central Avenue Suite 1000 Phoenix, AZ 85012

**Pre-submittal Meeting:** A pre-application meeting with the City of Mesa Planning Division staff occurred on November 15<sup>th</sup>, 2022. Staff reviewed the concept and recommended that Rezone-BIZ-CUP with Design Review applications would be needed for the City to review and approve the proposed addition to La Mesita, as a Phase 4. As a part of the application, a Citizens Participation Plan is required that would notify adjacent residents and nearby registered neighborhoods and hold a virtual neighborhood meeting.

**Action Plan:** To provide effective citizen participation in conjunction with the application, the following actions will be taken to provide opportunities to understand and address the real or perceived impacts the request would pose to members of the surrounding community.

1. A contact list will be developed for citizens in this area, specifically all property owners within 1,000-feet of the proposed project boundaries, and will include any HOA's within a half mile, registered neighborhoods associations within one mile and any schools within the Mesa Public School district that are within proximity to the project. A copy of this list will be provided in the appendix of the Citizen Participation Report. A set of notification letters that have been stuffed, sealed, stamped and addressed

will be provided for all residents on the contact list to the city. Staff will mail these public notices to the property owners. We have also prepared a draft letter for the neighborhood meeting invitation for review and approval by City Planning Division staff. The same mailing list will be used for the neighborhood meeting notification. Tentative dates for those meeting have been provided below.

- 2. All persons listed on the attached contact list will receive a letter describing the project, project schedule, site plan of the proposed BIZ/Rezone/Site Plan and Design Review site location. An invitation to two virtual neighborhood meeting that will be held online via Zoom will also be included in the meeting invitation letter. A draft copy of this letter is attached in the appendix.
  - The first neighborhood meeting will be scheduled as an online neighborhood meeting on Thursday, January 26th, 2022, at 6pm and is an opportunity to discuss the project, and to ask questions and state any concerns. A sign-on list will be used based on logon information, and comment forms from the meeting will be provided to the City.
  - A second online neighborhood meeting (optional or as needed) will be held two weeks later on <u>Thursday</u>, <u>February 9th</u>, <u>2023</u>, at 6pm and will included responses to questions and concerns of the first meeting. A sign-on list and comment summary will be copied to the City of Mesa Planner for this project.
- 3. Physical Posting of the Subject Site for Design Review, Planning & Zoning Commission and City Council Meeting Agendas will occur 15 days in advance of each of those public hearings.
- 4. Presentations will be made to groups of citizens or neighborhood associations upon request.

Note: All materials such as sign-in lists, comments, and petitions received will be copied to the City of Mesa.

#### Schedule:

- Pre-submittal meeting November 15th, 2022
- Application Submittal **December 22**nd, **2022**
- Initial mailing for neighborhood meeting January 10th, 2023
- Online Neighborhood Meeting January 26th, 2023
- Design Review Board/Commission To be determined by staff
- P&Z Commission Hearing To be determined by staff
- City Council Public Hearing To be determined by staff

Any future comments will be copied to the project planner with the City of Mesa.



January 10th, 2023

Re: A New Leaf - La Mesita, Phase 4 – Rezone/BIZ/CUP & DR

Dear Neighbor,

We are applying for a BIZ/Rezone with Site Plan, Design Review and Council Use Permit for La Mesita Phase 4, a multi-family project. This 1-acre property is located approximately a quarter mile west of the northwest corner of Main Street and Dobson Road.

This request is for the approval of the next phase of La Mesita, Phase 4. Phases 1-3 were previously approved with a similar rezoning with BIZ overlay case Z12-012 & Z12-040, in 2012. Phase 4 will add one more apartment building to the project. This letter is being sent to all property owners within 1000 feet of the property as part of the application process for the City of Mesa. A copy of the Project Description, proposed Conceptual Site Plan and Project Schedule, is enclosed for your review. The online virtual neighborhood meeting information is below.

#### Online Meeting Information:

A New Leaf - La Mesita, Phase 4 - Online Neighborhood Meeting Date & Time: Wednesday, January 26th, 2023, 6:00 PM (Arizona Time)

Please type the following link into an internet browser to attend the meeting.

Location: <a href="https://bit.ly/3FMmBdo">https://bit.ly/3FMmBdo</a>

#### Online Meeting Follow-up Information (if needed):

A New Leaf - La Mesita, Phase 4 - Online Neighborhood Meeting Follow-up

Date & Time: Wednesday, February 9th, 2023, 6:00 PM (Arizona Time)

Please type the following link into an internet browser to attend the meeting.

Location: https://bit.ly/3v6STL8

You are invited to attend and provide any input you may have regarding this proposal. In addition, our request is subject to a public hearing by the Mesa Planning and Zoning Commission and the Mesa City Council, so you will have two more opportunities to comment on this project. This online meeting is being held to provide you with a convenient opportunity to submit comments and questions to me in advance of these hearings. You will be notified of the hearings once they are scheduled with a mailing from the City of Mesa.

Please email me at <u>mbuschbacher@earlcurley.com</u> or call 602-265-0094 with any questions. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Michael S Buschbacher II, AICP

Michael 5. Dosephachont

Principal Planner(602) 265-0094

mbuschbacher@earlcurley.com



# Citizen Participation Report For La Mesita, Phase 4

### Rezoning/Site Plan, Design Review & CUP

City of Mesa, Arizona

PREPARED FOR:

A New Leaf

868 E. University Drive Mesa, AZ 85203

PRFPARFD BY:

### **EARL & CURLEY P.C.**

3101 N CENTRAL AVENUE, SUITE 1000 PHOENIX, AZ 85012 (602) 265-0094

CPP Submitted: December 22<sup>nd</sup>, 2022 CPR Submitted: April 25<sup>th</sup>, 2023

Case No.: ZON22-01344

### <u>Citizen Participation Report – La Mesita, Phase 4</u>

**Date:** April 25<sup>th</sup>, 2023

**Purpose:** The purpose of this Citizen Participation Report is to summarize how the development team has informed and sought feedback from citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site submitting an application for a BIZ/Rezone with Site Plan, Design Review and Council Use Permit for La Mesita Phase 4, a multi-family project. This 1-acre property is located approximately a quarter mile west of the northwest corner of Main Street and Dobson Road. La Mesita Phases 1-3 were previously approved with a similar rezoning with BIZ overlay case Z12-012 & Z12-040, in 2012. Phase 4 will add one more apartment building to the project. This report ensures that those affected by this application for a BIZ/Rezone with Site Plan, Design Review and Council Use Permit have had opportunities to learn about and comment on the proposal.

### **Contact:**

Michael Buschbacher II, AICP - Principal Planner Earl & Curley P.C. 3101 N. Central Avenue Suite 1000 Phoenix, AZ 85012

**Pre-submittal Meeting:** A pre-application meeting with the City of Mesa Planning Division staff occurred on November 15<sup>th</sup>, 2022. Staff reviewed the concept and recommended that Rezone-BIZ-CUP with Design Review applications would be needed for the City to review and approve the proposed addition to La Mesita, as a Phase 4. As a part of the application, a Citizens Participation Report is required that summarizes how notification occurred for adjacent residents and nearby registered neighborhoods. It also describes that an in-person neighborhood meeting was held next to the site at La Mesita.

