

Rezone, Special Use Permit,  
and Site Plan Narrative  
for  
*The Lincoln*



By:

**Porter Kyle Builders, LLC**

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## **1. Introduction**

Porter Kyle Builders, LLC, ("Porter Kyle") is the proposed developer of approximately 9.11 gross acres (8.51± net acres) located at 9905 East Hampton Avenue, generally west of the southwest corner of Hampton Avenue and Crismon Road (the "Site"). **See Exhibit 1, Aerial.** Porter Kyle proposes developing this challenging, infill Site with a high-quality, highly amenitized, platted townhome development known as "The Lincoln." The Lincoln provides additional housing choices in the area, exclusively with 3- and 4-bedroom homes, offering future residents the opportunity to live in a well-located residential community with a wide variety of amenities. Porter Kyle's townhomes are an excellent use of this vacant, infill Site and will benefit the adjacent properties and area.

To achieve this, Porter Kyle seeks to rezone the Site from PEP PAD (Planned Employment Park with Planned Area Development overlay) to RM-2 PAD (Multi-Residence with a Planned Area Development overlay), apply for a Special Use Permit (SUP) for Neighborhood Commercial Uses, and obtain Site Plan approval. This rezone request will establish a new PAD overlay on the Site. **See Exhibit 10, Existing and Proposed Zoning.** In conjunction with this Rezone, SUP, and Site Plan request, Porter Kyle is also filing a Minor General Plan Amendment and a Preliminary Plat Application to plat each townhome unit. These applications address market conditions, compatible nearby uses, and the changing needs of the area, including the intensity and density of current and future employment immediately to the east (within walking distance), and substantial retail and employment uses within the surrounding area.

This development directly addresses Mesa's critical housing needs as identified in the City's 2024 Balanced Housing Plan. The Plan documents a significant shortage of approximately housing units for a wide range of demographics. With the City needing approximately 14,650 new housing units over the next decade to accommodate projected population growth, The Lincoln's townhomes represent precisely the type of 'missing middle' housing that the Plan identifies as essential for a balanced housing ecosystem.

The Site has failed to develop under its current General Plan designation and zoning. This Site has limited street frontage due to its location behind existing, auto-centric commercial uses and does not have strong visibility from the US-60. This limited visibility makes the Site challenging for many uses. Additionally significant amounts of development, including employment, commercial, and residential uses, have taken place in the area over the past 10+ years, impacting the viability of the Site under the current General Plan designation and zoning. There have been considerable changes in the way people live, shop, and work over this same time period. The proposed Rezone and Site Plan are consistent with the Mesa General Plan, will enhance the surrounding area, complement adjacent uses, and promote the health and welfare of current and future Mesa residents.

Additionally the design and layout of the Site are intended to influence future development and redevelopment of the adjacent parcels east of the Site. The integration of residential with neighborhood commercial uses creates a mixed-use, pedestrian-oriented environment in employment corridors with limited arterial visibility. By creating the physical infrastructure—pedestrian connections, commercially-activated eastern frontage, enhanced streetscape—and the economic foundation of consistent foot traffic and proximate population density. Adjacent property owners gain a tangible example of how residential-commercial

integration creates mutually reinforcing value, catalyzing opportunities for adaptive reuse, tenant mix optimization, and new development. This catalytic effect embodies the General Plan's Evolve growth strategy, setting the stage for future redevelopment of an underperforming corridor into a resilient, economically vibrant neighborhood where housing, employment, and services function as an integrated system.

## **2. Site and Surrounding Area**

The Mesa General Plan 2050 identifies the property as an Urban Center. The Site, along with approximately 5 additional acres located directly to the east that front onto Crisman Road, are zoned PEP-PAD (Planned Employment Park with a Planned Area Development overlay). The Site is in the center of several different uses in an employment center with several community amenities within walking distance.

	General Plan Designation	Zoning	Existing Use
Site	Urban Center/Evolve	PEP PAD (Proposed RM-2, PAD)	Vacant Land
North	Urban Center/Evolve	RS-43 PAD	CCV Church – Includes significant recreation facilities, community events, etc. - Assisted Living - United States Post Office - Multi-Family Residential Uses
South	Across Freeway, Traditional Residential/Sustain	Freeway and PAD	US 60 freeway, including interchange, which puts nearest use to the south over 500 feet away.
East	Urban Center/Evolve and Regional Employment Center/Evolve	PEP PAD and LC, NC	Six restaurants within walking distance, a Home Depot for home improvement and employment, and most importantly, a significant HonorHealth hospital consisting of a 178-bed hospital and affiliated medical services. Additionally, just south of the HonorHealth hospital sits approximately 45 acres of vacant land designated for employment uses within the General Plan.
West	Urban Center/Evolve	RM-2 PAD	Bella Encanta Luxury Rental – With 2-, 3-, 4- and 5-bedroom homes for rent, this is a different type of rental community for a different sector of the market than the proposed community

The Site has been zoned for employment/commercial uses since 2010. Despite unprecedented growth for these type of uses, it has failed to develop consistent with the entitlements, including the development of a Sherwin-Williams painting store, Dutch Bros.,

and Eegee's. The Site's constraints (infill nature, lack of arterial street visibility, and access limitations) and considerable changes in the commercial landscape with the proliferation of online shopping limit its commercial viability. This trend was accelerated during the COVID-19 pandemic, which has further impacted traditional brick-and-mortar retail developments.

It is well-documented that Arizona is facing a significant housing crisis. An economic study prepared in connection with the proposed rezoning (**See Exhibit 11, Crismon & Hampton Market Demand Study**) has concluded:

- Rising housing costs, if not addressed, can hinder a community's future economic growth and business development. Communities compete with one another for economic development, business attraction, and a talented workforce.
- If the workforce cannot locate in the community, businesses will struggle to recruit employees and the community's competitiveness will be affected.
- The Site's position behind existing commercial development significantly diminishes its viability for high-quality retail or employment uses due to limited visibility and accessibility from major arterials..
- Office vacancy rates in Mesa have increased from 7.8% in 2019 to 11.0% in 2024, reflecting diminished demand for traditional office space due to remote and hybrid work models.
- Brick-and-mortar retail facing continued pressure from e-commerce (16.2% of retail spending occurring online in 2024, increasing to 30% by 2030)
- A townhome community would increase local population density, directly benefiting nearby businesses through enhanced foot traffic and consumer spending without requiring additional retail construction.

### **3. Proposed Rezone**

This application requests rezoning from PEP/PAD to RM-2/PAD to accommodate a townhome development. A townhome development introduces a platted housing option that is not located within two miles of the Site, giving additional choices for people looking to live, work, and shop in this area. The Lincoln will consist of a maximum of 112 residential units on 9.11 gross acres (8.51 net acres), creating a density of 13.2 dwelling units per net acre. The development provides a mix of unit sizes in front- and rear-facing units to meet diverse housing needs while maintaining compatibility with surrounding land uses.

The Site Plan included in the application shows 102 residential units, which is a result of the City's prohibition on underground retention storage for platted residential developments. The City is in the process of working through revisions to the engineering standards to permit underground retention for platted developments. The changes to the engineering standards are needed to create additional opportunities for alternative housing choices in platted communities, providing additional housing choices within the City.

This development directly advances multiple goals from Mesa's Balanced Housing Plan:

- **Goal 1 - Innovative Development Standards:** The requested PAD deviations described below represent exactly the type of flexible zoning approach the Plan recommends to

boost housing supply. By allowing reduced setbacks and increased lot coverage for platted townhomes, this project demonstrates how modified standards can achieve quality infill development.

- **Goal 2 - Expand Housing Options:** The Lincoln introduces a platted townhome product not readily available in the area, expanding housing choices as recommended in Strategy H1 of the General Plan and addressing the Plan's identified need for middle housing types.

## Development Standards

The development requests several modifications to the RM-2 zoning standards through the use of a Planned Area Development (PAD) overlay. The proposed PAD overlay for The Lincoln represents a thoughtful adjustment of Mesa's zoning standards to create a high-quality, platted townhome community that addresses critical housing needs while respecting the unique constraints of this infill site. These deviations are necessary to accommodate the proposed townhomes that are not directly contemplated by any of the City's existing zoning districts. While RM-2 is the most appropriate available category, it is intended for traditional multi-story apartment complexes and does not account for and creates a barrier for the distinct lotting, layout, or design characteristics of individually platted, townhomes. The PAD overlay serves as the appropriate mechanism to bridge this gap and ensure a high-quality, well-integrated residential community. Considering this, Lincoln has been planned with the following development standard deviations:

Development Standards		
Zoning Category	RM-2	
	City of Mesa Standard	Proposed
<b>Front-Loaded Units</b>		
Minimum Lot Area	7,200 sq.ft.	1,534 sq.ft.
Minimum Lot Width	36'	26'
Minimum Lot Depth	94'	59'
Minimum Front Setback	20'	3' - garages 0' - livable
Minimum Rear Setback	15'	11' Livable/6' Patio
<b>Rear-Loaded Units</b>		
Minimum Lot Area	7,200 sq.ft.	1,333 sq.ft.
Minimum Lot Width	36'	21'
Minimum Lot Depth	94'	62'
Minimum Front Setback	20'	13' Livable/9' Patio
Minimum Rear Setback	15'	3' - garages 0' - livable
Minimum Side Setback (End Units)	10'	0'
Minimum Freeway Setback (South)	30'	10' to the patio 15' to livable
Max. Building Coverage (% of lot)	45%	70%
Max. Front Yard Paved Surface	50%	70%

Max. Covered Private Open Space	50%	<b>15%</b>
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## Justifications for Deviations

Although additional details for the various deviations are grouped below, as a whole, The Crismon meets or exceeds the City's RM-2 standards by providing the following items:

- Providing 1,250 square feet of neighborhood commercial uses that are integrated into the clubhouse, providing residents, guests, and passers-by with neighborhood convenient and friendly services;
- Providing 2.55 acres of common and private open space;
- Providing 18 distinct elevation combinations of form and color, creating a highly varied streetscape while maintaining a cohesive modern farmhouse and ranch character with stucco, board-and-batten and masonry accents, and flat concrete tile roofs;
- The architecture exceeds the minimum requirement for alternative materials, with masonry or board-and-batten treatments comprising roughly a quarter to over a third of each elevation;
- Enhanced landscaping along Hampton Avenue frontage that exceeds the City's requirements by providing 36 trees (22 required) and 277 shrubs (132 required);
- Trees in private backyards that will be trimmed and maintained by the community management company that are accessed via 36" maintenance gates that will be secured by a maintenance easement;
- Enhanced pedestrian connections along Hampton Avenue and the private drive to engage the adjacent properties;
- A shaded seating area at the corner of Hampton Avenue and the private drive;
- Units with front doors along Hampton Avenue and the private drive to engage with the commercial development to the east;
- Designated pedestrian paths through the community; and
- Extensive and thoughtful amenities including a clubhouse with a fitness center, micro offices, conference room, lounge, and covered patio; pool; pickleball court; artificial and natural turf; barbeques; shade structures; picnic tables; playground equipment; and a dog park and washing station.

## Lot Area, Width, and Depth

The proposed lot dimensions for the Front- and Rear-Loaded residences deviates from the RM-2 standards but are consistent and typical with the proposed attached housing. These reductions are not indicative of diminished quality or intensity; rather, they reflect the use of individual lots for each residence, as opposed to a single large parcel under common ownership as is typically found in RM-2 developments. The Site is designed to function as a cohesive whole, with open space provided in shared, accessible areas rather than on a per-lot basis. The RM-2 standard for open space is 20,400 square feet (200 sf/unit). The Lincoln far exceeds this requirement, providing 78,066 square feet (568 sf/unit) of usable common open space and 33,089 square feet of private open space (rear yards), for a total of 111,115 square feet of total open space. Providing approximately 2.34 acres of total open space (27% of the net site area) is not achievable complying with the typical standards. These

modifications support an efficient, context-sensitive development pattern that aligns with the General Plan's goals for infill and housing diversity.

#### Setbacks (Front, Side, Rear, Freeway)

Setback deviations include a 0-foot side setback (for end units), an 11-foot (front-loaded units)/3-foot (rear-loaded units) rear setback to the back of the building (6' to the back of the patio for the front-loaded units), and a 10-foot freeway setback. The side setbacks are typical of townhome developments where units share common walls. Rear and freeway setbacks are mitigated through enhanced landscaping and buffering and the freeway frontage presents no direct access or exposure concerns. Similar to the requested modifications to the lot area, width, and depth, changes in the setback are driven by creating a platted townhome community with 27% of total open space provided. Additionally, designated pedestrian paths are provided throughout the community to provide safe and efficient circulation between the residences and amenities. Collectively, these setbacks support a compact, walkable design while maintaining appropriate separation and privacy.

#### Building Coverage

The proposed 70% building coverage exceeds the RM-2 standard due to the small size of each individually platted lot. However, this figure does not reflect an increase in bulk or intensity. As described above, the overall site provides a total of 27% open space, including private yards and shared amenity areas, demonstrating that the development balances building footprint with meaningful outdoor space. Additionally, the development contains a comprehensive amenity package, which includes a seating areas, pool, clubhouse, dog park, and playground equipment.

The Lincoln deliver a quality housing product that advances multiple Mesa General Plan objectives while respecting neighborhood context. Rather than forcing inappropriate standard requirements onto individually platted townhome lots, these thoughtful adjustments create a development that: activates a long-vacant infill site, supports adjacent employment and commercial uses; creates a complete, walkable community; and sets a precedent for quality infill development. The modifications are minimal, purposeful, and result in a development that exceeds the quality and community benefits of a standard RM-2 development.

#### PAD Criteria

Porter Kyle's proposed development satisfies the PAD criteria found in Section 11-22-1:

*A. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use;*

The development incorporates a network of well-designed, centrally located open spaces and recreational amenities that are held in common ownership and scaled appropriately to serve the community. A variety of spaces, including a pool, clubhouse, shaded seating areas, playground, dog park, and passive gathering areas, are thoughtfully distributed throughout the Site to ensure accessibility and promote interaction among residents. Several of the residential buildings are oriented to front directly onto the private drive along the

eastern edge, activating this edge with pedestrian-friendly design and creating a visual and functional connection to the adjacent commercial development. This arrangement encourages walkability, supports casual interaction between uses, and enhances the sense of place within the broader context.

*B. Options for the design and use of private or public streets;*

The Site is a challenging infill site with no changes proposed to the existing public streets. Hampton Road is fully built.

*C. Preservation of significant aspects of the natural character of the land;*

There is nothing remarkable about this vacant commercially zoned property that would require retention or preservation with the redevelopment. As is shown in the exhibits, the proposed layout and elevations bring an exciting, fresh development to the area, providing critical support to the struggling existing commercial developments.

*D. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development;*

Porter Kyle has created a community that is attractively designed, aesthetically landscaped, and provides an appropriate use of this challenging, infill redevelopment Site. The proposed design and layout provide convenient, safe, and attractive pedestrian connections throughout the development to the existing retail/commercial developments east and north of the Site. Particular attention has also been given to provide pedestrians with convenient access to centrally located amenities and open space areas.

*E. Sustainable property owners' associations;*

The development will be managed by a single property management company.

*F. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions; and*

Covenants, conditions, and restrictions will be prepared for the development.

*G. Single or multiple land use activities organized in a comprehensive manner, and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.*

The proposed development is a thoughtfully organized residential community that integrates a variety of land use elements, including multi-unit housing, open space amenities, and pedestrian connections, into a cohesive and synergistic Site design. The layout places active uses along the northern and eastern edge of the Site to engage directly with the adjacent commercial development, while internal amenities such as the clubhouse, pool, dog park, and gathering spaces serve both residents and contribute to a lively and walkable neighborhood environment. The clubhouse includes an opportunity for a future neighborhood commercial use with patrons accessing the future commercial services through a separately dedicated entrance, ensuring operational independence from residential amenities and creating direct visual and functional engagement with the commercial development to the east.

The development exemplifies the Balanced Housing Plan's vision for integrated communities. By providing housing units within walking distance of major employment (HonorHealth's 178-bed hospital, Home Depot, six restaurants), the development reduces transportation costs for households -critical given that transportation represents the second-largest household expense at 15% of income. This proximity to employment helps to address the Plan's finding that 166,000 Mesa residents currently commute out of the city daily, while supporting local businesses through increased population density and consumer spending.

## **4. Conformance with General Plan**

Porter Kyle is requesting a Minor General Plan Amendment to change the designation from *Urban Center* to *Urban Residential*. This amendment more accurately reflects the Site's proposed use and provides support to the existing businesses and retail developments.

The existing *Urban Center* placetype is intended to support a broad mix of high-intensity land uses, often anchored by commercial, civic, or transit-oriented functions. While the current designation nominally allows different types of multiple residence housing as a supporting land use, the physical and locational characteristics of this Site, particularly its limited street frontage, lack of arterial visibility, and position behind existing commercial development, make it an unlikely to develop with sustainable commercial uses. Instead, these constraints make the Site far more appropriate for medium-density residential development.

The requested *Urban Residential* placetype designation aligns with the intent of the General Plan to provide diverse housing types near key amenities and employment centers. The proposed development supports several Core Values, Guiding Principles, and Strategies of the General Plan, including:

- **Diverse and Thriving Economy:** The development directly supports this Core Value by strengthening the relationship between housing and employment. Providing neighborhood commercial services within a residential community located in immediate proximity to existing residential developments and major employment centers creates opportunities for reduced vehicular dependency, enhanced walkability, improved quality of life for residents and workers, strengthened economic vitality of adjacent commercial establishments, and a more integrated live-work-play environment.
- **Housing Attainability:** The Lincoln adds 113 townhomes to the City's housing inventory at a time when the City and the region face significant housing challenges. A townhome development introduces a platted housing option that is not located within two miles of the Site, giving additional choices for people looking to live, work, and shop in this area. The integrated commercial component enhances resident quality of life and housing value through convenient on-site services. The development supports the Housing Guiding Principle ("Our housing is attainable for all") and Strategy H1 ("Create more opportunities for housing options") by introducing a medium-density housing type that enhances local housing diversity. The townhome format, with 3- and 4-bedroom units, specifically addresses the needs of families and workforce households that are priced out of single-family homes but seek alternatives to apartment living.

- **Complete Communities:** The Lincoln adds a residential and neighborhood commercial uses in close proximity to a major employment center (HonorHealth), shopping, dining, and services. This supports Strategy N1 (“Promote complete communities”) and encourages a live-work-play environment that is walkable and less reliant on vehicles. the integration of land uses embodies the complete community concept central to the General Plan.
- **Infill and Revitalization:** The Site is a long-vacant, infill, commercially zoned parcel that has not developed under its current entitlements despite significant growth in the area. The adaptive approach—recognizing the Site's constraints (limited arterial visibility, position behind existing commercial uses) and converting to residential with supporting commercial—represents textbook infill redevelopment that activates underutilized land and is encouraged by Strategy LU3 (“Encourage infill and redevelopment to meet the community's strategic needs”) and Strategy N2 (“Promote adaptive reuse and infill”).
- **Employment Support:** By adding housing within walking distance of major employers, the development enhances workforce accessibility and local economic competitiveness. This supports the Economic Development Guiding Principle and Strategy ED1 (“Attract businesses and employers”) by making it easier for employees to live near their jobs.
- **Growth Strategy – Evolve:** The Site falls within the General Plan's *Evolve* category, which encourages redevelopment, increased density, and improved integration of residential and employment uses. The Lincoln embodies this strategy by
  - Activating a long-vacant parcel with a use that responds to demonstrated market conditions
  - Increasing residential density appropriate for an employment corridor location
  - Integrating commercial uses that serve both residents and nearby workers
  - Creating pedestrian connections between residential, commercial, and employment uses

In addition to the General Plan, The Lincoln aligns with the Goals of the Balanced Housing Plan:

- Increased population density supporting local retail (addressing retail vacancy concerns)
- Workforce retention near employment centers (supporting Goal 4)
- Property tax generation without significant infrastructure demands
- Catalyst effect for future redevelopment of underperforming commercial properties

## **5. Special Use Permit**

In connection with the Rezoning request, Porter Kyle requests a Special Use Permit to allow Neighborhood Commercial uses as provided for in Sections 11-70-5 and 11-31-9 of the Mesa Zoning Ordinance. The neighborhood commercial use will be located in the same building as the clubhouse, with its storefront designed to front onto the private drive along the

eastern property boundary, creating direct visual and functional engagement with the commercial development to the east. Pedestrians can access the clubhouse via sidewalk and landscaped pathways leading from Hampton Avenue, while other commercial users can directly access the commercially-planned portion of the clubhouse through the separately dedicated entrance.

Although specific neighborhood commercial uses are not yet identified, planning for them now demonstrates sound land use principles and positions the development to positively influence future commercial development and redevelopment of the existing commercial uses directly east of the Site. The modest commercial component will serve both residents and nearby employees, strengthening the live-work-play environment envisioned by the General Plan while supporting the economic viability of adjacent commercial establishments.

### **Special Use Permit Criteria Analysis**

#### ***Section 11-70-5.E: Required Findings for Special Use Permit***

The proposed neighborhood commercial uses satisfy each of the four required findings established in Section 11-70-5.E:

1. **General Plan Consistency.** As is detailed above in Section 4, the proposed development will advance the goals and objectives of the General Plan.
2. **District Consistency and Location Appropriateness.** The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies. The commercial component is appropriately scaled and designed for integration within the proposed RM-2 PAD district. The Site is uniquely positioned between existing residential developments and an established employment and commercial corridor. The proposed combination of residential and neighborhood commercial uses creates a natural transition between residential uses and adjacent commercial development.
3. **Non-Injurious to Adjacent Properties.** The proposed development will not be injurious or detrimental to the adjacent or surrounding properties in the area, the neighborhood, or to the general welfare of the City. Locating the neighborhood commercial use within the clubhouse, adjacent to a private drive and facing the existing commercial developments will avoid adverse impacts on adjacent properties. The centralized location of the clubhouse when considering the overall area provides convenient access for residents of The Lincoln and the commercial users looking for a neighborhood commercial experience rather than a typical commercial one.
4. **Adequate Public Services and Infrastructure.** Adequate public services, public facilities and public infrastructure are available to serve the proposed development.

#### ***Section 11-31-9: Commercial Uses in Any Residence District***

The proposed neighborhood commercial uses satisfy the criteria established in Section 11-31-9:

- A. **Applicable Policies.** As is detailed in Section 4, the proposed development will advance the goals and objectives of the General Plan. The development also meets the Special Use Permit criteria and demonstrates compatibility with the surrounding uses.
- B. **Site Plan.** A comprehensive site plan, floor plan, and elevations have been submitted showing integration of the neighborhood commercial uses within the residential development. The clubhouse's location creates visual and functional connectivity with the adjacent commercial development, establishing a natural transition between residential and commercial uses. Commercial patrons will access the future commercial services through a separately dedicated entrance, ensuring operational independence from residential amenities. Landscaped pathways and sidewalks connect Hampton Avenue to the clubhouse, promoting walkability. Pedestrian gates provide direct connections to commercial and employment uses to the east and north, supporting reduced vehicular dependency.
- C. **Operational Plan.** Appropriate measure will be taken to ensure any future neighborhood commercial use is compatible with the proposed residences including, but not limited to: structured complaint response protocols, litter control measures, hours of operations, and Good Neighbor Policies. For additional details, please see The Lincoln Operational Plan submitted concurrent with this application.
- D. **Addresses Adverse Impacts.** The integrated neighborhood commercial use within the clubhouse does not create any adverse impacts. The layout of the development provides paved access and on-site circulation to the residential and commercial uses. The clubhouse is positioned within the development's interior, surrounded by residential units and enhanced landscaping providing natural buffering. Commercial access is designed to minimize circulation through residential areas. The separately dedicated commercial entrance directs patron activity away from residential units.

The Special Use Permit request for neighborhood commercial uses satisfies all required findings under Section 11-70-5.E and all criteria under Section 11-31-9. The thoughtfully integrated neighborhood commercial component advances multiple General Plan goals, objectives, and strategies while enhancing resident quality of life, supporting complete communities, and strengthening the relationship between residential and employment uses.

The neighborhood commercial component advances Balanced Housing Plan Recommendation 3-3: 'Facilitate co-location of essential services to support housing.' By integrating commercial services within a residential development, the project creates the type of complete community that:

- Reduces vehicle dependency
- Provides walkable access to services for residents without vehicles
- Creates economic synergies between residential and commercial uses
- Demonstrates innovative mixed-use development that can catalyze similar projects

Planning for these commercial uses now, even before specific tenants are identified, demonstrates forward-thinking land use planning that positions the development to positively influence future development patterns in the surrounding area. The commercial component strengthens rather than undermines the residential character, creating a self-sustaining community environment.

## **6. Site Plan**

Careful consideration has gone into planning this community. Porter Kyle, as an experienced developer, has created a platted community that is attractively designed, aesthetically landscaped, and provides an appropriate use of this challenging, underutilized Site. **See Exhibit 2, Site Plan and Exhibit 3, Preliminary Landscape Plan.** The Lincoln is a gated community that will consist of approximately 113 platted lots at a density of approximately 13.3 net du/ac. The proposed design and layout provide convenient, safe, and attractive pedestrian connections throughout the development to the existing retail/commercial developments east and north of the Site by way of pedestrian gates. Particular attention has also been given to provide pedestrians with convenient access to centrally located amenities and open space areas.

The Lincoln is comprised of 2-story townhomes. **See Exhibit 5, Building Elevations.** The buildings are appropriately located throughout the Site, with the buildings arranged along the perimeter of a large central courtyard, creating a centralized neighborhood gathering area. **See Exhibit 4, Amenity Area.** The clubhouse, which includes the neighborhood commercial component, is strategically positioned along the eastern edge of the development, fronting onto the private drive to create direct visual and functional engagement with the adjacent commercial development. This intentional placement establishes the clubhouse as a community focal point and a transitional element that bridges residential and commercial uses, supporting the development's role in creating a complete, walkable neighborhood. Additionally, the strategic arrangement of the townhome buildings establishes open space pockets throughout the development, fostering community interaction while preserving privacy.

Access to the development is provided via two gated entry points on the access road from Hampton Avenue along the eastern property boundary, with an additional exit-only gate to the access road. The internal circulation network consists of 27-foot-wide private driveways with 5-foot sidewalks throughout the development to facilitate pedestrian movement. Commercial patrons can access the neighborhood commercial use through a separately dedicated entrance, ensuring operational independence from residential amenities while maintaining integrated site design. Pedestrian pathways and landscaped connections from Hampton Avenue provide convenient access to the commercial uses for both residents and nearby employees, supporting reduced vehicular dependency and enhanced walkability.

### ***Landscaping, Amenities, and Open Space***

The overall landscape theme is inspired by the Sonoran Desert with accents of lush, native and native adapted, desert oasis landscaping at focal points to create an environment of luxury resort living at The Lincoln. **See Exhibit 3, Preliminary Landscape Plan.** As shown on the Conceptual Landscape Plan, the design, elements, and materials create a sense of

community and neighborhood, both echoing the architectural character and responding to the desert landscape surrounding it. The elements and features are designed to create a “sense of place” and a permanence achieved by relating the elements to the “human scale” and integrating with the architecture.

The landscape palette is a combination of native and non-native plant material that draws from the lush desert look and feel of an adapted Sonoran Desert residential experience. The use of palms at the pool area creates a sense of priority and a resort style look and feel. The landscape palette provides a diversity of colorful plant materials that enhance the community environment throughout the year with a variety of compositions, texture, and seasonal color, while focusing on shade in the pedestrian areas. The hardscape and pedestrian amenities throughout the Site integrate design cues from the architectural vernacular and design elements of the building architecture. Together these elements embrace the architecture of the proposed buildings and blend with the existing built environment of the area.

There are two primary focal points within this development. The first is the traffic circle and main entrance into the Site which includes significant hardscape and landscape enhancements, focusing on creating a "sense of arrival". The second focal point is the amenity area. **See Exhibit 4, Amenity Plan.** Residents will benefit from a comprehensive amenity package anchored by a large clubhouse with over 1,000 square-feet of outdoor patio space with seating areas and the adjacent pool area. This central recreation hub serves as the community focal point, complemented by two dedicated dog parks, a playground area, and additional landscaped recreation zones. These carefully distributed amenity spaces ensure all residents maintain convenient access to recreation opportunities regardless of unit location within the development. Combined, the amenities provided create multi-generational recreational opportunities for the community. The development also demonstrates a strong commitment to open space, providing a total of  $2.34\pm$  acres of combined open space, which is  $27\pm\%$  of the net site area. This open space is divided between  $1.46\pm$  acres of common open space and  $0.88\pm$  acres of private open space.

### **Architecture**

The architecture for The Lincoln is intentionally elevated and supports the request for PAD deviations and meeting the listed architectural deviations through the City’s “alternative compliance” provisions. Across just 23 residential buildings, there are 18 distinct elevation combinations of form and color, creating a highly varied streetscape while maintaining a cohesive modern farmhouse and ranch character with stucco, board-and-batten and masonry accents, and flat concrete tile roofs. The proposed architecture for The Lincoln will feature modern farmhouse and ranch exterior styles utilizing clean, simple forms with four different color schemes that blend and complement the desert landscape. **See Exhibit 5, Building Elevations.** The Lincoln provides additional housing choices in the area, exclusively with 3- and 4-bedroom homes. Materials utilized will be stucco, fiber cement board and batten, and flat concrete roof tile. **See Exhibit 6, Color & Material Palette.** The colors and porch forms will vary from one unit to the next to create individuality and add diversity, while the primary second floor masses will tie together across the building creating a strong visual element and presence throughout the community. **See Exhibit 7, Floor Plans.**

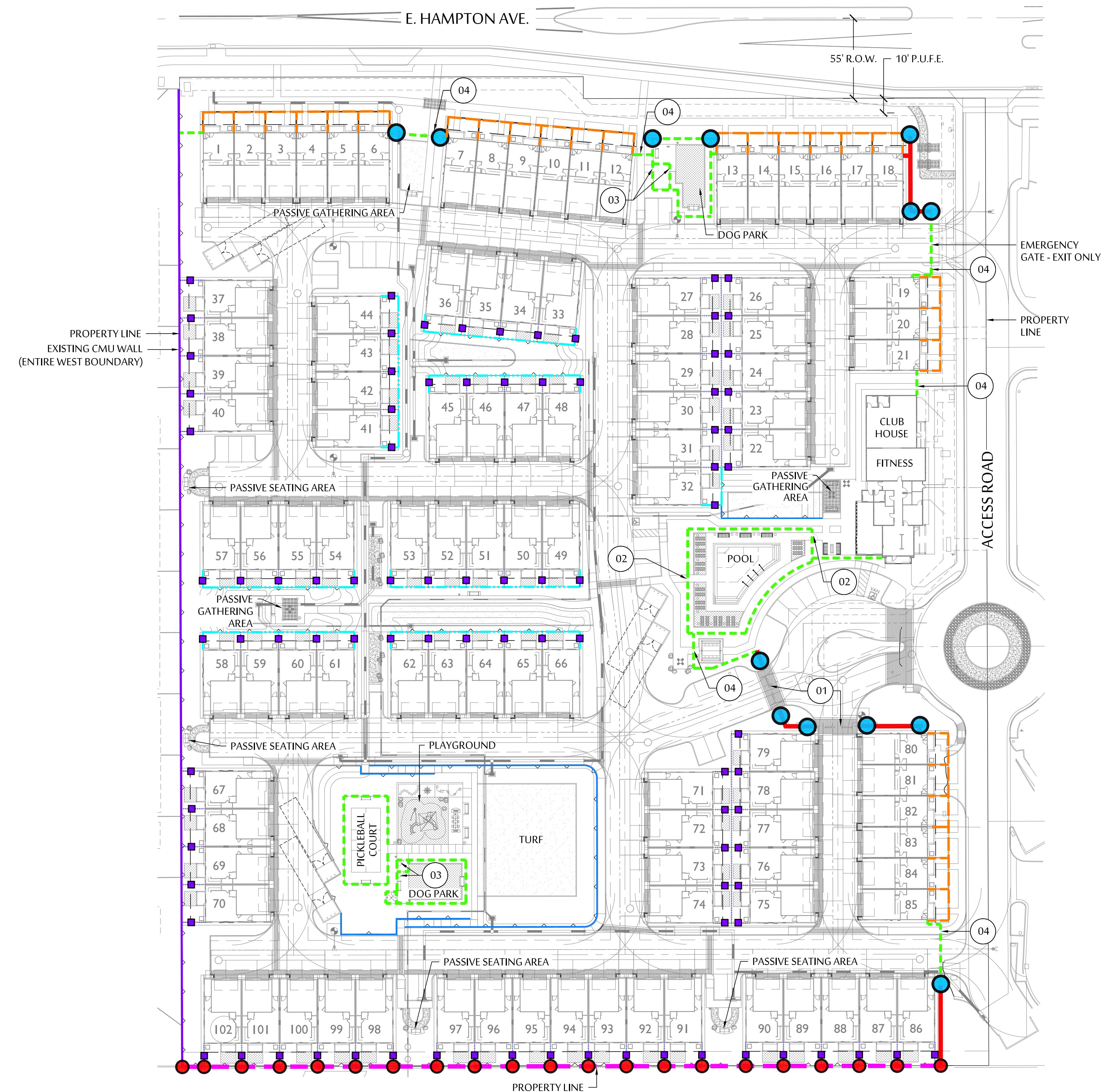
The clubhouse is the architectural focal point of the community, blending the ranch and farmhouse vocabulary into a landmark building with a generous pool-side patio and a separately accessed SUP neighborhood commercial space that reinforces the project's walkable, mixed-use feel. Rooflines, second-story masses, patios, and facades are all strongly articulated so that garages are visually de-emphasized and building mass is broken into smaller, human-scaled components, satisfying the intent of the City's 3-foot garage overhang and other prescriptive façade standards through alternative compliance rather than strict dimensional replication. Building footprints, porches, and patios are deliberately designed to frame large private outdoor rooms; where the Zoning Ordinance requires only 120 square feet of private open space per unit, with 60 square feet covered, our homes provide roughly 324 square feet of private open space per unit while still delivering the required 60 square feet of covered area, so that usable private open space becomes a defining architectural feature of each home. In addition, every façade substantially exceeds the minimum requirement for alternative materials, with masonry or board-and-batten treatments comprising roughly a quarter to over a third of each elevation, ensuring all four sides of the buildings are well-composed and visually rich. Collectively, this level of variation, material quality, façade articulation, and private open-space-driven architecture demonstrates that the requested architectural deviations—implemented through alternative compliance—are minor, purposeful, and result in a community that far surpasses a code-minimum RM-2 development.

#### ***Theme Walls, Entry Gates, and Entry Monument***

The theme walls, view fencing, and entry monument have been designed to be consistent with the residential building elevations and landscaping theme. **See Exhibit 8, Wall Plan & Details and Exhibit 9, Monument Details.** The site elements are a mixture of accent metal, wrought iron fencing, and stucco walls to match the residential building architecture. These elements transition into the landscape with the use of a strong foundation planting palette.

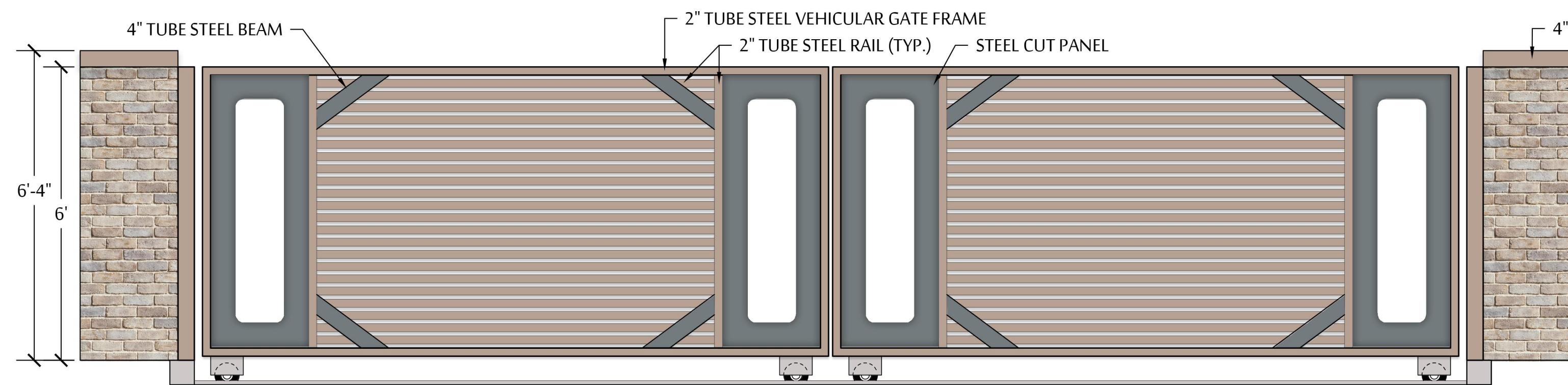
## **6. Conclusion**

The Lincoln is a thoughtfully designed, high-quality, platted townhome community with the opportunity for a future neighborhood commercial use that transforms a challenging infill Site into a vibrant and livable community. The requested Special Use Permit for neighborhood commercial uses within the clubhouse represents forward-thinking land use planning that advances multiple General Plan objectives by integrating a future neighborhood commercial use within a residential community. The commercial component is appropriately scaled, strategically positioned, and comprehensively managed to ensure compatibility with the residential character while serving residents and nearby employees. The development offers a well-rounded lifestyle for future residents while enhancing the surrounding area through intentional design, strong pedestrian connectivity, and direct engagement with the adjacent commercial uses to the east. This proposal aligns with the goals and policies of the City's General Plan and is compatible with surrounding development. The result is a sustainable, visually appealing community that contributes positively to the character of the area. We respectfully request your approval.

