

Council Use Permit
Rezone
&
Major Site Plan Modification

CITIZEN PARTICIPATION PLAN (CPP)

FOR

Park North
Multi-Family

NEC Power & Guadalupe Roads

Mesa, Arizona

August 5, 2024

Case No. ZON24-XXXX

I. Purpose

The purpose of this Public Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the project site regarding an application for a Council Use Permit Rezone & a Major Site Plan Modification with an accompanying Design Review. The site is 5.05 acres o located along Guadalupe Road in the City of Mesa.

This Public Participation Plan will ensure that those affected by this application have an adequate opportunity to learn about and comment on the proposal. We will use these meeting opportunities to engage and inform stakeholders and other members of the public of the benefits this business can bring to the community and to address any concerns.

II. Contact

Jessica Sarkissian, Upfront Planning & Entitlements, LLC
1811 S. Alma School Rd #283, Mesa, AZ 85210
Ph: 480-221-6150

III. Pre-Submittal Conference

The Pre-Submittal conference was held with the City of Mesa on May 7th, 2024.

IV. Action Plan

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

1. A contact list was developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the project.
 - b. Homeowners Associations within one half mile of the project.
 - c. Interested neighbors - focused on 1,000 feet from site.
2. All persons listed on the contact list will receive a letter describing the project, project schedule and proposed site plan.
3. Presentations will be made to groups of citizens or associations upon request.
4. Direct communication with the direct and only neighbor to the west will be in person.

V. Parties Affected by the Application

The property to the north is the City of Mesa Monterey Park. Directly to the east is a continuation of that park and the Superstition Springs Elementary School within the Superstition Springs

Community. Directly to the west is an existing commercial corner with a gas station and car wash. Across Guadalupe Road to the south is Highland Junior High School.

VI. Notification Area

The outreach area is a 1,000-foot notification buffer.

VII. Draft Schedule for Completion

1st Neighborhood Meeting – March 28, 2024

Pre-Submittal Conference – May 7, 2024

Application Submittal – August 5, 2024

2nd Neighborhood Meeting - TBD

Submittal of Citizen Participation Report and Notification materials – TBD

VIII. Attached

Notification Area Map

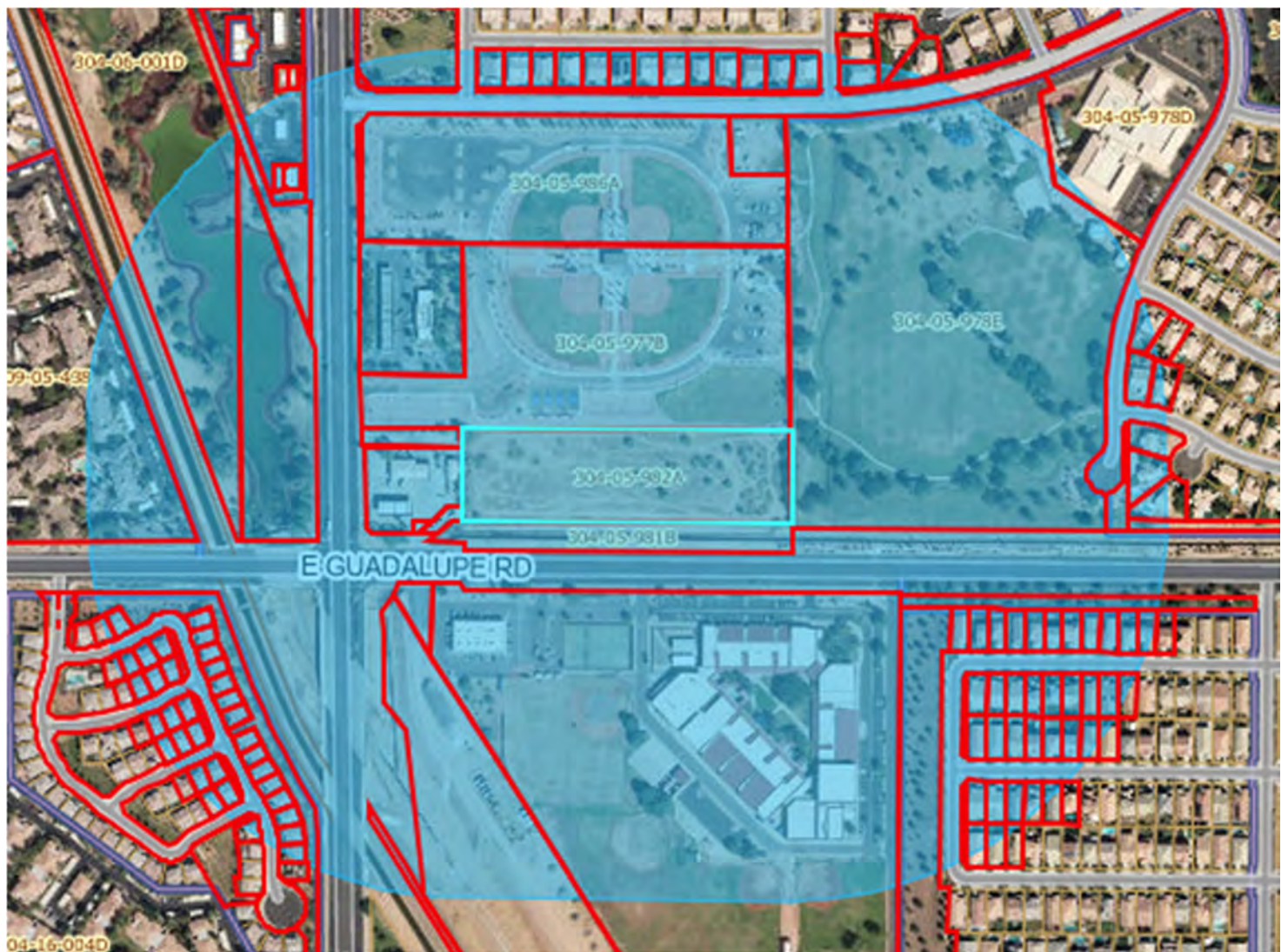
Notification Area Addresses

1st Neighborhood Notification Letter

1st Neighborhood Meeting Sign in Sheet

1st Neighborhood Meeting Minutes

1,000' Buffer Area (141 properties; 2nd meeting notice)



FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-05-018Q

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-05-020G

GILBERT UNIFIED SCHOOL DIST #41
140 S GILBERT RD
GILBERT, AZ 85234
Parcel 304-05-020R

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-05-394A

KIRSCHNER RICHARD/SHIRLEY/HENRY M TODD/ETAL
PO BOX 3475
TULSA, OK 74101
Parcel 304-05-977A

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211
Parcel 304-05-977B

GILBERT UNIFIED SCHOOL DIST #41
140 S GILBERT RD
GILBERT, AZ 85234
Parcel 304-05-978D

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211
Parcel 304-05-978E

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-05-981B

DR ONE LLC
4445 E HOLMES AVE STE 107
MESA, AZ 85206
Parcel 304-05-981C

DR ONE LLC
4445 E HOLMES AVE STE 107
MESA, AZ 85206
Parcel 304-05-981D

P & G LAND DEVELOPMENT LLC
11232 N 136TH PL
SCOTTSDALE, AZ 85259
Parcel 304-05-982A

DR ONE LLC
4445 E HOLMES AVE STE 107
MESA, AZ 85206
Parcel 304-05-982E

DR ONE LLC
4445 E HOLMES AVE STE 107
MESA, AZ 85206
Parcel 304-05-982G

MESA CITY OF
PO BOX 1466
MESA, AZ 85211
Parcel 304-05-985

MESA CITY OF
20 E MAIN STE 500
MESA, AZ 85201
Parcel 304-05-986A

MESA CITY OF
20 E MAIN STE 500
MESA, AZ 85203
Parcel 304-05-986B

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-06-001D

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-06-001E

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-06-806B

DESERT PLACE AT MORRISON RANCH HOA
633 E RAY RD STE 122
GILBERT, AZ 85296
Parcel 304-17-767

SONOMA LANDING APARTMENTS LLC
9757 NE JUANITA DR STE 300
KIRKLAND, WA 98033
Parcel 309-05-438

ECH PROPERTIES LLC
2500 S POWER RD STE 127
MESA, AZ 85209
Parcel 309-05-484

TRENTON PROPERTIES LLC
2500 S POWER RD STE 128
MESA, AZ 85208
Parcel 309-05-485

RED ROCK CPA RE HOLDINGS LLC
1290 S STATE ROUTE 260
COTTONWOOD, AZ 86326
Parcel 309-05-487

FAIRWAYS SS DEVELOPMENT LC
3850 E BASELINE RD STE 128
MESA, AZ 85206
Parcel 309-05-524A

SUPERSITION SPRINGS COMMUNITY HOA
7255 E HAMPTON AVE STE 101
MESA, AZ 85209
Parcel 309-07-001

CIPOLLA FRANK A/TATUM J
7149 E NOPAL AVE
MESA, AZ 85209
Parcel 309-09-400

ROMERO RENE/GLORIA
7143 E NOPAL AVE
MESA, AZ 85208
Parcel 309-09-401

ROY H URBAN LIVING TRUST
7142 E NARANJA AVE
MESA, AZ 85209
Parcel 309-09-402

J & M SOULIA TRUST
7150 E NARANJA AVE
MESA, AZ 85209
Parcel 309-09-403

CORONADO MANUEL
2762 S 72ND CIR
MESA, AZ 85209
Parcel 309-09-448

COTE CHUCK/LYNN
2754 S 72ND CIR
MESA, AZ 85208
Parcel 309-09-449

MANTEL CHRISTINE VANDERLOO
2746 S 72ND CIR
MESA, AZ 85208
Parcel 309-09-450

SUPERSTITION SPRINGS COMMUNITY HOA
4201 N 24TH ST
PHOENIX, AZ 85016
Parcel 309-09-454

SUPERSTITION SPRINGS COMMUNITY HOA
2500 S POWER RD 126
MESA, AZ 85209
Parcel 309-09-455

TAKAGISHI HIROYUKI/CHIANG YINGHUNG
6837 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-550

REDWITZ ROBERT ERIC/JENNIFER ANNE
6845 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-551

MOUM JAY/NICOLE BRADY
6853 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-552

NORMAN GRANT WILLIAM/AMANDA
6861 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-553

DALY PAUL J/ANNA F
6909 E MONTE AVE
MESA, AZ 852084978
Parcel 309-09-554

SCALETTI SHANE/ALEXSIS
6917 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-555

FELDER ROGER E SR/ANITA LOUISE
6925 E MONTE AVE
MESA, AZ 85208
Parcel 309-09-556

FRANZEN FAMILY TRUST
6933 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-557

EVANS RICHARD A/LINDA I
6941 E MONTE AVE
MESA, AZ 85208
Parcel 309-09-558

DOBIS AUDRA
6949 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-559

PITTS PHILLIP J/ELIZABETH J
14610 E SHADOW CANYON DR
FOUNTAIN HILLS, AZ 85268
Parcel 309-09-560

SAVESKI BRANKO V/BARICA
6961 E MONTE AVE
MESA, AZ 85208
Parcel 309-09-561

ROBINSON JEFF/KILEY
6965 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-562

ANDREAS JOHN D III/AYAME M
2563 S REVOLTA ST
MESA, AZ 85209
Parcel 309-09-563

TIKKU RAKESH/DEEPIKA
7670 BALMORAL WAY
SAN RAMON, CA 94582
Parcel 309-09-564

DICKER ADAM/ASHLEY
7029 E MONTE CIR
MESA, AZ 85209
Parcel 309-09-582

HOSTETTER GEOFFREY D/TINA T
7037 E MONTE CIR
MESA, AZ 85209
Parcel 309-09-583

SUPERSTITION SPRINGS COMMUNITY HOA
PO BOX 6419
MESA, AZ 85216
Parcel 309-09-587

SUPERSTITION SPRINGS COMMUNITY HOA
2500 S POWER RD 126-3
MESA, AZ 85209
Parcel 309-09-588

CATHEY LARRY/IRA
7038 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-567

COX PAUL D/JENNIFER A
7044 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-568

PARKER KORY CHRISTOPHER/AMELIA KAY
7050 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-569

ZAPATA FREDDY/KI SUN
7056 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-570

CHAVEZ EDWARD J/GARCIA MONICA E
7062 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-571

AKENOVA ANDREA/MAYIAWO
7102 OLLA AVE
MESA, AZ 85212
Parcel 312-08-572

WARE JENNIFER MARIE
7108 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-573

TACINC2 LLC
PO BOX 7038
SHERIDAN, WY 82801
Parcel 312-08-574

LEONARD RICHARD/REBECCA J
7120 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-575

WARSI SYED MOHAMMEDALI/AKHTER
7126 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-576

PASSMANN CATHERINE RENEE
7132 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-577

ESQUIBEL JEREME DON/ANNA MIN
7138 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-578

DIEHL DAVID J/KATHRYN R
7127 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-589

FOSTER THOMAS S/MARGARET R
7121 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-590

Parcel 312-08-591

RHONE JENA/JAMES
7109 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-592

STRATFORD DANIEL/CARMICHAEL LANAE
7103 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-593

BAUMBAUER JOHN E
7063 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-594

QUIRING SCOTT ANDREW/STEPHANIE L
7057 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-595

COOPER JOSHUA
7051 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-596

LEEPER CHAD JR/MICKLE LAUREN
7045 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-597

BUCKLEY GRANT J
7046 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-598

CALWAG ARTURO A JR/GLENDA Z
7052 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-599

BELTRAN ANTHONY L JR/SABRINA B
6216 S COBBLESTONE ST
GILBERT, AZ 85298
Parcel 312-08-600

PEEL RICHARD/KATHERINE
7064 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-601

VANDEHEI JASON /KATHRYN
/BESSEMBINDERS
7104 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-602

SAAVEDRA ALBERTO C/DOMINIQUE A
7110 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-603

YEN CHLOE/JOHNSON ERICH
1971 FULTON AVE
MONTEREY PARK, CA 91755
Parcel 312-08-604

HANCOCK FAMILY TRUST
7122 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-605

ELMES GARY/SONIA
7111 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-622

BONNIE AND THOMAS FOSTER FAMILY
TRUST
7105 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-623

CROUT MARIA A/FELIX LINETTE K
7065 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-624

CHARLES T COWAN LIVING TRUST
7059 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-625

MOOREHOUSE KELLY/ELLIOT
7053 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-626

7047 EAST OSAGE AVENUE LLC
2834 E BLOOMFIELD PKWY
GILBERT, AZ 85296
Parcel 312-08-627

IGO AMANDA/KELBY
7044 E ONZA AVE
MESA, AZ 85212
Parcel 312-08-628

GREEN JEFFREY MICHAEL/ALEX
7050 E ONZA AVE
MESA, AZ 85212
Parcel 312-08-629

KRAMER KEVIN/RILEY
7056 E ONZA AVE
MESA, AZ 85212
Parcel 312-08-630

DESERT PLACE AT MORRISON RANCH HOA
633 E RAY RD STE 122
GILBERT, AZ 85296
Parcel 312-08-766

DESERT PLACE AT MORRISON RANCH HOA
633 E RAY RD STE 122
GILBERT, AZ 85296
Parcel 312-08-768

DESERT PLACE AT MORRISON RANCH HOA
8360 E VIA DE VENTURA STE L 100
SCOTTSDALE, AZ 85258
Parcel 312-08-778

WONG KANO/A/ANNA
706 N SPARROW CT
GILBERT, AZ 85234
Parcel 313-27-421

GONZALEZ MONICA JEANNE
687 N SPARROW CT
GILBERT, AZ 85234
Parcel 313-27-429

TODD WILLIAM
18374 BLUE SKY ST
RIVERSIDE, CA 92508
Parcel 313-27-430

HOLLINGSHEAD ZACHARY/ELIZABETH
695 N SPARROW CT
GILBERT, AZ 85234
Parcel 313-27-431

KELLY D AND JACQUELINE A HAMPTON
LIVING TRUST
699 N SPARROW CT
GILBERT, AZ 85234
Parcel 313-27-432

NADENDLA ASHWIN/PRASHANTHI
703 N SPARROW CT
GILBERT, AZ 85234
Parcel 313-27-433

SBAIH KHALIL MAHMUD/SUZANNE HIJAZI
709 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-434

TODD WILLIAM
715 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-435

HINES RONALD EUGENE/LEE JOSEPHINE
721 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-436

NGUYEN BRIAN P
729 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-437

HICKS TROY/MELINDA
737 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-438

PROGRESS RESIDENTIAL BORROWER 21 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261
Parcel 313-27-439

ERTEN ONUR/KI SEOL
747 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-440

IH6 PROPERTY PHOENIX L P
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255
Parcel 313-27-441

BAKER JOHN T III/BENNETT JORDAN C
759 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-442

IH6 PROPERTY PHOENIX L P
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255
Parcel 313-27-443

ADOLINE SHANE/MCNERNEY KELLIE
767 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-444

HERNANDEZ BENITO JR/DENISE
4714 E ASPEN WAY
GILBERT, AZ 85234
Parcel 313-27-445

KANUHO JERMIAH/KIMBERLY L SILENTMAN
4706 E ASPEN WAY
GILBERT, AZ 85234
Parcel 313-27-446

NASTO MICHAEL/NANCY
4705 E ASPEN WAY
GILBERT, AZ 85234
Parcel 313-27-448

CARAN JON JR
4711 E ASPEN WAY
GILBERT, AZ 85234
Parcel 313-27-449

STEINBRONER BRITTANY JO/CORY CARLTON
4717 E ASPEN WAY
GILBERT, AZ 852348813
Parcel 313-27-450

SCHENCK ANDRE/DARIA
4725 E ASPEN WAY
GILBERT, AZ 85234
Parcel 313-27-451

THIELE PROPERTIES LLC
2548 E THORNTON CT
GILBERT, AZ 85297
Parcel 313-27-452

BERCZY 2 LLC
110 GENTLE BREEZE
IRVINE, CA 92602
Parcel 313-27-453

GUO LINLIN/SHI BINCHENG
4724 E BARBARITA AVE
GILBERT, AZ 85234
Parcel 313-27-454

BOOTH GAVIN
4716 E BARBARITA AVE
GILBERT, AZ 85234
Parcel 313-27-455

JET7 LLC
215 S PARKCREST ST
GILBERT, AZ 85296
Parcel 313-27-461

HOLFORD MICHAEL/BILLIE
4723 E BARBARITA AVE
GILBERT, AZ 85234
Parcel 313-27-462

IH6 PROPERTY PHOENIX LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255
Parcel 313-27-463

JW & LZ TRUST
949 LOMA VERDE AVE
PALO ALTO, CA 94303
Parcel 313-27-464

RICE ANN ELIZABETH
4748 E TREMAINE AVE
GILBERT, AZ 85234
Parcel 313-27-465

TREMAINE CAPITAL LLC
6843 S BLACK HILLS WAY
CHANDLER, AZ 85249
Parcel 313-27-466

TERRY MICHAEL/CARI
5822 RIVERSIDE DR
GREENDALE, WI 53129
Parcel 313-27-467

POGOSOV DMITRIY/CANDICE AILEEN
3502 E SHANNON ST
GILBERT, AZ 85295
Parcel 313-27-473

CORKERY ANGEL
12024 E FOSSIL SPRINGS DR
GOLD CANYON, AZ 85118
Parcel 313-27-474

CALDERA MELISSA D/FEDERICO
4747 E TREMAINE AVE
GILBERT, AZ 85234
Parcel 313-27-475

MIRANDA LINEE
4758 E OLIVE AVE
GILBERT, AZ 85234
Parcel 313-27-476

CYNTHIA L KELLY REVOCABLE TRUST
64 E KENNEDIA DR
QUEEN CREEK, AZ 85140
Parcel 313-27-477

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-481

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-483

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-485

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-487

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-488

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-491

**Desert Place at Morrison Ranch HOA
c/ o Gina Metoyer
633 E Ray Rd, Suite 122
Mesa, AZ 85296**

**Riverstone at Superstition Springs HOA
c/ o Lori Percival
1901 E University Dr
Mesa, AZ 85203**

**Sunland Village East Association
c/o Denise Wilson
2145 S Farnsworth Dr
Mesa, AZ 85209**

**Superstition Springs HOA
C/o Dave Hubalik
6929 E Medina Ave
Mesa, AZ 85209**

**Superstition Springs HOA
C/o Eric Jorgenson
7345 E Milagro Ave
Mesa, AZ 85209**

NOTICE OF NEIGHBORHOOD MEETING

Excolo Development is proposing a development project on the vacant parcel located near the northeast corner of Power Rd. & Guadalupe Rd. in Mesa. This notice is being sent to provide you with an opportunity to share any questions, comments or concerns regarding the proposal and invite you to attend a meeting for more details.