**Action Plan:** To provide effective citizen participation in conjunction with the application, the following actions have been taken to provide opportunities to understand and address the real or perceived impacts the request would pose to members of the surrounding community.

1. A contact list was developed for citizens in this area, specifically all property owners within 500-feet of the proposed project boundaries, and includes any HOA's within a half mile, registered neighborhoods associations within one mile and any schools within the Mesa Public School district that are within proximity to the project. A copy of this list is provided in the appendix of the Citizen Participation Report. Two sets of notification letters were

stuffed, stamped, addressed and left unsealed were provided for all residents on the contact list to the city for the DRB hearing and the Planning & Zoning Board Meeting. Staff will seal and mail these public notices to the property owners. We also prepared a letter for the neighborhood meeting invitation that was reviewed and approved by City Planning Division staff. The same mailing list was used for all meeting notifications. A schedule of dates for those meetings is provided below.

- 2. All persons listed on the attached contact list was sent a letter describing the project, site plan of the proposed BIZ/Rezone/Site Plan and Design Review site location. An invitation to a hybrid neighborhood meeting that was held in-person and online via Zoom has also be included with this report.
  - A hybrid neighborhood meeting was held in-person at La Mesita 2254 W Main St, Mesa, AZ 85201 and online via zoom on <u>Thursday</u>, <u>February 16<sup>th</sup></u>, <u>2022</u>, <u>at 6pm</u> and was an opportunity to discuss the project, and to ask questions and state any concerns. A sign in list was generate and comment forms from the meeting were provided to the City.
- 3. The site was physical posted on the Subject Site for Design Review, Planning & Zoning Commission and City Council Meeting Agendas and occurred 15 days in advance of each of those public hearings.
- 4. The slide presentation was offered to groups of citizens or neighborhood associations upon request. One neighbor called and was provided information over a phone call at the neighbors request. A slide presentation was offered.

Note: All materials such as sign-in lists, comments, and petitions received have been included in this report and was copied to City of Mesa planning staff.

### Schedule:

- Pre-submittal meeting **November 15<sup>th</sup>, 2022**
- Application Submittal December 22<sup>nd</sup>, 2022
- Mailing for neighborhood meeting February 1st, 2023
- Hybrid In-Person/Online Neighborhood Meeting February 16th, 2023
- Design Review Board/Commission March 14th, 2023
- Mailing Planning & Zoning Board Meeting April 25th, 2023
- P&Z Commission Hearing May 10th, 2023
- City Council Public Hearing To be determined by staff

A summary of the neighborhood meeting and neighbor contact has been included with this final report. There has been no opposition to the project to date and one letter of support was received and included with this report.

### <u>La Mesita Phase 4 – Citizens Participation Report</u> <u>List of Attachments</u>

Map of 500-foot Notification Area

500-foot Notification Area Mailing List

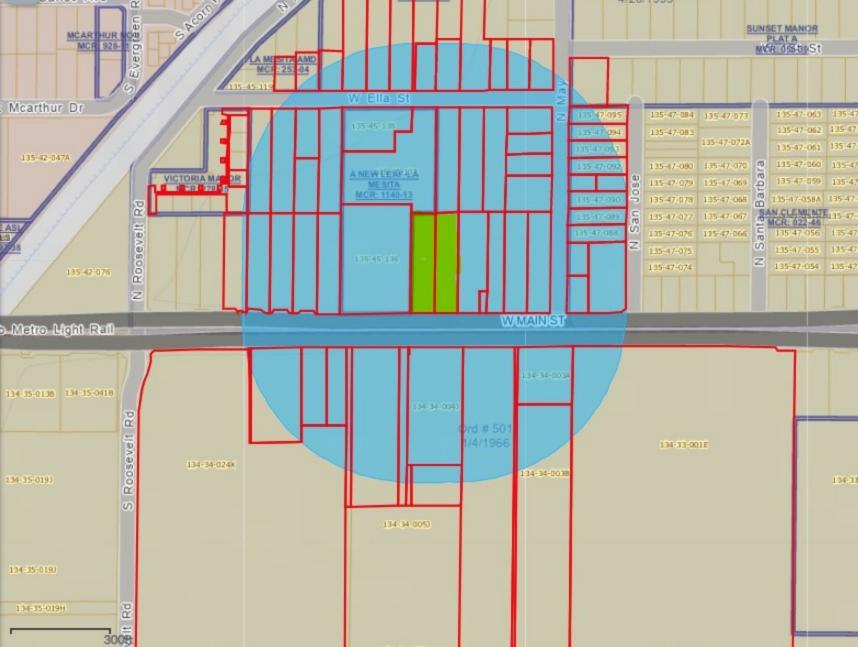
Neighborhood Meeting Notification Letter & Attachments