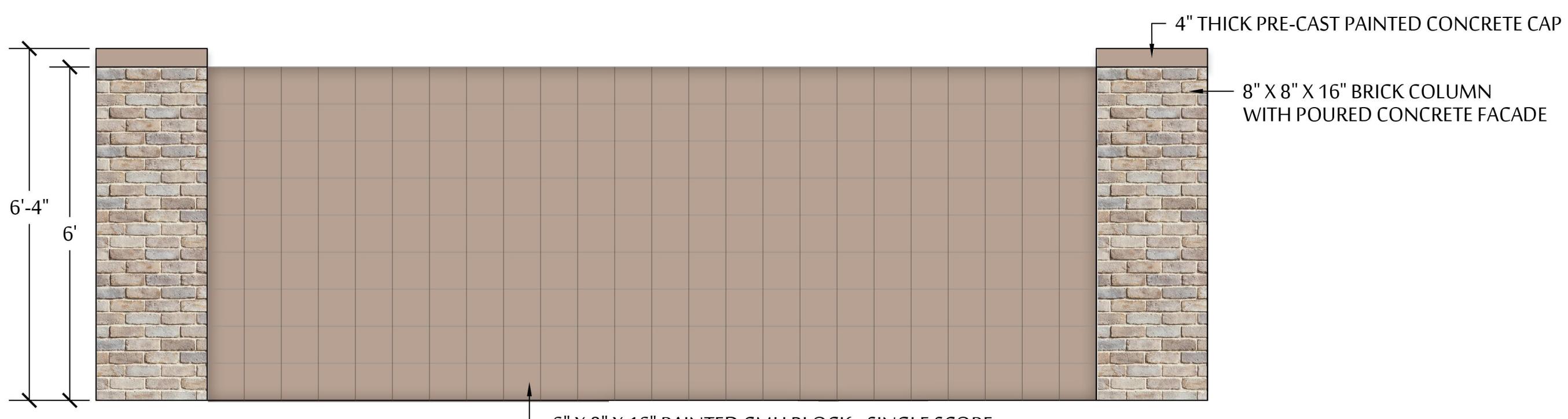


#### WALL PLAN LEGEND

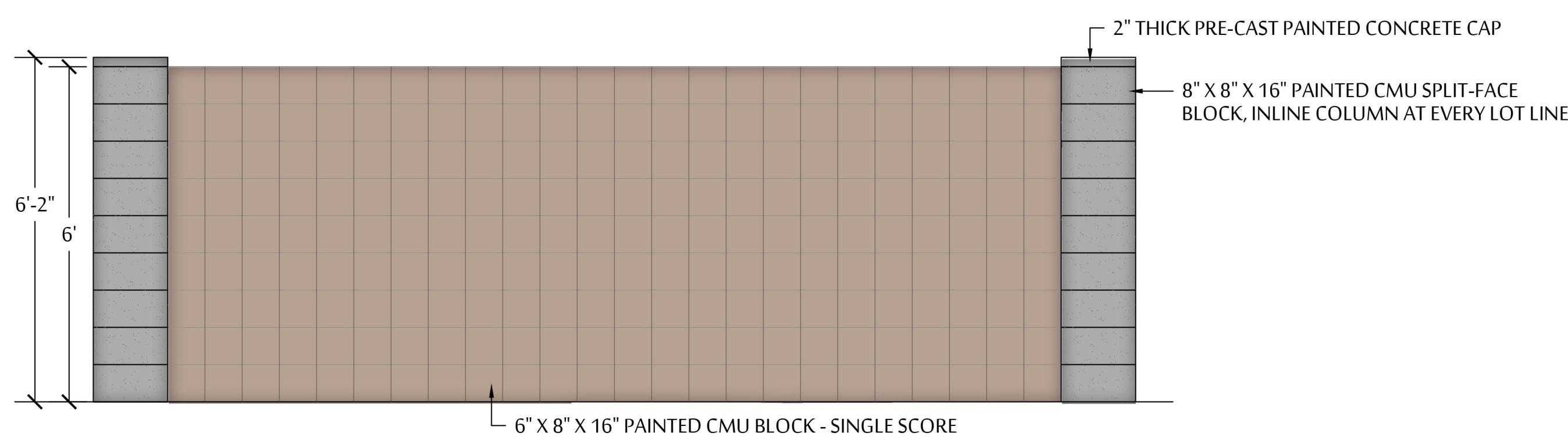
<span style="color:red">—</span>	THEME WALL - SEE DETAIL 'B' ON SHEET L8
<span style="color:purple">—</span>	SECONDARY THEME WALL - SEE DETAIL 'C' ON SHEET L8
<span style="color:green">- - -</span>	FULL VIEW FENCE - SEE DETAIL 'E' ON SHEET L8
<span style="color:cyan">- - -</span>	PARTIAL VIEW FENCE - SEE DETAIL 'D' ON SHEET L8
<span style="color:orange">- - -</span>	3' HT. PONY WALL - SEE DETAIL 'G' ON SHEET L8
<span style="color:blue">. . .</span>	BUILDER WALL - SEE DETAIL 'F' ON SHEET L8 - ALL BACKYARD WALLS NOT IDENTIFIED TO BE BUILDER WALL.
<span style="color:blue">—</span>	GUARDRAIL - SEE DETAIL 'K' ON SHEET L8
<span style="color:purple">—</span>	CMU EXISTING WALL
<span style="color:blue">●</span>	THEME COLUMN - SEE DETAIL 'B' ON SHEET L8
<span style="color:red">●</span>	SECONDARY THEME COLUMN - SEE DETAIL 'C' ON SHEET L8
<span style="color:purple">■</span>	MAINTENANCE GATE - SEE DETAIL 'I' ON SHEET L8
<span style="color:blue">○</span>	VEHICULAR ROLLING ACCESS GATE - SEE DETAIL 'A' ON SHEET L8
<span style="color:blue">○</span>	POOL GATE
<span style="color:blue">○</span>	DOG PARK GATE
<span style="color:blue">○</span>	COMMUNITY PEDESTRIAN GATE



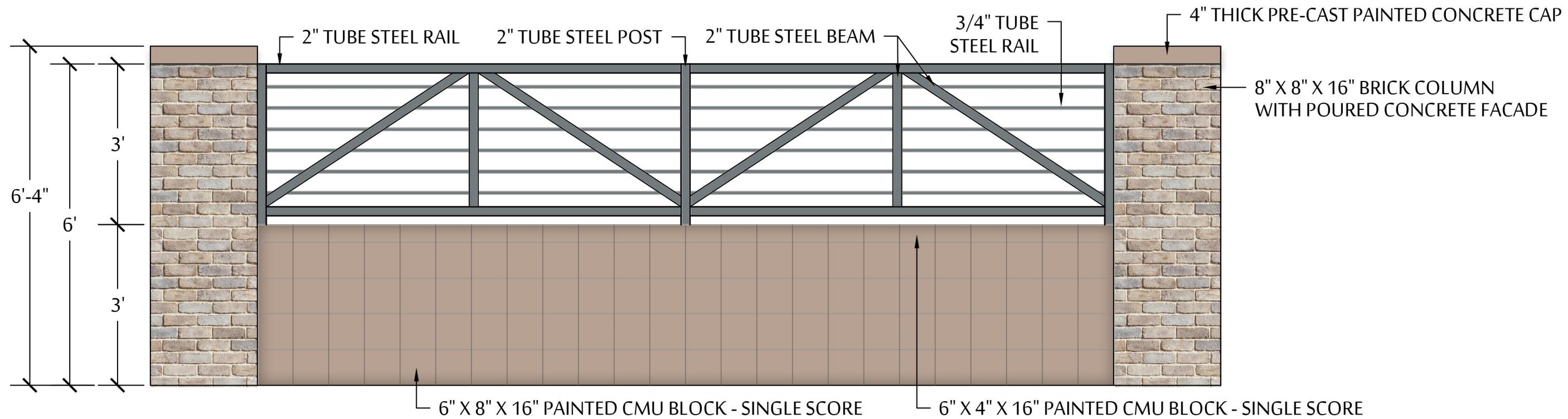
**A VEHICULAR ROLLING ACCESS GATE**  
SCALE: 1/2" = 1'-0"



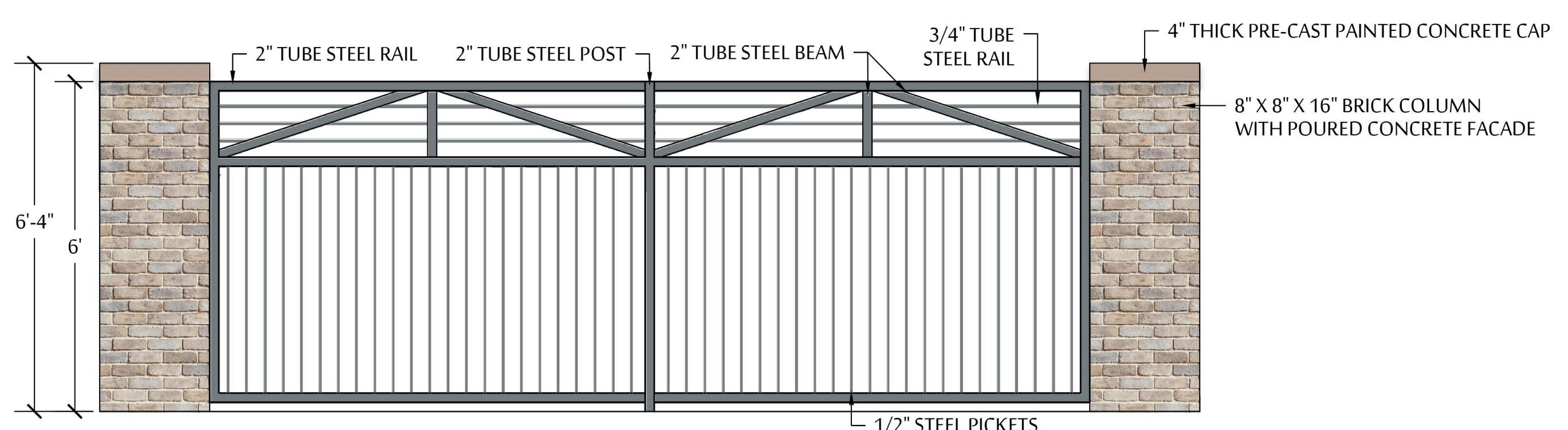
**B THEME WALL**  
SCALE: 1/2" = 1'-0"



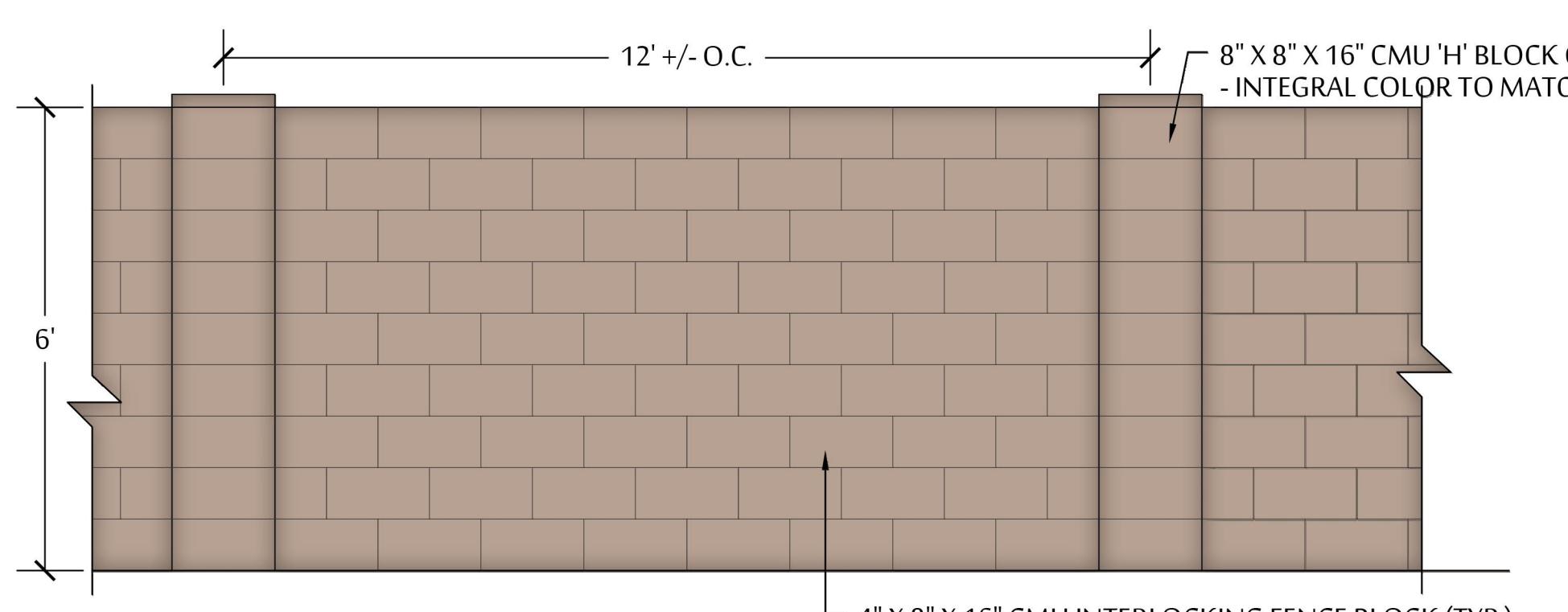
**C SECONDARY THEME WALL**  
SCALE: 1/2" = 1'-0"



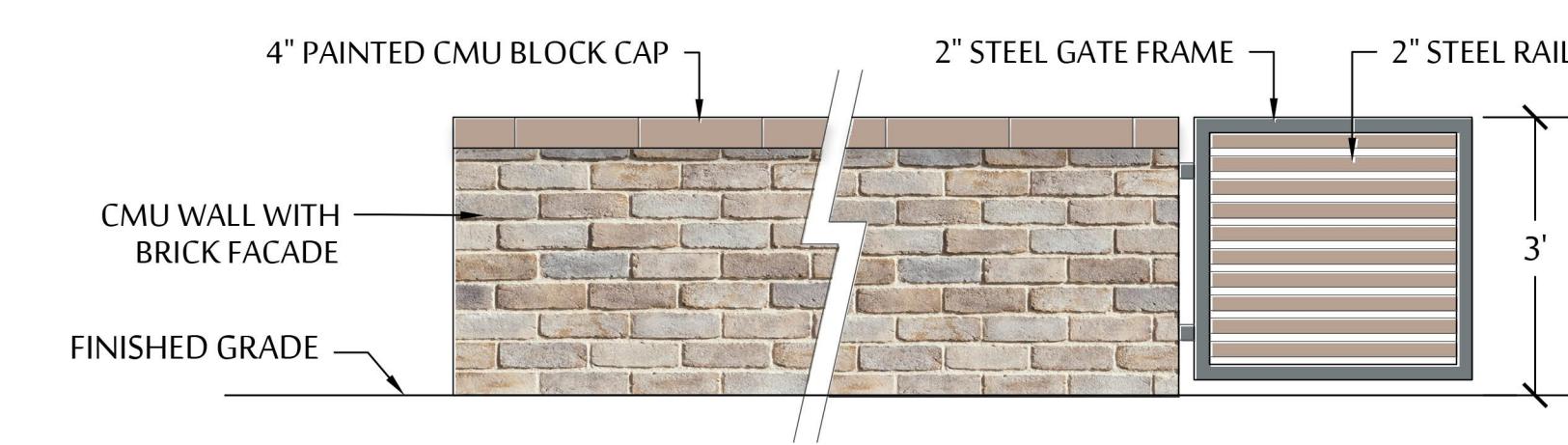
**D PARTIAL VIEW FENCE**  
SCALE: 1/2" = 1'-0"



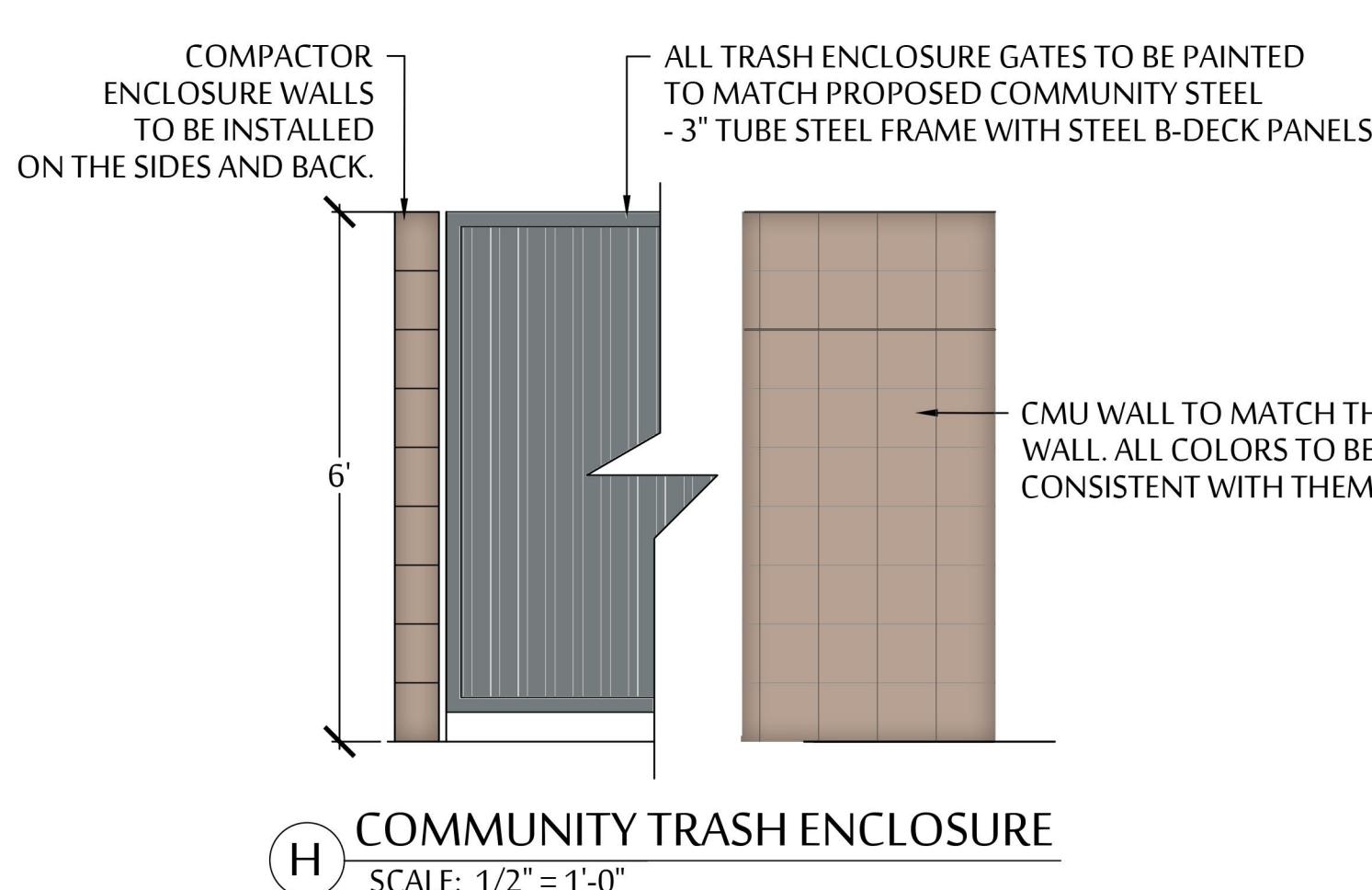
**E FULL VIEW FENCE**  
SCALE: 1/2" = 1'-0"



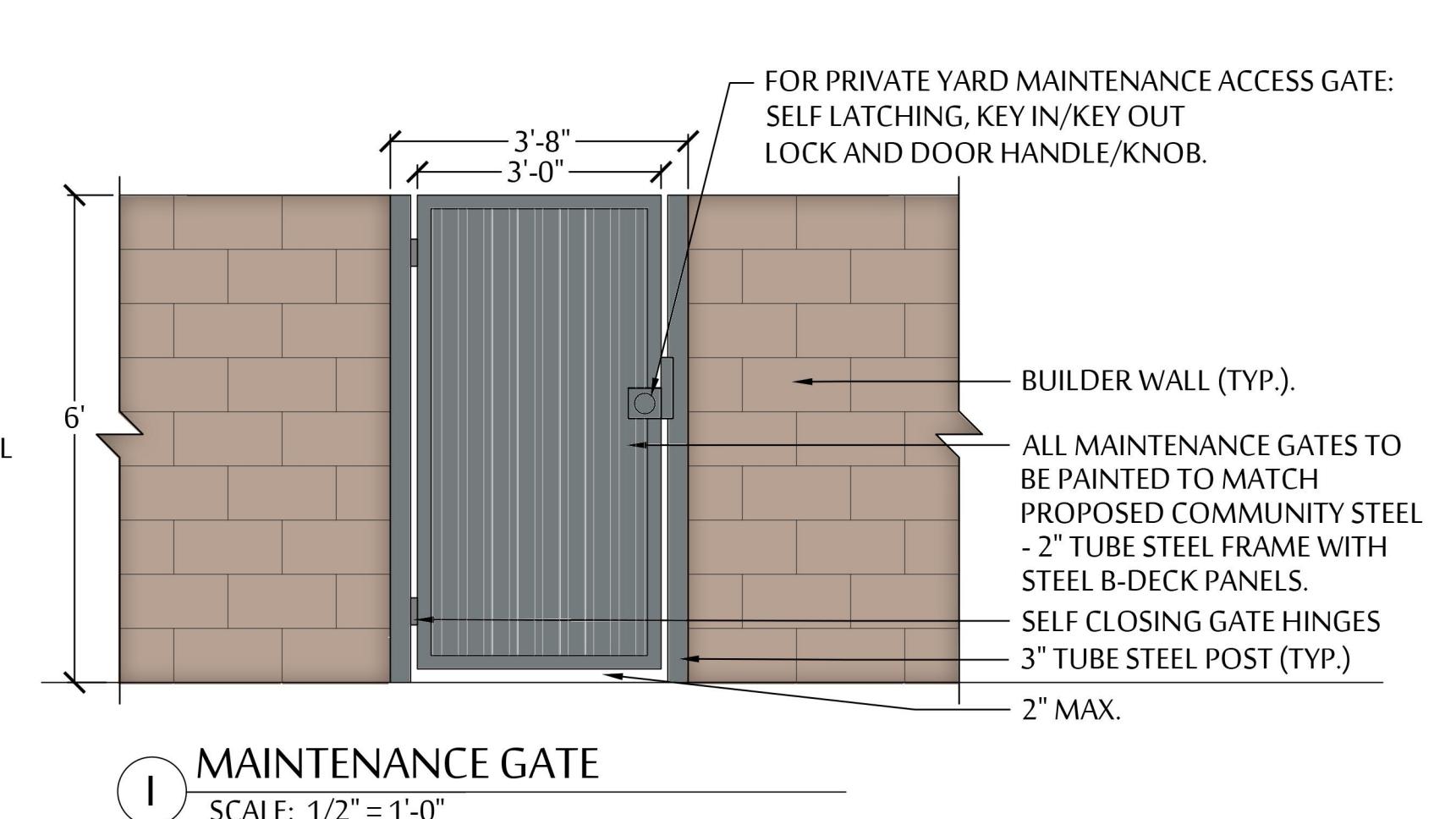
**F BUILDER WALL**  
SCALE: 1/2" = 1'-0"



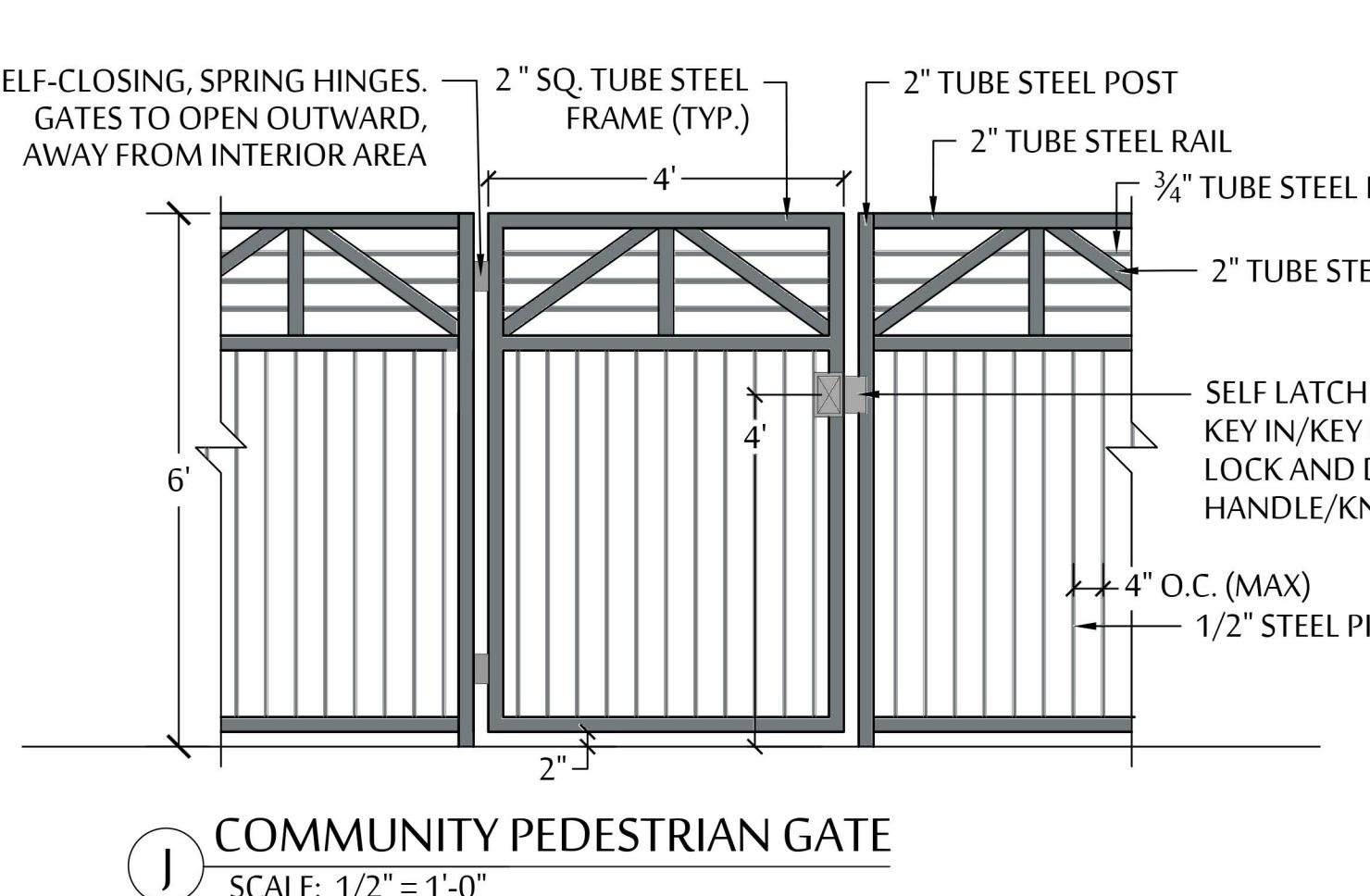
**G 3' COURTYARD WALL**  
SCALE: 1/2" = 1'-0"



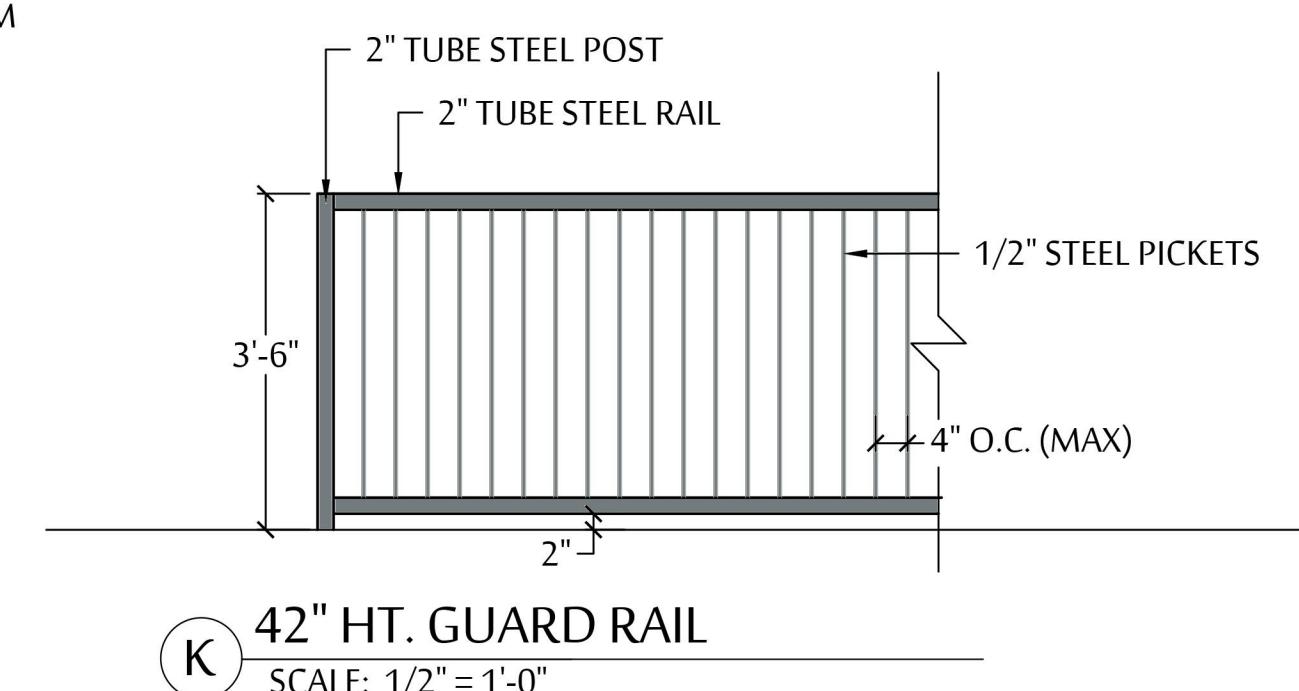
**H COMMUNITY TRASH ENCLOSURE**  
SCALE: 1/2" = 1'-0"



**I MAINTENANCE GATE**  
SCALE: 1/2" = 1'-0"



**J COMMUNITY PEDESTRIAN GATE**  
SCALE: 1/2" = 1'-0"



**K 42" HT. GUARD RAIL**  
SCALE: 1/2" = 1'-0"

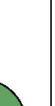
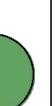
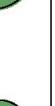
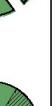
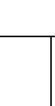
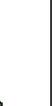
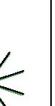
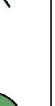
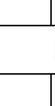
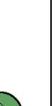
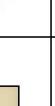
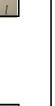
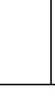


## LANDSCAPE CALCULATIONS (PER MESA ZONING ORDINANCE)

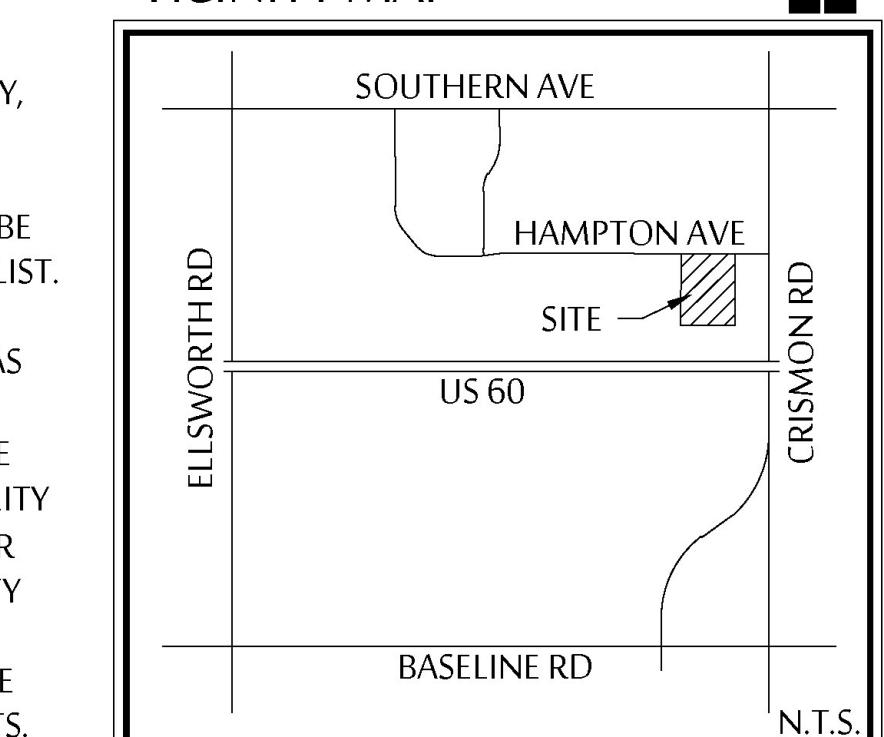
<p><b>HAMPTON AVENUE FRONTAGE: 540 LF</b></p> <p><b>(1 TREE, 6 SHRUBS PER 25 LF)</b></p> <p>TREES REQUIRED = 22 TREES</p> <p>SHRUBS REQUIRED = 132 SHRUBS</p> <p>TREES PROVIDED = 36 TREES</p> <p>SHRUBS PROVIDED = 277 SHRUBS</p> <p><b>MIN. 25% TREES OVERALL REQUIRED TO BE 36" BOX ALONG FRONTAGE:</b></p> <p>REQUIRED = 6 TREES</p> <p>PROVIDED = 6 TREES</p>	<p><b>EAST PROPERTY LINE: 550 LF</b></p> <p><b>(3 TREE, 20 SHRUBS PER 100 LF)</b></p> <p>TREES REQUIRED = 17 TREES</p> <p>SHRUBS REQUIRED = 110 SHRUBS</p> <p>TREES PROVIDED = 11 TREES/ 9 PALMS</p> <p>SHRUBS PROVIDED = 124 SHRUBS</p> <p><b>SOUTH PROPERTY LINE: 550 LF</b></p> <p><b>(3 TREES PER 100 LF)</b></p> <p><b>(20 SHRUBS PER 100 LF VISIBLE FROM THE DRIVE ISLES AND PARKING)</b></p> <p>TREES REQUIRED = 18 TREES</p> <p>SHRUBS REQUIRED = 20 SHRUBS</p> <p>- 90 LF VISIBLE FROM PARKING AND NOT WITHIN A PRIVATE YARD</p>
<p><b>WEST PROPERTY LINE: 670 LF</b></p> <p><b>(3 TREES PER 100 LF)</b></p> <p><b>(20 SHRUBS PER 100 LF VISIBLE FROM THE DRIVE ISLES AND PARKING)</b></p> <p>TREES REQUIRED = 21 TREES</p> <p>SHRUBS REQUIRED = 50 SHRUBS</p> <p>- 214 LF VISIBLE FROM PARKING AND NOT WITHIN A PRIVATE YARD.</p> <p>TREES PROVIDED = 21 TREES</p> <p>SHRUBS PROVIDED = 65 SHRUBS</p>	<p>TREES PROVIDED = 18 TREES</p> <p>SHRUBS PROVIDED = 33 SHRUBS</p> <p><b>MIN. 50% TREES OVERALL REQUIRED TO BE 24" BOX ALONG ADJACENT PROPERTY LINES:</b></p> <p>(39) TOTAL TREES ON THE WEST AND SOUTH PROPERTY LINE: <math>39 \times 50\% = 20</math></p>
<p><b>PARKING LOT LANDSCAPE ISLANDS</b></p> <p><b>1 TREE AND 3 SHRUBS PER ISLAND</b></p> <p><b>12 LANDSCAPE ISLANDS TOTAL</b></p> <p>TREES REQUIRED = 11 TREES</p> <p>SHRUBS REQUIRED = 33 SHRUBS</p> <p>TREES PROVIDED = 12 TREES</p> <p>SHRUBS PROVIDED = 36 SHRUBS</p>	<p><b>MIN 10% TREES IN PARKING LOT ISLANDS REQUIRED TO BE 36" BOX:</b></p> <p><math>11 \text{ TREES} \times 10\% = 1.1 \text{ TREES}</math></p> <p>REQUIRED = 1 TREES</p> <p>PROVIDED = 1 TREES</p>

**NOTE: ALL TREES IN PRIVATE BACKYARDS SHALL BE TRIMMED AND MAINTAINED BY THE COMMUNITY MANAGEMENT COMPANY, ACCESSED THROUGH THE 36" MAINTENANCE GATES. A MAINTENANCE EASEMENT WILL BE PROVIDED IN EACH PRIVATE BACKYARD TO ALLOW ACCESS TO THE GATES. MINOR YARD DEBRIS WITHIN PRIVATE YARDS IS THE RESPONSIBILITY OF THE INDIVIDUAL RESIDENT.**

## PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	QTY.
<b>TREES</b>			
	ACACIA SALICINA - WILLOW ACACIA	24" BOX 36" BOX	53 1
	PARKINSONIA FLORIDA - BLUE PALO VERDE	24" BOX 36" BOX	19 6
	PROSOPIS HYBRID 'PHOENIX' - THORNLESS MESQUITE	24" BOX	26
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	24" BOX	44
	PISTACHIA LENTISCUS - MASTIC TREE	24" BOX	22
<b>SHRUBS</b>			
	BOUGAINVILLEA 'FLAME' - FLAME BOUGAINVILLEA	5 GAL	88
	CARSALPINIA PULCHERRIMA - RED BIRD OF PARADISE	5 GAL	28
	CALLISTEMON VIMINALIS 'LITTLE JOHN' - BOTTLEBRUSH	5 GAL	203
	DODONAEA VISCOSA - HOP BUSH	5 GAL	29
	EREMOPHILA GLABTA SSP. CARNOSA - WINTER BLAZE	5 GAL	28
	EREMOPHILA HYGROPHANA - BLUE BELLS	5 GAL	107
	JUSTICIA SPCIGERA - MEXICAN HONEYSUCKLE	5 GAL	59
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' - RIO BRAVO TEXAS SAGE	5 GAL	45
	OLEA EUROPAEA 'MONTRA' - LITTLE OLLIE DWARF OLIVE	5 GAL	79
	TECOMA STANS VAR. AUGUSTATA - YELLOW BELLS	5 GAL	64
<b>ACCENTS</b>			
	AGAVE WEBERI - BLUE AGAVE	5 GAL	44
	AGAVE MURPHEYI - MURPHY'S AGAVE	5 GAL	54
	ALOE BARBADENSIS - ALOE VERA	5 GAL	87
	BOUTELOUA GRACILIS - BLONDE AMBITION	5 GAL	98
	CHAMAEROPS HUMILIS - MEDITERRANEAN FAN PALM	15 GAL	13
	DASYLIRION WHEELERI - DESERT SPOON	5 GAL	41
	HESPERALOE PARVIFLORA - RED HESPERALOE	5 GAL	33
	MUHLENBERGIA RIGENS - DEER GRASS	5 GAL	65
	PHOENIX DACTYLIFERA - DATE PALM	16' BROWN TRUNK HT. 5 GAL	9
	PORTULACARIA AFRA - ELEPHANT FOOD	5 GAL	99
<b>GROUND COVERS</b>			
	ACACIA REDOLENS 'LOW BOY' - TRAILING ACACIA	5 GAL	80
	BAILEYA MULTIRADIANTA - DESERT MARIGOLD	5 GAL	130
	LATANA X 'NEW GOLD' - NEW GOLD LANTANA	5 GAL	231
	ROSMARINUS OFFICINALIS 'PROSTRATUS' - DWARF ROSEMARY	5 GAL	100
	1" SCREENED DECOMPOSED GRANITE - COLOR: 'DESERT GOLD' BY ROCK PROS. DG TO BE INSTALLED AT 2" DEPTH MINIMUM IN ALL LANDSCAPE AREAS.	97,640 SQ. FT.	
	1/4" MINUS DECOMPOSED GRANITE - COLOR: 'DESERT GOLD' BY ROCK PROS. DG TO BE INSTALLED AT 2" DEPTH MINIMUM IN ALL LANDSCAPE AREAS.	2,427 SQ. FT.	
	MID-IRON BERMUDA TURF	8,248 SQ. FT.	
	3' x 3' x 3' BOULDER - COLOR: 'AUTUMN' BY ROCK PROS	8	
	3' x 4' x 4' BOULDER - COLOR: 'AUTUMN' BY ROCK PROS	15	

## VICINITY MAP



# THE LINCOLN

## PRELIMINARY PLANTING PLAN

1440 S. CRISMON RD., MESA, AZ, 85209  
NOVEMBER 26, 2025

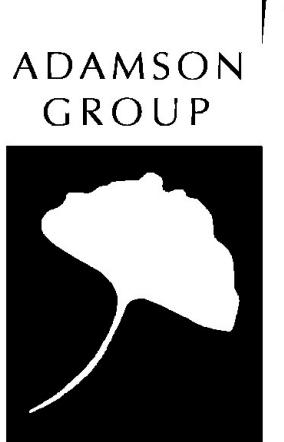


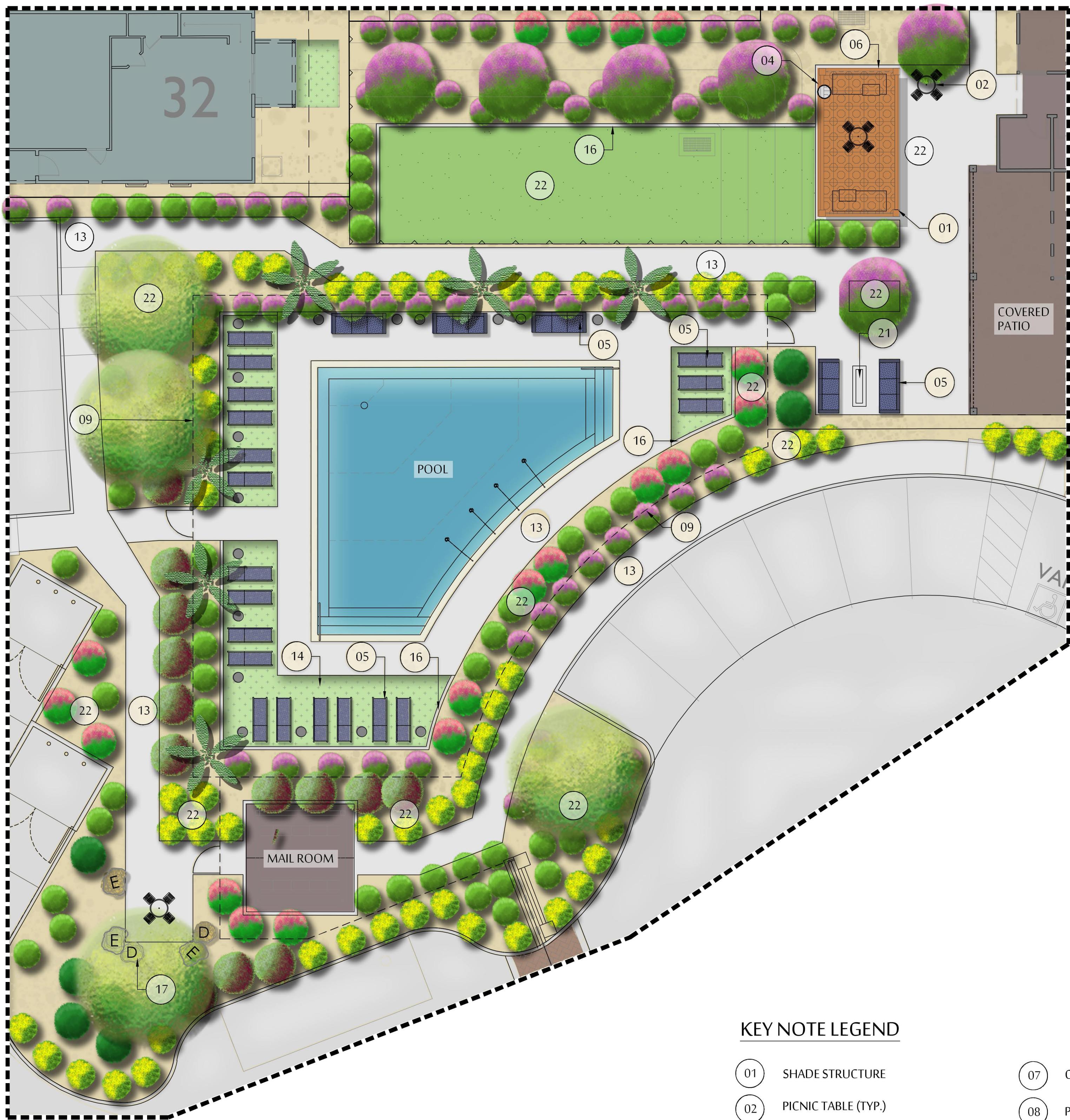
SCALE: 1"=40'-0"



The scale bar is a horizontal line divided into four equal segments by vertical tick marks. The first and last segments are black, representing the 40' interval. The total length of the bar is 120'.