This letter is being sent to all property owners within 1,000 feet of the property and HOAs and neighborhoods within 1 mile. Enclosed for your review is a copy of the site plan and some potential elevations of the proposed development.

Request: Update to the existing Planned Area Development (PAD), Council Use Permit (CUP), Site Plan and Design Review in the existing Limited Commercial (LC-PAD) zoning district.

Proposal: For a proposed 3-story multi-family community with amenities up to 126 units as allowed within the existing zoning.

Property Location: 6912 E Guadalupe Road, Mesa, AZ 85209

Size: 5.05 acres



You are cordially invited to a neighborhood meeting regarding this proposed project in your area. A neighborhood meeting will be held at the time and place listed below to discuss the proposed changes and answer any questions you may have.

The Neighborhood Meeting is scheduled:

Thursday: March 28th, 2023 at 6:30 PM

Superstition Springs Elementary School Library

7125 E. Monterey Avenue, Mesa, AZ 85209

If you have any questions regarding this Neighborhood Meeting, please contact Jessica Sarkissian at Jessica@UpfrontPlanning.com or by phone at: (480) 221-6150.

THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL. IF AN APPLICATION IS SUBMITTED AND A PUBLIC HEARING SCHEDULED THEN YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE.

Park North

Neighborhood Meeting Sign-In Sheet

Thursday, March 28, 2024; 6:30 pm

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

NAME	ADDRESS	PHONE	EMAIL
Kevin Thompson	7140 E Monte Ave	1	KTHOMP2120@GMAIL.COM
CHERYL KIRBY	6917 E. MIRABEL AVE		CHERYLKIRBYAZ@GMAIL.COM
Sherie Ryder	7231 E Nopal Ave		desertheataz@msn.com
Doni Mullins	7503 E Navarro Ave	480-570-9730	donimullins@cox.net
Victorie Vega	7439 E Monte Ave	480-2-6173434	Vicrose1978@gmail.
JEFF LAVINE	7245 E NAVARRO AVE		jlavine2k7@yahoo.com
Angela Henry	7413 E NAVARRO AVE	480-321-1735	Furryviking@hotmail.com
Shauntel Chilton	2303 S Ananea	480-643-0801	schilton@gmail.com
Jose Orozco	7244 E Nopal Ave		JO02037@MSN.COM
Karen McCarthy	7416 E. Lompoc Ave Mesa	-	mccarthyplanet@gmail.com
Trevor Cardex	2440 S. Rowen	661-909-1561	trevor.cardex@gmail.com
Sandie Brummott	7003 E Milagro Cir Mesa	480-710-3111	sandiebrummott@gmail
Delbert Brummott	7003 E Milagro Cir Mesa	480-710-9336	" "
Tammy Evans	7244 E Nido Ave mesa		pandevans@cox.net
Denise Cannon-Bush	7225 E Madero Ave Mesa	480-703-7795	seedenise@gmail.com

Park North

Neighborhood Meeting Sign-In Sheet

Thursday, March 28, 2024; 6:30 pm

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

NAME	ADDRESS	PHONE	EMAIL
Kylie Howard	7429 E. Nido Ave	701-261-8773	Kyhwrd17@gmail.com
Erin Clayden	7458 E. Lobo Ave	502-325-3143	erinvcayden@hotmail.com
Jessica Rabinoff	2402 S. Tempean	480-323-6800	azjess@gmail.com
Tim Leshner	7558 E. Lobo Ave.	503-754-4302	timlesher@gmail.com
Dave Vanderloco	6944 E. Milagro Ave	480-469-9559	VANDERLOODARTH@GMAIL
Christine Martel	2746 S. 72nd Cir	480 495-5259	Christine-martel@jshou
Elaine Bishop	2616 S. Augustine		
Carrie Gill	7450 E. Medina Ave	480 320 1350	CARIEA200 Pocketmail.com
Scott Harper	7363 E. Navarro Ave	602-502-5489	SHarper2529@gmail.com
Ashley Phelps	7105 E. Natan Ave	480 710 4131	ashleyphelps7@gmail

Park North

Neighborhood Meeting Sign-In Sheet

Thursday, March 28, 2024; 6:30 pm

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

[illegible]

Neighborhood Meeting Sign-In Sheet

Thursday, March 28, 2024, 6:30 pm

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

[illegible]



**Park North Neighborhood Meeting Minutes
Superstition Springs Elementary School
7125 E. Monterey Avenue, Mesa, AZ
March 28, 2024; 6:30 PM**

In attendance:

Chris Webb, Rose Law Group
Jon Gillespie, Rose Law Group
Rob Stephan, Excolo
Jessica Sarkissian, UpFront Planning
Shalini Manoharan, UpFront Planning
Councilmember Scott Somers, City of Mesa
Charlotte Bridges, City of Mesa
Bonnie Hickman, Neighbor
Tim LaVine, Neighbor
Carlos Henry, Neighbor
April Leshner, Neighbor
Christina Mayes, Neighbor
Lynn and Kevin Cote, Neighbors
Lauren and Kevin Modrell, Neighbors
Tina Hostetter, Neighbor
Kevin Thompson, Neighbor
Victoria Vega, Neighbor
Ceryl Kirby, Neighbor
Sherrie Ryder, Neighbor
Doni Mullins, Neighbor

Jeff Lavine, Neighbor
Angela Henery, Neighbor
Shauntel Chilton, Neighbor
Jose Orozco, Neighbor
Karen McCarthy, Neighbor
Trevor Cardey, Neighbor
Sandie and Delbert Brummett, Neighbor
Tammy Evans, Neighbor
Denise Camon-Bush, Neighbor
Kyle Howard, Neighbor
Erin Clayden, Neighbor
Jessica Radcliffe, Neighbor
Tim Leshner, Neighbor
Dave Vanderloo, Neighbor
Christina Martel, Neighbor
Elam Bishop, Neighbor
Carrie Gill, Neighbor
Scott Harper, Neighbor
Ashley Phelps, Neighbor

Meeting Notes:

This meeting is part of the neighborhood outreach process for the City of Mesa and 128 neighbors and listed associations within 1,000 feet were invited to this meeting as well as the previous contacts were contacted who had previously reached out to City staff and officials. The meeting was held on Thursday, March 28, 2024 at 6:30PM at the nearest school facility: Superstition Springs Elementary School at: 7125 E. Monterey Avenue in Mesa, AZ. Meeting details and contact information were provided in the neighborhood letter.

The meeting was presented to attendees as a presentation format with a Power Point:

Chris Webb presented a prepared PowerPoint which went over the following:

- Team Members
- Aerial Photo of the Site
- Site History/ Existing Entitlements
- Possible Development Options for the Site (pros and cons)
 - Commercial/ Office
 - Retail
 - Residential
- Access Restrictions with Easements and Crossing Flood Control

- Proposed Park North Multi-Family Residential Development Site Plan
 - Proposed lease rates @ \$2500/ month
 - Conceptual Building Designs

Chris Webb then opened the meeting to attendee's questions or comments.

The following is a list of questions and comments from the neighbors in attendance.

Kate Question: Where did the letters go out to? Not far enough out as this impacts the entire area around us? Does the site access the park and will there be vehicle access into the park?

- *Response: Mailing went out to 1,000' per City requirements as well as further out to anyone who contacted us about the previous proposal. It was also mailed out to the HOAs within 1, mile of the site to let their residents know and also to the Councilmember.*

No vehicle access into the park is proposed, we are looking into possible pedestrian access for the residents.

David V. Question: I prefer you make this a park with more pickleball courts. Traffic on Guadalupe is already unbearable and this has little effect on the Superstition Springs HOA internal roadways.

- *Response: Through previous negotiations over the years the City has not acquired the property and it is not part of the park property.*

Denise Question: Highland Jr. High and Power Road/ Guadalupe Road traffic have constant accidents. I want more pickleball courts. Cars are barely missing hitting kids after school on Guadalupe already. Not safe.

- *Response: Any time there is a school on a major roadway there will be a major traffic impact. Residents should have further discussion with the city and school for a crosswalk during beginning and ending hours.*

Carri Question: You need to discuss the possibility of a lower intensity use than residential as an option.

- *Response: Other uses for the site may be less intense but they are also not financially viable options for development of the site.*

Neighborhood Question: Who owns the land? Does the City own it? Traffic is bad for 30 minutes everyday at 7 am and 2 pm.

- *Response: The site is privately owned and not owned by the city.*

April Question: I want the park to be expanded. The Schools and Highland are already at maximum school capacity. Inexperienced new drivers from the High schools are making this a busy road. Kids are almost getting hit and too many fatalities. The sites only option should be for a park.

Sherri Question: I have traffic concerns and concerns about the Canal on Baseline project which is a horrible situation with halfway housing and illegal drugs. Police are there all the time and will this apartment become that?

- *Response: This site has and will have deed restrictions to prevent homeless, social services, and other uses of those types on this site. It is 100% prohibited from those uses occurring on this site.*

Neighborhood Question: I understand the viability of the site but Superstition Springs is a unique community. What about preserving our community and what it if effects more than the notification area. Need to send out more notices and would you want this in your own community?

- *Response: I have a similar situation in my community in Queen Creek and maybe because of how I review things or have seen these projects I am in support of the multifamily as opposed to the commercial use. We have several schools nearby on major corners as well and it is very busy with traffic there as well. I prefer a multifamily use which typically has less of a traffic impact than commercial uses.*

Bonnie Question: There are traffic and access issues. Additionally, there are three (3) separate jurisdictions that manage that intersection if there is an accident and it takes a while to someone to assist and help. If we OK this project then how can we get kids across the street to access the school safely? Can we get an improved crossing.

- *Response: That is something we will can talk to the jurisdiction about and you should also place requests into your councilmember and City currently to help address these safety concerns which exist currently.*

Tina Question: This is a big corner and the school is overcrowded. 1st-6th grade is packed. Where is the turning left into the site or what is it in line with the opposing school entrance and is there any access to the park?

- *Response: We will review pedestrian access to the park with the City Traffic will be required to be formally reviewed through the City. We will also be meeting with the schools and district regarding school capacity as we move through the process.*

Neighborhood Question: I prefer pickleball courts. The owner will never sell to the City however. He currently has trouble not keeping the site clean. They should further gate to keep others out of the site and gate the amenities off?

- *Response: The area in front you are referring to is owned by Flood Control. We obviously also don't want trash and debris on our site as people enter and want to rent here so we will want to coordinate with the district to keep it clean and free of weeds/ debris and etc. The property frontage is not controlled by the applicant because the Flood Control district parcel cuts it off from the right-of-way.*

Kevin T. Question: A New Leaf used to be on this site with the previous house which has since been removed. In 2019 the park site was voted on and the City bought the site minus this piece despite trying twice to acquire it. The park proceeded to be built without the piece.

- *Response: Acknowledged thank you.*

Kevin T. Question: Under the LC zone, the site can provide multifamily as long as 65% of it remains commercial. I don't see the City Council approving an SUP on the site. City Council will also not eminent domain the site for the park. He should build a food truck park. Residential doesn't belong at this site.

Tami Question: The 2010 zoning approval was for 34' tall. What is this height? What would the plan be to develop it as commercial with multi family? What type of rezone is requested?

- *Response: This site would need 32' to 33' likely in height. Commercial does not work here as an access issue and this process is not for a rezone but for a Council Use Permit.*

Tim Question: Please don't do mixed use here, the traffic would be far worse. The foot traffic is bad and this site will attract more families with its proximity to a park and school. Kids will walk over Guadalupe unsupervised and there will be more accidents. Location is not good. Financial viability should not trump safety.

Neighbor Question: Can we use the apartment amenities since they will use the park?

- *Response: Park North is proposed as a private gated community.*

Neighbor Question: How many parking spaces are being provided? There will not be enough parking. May be up to 500 kids in that many apartments. Too many kids and then possibly 2 cars per unit makes 300 cars. Each unit will have 3-4 roommates to pay that rent. Original proposal had 81 townhomes, why is this more now?

- *Response: 250 parking spaces is proposed which meets the city code requirement for spaces and visitor spaces. The previous townhomes backed up to the park and perimeter and the development team was asked to pull the units away from the property line and move everything more internal, so as a result the units went internal and up higher into apartments vs. townhomes to still meet roadway, parking amenity and drainage requirements.*

Neighbor Question: The current owner is not maintaining the street and sidewalk. Who will maintain it?

- *Response: The current owner of the property in the sidewalk and by the street landscaping is the flood control district as they control the canal and access along Guadalupe. We want it to be maintained as well to keep the proposed community looking good so we hope to work with them to agree to upkeep.*

Neighbor Question: I play pickleball a lot and I will miss my views when I play if this is built.

Neighbor Question: The pickleball courts will be flooded with more people and then we won't be able to play anymore.

- *Response: The City Park is open to anyone to play, not just nearby residents but people visiting also from Gilbert, Chandler or anywhere. You cannot restrict a city park's access.*

Neighbor Question: Have you considered what the future residents will have to deal with? This is nearby William's gateway airport, Will they know about the school, the traffic and safety regarding flood control, this is a bad site for people to live.

- *Response: The flood control area is fenced off and needs to remain as such for safety and security. The area is occupied by a lot of residential homes already including Superstition Springs and other homes in the area and we will comply with any required notices of the airport by the City.*

Neighbor Question: Can we all just privately purchase the property and then flip it to the City for a park and pickleball?

Neighbor Question: As a mom my point of view with the traffic is that many kids have narrowly missed being hit even in the neighborhood by drivers. My younger son has been hit and these young inexperienced drivers from the Highschool are bad and adding 215 more parking spots nearby will make it worse for kids crossing.

Neighbor Question: Why not put in single family homes?

- *Response: The 2021 single family proposal was not viable as it required 2 access points onto Guadalupe and there were not enough homes which could fit onto a narrow site to justify the cost of the canal bridge crossing.*

Neighbor Question: What is the minimum number of units to make it work, are you just throwing out high numbers to get us down to what number?

- *Response: Our intent is not to start off with a big number and put in as much as possible. We are trying to find the point where it makes good planning sense, conforms with the area, and also makes financial sense to put in the cost of the bridge and develop the site.*

Neighbor Question: The site needs an SUP to develop and move forward, correct?

- *Response: We want to develop anything that will work for this site and be positive with regards to traffic concerns and safety even if it is a 3' story retail. We just don't feel that the retail will be best in terms of causing an even higher impact than the multi family here.*

Neighbor Question: As a young mom I walk around that park to the north and adjacent to the site is a really dark corner and sketchy area. I am concerned that people living here are transient type and only stay 4-6 months at a time and come and go. They will not be as invested in their apartment as we are in our homes?

- *Response: We can reach out to the city about your concern over the dark area of the park.*

Chris Webb then asked if there were any further questions or comments and seeing none, concluded by again reiterating the contact information for the project and to communicate any additional questions or concerns they may have.

Meeting End Time: 7:57 PM









Council Use Permit
Rezone
&
Major Site Plan Modification

CITIZEN PARTICIPATION REPORT

FOR

Park North
Multi-Family

NEC Power & Guadalupe Roads

Mesa, Arizona

August 5, 2024

Updated December 13, 2024

Updated May 28, 2025

Case No. ZON24-00708

I. Purpose

The purpose of this Citizen Participation Report is to provide a summary for the City of our project team's efforts to inform neighbors, property owners, neighborhood associations, agencies, schools and businesses near the project site regarding the proposed Park North project and the associated applications for a Council Use Permit, Rezone & a Major Site Plan Modification (with an accompanying Design Review). The Park North site is 5.05 acres located just east of the northeast corner of Power Road and Guadalupe Road in the City of Mesa.

The implemented Citizen Participation Plan ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposal. We have used these engagement opportunities to inform and converse with neighbors, stakeholders and other members of the public of the benefits this project can bring to the community and to address any concerns they have expressed.

II. Contact

Chris Webb, Rose Law Group pc
7144 E. Stetson Drive, Suite 300, Scottsdale, AZ 85251
Ph: 480-240-5648

Jessica Sarkissian, Upfront Planning & Entitlements, LLC
1811 S. Alma School Rd #283, Mesa, AZ 85210
Ph: 480-221-6150

III. Application Submittals

The Pre-Submittal conference was held with the City of Mesa on May 7th, 2024. The formal project applications were submitted to the City on August 5, 2024. City Staff has now completed its review of the project applications and is recommending approval. The City's Planning & Zoning Board heard the project applications on February 26, 2025 and unanimously recommended approval to the City Council. The City Council will take final action on the project applications On June 2, 2025.

IV. Action Plan Results

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

1. A contact list was developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the project.
 - b. Homeowners Associations within one half mile of the project.
 - c. Interested neighbors - focused on 1,000 feet from site.
2. All persons listed on the contact list received a letter describing the project, project schedule and proposed site plan, as well as invitations to the two neighborhood meetings that were held.