Design Review Board Meeting Notification Letter & Attachments

Neighborhood Meeting Summary & Update w/email attachments

Site Posting Photos and Affidavit of Posting

Photos of Site Posting Update and Affidavit



134-33-001E KRE WWC WMST OWNER LP 555 CALIFORNIA ST 50TH FL SAN FRANCISCO CA 94105

134-34-002B NGUYEN THAN THI/MUOP 1631 S ALBA CIR MESA AZ 85204

134-34-002C NGUYEN THAN THI/MUOP 1631 S ALBA CIR MESA AZ 85204

134-34-003A KOUKLAPAN LLC 115 E PALM LN D PHOENIX AZ 85004

134-34-003B NEW TIANPING INVESTMENTS LLC 2225 MAIN ST MESA AZ 85201

134-34-004G SFR 2012-1 US WEST LLC 8665 E HARTFORD DR STE 200 SCOTTSDALE AZ 85255

134-34-004H MCNEIL CLYDE L TR 215 N BROWN AVE CASA GRANDE AZ 85122

134-34-004J KJ COOK LLC 144 N SIERRA GILBERT AZ 85234

134-34-004K MCNEIL MARJORIE A TR 2108 LONDONDERY DR MANHATTAN KS 66503

134-34-005E MCNEIL JOSEPH DELOY 2235 W MAIN ST MESA AZ 852016805

134-34-005F MCNEIL JOSEPH DELOY 2235 W MAIN ST MESA AZ 852016805

134-34-005G MCNEIL CLYDE L TR 215 N BROWN AVE CASA GRANDE AZ 85122

134-34-006A RAMSEY WILLIAM/GUSSIE 2238 W EMERALD CIR MESA AZ 85202

134-34-007C NEW TIANPING INVESTMENT LLC 2112 CHICO AVE S EL MONTE CA 91733

134-34-007D KOUKLAPAN LLC 1159 E KNIGHT LN TEMPE AZ 85284

134-34-007E NEW TIANPING INVESTMENTS LLC 2225 MAIN ST MESA AZ 85201

134-34-020B RAMSEY WILLIAM/GUSSIE 2238 W EMERALD CIR MESA AZ 85202

134-34-024K LWH CORAL POINT APARTMENTS LP 4119 SERBROOKE STREET WEST WESTMOUNT QC H3Z1A7

135-45-001 IMMANUEL PROPERTIES AZ LLC 153 S SIERRA AVE UNIT 636 SOLANA BEACH CA 92075

135-45-002 IMMANUEL PROPERTIES AZ LLC 153 S SIERRA AVE UNIT 636 SOLANA BEACH CA 92075

135-45-003A IMMANUEL PROPERTIES AZ LLC 153 S SIERRA AVE UNIT 636 **SOLANA BEACH CA 92075** 

135-45-005

A NEW LEAF INC

868 E UNIVERSITY DR

MESA AZ 85203

135-45-003C IMMANUEL PROPERTIES AZ LLC 153 S SIERRA AVE UNIT 636 SOLANA BEACH CA 92075

135-45-004A IMMANUEL PROPERTIES AZ LLC 153 S SIERRA AVE UNIT 636 SOLANA BEACH CA 92075

135-45-010

SAHLI DAOUD/AMELIA

2261 E LYNWOOD ST

MESA AZ 85213

135-45-011A SAHLI DAOUD/AMELIA

2261 E LYNWOOD ST

MESA AZ 85213

135-45-006 A NEW LEAF INC 868 E UNIVERSITY DR MESA AZ 85203

> 135-45-013A MSI GROUP LLC

135-45-014A MSI GROUP LLC 2330 W MAIN ST MESA AZ 85201

135-45-012A MSI GROUP LLC 2330 W MAIN ST MESA AZ 85201

2330 W MAIN ST MESA AZ 85201

135-45-021 NAMIRI SHAHRYAR/SAM 2325 W ELLA ST MESA AZ 85201

135-45-022 LOPEZ JUAN CASTILLO/CASTILLO SEVERO JR 2317 W ELLA ST UNIT 3 MESA AZ 85201 135-45-023A 2259 WEST ELLA LLC 3317 S HIGLEY RD GILBERT AZ 85297

135-45-023B WU MEI 3095 N 86 ST SCOTTSDALE AZ 85251 135-45-024 2259 WEST ELLA LLC 3317 S HIGLEY RD GILBERT AZ 85297 135-45-029 ELLERBECK PROPERTIES LLC 1530 TRELAWNEY DR LINCOLN NE 68512

135-45-030 TRUJILLO RICARDO 2217 W ELLA ST MESA AZ 85201 135-45-031 MAI STEPHANY/SMITH VARNELL 21020 N PIMA RD SCOTTSDALE AZ 85255 135-45-032B GRACE RACHEL ANDREA 1319 N HAROLD ST TEMPE AZ 85281

135-45-032C DANG KENNY L/PAMELA C 50 N MAY ST MESA AZ 85201 135-45-032D SANDIFER STEVEN S 151 SUMMER ST #1293 MORRISON CO 80465 135-45-033 MAY ST PROPERTIES LLC 4904 S POWER RD SUITE 103-198 MESA AZ 85212

135-45-034 TSUCHIYA YAYOI 235 E 40TH ST APT 19J NEW YORK NY 10016 135-45-036 SANTILLAN JUAN 2208 W ELLA ST MESA AZ 85201 135-45-039 CLAVIJO ERICA MORALES 2216 W ELLA ST MESA AZ 85201

135-45-040A BASTION INVESTMENTS LLC PO BOX 6910 LAGUNA NIGUEL CA 92607 135-45-041A BASTION INVESTMENTS LLC PO BOX 6910 LAGUNA NIGUEL CA 92607 135-45-042A BASTION INVESTMENTS LLC PO BOX 6910 LAGUNA NIGUEL CA 92607

135-45-042B BASTION INVESTMENTS LLC PO BOX 6910 LAGUNA NIGUEL CA 92607 135-45-043
BASTION INVESTMENTS LLC
PO BOX 6910
LAGUNA NIGUEL CA 92607

135-45-044 ILMG LLC 304 S WILSON ST TEMPE AZ 85281

135-45-045 DOWLING TIMOTHY C/JANET M P O BOX 230781 LAS VEGAS NV 891050781 135-45-046B NOWAK DESMOND D 2304 W ELLA ST MESA AZ 85201 135-45-123 TACH LLC 4839 N 13TH AVE PHOENIX AZ 85013

135-45-124 STRIKER 80 LLC 1450 W ISLANDIA DR GILBERT AZ 85233

135-45-129 GREER TERRANCE A 45 N PHYLLIS ST UNIT 5 MESA AZ 85201

135-45-135 VICTORIA MANOR MANAGEMENT & PROPERTY 16441 N 91ST ST STE 104 SCOTTSDALE AZ 85260

135-45-136 LA MESITA APARTMENTS LP 6908 E THOMAS RD 300 SCOTTSDALE AZ 85251 135-45-137 LA MESITA APARTMENTS PHASE 3 LP 868 E UNIVERSITY DR MESA AZ 85203 135-45-138 PREHAB OF ARIZONA INC 868 E UNIVERSITY DR MESA AZ 85203 135-47-019A MB HOSPITALITY LLC 2150 W MAIN ST MESA AZ 85201

135-47-088 SKURA MICHAEL 4582 E GLENEAGLE DR CHANDLER AZ 85249

135-47-091A KIM THI PETERSON LIVING TRUST 15300 MAGNOLIA ST SPACE 96 WESTMINSTER CA 92683

> 135-47-093 168 LLC 9899 S LA ROSA DR TEMPE AZ 85284

135-47-113 TRW ENTERPRISES LLC 1331 E SORENSON ST MESA AZ 85203 135-47-021 RIOS PABLO MARTIN 1615 E PALO BLANCO WAY GILBERT AZ 85296

135-47-089
COATS FRANK/CHERIE R
6 E SAGEBRUSH DR
PHOENIX AZ 85085

135-47-091B VILLARREAL DANIEL R/RODRIGUEZ DANIEL A G ETAL 864 S LEWIS APT A MESA AZ 852103754

> 135-47-094 CD CAP CATALINA LLC 3 MORGAN LN ROLLING HILLS CA 90274

135-47-086 RIOS PABLO MARTIN 1615 E PALO BLANCO WAY GILBERT AZ 85296

135-47-090 COATS FRANK/CHERIE R 6 E SAGEBRUSH DR PHOENIX AZ 85085

135-47-092 KIM THI PETERSON LIVING TRUST 15300 MAGNOLIA ST SPACE 96 WESTMINSTER CA 92683

> 135-47-095 CD CAP CATALINA LLC 3 MORGAN LN ROLLING HILLS CA 90274



### February 1, 2023

Re: A New Leaf - La Mesita, Phase 4 - Rezone/BIZ/CUP & DR

Dear Neighbor,

We are applying for a rezoning with a Bonus Intensity Zone(BIZ) Overlay with Site Plan, Design Review and a Council Use Permit for La Mesita Phase 4, a new multifamily development that will be phase 4 of the existing La Mesita multifamily community.