SHEET: L1





A. CLUBHOUSE POOL AMENITY ENLARGEMENT  
SCALE: 1"= 10'

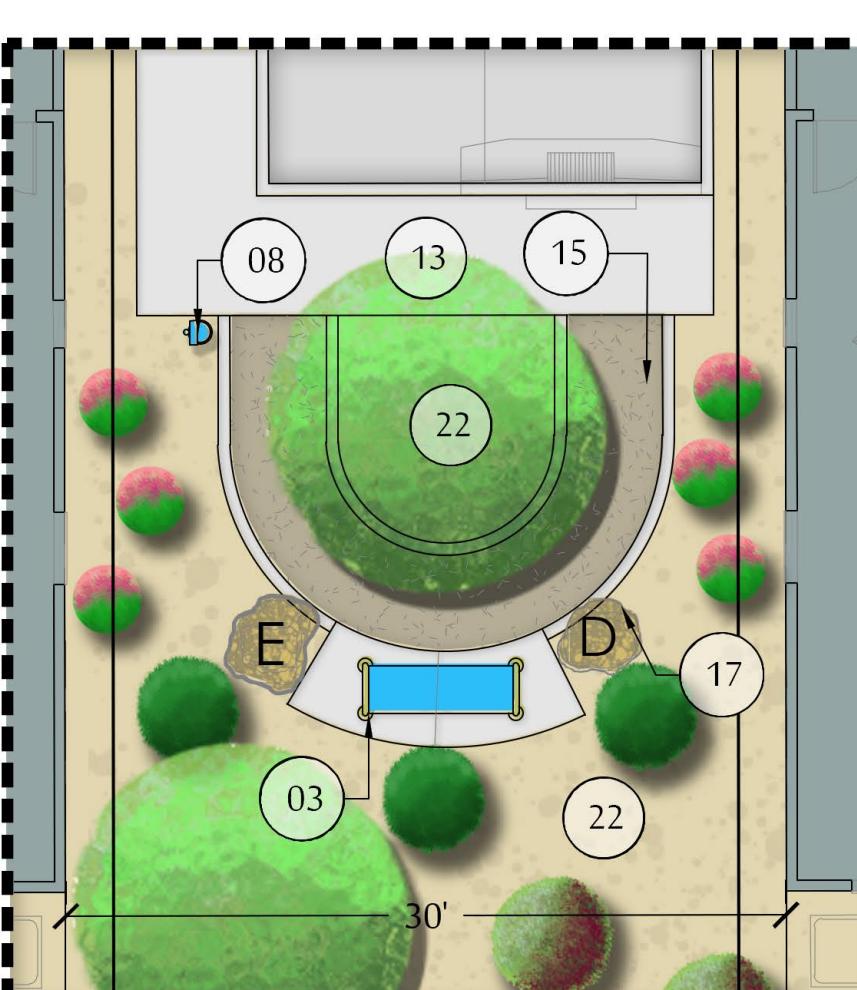


B. CENTRAL GATHERING AREA ENLARGEMENT

SCALE: 1"= 10'

KEY NOTE LEGEND

(01)	SHADE STRUCTURE	(07)	CMU SEAT WALL (TYP.)	(13)	CONCRETE SIDEWALK/PAVING (TYP.)	(19)	PLAYGROUND STRIPING (TYP.)
(02)	PICNIC TABLE (TYP.)	(08)	PET WASTE STATION (TYP.)	(14)	ARTIFICIAL TURF	(20)	PICKLEBALL COURT (TYP.)
(03)	6' BENCH (TYP.)	(09)	6" HT. FULL VIEW FENCE	(15)	1/4" MINUS DECOMPOSED GRANITE	(21)	FIRE PIT (TYP.)
(04)	TRASH RECEPTACLE (TYP.)	(10)	PEDESTRIAN GATE	(16)	6" CONCRETE HEADER (TYP.)	(22)	D.G. LANDSCAPE AREA
(05)	POOL FURNITURE (TYP.)	(11)	DOG WASH STATION	(17)	BOULDER (TYP.)	(23)	NATURAL TURF
(06)	GRILL STATION	(12)	PEDESTRIAN/PET DRINKING FOUNTAIN	(18)	PLAYGROUND STRUCTURE	(24)	42" GUARD RAIL ON RETENTION WALL

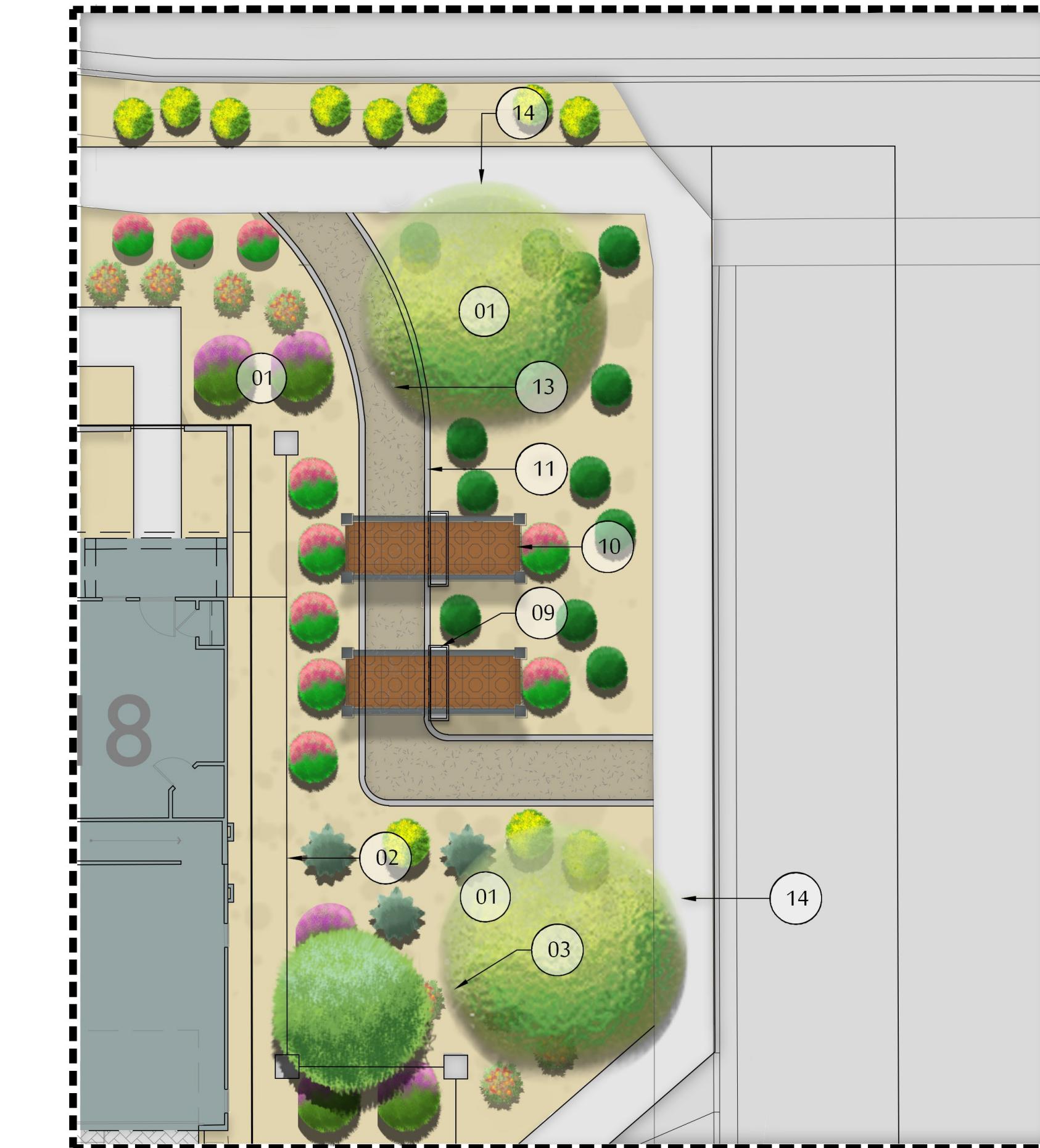


C. PASSIVE SEATING ENLARGEMENT  
SCALE: 1/8"= 1'



**A. ENHANCED ENTRY ENLARGEMENT**

SCALE: 3/32"= 1'

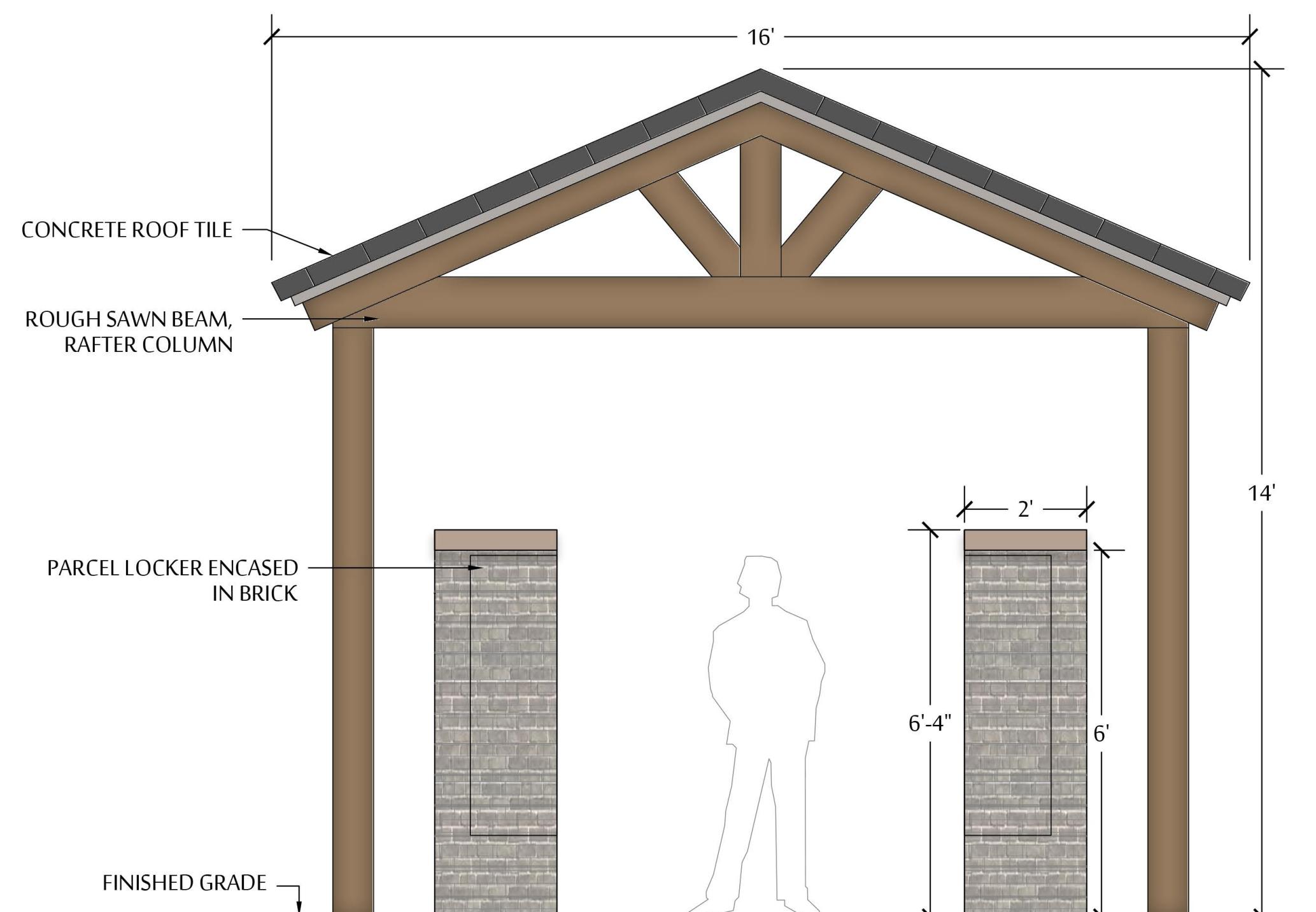


**B. PEDESTRIAN AMENITY ENLARGEMENT**

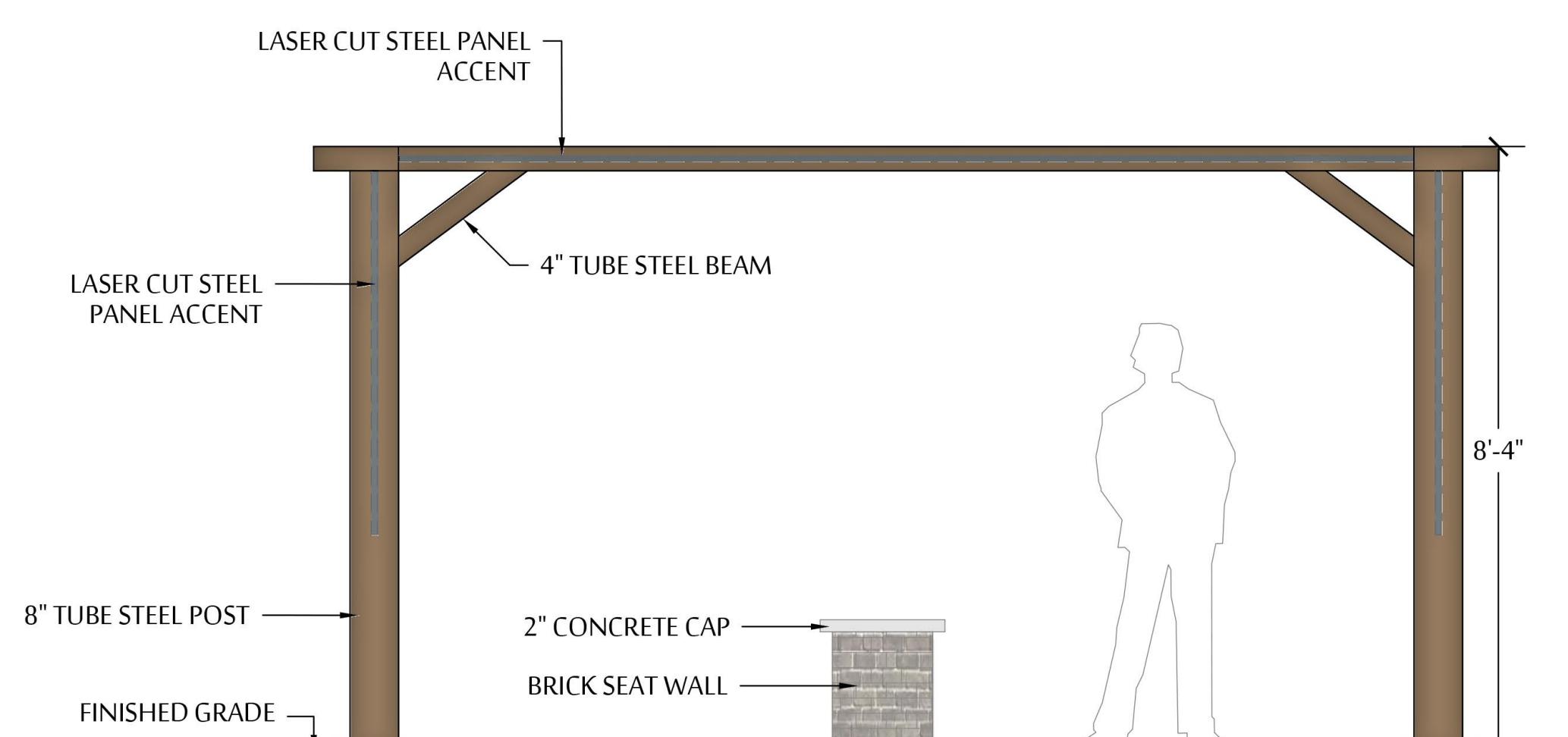
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**KEY NOTE LEGEND**

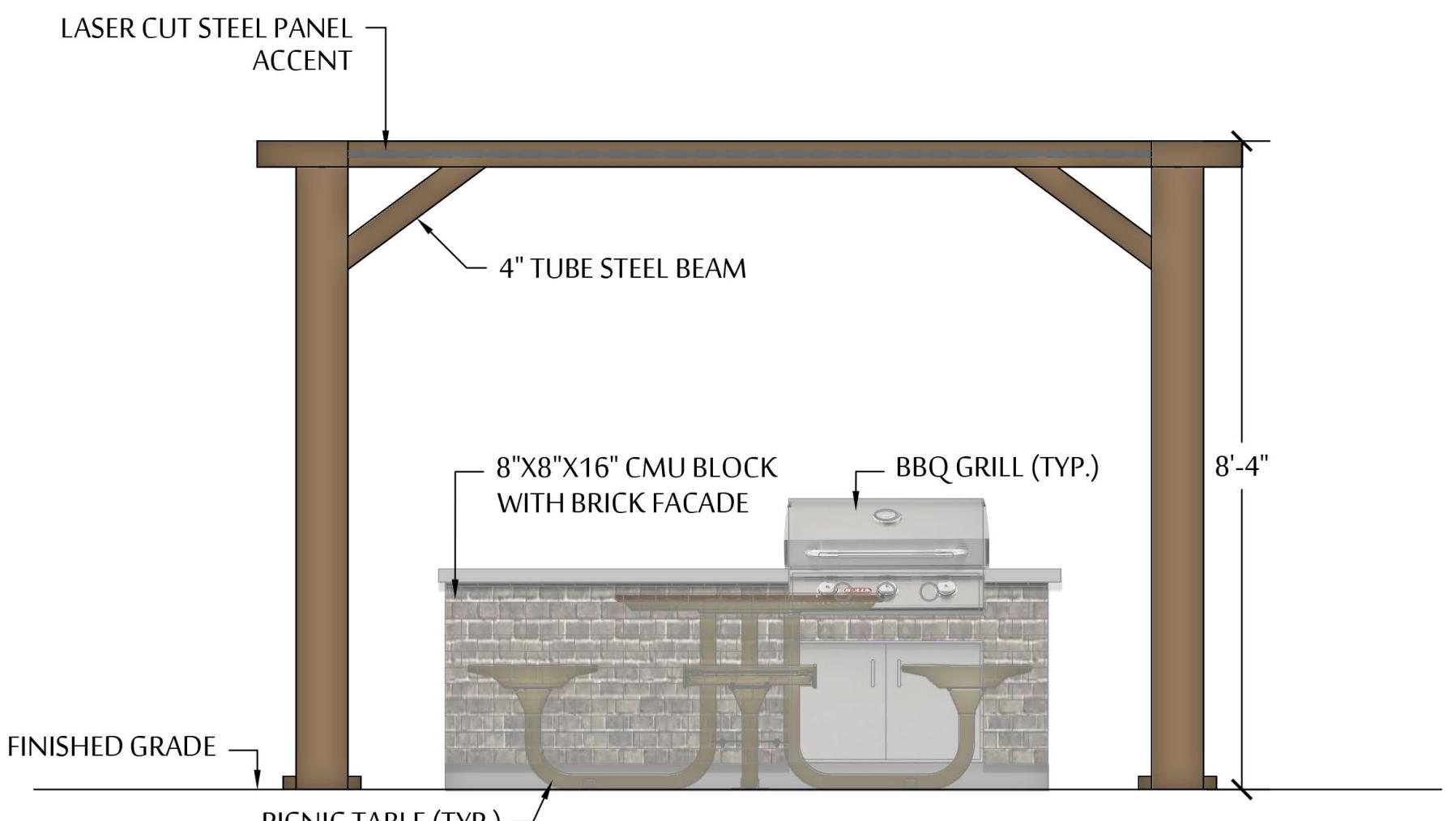
(01) D.G. LANDSCAPE AREA	(06) VEHICULAR ACCESS GATE (TYP.)	(11) 6" CONCRETE HEADER (TYP.)
(02) THEME WALL (TYP.)	(07) PEDESTRIAN GATE (TYP.)	(12) A.D.A. RAMP (TYP.)
(03) THEME COLUMN (TYP.)	(08) ENHANCED PAVING	(13) 1/4" MINUS DECOMPOSED GRANITE
(04) PARTIAL VIEW FENCE (TYP.)	(09) CMU SEAT WALL (TYP.)	(14) CONCRETE SIDEWALK/PAVING (TYP.)
(05) FULL VIEW FENCE (TYP.)	(10) SHADE STRUCTURE	



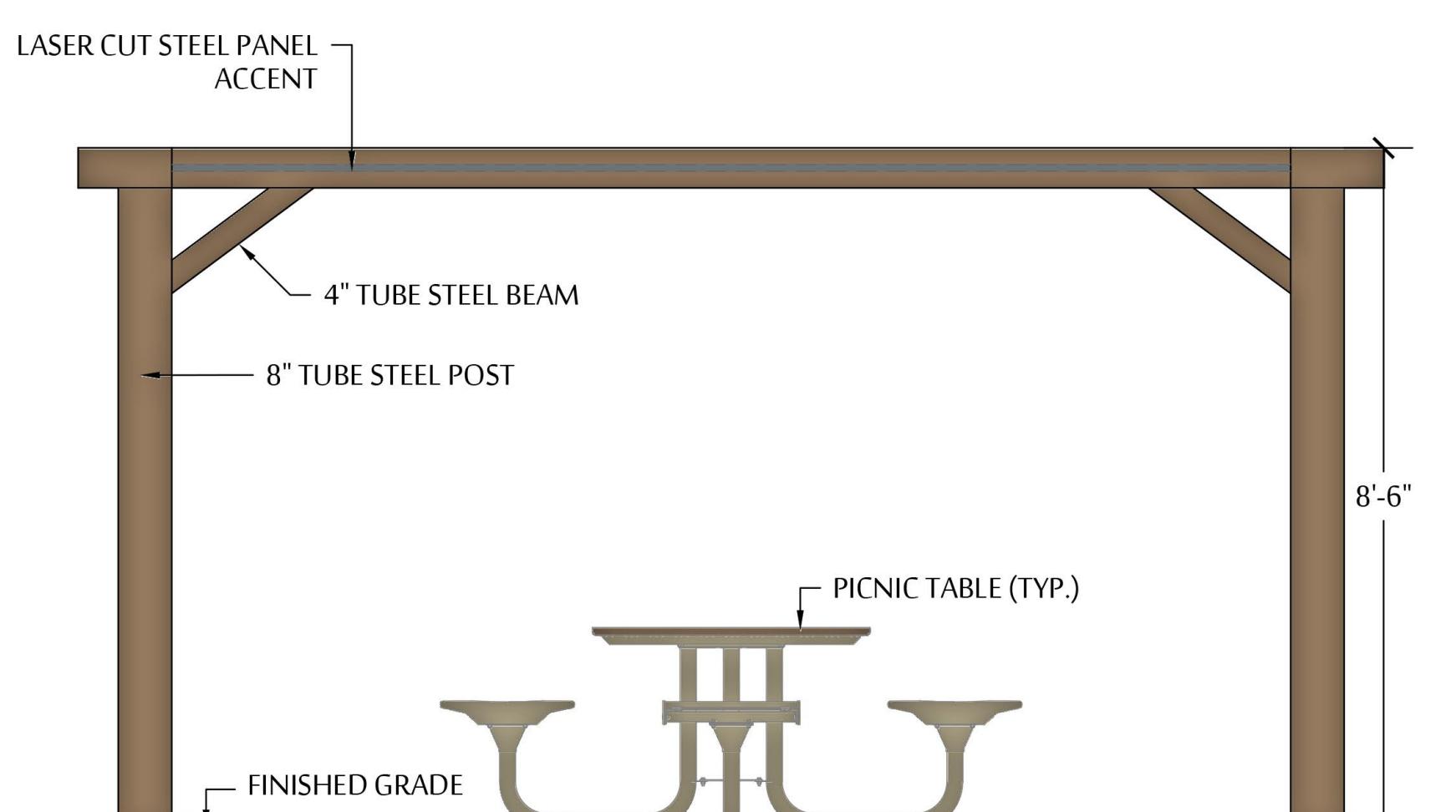
**(A) MAILBOX SHADE STRUCTURE**  
SCALE: 1/2" = 1'-0"



**(C) ENTRY SHADE STRUCTURE**  
SCALE: 1/2" = 1'-0"



**(B) BBQ AREA**  
SCALE: 1/2" = 1'-0"

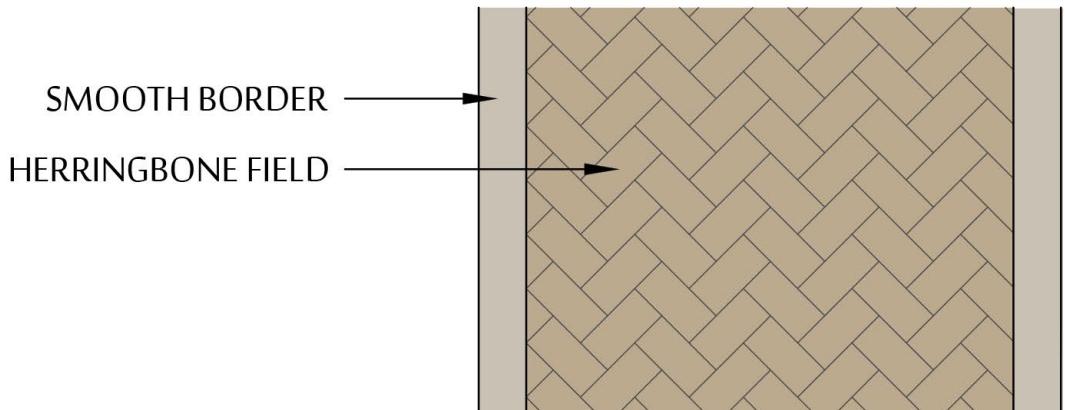


**(D) PASSIVE GATHERING AREA**  
SCALE: 1/2" = 1'-0"

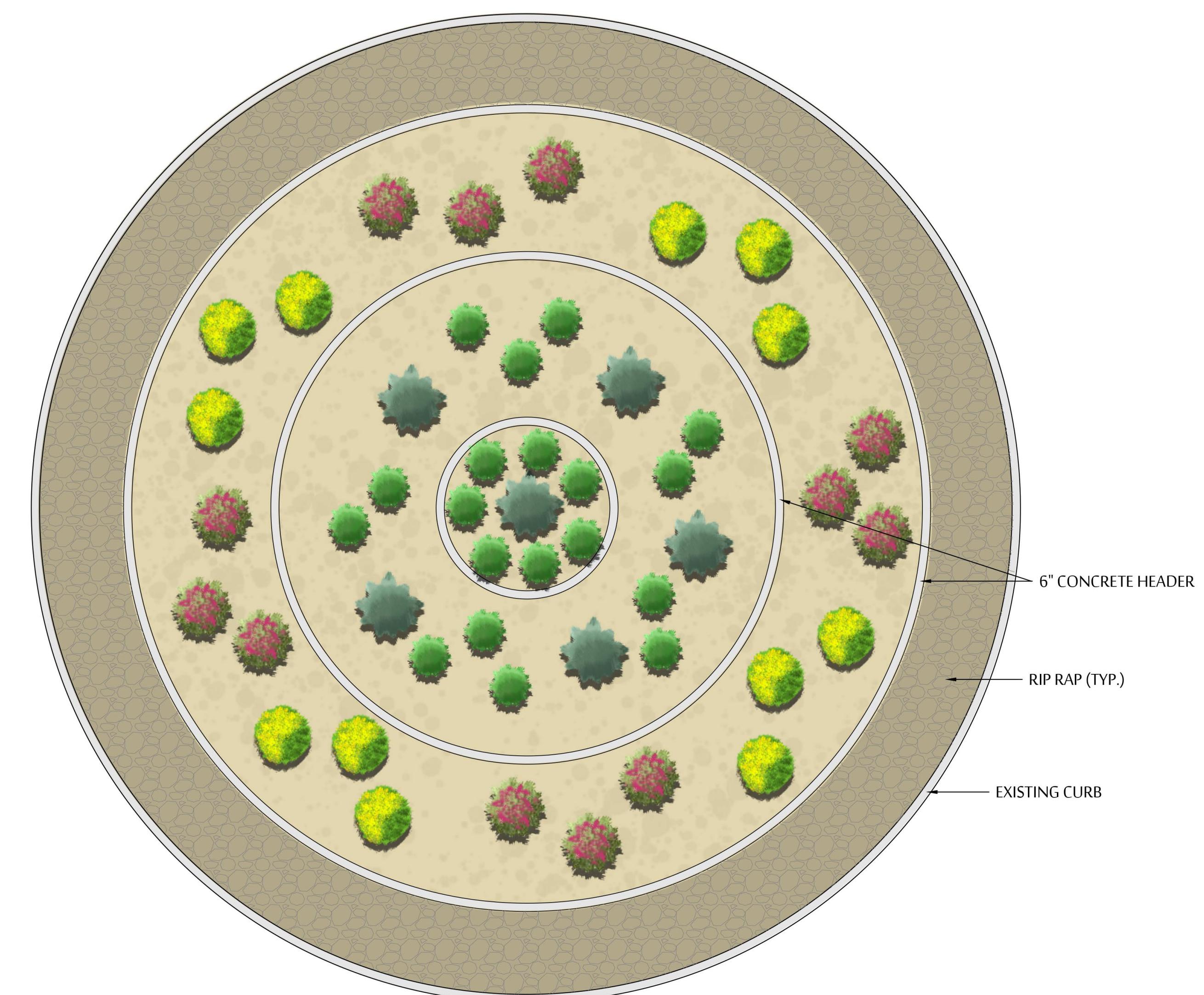


**(E) PLAYGROUND ENLARGEMENT**  
SCALE: NTS

**STAMPED ASPHALT:**  
 - FIELD: HERRINGBONE BRICK PATTERN.  
 - SAN DIEGO BUFF' COLOR (OR EQUAL).  
 - BORDER: 6" SMOOTH BORDER ON BOTH SIDES. THE BORDER IS TO BE 'SIERRA' COLOR (OR EQUAL).



**(G) ENHANCED PAVING**  
SCALE: NTS



**(F) ROUNDABOUT ENLARGEMENT**  
SCALE: 3/16" = 1'-0"



# THE LINCOLN

## PRELIMINARY USABLE OPEN SPACE PLAN

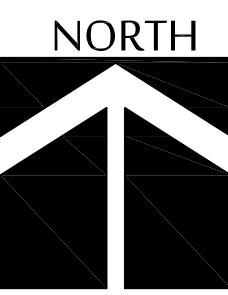
1440 S. CRISMON RD., MESA, AZ, 85209  
NOVEMBER 26, 2025

SHEET: L5

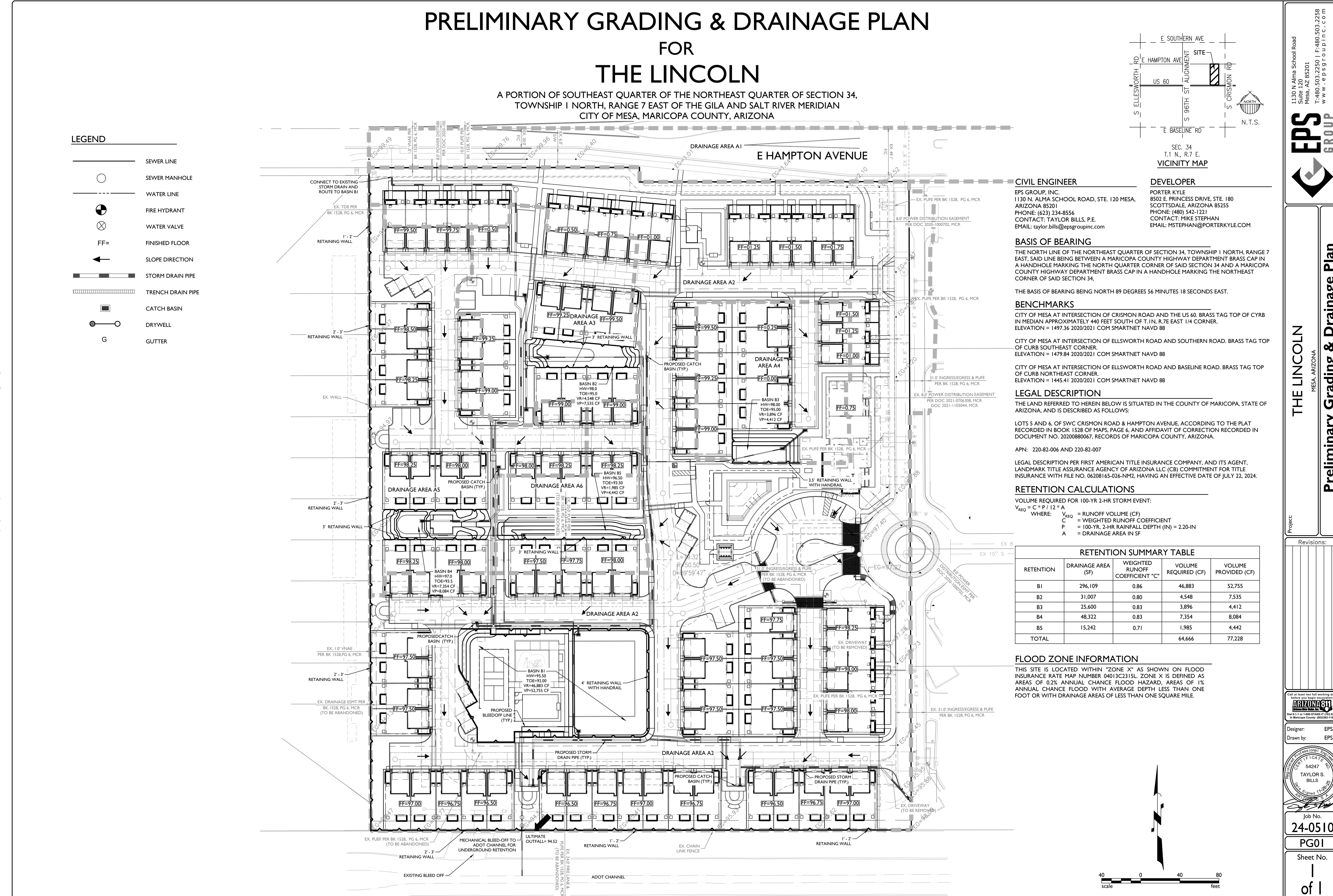
SCALE: 1"=40'-0"



The diagram consists of two parallel horizontal lines representing a scale bar. The distance between these lines is labeled "1" at the top. Below the top line, there is a vertical tick mark. The distance from this tick mark to the bottom line is labeled "40'". The bottom line is labeled "0'" at its left end and "12'" at its right end, indicating a total length of 120 feet.



# 24-0510 - THE LINCOLN







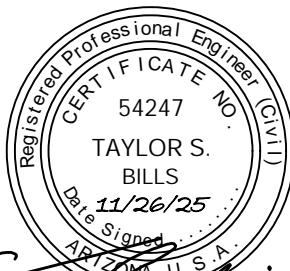
## Preliminary Drainage Report

For

The Lincoln  
Mesa, Arizona

Owner/Developer

Porter-Kyle  
8502 E. Princess Drive, Suite 180  
Scottsdale, AZ 85255  
Phone: 480.542.1221  
Contact: Mike Stephan  
Email: mstephan@porterkyle.com



1130 N. Alma School Road, Suite 120

Mesa, AZ 85201

o: 480.503.2250

f: 480.503.2258

Project No. 24-0510

Date: November 2025

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Appendix B

Retention Calculations

## 1.0 Introduction

The Lincoln (the Project) is a proposed 370,785 square feet townhome (8.51 ac) site with 102 units located approximately 370 feet west of the E Hampton Ave and S Crisman Rd intersection. The Project can be further located in the Northeast quarter of Section 34, Township 1 North, Range 7 East of the Gila and Salt River Meridian, Maricopa County, Arizona, Assessor Parcel Numbers (APN) 220-82-007 and 220-82-006. See **Figure 1**.

The Project is an infill development bound by Hampton Ave to the north, an existing commercial development to the east, an ADOT drainage channel to the south, and an existing single-family subdivision to the west.

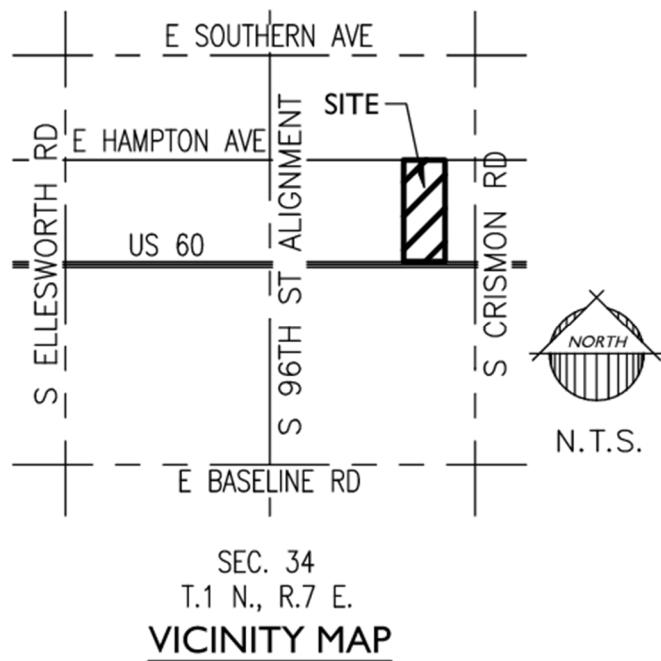


Figure 1 - Vicinity Map

### 1.1 Project Description

The Project consists of 102 attached garage townhome style units and a clubhouse, landscape, on-site parking, and associated amenities.

## 2.0 Project Background

### 2.1 National Flood Insurance Program

This site is located within FEMA Flood Zone X as shown on FEMA Flood Insurance Rate Map 04013C2315L dated October 16, 2013. See **Figure 2**.

Flood Zone X is defined as:

Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than one (1) foot or with drainage areas less than one (1) square mile; and areas protected by levees from 1% annual chance flood.

## National Flood Hazard Layer FIRMette

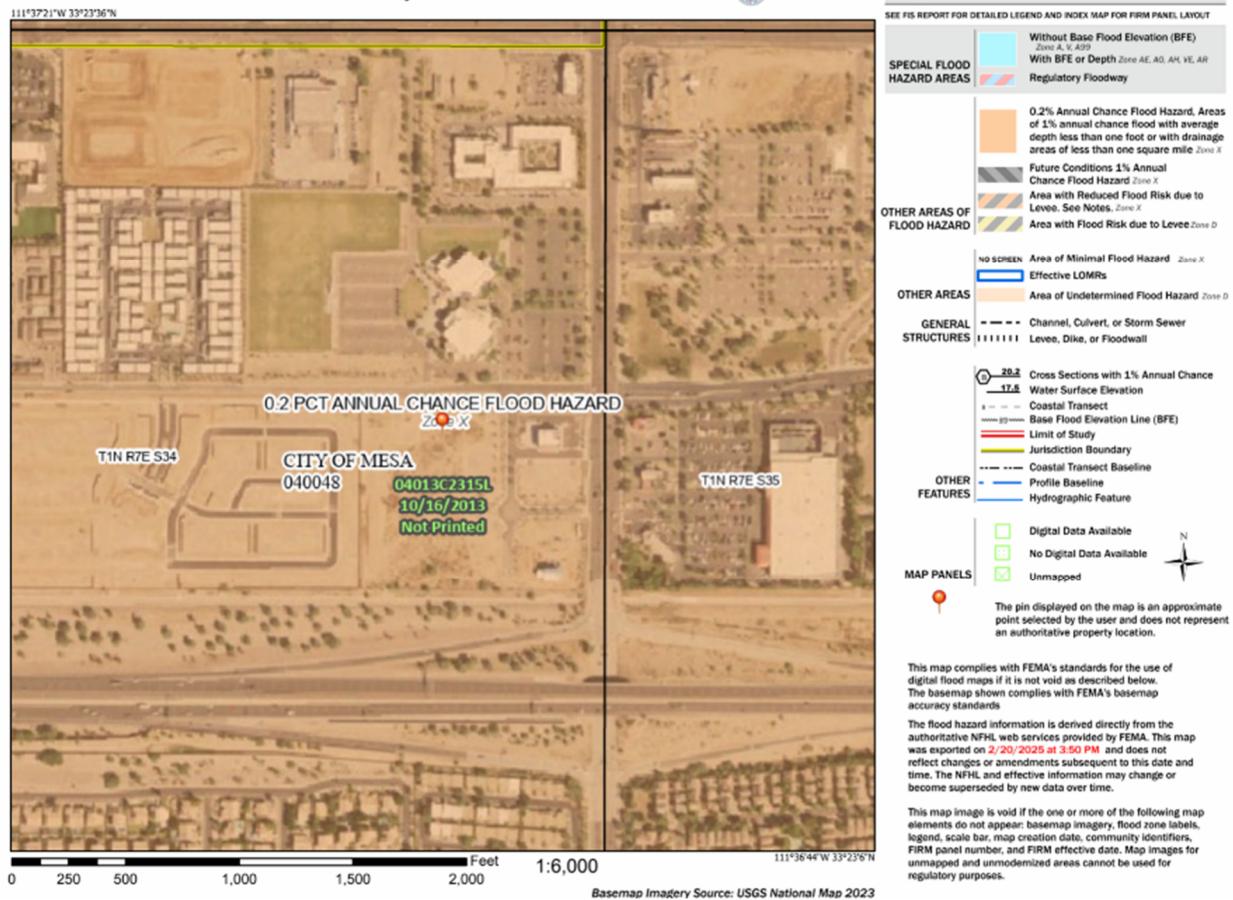


Figure 2 - FIRMette

## 3.0 Existing Onsite Conditions

The natural grade for this area slopes from northeast to southwest at approximately 1.0 percent. The site is currently undeveloped land with a temporary retention basin along the frontage on E Hampton Ave and the southeast corner of the site.