3. Two neighborhood meetings were held for all neighbors and surrounding property owners. The first meeting was held on March 28, 2024, prior to the submittal of the formal project applications. Approximately 35 neighbors attended. The 2nd meeting was held on November 14, 2024 and only about 15 neighbors attended. The concerns expressed at the meeting were primarily focused on traffic and school capacity for new students. It is our understanding that many of these neighbors (approximately 30 in total) have since provided emails to the City expressing their concerns with the project (some have provided multiple emails).
4. Direct follow-up phone calls were made during April and May of 2025 to all neighbors who attended the neighborhood meetings and provided us with their phone numbers. Discussions were had about their concerns and how we might be able to address them. This resulted in a couple of neighbors sending emails of support for the project to the City (attached hereto).
5. Direct communication with the neighbor to the west (commercial corner owner). No concerns were expressed.
6. Direct communication with the Gilbert School District and the Principal of Highland Jr. High School across the street from the project site. No concerns were expressed and the ability to accommodate new students was confirmed. The Principal of Highland Jr. High School expressed support for the project.
7. Finally, a neighborhood walking campaign was conducted between May 19, 2025 – May 30, 2025 in an effort to reach additional neighbors within the Superstition Springs community. As of the date of this report, our project team members visited approximately 70 homes in the community during this time. 21 of these homeowners answered and were willing to discuss the project. The majority of these homeowners were pretty neutral about the project, but 5 of them were very supportive and signed a petition of support provided by our team (see attached). They also indicated they would send emails of support to the City. While this is only a representative sample of the community, almost 25% of the neighbors we discussed the project with are supportive. This certainly indicates that while some of our neighbors have concerns with the project, there is also a good deal of support for the project in the surrounding neighborhood.

V. Parties Affected by the Application

The property to the north is the City of Mesa Monterey Park. Directly to the east is a continuation of that park and the Superstition Springs Elementary School within the Superstition Springs Community. Directly to the west is an existing commercial corner with a gas station and car wash, planned for redevelopment. Across Guadalupe Road to the south is Highland Junior High School.

VI. Notification Area

The outreach area is a 1,000-foot notification buffer.

VII. Schedule & Status of Completion

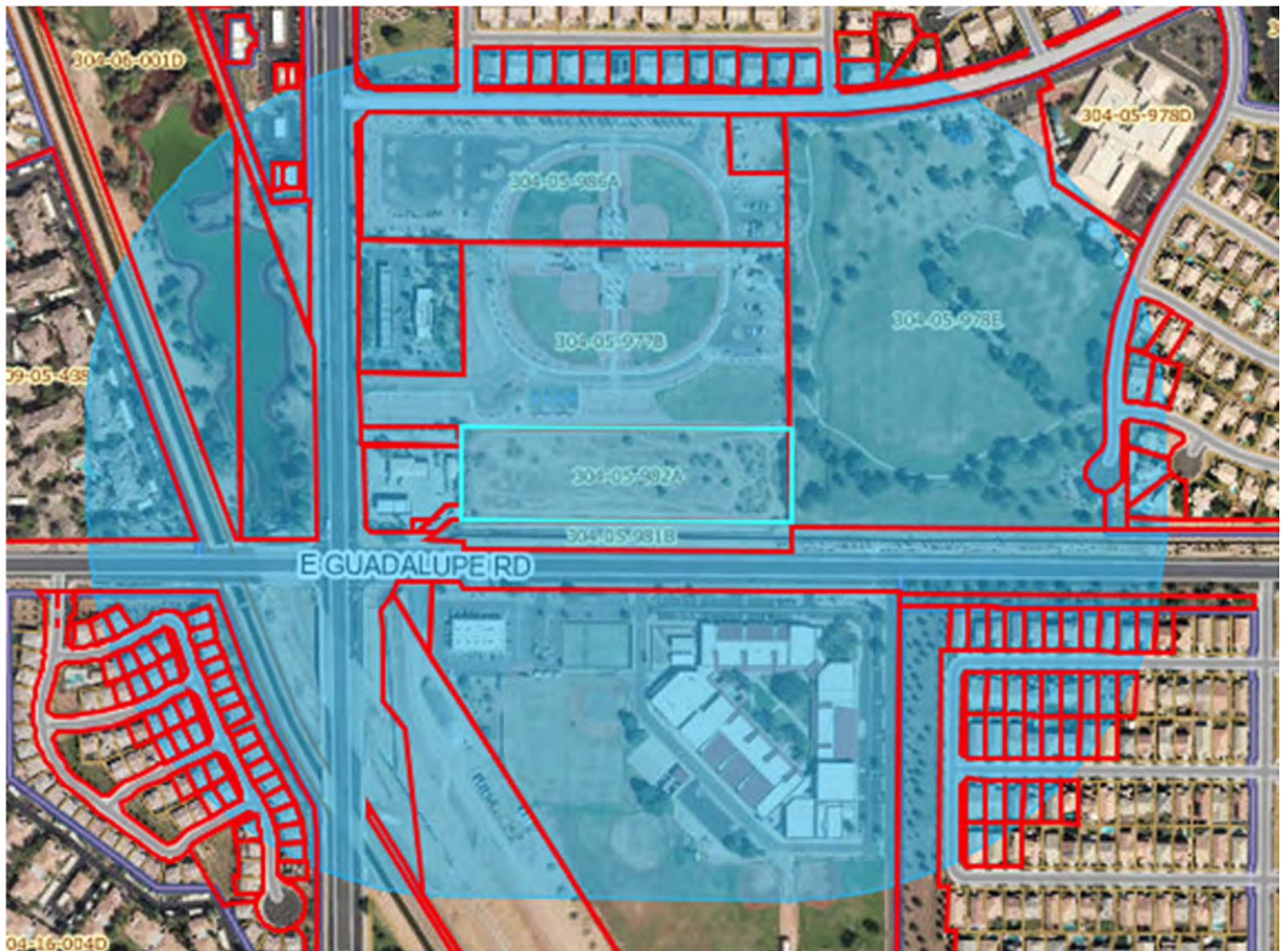
1st Neighborhood Meeting – March 28, 2024
Pre-Submittal Conference – May 7, 2024

Application 1st Submittal – August 5, 2024
Application 2nd Submittal – November 4, 2024
2nd Neighborhood Meeting – November 14, 2024
Application Final Submittal – December 16, 2024
Submittal of Citizen Participation Report – December 16, 2024
Planning & Zoning Board Hearing – February 26, 2025
Follow-Up Phone Calls to Neighbors – April/May 2025
City Council Introduction – May 12, 2025
Neighborhood Walking Campaign – May 19, 2025 – May 30, 2025
City Council Action – June 2, 2025

VIII. Attached

Notification Area Map
Notification Area Addresses
1st Neighborhood Notification Letter
1st Neighborhood Meeting Sign in Sheet
1st Neighborhood Meeting Summary
2nd Neighborhood Notification Letter
2nd Neighborhood Meeting Sign in Sheet
2nd Neighborhood Meeting Summary
Neighbor Emails of Support
Neighborhood Walking Campaign Support Petition

1,000' Buffer Area (141 properties; 2nd meeting notice)



FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-05-018Q

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-05-020G

GILBERT UNIFIED SCHOOL DIST #41
140 S GILBERT RD
GILBERT, AZ 85234
Parcel 304-05-020R

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-05-394A

KIRSCHNER RICHARD/SHIRLEY/HENRY M TODD/ETAL
PO BOX 3475
TULSA, OK 74101
Parcel 304-05-977A

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211
Parcel 304-05-977B

GILBERT UNIFIED SCHOOL DIST #41
140 S GILBERT RD
GILBERT, AZ 85234
Parcel 304-05-978D

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211
Parcel 304-05-978E

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-05-981B

DR ONE LLC
4445 E HOLMES AVE STE 107
MESA, AZ 85206
Parcel 304-05-981C

DR ONE LLC
4445 E HOLMES AVE STE 107
MESA, AZ 85206
Parcel 304-05-981D

P & G LAND DEVELOPMENT LLC
11232 N 136TH PL
SCOTTSDALE, AZ 85259
Parcel 304-05-982A

DR ONE LLC
4445 E HOLMES AVE STE 107
MESA, AZ 85206
Parcel 304-05-982E

DR ONE LLC
4445 E HOLMES AVE STE 107
MESA, AZ 85206
Parcel 304-05-982G

MESA CITY OF
PO BOX 1466
MESA, AZ 85211
Parcel 304-05-985

MESA CITY OF
20 E MAIN STE 500
MESA, AZ 85201
Parcel 304-05-986A

MESA CITY OF
20 E MAIN STE 500
MESA, AZ 85203
Parcel 304-05-986B

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-06-001D

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-06-001E

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009
Parcel 304-06-806B

DESERT PLACE AT MORRISON RANCH HOA
633 E RAY RD STE 122
GILBERT, AZ 85296
Parcel 304-17-767

SONOMA LANDING APARTMENTS LLC
9757 NE JUANITA DR STE 300
KIRKLAND, WA 98033
Parcel 309-05-438

ECH PROPERTIES LLC
2500 S POWER RD STE 127
MESA, AZ 85209
Parcel 309-05-484

TRENTON PROPERTIES LLC
2500 S POWER RD STE 128
MESA, AZ 85208
Parcel 309-05-485

RED ROCK CPA RE HOLDINGS LLC
1290 S STATE ROUTE 260
COTTONWOOD, AZ 86326
Parcel 309-05-487

FAIRWAYS SS DEVELOPMENT LC
3850 E BASELINE RD STE 128
MESA, AZ 85206
Parcel 309-05-524A

SUPERSITION SPRINGS COMMUNITY HOA
7255 E HAMPTON AVE STE 101
MESA, AZ 85209
Parcel 309-07-001

CIPOLLA FRANK A/TATUM J
7149 E NOPAL AVE
MESA, AZ 85209
Parcel 309-09-400

ROMERO RENE/GLORIA
7143 E NOPAL AVE
MESA, AZ 85208
Parcel 309-09-401

ROY H URBAN LIVING TRUST
7142 E NARANJA AVE
MESA, AZ 85209
Parcel 309-09-402

J & M SOULIA TRUST
7150 E NARANJA AVE
MESA, AZ 85209
Parcel 309-09-403

CORONADO MANUEL
2762 S 72ND CIR
MESA, AZ 85209
Parcel 309-09-448

COTE CHUCK/LYNN
2754 S 72ND CIR
MESA, AZ 85208
Parcel 309-09-449

MANTEL CHRISTINE VANDERLOO
2746 S 72ND CIR
MESA, AZ 85208
Parcel 309-09-450

SUPERSTITION SPRINGS COMMUNITY HOA
4201 N 24TH ST
PHOENIX, AZ 85016
Parcel 309-09-454

SUPERSTITION SPRINGS COMMUNITY HOA
2500 S POWER RD 126
MESA, AZ 85209
Parcel 309-09-455

TAKAGISHI HIROYUKI/CHIANG YINGHUNG
6837 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-550

REDWITZ ROBERT ERIC/JENNIFER ANNE
6845 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-551

MOUM JAY/NICOLE BRADY
6853 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-552

NORMAN GRANT WILLIAM/AMANDA
6861 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-553

DALY PAUL J/ANNA F
6909 E MONTE AVE
MESA, AZ 852084978
Parcel 309-09-554

SCALETTI SHANE/ALEXSIS
6917 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-555

FELDER ROGER E SR/ANITA LOUISE
6925 E MONTE AVE
MESA, AZ 85208
Parcel 309-09-556

FRANZEN FAMILY TRUST
6933 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-557

EVANS RICHARD A/LINDA I
6941 E MONTE AVE
MESA, AZ 85208
Parcel 309-09-558

DOBIS AUDRA
6949 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-559

PITTS PHILLIP J/ELIZABETH J
14610 E SHADOW CANYON DR
FOUNTAIN HILLS, AZ 85268
Parcel 309-09-560

SAVESKI BRANKO V/BARICA
6961 E MONTE AVE
MESA, AZ 85208
Parcel 309-09-561

ROBINSON JEFF/KILEY
6965 E MONTE AVE
MESA, AZ 85209
Parcel 309-09-562

ANDREAS JOHN D III/AYAME M
2563 S REVOLTA ST
MESA, AZ 85209
Parcel 309-09-563

TIKKU RAKESH/DEEPIKA
7670 BALMORAL WAY
SAN RAMON, CA 94582
Parcel 309-09-564

DICKER ADAM/ASHLEY
7029 E MONTE CIR
MESA, AZ 85209
Parcel 309-09-582

HOSTETTER GEOFFREY D/TINA T
7037 E MONTE CIR
MESA, AZ 85209
Parcel 309-09-583

SUPERSTITION SPRINGS COMMUNITY HOA
PO BOX 6419
MESA, AZ 85216
Parcel 309-09-587

SUPERSTITION SPRINGS COMMUNITY HOA
2500 S POWER RD 126-3
MESA, AZ 85209
Parcel 309-09-588

CATHEY LARRY/IRA
7038 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-567

COX PAUL D/JENNIFER A
7044 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-568

PARKER KORY CHRISTOPHER/AMELIA KAY
7050 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-569

ZAPATA FREDDY/KI SUN
7056 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-570

CHAVEZ EDWARD J/GARCIA MONICA E
7062 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-571

AKENOVA ANDREA/MAYIAWO
7102 OLLA AVE
MESA, AZ 85212
Parcel 312-08-572

WARE JENNIFER MARIE
7108 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-573

TACINC2 LLC
PO BOX 7038
SHERIDAN, WY 82801
Parcel 312-08-574

LEONARD RICHARD/REBECCA J
7120 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-575

WARSI SYED MOHAMMEDALI/AKHTER
7126 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-576

PASSMANN CATHERINE RENEE
7132 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-577

ESQUIBEL JEREME DON/ANNA MIN
7138 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-578

DIEHL DAVID J/KATHRYN R
7127 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-589

FOSTER THOMAS S/MARGARET R
7121 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-590

Parcel 312-08-591

RHONE JENA/JAMES
7109 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-592

STRATFORD DANIEL/CARMICHAEL LANAE
7103 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-593

BAUMBAUER JOHN E
7063 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-594

QUIRING SCOTT ANDREW/STEPHANIE L
7057 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-595

COOPER JOSHUA
7051 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-596

LEEPER CHAD JR/MICKLE LAUREN
7045 E OLLA AVE
MESA, AZ 85212
Parcel 312-08-597

BUCKLEY GRANT J
7046 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-598

CALWAG ARTURO A JR/GLENDA Z
7052 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-599

BELTRAN ANTHONY L JR/SABRINA B
6216 S COBBLESTONE ST
GILBERT, AZ 85298
Parcel 312-08-600

PEEL RICHARD/KATHERINE
7064 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-601

VANDEHEI JASON /KATHRYN
/BESSEMBINDERS
7104 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-602

SAAVEDRA ALBERTO C/DOMINIQUE A
7110 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-603

YEN CHLOE/JOHNSON ERICH
1971 FULTON AVE
MONTEREY PARK, CA 91755
Parcel 312-08-604

HANCOCK FAMILY TRUST
7122 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-605

ELMES GARY/SONIA
7111 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-622

BONNIE AND THOMAS FOSTER FAMILY
TRUST
7105 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-623

CROUT MARIA A/FELIX LINETTE K
7065 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-624

CHARLES T COWAN LIVING TRUST
7059 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-625

MOOREHOUSE KELLY/ELLIOT
7053 E OSAGE AVE
MESA, AZ 85212
Parcel 312-08-626

7047 EAST OSAGE AVENUE LLC
2834 E BLOOMFIELD PKWY
GILBERT, AZ 85296
Parcel 312-08-627

IGO AMANDA/KELBY
7044 E ONZA AVE
MESA, AZ 85212
Parcel 312-08-628

GREEN JEFFREY MICHAEL/ALEX
7050 E ONZA AVE
MESA, AZ 85212
Parcel 312-08-629

KRAMER KEVIN/RILEY
7056 E ONZA AVE
MESA, AZ 85212
Parcel 312-08-630

DESERT PLACE AT MORRISON RANCH HOA
633 E RAY RD STE 122
GILBERT, AZ 85296
Parcel 312-08-766

DESERT PLACE AT MORRISON RANCH HOA
633 E RAY RD STE 122
GILBERT, AZ 85296
Parcel 312-08-768

DESERT PLACE AT MORRISON RANCH HOA
8360 E VIA DE VENTURA STE L 100
SCOTTSDALE, AZ 85258
Parcel 312-08-778

WONG KANO/A/ANNA
706 N SPARROW CT
GILBERT, AZ 85234
Parcel 313-27-421

GONZALEZ MONICA JEANNE
687 N SPARROW CT
GILBERT, AZ 85234
Parcel 313-27-429

TODD WILLIAM
18374 BLUE SKY ST
RIVERSIDE, CA 92508
Parcel 313-27-430

HOLLINGSHEAD ZACHARY/ELIZABETH
695 N SPARROW CT
GILBERT, AZ 85234
Parcel 313-27-431

KELLY D AND JACQUELINE A HAMPTON
LIVING TRUST
699 N SPARROW CT
GILBERT, AZ 85234
Parcel 313-27-432

NADENDLA ASHWIN/PRASHANTHI
703 N SPARROW CT
GILBERT, AZ 85234
Parcel 313-27-433

SBAIH KHALIL MAHMUD/SUZANNE HIJAZI
709 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-434

TODD WILLIAM
715 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-435

HINES RONALD EUGENE/LEE JOSEPHINE
721 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-436

NGUYEN BRIAN P
729 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-437

HICKS TROY/MELINDA
737 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-438

PROGRESS RESIDENTIAL BORROWER 21 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261
Parcel 313-27-439

ERTEN ONUR/KI SEOL
747 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-440

IH6 PROPERTY PHOENIX L P
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255
Parcel 313-27-441

BAKER JOHN T III/BENNETT JORDAN C
759 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-442

IH6 PROPERTY PHOENIX L P
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255
Parcel 313-27-443

ADOLINE SHANE/MCNERNEY KELLIE
767 N SPARROW DR
GILBERT, AZ 85234
Parcel 313-27-444

HERNANDEZ BENITO JR/DENISE
4714 E ASPEN WAY
GILBERT, AZ 85234
Parcel 313-27-445

KANUHO JERMIAH/KIMBERLY L SILENTMAN
4706 E ASPEN WAY
GILBERT, AZ 85234
Parcel 313-27-446

NASTO MICHAEL/NANCY
4705 E ASPEN WAY
GILBERT, AZ 85234
Parcel 313-27-448

CARAN JON JR
4711 E ASPEN WAY
GILBERT, AZ 85234
Parcel 313-27-449

STEINBRONER BRITTANY JO/CORY CARLTON
4717 E ASPEN WAY
GILBERT, AZ 852348813
Parcel 313-27-450

SCHENCK ANDRE/DARIA
4725 E ASPEN WAY
GILBERT, AZ 85234
Parcel 313-27-451

THIELE PROPERTIES LLC
2548 E THORNTON CT
GILBERT, AZ 85297
Parcel 313-27-452

BERCZY 2 LLC
110 GENTLE BREEZE
IRVINE, CA 92602
Parcel 313-27-453

GUO LINLIN/SHI BINCHENG
4724 E BARBARITA AVE
GILBERT, AZ 85234
Parcel 313-27-454

BOOTH GAVIN
4716 E BARBARITA AVE
GILBERT, AZ 85234
Parcel 313-27-455

JET7 LLC
215 S PARKCREST ST
GILBERT, AZ 85296
Parcel 313-27-461

HOLFORD MICHAEL/BILLIE
4723 E BARBARITA AVE
GILBERT, AZ 85234
Parcel 313-27-462

IH6 PROPERTY PHOENIX LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255
Parcel 313-27-463

JW & LZ TRUST
949 LOMA VERDE AVE
PALO ALTO, CA 94303
Parcel 313-27-464

RICE ANN ELIZABETH
4748 E TREMAINE AVE
GILBERT, AZ 85234
Parcel 313-27-465

TREMAINE CAPITAL LLC
6843 S BLACK HILLS WAY
CHANDLER, AZ 85249
Parcel 313-27-466

TERRY MICHAEL/CARI
5822 RIVERSIDE DR
GREENDALE, WI 53129
Parcel 313-27-467

POGOSOV DMITRIY/CANDICE AILEEN
3502 E SHANNON ST
GILBERT, AZ 85295
Parcel 313-27-473

CORKERY ANGEL
12024 E FOSSIL SPRINGS DR
GOLD CANYON, AZ 85118
Parcel 313-27-474

CALDERA MELISSA D/FEDERICO
4747 E TREMAINE AVE
GILBERT, AZ 85234
Parcel 313-27-475

MIRANDA LINEE
4758 E OLIVE AVE
GILBERT, AZ 85234
Parcel 313-27-476

CYNTHIA L KELLY REVOCABLE TRUST
64 E KENNEDIA DR
QUEEN CREEK, AZ 85140
Parcel 313-27-477

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-481

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-483

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-485

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-487

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-488

EASTPOINT HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 852015287
Parcel 313-27-491

**Desert Place at Morrison Ranch HOA
c/ o Gina Metoyer
633 E Ray Rd, Suite 122
Mesa, AZ 85296**

**Riverstone at Superstition Springs HOA
c/ o Lori Percival
1901 E University Dr
Mesa, AZ 85203**

**Sunland Village East Association
c/o Denise Wilson
2145 S Farnsworth Dr
Mesa, AZ 85209**

**Superstition Springs HOA
C/o Dave Hubalik
6929 E Medina Ave
Mesa, AZ 85209**

**Superstition Springs HOA
C/o Eric Jorgenson
7345 E Milagro Ave
Mesa, AZ 85209**

NOTICE OF NEIGHBORHOOD MEETING

Excolo Development is proposing a development project on the vacant parcel located near the northeast corner of Power Rd. & Guadalupe Rd. in Mesa. This notice is being sent to provide you with an opportunity to share any questions, comments or concerns regarding the proposal and invite you to attend a meeting for more details.