1-acre This property is approximately located auarter mile west of the northwest corner of Main Street and Dobson Road. As shown in the attached aerial map, the site is connected to the existing La Mesita community. This request is for approval the of additional phase of Mesita, Phase 4, which is intended for seniors. Phases 1-3 of La Mesita were previously approved with a similar rezoning with BIZ overlay case (Z12-012 & Z12-

040) in 2012. Phase 4 will add one more apartment building to the project, shown in the photo above in lime green.

This letter is being sent to all property owners within 500 feet of the property as part of the application process for the City of Mesa. A copy of the proposed Conceptual Site Plan, Building Elevations and Landscape plans are enclosed for your review.

We are holding a neighborhood meeting to hear your feedback and answer any questions about this proposed development. The meeting will feature both inperson and online options for participation. Please see meeting information below:

### **Neighborhood Meeting Information:**

Date & Time: Thursday February 16<sup>th</sup>, 2023, 6:00 PM (Arizona Time)

### Online

For online participation, please type the following link into an internet browser or scan the QR code to the right to register for the meeting: <a href="https://bit.ly/3wKCNrt">https://bit.ly/3wKCNrt</a>. After registration, a meeting link will automatically be sent to your email by zoom.



### <u>In-person</u>

For in-person participation, join us at 2254 W Main St, Mesa, AZ 85201 at 6pm.

You are invited to attend and provide any input you may have regarding this proposal. In addition, our request is subject to a public hearing by the Mesa Planning and Zoning Commission and the Mesa City Council, so you will have two more opportunities to comment on this project. This meeting is being held to provide you with a convenient opportunity to submit comments and questions to me in advance of these hearings. You will be notified of the hearings once they are scheduled with a mailing from the City of Mesa.

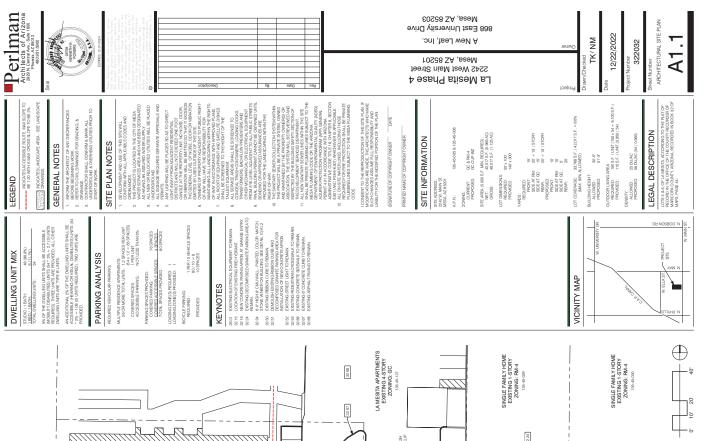
Please email me at <a href="mbuschbacher@earlcurley.com">mbuschbacher@earlcurley.com</a> or call 602-265-0094 with any questions. In addition, feel free to contact Josh Grandlienard, AICP, the planner assigned by the City for this case If you prefer. He can be reached via email at <a href="mailto:Joshua.Grandlienard@MesaAz.gov">Joshua.Grandlienard@MesaAz.gov</a> or by phone at 480-644-4691. If you have sold this property in the interim, please forward this correspondence to the new owner.

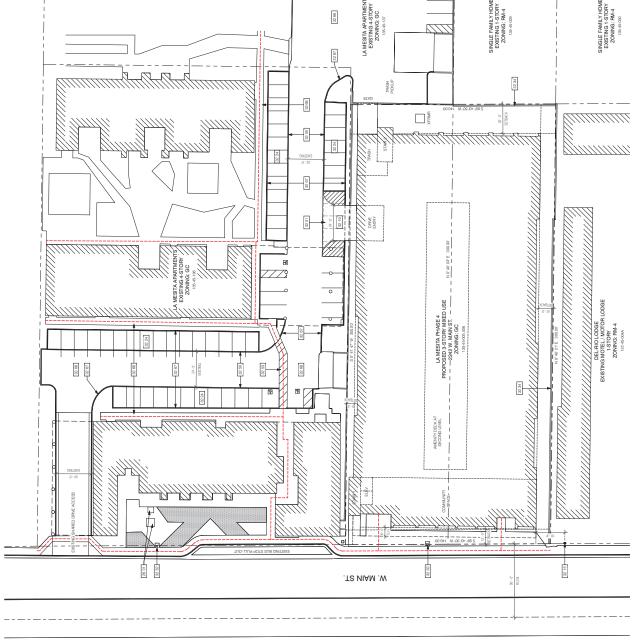
Sincerely,

Michael S Buschbacher II, AICP

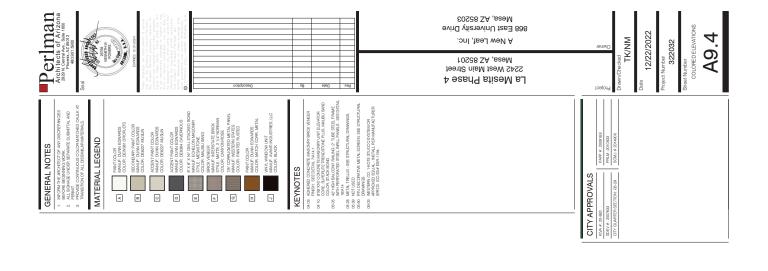
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Principal Planner

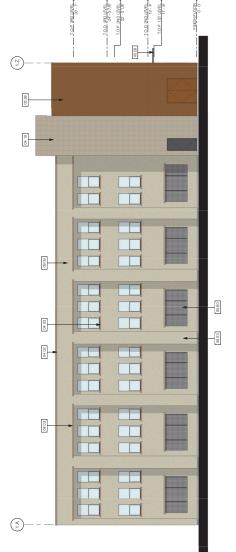


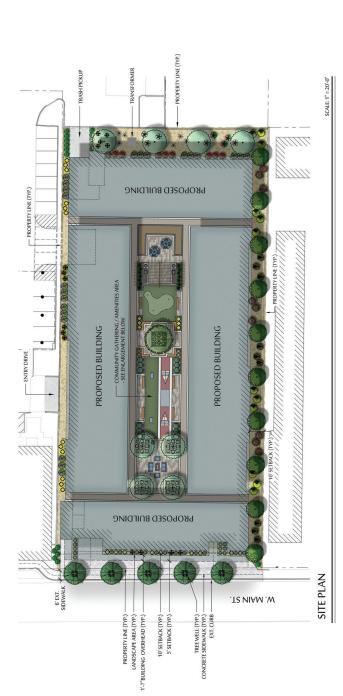


1 ARCHITECTURAL SITE PLAN









24" BOX 24" BOX 24" BOX

QTY.

SYMBOL | BOTANICAL NAME - COMMON NAME
TREES

PLANT LEGEND

5 GAL. 5 GAL.

BOUTELOUA GRACILIS - BLONDE AMBITION EUPHORBIA ANTISYPHILITICA - CANDELLIA

DASYLIRION WHEELERI - DESERT SPOON

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5 GAL.

LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA RUELLIA BRITTONIANA 'KATIE' - DWARF BRITISH RUELLIA

YUCCA RUPICOLA - TWISTED LEAF YUCCA

PORTULACARIA AFRA - ELEPHANT FOOD

7,965 SQ.FT

3/4" SCREENED DECOMPOSED GRANITE - 2" MIN. DEPTH COLOR. TO BE DETERMINED

WEDELIA TRILOBATA - YELLOW DOT

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.

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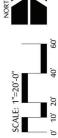


# LA MESITA - PHASE 4 PRELIMINARY LANDSCAPE PLAN

2242 & 2254 W. MAIN STREET, MESA, AZ 85201 DECEMBER 23RD, 2022



SCALE: 1" = 10'-0"









February 27th, 2023

Re: A New Leaf - La Mesita, Phase 4 – DRB & CUP with Rezone/BIZ Overlay

Dear Neighbor,

We have applied for a Design Review, rezoning with a Bonus Intensity Zone (BIZ) Overlay with Site Plan and a Council Use Permit for the property located at 2242 W. Main Street, a new multi-family development that will be phase 4 of the existing La Mesita multifamily community. The case number assigned to this project is **DRB22-01345**.

### **Project Overview**

This 1-acre property located approximately a quarter mile west of the northwest corner of Main Street and Dobson Road, As shown in the attached aerial map, the site is connected to the existing La Mesita community. This request is for the approval of an additional phase of La Mesita, to be known as Phase 4, this new phase is intended for seniors. Phases 1-3 of La Mesita were previously approved with a similar rezoning with BIZ overlay case (Z12-012 &



Z12-040) in 2012. Phase 4 will add one more apartment building to the project, shown in the photo above in lime green.

This letter is being sent to all property owners within 500 feet of the property as part of the application process for the City of Mesa Planning Division. A copy of the proposed Conceptual Site Plan, Building Elevations and Landscape plans are enclosed for your review. If you have any questions regarding this proposal, please call me at 602-265-0094 or e-mail me at <a href="mailto:mbuschbacher@earlcurley.com">mbuschbacher@earlcurley.com</a>.

### **Design Review Board Meeting Information**

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on Tuesday, **March 14th, 2023,** in the City Council Chambers at 57 East First Street. The meeting will begin at 4:30 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

### <u>Design Review Board Meeting Information (cont.)</u>

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at <a href="Mesa11.com/live">Mesa11.com/live</a> or <a href="www.youtube.com/user/cityofmesa11/live">www.youtube.com/user/cityofmesa11/live</a>, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <a href="https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card">https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card</a> at least 1 hour prior to the start of the meeting.

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Please email me at <a href="mbuschbacher@earlcurley.com">mbuschbacher@earlcurley.com</a> or call 602-265-0094 with any questions. In addition, feel free to contact Josh Grandlienard, AICP, the planner assigned by the City for this case If you prefer. He can be reached via email at <a href="mailto:Joshua.Grandlienard@MesaAz.gov">Joshua.Grandlienard@MesaAz.gov</a> or by phone at 480-644-4691. If you have sold this property in the interim, please forward this correspondence to the new owner.

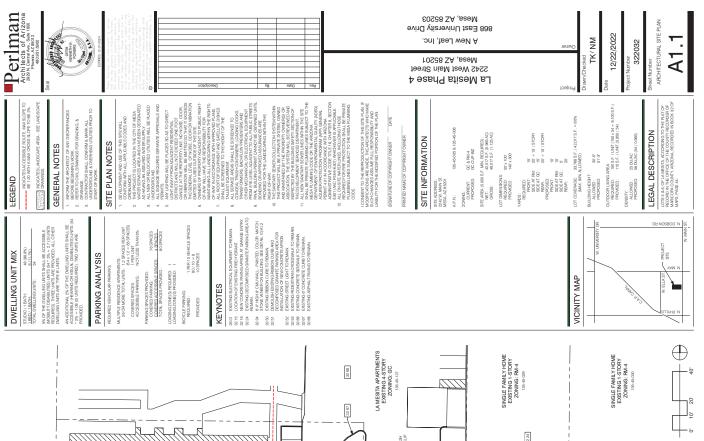
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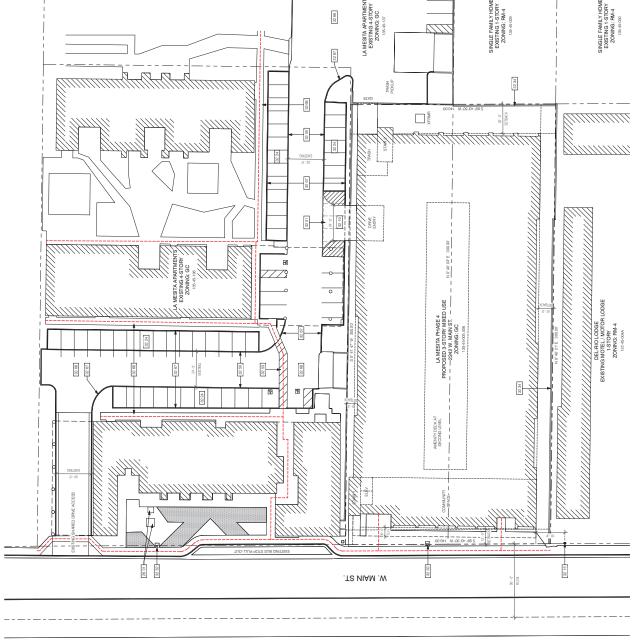
Michael S Buschbacher II, AICP

Michael 5. Bosephochory

Principal Planner







1 ARCHITECTURAL SITE PLAN



24" BOX 24" BOX 24" BOX

BOTANICAL NAME - COMMON NAME

PLANT LEGEND

SYMBOL BC TREES

# SCALE: 1" = 20'-0"

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BBQ GRILL (TYP.)

SHADE STRUCTURE

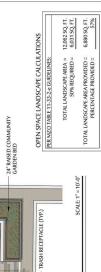
SEAT WALL (TYP.)

BAG TOSS (TYP.)

ARTIFICIAL TURF — 24" RAISED TREE PLANTER (TYP.)

3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR HOO REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.

I. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS



PUTTING GREEN
W/ARTIFICIALTURE
6" CONCRETE HEADER (TYP.)

CONCRETE PAVERS - STYLE #2 (TYP.)

- SHUFFLEBOARD COURT — 1' CONCRETE COPING (TYP.)
CONCRETE PAVERS - STYLE #1 (TYP.)

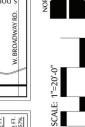
COMMUNITY GATHERING / AMENITIES AREA ENLARGEMENT

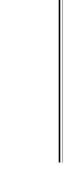
MOVABLE OUTDOOR FURNITURE (TYP.)
— FIRE PIT TABLE

SITE

W. UNIVERSITY DR

— PICNIC TABLE W/ UMBRELLA (TYP.)