## 4.0 Offsite Retention

Offsite drainage generated within the half-street of E Hampton Ave will be collected by an existing catch basin at the northwest corner of the site and routed to onsite retention basins meeting the capacity requirements of the design storm event per City of Mesa design guidelines.

## 5.0 Onsite Retention

Onsite drainage will be captured and retained onsite up to the 100-year 2-hour storm event according to all City of Mesa standards and guidelines. Finished grades have been designed for runoff to drain away from buildings, to catch basins, and then to above ground retention basins. Three (3) of the retention basins (Basins B2, B3, & B5) are 3' maximum depth with 4:1 side slopes or retaining walls along the perimeter. The two retention basins (Basin B1 & B4) with amenities in them are 3.5' deep with the amenities located 1.5' above basin bottom. These basins have 4:1 side slopes or retaining walls along the perimeter. Finished floor elevations are designed to be a minimum of 14 inches above the ultimate site outfall or 12 inches above the lowest adjacent gutter elevation, whichever is higher.

See **Appendix A** for an illustration of the basin names and area designations, and **Appendix B** for retention calculations.

## 6.0 Retention Percolation

Storm water disposal will be by bleed-off to the existing bleed-off pipe at the southern boundary of the site which outfalls to the ADOT channel. All storm water is to be disposed of within 24 to 36 hours.

## 7.0 Methodology and Criteria

The following section provides an overview of the rational method and time of concentration used during final design.

### 7.1 Rational Method

The Rational Method will be used to calculate storm drain peak flows at critical locations in the development. As outlined in the Maricopa County Drainage Manual Volume 2, the Rational Method was applied. The storm drain peak flows were calculated as follows:

$$Q_p = CIA_d$$

where:

$C$  = Composite runoff coefficient (Calculations shown in **Appendix B**.)

$I$  = Intensity corresponding to  $T_c$

$A_d$  = Area in acres

## 7.2 Time of Concentration

Inlet time estimated, system time established based on summation of travel time in system and initial time of concentration based upon the following equation:

$$T_c = 11.4L^{0.5}K_b^{0.52}S^{-0.31}i^{-0.38}$$

where:

$T_c$  = Time of concentration (hrs): minimum of 5 minutes

$L$  = Length of the longest flow path (miles)

$K_b$  = Watershed resistance coefficient – (See Maricopa County Drainage Manual, Hydrology)

$S$  = Watercourse slope (ft/mi)

$i$  = Rainfall intensity (in/hr)

## 7.3 Manning's Equation

The street capacities will be calculated using Manning's equation:

$$Q = \frac{1.486AR^{2/3}S^{0.5}}{n}$$

where:

$S$  = Street longitudinal slope (ft/ft)

$A$  = Flow Area (sq. ft)

$R$  = Hydraulic Radius (ft)

$n$  = Manning's roughness coefficient = (0.015)

## 7.4 Catch Basin Design

The inlet capacity of an in-sump curb opening is determined by using the following formula:

$$Q_i = C_w(L + 1.8W)d^{1.5}$$

where:

$C_w$  = Weir coefficient (2.3)

$L$  = Length of Curb Opening (ft)

$W$  = Width of grate or depressed gutter (ft)

$d$  = Curb depth at curb opening (ft)

The inlet capacity of an in-sump grated inlet is determined by using the following equation:

$$Q_i = C_w P d^{1.5}$$

where:

$C_w$  = Weir coefficient (3.0)

$P$  = Perimeter of grate, disregarding bars and sides against curb (ft)

$d$  = Curb depth at curb opening (ft)

## 7.5 Storm Drains

The following equations was used to analyze storm drain hydraulics:

$$HGL_{End} = HGL_{Begin} + L_f + L_m$$

where:

$L_m$  = Minor Losses

$L_f = S_f \times \text{Pipe length}$

$$S_f = \text{Friction Slope} = K \frac{V^2 I}{2gR^{1.33}}$$

where:

$K$  = Loss coefficient (0.00492)

$V$  = Velocity assuming flowing full

$g$  = Gravity constant (32.2  $\frac{ft}{s^2}$ )

$R$  = Hydraulic radius (ft)

## 7.6 Onsite Retention Requirements

The following section outlines the design requirements governing the design of onsite retention basins as outlined in the City of Mesa Engineering & Design Standards Section 806.

### 7.6.1 Required Retention Volume

$$V_{required} = \frac{CDA}{12}$$

where:

$C$  = Runoff Coefficient

$D$  = Depth of Precipitation (2.20 inches per City of Mesa Design Standards)

$A$  = Area (acres)

## 7.7 Ultimate Outfall and Finished Floor

The Project has an ultimate outfall located near the southwest corner of the site at an elevation of 1494.52. Building finished floors have been designed to be a minimum of 14 inches above the ultimate outfall or 12 inches above the lowest adjacent gutter elevation, whichever is higher.

## 8.0 Conclusions

This report concluded that:

- The Project has been designed in accordance with the Flood Control District of Maricopa County standards and City of Mesa Engineering Department Engineering & Design Standards 2023.
- The Project does not create adverse impacts on any downstream property.
- The Ultimate Outfall is near the southwest corner of the site, at an elevation of 1494.52.
- Retention basins distributed throughout the site will provide the retention needed for the Project.
- The half-street of E Hampton Ave will be collected by an existing inlet and routed to onsite retention basin.

## 9.0 References

City of Mesa. (2023). Engineering & Design Standards Manual. Mesa, Arizona, United States.

Flood Control District of Maricopa County. (2018). 2018 Drainage Design Manual for Maricopa County, AZ Volume 1: Hydrology. Maricopa County, Arizona, USA.

Flood Control District of Maricopa County. (2018). 2018 Drainage Design Manual for Maricopa County, AZ Volume 2: Hydraulics. Maricopa County, AZ, USA.

## **Appendix A**

### **Figures**

# National Flood Hazard Layer FIRMette



## Legend

111°37'21"W 33°23'36"N

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

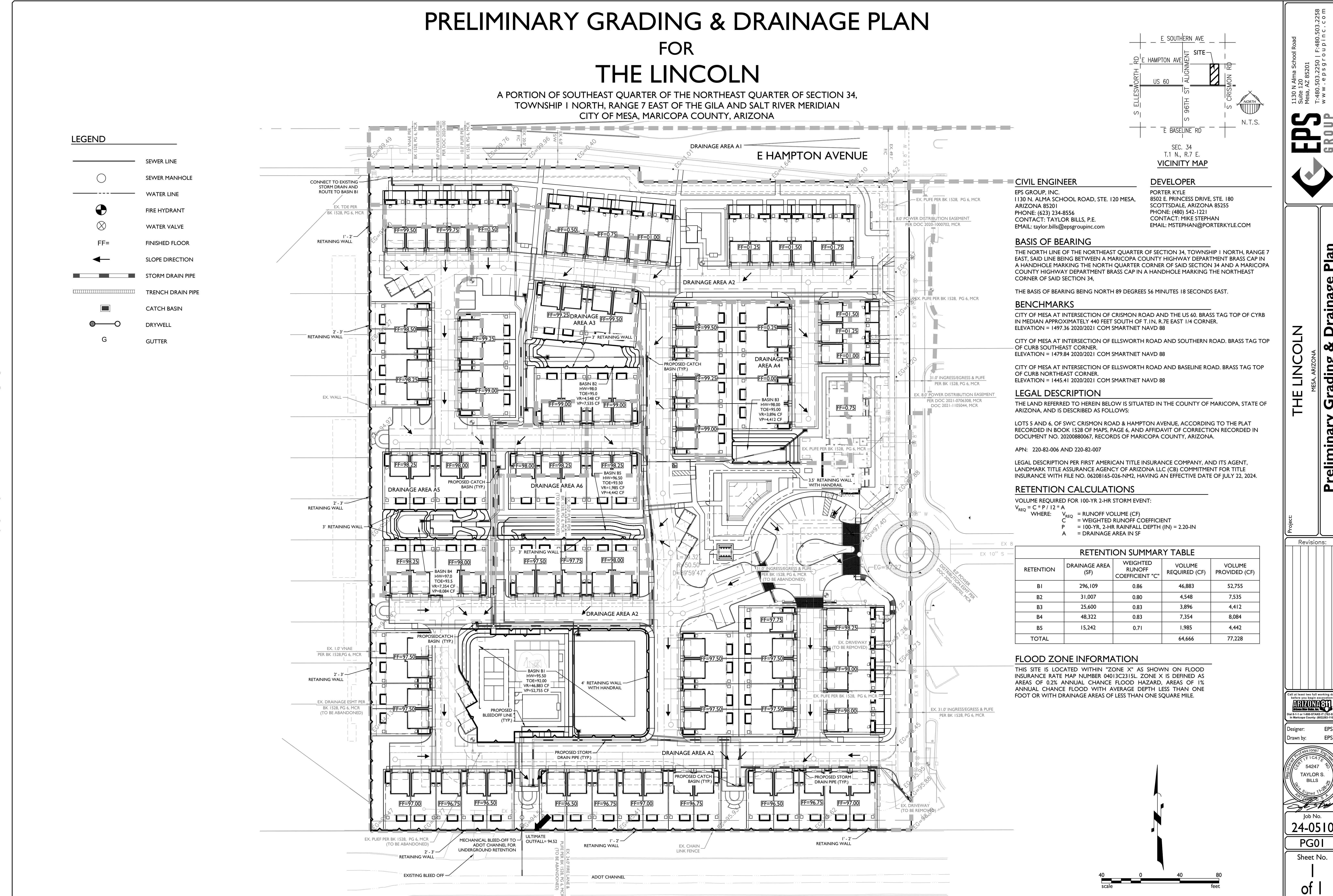
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/20/2025 at 3:50 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRMS effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

111°36'44"W 33°23'46"N  
Basemap Imagery Source: USGS National Map 2023

111°37'21"W 33°23'36"N  
Basemap Imagery Source: USGS National Map 2023

# 24-0510 - THE LINCOLN



## **Appendix B**

### **Retention Calculations**

## Weighted Runoff Coefficient by Area

Project: The Lincoln

Prepared By: Antonio Andrade

Date: 11/26/2025

### Sub Basin Area: A1 (Offsites)

Area Description	C	Area
Roofs and Concrete	0.95	40,251
Desert Landscaping	0.50	0
<b>Total Area</b>	<b>40,251</b>	
<b>Weighted C</b>	<b>0.95</b>	

### Sub Basin Area: A2

Area Description	C	Area
Roofs and Concrete	0.95	199,001
Desert Landscaping	0.50	56,857
<b>Total Area</b>	<b>255,858</b>	
<b>Weighted C</b>	<b>0.85</b>	

### Sub Basin Area: A3

Area Description	C	Area
Roofs and Concrete	0.95	20,485
Desert Landscaping	0.50	10,522
<b>Total Area</b>	<b>31,007</b>	
<b>Weighted C</b>	<b>0.80</b>	

### Sub Basin Area: A4

Area Description	C	Area
Roofs and Concrete	0.95	18,615
Desert Landscaping	0.50	6,985
<b>Total Area</b>	<b>25,600</b>	
<b>Weighted C</b>	<b>0.83</b>	

### Sub Basin Area: A5

Area Description	C	Area
Roofs and Concrete	0.95	34,957
Desert Landscaping	0.50	13,365
<b>Total Area</b>	<b>48,322</b>	
<b>Weighted C</b>	<b>0.83</b>	

### Sub Basin Area: A6

Area Description	C	Area
Roofs and Concrete	0.95	7,216
Desert Landscaping	0.50	8,026
<b>Total Area</b>	<b>15,242</b>	
<b>Weighted C</b>	<b>0.71</b>	

## Retention Calculations

**Project:** The Lincoln

**Storm Event:** 100-yr, 2-hr

**Prepared by:** Antonio Andrade

11/26/25

$$V = C * A * P / 12$$

Where:

V = Runoff Volume

C = Runoff Coefficient

A = Drainage Area

P = 2.20 in

### Surface Retention Basin Volume Provided

Basin ID	Elevation	Area (ft <sup>2</sup> )	Incremental Volume (ft <sup>3</sup> )	Volume Provided, V <sub>p</sub> (ft <sup>3</sup> )
----------	-----------	-------------------------	---------------------------------------	--

B1	92	7,855		
	92.5	8,587	4,111	
	93.5	9,150	8,869	
	93.5	19,434	-	
	94.5	19,877	19,656	
	95.5	20,361	20,119	52,755

B2	95	2,127		
	96	2,376	2,252	
	97	2,635	2,506	
	98	2,917	2,777	7,535

B3	95	983		
	96	1,290	1,137	
	97	1,629	1,460	
	98	1,999	1,815	4,412

B4	93.5	751		
	94	1,329	520	
	95	2,048	1,689	
	95	2,510	-	
	96	2,953	2,732	
	97	3,332	3,143	8,084

B5	93.5	578		
	94.5	1,092	836	
	95.5	1,784	1,439	
	96.5	2,549	2,167	4,442

Total Surface Retention 77,228

## Retention Calculations

**Project:** The Lincoln

**Storm Event:** 100-yr, 2-hr

**Prepared by:** Antonio Andrade

11/26/25

### Volume Required and Summary

<i>Basin ID</i>	<i>Sub-Basin ID</i>	<i>Sub Basin Area Description</i>	<i>Area</i>	<i>C</i>	<i>Volume Required, <math>V_R</math> (ft<sup>3</sup>)</i>	<i>Volume Provided, <math>V_p</math> (ft<sup>3</sup>)</i>
B1	A1 (Offsite) A2	Offsite	40,251	0.95	7,011	
		Onsite	255,858	0.85	39,872	
		Total	296,109	0.86	46,883	52,755
B2	A3	Onsite	31,007	0.80	4,548	
		Total	31,007		4,548	7,535
B3	A4	Onsite	25,600	0.83	3,896	
		Total	25,600		3,896	4,412
B4	A5	A5	48,322	0.83	7,354	
		Total	48,322		7,354	8,084
B5	A6	Onsite	15,242	0.71	1,985	
		Total	15,242		1,985	4,442



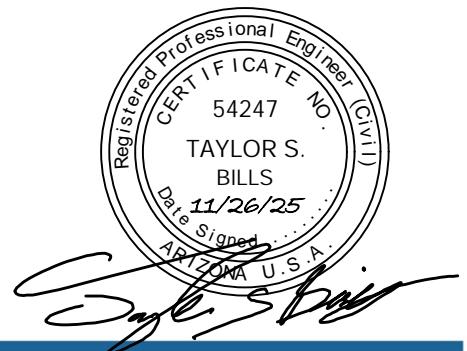
## Preliminary Sewer Report

For

The Lincoln  
Mesa, Arizona

Owner/Developer

Porter-Kyle  
8502 E. Princess Drive, Suite 180  
Scottsdale, AZ 85255  
Phone: 480.542.1221  
Contact: Mike Stephan  
Email: mstephan@porterkyle.com



Project No. 24-0510

Date: November 2025

1130 N. Alma School Road, Suite 120

Mesa, AZ 85201

o: 480.503.2250

f: 480.503.2258

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3.1	Calculations.....	2
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5.0	References .....	3

## List of Appendices

### Appendix A

Preliminary Utility Plan

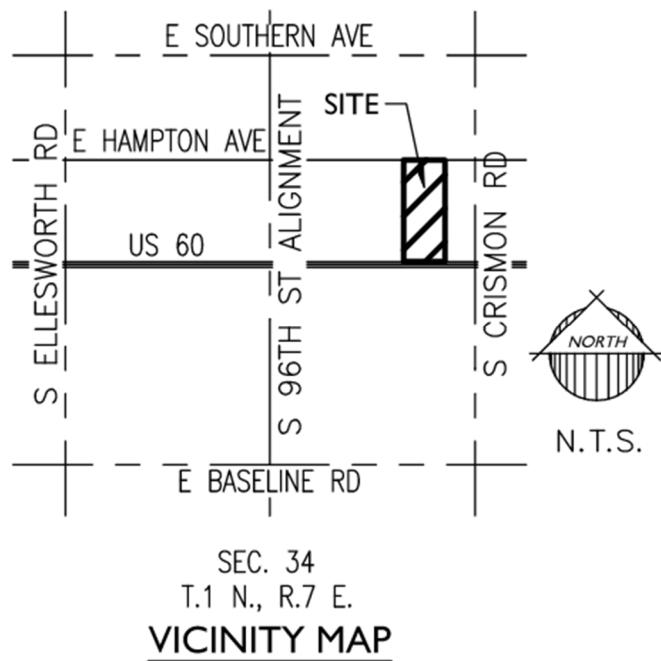
### Appendix B

Sewer Demand Calculations

## 1.0 Introduction

The Lincoln (the Project) is a proposed 370,785 square feet townhome (8.51 ac) site with 102 units located approximately 370 feet west of the E Hampton Ave and S Crisman Rd intersection. The Project can be further located in the Northeast quarter of Section 34, Township 1 North, Range 7 East of the Gila and Salt River Meridian, Maricopa County, Arizona, Assessor Parcel Numbers (APN) 220-82-007 and 220-82-006. See **Figure 1**.

The Project is an infill development bound by Hampton Ave to the north, an existing commercial development to the east, an ADOT drainage channel to the south, and an existing single-family subdivision to the west.



*Figure 1 - Vicinity Map*

### 1.1 Project Description

The Project consists of 102 attached garage townhome style units and a clubhouse, landscape, on-site parking, and associated amenities.

## 2.0 Existing Conditions

There is an existing 10-inch public PVC sewer that is extended to the project site from the shared east-west access drive with the existing development to the east and existing 8-inch public sewer within the existing north-south access drive on the east side of the project site that is owned and maintained by the City of Mesa.

### 3.0 Sewer Design

The calculations of sewer flow and pipe sizing in this report are based on system design criteria in the City of Mesa Engineering & Design Standards dated 2023, as well as Title 18, Chapter 9 of the Arizona Administrative Code, and regionally accepted design standards.

On-site wastewater flow for the Project will be conveyed via 4-inch services to each of the units. We will connect to the existing 10-inch stub into the site and route a new public 8-inch main through out the site to collect wastewater from the development and outfall to the existing 10-inch public main within shared east-west access to the east of the project site.

All on-site lines were sized taking into consideration prospective flows for the project, minimum pipe sizes, and slopes. See **Appendix A** for the sewer design layout.

The average daily sewer demand used was estimated as outlined in the City of Mesa Engineering & Design Standards. A peaking factor of 3.0 was applied to all flows less than 1.0 MGD per Table 4.3. Refer to **Appendix B** for demand calculations.

The design criteria for this project follow:

- Average use per Table 4.1 and 4.2 (City of Mesa, 2023)
- Peaking Factor = 3.0 per Table 4.3 (City of Mesa, 2023)

#### 3.1 Calculations

Sewer demand for the Project is based on the following criteria:

$$\text{Average Daily Flow} = \text{Average Unit Daily Flow} * \# \text{ of Units}$$

$$\text{Peak Hour Discharge} = \text{Average Daily Flow} * \text{Peaking Factor}$$

Capacity (Q) is calculated by the following equation:

$$Q = \frac{1.49}{n} AR^{2/3} S^{1/2}$$

Where:

$$n = 0.013$$

A= Cross Sectional Area R = Hydraulic Radius

S = Slope

See **Appendix B** for the Average Daily and Peak Hour sewer demand calculations.

## 4.0 Conclusions

- City of Mesa Engineering & Design Standards, dated 2023, as well as Title 18, Chapter 9 of the Arizona Administrative Code and regionally accepted design standards have been met.
- All on-site sewer lines are gravity-fed and are designed to have a full flow velocity of 2.5 ft/s minimum and 9 ft/s maximum.
- The development proposes to route a new public main throughout the site that will outfall to the existing 10-inch PVC sewer main within shared east-west access to the east of the project site.
- Total peak demand for the project is 54,669 gallons per day (0.085 cfs).

## 5.0 References

City of Mesa. (2023, October). Engineering & Design Standards. Mesa, AZ, USA.

International Code Council. (2017, August 31). International Building Code 2018.

State of Arizona. (2022). Arizona Administrative Code. Arizona, USA.

## **Appendix A**

### **Preliminary Utility Plan**



## **Appendix B**

### **Sewer Demand Calculations**

The Lincoln  
24-0510  
Municipality Mesa, AZ  
Location SWC of Hampton Ave and Crismon Rd

---

**Wastewater Demand per Building**

Building ID	Land Use	# of Units sf	unit	Unit Demand gpd/unit	Avg Daily Flow - AD gpd	gpm	Peak Flow (ADx3) gpd	gpm
Townhomes	Residential	102	ea	160.0	16,320	11.33	48,960	34.00
Clubhouse	Commercial/Retail	3,806	sf	0.5	1,903	1.32	5,709	3.96
Total					18,223	12.65	<b>54,669</b>	<b>37.96</b>

**Summary**

**Wastewater Demands**

Peak Flow                    37.96 gpm  
                                  0.08 cfs

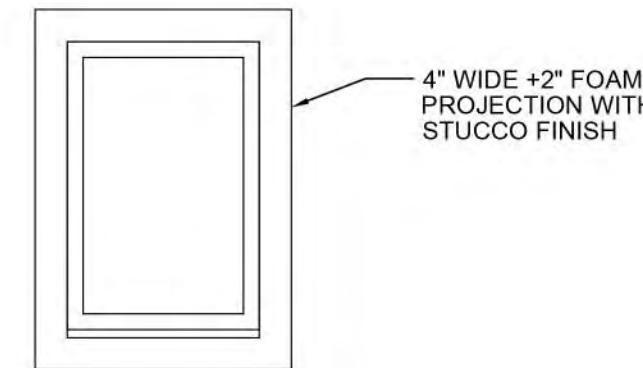
Note: Wastewater Demand is per COM EDS Section 411, Table 4.2, peaking factors per Table 4.3

proposed Sewer 8" @ 0.33%

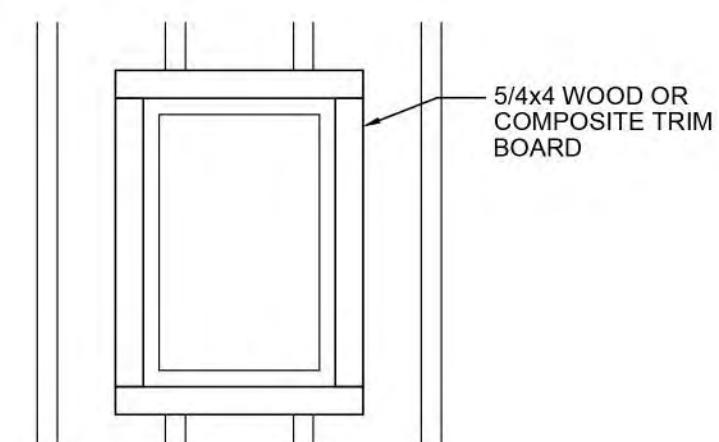
8" Capacity at d/D of 0.67 = 0.55 cfs = 352,643 gpd = 244.89 gpm

Existing Sewer 10" @ 0.25%

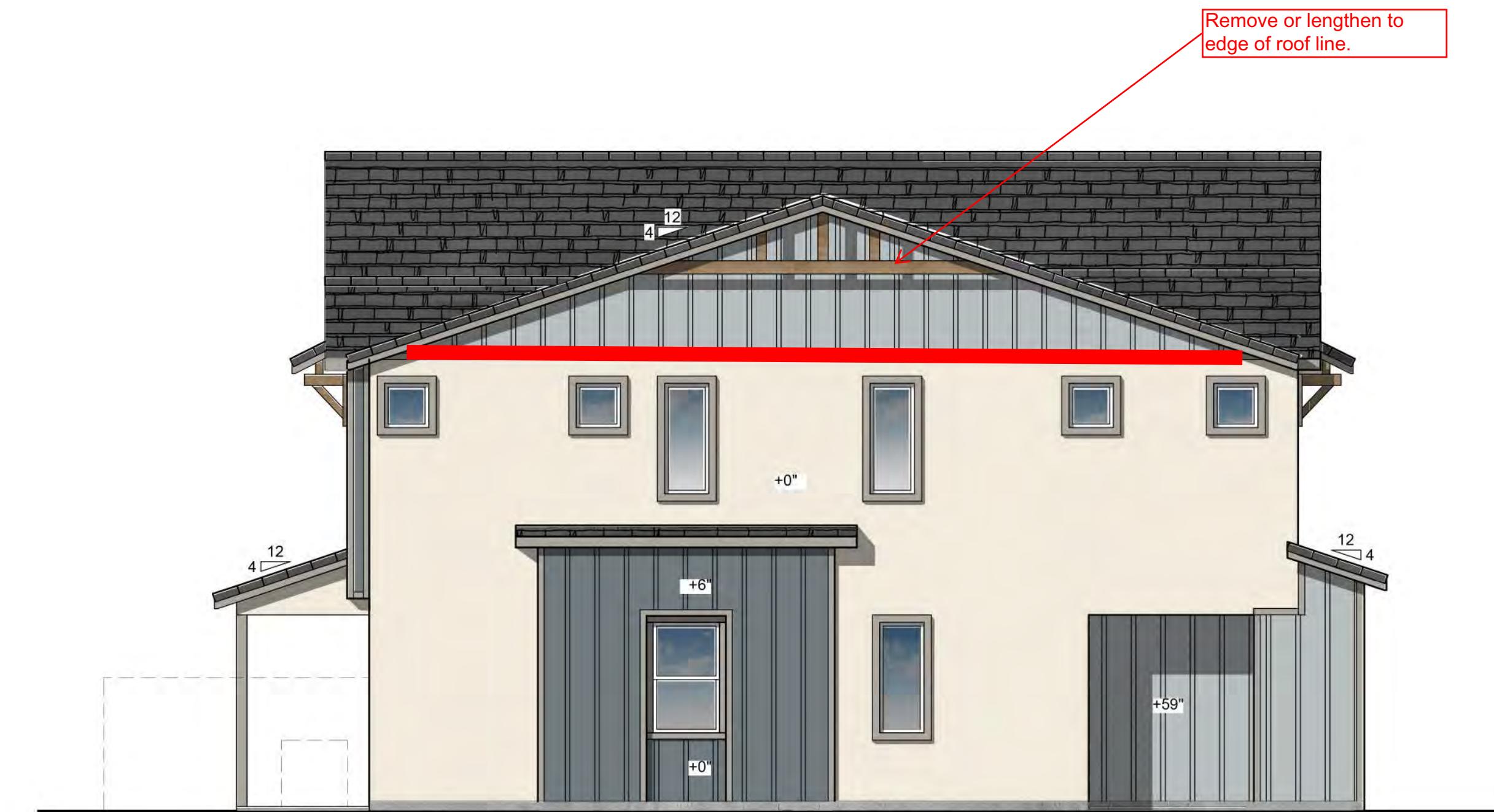
10" Capacity at d/D of 0.67 = 0.86 cfs = 556,513 gpd = 386.47 gpm



**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"

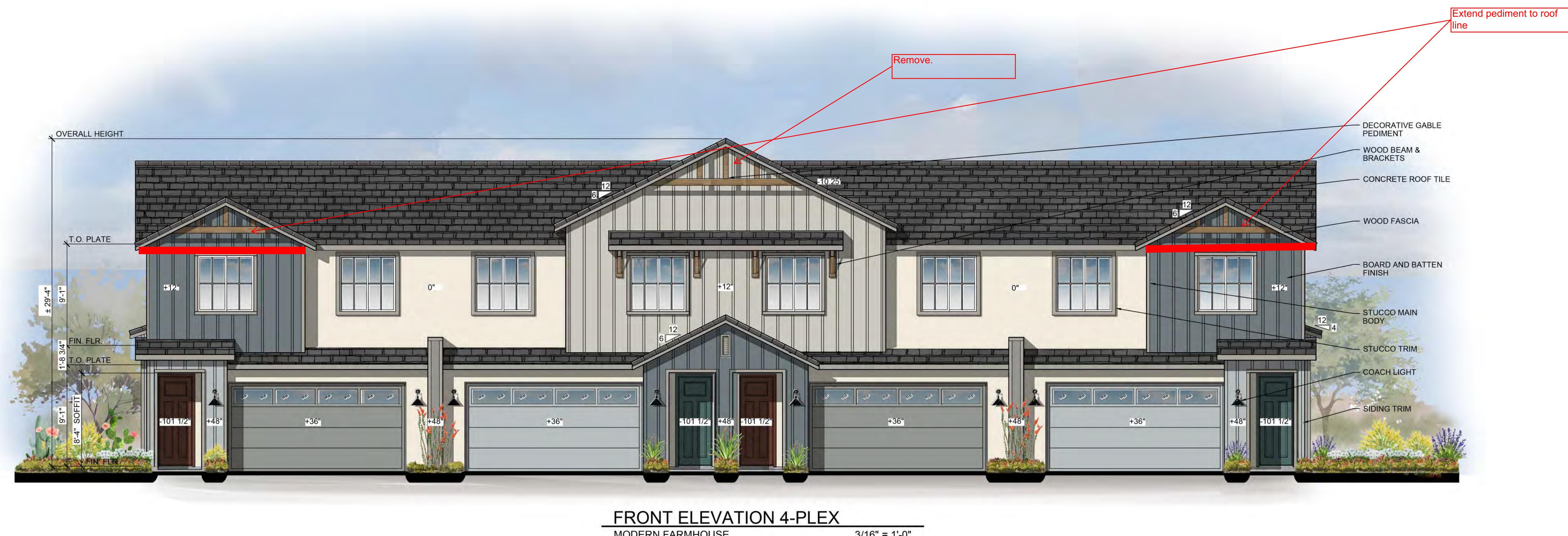


**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"



BUILDING C 4-PLEX MODERN FARMHOUSE				
MATERIAL	FRONT	REAR	LEFT	RIGHT
STUCCO	733 SF 57.9%	958 SF 62.9%	591 SF 74.8%	591 SF 74.8%
B&B	533 SF 42.1%	576 SF 37.1%	199 SF 25.2%	199 SF 25.2%

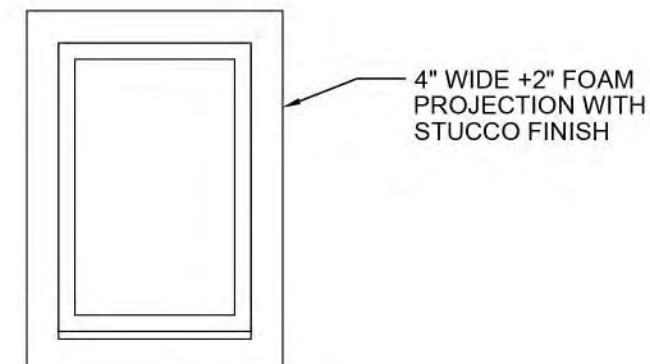
**LEFT ELEVATION 4-PLEX**  
MODERN FARMHOUSE 3/16" = 1'-0"



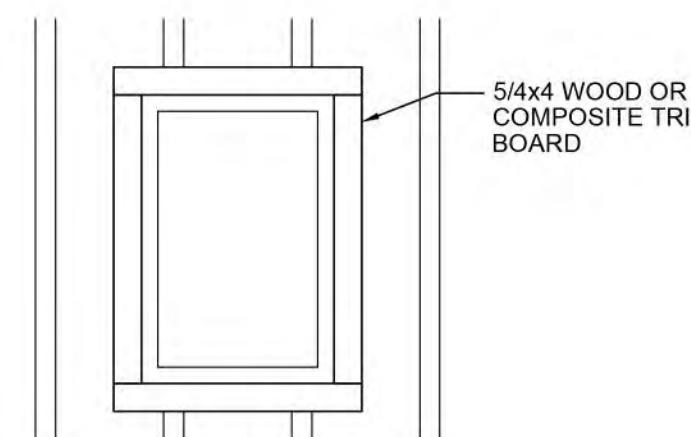
## COLOR SCHEME 1

# BUILDING C 4-PLEX | THE LINCOLN | MESA, AZ

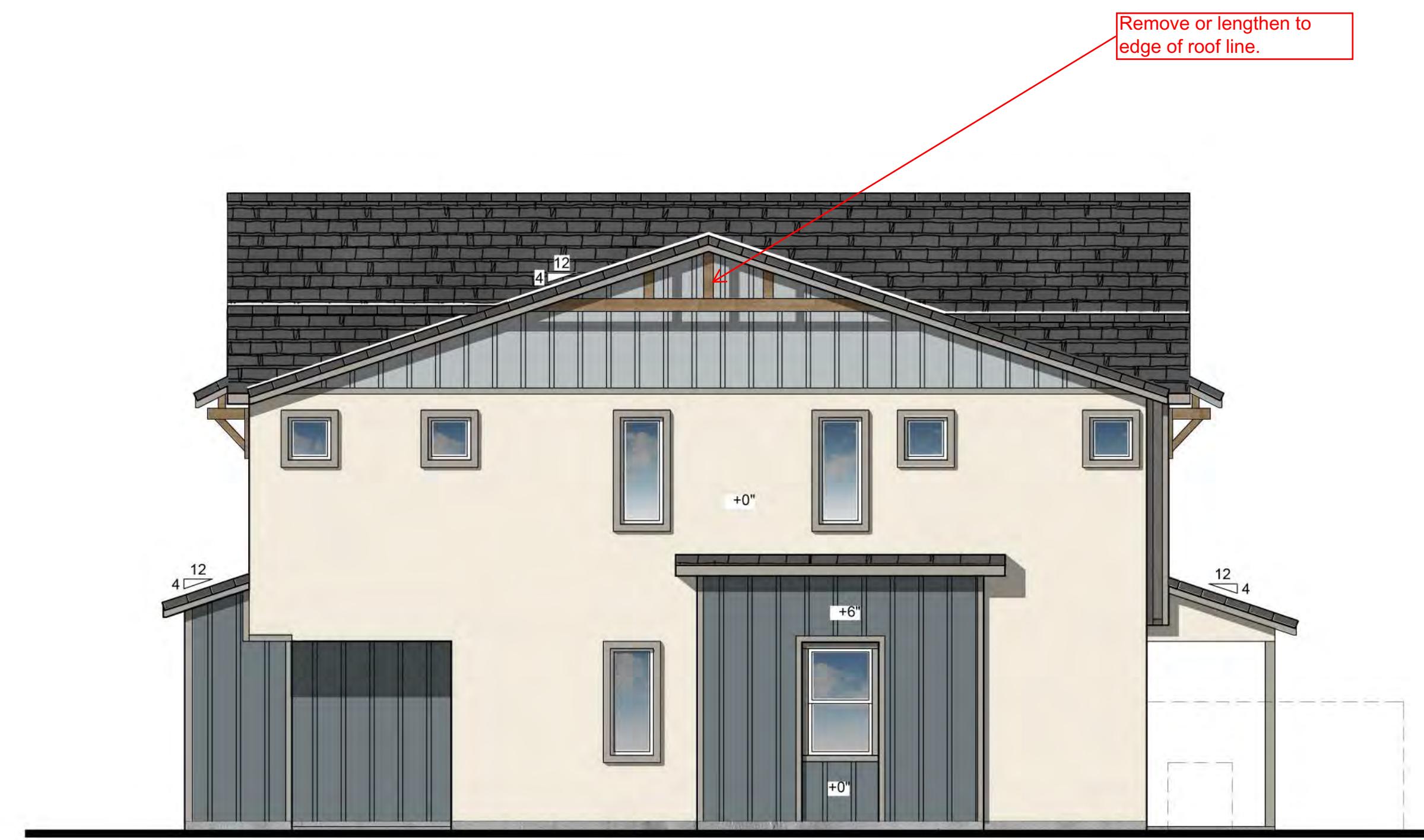
11-25-2025



**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"



**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"



BUILDING C 4-PLEX MODERN FARMHOUSE

MATERIAL	FRONT	REAR	LEFT	RIGHT
STUCCO	733 SF 57.9%	958 SF 62.9%	591 SF 74.8%	591 SF 74.8%
B&B	533 SF 42.1%	576 SF 37.1%	199 SF 199 SF	199 SF 25.2%



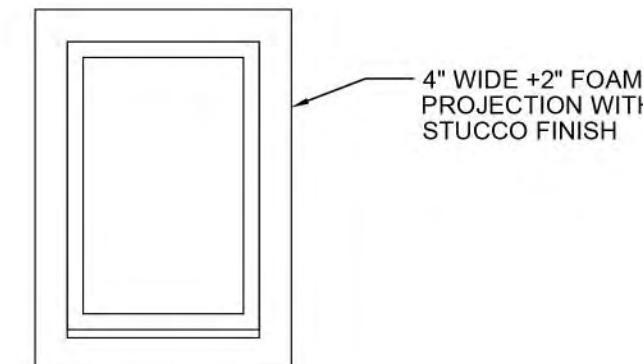
**RIGHT ELEVATION 4-PLEX**  
MODERN FARMHOUSE 3/16" = 1'-0"

**REAR ELEVATION 4-PLEX**  
MODERN FARMHOUSE 3/16" = 1'-0"

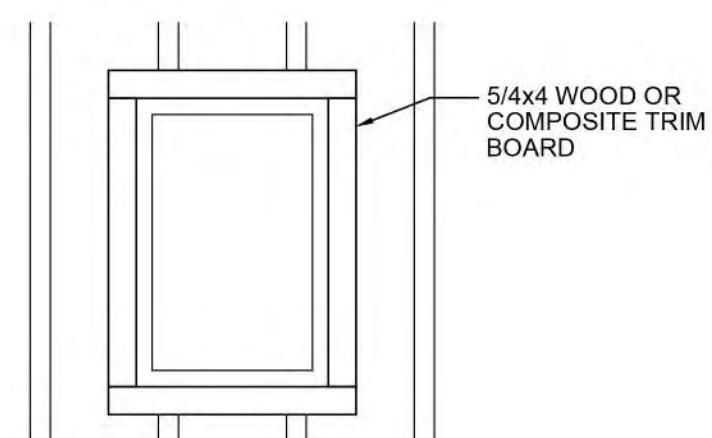
## COLOR SCHEME 1

# BUILDING C 4-PLEX | THE LINCOLN | MESA, AZ

11-25-2025

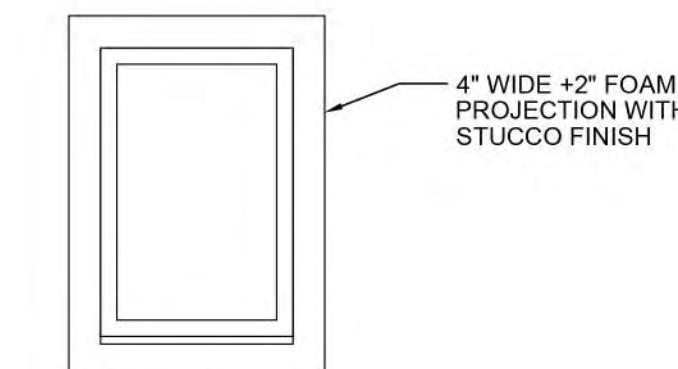


**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"

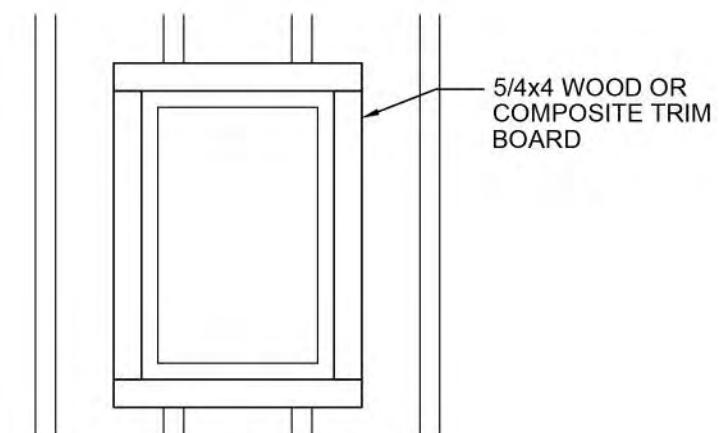


**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"

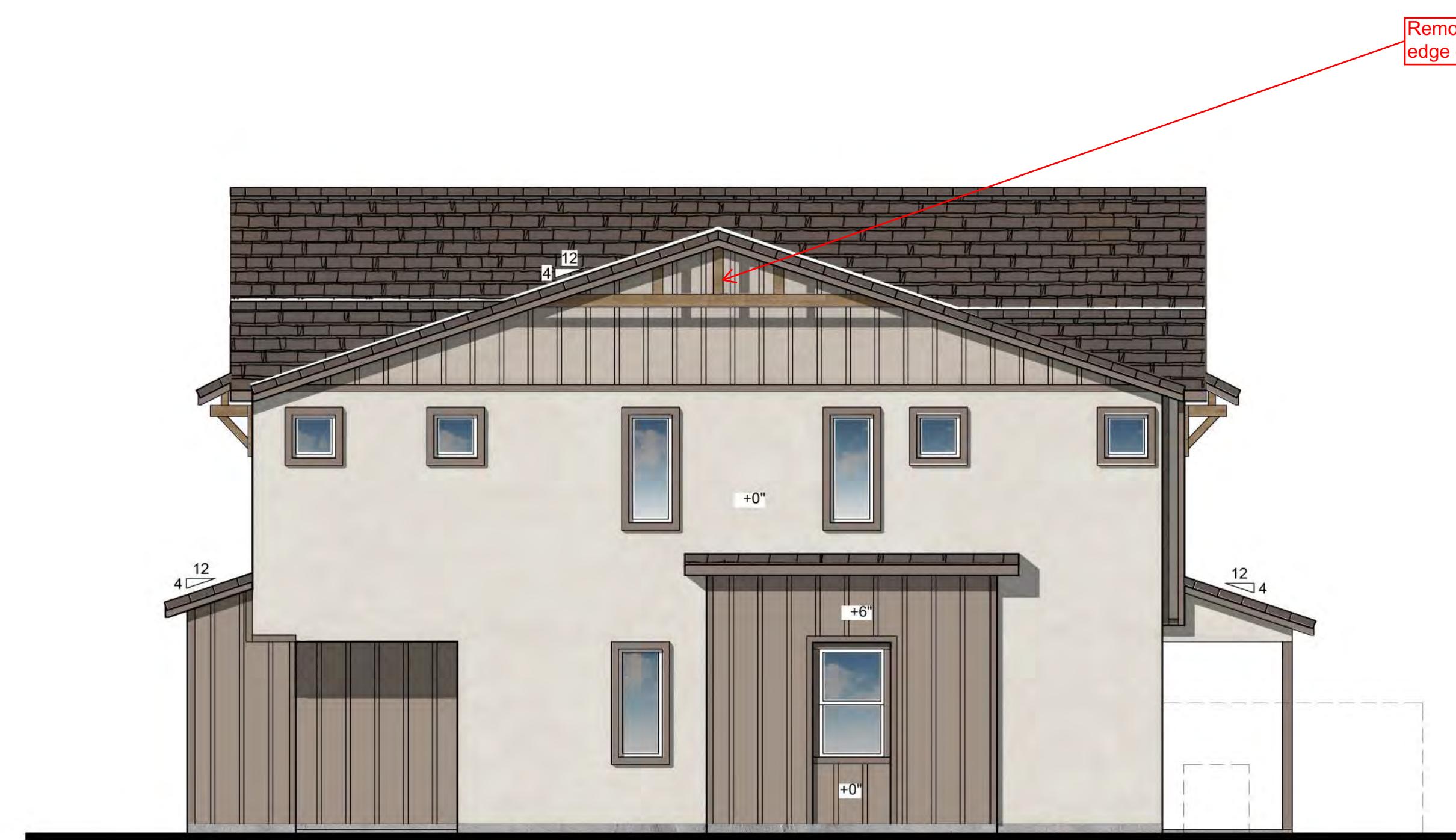




**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"



**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"



BUILDING C 4-PLEX MODERN FARMHOUSE

MATERIAL	FRONT	REAR	LEFT	RIGHT
STUCCO	733 SF 57.9%	958 SF 62.9%	591 SF 74.8%	591 SF 74.8%
B&B	533 SF 42.1%	576 SF 37.1%	199 SF 19.2%	199 SF 25.2%