This letter is being sent to all property owners within 1,000 feet of the property and HOAs and neighborhoods within 1 mile. Enclosed for your review is a copy of the site plan and some potential elevations of the proposed development.

Request: Update to the existing Planned Area Development (PAD), Council Use Permit (CUP), Site Plan and Design Review in the existing Limited Commercial (LC-PAD) zoning district.

Proposal: For a proposed 3-story multi-family community with amenities up to 126 units as allowed within the existing zoning.

Property Location: 6912 E Guadalupe Road, Mesa, AZ 85209

Size: 5.05 acres



You are cordially invited to a neighborhood meeting regarding this proposed project in your area. A neighborhood meeting will be held at the time and place listed below to discuss the proposed changes and answer any questions you may have.

The Neighborhood Meeting is scheduled:

Thursday: March 28th, 2023 at 6:30 PM

Superstition Springs Elementary School Library

7125 E. Monterey Avenue, Mesa, AZ 85209

If you have any questions regarding this Neighborhood Meeting, please contact Jessica Sarkissian at Jessica@UpfrontPlanning.com or by phone at: (480) 221-6150.

THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL. IF AN APPLICATION IS SUBMITTED AND A PUBLIC HEARING SCHEDULED THEN YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE.

Park North

Neighborhood Meeting Sign-In Sheet

Thursday, March 28, 2024; 6:30 pm

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

NAME	ADDRESS	PHONE	EMAIL
Kevin Thompson	7140 E Monte Ave	1	KHAMP2120@GMAIL.COM
CHERYL KIRBY	6917 E. MIRABEL AVE		CHERYLKIRBYAZ@GMAIL.COM
Sherie Ryder	7231 E Nopal Ave		desertheataz@msn.com
Doni Mullins	7503 E Navarro Ave	480-570-9730	donimullins@cox.net
Victorie Vega	7439 E Monte Ave	480-2-6173434	Vicrose1978@gmail.
JEFF LAVINE	7245 E NAVARRO AVE		jlavine2k7@yahoo.com
Angela Henry	7413 E NAVARRO AVE	480-321-1735	Furryviking@hotmail.com
Shauntel Chilton	2303 S Ananea	480-643-0801	schilton@gmail.com
Jose Orozco	7244 E Nopal Ave		JO02037@MSN.COM
Karen McCarthy	7416 E. Lompoc Ave Mesa	-	mccarthyplanetegmail.com
Trevor Cardex	2440 S. Rowen	661-909-1561	trevor.cardex@gmail.com
Sandie Brummott	7003 E Milagro Cir Mesa	480-710-3111	sandiebrummott@gmail
Delbert Brummott	7003 E Milagro Cir Mesa	480-710-9336	" "
Tammy Evans	7244 E Nido Ave mesa		pandevens@cox.net
Denise Cannon-Bush	7225 E Madero Ave Mesa	480-703-7795	seedenise@gmail.com

Park North

Neighborhood Meeting Sign-In Sheet

Thursday, March 28, 2024; 6:30 pm

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

NAME	ADDRESS	PHONE	EMAIL
Kylie Howard	7429 E. Nido Ave	701-261-8773	Kyhwrd17@gmail.com
Erin Clayden	7458 E. Lobo Ave	502-325-3143	erinvcayden@hotmail.com
Jessica Rabinoff	2402 S. Tempean	480-323-6800	azjess@gmail.com
Tim Leshner	7558 E. Lobo Ave.	503-754-4302	timlesher@gmail.com
Dave Vanderloco	6944 E. Milagro Ave	480-469-9559	VANDERLOODARTH@GMAIL
Christine Martel	2746 S. 72nd Cir	480 495-5259	Christine-martel@jshou
Elaine Bishop	2616 S. Augustine		
Carrie Gill	7450 E. Medina Ave	480 320 1350	CARIEA200 Pocketmail.com
Scott Harper	7363 E. Navarro Ave	602-502-5489	SHarper2529@gmail.com
Ashley Phelps	7105 E. Natan Ave	480 710 4131	ashleyphelps7@gmail

Park North

Neighborhood Meeting Sign-In Sheet

Thursday, March 28, 2024; 6:30 pm

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

[illegible]

Neighborhood Meeting Sign-In Sheet

Thursday, March 28, 2024, 6:30 pm

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

[illegible]



**Park North Neighborhood Meeting Minutes
Superstition Springs Elementary School
7125 E. Monterey Avenue, Mesa, AZ
March 28, 2024; 6:30 PM**

In attendance:

Chris Webb, Rose Law Group
Jon Gillespie, Rose Law Group
Rob Stephan, Excolo
Jessica Sarkissian, UpFront Planning
Shalini Manoharan, UpFront Planning
Councilmember Scott Somers, City of Mesa
Charlotte Bridges, City of Mesa
Bonnie Hickman, Neighbor
Tim LaVine, Neighbor
Carlos Henry, Neighbor
April Leshner, Neighbor
Christina Mayes, Neighbor
Lynn and Kevin Cote, Neighbors
Lauren and Kevin Modrell, Neighbors
Tina Hostetter, Neighbor
Kevin Thompson, Neighbor
Victoria Vega, Neighbor
Ceryl Kirby, Neighbor
Sherrie Ryder, Neighbor
Doni Mullins, Neighbor

Jeff Lavine, Neighbor
Angela Henery, Neighbor
Shauntel Chilton, Neighbor
Jose Orozco, Neighbor
Karen McCarthy, Neighbor
Trevor Cardey, Neighbor
Sandie and Delbert Brummett, Neighbor
Tammy Evans, Neighbor
Denise Camon-Bush, Neighbor
Kyle Howard, Neighbor
Erin Clayden, Neighbor
Jessica Radcliffe, Neighbor
Tim Leshner, Neighbor
Dave Vanderloo, Neighbor
Christina Martel, Neighbor
Elam Bishop, Neighbor
Carrie Gill, Neighbor
Scott Harper, Neighbor
Ashley Phelps, Neighbor

Meeting Notes:

This meeting is part of the neighborhood outreach process for the City of Mesa and 128 neighbors and listed associations within 1,000 feet were invited to this meeting as well as the previous contacts were contacted who had previously reached out to City staff and officials. The meeting was held on Thursday, March 28, 2024 at 6:30PM at the nearest school facility: Superstition Springs Elementary School at: 7125 E. Monterey Avenue in Mesa, AZ. Meeting details and contact information were provided in the neighborhood letter.

The meeting was presented to attendees as a presentation format with a Power Point:

Chris Webb presented a prepared PowerPoint which went over the following:

- Team Members
- Aerial Photo of the Site
- Site History/ Existing Entitlements
- Possible Development Options for the Site (pros and cons)
 - Commercial/ Office
 - Retail
 - Residential
- Access Restrictions with Easements and Crossing Flood Control

- Proposed Park North Multi-Family Residential Development Site Plan
 - Proposed lease rates @ \$2500/ month
 - Conceptual Building Designs

Chris Webb then opened the meeting to attendee's questions or comments.

The following is a list of questions and comments from the neighbors in attendance.

Kate Question: Where did the letters go out to? Not far enough out as this impacts the entire area around us? Does the site access the park and will there be vehicle access into the park?

- *Response: Mailing went out to 1,000' per City requirements as well as further out to anyone who contacted us about the previous proposal. It was also mailed out to the HOAs within 1, mile of the site to let their residents know and also to the Councilmember.*

No vehicle access into the park is proposed, we are looking into possible pedestrian access for the residents.

David V. Question: I prefer you make this a park with more pickleball courts. Traffic on Guadalupe is already unbearable and this has little effect on the Superstition Springs HOA internal roadways.

- *Response: Through previous negotiations over the years the City has not acquired the property and it is not part of the park property.*

Denise Question: Highland Jr. High and Power Road/ Guadalupe Road traffic have constant accidents. I want more pickleball courts. Cars are barely missing hitting kids after school on Guadalupe already. Not safe.

- *Response: Any time there is a school on a major roadway there will be a major traffic impact. Residents should have further discussion with the city and school for a crosswalk during beginning and ending hours.*

Carri Question: You need to discuss the possibility of a lower intensity use than residential as an option.

- *Response: Other uses for the site may be less intense but they are also not financially viable options for development of the site.*

Neighborhood Question: Who owns the land? Does the City own it? Traffic is bad for 30 minutes everyday at 7 am and 2 pm.

- *Response: The site is privately owned and not owned by the city.*

April Question: I want the park to be expanded. The Schools and Highland are already at maximum school capacity. Inexperienced new drivers from the High schools are making this a busy road. Kids are almost getting hit and too many fatalities. The sites only option should be for a park.

Sherri Question: I have traffic concerns and concerns about the Canal on Baseline project which is a horrible situation with halfway housing and illegal drugs. Police are there all the time and will this apartment become that?

- *Response: This site has and will have deed restrictions to prevent homeless, social services, and other uses of those types on this site. It is 100% prohibited from those uses occurring on this site.*

Neighborhood Question: I understand the viability of the site but Superstition Springs is a unique community. What about preserving our community and what it if effects more than the notification area. Need to send out more notices and would you want this in your own community?

- *Response: I have a similar situation in my community in Queen Creek and maybe because of how I review things or have seen these projects I am in support of the multifamily as opposed to the commercial use. We have several schools nearby on major corners as well and it is very busy with traffic there as well. I prefer a multifamily use which typically has less of a traffic impact than commercial uses.*

Bonnie Question: There are traffic and access issues. Additionally, there are three (3) separate jurisdictions that manage that intersection if there is an accident and it takes a while to someone to assist and help. If we OK this project then how can we get kids across the street to access the school safely? Can we get an improved crossing.

- *Response: That is something we will can talk to the jurisdiction about and you should also place requests into your councilmember and City currently to help address these safety concerns which exist currently.*

Tina Question: This is a big corner and the school is overcrowded. 1st-6th grade is packed. Where is the turning left into the site or what is it in line with the opposing school entrance and is there any access to the park?

- *Response: We will review pedestrian access to the park with the City Traffic will be required to be formally reviewed through the City. We will also be meeting with the schools and district regarding school capacity as we move through the process.*

Neighborhood Question: I prefer pickleball courts. The owner will never sell to the City however. He currently has trouble not keeping the site clean. They should further gate to keep others out of the site and gate the amenities off?

- *Response: The area in front you are referring to is owned by Flood Control. We obviously also don't want trash and debris on our site as people enter and want to rent here so we will want to coordinate with the district to keep it clean and free of weeds/ debris and etc. The property frontage is not controlled by the applicant because the Flood Control district parcel cuts it off from the right-of-way.*

Kevin T. Question: A New Leaf used to be on this site with the previous house which has since been removed. In 2019 the park site was voted on and the City bought the site minus this piece despite trying twice to acquire it. The park proceeded to be built without the piece.

- *Response: Acknowledged thank you.*

Kevin T. Question: Under the LC zone, the site can provide multifamily as long as 65% of it remains commercial. I don't see the City Council approving an SUP on the site. City Council will also not eminent domain the site for the park. He should build a food truck park. Residential doesn't belong at this site.

Tami Question: The 2010 zoning approval was for 34' tall. What is this height? What would the plan be to develop it as commercial with multi family? What type of rezone is requested?

- *Response: This site would need 32' to 33' likely in height. Commercial does not work here as an access issue and this process is not for a rezone but for a Council Use Permit.*

Tim Question: Please don't do mixed use here, the traffic would be far worse. The foot traffic is bad and this site will attract more families with its proximity to a park and school. Kids will walk over Guadalupe unsupervised and there will be more accidents. Location is not good. Financial viability should not trump safety.

Neighbor Question: Can we use the apartment amenities since they will use the park?

- *Response: Park North is proposed as a private gated community.*

Neighbor Question: How many parking spaces are being provided? There will not be enough parking. May be up to 500 kids in that many apartments. Too many kids and then possibly 2 cars per unit makes 300 cars. Each unit will have 3-4 roommates to pay that rent. Original proposal had 81 townhomes, why is this more now?

- *Response: 250 parking spaces is proposed which meets the city code requirement for spaces and visitor spaces. The previous townhomes backed up to the park and perimeter and the development team was asked to pull the units away from the property line and move everything more internal, so as a result the units went internal and up higher into apartments vs. townhomes to still meet roadway, parking amenity and drainage requirements.*

Neighbor Question: The current owner is not maintaining the street and sidewalk. Who will maintain it?

- *Response: The current owner of the property in the sidewalk and by the street landscaping is the flood control district as they control the canal and access along Guadalupe. We want it to be maintained as well to keep the proposed community looking good so we hope to work with them to agree to upkeep.*

Neighbor Question: I play pickleball a lot and I will miss my views when I play if this is built.

Neighbor Question: The pickleball courts will be flooded with more people and then we won't be able to play anymore.

- *Response: The City Park is open to anyone to play, not just nearby residents but people visiting also from Gilbert, Chandler or anywhere. You cannot restrict a city park's access.*

Neighbor Question: Have you considered what the future residents will have to deal with? This is nearby William's gateway airport, Will they know about the school, the traffic and safety regarding flood control, this is a bad site for people to live.

- *Response: The flood control area is fenced off and needs to remain as such for safety and security. The area is occupied by a lot of residential homes already including Superstition Springs and other homes in the area and we will comply with any required notices of the airport by the City.*

Neighbor Question: Can we all just privately purchase the property and then flip it to the City for a park and pickleball?

Neighbor Question: As a mom my point of view with the traffic is that many kids have narrowly missed being hit even in the neighborhood by drivers. My younger son has been hit and these young inexperienced drivers from the Highschool are bad and adding 215 more parking spots nearby will make it worse for kids crossing.

Neighbor Question: Why not put in single family homes?

- *Response: The 2021 single family proposal was not viable as it required 2 access points onto Guadalupe and there were not enough homes which could fit onto a narrow site to justify the cost of the canal bridge crossing.*

Neighbor Question: What is the minimum number of units to make it work, are you just throwing out high numbers to get us down to what number?

- *Response: Our intent is not to start off with a big number and put in as much as possible. We are trying to find the point where it makes good planning sense, conforms with the area, and also makes financial sense to put in the cost of the bridge and develop the site.*

Neighbor Question: The site needs an SUP to develop and move forward, correct?

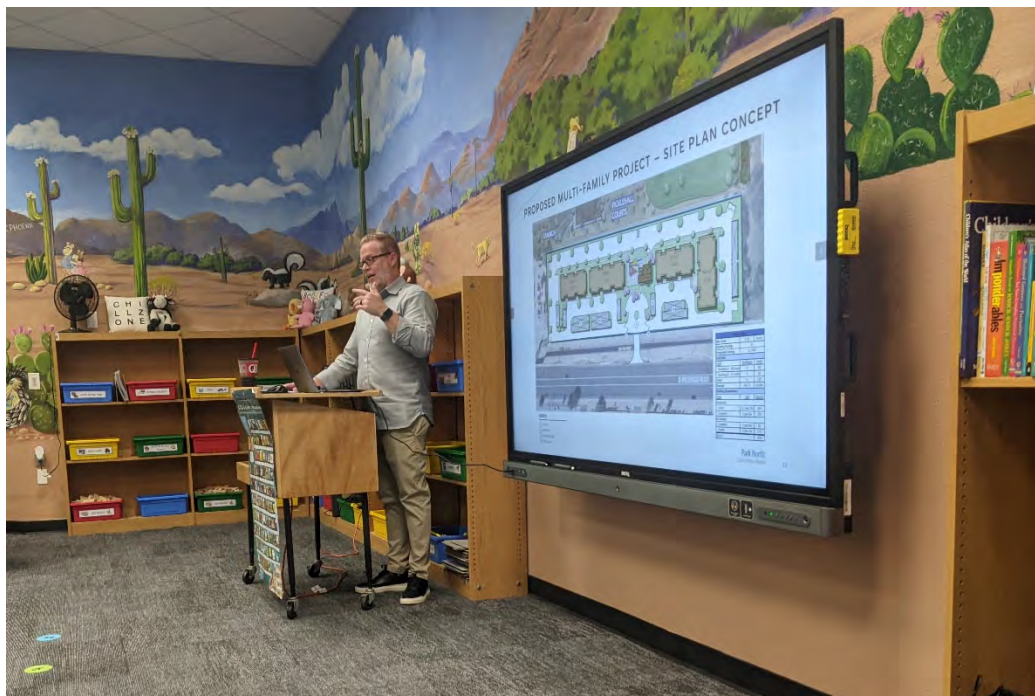
- *Response: We want to develop anything that will work for this site and be positive with regards to traffic concerns and safety even if it is a 3' story retail. We just don't feel that the retail will be best in terms of causing an even higher impact than the multi family here.*

Neighbor Question: As a young mom I walk around that park to the north and adjacent to the site is a really dark corner and sketchy area. I am concerned that people living here are transient type and only stay 4-6 months at a time and come and go. They will not be as invested in their apartment as we are in our homes?