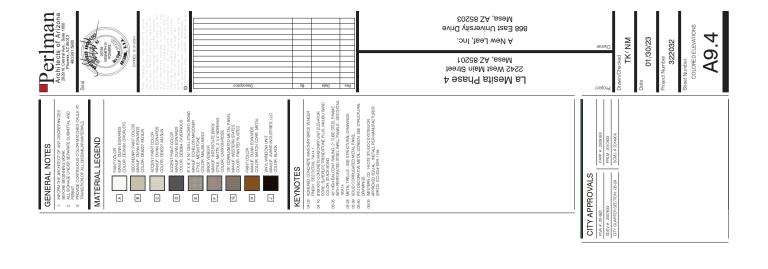
LA MESITA - PHASE 4
PRELIMINARY LANDSCAPE PLAN
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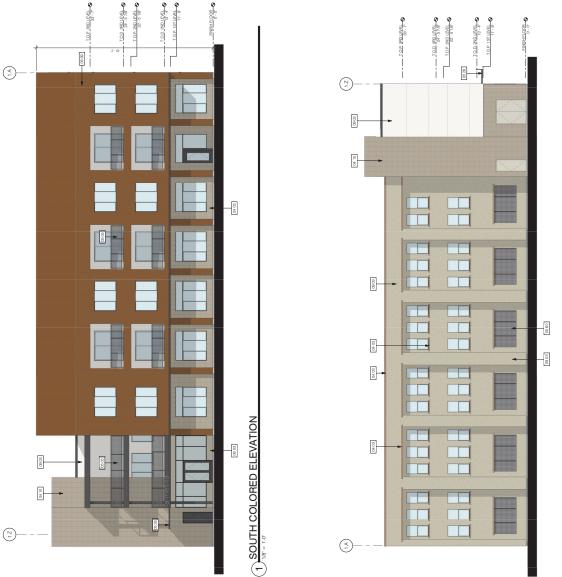
JANUARY 27TH, 2023



SHEET L1

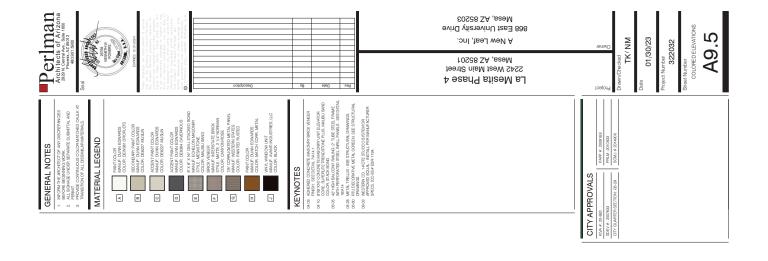


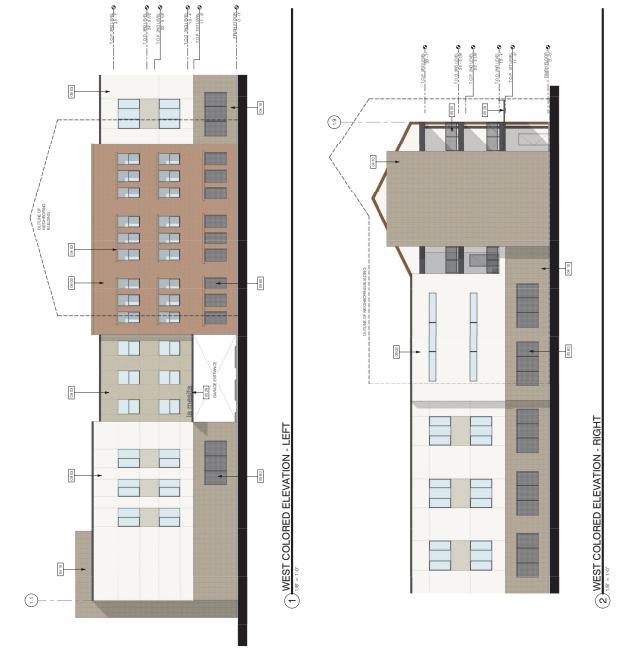






NORTH COLORED ELEVATION







### February 17, 2023 Updated: April 20th, 2023

# Neighborhood Meeting Summary - La Mesita Phase 4 A New Leaf

### **Meeting Summary**

A hybrid in-person and online neighborhood meeting was held on February 17<sup>th</sup>, 2023, at 6pm. The meeting was held at La Mesita Apartments on Main Street, adjacent to the proposed phase 4. In attendance were Mark Wakim, Tristam Kesti, Keon Montgomery in-person and Joe Keeper and Nate Maki via zoom. All attendees, except Mr. Wakim are part of the development team. Mr. Wakim said that he owns property north of our site.

A 15–20-minute presentation was made by Michael Buschbacher to the group. The presentation included an overview of the project, describing the site, the proposed plan and how the rezoning process was needed to allow development of the proposed apartments on the site.

Michael continued with a discussion about the West Main Street Area Plan and how it affects this property. This was then described in relation to the general plan character areas of Neighborhood and Transit Corridor. Michael concluded with a quick overview of six land use policies that were being met for this project. Next, Michael and Tristam described the conceptual site plan, building elevations and proposed landscape plan. The presentation was concluded and there was only one question from the public.

### **Questions and Issues**

**Q:** Mr. Wakim asked if there was anything that he could do to help move the project forward.

<u>A:</u> Michael said that a letter or email of support would be helpful to show neighborhood support.

There were no other comments or questions, and the meeting was concluded at 6:38pm.

**February 24th, 2023** - We received a call from a nearby neighbor, Bharat Bhakta, the owner of Mesa Oasis Inn & Motel located at 2150 W Main Street, Mesa, AZ 85201(APN: 135-47-019A). Mr. Bhakta left a voicemail, stating that he had received a notice for the neighborhood meeting, but could not attend and that he wanted more information. We followed up with an email to help Mr. Bhakta catch up on the proposed development. Please see the email attached below.

Upon a follow-up call Mr. Bhakta seemed okay with the proposal but did ask if we could have a designated loading area for emergency vehicles that could service the development, so that traffic would not back up at the proposed facility. We advised that a loading space was provided in the parking garage and that emergency vehicles could use that loading space. With this answer provided Mr. Bhakta seemed to be in support of the project, since it would be helping to improve the neighborhood. Mr. Bhakta also mentioned that there has been some illegal parking in and around his business.

We spoke to Mr. Bhakta on the phone to follow up regarding the availability of the previous traffic report, which is no longer available. Mr. Bhakta asked if we could set up a meeting to discuss the illegal parking near his business. We had a phone meeting and one in-person meeting with City staff to determine if we could provide any assistance to him for this issue. Again, Mr. Bhakta seemed to be in support of our proposed multi-family development.

There have been no other neighbors who have reached out.

**March 28<sup>th</sup>, 2023** – We received an email letter of support after following up with Mr. Wakim, who had attended the neighborhood meeting and mention he was in support and would provide a letter to that effect. That email is also attached below.

At the time of this amended summary on April 20<sup>th</sup>, 2023, there had been no further neighbors who had reach out in regards to the project.