**RIGHT ELEVATION 4-PLEX**  
MODERN FARMHOUSE 3/16" = 1'-0"

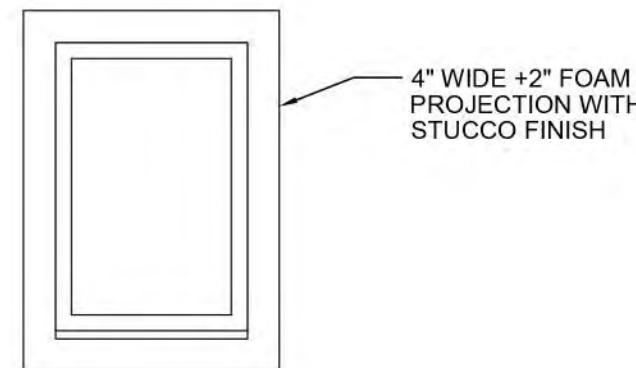


**REAR ELEVATION 4-PLEX**  
MODERN FARMHOUSE 3/16" = 1'-0"

## COLOR SCHEME 2

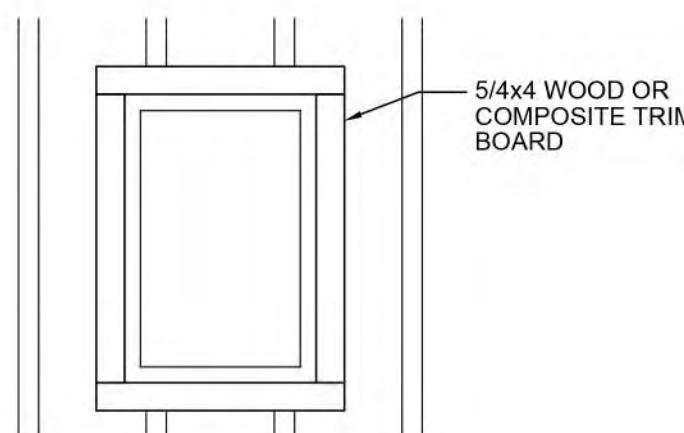
### BUILDING C 4-PLEX | THE LINCOLN | MESA, AZ

11-25-2025



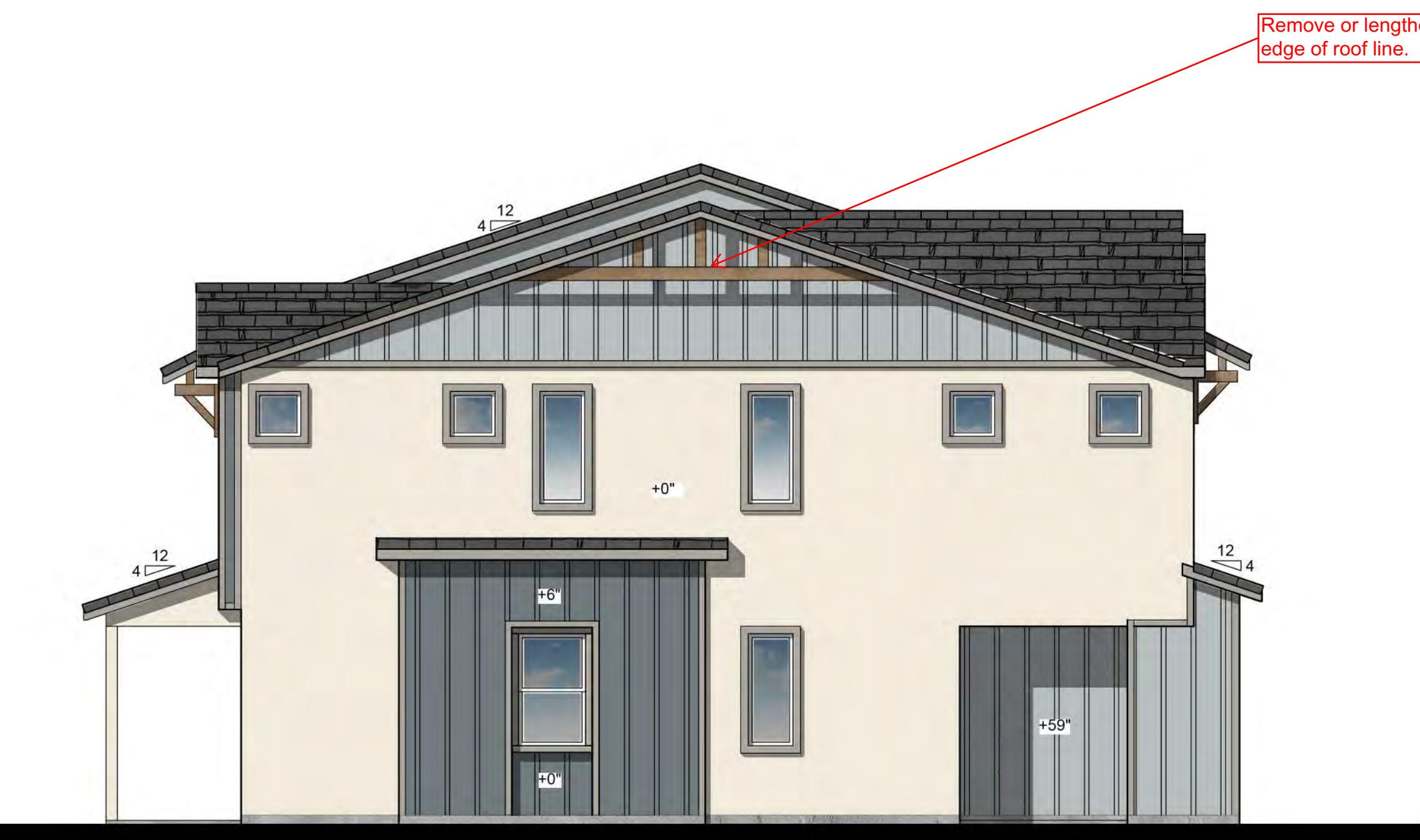
## **TYP WINDOW TRIM**

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## TYP WINDOW TRIM

---



BUILDING C 5-PLEX MODERN FARMHOUSE				
MATERIAL	FRONT	REAR	LEFT	RIGHT
STUCCO	1274 SF	1198 SF	739 SF	739 SF
	68.0%	62.9%	74.8%	74.8%
B&B	600 SF	709 SF	249 SF	249 SF
	32.0%	37.1%	25.2%	25.2%



## COLOR SCHEME 1

# BUILDING C 5-PLEX | THE LINCOLN | MESA, AZ

11.26.2025

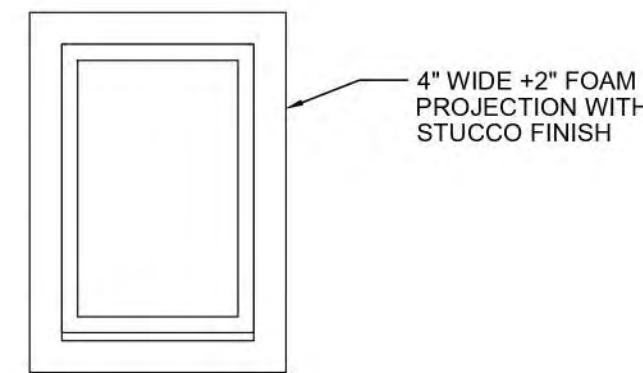




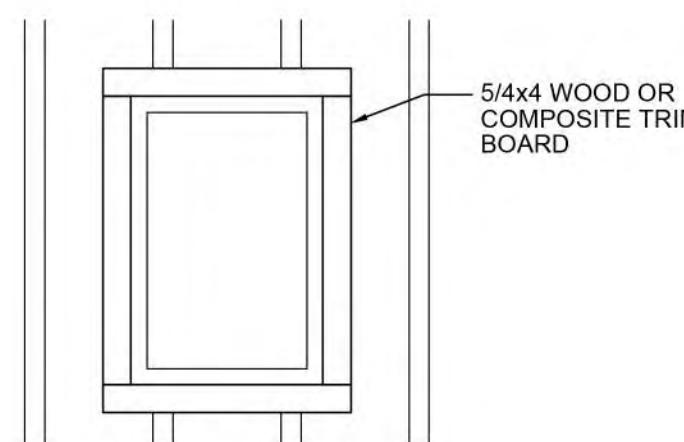
# PORTER KYLE



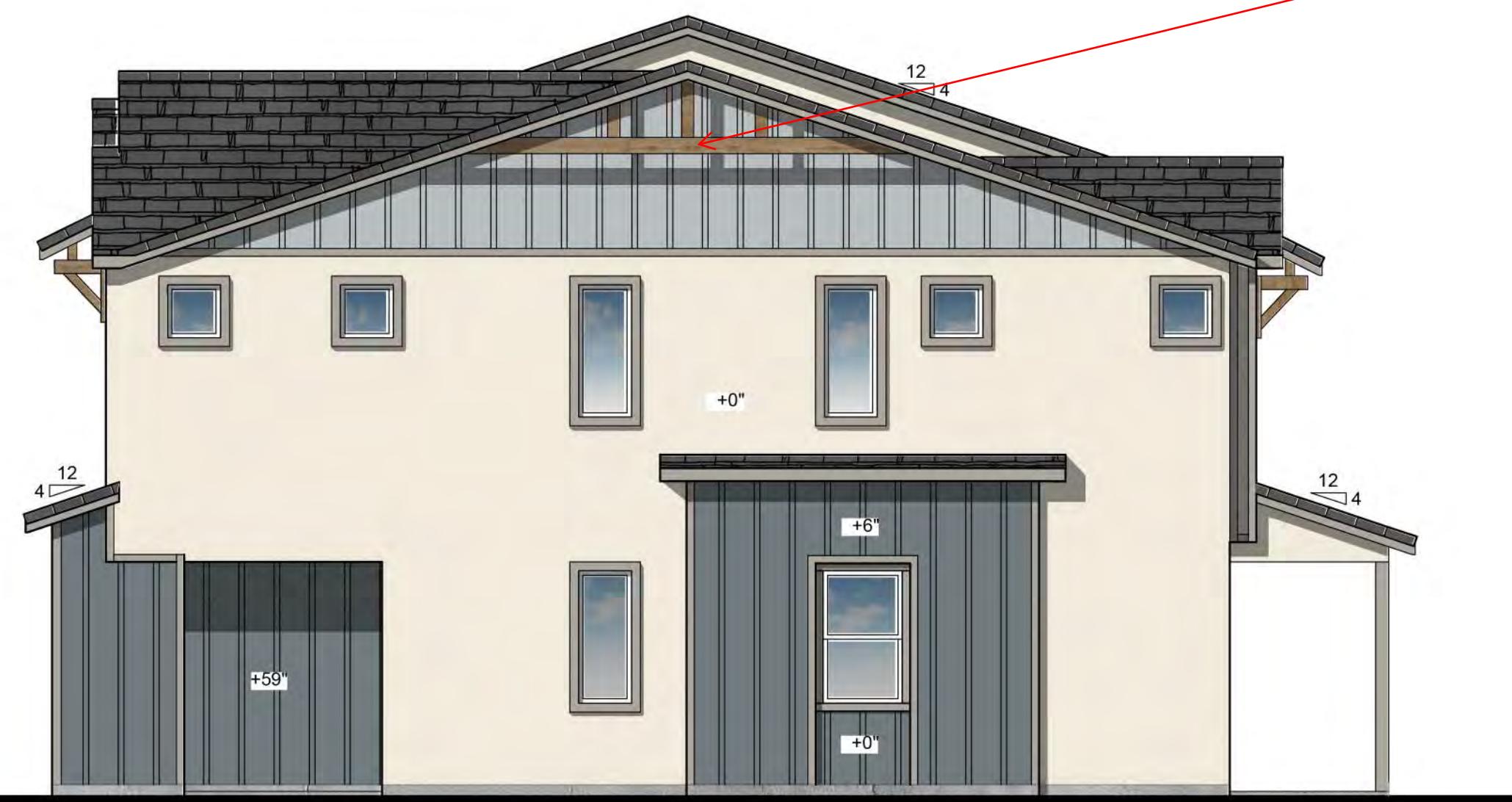
www.feltengroup.com



**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"

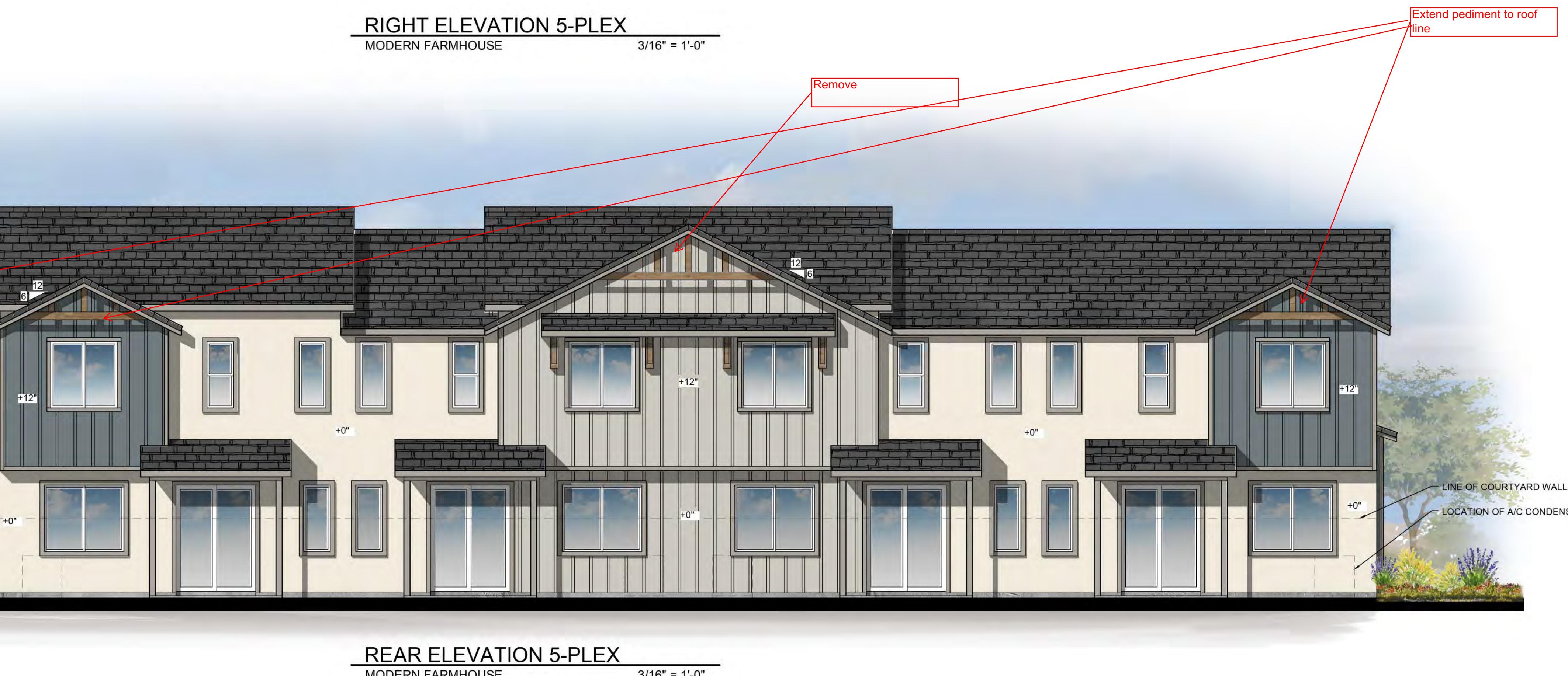


**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"



BUILDING C 5-PLEX MODERN FARMHOUSE

MATERIAL	FRONT	REAR	LEFT	RIGHT
STUCCO	1274 SF 68.0%	1198 SF 62.9%	739 SF 74.8%	739 SF 74.8%
B&B	600 SF 32.0%	709 SF 37.1%	249 SF 25.2%	249 SF 25.2%

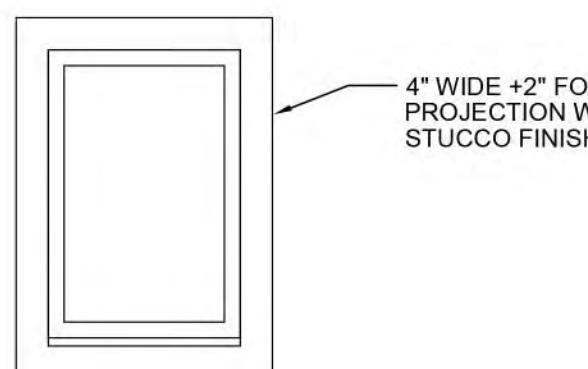


**REAR ELEVATION 5-PLEX**  
MODERN FARMHOUSE 3/16" = 1'-0"

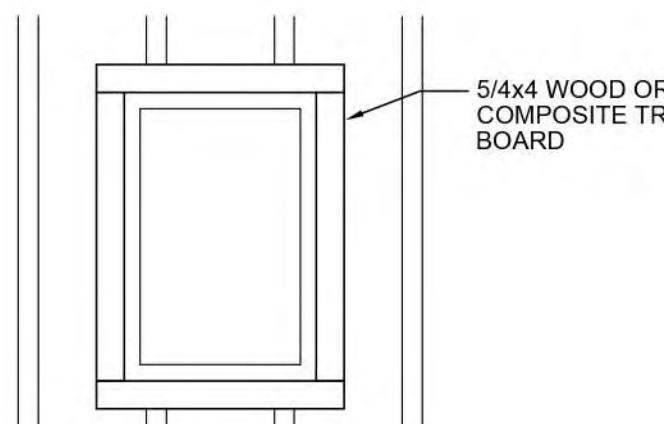
## COLOR SCHEME 1

### BUILDING C 5-PLEX | THE LINCOLN | MESA, AZ

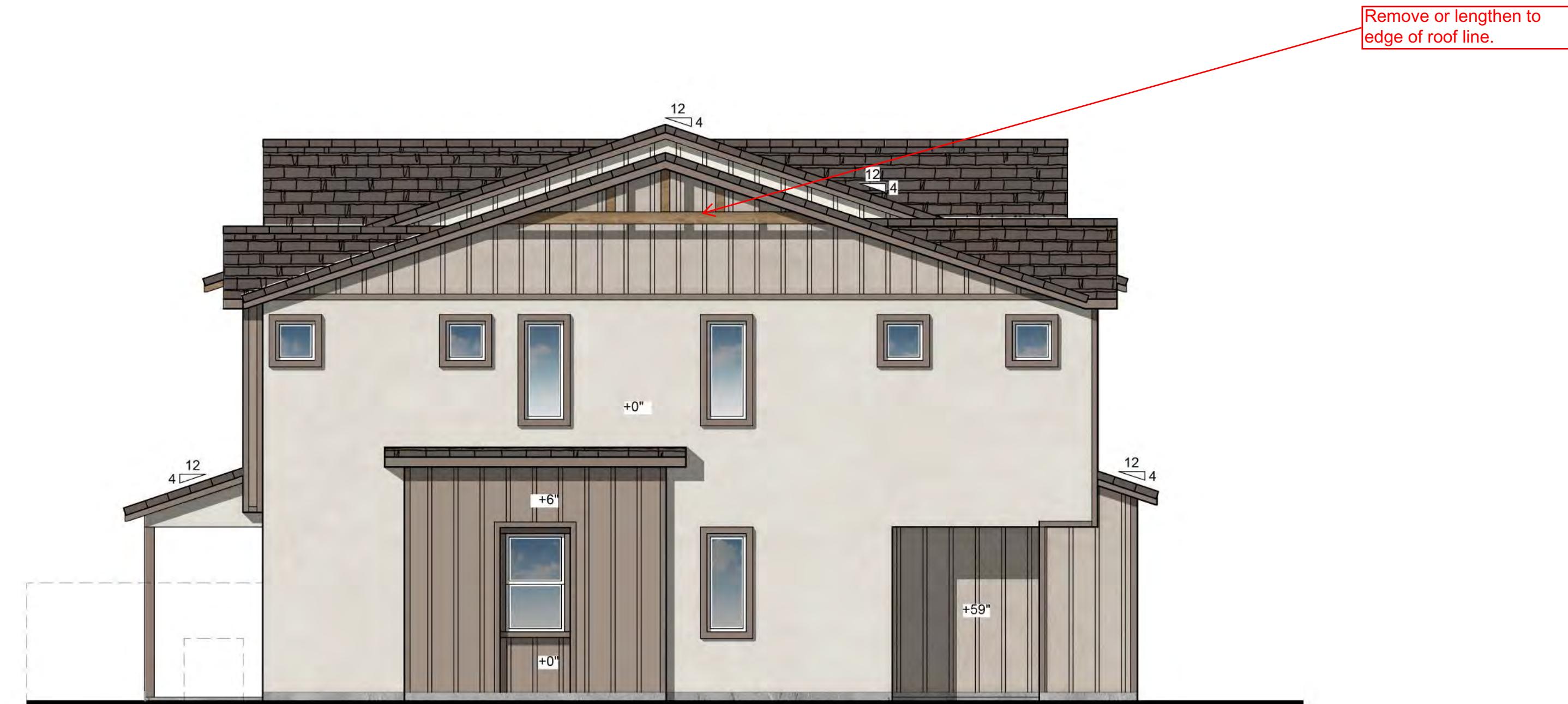
11-26-2025



## TYP WINDOW TRIM



## TYP WINDOW TRIM



## BUILDING C 6-PLEX MODERN FARMHOUSE

MATERIAL	FRONT	REAR	LEFT	RIGHT
STUCCO	760 SF	1674 SF	887 SF	887 SF
	43.7%	69.0%	74.8%	74.8%
B&B	979 SF	750 SF	299 SF	299 SF
	56.3%	31.0%	25.2%	25.2%



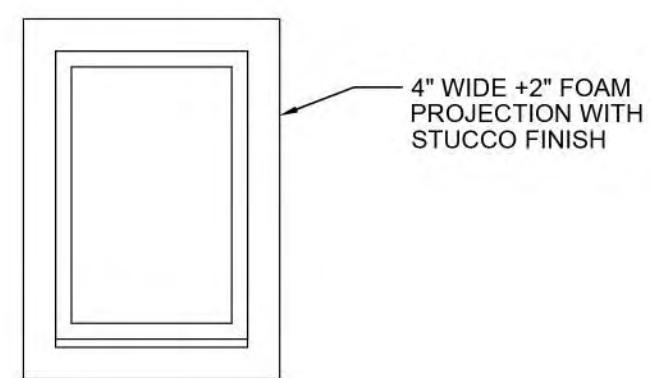
## COLOR SCHEME 2

# BUILDING C 6-PLEX | THE LINCOLN | MESA, AZ

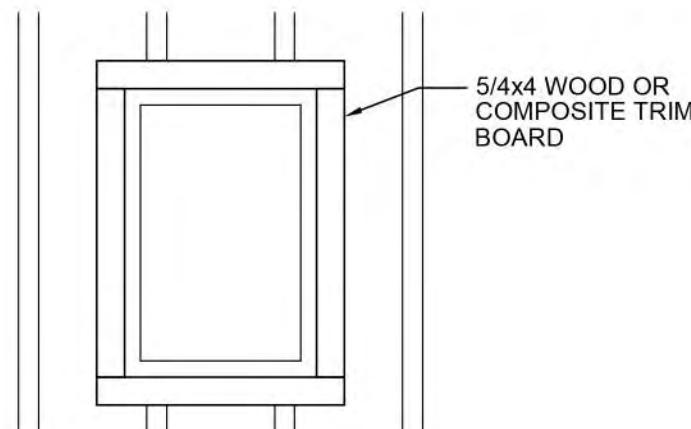
12-1-2025

BUILDING C 6-PLEX MODERN FARMHOUSE

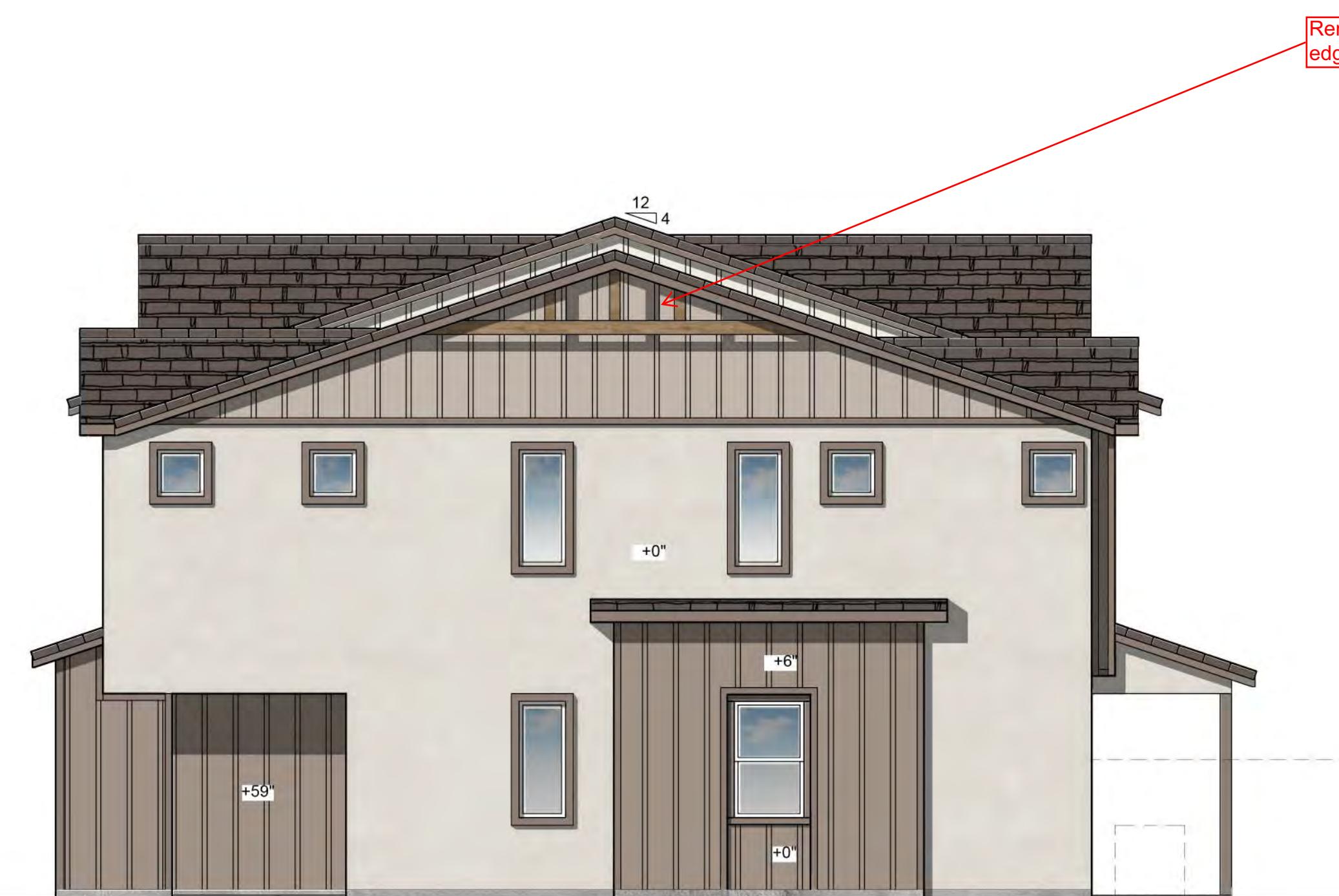
MATERIAL	FRONT	REAR	LEFT	RIGHT
STUCCO	760 SF 43.7%	1674 SF 69.0%	887 SF 74.8%	887 SF 74.8%
B&B	979 SF 56.3%	750 SF 31.0%	299 SF 25.2%	299 SF 25.2%



**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"



**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"



**RIGHT ELEVATION 6-PLEX**  
MODERN FARMHOUSE 3/16" = 1'-0"

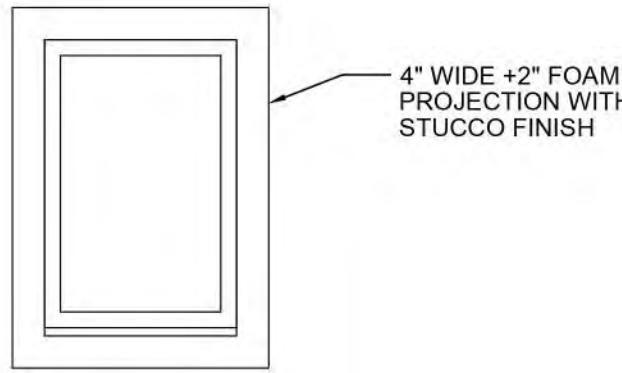


**REAR ELEVATION 6-PLEX**  
MODERN FARMHOUSE 3/16" = 1'-0"

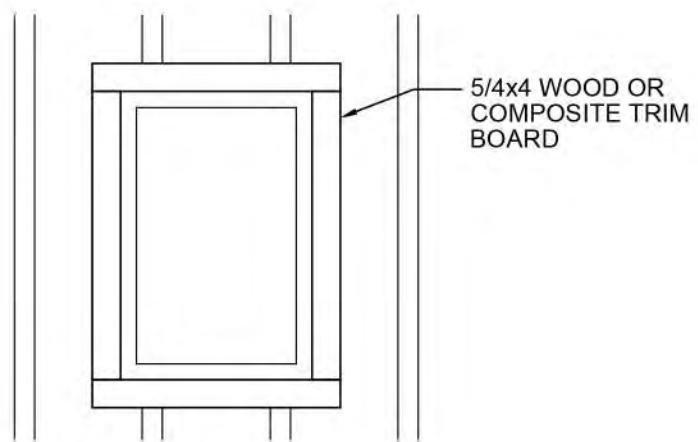
COLOR SCHEME 2

**BUILDING C 6-PLEX | THE LINCOLN | MESA, AZ**

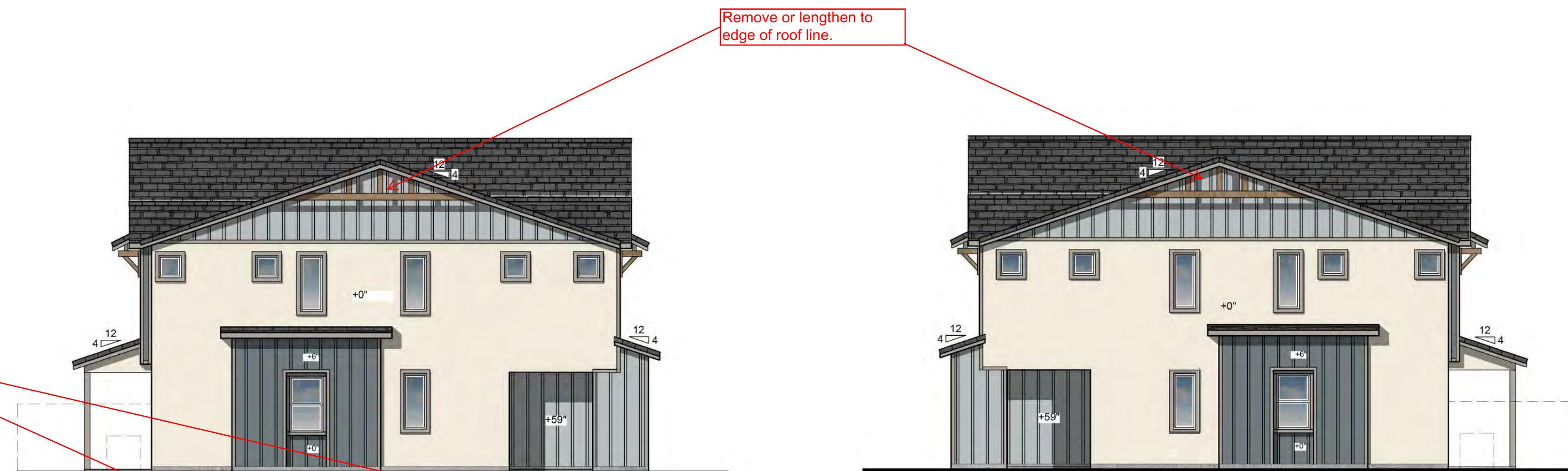
12-1-2025



**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"



**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"

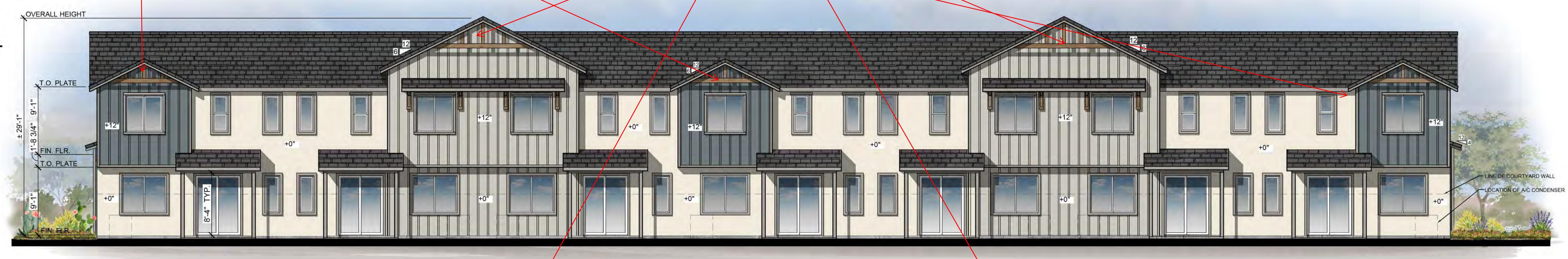


BUILDING C 7-PLEX MODERN FARMHOUSE

MATERIAL	FRONT	REAR	LEFT	RIGHT
STUCCO	1319 SF 59.5%	1677 SF 62.9%	1035 SF 74.8%	1035 SF 74.8%
B&B	873 SF 40.5%	993 SF 37.1%	349 SF 25.2%	349 SF 25.2%

**LEFT ELEVATION 7-PLEX**  
MODERN FARMHOUSE 1/8" = 1'-0"

**RIGHT ELEVATION 7-PLEX**  
MODERN FARMHOUSE 1/8" = 1'-0"



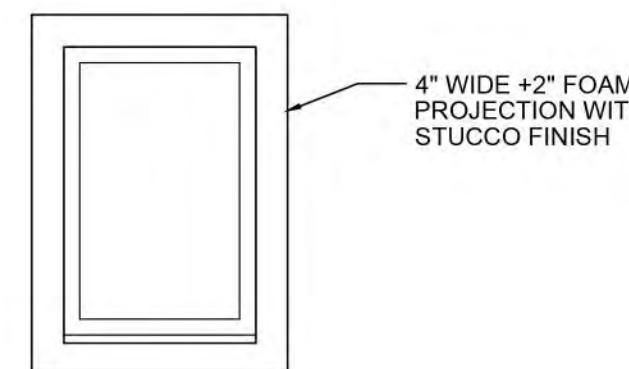
**REAR ELEVATION 7-PLEX**  
MODERN FARMHOUSE 1/8" = 1'-0"



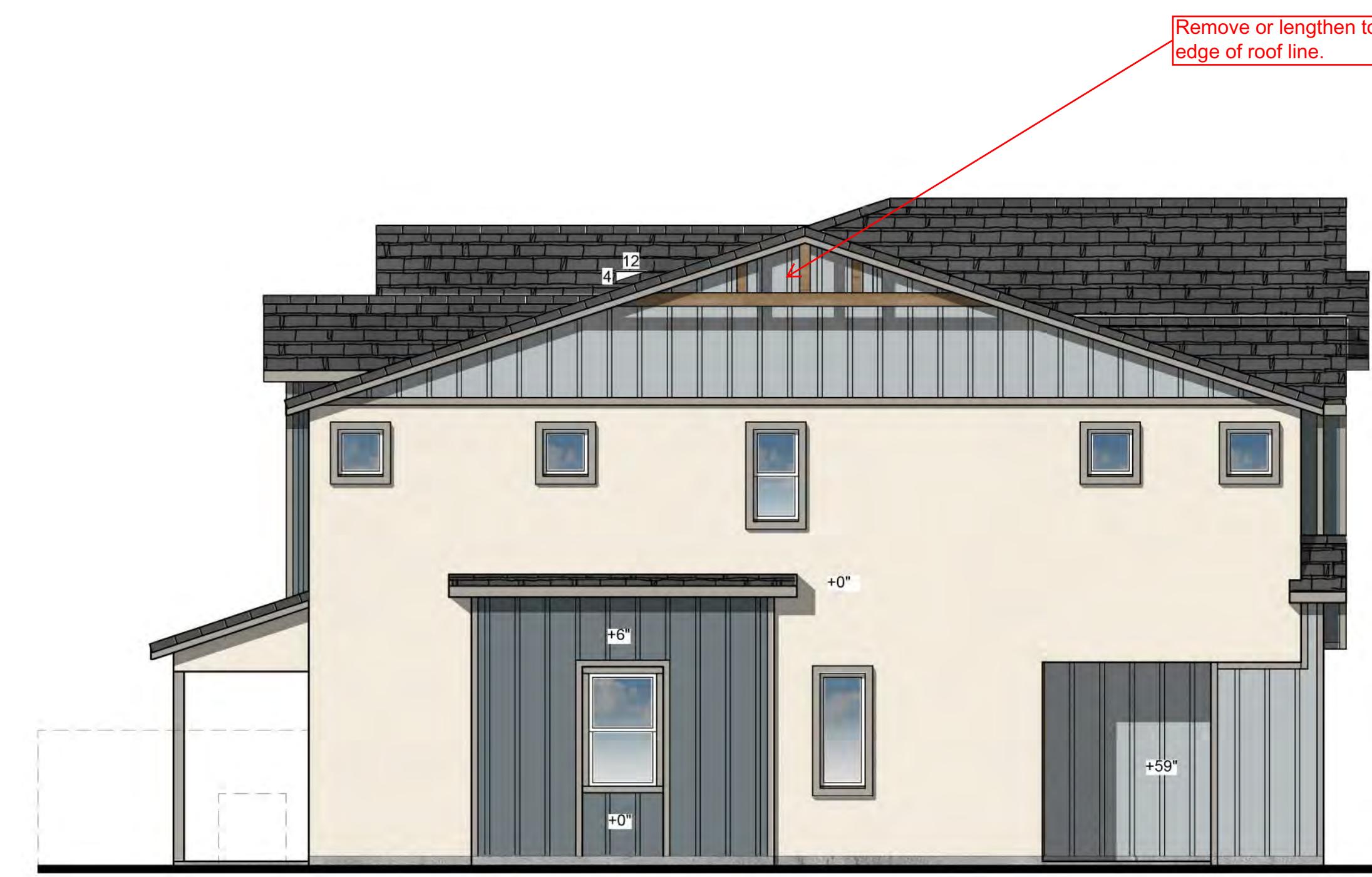
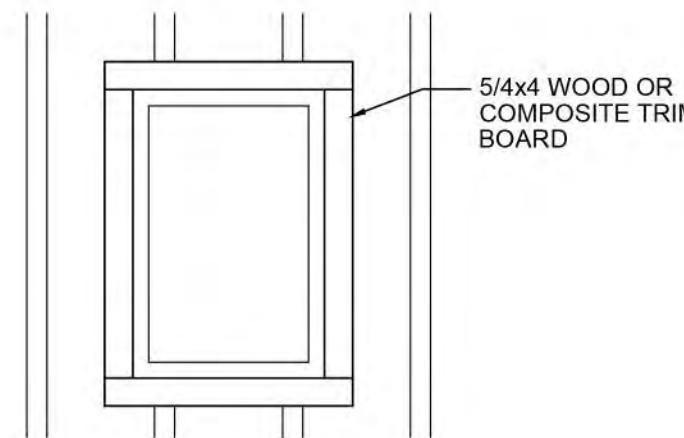
COLOR SCHEME 1