- *Response: We can reach out to the city about your concern over the dark area of the park.*

Chris Webb then asked if there were any further questions or comments and seeing none, concluded by again reiterating the contact information for the project and to communicate any additional questions or concerns they may have.

Meeting End Time: 7:57 PM









PARK NORTH - NOTICE OF 2nd NEIGHBORHOOD MEETING



Excolo Development is holding a second neighborhood meeting about the proposed development project on the 5.05-acre empty lot located near the NE corner of Power Rd & Guadalupe Rd in Mesa.

Since our first meeting, we have updated our plan significantly to account for community member and City of Mesa suggestions. We invite you to come learn about and share comments regarding the updates to Park North - Luxury Living.

This letter is being sent to all property owners within 1,000 feet of the property and HOAs and neighborhoods within 1 mile. Enclosed for your review is a copy of the most recent site plan.

Case No: ZON24-00708 & DRB24-00707 **Parcel Location:** 6912 E Guadalupe Rd, Mesa, AZ 85209

Request: Update to the existing Planned Area Development (PAD), Council Use Permit (CUP), Site Plan and Design Review in the existing Limited Commercial (LC-PAD) zoning district.

Proposal: For a proposed 3-story multi-family community with amenities up to 120 units as allowed within the existing zoning.



THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

PARK NORTH - NOTICE OF 2nd NEIGHBORHOOD MEETING



You are cordially invited to our 2nd neighborhood open house regarding Park North – Luxury Living. Please feel free to come and go as you please as our team will be available to answer questions for the entire open house. Details are as follows:

Thursday November 14th, 2024 from 6:30 PM to 7:30 PM

Superstition Springs Elementary School Library

7125 E. Monterey Avenue, Mesa, AZ 85209

If you have any questions regarding this Neighborhood Meeting, please contact Jessica Sarkissian at Jessica@UpfrontPlanning.com or by phone at: (480) 221-6150.

THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

PARK NORTH

6912 E. GUADALUPE RD
MESA, AZ, 85206

PROJECT TEAM

OWNER / DEVELOPER

EXCOLO DEVELOPMENT
6628 E. BASELINE RD, SUITE 102
MESA, AZ, 85206
CONTACT: ROB STEPHAN
PHONE: (602) 714-8184
EMAIL: RSTEPHAN@EXCOLOMGMT.COM

ARCHITECT

BMA ARCHITECTURE
2915 E. BASELINE RD, SUITE 120
GILBERT, AZ, 85234
CONTACT: BRIAN M. ANDERSEN, AIA
PHONE: (480) 659-1524
EMAIL: BRIAN@BMAARCHITECTURE.COM

LANDSCAPE ARCHITECT

WERK | URBAN DESIGN
7520 E. 2ND STREET, SUITE 1004
SCOTTSDALE, AZ, 85251
CONTACT: JESSE WESTAD
PHONE: (602) 429-9922
EMAIL: JESSE@WERKURBANDESIGN.COM

CIVIL ENGINEER

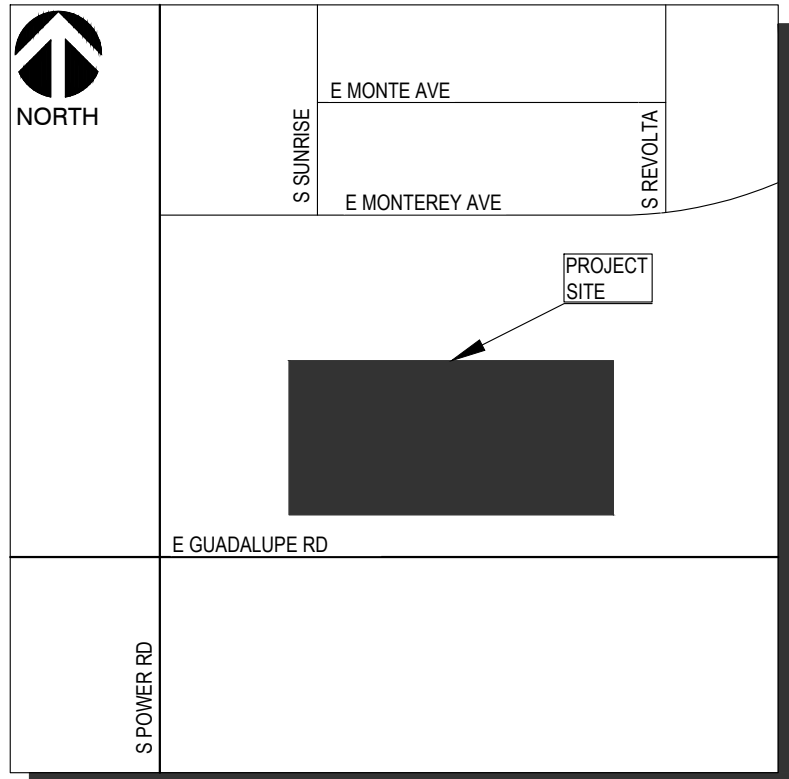
EPS GROUP
1130 ALMA SCHOOL ROAD, SUITE 120
MESA, AZ, 85201
CONTACT: DANIEL AUXIER, PE
PHONE: (480) 352-3431
EMAIL: DAN.AUXIER@EPSGROUPINC.COM

PROJECT INFORMATION

ADDRESS: 6912 E. GUADALUPE RD, MESA, AZ, 85206
A.P.N.: 304-05-982A
GROSS AREA: 219,864 SQ. FT.
NET AREA: 219,864 SQ. FT.

LEGAL DESCRIPTION

VACANT LOT WITH PLANNED DEVELOPMENT AND
REZONING TO MULTI-FAMILY RESIDENTIAL.



VICINITY MAP

CITY OF MESA
N.T.S.

PROJECT NARRATIVE

PARK NORTH IS A NEW MULTI-FAMILY DEVELOPMENT SIZED APPROXIMATELY 220,000 SQ. FT. ON 5 ACRES OF UNDEVELOPED LAND. THE OVERALL LANDSCAPE DESIGN APPROACH WILL BE TO DEVELOP AN ATTRACTIVE ENVIRONMENT WITH PLANT MATERIAL THAT IS CONTEXTUAL TO IT'S SURROUNDING ENVIRONMENT, AESTHETICALLY PLEASING, SEASONALLY COLORFUL, AND SUSTAINABLE IN A LOW DESERT ENVIRONMENT. THE MATURE SIZE AND LOCATION OF TREES WILL BE DESIGNED TO NOT ENCROACH ON THE CIRCULATION VEHICLES.








VEGETATIVE COVER CALCULATIONS

TOTAL LANDSCAPE AREA = 75,162 SF
(75,162 SF/2) = 37,581 SF REQUIRED
TOTAL TREE COVER = 10,875 SF
TOTAL SHRUB COVER = 27,165 SF
TOTAL PROVIDED = 38,040 SF

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	HEIGHT	WIDTH	MATURE SIZE	VEG CREDIT
TREES								
	3	Bismarckia nobilis Bismarck Palm	36" Box	2.0"-3.0"	8.0'-10.0'	4.0'-5.0'	45' x 10'	25
	45	Eucalyptus papuana Ghost Gum	24" Box	1.0"-1.5"	8.0'-10.0'	3.0'-4.0'	40' x 25'	100
	40	Pistacia x 'Red Push' Pistache	24" Box	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'	25' x 25'	50
	43	Quercus fusiformis 'Joan Lionetti' Joan Lionetti Texas Live Oak	36" Box	1.0"-1.5"	8.0'-10.0'	5.0'-6.0'	40' x 25'	100
131	SUBTOTAL:							



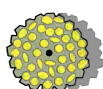







ACCENTS & GRASSES

	134	Aloe barbadensis Medicinal Aloe	5 gal	10	<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
	68	Asclepias subulata Desert Milkweed	5 gal	5	<u>Aggregate Surfacing</u>		
	45	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Muhly	5 gal	5		1/2" Screened - 2" Depth Color: Mahogany	62,10
	56	Muhlenbergia rigens Deer Grass	5 gal	5	<u>Athletic and Recreational Surfacing</u>		
	121	Portulacaria afra Elephant's Food	5 gal	10		TURF - SYNTHETIC Product: SYNTipede 343 By: Paradise Greens and Turf - (480) 586-0655	2,036
	424	SUBTOTAL:					

HARDSCAPE SCHEDULE

Aggregate Surfacing		62,101 sf
Athletic and Recreational Surfacing		2,036 sf
Turf - Synthetic Product: SYNTIPede 343 By: Paradise Greens and Turf - (480) 586-0655		

GROUND COVER & SHRUBS

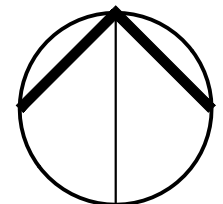
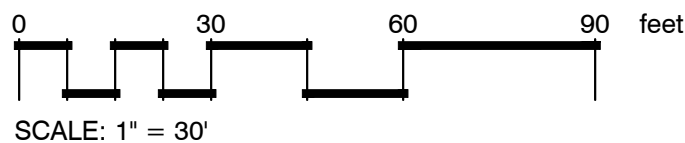
	99	Caesalpinia mexicana Mexican Bird of Paradise	15 gal	50
	64	Dodonaea viscosa Hop Bush	5 gal	50
	125	Encelia farinosa Brittlebush	5 gal	10
	49	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 gal	25
	138	Lantana montevidensis Purple Trailing Lantana	5 gal	25
	142	Lantana x 'New Gold' New Gold Lantana	5 gal	25
	100	Ruellia brittoniana Purple Ruellia	5 gal	10
	9	Sophora secundiflora Texas Mountain Laurel	15 gal	50
	60	Sphagneticola trilobata Yellow Dot	5 gal	25
	75	Tecoma x 'sparky' Tecoma Sparky	5 gal	25
	861	SUBTOTAL:		

SITE DISTANCE TRIANGLE

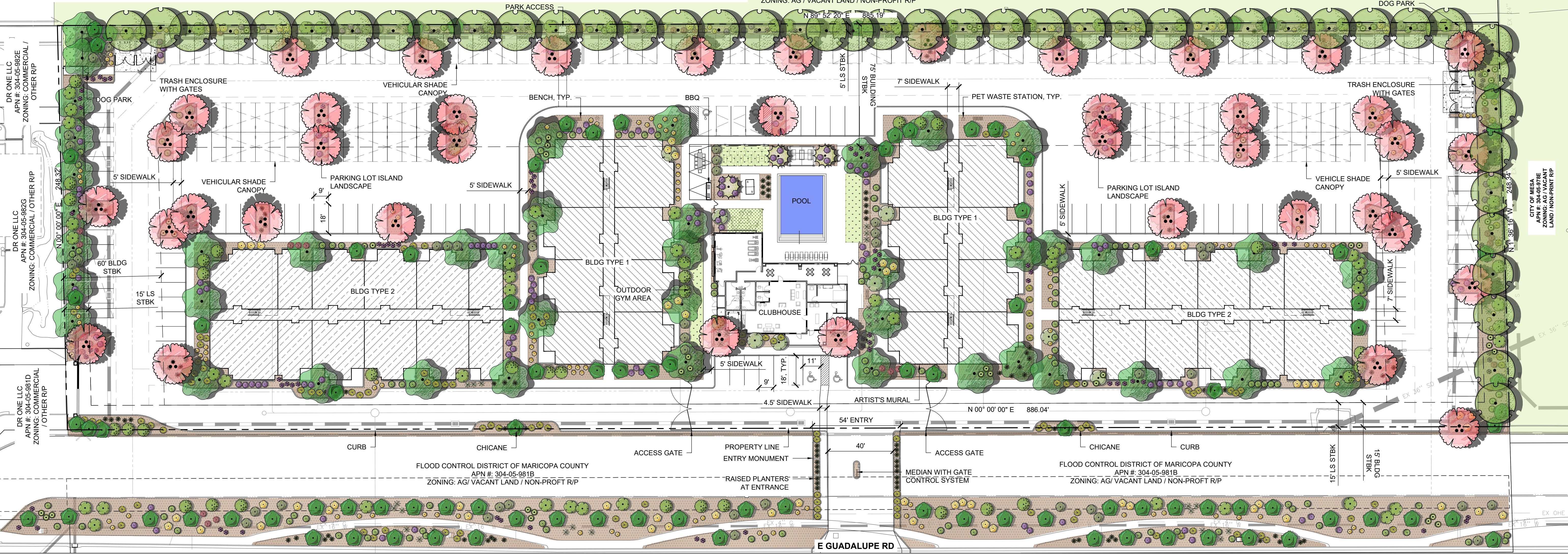
PER COM EDM SECTION 1105.3 PLANT MATERIAL WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30-INCHES IN HEIGHT AT FULL MATURITY. 1105.4 TREES PLANTED WITH THE SIGHT DISTANCE TRIANGLES SHALL BE 24-INCH TO 42-INCH BOX SPECIMENS WITH NO BRANCHES LOWER THAN 8-FEET ABOVE THE SIDEWALK ELEVATION, AND 14-FEET OVER VEHICULAR TRAFFIC WAYS.

LANDSCAPE CALCULATIONS

PERIMETER LANDSCAPE: NORTH PERIMETER: 885.19 LF 4 Trees 20 Shrubs per 100 LF EAST PERIMETER: 248.34 LF 4 Trees 20 Shrubs per 100 LF WEST PERIMETER: 248.32 LF 3 Trees 20 Shrubs per 100 LF	35.4	177	38 Trees, 179 Shrubs
Perimeter Tree Sizes: 36" box: 25" min; 24" box: 50" min; no trees smaller than 15 gallon.	9.93	49.67	10 Trees, 82 Shrubs
53 Trees, 13.25 x 36" Box min., 26.5 x 24" Box min.	7.45	49.66	8 Trees, 53 Shrubs
OPEN SPACE REQUIREMENTS 50% of all open space shall contain live plant material	PROVIDED Confirmed		
SIGHT VISIBILITY TRIANGLE:			
MINIMUM SHRUB SIZE Min 50% 5-gallon or larger, all shrubs to be 5 gallon			
PARKING LOT LANDSCAPE Landscape islands shall be Min 8' wide and 15' in length for single row parking, 30' in length for double row			
1 tree 3 shrubs per island, Min 10% trees shall be 36" box, other trees to be at least 24" box	49 Trees, 5 x 36" Box, 44 x 24" Box	147	49 Trees, 188 Shrubs
OVERLAY / SPECIAL DISTRICTS: N/A			
ADDITIONAL NOTES: Min 50% landscape shall be vegetative material at maturity (8.576/2 = 4.288 sf required)			
FOUNDATION BASE PLANTING FOUNDATION: 261.5 LF (not including play area) Min 1 tree per 50 LF, (trees in parking lot and within 30' of the building may be counted), 10% min 36" box, and remainder shall be min 24" box	36 Trees, 8 x 36" Box, 28 x 24" Box		36 Trees, 384 Shrubs



CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



WERK | Urban design
WERK, LLC.
7520 E 2nd Street, Suite 1004
Scottsdale, AZ 85251
P: 602-429-9922
www.werkurbandesign.com

EXCOLO DEVELOPMENT

PRELIMINARY LANDSCAPE PLAN

PARK NORTH
PREPARED FOR
6912 E. GUADALUPE RD.,
MESA, ARIZONA

PROJECT No: 24021
SCALE (H): 1"=30'-0"
SCALE (V): NONE
DRAWN BY: JAW
DESIGN BY: JAW
CHECK BY: JAW
DATE: 10/29/2024

L 1.00
1 OF 1 SHEETS



Park North 2nd Neighborhood Meeting
November 14, 2024
6:30pm Start Time

In attendance:

Jessica Sarkissian, UpFront Planning & Entitlements, LLC
Parker Lewis, UpFront Planning & Entitlements, LLC
Kessiah Meeks, UpFront Planning & Entitlements, LLC
Chris Webb, Rose Law Group
Kayla Amado, Rose Law Group
Paul Basha, Traffic Engineer
Rob Stephan, Developer
Mike Stephan, Development Partner
Kevin & Donna Thompson
Mary Schneider
Kylie Howard
Cheryl Kirby
Tommy Evans
Erin Clayden
Jason and A. Kukkola
Victor Saraiva
Jeff Lavine
Matt & Lynn Vig
Stacy Shepard
N. Ferris
Charlotte Bridges, City of Mesa

Jessica@upfrontplanning.com
parkerlewis2103@gmail.com
kessiah@upfrontplanning.com
cwebb@roselawgroup.com
kbertoldo@roselawgroup.com

thompson4@cox.net

kylie.anne@live.net
cherylkirbyaz@gmail.com
panoltevans@cox.net

jasonkukkola@msn.com
vsaraiva1@q.com
ilavine2k7@yahoo.com
mlmsvig@gmail.com
sabshepard@gmail.com

Meeting Notes:

The meeting was held on Thursday, November 14, 2024 at 6:30pm at Superstition Springs Elementary School. Meeting details and contact information were provided in the letters sent out to residents within 1,000 feet of the subject parcel as well as those from the previous meeting who attended. The meeting was noticed on the Superstition Springs community social media pages.

The meeting was presented to attendees as an open house:

Jessica Sarkissian, Chris Webb, Rob Stephan, and Mike Stephan presented five boards with project images to attendees.

- Aerial Photo: An aerial photo of the undeveloped project site
- Initial Site Plan: The proposed site plan for the project
- Revised Site Plan: The new site plan created after revisions
- 3D Rendering: A 3D rendering of what the proposed project would look like after completion
- Unit Layout Diagrams: Diagrams of what the units in the proposed apartment site would look like

Attendees began sign-in at 6:30 and were welcomed by Parker, Kessiah, and Kayla. Attendees chose what boards to approach and Jessica, Chris, Rob, and Mike began presenting boards and answering questions. The presenters explained to attendees the changes that were made from the first iteration of the project to the updated plan reflecting neighbor and City comments.

General Feedback and Concerns:

Concern: The most common concern was increased traffic congestion during the Highland Junior High School pick-up and drop-off hours and on Guadalupe Road as a result of the development.

Response: Traffic data obtained by the traffic study conducted by Paul was shared with concerned parties. The traffic data indicates the project will not disrupt existing traffic patterns and would be less disruptive than commercial uses.

Concern: Preference for less intense development or something smaller-scale.

Response: The developer informed those with concerns that for the parcel to be developed, a small but very expensive bridge must be constructed to connect it to the main road. This expense requires a development that will be able to pay for the bridge. The residential development is the only proposed use that would meet this requirement.