### Michael Buschbacher

From: Michael Buschbacher

Sent: Friday, February 24, 2023 2:38 PM

**To:** b\_bhakta@yahoo.com

Cc: Taylor Earl

**Subject:** La Mesita Phase 4 - Multi-family housing neighborhood meeting follow up

Attachments: 231008 ANEW La Mesita Phase 4 Parking Study\_2023.01.27.pdf; La Mesita PH4\_Site Plan 020723.pdf

### Bahrat,

Thank you for your call earlier this week and for talking with me this morning about the La Mesita Affordable Apartments Phase Four for Seniors. I am sorry that you missed the neighborhood meeting last week but was glad to be able to catch you up on the proposed development.

We discussed the number of units (54), the number of parking stalls (80) and the adjacency to the light rail. As mentioned since the apartments are located on the light rail and the project is being designed for seniors, we anticipate a lower rate of traffic will be generated as compared to a multi-family project away from the light rail designed for all ages.

By way of this email, I am providing you with the parking study and a copy of the site plan for your review.

You had also mentioned that the que for the "U" turn can fill up most of the time and you were wondering if a second arrow light will be added for those turns. You also mentioned that traffic is heavy on Ella Street due to drivers circumnavigating the light rail crossings for Main Street. No traffic report was required by the city for this last phase. I have asked for the traffic report for the initial phases of the project. I will forward that once I receive it.

Lastly, you also mentioned some illegal parking and auto repair uses occurring on the properties directly to the west of the Mesa Oasis Inn& Hotel, your business. After discussing with our attorney, we will get back to you on what services we could provide to help assist in your efforts with the City.

Thank you again for the discussion. We look forward to building good relationships you and the with the rest our neighbors.

### Best regards,

### Michael S. Buschbacher II, AICP

Principal Planner
Earl & Curley
(602) 265-0094
3101 N. Central Avenue
Suite 1000
Phoenix, Arizona 85012
www.earlcurley.com





### Michael Buschbacher

**From:** AGRIPPA Corp. - Manager <manager@agrippacorp.com>

**Sent:** Tuesday, March 28, 2023 12:16 PM

**To:** Michael Buschbacher

**Subject:** Re: ZON22-01344/DRB22-01345 Neighborhood Meeting Summary

Hi Michael, please consider this email my statement of support for the project of phase 4 of La Mesita. The plans we reviewed at the community meeting appeared to be a good fit for the site and a great improvement over the current building.

Yours truly,

Mark Wakim

On Mar 23, 2023, at 2:21 PM, Michael Buschbacher <mbuschbacher@EarlCurley.com> wrote:

Mark,

We were recommended to move forward after our DRB hearing and are planning for our upcoming P&Z and CC hearing. You had previously mentioned that you were in support of phase 4 of La Mesita and would be willing to help. We would like to have an email or letter on file from you in support of the project. We have not encountered any opposition and the project is moving along. We just wanted to reach out to see if you could provide the support for the project.

Thank you for attending our neighborhood meeting and participating in the process. Our team looks forward to hearing back from you.

Best regards,

### Michael S. Buschbacher II, AICP

Principal Planner
Earl & Curley
(602) 265-0094
3101 N. Central Avenue
Suite 1000
Phoenix, Arizona 85012
www.earlcurley.com





This message and any and all attachments may be confidential and/or privileged. If you are not the intended recipient, you are hereby notified that any dissemination, duplication, retention, or unauthorized use of this information is strictly prohibited and no privilege has been waived by your inadvertent receipt. Please notify the sender immediately and then completely delete this message and any and all attachments. Thank you.



April 25th, 2023

Re: A New Leaf - La Mesita, Phase 4 – Planning & Zoning Board Hearing with Rezone/BIZ Overlay

Dear Neighbor,

We have applied for a rezoning with a Bonus Intensity Zone (BIZ) Overlay with Site Plan and a Council Use Permit for the property located at 2242 W. Main Street, a new multifamily development that will be phase 4 of the existing La Mesita multifamily community. The case number assigned to this project is **ZON22-01344**.

### **Project Overview**

1-acre property This located approximately a quarter mile west of the northwest corner of Main Street and Dobson Road. As shown in the attached aerial map, the site connected to the existing La Mesita community. This request is for the approval of an additional phase of La Mesita, to be known as Phase 4, this new phase is intended for seniors. Phases 1-3 of La Mesita were previously approved with a similar rezoning with BIZ overlay case (Z12-012 &



Z12-040) in 2012. Phase 4 will add one more apartment building to the project, shown in the photo above in lime green.

This letter is being sent to all property owners within 500 feet of the property as part of the application process for the City of Mesa Planning Division. A copy of the proposed Conceptual Site Plan, Building Elevations and Landscape plans are enclosed for your review. If you have any questions regarding this proposal, please call me at 602-265-0094 or e-mail me at <a href="mailto:mbuschbacher@earlcurley.com">mbuschbacher@earlcurley.com</a>.

### Planning & Zoning Board Meeting Information

This application will be scheduled for consideration by the Mesa Planning & Zoning Board at their meeting held on Wednesday, **May 10th**, **2023**, in the City Council Chambers at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

### Planning & Zoning Board Meeting Information (cont.)

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at <a href="Mesa11.com/live">Mesa11.com/live</a> or <a href="www.youtube.com/user/cityofmesa11/live">www.youtube.com/user/cityofmesa11/live</a>, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.

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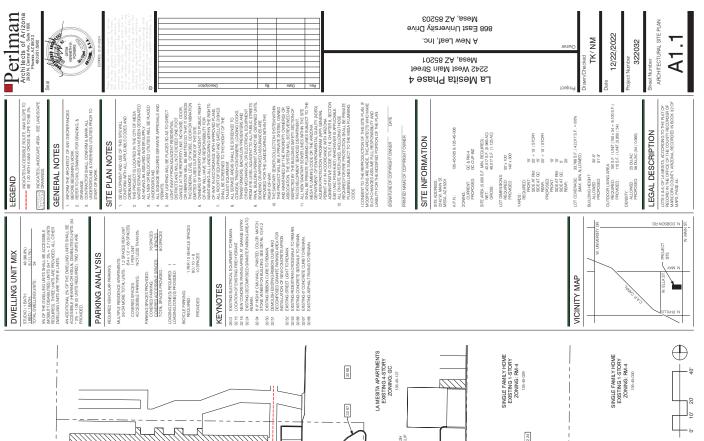
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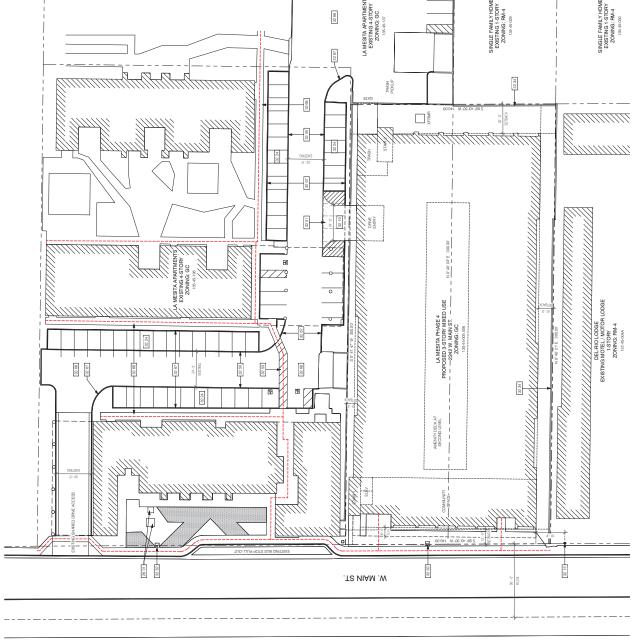
Michael S Buschbacher II, AICP