## BUILDING C 7-PLEX | THE LINCOLN | MESA, AZ

12-1-2025



**TYP WINDOW TRIM**  
MODERN FARMHOUSE  
1/2" = 1'-0"

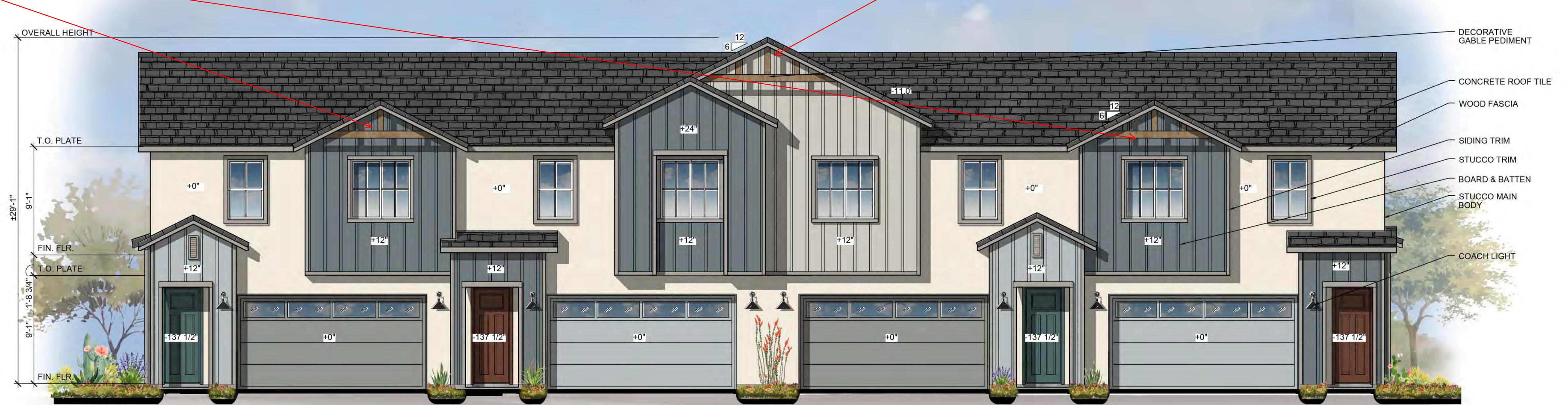


BUILDING D 4-PLEX MODERN FARMHOUSE

MATERIAL	FRONT	REAR	LEFT	RIGHT
STUCCO	552 SF 36.8%	1038 SF 74.7%	618 SF 71.2%	618 SF 71.2%
B&B	948 SF 63.2%	346 SF 25.3%	250 SF 28.3%	250 SF 28.3%

Extend pediment to roof line

**LEFT ELEVATION**  
MODERN FARMHOUSE  
3/16" = 1'-0"

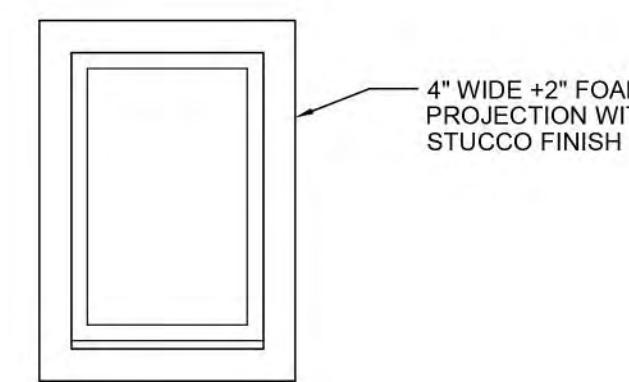


**FRONT ELEVATION**  
MODERN FARMHOUSE  
3/16" = 1'-0"

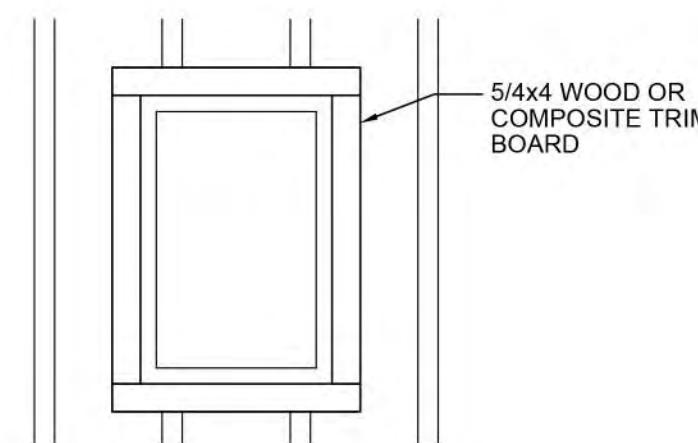
## COLOR SCHEME 1

## BUILDING D 4-PLEX | THE LINCOLN | MESA, AZ

11-25-2025



**TYP WINDOW TRIM**  
MODERN FARMHOUSE  
1/2" = 1'-0"



**TYP WINDOW TRIM**  
MODERN FARMHOUSE  
1/2" = 1'-0"



BUILDING D 4-PLEX MODERN FARMHOUSE

MATERIAL	FRONT	REAR	LEFT	RIGHT
STUCCO	552 SF 36.8%	1038 SF 74.7%	618 SF 71.2%	618 SF 71.2%
B&B	948 SF 63.2%	346 SF 25.3%	250 SF 28.3%	250 SF 28.3%

**RIGHT ELEVATION**  
MODERN FARMHOUSE  
3/16" = 1'-0"

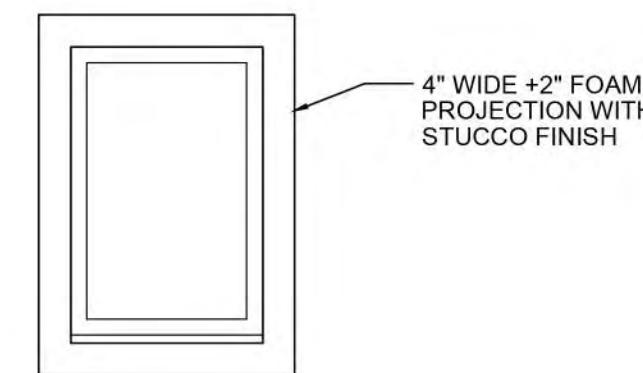


**REAR ELEVATION**  
MODERN FARMHOUSE  
3/16" = 1'-0"

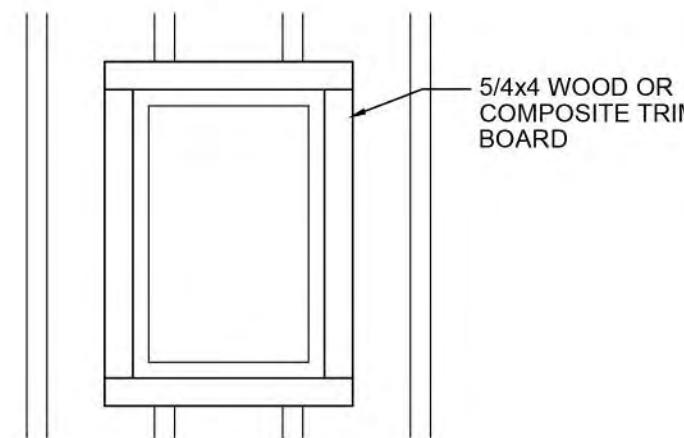
## COLOR SCHEME 1

## BUILDING D 4-PLEX | THE LINCOLN | MESA, AZ

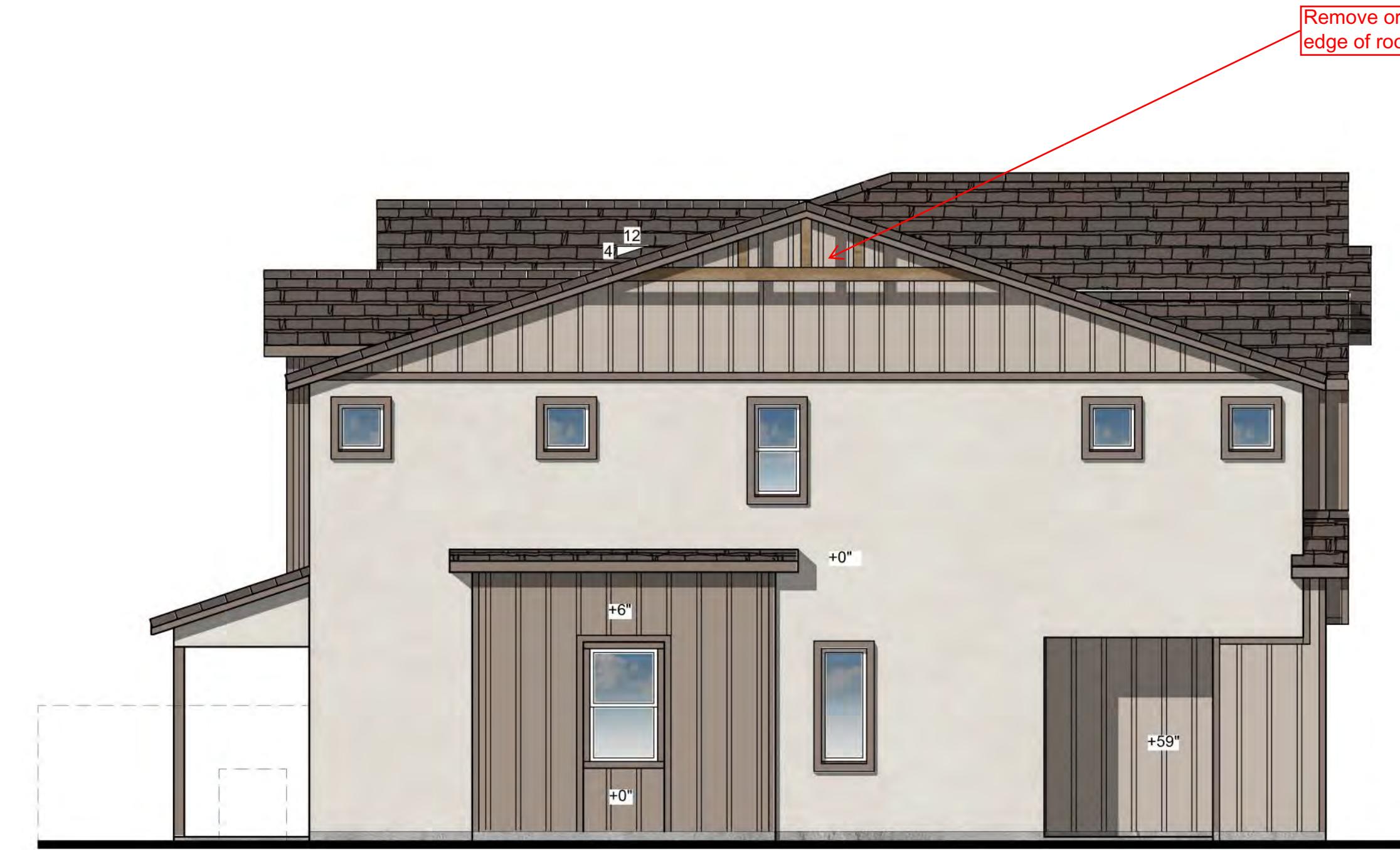
11-25-2025



**TYP WINDOW TRIM**  
MODERN FARMHOUSE  
1/2" = 1'-0"



**TYP WINDOW TRIM**  
MODERN FARMHOUSE  
1/2" = 1'-0"



BUILDING D 4-PLEX MODERN FARMHOUSE

MATERIAL	FRONT	REAR	LEFT	RIGHT
STUCCO	552 SF 36.8%	1038 SF 74.7%	618 SF 71.2%	618 SF 71.2%
B&B	948 SF 63.2%	346 SF 25.3%	250 SF 25.3%	250 SF 28.3%

**LEFT ELEVATION**  
MODERN FARMHOUSE  
3/16" = 1'-0"

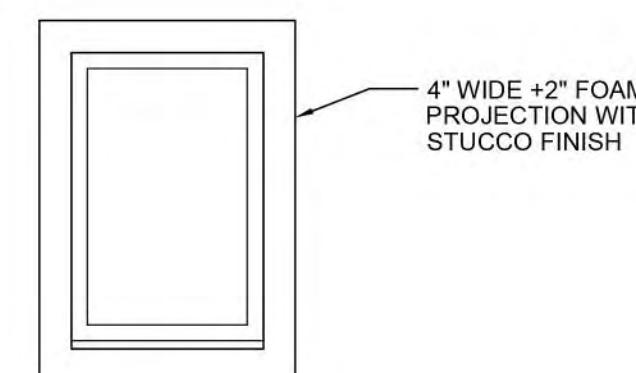


**FRONT ELEVATION**  
MODERN FARMHOUSE  
3/16" = 1'-0"

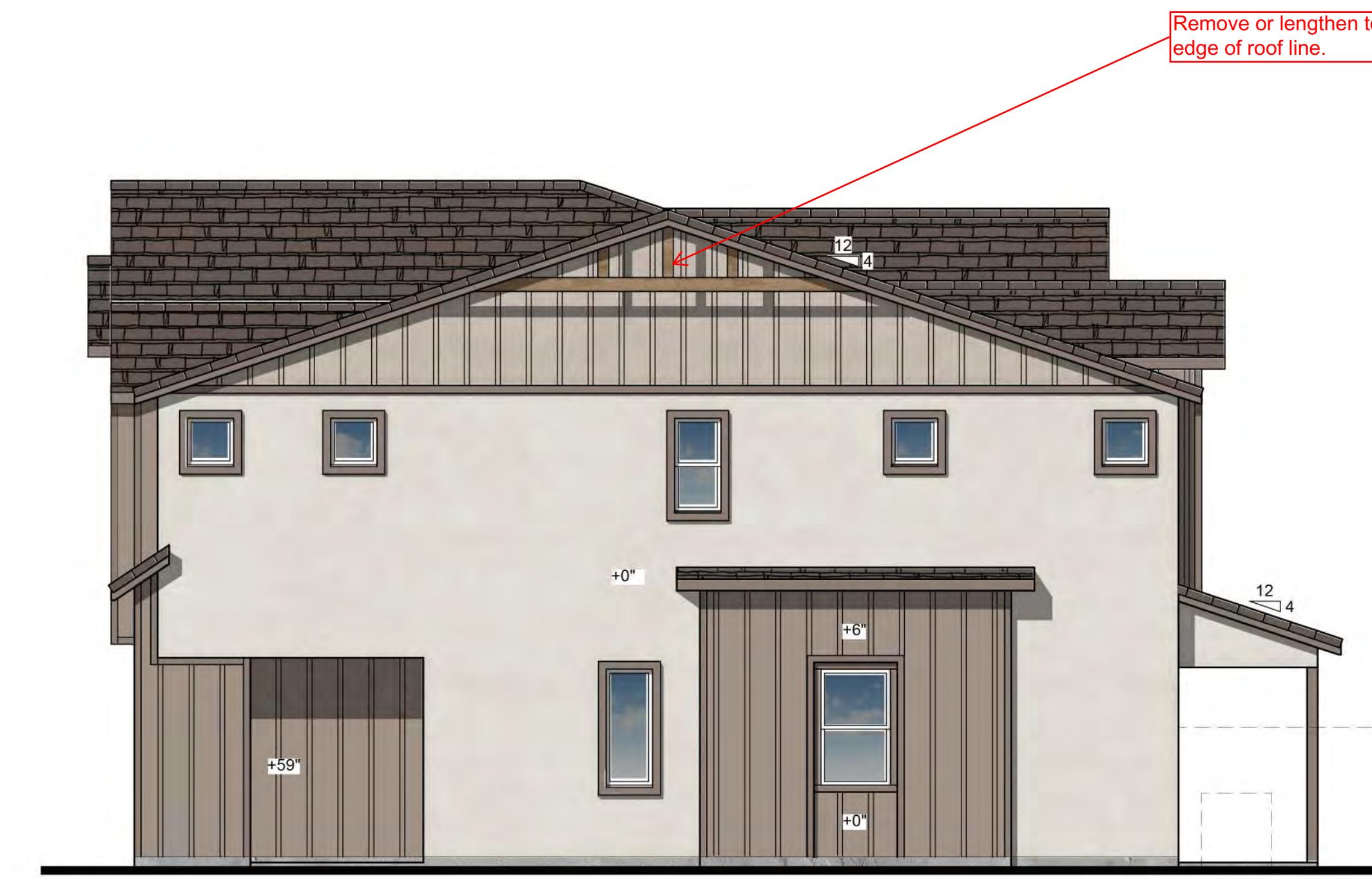
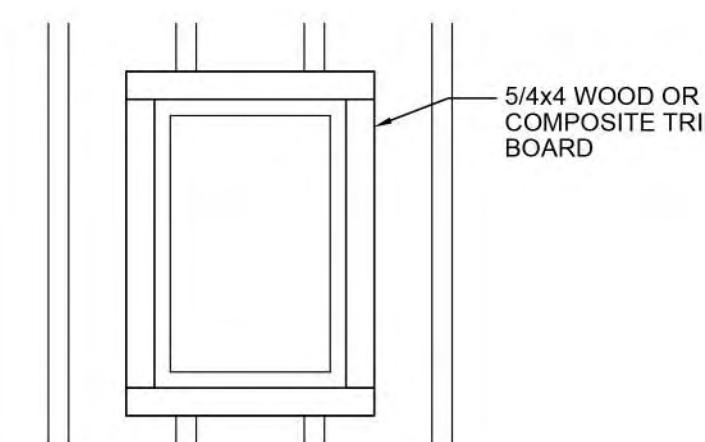
## COLOR SCHEME 2

# BUILDING D 4-PLEX | THE LINCOLN | MESA, AZ

11-25-2025



**TYP WINDOW TRIM**  
MODERN FARMHOUSE  
1/2" = 1'-0"



BUILDING D 4-PLEX MODERN FARMHOUSE

MATERIAL	FRONT	REAR	LEFT	RIGHT
STUCCO	552 SF 36.8%	1038 SF 74.7%	618 SF 71.2%	618 SF 71.2%
B&B	948 SF 63.2%	346 SF 25.3%	250 SF 28.3%	250 SF 28.3%

**TYP WINDOW TRIM**  
MODERN FARMHOUSE  
1/2" = 1'-0"

**RIGHT ELEVATION**  
MODERN FARMHOUSE  
3/16" = 1'-0"

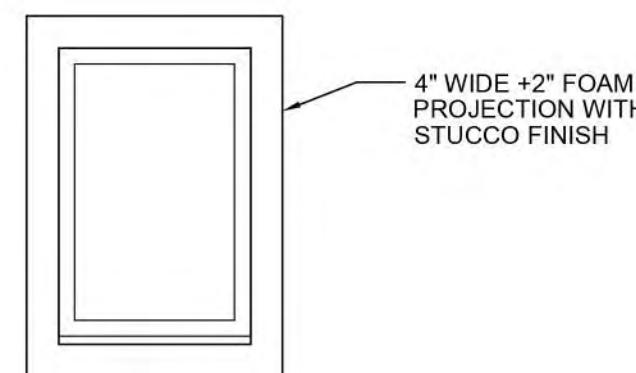


**REAR ELEVATION**  
MODERN FARMHOUSE  
3/16" = 1'-0"

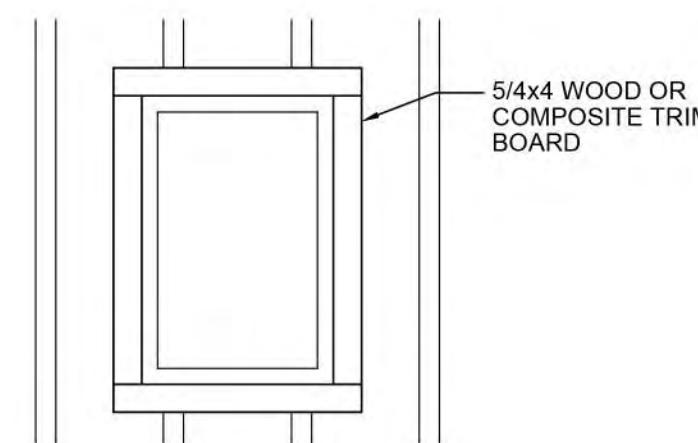
## COLOR SCHEME 2

# BUILDING D 4-PLEX | THE LINCOLN | MESA, AZ

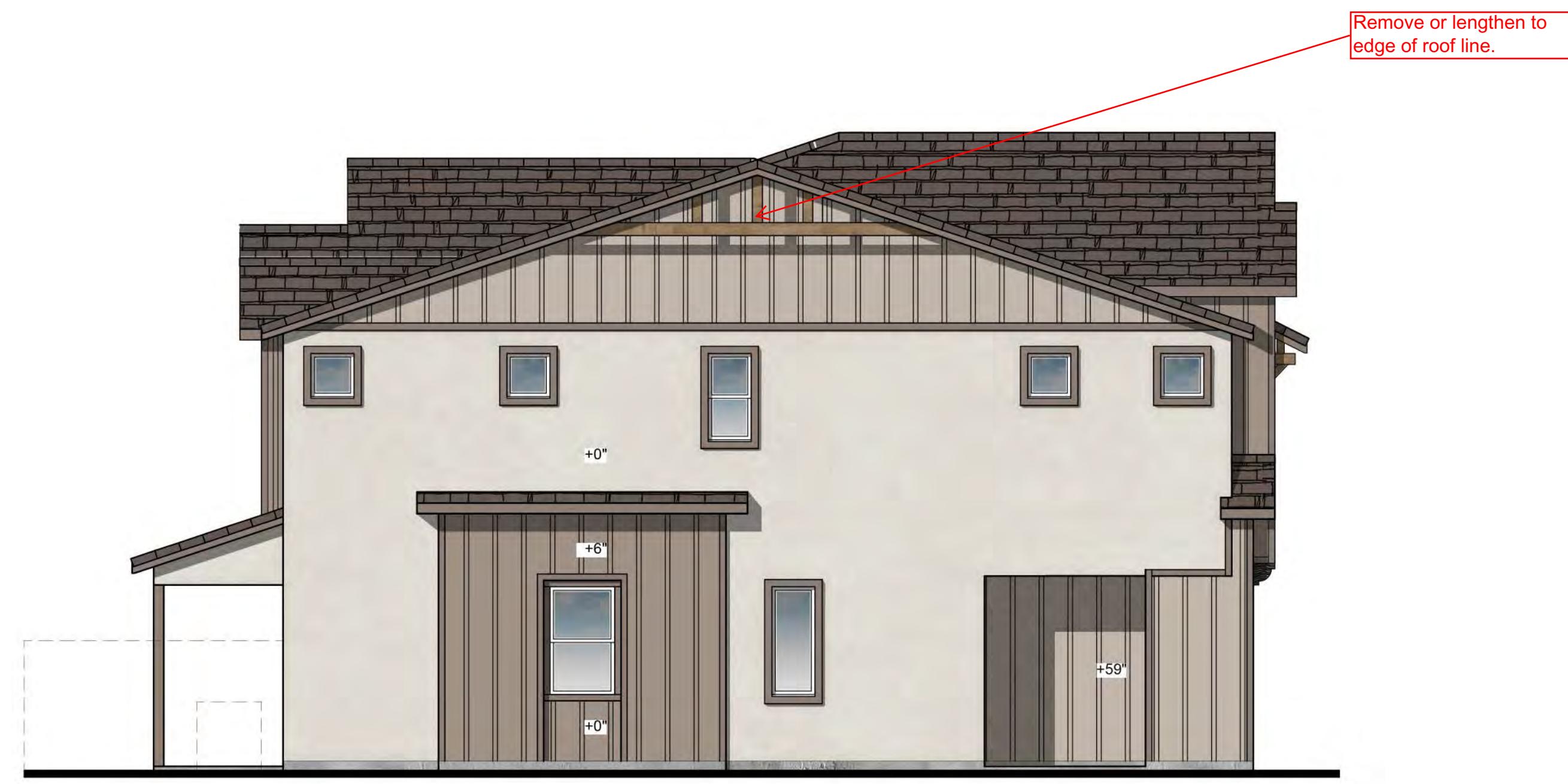
11-25-2025



**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"



**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"



Remove or lengthen to edge of roof line.

**BUILDING D 5-PLEX MODERN FARMHOUSE**

MATERIAL	FRONT	REAR	LEFT	RIGHT
STUCCO	662 SF 36.8%	1246 SF 74.7%	618 SF 71.2%	618 SF 71.2%
MASONRY	1138 SF 63.2%	415 SF 25.3%	250 SF 28.3%	250 SF 28.3%



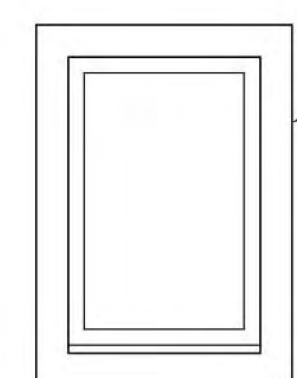
**LEFT ELEVATION**  
MODERN FARMHOUSE 3/16" = 1'-0"

**FRONT ELEVATION**  
MODERN FARMHOUSE 3/16" = 1'-0"

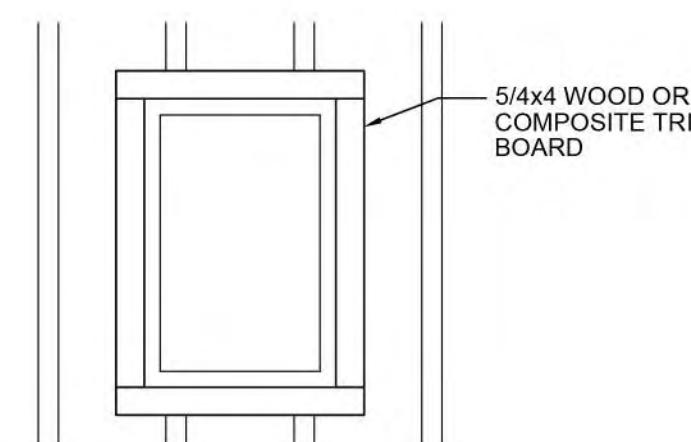
## COLOR SCHEME 2

### BUILDING D 5-PLEX | THE LINCOLN | MESA, AZ

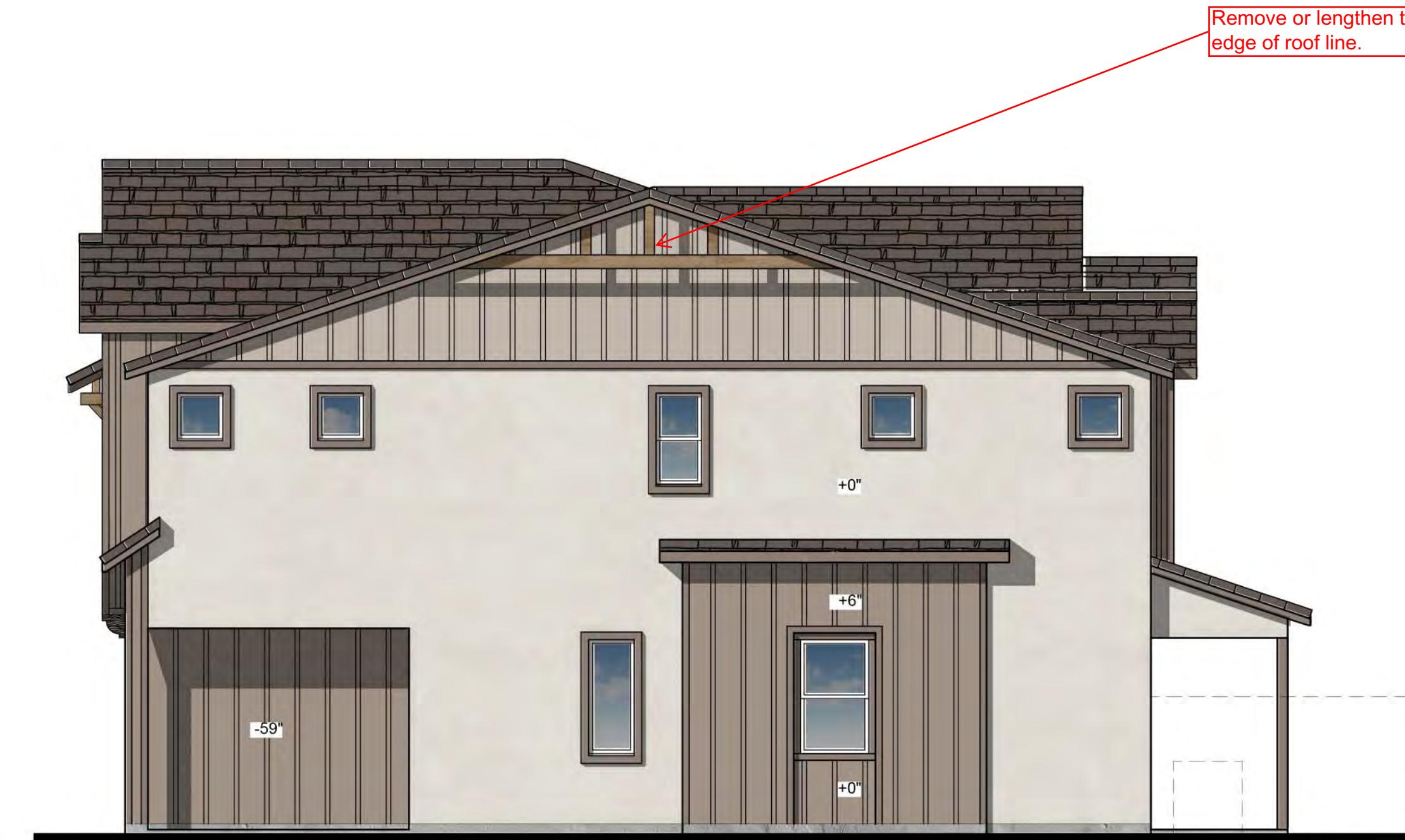
12-1-2025



**TYP WINDOW TRIM**  
MODERN FARMHOUSE  
1/2" = 1'-0"



**TYP WINDOW TRIM**  
MODERN FARMHOUSE  
1/2" = 1'-0"



BUILDING D 5-PLEX MODERN FARMHOUSE

MATERIAL	FRONT	REAR	LEFT	RIGHT
STUCCO	662 SF 36.8%	1246 SF 74.7%	618 SF 71.2%	618 SF 71.2%
MASONRY	1138 SF 63.2%	415 SF 25.3%	250 SF 28.3%	250 SF 28.3%

**RIGHT ELEVATION**  
MODERN FARMHOUSE  
3/16" = 1'-0"

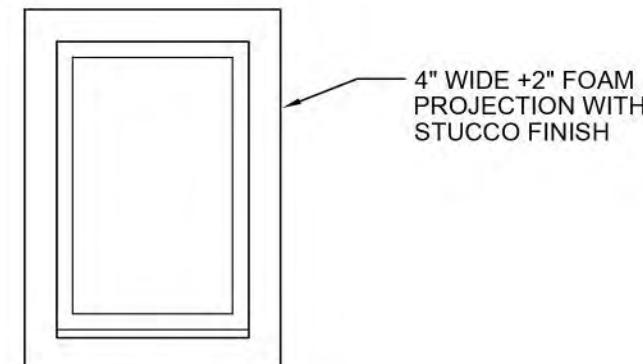


**REAR ELEVATION**  
MODERN FARMHOUSE  
3/16" = 1'-0"

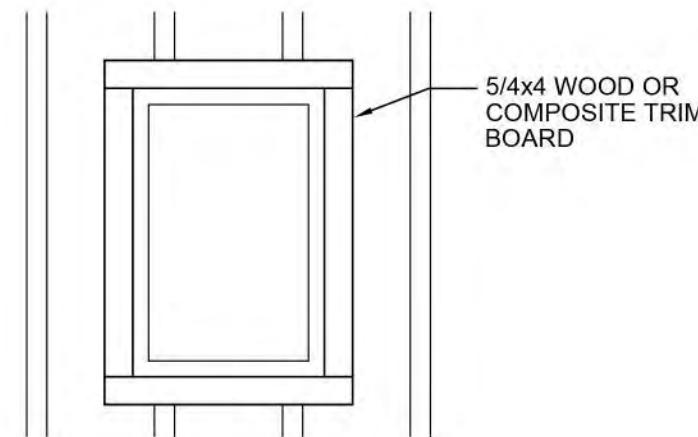
## COLOR SCHEME 2

# BUILDING D 5-PLEX | THE LINCOLN | MESA, AZ

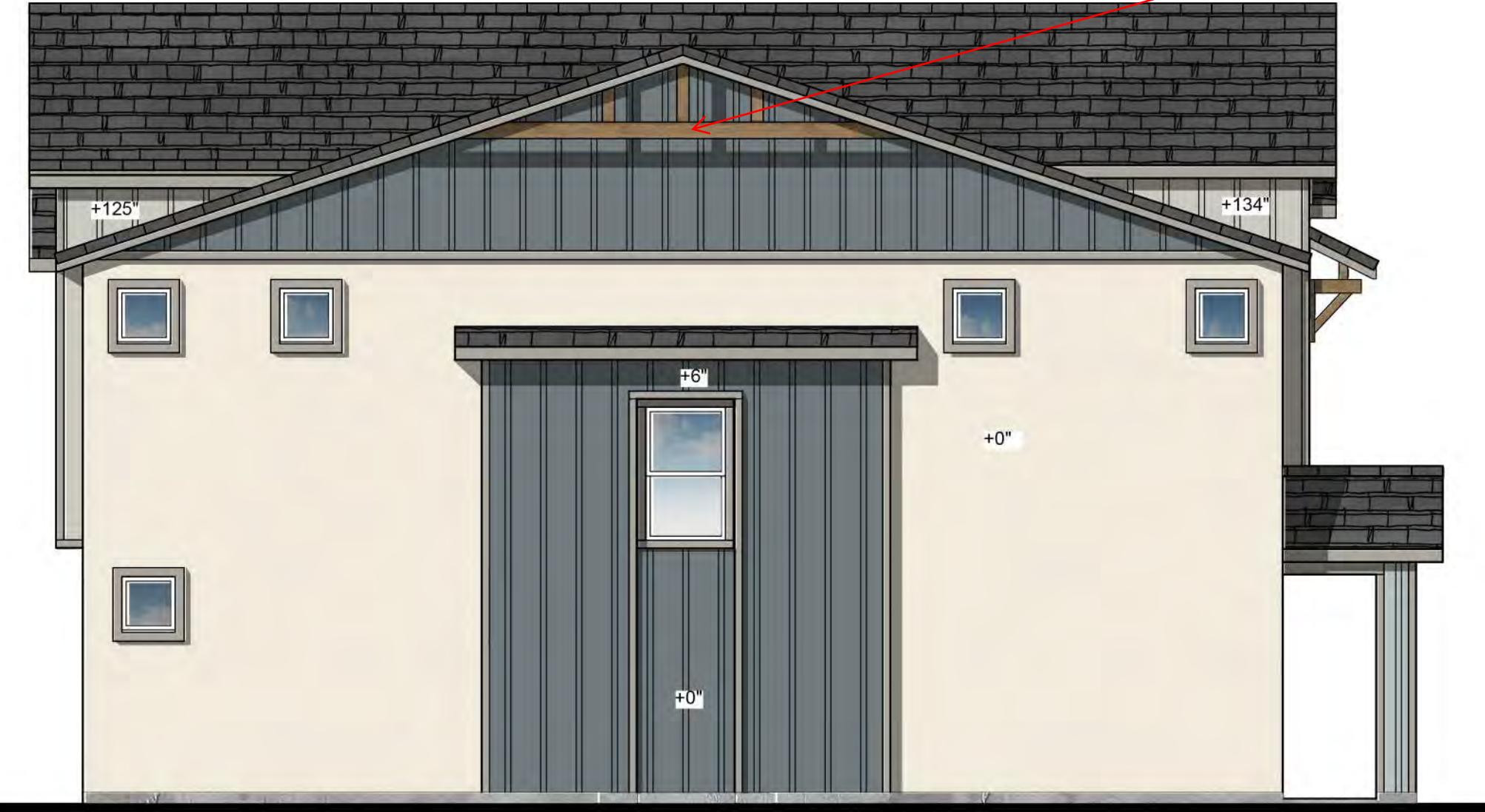
12-2-2025



**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"



**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"



BUILDING E 3-PLEX MODERN FARMHOUSE

MATERIAL	FRONT	REAR	LEFT	RIGHT
STUCCO	799 SF 51.3%	482 SF 54.1%	318 SF 61.2%	318 SF 61.2%
B&B	522 SF 49.7%	408 SF 45.9%	201 SF 38.8%	201 SF 38.8%

**LEFT ELEVATION**  
MODERN FARMHOUSE 3/16" = 1'-0"

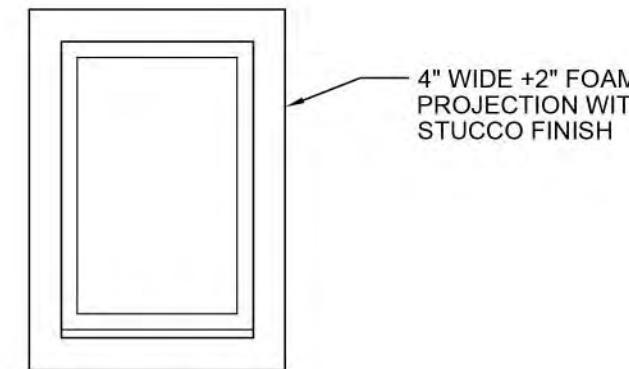


**FRONT ELEVATION**  
MODERN FARMHOUSE 3/16" = 1'-0"

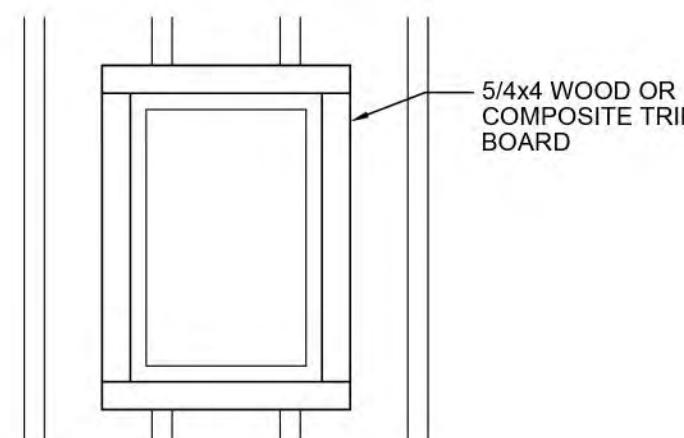
## COLOR SCHEME 1

# BUILDING E 3-PLEX | THE LINCOLN | MESA, AZ

12-1-2025



**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"



**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"



BUILDING E 3-PLEX MODERN FARMHOUSE

MATERIAL	FRONT	REAR	LEFT	RIGHT
STUCCO	799 SF 51.3%	482 SF 54.1%	318 SF 61.2%	318 SF 61.2%
B&B	522 SF 49.7%	408 SF 45.9%	201 SF 38.8%	201 SF 38.8%