Concern: The development would cause stress on the surrounding schools.

Response: The developer has been in contact with Gilbert Public Schools and the administration provided their own assessment that they will be fully capable of absorbing students that may come from the development, which would only be about 8 students at each the elementary and junior high levels.

Question: Why can't the parcel become part of the nearby park?

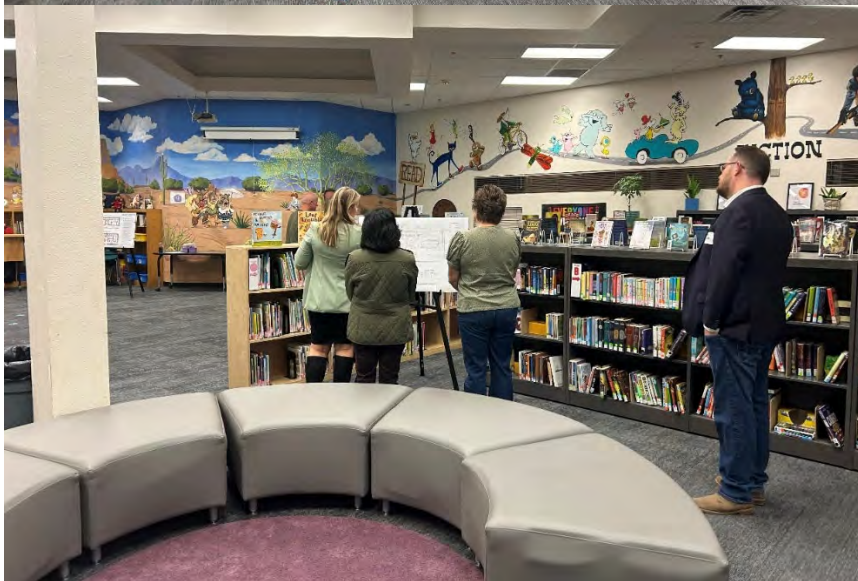
Response: The developer previously approached the city to buy the parcel but the city declined the opportunity.

Meeting End Time: 7:30 PM

Attendance: Approximately 15 members of the public attended the open house. The presenters noted significantly less people attended this open house compared to the first meeting with much of the comments on traffic being the same.

Photos:





2nd Neighborhood Meeting Sign-In Sheet

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

[illegible]

2nd Neighborhood Meeting Sign-In Sheet

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

[illegible]

2nd Neighborhood Meeting Sign-In Sheet

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

[illegible]

From: [Charlotte Bridges](#)
To: [Jessica Sarkissian](#)
Cc: [Chris Webb](#); [Tye Hodson](#); [Evan Balmer](#)
Subject: FW: Zone24-00708 Park North Apartments Feedback
Date: Monday, April 14, 2025 2:09:18 PM
Attachments: [image001.jpg](#)

Hi Jessica,

Please see the email below regarding ZON24-00708.

Regards,

Charlotte Bridges

Planner II

City of Mesa

480-644-6712

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays



From: sdebralh@aol.com <sdebralh@aol.com>
Sent: Wednesday, March 26, 2025 10:01 AM
To: Charlotte Bridges <Charlotte.Bridges@MesaAZ.gov>; Council <council@mesaaz.gov>
Subject: Zone24-00708 Park North Apartments Feedback

Dear Ms. Charlotte Bridges,

Since 2004, I have lived in the Superstition Springs neighborhood off of Sossaman/Baseline and my son has attended the Elementary, Jr High, and Highland High School, all schools nearby the Power and Guadalupe location.

I totally see both sides with this new apartment development as everything has pros and cons.

As a parent, I never wanted my son walking to school, but I do see the concerns of other parents that have kids walking to school. The parents see the fear of heavy traffic putting kids at risk, etc. Although, I know a parent that had a teenager hit by a car at that intersection without apartments being there, so an accident can happen at anytime, or on any street whether it be in a school parking lot, neighborhood street, or any intersection around us.

As a plus, I see the area growing fast with new buildings being built. I think growth is great and it brings more money into surrounding businesses. I really like seeing more money and more shoppers entering our small businesses in my area.

I was not happy with the apartments taking over the Kmart on Clearview and Hampton. I loved shopping at Kmart and I had many memories shopping at Kmart with my young son. Now, the apartments seem to appear beautiful and calm. I do not see a lot of traffic going in and out putting us in danger. The new complex seems no different than any other intersection.

Thank you for listening to a parent that sees the pros and cons of a new development!

I will continue to support both the good and bad!!

Sincerely,
Debra Husband-Cowley

From: [Rob Stephan](#)
To: [Chris Webb](#); [Jordan R. Rose](#)
Subject: FW: Letter of Support – Park North ZON24-00708
Date: Wednesday, March 26, 2025 4:15:30 PM

Here is his actual email that just came through!!!

Sincerely,

Rob Stephan | Excolo
Office (602) 609-7388 | Cell (602) 469-9988

CONFIDENTIALITY NOTICE: This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you have received this communication in error, please notify the sender immediately and delete the message and any file attachments from your computer.

From: Jeff Work <Jeff@bestdealaz.com>
Sent: Wednesday, March 26, 2025 4:14 PM
To: Charlotte.Bridges@mesaaz.gov; council@mesaaz.gov
Subject: Letter of Support – Park North ZON24-00708

Dear Ms. Bridges and City of Mesa Planning Staff,

I am writing to express my strong support for the proposed Park North Multi-Family project (ZON24-00708) at the corner of Guadalupe and Power. I believe this development will be a positive addition to our community by providing much-needed housing options while respecting the existing neighborhood.

I have lived in or owned property in this area for nearly 30 years, and I have seen firsthand how important it is to balance responsible growth with preserving our community's character. This project appears thoughtfully designed and will allow new residents to enjoy nearby city parks and existing amenities without causing significant traffic concerns.

I also want to note that I do not believe retail is a good fit for this location. Without a major anchor tenant, any commercial space would likely struggle, and restrictions such as limitations on alcohol sales due to the school nearby would make it even harder for businesses to succeed. We already have ample retail and commercial space in the area; what we need now is housing to support those businesses and keep them thriving.

I appreciate the efforts the developer has made to engage with the community and address concerns transparently. I fully support this project and encourage you to approve it.

Finally, I find it frustrating that some neighbors oppose this project when they had no issue with their own homes being built years ago. To me, it is hypocritical to limit housing opportunities for others while benefiting from prior development.

Thank you for your time and consideration.

Sincerely,
Jeff Hoodzow

Excolo Development – Park North Project (ZON24-00708)

After reviewing the Site Plan and project renderings for the Park North project – I/we do not oppose the addition of this multi-family residential project at the northeast corner of Power Road & Guadalupe Road.

Name	Address or Business	Email	Phone
Aaliyah .T	7054 E Lakeview		
MIKE CLARK	2155 S. LONGWOOD CIR		
DAMON HANSEN	2162 S. Longwood Cir		
Noble Taylor	2156 S. Longwood Cir		
DAVID JANSEN	7011 E Lakeview Ave.		

Plan of Operation
FOR
Park North
Multi-Family



NEC Power & Guadalupe Roads (Mesa, Arizona)

August 2, 2024

Case No. ZON24-XXXX

PROJECT TEAM

Developer:

EXCOLO DEVELOPMENT, LLC

6628 E. Baseline Road, Suite 102
Mesa, Arizona, 85206
Phone: (602) 469-9988

**Zoning Attorney & Developer
Rep:**

ROSE LAW GROUP_{pc}
RICH ▪ CARTER ▪ FISHER

Jordan Rose & Chris Webb
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone: (480) 240-5648

Planning:



1811 S. Alma School Rd., Suite 283
Mesa, Arizona 85210

Site Design/Architecture:



2915 E. Baseline Road, Suite 120
Gilbert, Arizona 85234
Phone: (480) 659-1524

Landscape Architect:



7520 E. 2nd Street, Suite 1004
Scottsdale, Arizona 85251
Phone: (602) 429-9922

Civil Engineering:



EPS Group, Inc.
1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
Phone: (480) 503-2250

Property Owner:

P&G Land Development, LLC
11232 North 136th Place
Scottsdale, AZ 85259

Purpose

Per Section 11-31-31(F)(2) of the City of Mesa (the “City”) Zoning Ordinance, for proposed residential uses in commercial zoning districts, a Plan of Operation must be submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations. This Plan of Operation is therefore provided in support of the proposed *Park North* project’s pending Council Use Permit (“CUP”), Rezone and Major Site Plan Modification applications, to confirm its compliance with the City’s zoning, building, and fire safety regulations.

General Operation Information & Background

Park North is a proposed 120-unit multi-family residential (apartments) development, located just east of the northeast corner of Power Road and Guadalupe Road on 5.05 total acres comprising APN 304-05-982A (the “Site”). The Site is bordered on the south by the Maricopa County Flood Control District (“MCFCD”) canal, which separates it from Guadalupe Road (an existing 6-lane arterial street). The Site is bordered on the west by an existing commercial corner (planned for redevelopment), on the east by the City’s existing Monterey Park, and on the north by the City’s recently completed expansion of Monterey Park. It should be noted that the nearest home in the adjacent Superstition Springs community is approximately 900’ away from the Site on the other side of the City park. and the nearest home in the residential communities south of Guadalupe Road is approximately 500’ away across a major arterial roadway.

Excolo Development (“Excolo”) will be the developer of the *Park North* project. Once development is completed and the units are occupied, the project will be professionally managed and operated by a reputable property management company with an onsite leasing/management office to ensure that it maintains the quality standards of design, cleanliness, appearance, and operations, and acts as a good neighbor to the surrounding uses. Residential tenants of *Park North* will be required to observe all ordinances and rules of the City, along with additional rules implemented by Excolo and the property management company. All resident obligations, to the fullest extent of the law, will be enforced through specific lease provisions when a tenant signs their rental lease. These items within the lease will be updated and modified as needed to properly enforce the quality, integrity, and property operation of the project.

Compliance with Zoning Regulations

As noted above, *Park North* proposes multi-family residential uses in an existing commercial zoning district, which in this case is *Limited Commercial (LC)* with a *Planned Area Development (PAD)* overlay. The Site’s existing LC-PAD zoning already allows for multi-family uses up to 25 DU/Acre. However, this comes with the requirement that a certain percentage of the building floor area be reserved for commercial uses as noted in Section 11-31-31(A)(1). However, as noted in Section 11-31-31(E)(2), this requirement may be modified via a CUP. The pending CUP application for *Park North* therefore proposes to modify the commercial floor area requirements of Section 11-31-31(A)(1) such that zero percent (0%) of the building floor area must be reserved for commercial uses. If the pending CUP is approved by the City, the *Park North* project will be in

compliance with these requirements of the *LC-PAD* zoning as a multi-family residential project at a density of 23.8 DU/Acre with no associated commercial uses.

Additionally, a Rezone application for *Park North* has been submitted to the City to modify the *PAD* previously approved for the Site in 2010, by incorporating a new set of modifications to the development standards of the City's *LC* zoning district applicable to the Site. The *Park North* project has been designed in compliance with this new set of modified development standards, which includes building height, building setbacks adjacent to residential zoning districts, required landscape yards, and perimeter walls/fencing. If the pending Rezone is approved by the City, the *Park North* project will be in compliance with the new modified development standards of the Site's *LC-PAD* zoning.

Finally, a Major Site Plan Modification application for *Park North* has been submitted to the City to modify the previously approved Site Plan for the Site and replace it with the Site Plan for the proposed *Park North* project, thereby completing and ensuring the project's compliance with all applicable zoning regulations and requirements of the City.

Compliance with Building Regulations

The *Park North* project has been designed to adhere to all applicable building regulations adopted by the City, including the 2018 International Building Code ("IBC").

Compliance with Fire Safety Regulations

The *Park North* project has been designed to adhere to all applicable fire safety regulations adopted by the City, including the 2018 International Fire Code ("IFC").

Good Neighbor Policy

FOR

Park North

Multi-Family



NEC Power & Guadalupe Roads (Mesa, Arizona)

August 2, 2024

Revised December 11, 2024

Case No. ZON24-00708

PROJECT TEAM

Developer:

EXCOLO DEVELOPMENT, LLC

6628 E. Baseline Road, Suite 102
Mesa, Arizona, 85206
Phone: (602) 469-9988

**Zoning Attorney & Developer
Rep:**

ROSE LAW GROUP_{pc}
RICH ■ CARTER ■ FISHER

Jordan Rose & Chris Webb
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone: (480) 240-5648

Planning:

UPFRONT
Planning & Entitlements, LLC

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Civil Engineering:



EPS Group, Inc.
1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
Phone: (480) 503-2250

Property Owner:

P&G Land Development, LLC
11232 North 136th Place
Scottsdale, AZ 85259

Purpose

The purpose of this Good Neighbor Policy for the proposed *Park North* multi-family apartment project is to provide descriptions of measures taken by the project to ensure its ongoing compatibility with adjacent uses, including measures to ensure that commercial activity will remain as a viable activity on the project Site. This Good Neighbor Policy is provided in support of the project's pending Council Use Permit, Rezone and Major Site Plan Modification applications, to ensure that this infill project remains compatible with the existing uses and neighbors in the surrounding area.

General Information & Background

Park North is a proposed 120-unit multi-family residential (apartments) development, located just east of the northeast corner of Power Road and Guadalupe Road in the City of Mesa (the "City") on 5.05 total acres comprising APN 304-05-982A (the "Site"). The Site is bordered on the south by the Maricopa County Flood Control District ("MCFCD") canal, which separates it from Guadalupe Road (an existing 6-lane arterial street). The Site is bordered on the west by an existing commercial corner (planned for redevelopment), on the east by the City's existing Monterey Park, and on the north by the City's recently completed expansion of Monterey Park. It should be noted that the nearest home in the adjacent Superstition Springs community is approximately 900' away from the Site on the other side of the City park, and the nearest home in the residential communities south of Guadalupe Road is approximately 500' away across a major arterial roadway.

Excolo Development ("Excolo") will be the developer of the *Park North* project. Once development is completed and the units are occupied, the project will be professionally managed by a reputable property management company with an onsite leasing/management office to ensure that it maintains the quality standards of cleanliness, appearance, operations, well maintained landscaping, and acts as a "good neighbor" to the surrounding uses and neighbors.

The Excolo contact below is available to answer questions and address issues arising from this Good Neighbor Policy. Additionally, Excolo confirms its intent to abide by the conditions of the City's approvals, as applicable to this Good Neighbor Policy. Following development of the project, Excolo can provide the City with replacement contact information for the selected property management company.

Contact:

Rob Stephen – Principal
Excolo Development, LLC
6628 E. Baseline Road, Suite 102
Mesa, Arizona, 85206
Phone: (602) 609-7388
rstepehn@excolomgmt.com

Ensuring Neighborhood Compatibility – Project Design

The *Park North* project team has designed the project to be compatible with the surrounding neighborhood as follows:

1. Location

As noted above, the *Park North* project is extremely well buffered and surrounded by compatible uses. It is bordered on the south by the MCFCD canal and Guadalupe Road, on the west by the existing commercial corner, on the east by the City's Monterey Park, and on the north by the City's recently completed expansion of Monterey Park. The nearest home in the Superstition Springs community is approximately 900' away across Monterey Park, and the nearest home in the residential communities south of Guadalupe Road is approximately 500' away on the other side of a major arterial roadway (Guadalupe Road).

2. Connectivity

Park North has been designed to provide pedestrian connectivity and interaction with the adjacent commercial development to the west and the City park facility to the north, thereby creating a mixed-use feel and environment for the area. Pedestrian connectivity out to Guadalupe Road will also be provided via the new box culvert/bridge with both a vehicular and pedestrian crossing of the MCFCD canal.

3. Land Use

Park North is fully compatible with the surrounding neighborhood and will serve to further the creation of a great neighborhood by adding new diverse housing options (multi-family apartments) and providing connectivity and interaction of uses in the area, all in furtherance of the goals of the City's 2040 General Plan.

Additionally, the proposed use and design of the project responds to the primary concerns expressed to date by neighbors in the surrounding area; existing traffic near the Guadalupe/Power Roads intersection, specifically traffic during school drop-off and pick-up hours, and the additional traffic that would result from the development of *Park North*. Consequently, despite the *Park North* project not generating enough traffic to meet the City's threshold requirements for submission of a formal traffic study, a formal traffic study has nevertheless been prepared and submitted to the City to address the concerns of the surrounding neighborhood. According to this traffic study, *Park North* will generate 48% - 71% less additional traffic (depending on the time of day) than any of the commercial, retail, or office uses previously proposed and currently approved for the Site. Therefore, in terms of potential uses for the Site under its existing zoning, *Park North* best addresses the primary concern of the neighbors.

Finally, in order to ensure compatibility with the activities, noise, lights, etc. from the

adjacent City park and eliminate the potential for complaints to the City by tenants of the *Park North* project, all tenants will be required to sign the Disclosure & Acknowledgement form attached hereto as **Exhibit A**. This Disclosure & Acknowledgement form makes each and every tenant aware of the City park, its activities and potential impacts, and requires them to waive all rights to file any complaints with the City under penalty of fines and termination of their lease.

Ensuring Ongoing Neighborhood Compatibility – Complaint Response

The *Park North* project team will ensure ongoing neighborhood compatibility by quickly responding to any complaints that may arise. The following situations, conditions, and/or circumstances may be reported by *Park North* residents, surrounding neighbors, and/or the City either to Excolo directly using the contract information above, or the onsite property manager (post development) and will be resolved appropriately:

1. Resident Restrictions

Residential tenants of *Park North* will be required to observe all ordinances and rules of the City, along with additional rules implemented by Excolo and the property management company. All resident obligations, to the fullest extent of the law, will be enforced through specific lease provisions when a tenant signs their rental lease. These items within the lease will be updated and modified as needed to properly enforce the quality and integrity of the project.

2. Noise from Residents

Noise complaints are of great concern to everyone, especially neighbors and rule-abiding tenants of the project, and Excolo and the future property management company will take noise complaints seriously. Tenants within *Park North* will be required to comply with the same noise ordinance and obligations that all residents of the City must comply with. This obligation will be further re-enforced through their lease.

3. Traffic

As noted above, *Park North* will generate 48% - 71% less additional traffic (depending on the time of day) than any of the commercial, retail, or office uses previously proposed and currently approved for the Site. Nevertheless, should legitimate traffic-related complaints or safety concerns arise, Excolo and/or the future property manager will work with the City on mutually agreeable mitigation measures to address those concerns.

4. Project Lighting

Building lighting will be provided in conformance with all City lighting standards and the approved lighting plans. Tenants will not be allowed to alter any building lighting. This

obligation will be further enforced through their lease.

5. Parking

Ample parking has been provided onsite for both *Park North* residents and guests alike. The parking provided meets all the City's parking requirements for multi-family projects. Excolo and the future property manager will monitor and control the parking situation and will adjust as needed to maintain adequate onsite parking onsite and ensure it is not impactful to the adjoining commercial corner or the City park.