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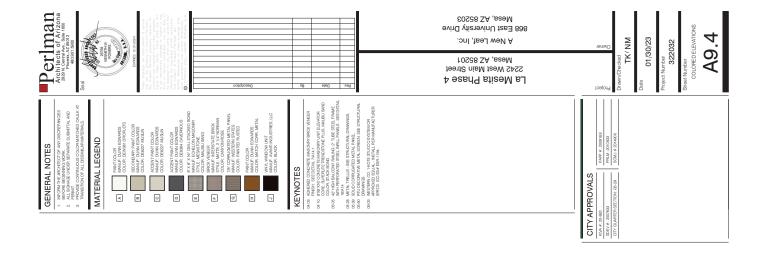
Principal Planner







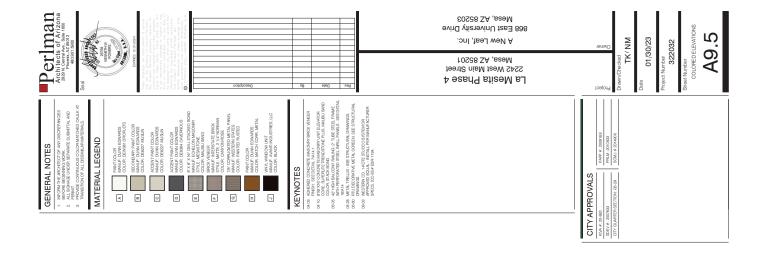
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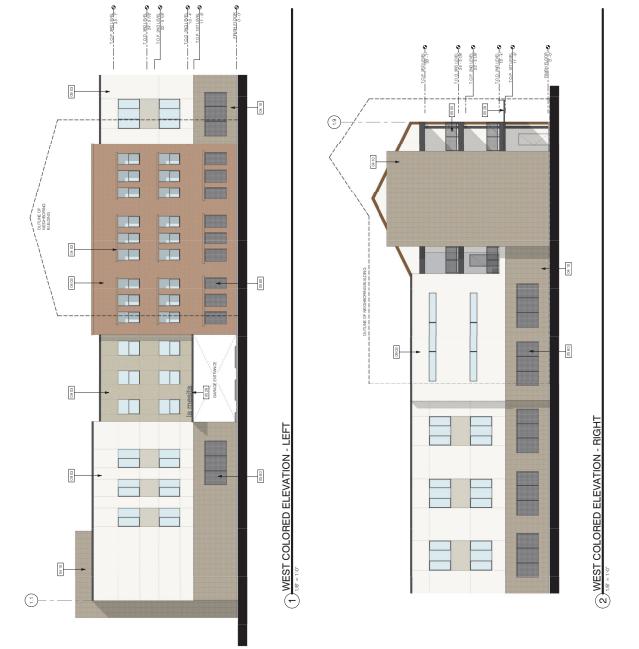






NORTH COLORED ELEVATION







24" BOX 24" BOX 24" BOX

BOTANICAL NAME - COMMON NAME

PLANT LEGEND

SYMBOL BC TREES

# SCALE: 1" = 20'-0"

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5 GAL.

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MUHLENBERGIA CAPILLARIS 'LENCA' - REGAL MIST PINK MUHLY LOPHOCEREUS MARGINATUS - MEXICAN FENCE POST CACTUS HESPERALOE PARVIFLORA 'PERPA' - BRAKELIGHTS RED YUCCA

PORTULACARIA AFRA - ELEPHANT FOOD YUCCA RUPICOLA - TWISTED LEAF YUCCA



1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST. 2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.

BBQ GRILL (TYP.)

SHADE STRUCTURE

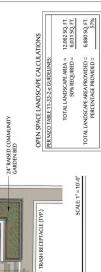
SEAT WALL (TYP.)

BAG TOSS (TYP.)

ARTIFICIAL TURF — 24" RAISED TREE PLANTER (TYP.)

3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR HOO REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.

I. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS



PUTTING GREEN
W/ARTIFICIALTURE
6" CONCRETE HEADER (TYP.)

CONCRETE PAVERS - STYLE #2 (TYP.)

- SHUFFLEBOARD COURT — 1' CONCRETE COPING (TYP.)
CONCRETE PAVERS - STYLE #1 (TYP.)

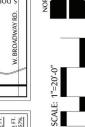
COMMUNITY GATHERING / AMENITIES AREA ENLARGEMENT

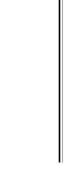
MOVABLE OUTDOOR FURNITURE (TYP.)
— FIRE PIT TABLE

SITE

W. UNIVERSITY DR

— PICNIC TABLE W/ UMBRELLA (TYP.)





LA MESITA - PHASE 4
PRELIMINARY LANDSCAPE PLAN
2242 & 2254 W. MAIN STREET, MESA, AZ 85201

JANUARY 27TH, 2023



SHEET L1



### City of Mesa Planning Division

## **AFFIDAVIT OF PUBLIC POSTING**

Date: 04/10/23	
do hereby affirm that I have on 2200 block W Main St The	owner or authorized agent for the zoning case below posted the property related to case # ZON22-01344 ne posting was in one place with one notice for each one perimeter right-of-way so that the notices were cright-of-way.
Notary Public	MARYBETH CONRAD Notary Public - Arizona Maricopa County Commission # 591461



### City of Mesa Planning Division

## **AFFIDAVIT OF PUBLIC POSTING**

Date: 04/24/23
I, Meghan Liggett, being the owner or authorized agent for the zoning case below do hereby affirm that I have posted the property related to case # ZON22-01344 on 2200 block W Main St. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.
SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.  Applicant's/Representative's signature:
SUBSCRIBED AND SWORN before me on 04/24/23
Notary Public  MARYBETH CONRAD  Notary Public - Arizona  Maricona County  Maricona County



CITY OF MESA PUBLIC NOTICE

# **ZONING HEARING**

PLANNING & ZONING BOARD 57 EAST FIRST STREET MESA, ARIZONA

TIME: 4:00 PM DATE: May 10, 2023 CASE: ZON22-01344

REQUEST: Rezone from General Commercial (GC) and Multiple Residence-4 (RM-4) to General Commercial with a Bonus Intensity Zone (GC-BIZ) and Site Plan Review. This request will allow for a multiple residence development.

APPLICANT: Michael S. Buschbacher II, AICP / Earl & Curley

PHONE: (602) 265-0094 Planning Division: (480) 644-2385

sting date: 4/10/2023



24, 2023 11:04AM 2242 W Main St Maricopa County