**RIGHT ELEVATION**  
MODERN FARMHOUSE 3/16" = 1'-0"

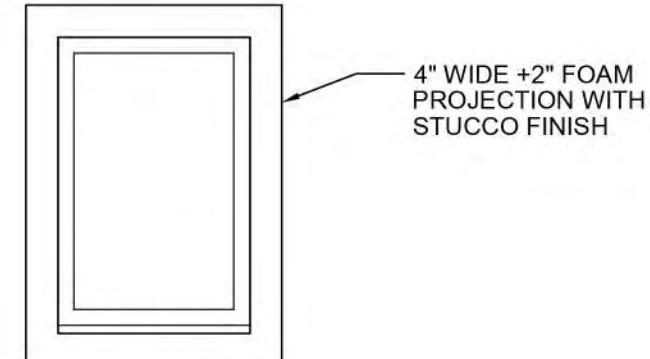


**REAR ELEVATION**  
MODERN FARMHOUSE 3/16" = 1'-0"

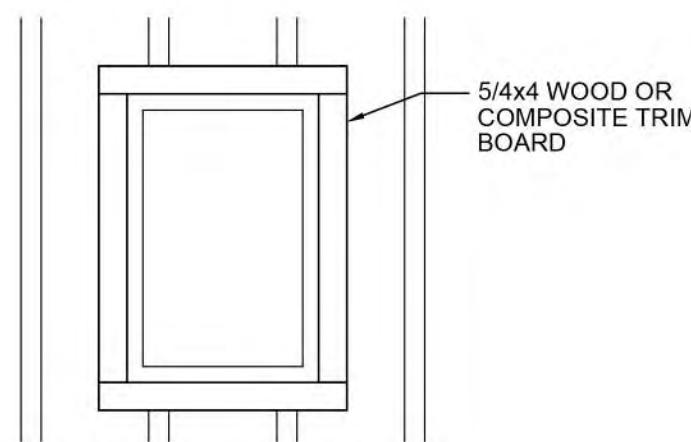
## COLOR SCHEME 1

# BUILDING E 3-PLEX | THE LINCOLN | MESA, AZ

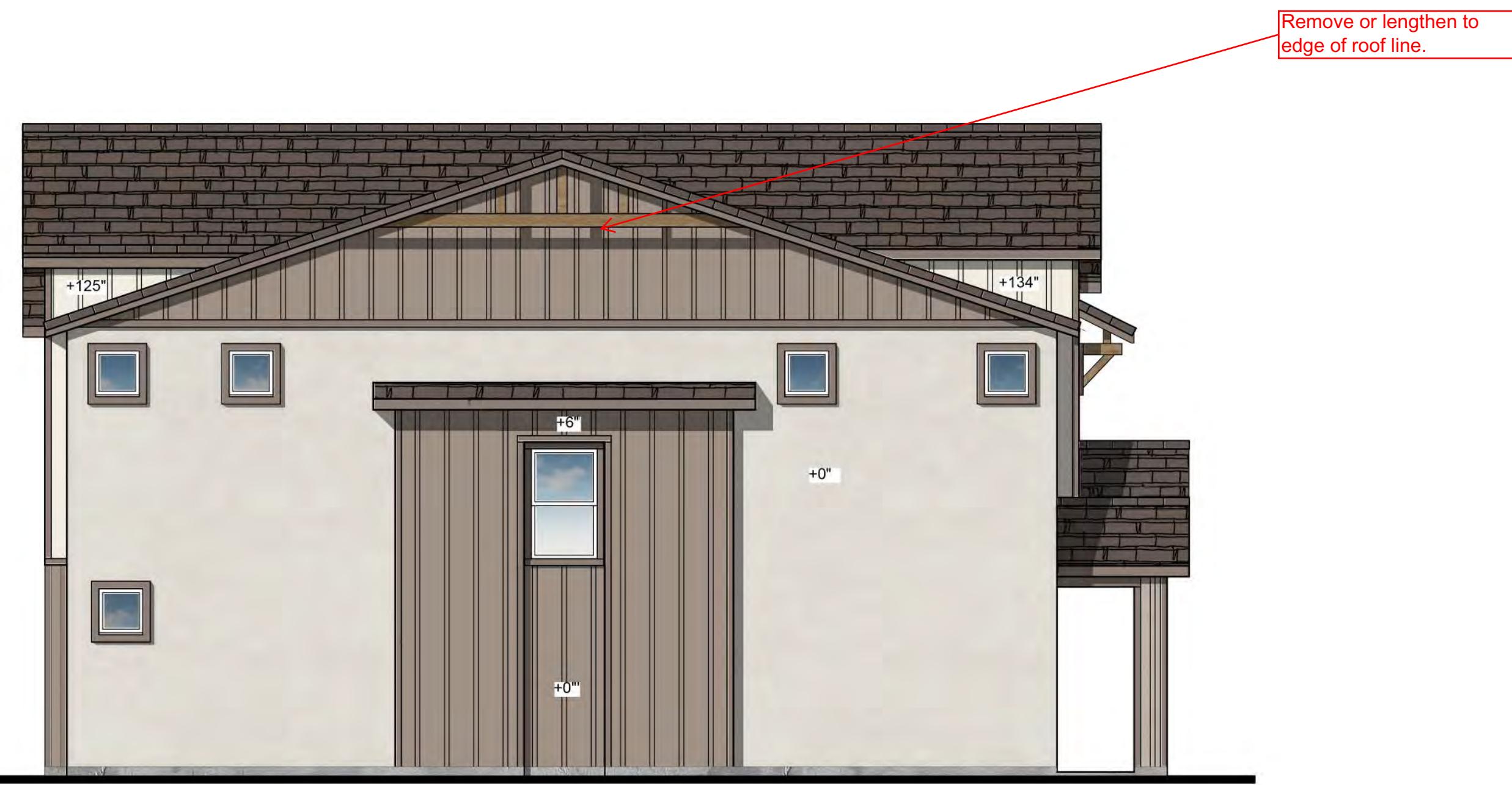
12-1-2025



**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"



**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"



BUILDING E 6-PLEX MODERN FARMHOUSE

MATERIAL	FRONT	REAR	LEFT	RIGHT
STUCCO	1597 SF 57%	1792 SF 62%	696 SF 76.6%	696 SF 76.6%
B&B	971 SF 35%	816 SF 45.9%	212 SF 23.4%	212 SF 23.4%

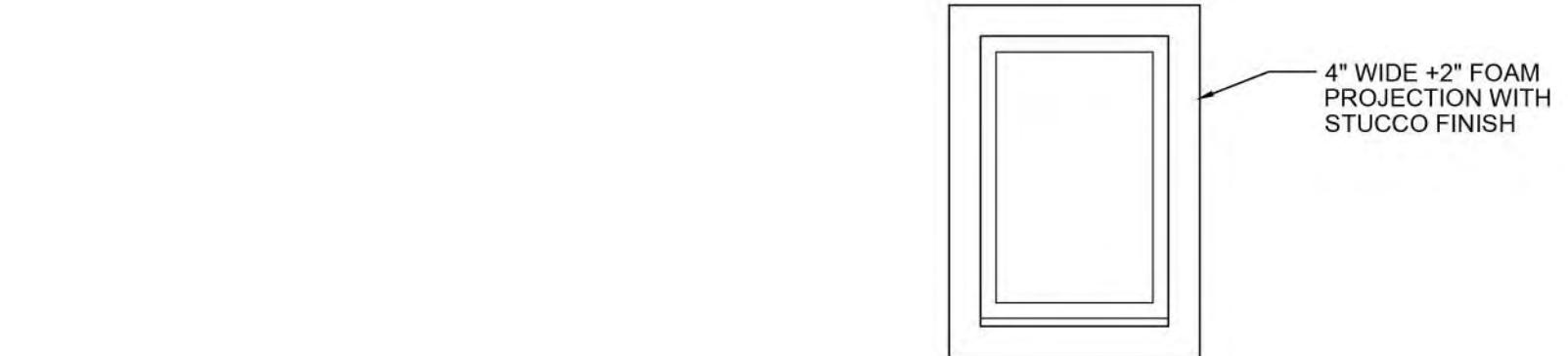


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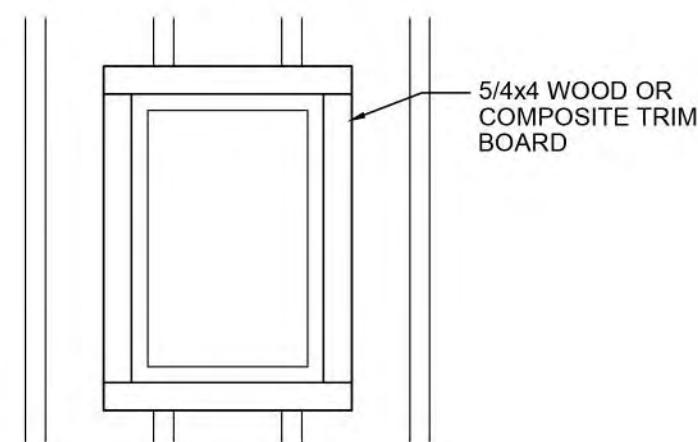
COLOR SCHEME 2

**BUILDING E 6-PLEX | THE LINCOLN | MESA, AZ**

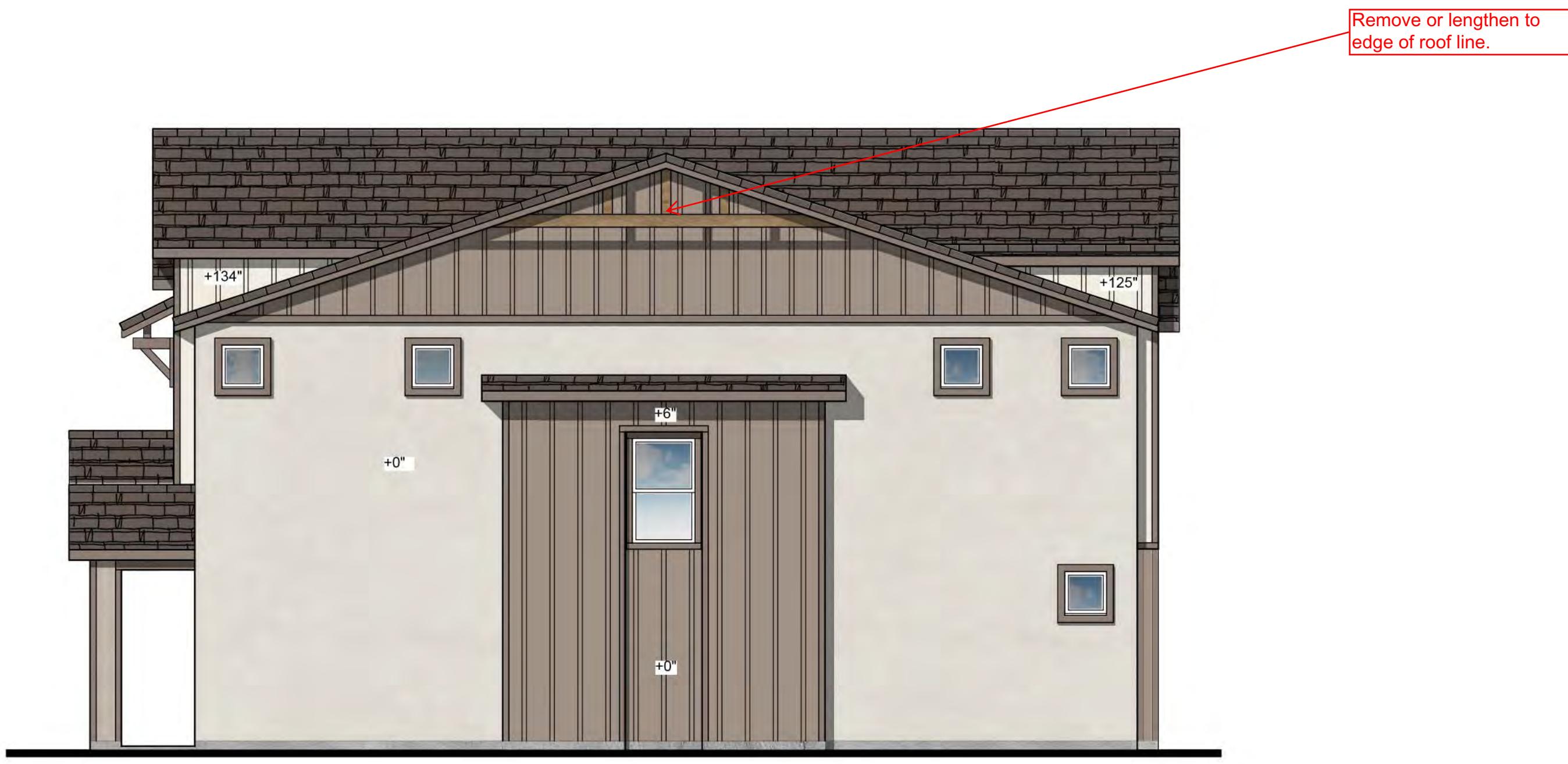
11-26-2025



**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"



**TYP WINDOW TRIM**  
MODERN FARMHOUSE 1/2" = 1'-0"



BUILDING E 6-PLEX MODERN FARMHOUSE

MATERIAL	FRONT	REAR	LEFT	RIGHT
STUCCO	1597 SF 57%	1792 SF 62%	696 SF 76.6%	696 SF 76.6%
B&B	971 SF 35%	816 SF 45.9%	212 SF 23.4%	212 SF 23.4%

**RIGHT ELEVATION**  
MODERN FARMHOUSE 3/16" = 1'-0"



**REAR ELEVATION**  
MODERN FARMHOUSE 3/16" = 1'-0"

## COLOR SCHEME 2

# BUILDING E 6-PLEX | THE LINCOLN | MESA, AZ

11-26-2025

# **The Lincoln**

## **Solid Waste Operational Plan**

Date: January 5, 2026

Project Location: 1440 Crismon Rd, Mesa, AZ 85209

## **1. Purpose and Scope**

This Solid Waste Operational Plan (the Plan) describes how The Lincoln will manage household solid waste using a valet trash system operated under the HOA, in addition to on-site refuse enclosures and dumpsters located throughout the community. The Plan establishes collection procedures, roles and responsibilities, resident rules, overflow controls, litter control measures, and a complaint response process. For purposes of this Plan, “HOA” (or “Association”) means the entity responsible for community operations, which may include the owner, declarant (during any period of declarant control), property management, or their designee.

## **2. Service Overview**

### **2.1 System Type and Operating Days**

Doorstep-to-dumpster Valet service is currently planned to operate up to five (5) nights per week; frequency and route timing may be adjusted based on occupancy, waste volumes, staffing, and operational needs, with resident notice.

- Operating days are initially planned as Sunday through Thursday and may be adjusted with resident notice.
- Collection typically begins at or after 8:00 PM; exact start times may vary by route and conditions.
- Recycling, if offered as part of the program, will be administered under separate posted community rules and may differ from trash collection procedures.

### **2.2 Resident Set-Out and Bring-In Window**

- Set-out window: Residents place their container outside their entry typically between 6:00 PM and 7:30 PM on pickup nights.
- Bring-in requirement: Residents bring their container back inside by approximately 9:00 AM the following morning.
- Times may be adjusted with resident notice.

### **2.3 Holiday Schedule (No Collection)**

No valet collection is provided on the following holidays:

- New Year's Day
- Easter
- Memorial Day
- Independence Day
- Labor Day
- Halloween
- Thanksgiving
- Christmas Eve
- Christmas Day

- New Year's Eve

When a holiday affects service, management will notify residents in advance and will increase monitoring of refuse enclosures and dumpster capacity as needed.

## 2.4 Service Nature and Resident Responsibility

Valet trash service is an operational amenity administered by the HOA and may be modified, suspended, or delayed as needed due to weather, staffing, emergencies, safety conditions, access issues, or other operational constraints. Nothing in this Plan guarantees uninterrupted service. Residents remain responsible for securing bagged waste to prevent nuisance conditions and may dispose of waste at the designated on-site refuse enclosures/dumpsters when accessible or during posted access hours.

## 3. Roles and Responsibilities

The following roles support administration, collection operations, and compliance. Responsibilities are assigned by role.

Role	Primary Responsibilities
HOA (Owner/Operator)	<ul style="list-style-type: none"> <li>• Funds valet service through the community operating budget (e.g., assessments, fees, rents, or other charges as applicable).</li> <li>• Adopts and enforces community rules related to waste handling and nuisance prevention.</li> <li>• Ensures service agreements exist for dumpster hauling and, if applicable, recycling hauling.</li> </ul>
Community Manager / Property Management (Program Administrator)	<ul style="list-style-type: none"> <li>• Primary point of contact for City coordination and resident inquiries.</li> <li>• Maintains resident onboarding materials and service communications.</li> <li>• Tracks service issues (missed pickups, contamination, rule violations) and coordinates corrective actions.</li> </ul>
Valet Service Team (Collection Operations)	<ul style="list-style-type: none"> <li>• Collects properly prepared trash from doorsteps on scheduled nights.</li> <li>• Transports bagged waste to designated on-site refuse enclosures and dumpsters.</li> <li>• Maintains route standards to reduce litter and nuisance conditions.</li> </ul>
Maintenance Team (Site Support)	<ul style="list-style-type: none"> <li>• Monitors dumpster fullness, enclosure condition, gates, lighting, and cleanliness.</li> <li>• Performs routine litter pickup and enclosure-area housekeeping.</li> <li>• Coordinates repairs (gates, screens, signage) and requests additional hauls when needed.</li> </ul>

Solid Waste Hauler (Disposal/Transport)	<ul style="list-style-type: none"> <li>Provides scheduled hauling and emptying of on-site dumpsters per service agreement.</li> <li>Responds to overflow conditions with additional pick-ups as requested by management.</li> </ul>
Residents (Generator)	<ul style="list-style-type: none"> <li>Follow bagging, weight limits, container use, and set-out and bring-in requirements.</li> <li>Break down boxes and avoid prohibited items.</li> <li>Use designated procedures for bulk and special waste.</li> </ul>

## **4. Resident Set-Out Standards (Operational Rules)**

Residents must comply with the following requirements on collection nights. Items not meeting these standards may be refused. These operational rules may be updated by the HOA from time to time and will be communicated to residents and maintained in posted community rules.

### **4.1 Bagging and Container Requirements**

- Trash must be bagged and each bag must be tied securely.
- Trash bags must be placed inside the provided container (no loose trash).
- Pet waste must be double-bagged.

### **4.2 Limits and Condition**

- Two-bag limit per unit per night.
- No bag may exceed 15 pounds.
- No ripped bags or bags with holes.

### **4.3 Prohibited Items**

- No oversized items or furniture items.
- No loose trash outside the container.
- No hazardous materials (construction debris, auto fluids, sharps, biohazard materials, chemicals, flammables, hot ashes) or other prohibited waste.

### **4.4 Cardboard**

- All boxes must be broken down prior to disposal.

### **4.5 Set-Out and Bring-In**

- Set containers out during the posted set-out window on pickup nights (typically between 6:00 PM and 7:30 PM).

- Bring containers inside by the posted bring-in time (typically by approximately 9:00 AM the following morning).
- Containers left out during the day may result in interrupted service and may be subject to HOA enforcement.
- Temporary service interruptions or delays may occur due to weather, emergencies, or staffing; missed service will be addressed through the complaint/remedial process.
- Containers must not obstruct sidewalks, stairways, landings, ADA routes, or required egress.

## **5. On-Site Dumpster and Refuse Enclosure Operations**

### **5.1 Overview**

The Lincoln includes refuse enclosures and dumpsters located throughout the community. The valet system is designed to move waste promptly from doorsteps to the designated dumpsters while maintaining clean, screened, and orderly refuse areas. Residents may dispose of waste directly at the on-site refuse enclosures/dumpsters; valet service is intended to supplement on-site disposal and support cleanliness and consistent operations.

### **5.2 Operational Compatibility with City Expectations**

- Refuse service operations are administered to minimize litter, overflow, and nuisance conditions.
- Refuse enclosure use and hauling frequency are managed to reduce overflow and to keep collection areas functional.
- Where feasible, refuse collection sites are managed to support consolidation of collection activity and to keep walking distances reasonable for the spaces served.

### **5.3 Refuse Enclosure Maintenance Commitments**

- Enclosures, gates, screening, and related site features will be maintained in serviceable condition.
- Enclosure areas will be maintained in a reasonably clean condition consistent with ongoing operations.
- Lighting and access will be maintained to support safe operations.

Exhibit A identifies refuse enclosure and dumpster locations.

## **6. Overflow, Bulk Items, and Special Waste**

### **6.1 Overflow Monitoring and Additional Hauls**

- Maintenance and management will monitor dumpster capacity routinely, with increased monitoring after non-service holidays.
- When dumpsters are approaching full capacity, management will implement corrective action to prevent overflow and litter, which may include requesting an additional haul, adjusting collection operations, and/or increasing monitoring.

## **6.2 Bulk Items**

- Bulk items and furniture are prohibited in valet collection.
- Residents must use the community's designated bulk disposal procedures (move-out guidance and/or scheduled bulk arrangements if provided).

## **7. Litter Control and Site Cleanliness**

The following measures are used to prevent litter and maintain community cleanliness:

- Valet collection is limited to properly bagged, tied waste placed inside the provided container.
- Maintenance performs periodic litter pickup around refuse enclosures and along primary routes.
- Windblown litter observed on-site is addressed promptly when feasible.
- Refuse enclosures are monitored for illegal dumping; recurring issues are escalated to HOA enforcement.

## **8. Complaint Response and Enforcement**

### **8.1 Primary Point of Contact**

Program Contact: The Community Manager/Property Management Office (contact information posted on-site and in the resident portal; updated as needed).

### **8.2 Complaint Handling Process**

Complaints and service issues are managed using the following process:

- Intake: Resident or City reports an issue to management.
- Investigation: Management reviews route conditions and enclosure conditions and consults service staff as needed.
- Remedial action: Address missed pickup reports as practicable through investigation and corrective action, which may include return service, resident guidance, operational adjustments, and/or scheduling additional hauling.
- Follow-up: Confirm resolution with the complainant and document the outcome.

### **8.3 Enforcement**

Repeated noncompliance (exceeding limits, overweight bags, prohibited items, containers left out) may be addressed through HOA enforcement procedures, including warnings, education, and escalating compliance actions consistent with governing documents.

## **9. Resident Education and Program Administration**

- Move-in onboarding includes distribution of a resident valet trash rules sheet.
- Management periodically issues reminders (email or community portal) on set-out times, holiday impacts, and common rule violations.

- Program contact information is maintained in resident communications for service questions or problem reporting.

## **10. Recordkeeping and Continuous Improvement**

The HOA may amend this Plan from time to time to maintain clean and functional refuse operations. Material operational changes (e.g., service frequency, set-out times, or procedures) will be communicated to residents in advance and maintained in the community rules.

Management maintains basic operational records to support continuous improvement and compliance, which may include:

- Holiday notices and service communications
- Missed pickup logs and resolutions
- Overflow incidents and extra haul requests
- Recurring resident noncompliance trends (for targeted education)

## Exhibit A: Refuse Enclosure and Dumpster Location Map

Site exhibit identifying each refuse enclosure and dumpster location and general service coverage.



## **Citizen Participation Plan for The Lincoln**

West of the Southwest Corner of East Hampton Avenue and South Crismon Road  
**Case #** \_\_\_\_\_

**Date: March 14, 2025**

**Purpose:** The purpose of this Citizen Participation Plan (“CPP”) is to inform the citizens, property owners, neighborhood associations, agencies, and businesses of an application submitted by Porter Kyle Builders, LLC (“Porter Kyle”) for approval of a high-quality residential community known as “The Lincoln,” located approximately 300’ west of the southwest corner of East Hampton Avenue and South Crismon Road (the “Site”). Porter Kyle proposes developing this challenging, in-fill site with 128 residences at a density of approximately 15.0 net du/ac. To achieve this, Porter Kyle is requesting to rezone the Site from Planned Employment Park (PEP) with a Planned Area Development Overlay (“PAD”) to Multiple Residence-2 with a PAD overlay (R-2 PAD). This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

**Contact:**

Lisa Gage  
Ray Law Firm  
2325 E. Camelback Rd., Suite 400  
Phoenix, Arizona 85016  
(602) 536-8983  
[lgage@raylawaz.com](mailto:lgage@raylawaz.com)

**Pre-Submittal Conference:** A Pre-Submittal meeting with City of Mesa Development Services Staff was held on December 31, 2024. Staff reviewed the application and recommended that adjacent residents, nearby registered neighbors, and interested parties be contacted.

**Action Plan:**

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

1. A contact list will be developed for citizens and agencies in this area including:
  - a. All registered neighborhood associations within one mile of the development.
  - b. Homeowners Associations within one half mile of the development.
  - c. Interested neighbors - focused on 1,000 feet from the Site, but may include more.
  - d. Mesa School District, in writing, with copies to any nearby schools who may be affected by this application

2. All persons listed on the contact lists will receive a letter describing the proposed development, development schedule, site plan, and an invitation to provide input.
  - a. Input received from the interested parties will be recorded and used to prepare the Citizen Participation Report (CPR).
  - b. A neighborhood meeting will be held at some point. A summary of the neighborhood meeting, sign-in sheets of neighbor meeting attendees, concerns and solutions, if applicable, will be submitted in the CPR.
  - c. A notification letter advising of the date and time of the P&Z Board meeting will be mailed out.
  - d. A notification letter advising of the date and time of the Design Review session will be mailed out.
3. The CPR will be prepared and submitted to the City (10) days prior to the scheduled public hearing. At a minimum, the report will include:
  - a. Details of techniques the applicant used to involve the public.
  - b. A summary of concerns, issues and problems expressed during the process.
  - c. How concerns issues and problems were addressed:

**Schedule:**

Pre-Submittal meeting – December 31, 2024

Application submittal – March 14, 2025

Neighborhood meeting – TBD

Submittal of CPR and Notification material – TBD

P&Z Board Hearing – TBD

City Council Hearing (Introduction) - TBD

City Council Hearing (Adoption) – TBD

# **The Lincoln**

## **West of the Southwest Corner of Crismon Road and Hampton Avenue**

## **Citizen Participation Final Report**

Submitted to:  
**City of Mesa**  
**Planning Department**  
55 N. Center Street  
Mesa, AZ 85201

For:  
**Porter Kyle Homes**

Prepared by:  
**Ray Law Firm**  
**Brennan Ray**  
2325 E. Camelback Rd, Ste 400  
Phoenix, AZ 85016

Case Numbers: ZON25-00210 & ZON25-00313  
Submitted: November 24, 2025

## **Citizen Participation Report for The Lincoln**

### **Case # ZON25-00210 & ZON25-00313**

**Date:** November 24, 2025

**Purpose:**

This report provides results of the implementation of the Citizen Participation Plan for The Lincoln. The Lincoln is a proposed development submitted by Porter Kyle Builders, LLC ("Porter Kyle") for approval of a high-quality residential community located approximately 300' west of the southwest corner of East Hampton Avenue and South Crismon Road (the "Site"). Porter Kyle proposes developing this challenging, in-fill site with 128 residences at a density of approximately 14.1 gross du/ac. To achieve this, Porter Kyle has requested to rezone the Site from Planned Employment Park (PEP) with a Planned Area Development Overlay ("PAD") to Multiple Residence-2 with a PAD overlay (R-2 PAD).

This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

**Contact:**

Brennan Ray  
Ray Law Firm  
2325 E. Camelback Rd. Suite 400  
602-558-9934  
[bray@raylawaz.com](mailto:bray@raylawaz.com)

**Neighborhood Meetings:** The following are dates and locations of all meetings where citizens were invited to discuss the proposal (comments, sign in lists and other feedback are attached):

1. Wednesday, May 21, 2025, at 6:00pm - Patterson Elementary School - Media Center- Zero neighbors attended the meeting.

**Correspondence and Telephone Calls:**

1. Letters were mailed to neighbors, homeowner associations, and interested neighborhoods within 1,000' of the Site on 5/2/2025 to inform the neighbors about a neighborhood meeting scheduled for 5/21/2025. The letter included information about the proposed development and included exhibits. The letter with exhibits and mailing list are attached. See **Exhibit 1**.
2. Signs for the Rezoning P&Z Hearing were posted on the site on 11/17/2025. The Affidavit of Posting and photos of the signs are attached. See **Exhibit 2**.

3. Letters were mailed to neighbors, homeowner associations, and interested parties within 1,000' of the Site on 11/21/2025 that included the Planning and Zoning hearing date of 12/10/2025. The letter also described the development and included exhibits of the proposal. The letter with exhibits and labels is attached. See **Exhibit 3**.

**Results:**

There were 119 persons on the contact list as of the date of this Citizen Participation Report (see attached) there has been no feedback or response from neighbors.

## Exhibit 1

### Neighborhood Meeting Letter, Exhibits and Mailing List

**Ray Law Firm**  
2325 E Camelback Rd. Ste 400  
Phoenix, AZ 85016  
Office: 602-558-9934  
Email: [bray@raylawaz.com](mailto:bray@raylawaz.com)

**TO:** Area Neighbors  
**FROM:** Brennan Ray  
**DATE:** May 4, 2025  
**RE:** ZON25-00313 – The Lincoln  
9905 East Hampton Avenue  
Neighborhood Meeting

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Dear Property Owner or Neighborhood Association Representative:

The purpose of this letter is to inform you that on behalf of Porter Kyle Builders, LLC (“Porter Kyle”), we have scheduled a neighborhood meeting to review the proposed Rezoning that was recently filed with the City of Mesa on 8.51 net acres located west of the southwest corner of Hampton Avenue and Crismon Road (the “Site”). Porter Kyle is proposing to develop the Site with a high-quality and highly amenitized multi-family residential development known as “The Lincoln”. An aerial map and proposed site plan are attached.

The Site was zoned for commercial in 2010. Since that time, it has failed to develop consistent with the entitlements, notwithstanding substantial commercial and residential growth that has occurred in the City and surrounding areas, including the development of a Sherwin-Williams painting store, Dutch Bros., and Eegee's. The Site's constraints (infill nature, lack of arterial street visibility, and access limitations) and considerable changes in the commercial landscape with the proliferation of online shopping limit its commercial viability. The application request is to rezone the Site from PEP/PAD to RM-2/PAD to accommodate this medium-density residential development consisting of 128 residential units creating a density of 14.1 dwelling units per net acre.

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

***Wednesday, May 21, 2025, at 6:00pm***  
***Patterson Elementary School – Media Center***  
***615 S Cheshire, Mesa, AZ 85208***  
***(Map of School attached)***

***There will be future public hearings with City of Mesa Planning Commission and City Council. You will be notified of those hearings.***

If you have any questions regarding this proposal or are unable to attend the neighborhood meeting, please contact Lisa Gage, [lgage@raylawaz.com](mailto:lgage@raylawaz.com) or me at 602-558-9934, [bray@raylawaz.com](mailto:bray@raylawaz.com).

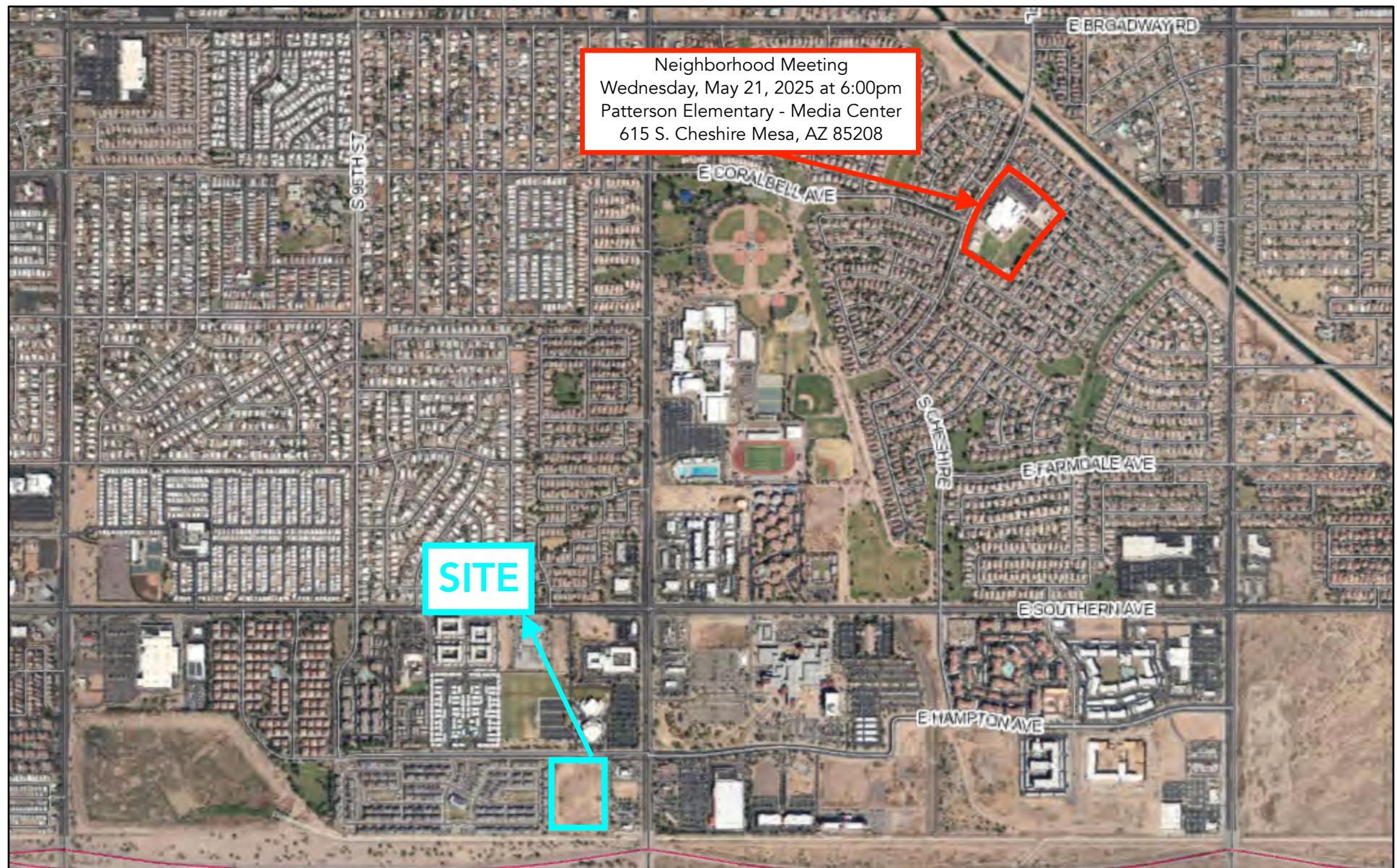
Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Ray".

Brennan Ray

# Patterson Elementary Map



# 24-0510 - Crismon & Hampton

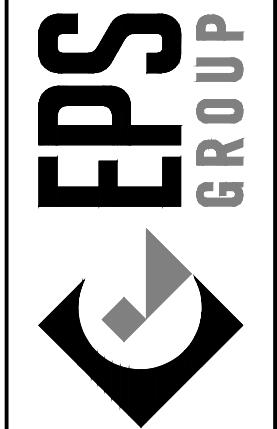
Mar 13, 2025 5:08pm S:\Projects\2024\24-0510 Planning\Drawings\Entitlements\24-0510 - Aerial Exhibit.dwg



## Crismon & Hampton

Aerial Exhibit

1130 N Alma School Road  
Mesa, AZ 85201  
T: 480-303-2250 | F: 480-303-2256  
www.epsgroupinc.com



MARCH 14, 2025 - 1ST ZONING/SPR SUBMITTAL

Project:

Revisions:

Call at least two full working days  
before you begin excavation.  
**ARIZONA BUI**  
Date of Call: 03/13/2025 (TUE) 09:00 AM  
In Maricopa County: (602)233-1100

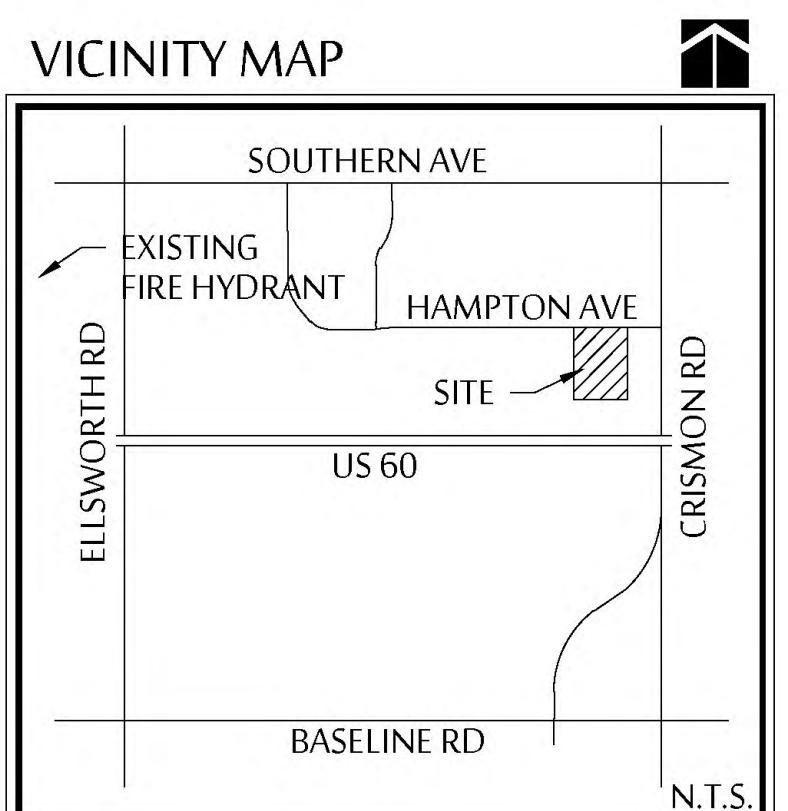
Designer: DH

Drawn by: JAJ

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**24-0510**  
EX01

Sheet No.  
— of 1



## THE LINCOLN PRELIMINARY PLANTING PLAN

1456 CRIMSON RD., MESA, AZ, 85209  
MAY 1, 2025



6-PLEX LEFT ELEVATION  
MODERN FARMHOUSE

3/16" = 1'-0"



6-PLEX FRONT ELEVATION  
MODERN FARMHOUSE

3/16" = 1'-0"

COLOR SCHEME 1

## BUILDING A | THE LINCOLN | MESA, AZ

4/30/2025 2:48:01 PM



6-PLEX LEFT ELEVATION  
MODERN FARMHOUSE

3/16" = 1'-0"



6-PLEX FRONT ELEVATION  
MODERN FARMHOUSE

3/16" = 1'-0"

COLOR SCHEME 2

## BUILDING A | THE LINCOLN | MESA, AZ

4/30/2025 2:48:01 PM



6-PLEX LEFT ELEVATION RANCH

3/16" = 1'-0"



6-PLEX FRONT ELEVATION RANCH

3/16" = 1'-0"

COLOR SCHEME 3

**BUILDING A | THE LINCOLN | MESA, AZ**

4/30/2025 3:42:54 PM

22080007Q  
1330 S CRISMON ROAD LLC  
7007 W HAPPY VALLEY RD  
PEORIA, AZ 85383

22086182  
AL-FAROUK CHERYL L  
1650 S CRISMON RD UNIT 79  
MESA, AZ 85209

22086178  
ALVARADO MICHELLE  
1650 S CRISMON RD UNIT 75  
MESA, AZ 85209

22086149  
ANANE MARGARET A  
1650 S CRISMON RD UNIT 46  
MESA, AZ 85209

22086156  
ANTHONY DARLENE D  
1650 S CRISMON RD 53  
MESA, AZ 85208

22086179  
ARCINIEGA FELIX ALDANA/DE ALDANA  
CRISTINA ESPINOZA  
1650 S CRISMON RD UNIT 76  
MESA, AZ 85209

22086197  
AUGUSTA CASITAS HOMEOWNERS  
ASSOC  
7255 E HAMPTON AVE STE 101  
MESA, AZ 85209

22086173  
AUGUSTINE PAUL E/GWENDA LOU TR  
582 COUNTY RD 201  
DURANGO, CO 81301

22080967  
BECKFORD-COHALL TIA NICOLE  
9848 E IDAHO AVE  
MESA, AZ 85209

22084804  
BELLA ENCANTA HOMEOWNERS  
ASSOCIATION  
1635 N GREENFIELD RD STE 115  
MESA, AZ 85205

22084702  
BELLA ENCANTA LLC  
1635 N GREENFIELD RD STE 115  
MESA, AZ 85205

22080964  
BLAGG CARA M  
9857 E IDAHO AVE  
MESA, AZ 85209

22080966  
BORJA MICHELLE/RICHARD  
9856 E IDAHO AVE  
MESA, AZ 85209

22086154  
BRADLEY RICHARD  
1650 S CRISMON RD UNIT 51  
MESA, AZ 85209

22086160  
BUSH RONNIE THOMAS  
1650 S CRISMON RD UNIT 57  
MESA, AZ 85209

22080005E  
CABANA SOUTHERN LLC  
8135 E INDIAN BEND RD STE 101  
SCOTTSDALE, AZ 85250

22086155  
CAMERON IAN P/PARK MARISA C  
1650 S CRISMON RD 52  
MESA, AZ 85209

22080927  
CEBREROS AMBRE J/HECTOR G  
1623 S ALICIA  
MESA, AZ 85209

22081433  
CENATIEMPO KEATON/SADIE J  
2163 S BRISTOL  
TEMPE, AZ 85283

22086136  
CHANAY ADRIANE  
1650 S CRISMON RD 33  
MESA, AZ 85209

22086150  
CHARMAYNE K BODKIN LIVING TRUST  
1650 S CRIMSON RD UNIT 47  
MESA, AZ 85208

22086166  
COLLINS JANET M  
1650 S CRISMON RD UNIT 63  
MESA, AZ 85209

22080973  
CONE COREY/CYNTHIA  
9839 E INVERNESS AVE  
MESA, AZ 85209

22080972  
CONSTANCE R MARTINEZ LIVING TRUST  
9831 E INVERNESS AVE  
MESA, AZ 85209

22086153  
CORATHERS AUDREY RUTH/RUSSELL  
JAMES  
1650 S CRISMON RD UNIT 50  
MESA, AZ 85209

22081681  
CRISMON CREEK VILLAGE  
HOMEOWNERS ASSOCIATION  
7255 E HAMPTON AVE STE 101  
MESA, AZ 85209

22081745C  
CRISMON SCOOP LLC  
7046 N 2ND ST  
PHOENIX, AZ 85020

22086152  
CSHC HOLDINGS LLC  
5840 E OCOTILLO RD  
CAVE CREEK, AZ 85331

22086165  
DB MESA 3 LLC  
816 E BLUE RIDGE WAY  
CHANDLER, AZ 85249

22086159  
DEDERICK DAVID W/TAMARA J  
8281 REDWOOD DR SE  
AUMSVILLE, OR 97325

22086177 DILBECK ROBERT 3257 S OXLEY MESA, AZ 852121977	22086147 DILLMAN STEPHANIE/BRADLEY 1650 S CRISMON RD 44 MESA, AZ 85209	22081430 DOLHENRY JENNIFER L 10020 E ISLETA AVE MESA, AZ 85209
22080970 DUARTE BAUDELINA 9824 E IDAHO AVE MESA, AZ 85209	22080971 ELIZABETH A BOBICK REVOCABLE TRUST 9823 E INVERNESS AVE MESA, AZ 85209	22086181 ENNIS KATELIN 1650 S CRISMON RD UNIT 78 MESA, AZ 85209
22086142 ERICKSON DAVID 1650 S CRISMON RD 39 MESA, AZ 85208	22086138 ESTRADA ANTHONY A/OLGA M 1650 S CRISMON RD 35 MESA, AZ 85208	22086170 FOTH FAMILY REVOCABLE TRUST PO BOX 1461 CORTEZ, CO 81321
22080969 FRANGELLA ROBERT C/JANICE A 9832 E IDAHO AVE MESA, AZ 85208	22086157 FRENCH DIANE/COFFEY CLAUDETTE C/THORNTON E 995 CEDAR WAY SE SALEM, OR 97302	22086180 FUENTES MARYANN 1650 S CRISMON RD UNIT 77 MESA, AZ 85209
22086162 G & J PARTNERSHIP LLC 3372 E ROADRUNNER DR CHANDLER, AZ 85286	22086183 GADOMSKI DAVID A/DIANE M 1650 S CRISMON RD UNIT 80 MESA, AZ 85209	22081402A GLOBAL NEW MILLENNIUM PARTNERS LTD 4415 HIGHWAY 6 SUGAR LAND, TX 77478
22080974 GOFF LAWRENCE W/EDNA D 9847 E INVERNESS AVE MESA, AZ 85208	22086158 GOMEZ JEROD I 1650 S CRISMON RD 55 MESA, AZ 85209	22086141 GOMEZ KATY 1650 S CRISMON RD UNIT 38UNIT 71 MESA, AZ 85209
22082005 GRAND VILLAGE DEBORADO LLC 10645 N TATUM BLVD STE 200 PMB 502 PHOENIX, AZ 85028	22086140 GREATER VALLEY DEVELOPMENT LLC 18567 E. STRAWBERRY DR QUEEN CREEK, AZ 85142	22081745A H RUDOLPH COMPANY LLC ^M 960 W BEHREND DR STE 1 PHOENIX, AZ 85027
22080005D HAMPTON EAST APARTMENTS INVESTORS LLC/SS HAMPTON AZ LLC/HAMPTON EAST APARTMENTS INVESTORS II LLC/BIG 137 N LARCHMONT BLVD 231 LOS ANGELES, CA 90004	22081431 HATHAWAY LANDON LOUIS/HALEY 10022 E ISLETA AVE MESA, AZ 85209	22081402B HD DEVELOPMENT OF MARYLAND INC 2455 PACES FERRY RD ATLANTA, GA 30339
22080930 HOBT FAMILY LIVING TRUST 1636 S FAITH MESA, AZ 85209	22086172 HOLBROOK ALAYNA 1650 S CRISMON RD 69 MESA, AZ 85209	22086175 JASSO ANITA M 1650 S CRISMON RD UNIT 72 MESA, AZ 85209
22086143 JOANN M RUSSELL LIVING TRUST 1650 S CRISMON RD UNIT 40 MESA, AZ 85209	22082003 KFH CRISMON & HAMPTON LLC 2701 E CAMELBACK RD. 180 PHOENIX, AZ 85016	22086139 KUTZ JESSIE H 1650 S CRISMON RD UNIT 36 MESA, AZ 85208