Ensuring Commercial Activity Remains Viable

While commercial activity on the Site may not be financially or practically viable as articulated in the pending Council Use Permit, Rezone and Major Site Plan Modification applications, from a land use and zoning perspective the Park North project won't preclude or prevent its future viability. The proposed Council Use Permit does not preclude commercial uses from being developed on the Site but would instead simply remove the requirement.

Further, should the *Park North* development be able to proceed as proposed, the planned redevelopment of the adjacent commercial corner to the west will also be able to proceed as planned, thereby ensuring that commercial activity remains viable in the immediate area.

Exhibit A

Disclosure & Acknowledgement Form

Subject: Acknowledgment of Proximity to City Park and Associated Activities

Property Address: [Apartment Address]

Tenant Name(s): [Tenant Name(s)]

Date: [Date]

This disclosure acknowledges that the apartments for lease at the above address are in close proximity to the City of Mesa's Monterey Park (the "Park"). This Park hosts a variety of events and activities, including but not limited to pickleball and baseball, which are often accompanied by lighting at night, noise from paddles, bats, etc., and crowd noise. The Park is also permitted to host other activities such as community events, festivals, concerts, and recreational programs.

The intensity and frequency of such activities may vary over time, including potential increases in the capacity of sports facilities. These Park activities and amenities are an important part of our community and may also be used and enjoyed by tenant(s) as residents of the City of Mesa.

By signing below, the tenant(s) acknowledge the existence of these activities within the adjacent Park, and their potential externalities, and hereby waive any right to make a formal or informal complaint about such activities and their associated noise, lights, etc. to the City, County, neighborhood groups, the lessor, or to publicly organize or negatively comment on same.

This waiver and acknowledgment are material conditions of the lease, and any violation of this waiver subjects the lessee to a \$200 fee per occurrence, and potential lease termination within 30 days if the tenant's actions continue following notification of violation of this waiver. If the Tenant's conduct results in a violation of this lease agreement and the lease is subsequently terminated due to such conduct, the Tenant shall remain responsible for payment of rent and all other applicable charges under the lease until the rental unit is reoccupied and a new lease agreement is executed.

Tenant Signature(s): _____ Date: _____



Paul E. Basha, PE, PTOE
Traffic Engineering Manager
Suite 300, 7144 E. Stetson Drive
Scottsdale, Arizona 85251
Phone 480.505.3931
PBasha@SummitLandMgmt.com

30 July 2024

TO: City of Mesa

FROM: Paul E. Basha, PE, PTOE, Summit Land Management
Kayla Amado

RE: Traffic Statement for Park North

Introduction

Excolo Management is planning the development of 120 multi-family homes, identified as Park North, on approximately 5 acres in Mesa, Arizona. The property is adjacent to and north of Guadalupe Road and east of Power Road.

The Park North residential community location is indicated in the large vicinity aerial photograph of **Figure 1**. **Figure 2** provides an aerial photograph of the intermediate vicinity of the proposed Park North residential community.

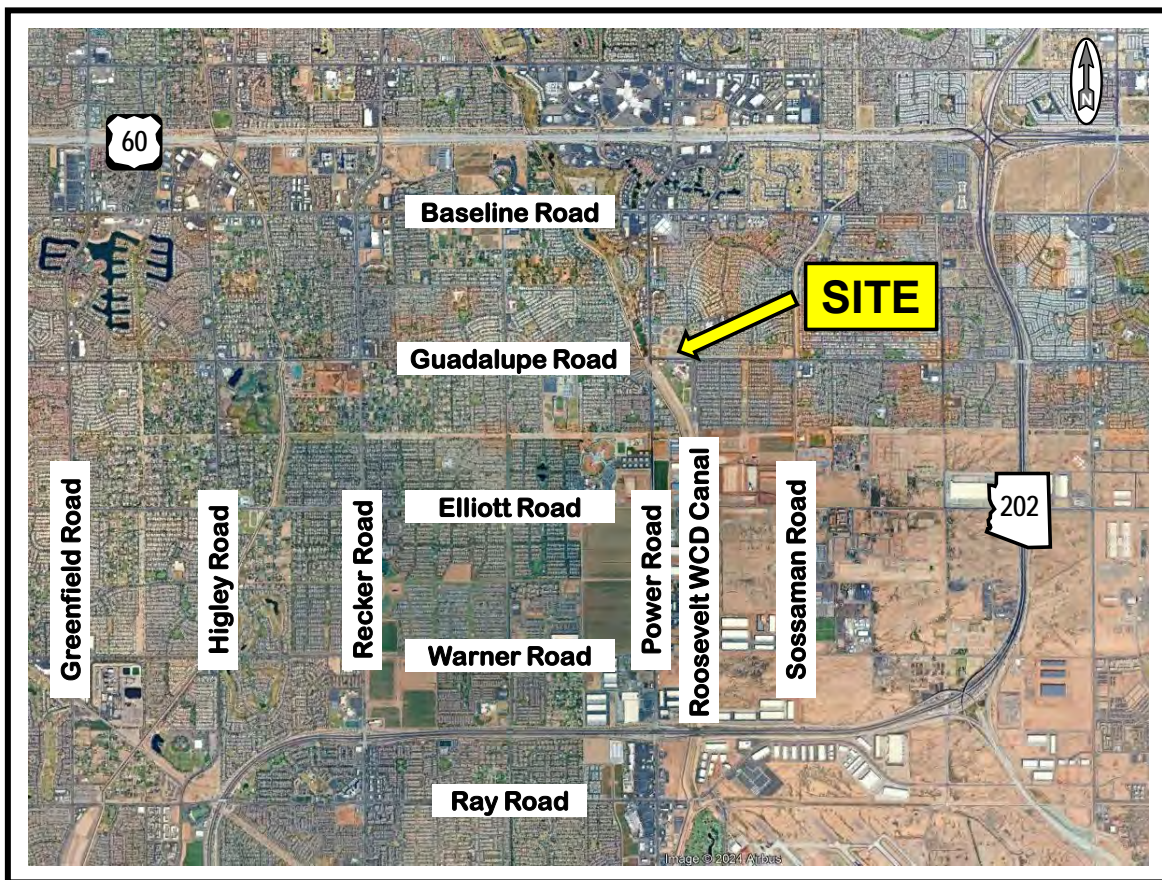


Figure 1: Aerial Photograph Greater Vicinity Park North Residential Community



Figure 2: Aerial Photograph Intermediate Vicinity Park North Residential Community

Figure 3 provides an aerial photograph of the immediate vicinity of the proposed Park North residential community.



Figure 3: Aerial Photograph Immediate Vicinity Park North Residential Community

Proposed Multi-Family Trip Generation

Trip generation for proposed developments is estimated with the procedures and data contained within the Institute of Transportation Engineers *Trip Generation Manual*, 11th Edition, published in 2021. This document provides traffic volume data from existing developments throughout the United States and Canada, from 1980 through 2021, that can be utilized to estimate trips from proposed developments. The traffic data are provided for 179 land use categories separated into 10 major land use categories. The estimated traffic volume is dependent upon independent variables defined by the characteristics and size of each land use category. Data are typically provided for five (5) weekday time periods and four (4) weekend time periods.

For this multi-family property use, the land use category of multi-family low-rise code 220, was utilized. Low-rise is defined as three (3) stories or less. Both the average rate and the fitted curve equation were utilized, and the maximum of the two (2) values was utilized. The **Attachment** provides the complete trip generation calculations results, and **Table 1** provides a summary.

Table 1: Park North Estimated Trip Generation

	AVERAGE RATE			EQUATION			LARGEST		
	IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
WEEKDAY DAILY	405	404	809	423	422	845	423	422	845
AM PEAK HOUR STREET	12	36	48	14	46	60	14	46	60
AM PEAK HOUR GENERATOR	13	43	56	17	53	70	17	53	70
PM PEAK HOUR STREET	38	23	61	38	27	65	38	27	65
PM PEAK HOUR GENERATOR	42	26	68	53	32	85	53	32	85
SATURDAY DAILY	273	273	546	NA	NA	NA	273	273	546
PEAK HOUR GENERATOR	25	24	49	NA	NA	NA	25	24	49
SUNDAY DAILY	232	231	463	NA	NA	NA	232	231	463
PEAK HOUR GENERATOR	22	21	43	NA	NA	NA	22	21	43

The maximum exiting traffic generated by Park North is estimated as 53 vehicles-per-hour during the weekday morning peak hour of generator. The maximum entering traffic generated by Park North is also estimated as 53 vehicles-per-hour during the weekday evening peak hour of generator.

Existing Zoning Multi-Family Trip Generation

The existing property is zoned for a combination of retail and office, consisting of three (3) two (2) story buildings. The office use consists of 50,800 square feet, and the retail use consists of 18,000 square feet. The trip generation for the existing zoning was estimated utilizing the same *Trip Generation Manual, 11th Edition* data and procedures. The Attachment includes the results of this calculation. **Table 2** compares the estimated trip generation of the proposed multi-family homes to that of the existing zoning.

Table 2: Trip Generation Comparison of Proposed Multi-family to Existing Zoning

	PROPOSED MULTI-FAMILY			EXISTING ZONING			CHANGE
	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL	
WEEKDAY DAILY	423	422	845	817	816	1,633	-48%
AM PEAK HOUR STREET	14	46	60	108	28	136	-56%
AM PEAK HOUR GENERATOR	17	53	70	152	79	231	-70%
PM PEAK HOUR STREET	45	27	72	93	79	172	-58%
PM PEAK HOUR GENERATOR	53	32	85	162	129	291	-71%
SATURDAY DAILY	273	273	546	NA	NA	NA	NA
PEAK HOUR GENERATOR	25	24	49	75	70	145	-66%
SUNDAY DAILY	232	231	463	NA	NA	NA	NA
PEAK HOUR GENERATOR	22	21	43	NA	NA	NA	NA

The proposed residential community is estimated to generate substantially less traffic than the existing zoning; ranging from 48% to 71% less traffic depending on the time period.

Conclusions and Recommendations

The Park North residential community is estimated to generate a maximum of 53 hourly exiting vehicles in the morning peak hour and 53 hourly entering vehicles in the evening peak hour.

No other street improvements will be necessary.

Please contact me at (480) 505-3931 or pbasha@summitlandmgmt.com, if you have any questions or would like to discuss this traffic statement.

Attachment: Trip Generation

Commercial Market Analysis

E of NEC Guadalupe Road & Power Road

6912 E Guadalupe Road

Mesa, Arizona



Prepared for:

Excolo Development

October 2024

Prepared by:



Elliott D. Pollack & Company
5111 North Scottsdale Road, Suite 202
Scottsdale, Arizona 85250

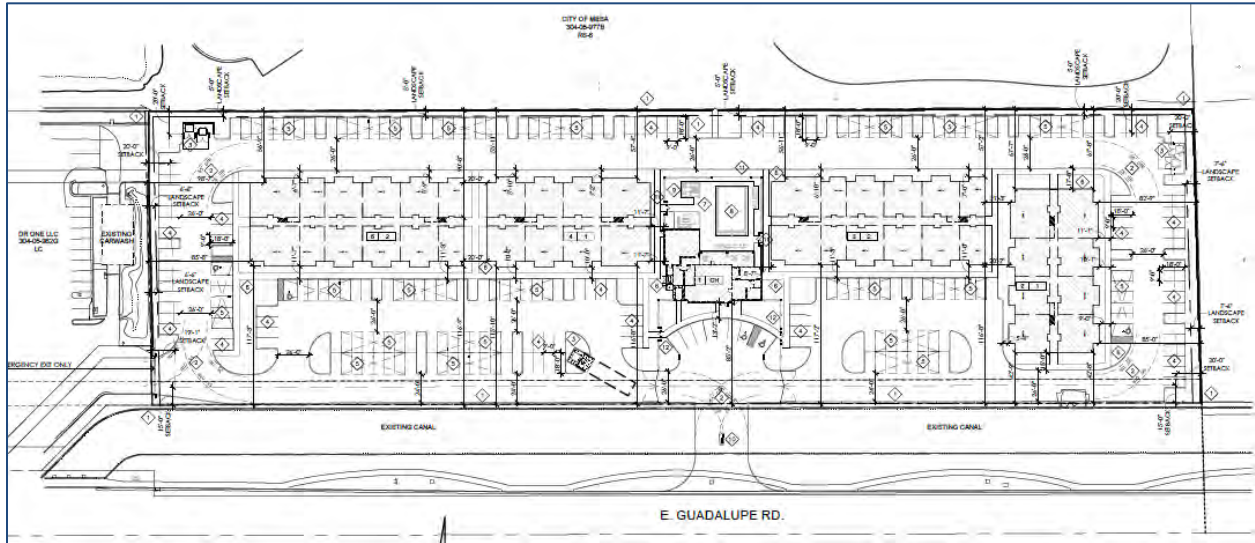
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Executive Summary

Elliott D. Pollack & Company was retained to conduct an economic analysis of a proposed rezoning of a vacant parcel totaling approximately 5.05 acres at the east of the northeast corner of Guadalupe Road and Power Road in Mesa, Arizona. The proposal includes rezoning the property to allow for multifamily residential totaling 120 homes. The scope of this engagement is to evaluate the various economic and real estate aspects of the proposed change and its impact on future neighborhood and local serving retail development.



Findings & Conclusions

The retail marketplace has been significantly impacted by recent recessions (both the Great Recession and COVID-19), e-commerce, and the rise of supercenters and warehouse clubs. For the Greater Phoenix area, the Great Recession resulted in slower population and employment growth and retailers have become much more cautious planning for new stores. Some 14 years after the end of the Great Recession, retail development has not returned to prior construction levels. This trend may continue for the foreseeable future, especially with the continued rise of e-commerce over brick and mortar stores.

The Primary Market Area is also well represented by a wide variety of local-serving and regional-serving retailers. Currently, the primary market area is over-retailed compared to local population and household incomes, indicating the presence of regional serving retail locations. Vacancy in the market area is also elevated relative to the Phoenix Metro average (7.8% versus 4.8%). There is currently 513,795 square feet of vacant retail space within existing centers.

Going forward, new neighborhood retail development will be induced by population growth. There is also retail development currently under construction, largely in the local-serving



neighborhood sector, totaling 247,600 square feet. These new developments, which are expected to be delivered by the end of 2024, will also mute future local serving retail supply for some time.

An important question related to the proposed zoning change is its potential impact on the inventory of land available for future retail development. The latest forecast for population growth in the Primary Market Area concludes that the demand for additional retail land will total approximately 517,100 square feet or the equivalent of 65.9 acres over the next 40 years (through 2060) which represents near buildout. Furthermore, the subject site can only accommodate local serving retail (non-grocery) and restaurants. The projected demand over the next few decades in these categories is 238,750 square feet (30.4 acres).

This compares favorably with the over 5.3 million square feet acres of available retail space and land within the Primary Market Area, the majority within the City of Mesa. **There is over 10 times the amount of available retail space than expected local resident demand through build out of the primary market area.** In fact, the expected retail demand over the next 40 years can nearly be entirely accommodated within currently vacant retail space in the market area. Compared to expected demand, commercial land in the area is considered oversupplied. Several sites will likely not have enough future market demand for commercial development.

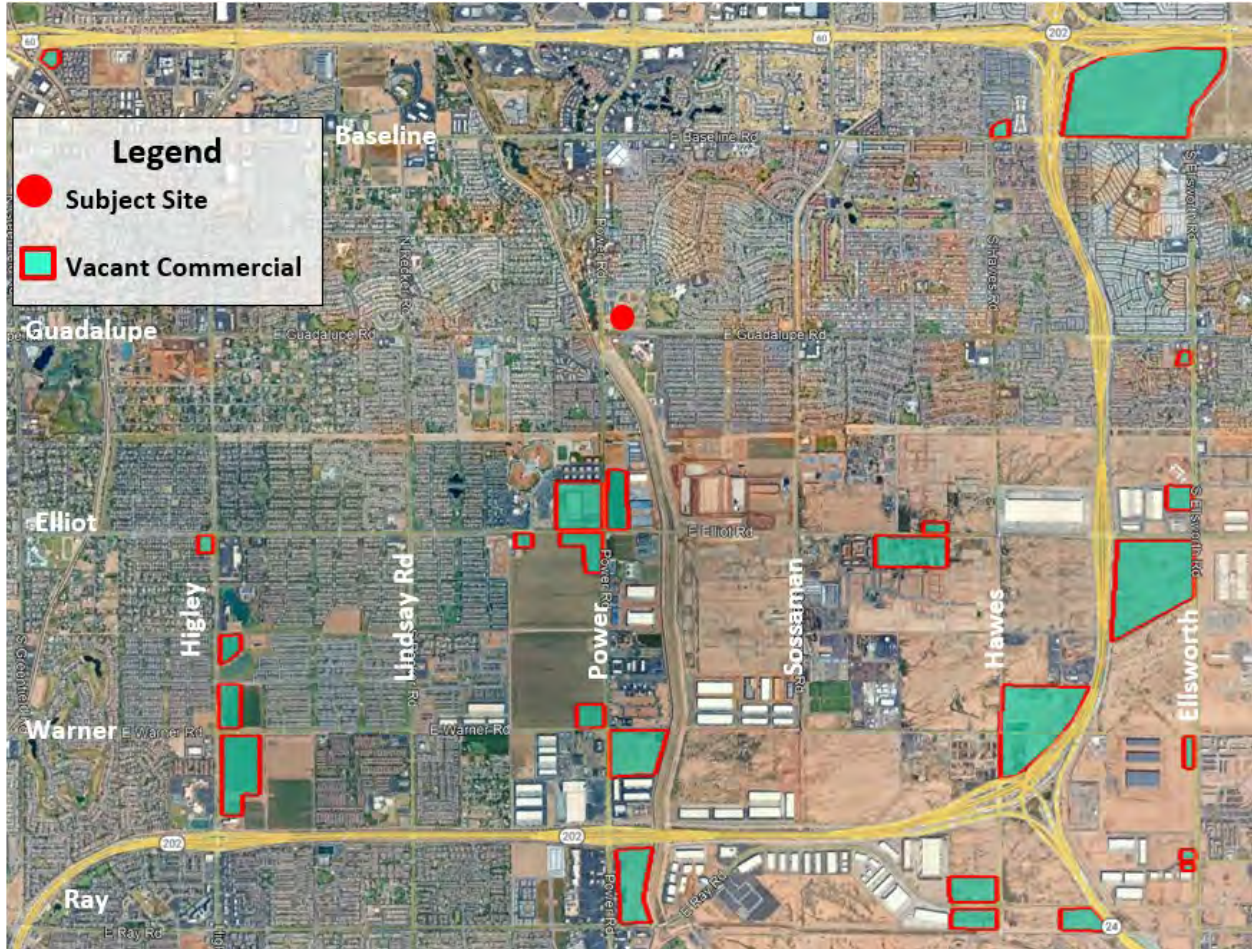
Retail Supply/Demand Forecast					
Primary Market Area					
	2030	2040	2050	2060	Total
Demand					
Household Growth	4,494	2,792	1,383	781	9,451
New Retail Demand (acres)	31.4	19.5	9.7	5.5	65.9
New Retail Demand (SF)	245,914	152,738	75,685	42,754	517,091
Supply (Available for Additional Retail Development)				Acres	SF
Existing Retail Vacancy					513,795
Under Construction					247,633
Proposed					604,329
Vacant Land				507	3,974,340
TOTAL					5,340,097
Sources: MAG, 2023; U.S. Consumer Expenditure Survey; AZ DOA; City of Mesa; Town of Gilbert; CoStar; Elliott D. Pollack & Company					

The following map displays future supply in proximity to the subject site. As the map illustrates, there are several commercial sites located to the south and east within a short driving distance



to the subject site. Any one of these sites are an equivalent substitute to the subject site property in terms of their ability to accommodate local or regional serving retail demand within a very short driving distance to residential homes in the area.