22081434  
LARSON SIERRA/GARY BLAKE  
10028 E ISLETA AVE  
MESA, AZ 85209

22080904  
LICON ALEX/ADRIANA L  
1622 S ALICIA  
MESA, AZ 85209

22086145  
LILJEKRANS JON/CONDO DEBORAH  
1650 S CRISMON RD UNIT 42  
MESA, AZ 85209

22081745B  
LITCHFIELD EXCHANGE & HOLDINGS  
LLC  
1404 S LONGMORE  
MESA, AZ 85202

22080963  
LONG SCOTT DWAIN/SUSANNAH M  
9849 E IDAHO AVE  
MESA, AZ 85209

22080008D  
LUKES REWIRING LLC  
108 W NORTH LN  
PHOENIX, AZ 850212487

22081427  
MAKE CENTS LLC  
PO BOX 22273  
MESA, AZ 85277

22082004  
MCR SCOTTSDALE LLC  
10531 4S COMMONS DR 166-662  
SAN DIEGO, CA 92127

22081970A  
MESA I MSL LLC  
4 PARK PLZ 1700  
IRVINE, CA 92614

22081437  
MEYER DEBORAH ESTHER  
10034 E ISLETA AVE  
MESA, AZ 85209

22086144  
MILLER HANNAH  
1650 S CRISMON RD UNIT 41  
MESA, AZ 85209

22081746  
MPT OF MESA LLC  
1000 URBAN CENTER DR STE 501  
BIRMINGHAM, AL 35242

22081438  
NGUYEN JIMMY  
10036 E ISLETA AVE  
MESA, AZ 85209

22086174  
OLSON KELLEE M  
1650 S CRISMON RD UNIT 71UNIT 71  
MESA, AZ 85209

22080929  
PARK ASHBELL/PUALANI  
1630 S FAITH  
MESA, AZ 85209

22080975  
PEREZ FELIPE  
9855 E INVERNESS AVE  
MESA, AZ 85209

22086161  
PONG ROSEMARY G/ALEXANDER  
HUNTER F  
1650 S CRISMON RD UNIT 58  
MESA, AZ 85209

22086151  
PONNGUPATI MARY  
1650 S CRISMON RD UNIT 48  
MESA, AZ 85209

22080928  
PRESCOTT RALPH S JR/IDA B  
1624 S FAITH  
MESA, AZ 85208

22081435  
SCHAFER AMANDA  
10030 E ISLETA AVE  
MESA, AZ 85209

22086167  
SCOTT SANDRA  
1650 S CRISMON RD UNIT 64  
MESA, AZ 85209

22081439  
SHERMAN ERIK DANIEL/AUBREY  
CHRISTINE  
10038 E ISLETA AVE  
MESA, AZ 85209

22086169  
SHOEMAKER-HANSEN CHARLENE  
1650 S CRISMON RD UNIT 66  
MESA, AZ 85208

22080968  
SIEH TRAVIS/SAVANNAH  
9840 E IDAHO AVE  
MESA, AZ 85209

22080976  
SIERRA RANCH III HOME OWNERS  
ASSOCIATION  
2850 E CAMELBACK RD STE 315  
PHOENIX, AZ 85016

22086137  
SIMO TARA LEE  
1650 S CRISMON CREEK RD UNIT 34  
MESA, AZ 85209

22086168  
SOUBLIS PANAGIOTA  
1650 S CRISMON RD UNIT 65  
MESA, AZ 85209

22086163  
SVOBODA BEVERLY  
1650 S CRISMON RD UNIT 60  
MESA, AZ 85209

22081403  
TBHK AZ LLC  
25225 PRADO DE ROSADO  
CALABASAS, CA 91302

22086176  
THOMAS TRACEY L  
1650 S CRISMON RD UNIT 73  
MESA, AZ 85209

22081404  
UNDERWOOD TROY ELVIN/DEANN TR  
435 SHERIDAN AVE STE 301  
PALO ALTO, CA 94306

22080007K  
UNITED STATES POSTAL SERVICE  
8055 E TUFTS AVE STE 400  
DENVER, CO 802372881

22086148  
VANPORTFLEET ROBERT M/TARA L  
1650 S CRISMON RD 45  
MESA, AZ 85208

22082006  
VIRTUA MESA CRISMON OWNER LLC  
17470 N PACESETTER WY 205  
PHOENIX, AZ 85255

22080965  
WALDECK JOHN/DEBI  
9865 E IDAHO AVE  
MESA, AZ 85209

22086164  
WEBER KENNETH/DEVINE KRISTINE  
2301 E TAHITIAN WAY  
GILBERT, AZ 85234

22080926  
WILKERSON CLARK T/SHEILA S  
1629 S ALICIA  
MESA, AZ 85208

22081432  
WISEMAN ANTHONY M  
6313 W DUBLIN LN  
CHANDLER, AZ 85226

22086171  
ZHANG YAO/WILLIAMS JAMIN T  
5950 SYMPHONY WOODS RD STE 301  
COLUMBIA, MD 21044

Councilmember Alicia Goforth  
PO Box 1466  
Mesa, AZ 85211-1466

John Zielonka  
PO Box 1466  
Mesa, AZ 85211-1466

City of Mesa Development Services  
Department  
ATTN: Nana Appiah  
PO Box 1466  
Mesa, AZ 85211-1466

City of Mesa Development Services  
Department  
ATTN: Cassidy Welch  
PO Box 1466  
Mesa, AZ 85211-1466

RAY LAW FIRM  
PO BOX 6430  
CHANDLER, AZ 85246

## Exhibit 2

### Sign Posting Affidavit(s) and Photos

**City of Mesa Planning Division**

**AFFIDAVIT OF PUBLIC POSTING**

Date: 11/21/25

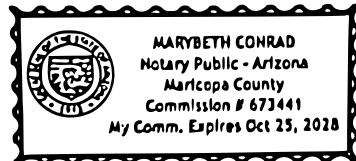
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON25-00210, on W of SWC of Hampton Ave and Crismon Rd. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way 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: Meghan Liggett

SUBSCRIBED AND SWORN before me on 11/21/25

Marybeth Conrad  
Notary Public



CITY OF MESA  
PUBLIC NOTICE

# ZONING HEARING

PLANNING & ZONING BOARD  
20 EAST MAIN STREET  
MESA, ARIZONA

TIME: 4:00 PM DATE: December 10, 2025

CASE: ZON25-00210

Request: Rezone from Planned Employment Park with a Planned Area Development Overlay (PEP-PAD) to Multiple Residence 2 with a Planned Area Development Overlay (RM-2-PAD), Special Use Permit and Site Plan Review to allow for a 113-lot attached single residence development.

Applicant: Brennan Ray, Ray Law Firm

Phone: (602) 558-9934

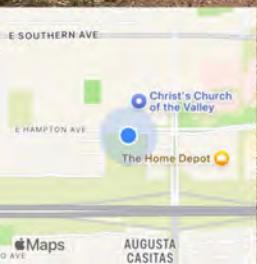
Planning Division (480) 644-2385

Posting date: 11/17/25

November 21, 2025 at 12:05 PM

+33.389525, -111.617516

E Hampton Ave  
Mesa AZ 85209



**City of Mesa Planning Division**

**AFFIDAVIT OF PUBLIC POSTING**

Date: 11/21/25

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 # ZON25-00313, on W of SWC of Hampton Ave and Crismon Rd. 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.

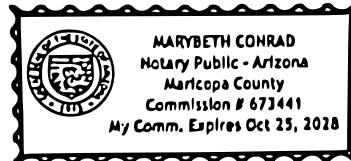
**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature: meghanliggett

SUBSCRIBED AND SWORN before me on 11/21/25

Marybeth Conrad

Notary Public



CITY OF MESA  
PUBLIC NOTICE

# ZONING HEARING

PLANNING & ZONING BOARD  
20 EAST MAIN STREET  
MESA, ARIZONA

TIME: 4:00 PM DATE: December 10, 2025  
CASE: ZON25-00313

Request: Minor General Plan Amendment to  
change the Placetype from Urban Center to  
Urban Residential.

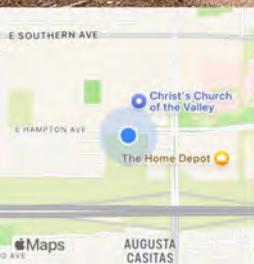
Applicant: Brennan Ray, Ray Law Firm  
Phone: (602) 558-9934  
Planning Division (480) 644-2385

Posting date: 11/17/25

November 21, 2025 at 12:05 PM

+33.389525, -111.617516

E Hampton Ave  
Mesa AZ 85209



## Exhibit 3

### Notice of Public Hearing Letter and Mailing List



## City of Mesa Planning Division

# AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **November 24, 2025**

Date: 11/21/25

I, Peyton Basha, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON25-00210** on the 21 day of 11, 2025.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: Peyton Basha

SUBSCRIBED AND SWORN before me this 21 day of 11, 2025.

Catherine Barela

Notary Public

Case Number: **ZON25-00210**

Project Name: \_\_\_\_\_



CATHERINE BARELA  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 669171  
Expires June 12, 2028



**City of Mesa Planning Division**

**AFFIDAVIT OF NOTIFICATION LETTER  
MAILINGS**

To be submitted to the Planning Division by **November 24, 2025**

Date: 11/21/25

I, peyton basha, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON25-00313** on the 21 day of 11, 2025.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: Peyton Basha

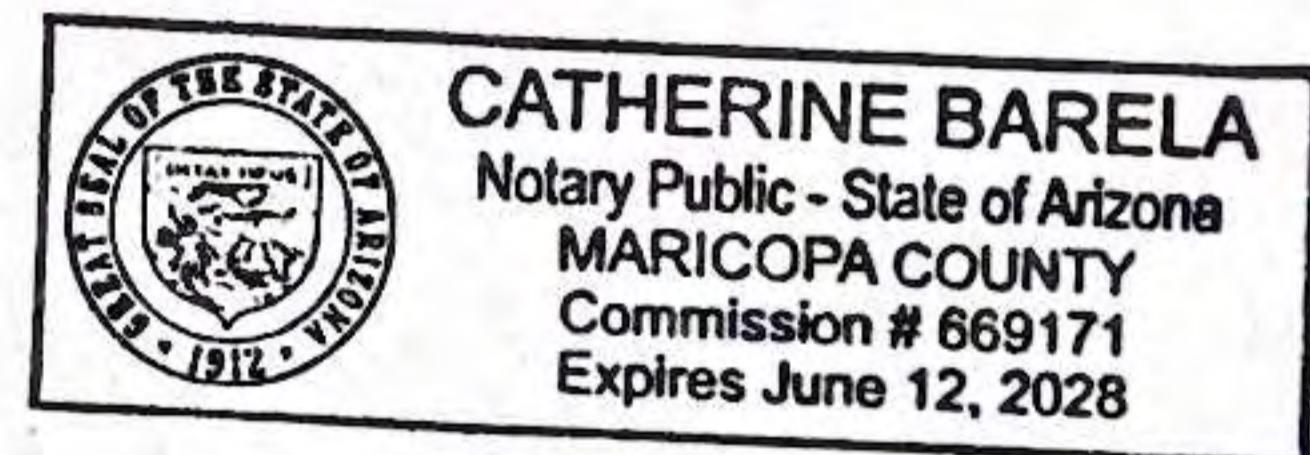
SUBSCRIBED AND SWORN before me this 21 day of 11, 2025.

Catherine Barela

Notary Public

Case Number: **ZON25-00313**

Project Name: \_\_\_\_\_



**Ray Law Firm**  
2325 E Camelback Rd. Ste 400  
Phoenix, AZ 85016  
Office: 602-558-9934  
Email: [bray@raylawaz.com](mailto:bray@raylawaz.com)

**TO:** Area Neighbors  
**FROM:** Brennan Ray  
**DATE:** November 21, 2025  
**RE:** ZON 25-00313 and ZON25-00210  
The Lincoln

---

Dear Neighbor:

We have applied for Minor General Plan Amendment and Rezoning/Site Plan approvals for the property located at located west of the southwest corner of Hampton Avenue and Crismon Road. This request is for the development of a high-quality and highly amenitized townhome residential development known as “The Lincoln”. The case numbers assigned to this project are ZON25-00210 (Rezone, Site Plan, Preliminary Plat) and ZON25-00313 (Minor General Plan Amendment).

These applications seek to amend the General Plan from “Urban Center” to “Urban Residential” and rezone the Site from PEP PAD (Planned Employment Park with Planned Area Development overlay) to RM-2 PAD (Multi-Residence with Planned Area Development overlay). Special Use Permit, Site Plan and Preliminary Plat approval to allow for attached single residence townhome development.

This letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-558-9934 or e-mail me at [bray@raylawaz.com](mailto:bray@raylawaz.com).

These applications will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on December 10, 2025 in the Mesa City Hall located at 20 East Main 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.

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 [Mesa11.com/live](http://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](http://www.youtube.com/user/cityofmesa11/live), or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 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 <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would

like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Cassidy Welch of their Planning Division staff. She can be reached at 480-644-2591 Cassidy.Welch@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Again, if you have any questions regarding this proposal, please call me at 602-558-9934 or e-mail me at bray@raylawaz.com.

Sincerely,



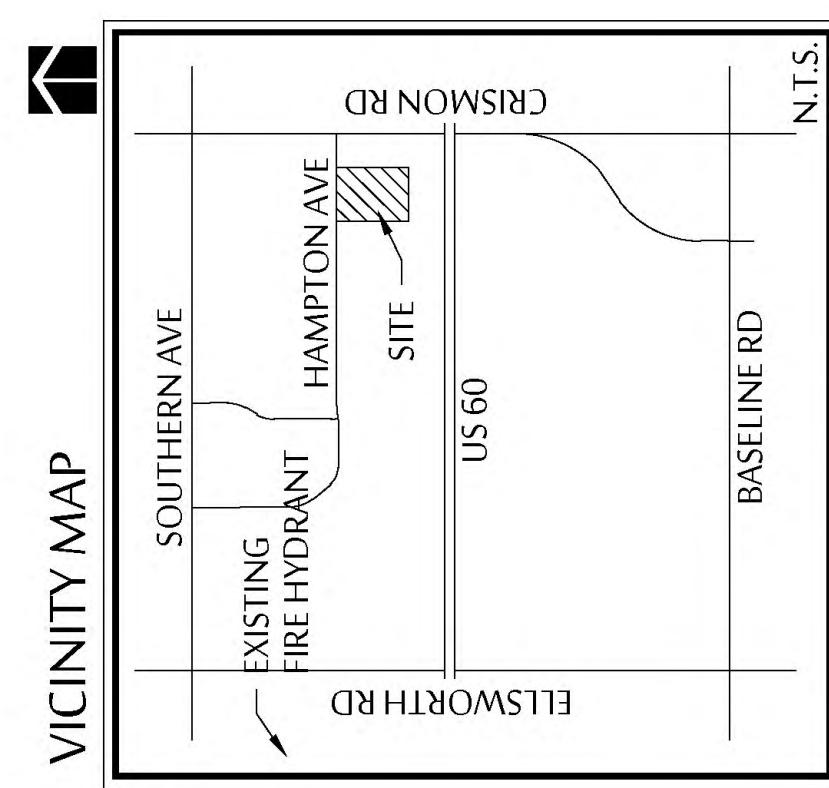
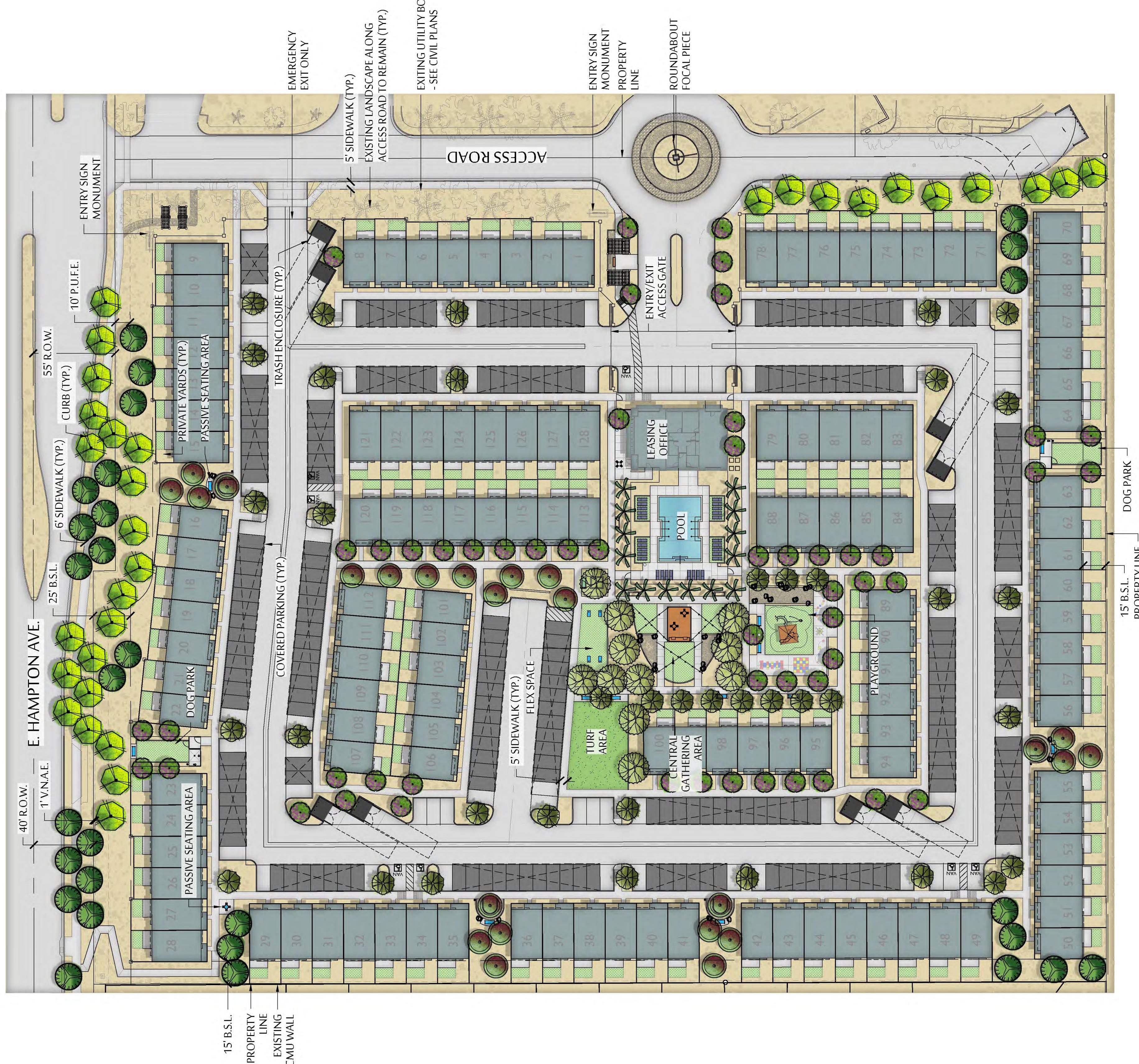
B. Ray  
Brennan Ray

/lcr  
Attachments

QR CODE:







## THE LINCOLN

PRELIMINARY PLANTING PLAN

1456 CRIMSON RD., MESA, AZ, 85209  
MAY 1, 2025

SCALE: 1"=40'-0"  
0' 40' 80' 120'  
NORTH

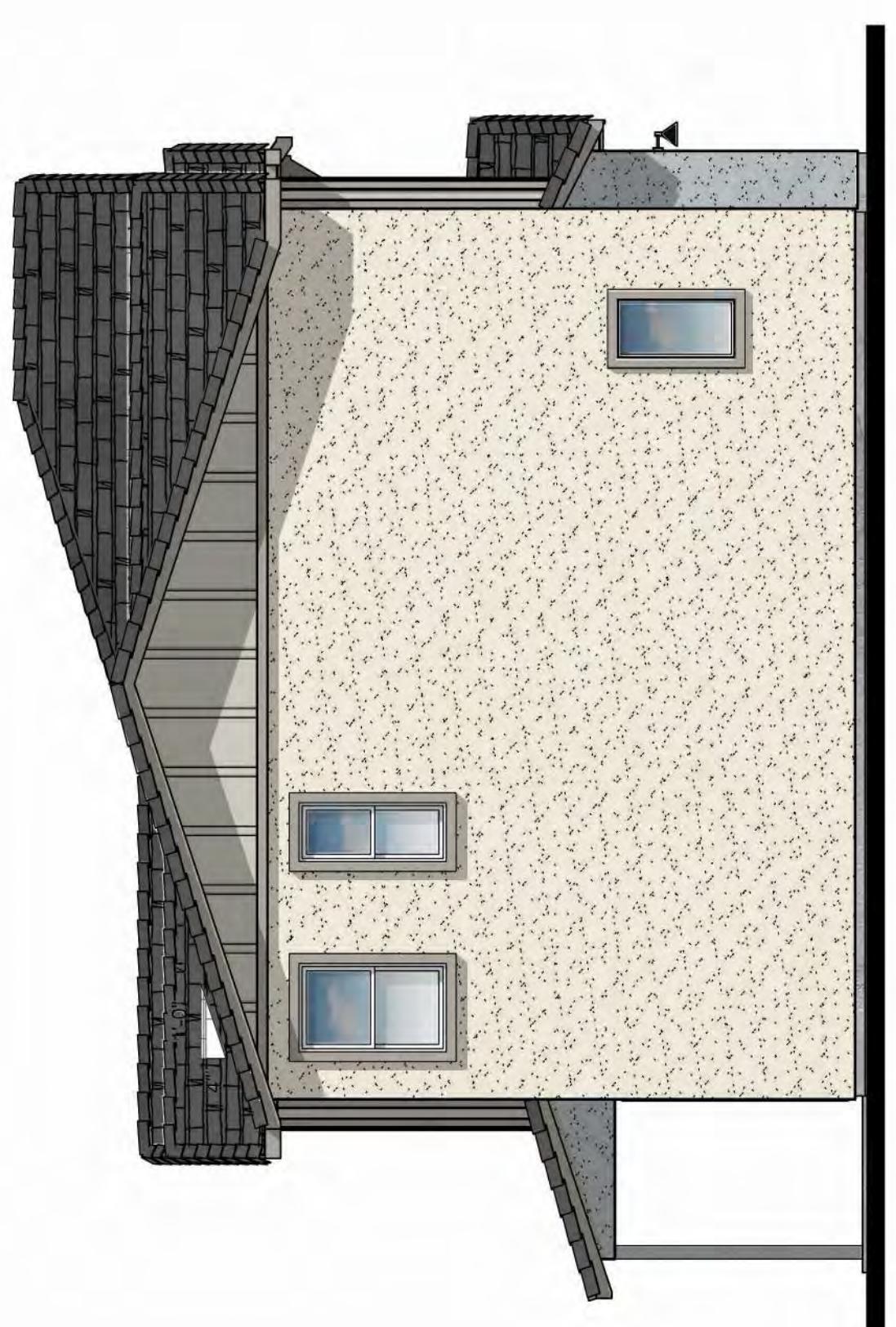
# BUILDING A | THE LINCOLN | MESA, AZ

COLOR SCHEME 1

6-PLEX FRONT ELEVATION  
MODERN FARMHOUSE  
3/16" = 1'-0"



6-PLEX LEFT ELEVATION  
MODERN FARMHOUSE  
3/16" = 1'-0"





6-PLEX LEFT ELEVATION  
MODERN FARMHOUSE  
3/16" = 1'-0"



6-PLEX FRONT ELEVATION  
MODERN FARMHOUSE  
3/16" = 1'-0"

COLOR SCHEME 2

## BUILDING A | THE LINCOLN | MESA, AZ

# BUILDING A | THE LINCOLN | MESA, AZ

## COLOR SCHEME 3

**6-PLEX FRONT ELEVATION RANCH**  
3'16" = 1'-0"



**6-PLEX LEFT ELEVATION RANCH**  
3'16" = 1'-0"



Steve Atkins Augusta Casitas Homeowners Association 1650 S Crismon Rd 28 Mesa, AZ 85209	Kamin Havens Augusta Ranch Community Master Association 2401 S Lansing Mesa, AZ 85209	Monte McCall Augusta Ranch Community Master Association 2256 S Faith Mesa, AZ 85209
Coyote Landing HOA	Anthony Childers Crismon Creek Homeowners Association 10244 E Jerome Ave Mesa, AZ 85209	Scott Boek Crismon Creek Homeowners Association 10152 E Jacob Mesa, AZ 85209
Steve Atkins Crismon Creek Village 1650 S Crismon Rd 28 Mesa, AZ 85209	Carol Sheppard Crismon Crossing Homeowners Association 1122 S Cerise Mesa, AZ 85209	Mesa Sierra Ranch II Homeowners Association, Inc.
Muirfield Village Community Association	Roberta Cullen Parkwood Ranch Community Master Association 10418 E Diamond Ave Mesa, AZ 85208	Donnis Plumb Parkwood Ranch Community Master Association 10458 E El Moro Ave Mesa, AZ 85208
Misti Rash Parkwood Ranch Community Master Association 10614 E Carmel Ave Mesa, AZ 85208	Kristen Reynolds Parkwood Ranch Community Master Association 10223 E Crescent Ave Mesa, AZ 85208	Jennifer Sherwood Parkwood Ranch Community Master Association 10247 E Crescent Ave Mesa, AZ 85208
Joseph Oasias Sierra Ranch Homeowners Association 9633 E Irwin Ave Mesa, AZ 85209	Joseph Casias Sierra Ranch III Homeowners Association 9633 E Irwin Ave Mesa, AZ 85209	David Wells Sierra Ranch III Homeowners Association 9642 E Irwin Ave Mesa, AZ 85209
Superstition Canyon Property Owners Association	John Kemper Tivoli at Augusta Ranch Homeowners Association 9000 E Pima Center Pkwy Suite 300 Scottsdale, AZ 85258	Jeff Lee Villages of Eastridge Homeowners Association 2125 S Archer Mesa, AZ 85209
Wynstone Park Homeowners Association, Inc.		

22080007Q 1330 S CRISMON ROAD LLC 7007 W HAPPY VALLEY RD PEORIA, AZ 85383	22086182 AL-FAROUK CHERYL L 1650 S CRISMON RD UNIT 79 MESA, AZ 85209	22086178 ALVARADO MICHELLE 1650 S CRISMON RD UNIT 75 MESA, AZ 85209
22086149 ANANE MARGARET A 1650 S CRISMON RD UNIT 46 MESA, AZ 85209	22086156 ANTHONY DARLENE D 1650 S CRISMON RD 53 MESA, AZ 85208	22086179 ARCINIEGA FELIX ALDANA/DE ALDANA CRISTINA ESPINOZA 1650 S CRISMON RD UNIT 76 MESA, AZ 85209
22086197 AUGUSTA CASITAS HOMEOWNERS ASSOC 7255 E HAMPTON AVE STE 101 MESA, AZ 85209	22086173 AUGUSTINE PAUL E/GWENDA LOU TR 582 COUNTY RD 201 DURANGO, CO 81301	22080967 BECKFORD-COHALL TIA NICOLE 9848 E IDAHO AVE MESA, AZ 85209
22084804 BELLA ENCANTA HOMEOWNERS ASSOCIATION 1635 N GREENFIELD RD STE 115 MESA, AZ 85205	22084702 BELLA ENCANTA LLC 1635 N GREENFIELD RD STE 115 MESA, AZ 85205	22080964 BLAGG CARA M 9857 E IDAHO AVE MESA, AZ 85209
22080966 BORJA MICHELLE/RICHARD 9856 E IDAHO AVE MESA, AZ 85209	22086154 BRADLEY RICHARD 1650 S CRISMON RD UNIT 51 MESA, AZ 85209	22086160 BUSH RONNIE THOMAS 1650 S CRISMON RD UNIT 57 MESA, AZ 85209
22080005E CABANA SOUTHERN LLC 8135 E INDIAN BEND RD STE 101 SCOTTSDALE, AZ 85250	22086155 CAMERON IAN P/PARK MARISA C 1650 S CRISMON RD 52 MESA, AZ 85209	22080927 CEBREROS AMBRE J/HECTOR G 1623 S ALICIA MESA, AZ 85209
22081433 CENATIEMPO KEATON/SADIE J 2163 S BRISTOL TEMPE, AZ 85283	22086136 CHANAY ADRIANE 1650 S CRISMON RD 33 MESA, AZ 85209	22086150 CHARMAYNE K BODKIN LIVING TRUST 1650 S CRIMSON RD UNIT 47 MESA, AZ 85208
22086166 COLLINS JANET M 1650 S CRISMON RD UNIT 63 MESA, AZ 85209	22080973 CONE COREY/CYNTHIA 9839 E INVERNESS AVE MESA, AZ 85209	22080972 CONSTANCE R MARTINEZ LIVING TRUST 9831 E INVERNESS AVE MESA, AZ 85209
22086153 CORATHERS AUDREY RUTH/RUSSELL JAMES 1650 S CRISMON RD UNIT 50 MESA, AZ 85209	22081681 CRISMON CREEK VILLAGE HOMEOWNERS ASSOCIATION 7255 E HAMPTON AVE STE 101 MESA, AZ 85209	22081745C CRISMON SCOOP LLC 7046 N 2ND ST PHOENIX, AZ 85020
22086152 CSHC HOLDINGS LLC 5840 E OCOTILLO RD CAVE CREEK, AZ 85331	22086165 DB MESA 3 LLC 816 E BLUE RIDGE WAY CHANDLER, AZ 85249	22086159 DEDERICK DAVID W/TAMARA J 8281 REDWOOD DR SE AUMSVILLE, OR 97325

22086177 DILBECK ROBERT 3257 S OXLEY MESA, AZ 852121977	22086147 DILLMAN STEPHANIE/BRADLEY 1650 S CRISMON RD 44 MESA, AZ 85209	22081430 DOLHENRY JENNIFER L 10020 E ISLETA AVE MESA, AZ 85209
22080970 DUARTE BADELINA 9824 E IDAHO AVE MESA, AZ 85209	22080971 ELIZABETH A BOBICK REVOCABLE TRUST 9823 E INVERNESS AVE MESA, AZ 85209	22086181 ENNIS KATELIN 1650 S CRISMON RD UNIT 78 MESA, AZ 85209
22086142 ERICKSON DAVID 1650 S CRISMON RD 39 MESA, AZ 85208	22086138 ESTRADA ANTHONY A/OLGA M 1650 S CRISMON RD 35 MESA, AZ 85208	22086170 FOTH FAMILY REVOCABLE TRUST PO BOX 1461 CORTEZ, CO 81321
22080969 FRANGELLA ROBERT C/JANICE A 9832 E IDAHO AVE MESA, AZ 85208	22086157 FRENCH DIANE/COFFEY CLAUDETTE C/THORNTON E 995 CEDAR WAY SE SALEM, OR 97302	22086180 FUENTES MARYANN 1650 S CRISMON RD UNIT 77 MESA, AZ 85209
22086162 G & J PARTNERSHIP LLC 3372 E ROADRUNNER DR CHANDLER, AZ 85286	22086183 GADOMSKI DAVID A/DIANE M 1650 S CRISMON RD UNIT 80 MESA, AZ 85209	22081402A GLOBAL NEW MILLENNIUM PARTNERS LTD 4415 HIGHWAY 6 SUGAR LAND, TX 77478
22080974 GOFF LAWRENCE W/EDNA D 9847 E INVERNESS AVE MESA, AZ 85208	22086158 GOMEZ JEROD I 1650 S CRISMON RD 55 MESA, AZ 85209	22086141 GOMEZ KATY 1650 S CRISMON RD UNIT 38 MESA, AZ 85209
22082005 GRAND VILLAGE DEBORADO LLC 10645 N TATUM BLVD STE 200 PMB 502 PHOENIX, AZ 85028	22086140 GREATER VALLEY DEVELOPMENT LLC 18567 E. STRAWBERRY DR QUEEN CREEK, AZ 85142	22081745A H RUDOLPH COMPANY LLC 1830 N 95TH AVE STE 106 PHOENIX, AZ 85037
22080005D HAMPTON EAST APARTMENTS INVESTORS LLC/SS HAMPTON AZ LLC/HAMPTON EAST APARTMENTS INVESTORS II LLC/BIG 167 N HAMPTON BLVD 201 22080930 HOBT FAMILY LIVING TRUST 1636 S FAITH MESA, AZ 85209	22081431 HATHAWAY LANDON LOUIS/HALEY 10022 E ISLETA AVE MESA, AZ 85209	22081402B HD DEVELOPMENT OF MARYLAND INC 2455 PACES FERRY RD ATLANTA, GA 30339
22086143 JOANN M RUSSELL LIVING TRUST 1650 S CRISMON RD UNIT 40 MESA, AZ 85209	22086172 HOLBROOK ALAYNA 1650 S CRISMON RD 69 MESA, AZ 85209	22086175 JASSO ANITA M 1650 S CRISMON RD UNIT 72 MESA, AZ 85209
22082003 KFH CRISMON & HAMPTON LLC 2701 E CAMELBACK RD. 180 PHOENIX, AZ 85016	22086139 KUTZ JESSIE H 1650 S CRISMON RD UNIT 36 MESA, AZ 85208	

22081434 LARSON SIERRA/GARY BLAKE 10028 E ISLETA AVE MESA, AZ 85209	22080904 LICON ALEX/ADRIANA L 1622 S ALICIA MESA, AZ 85209	22086145 LILJEKRANS JON/CONDO DEBORAH 1650 S CRISMON RD UNIT 42 MESA, AZ 85209
22081745B LITCHFIELD EXCHANGE & HOLDINGS LLC 1404 S LONGMORE MESA, AZ 85202	22080963 LONG SCOTT DWAINE/SUSANNAH M 9849 E IDAHO AVE MESA, AZ 85209	22080008D LUKES REWIRING LLC 108 W NORTH LN PHOENIX, AZ 850212487
22081427 MAKE CENTS LLC PO BOX 22273 MESA, AZ 85277	22082004 MCR SCOTTSDALE LLC 10531 4S COMMONS DR 166-662 SAN DIEGO, CA 92127	22081970A MESA I MSL LLC 4 PARK PLZ 1700 IRVINE, CA 92614
22081437 MEYER DEBORAH ESTHER 10034 E ISLETA AVE MESA, AZ 85209	22086144 MILLER HANNAH 1650 S CRISMON RD UNIT 41 MESA, AZ 85209	22081746 MPT OF MESA LLC 1000 URBAN CENTER DR STE 501 BIRMINGHAM, AL 35242
22081438 NGUYEN JIMMY 10036 E ISLETA AVE MESA, AZ 85209	22086174 OLSON KELLEE M 1650 S CRISMON RD UNIT 71 MESA, AZ 85209	22080929 PARK ASHBELL/PUALANI 1630 S FAITH MESA, AZ 85209
22080975 PEREZ FELIPE 9855 E INVERNESS AVE MESA, AZ 85209	22086161 PONG ROSEMARY G/ALEXANDER HUNTER F 1650 S CRISMON RD UNIT 58 MESA, AZ 85209	22086151 PONNGUPATI MARY 1650 S CRISMON RD UNIT 48 MESA, AZ 85209
22080928 PRESCOTT RALPH S JR/IDA B 1624 S FAITH MESA, AZ 85208	22081435 SCHAFER AMANDA 10030 E ISLETA AVE MESA, AZ 85209	22086167 SCOTT SANDRA 1650 S CRISMON RD UNIT 64 MESA, AZ 85209
22081439 SHERMAN ERIK DANIEL/AUBREY CHRISTINE 10038 E ISLETA AVE MESA, AZ 85209	22086169 SHOEMAKER-HANSEN CHARLENE 1650 S CRISMON RD UNIT 66 MESA, AZ 85208	22080968 SIEH TRAVIS/SAVANNAH 9840 E IDAHO AVE MESA, AZ 85209
22080976 SIERRA RANCH III HOME OWNERS ASSOCIATION 2850 E CAMELBACK RD STE 315 PHOENIX, AZ 85016	22086137 SIMO TARA LEE 1650 S CRISMON CREEK RD UNIT 34 MESA, AZ 85209	22086168 SOUBLIS PANAGIOTA 1650 S CRISMON RD UNIT 65 MESA, AZ 85209
22086163 SVOBODA BEVERLY 1650 S CRISMON RD UNIT 60 MESA, AZ 85209	22081403 TBHK AZ LLC 25225 PRADO DE ROSADO CALABASAS, CA 91302	22086176 THOMAS TRACEY L 1650 S CRISMON RD UNIT 73 MESA, AZ 85209

22081404 UNDERWOOD TROY ELVIN/DEANN TR 435 SHERIDAN AVE STE 301 PALO ALTO, CA 94306	22086148 VANPORTFLEET ROBERT M/TARA L 1650 S CRISMON RD 45 MESA, AZ 85208	22082006 VIRTUA MESA CRISMON OWNER LLC 17470 N PACESETTER WY 205 PHOENIX, AZ 85255
22080965 WALDECK JOHN/DEBI 9865 E IDAHO AVE MESA, AZ 85209	22086164 WEBER KENNETH/DEVINE KRISTINE 2301 E TAHITIAN WAY GILBERT, AZ 85234	22080926 WILKERSON CLARK T/SHEILA S 1629 S ALICIA MESA, AZ 85208
22081432 WISEMAN ANTHONY M 6313 W DUBLIN LN CHANDLER, AZ 85226	22086171 ZHANG YAO/WILLIAMS JAMIN T 5950 SYMPHONY WOODS RD STE 301 COLUMBIA, MD 21044	Councilmember Alicia Goforth PO Box 1466 Mesa, AZ 85211-1466
John Zielonka PO Box 1466 Mesa, AZ 85211-1466	City of Mesa Development Services Department ATTN: Nana Appiah Mesa, AZ 85211-1466	City of Mesa Development Services Department ATTN: Cassidy Welch Mesa, AZ 85211-1466