Retail Supply Map – Primary Market Area

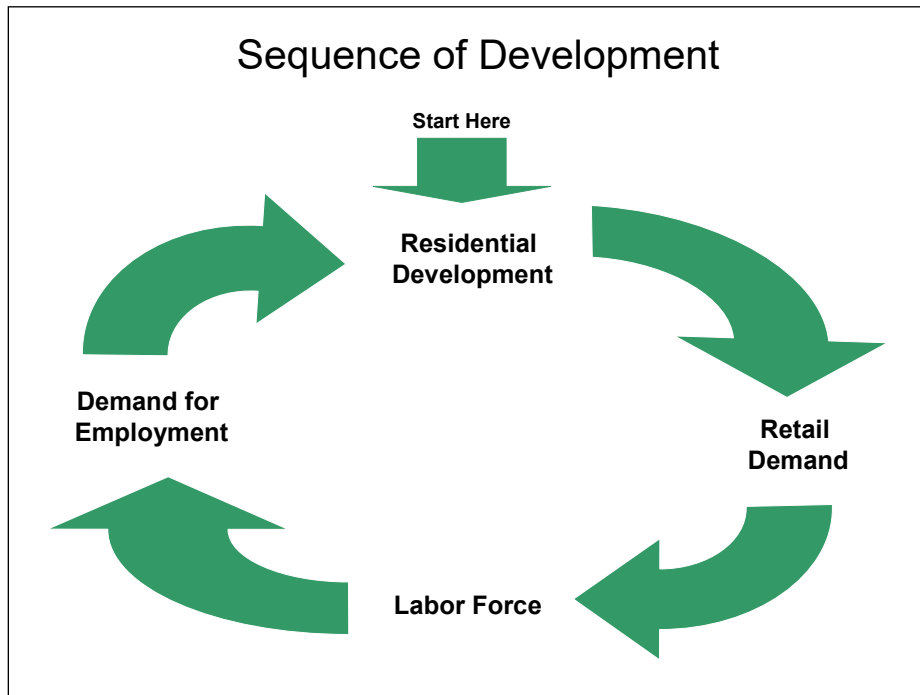


The location of the subject site is not considered competitive for retail development. The site is not located on any of the hard corners at Power Road and Guadalupe, which are most attractive to retailers. There is also no visibility from the more highly trafficked Power Road. The site lacks critical ingress and egress access and is set 75 feet back from Guadalupe Road with fenced barriers created by the canal fronting Guadalupe Road.

There are numerous competing sites within the PMA that are considered more attractive for retail development. Not surprisingly, several of these sites have proposed retail development plans, though development timing is uncertain. By contrast, the subject site has received no identified interest for commercial development.



The proposed change to residential development will help to support the retail assets within the City of Mesa. Despite the surplus of development in most of the retail categories, each new additional resident will create demand for additional local serving retail. Continued residential development in all forms within the market area will be critical to the eventual success of existing retail assets and additional commercial development. As the following graphic helps to illustrate, local residents will be the main source of retail demand. Residential development must come first, before eventually building to a critical mass of residents to attract additional retailers.



In our opinion, the rezoning of the subject site to residential uses will not affect the City of Mesa's efforts to continue to attract new commercial to the community. The City has a significant inventory of commercial land that will provide for the long-term economic health of the community. Additionally, as a residential project, new residents will support existing and planned commercial development as well as provide additional local workforce for employers. Overall, the proposed change for residential uses:

- Is compatible for the site given its characteristics, neighboring developments, and location.
- Will accommodate new resident growth which will support existing and planned commercial development.
- Will not harm the city's efforts to continue to attract new commercial development to the community based on available land compared to expected demand.

1.0 Introduction & Background

The purpose of this analysis is to determine the current and future demand for commercial development (including restaurants) in the market area surrounding the subject site located east of the northeast corner of Power Road and Guadalupe Road. Our analysis will consist of evaluating the current size of the Primary Market Area, its potential development capacity, the supply of retail and available land, as well as the demand for commercial uses based on the surrounding market area population, the demographic characteristics of that population, and future growth.

1.1 Report Outline

Our study will consist of the following tasks.

1. Identification of the market area surrounding the subject site that would provide most of the demand for the project.
2. A summary of the demographic characteristics of the population in the market area.
3. Current and forecasted population growth estimates for the market area.
4. Supply of available retail space and land in the market area.
5. A forecast and summary of recommendations on the potential demand for commercial uses within the Primary Market Area based on market conditions.



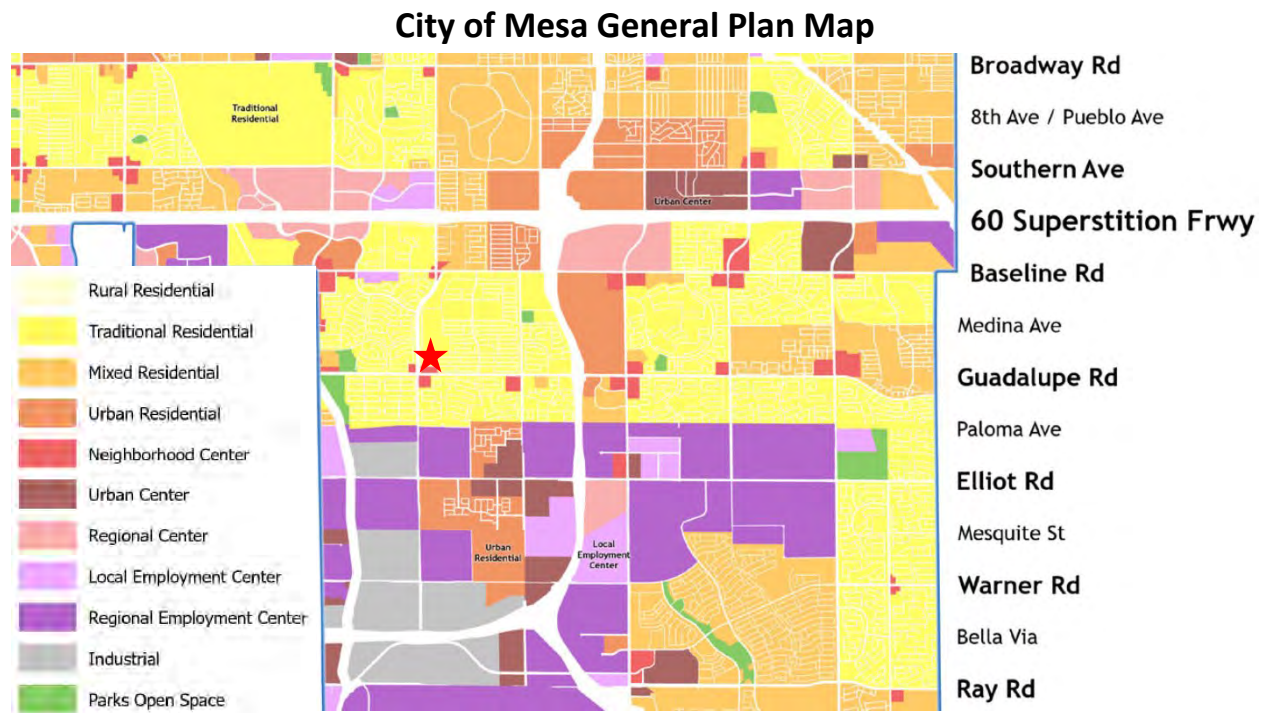
This has created a large commercial region. To the south is a large employment region consisting mainly of industrial properties. There are additional master planned residential communities in the region as well as a significant amount of well-established residential neighborhoods and neighborhood shopping centers.



1.3 General Plan & Zoning

City of Mesa has designated the subject site as “Neighborhood Center”. Neighborhood Center allows for local serving retail, personal services, eating and drinking establishments, office, multi-family residential, and public gathering space. Developments in these areas are envisioned as commercial and mixed-use nodes of activity that serve surrounding neighborhoods and also to become a gathering place for local residents.

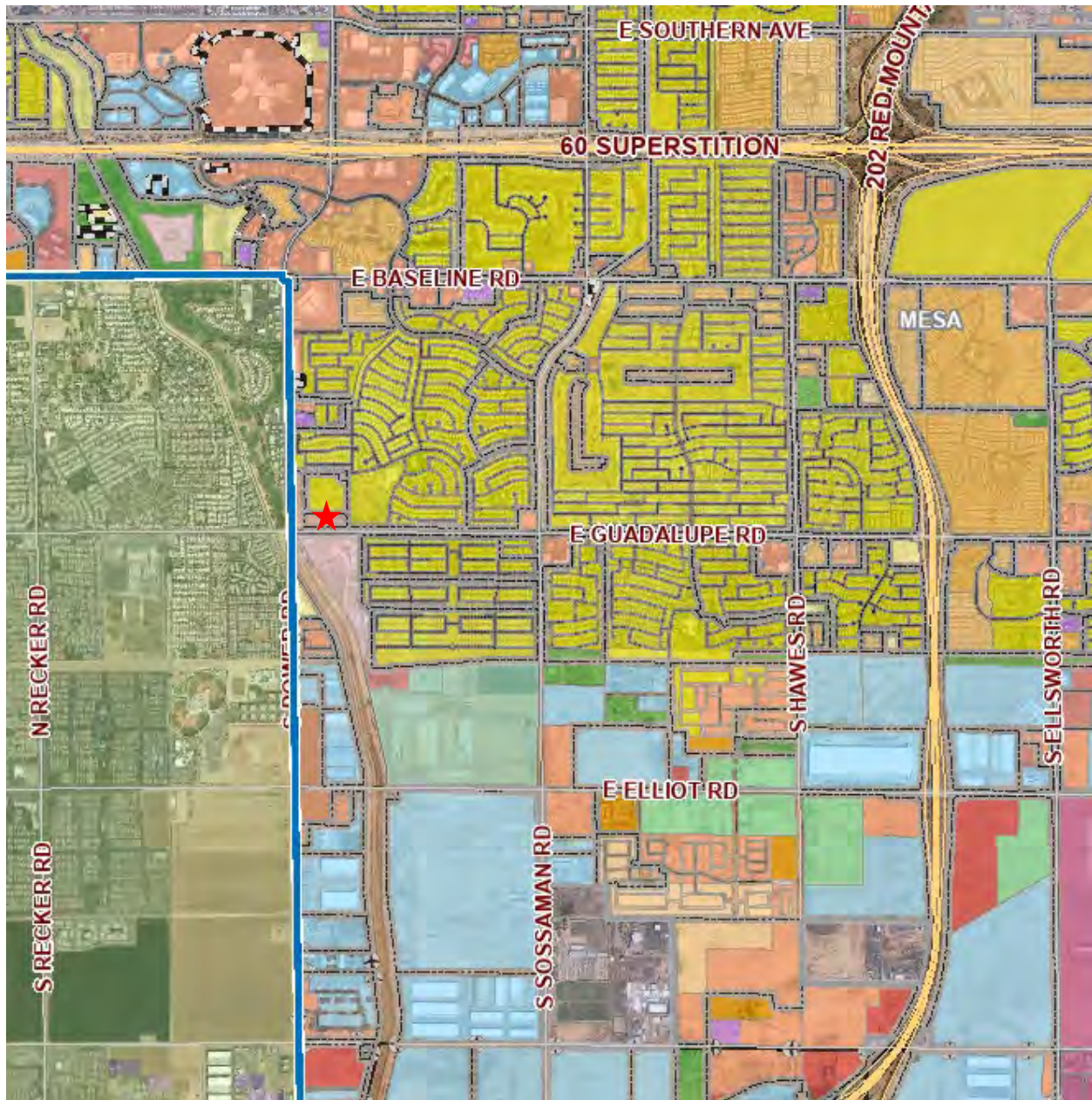
There are also several vacant parcels within the primary market area designated “Urban Center” and “Regional Center”. These are typically large parcels and serve the larger community. They are reserved primarily for retail, employment, and entertainment. Several of these districts are located three to five miles of the subject site strategically located along or near the Loop 202 corridor (Loop 202 and Baseline, Loop 202 and Elliot, Loop 202 and Hawes, Elliot and Hawes).



According to City of Mesa zoning records, the subject parcel is zoned LC – Limited Commercial with a PAD overlay. There are a number of deed restrictions assessed to the site prohibiting uses such as schools, agricultural operations, auto paint and body repair, vehicle storage, machine shops, fabrication and light assembly, animal boarding kennels, nursing and convalescent homes, outpatient care, rehabilitation centers, hospice, gasoline stations, massage, and alcohol sales.



City of Mesa Zoning Map



1.4 Market Area Description

The Primary Market Area (PMA) is defined as the geographic area from which demand for a particular real estate product will arise. It is also the area containing similar and, therefore, directly competitive real estate projects. For this analysis, the focus of the primary market area surrounding the subject site is for local-serving, neighborhood retail development. For purposes of this report, the competitive market area will be called the Primary Market Area (PMA).



When conducting a market study, one of the most important steps is defining the project's primary trade, or market area. The first step in evaluating an appropriate market area is to analyze the characteristics of the neighborhoods immediately adjacent to the subject property. Typically, the market area includes the property three to five miles from the subject site, adjusted for the real estate product (in this case local serving retail such as grocery, personal and households services, restaurants, etc.), geographic features, socioeconomic conditions or economic circumstances.

It is common to utilize major freeways, or roads near major freeways, as market area borders since they often define neighborhoods within which people reside, shop, and recreate. People become accustomed to residing in a particular part of the metro area and often do not stray far from those areas when relocating their place of residence. Natural topographic features are also a factor that affects people's living preferences and habits.

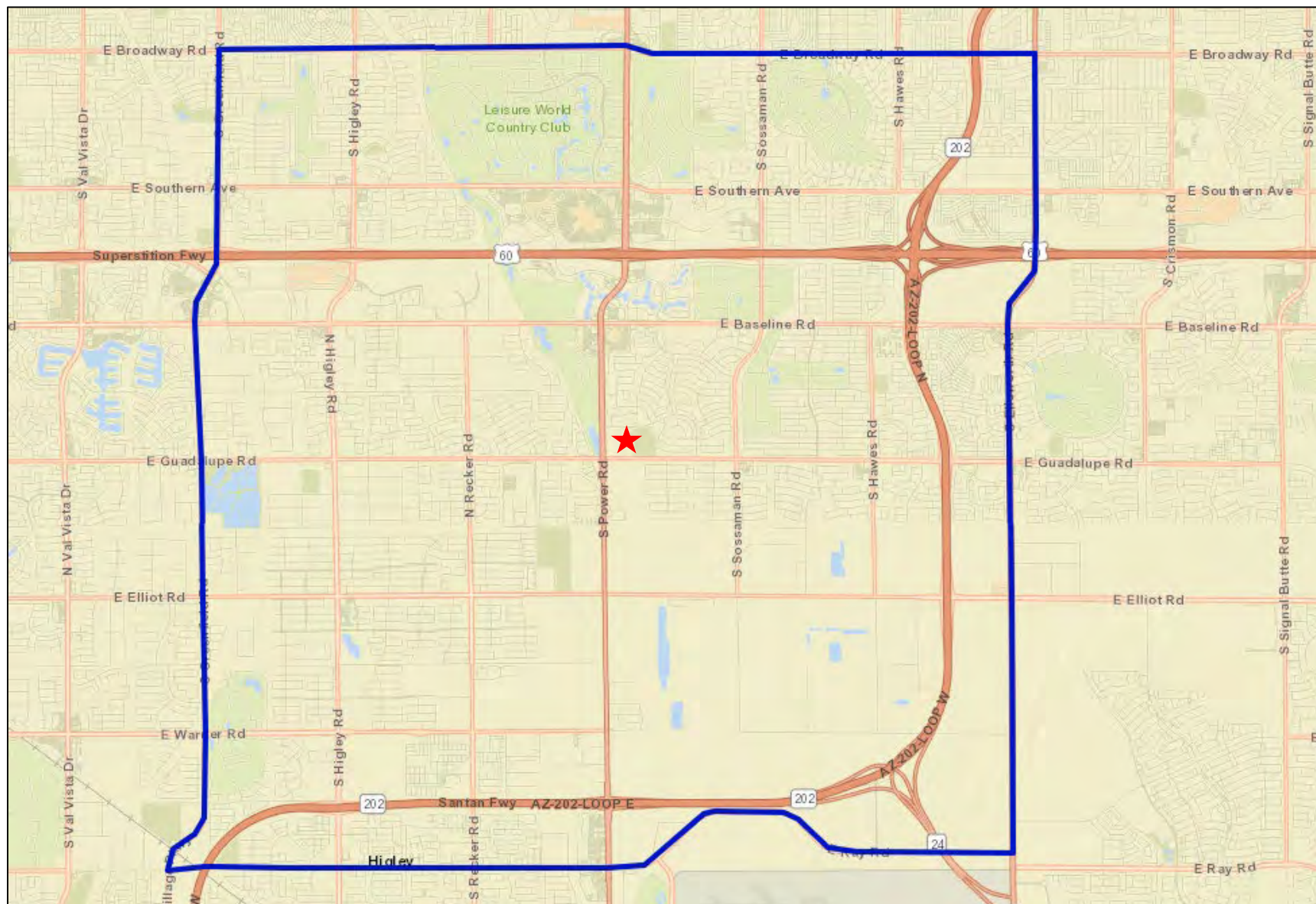
Based on analysis of the geographic features of the area and the layout of census tracts, existing neighborhood retail assets, preferable drive time, interviews with developers and economic development experts, as well as the experience of this firm in conducting market studies for neighborhood retail developments, it is the professional opinion of this firm that the primary market area is identified by the following: the Broadway Road to the north; Ellsworth Road to the east; Ray Road to the south; and Greenfield Road to the west.

This market area does not capture total resident spending, meaning residents likely spend a portion of their disposable income for goods outside of these boundaries. The boundary extends approximately 3.0 miles from the subject site in each direction.

The following map illustrates the PMA. Total area is approximately 35 square miles.



Primary Market Area



1.5 Limiting Conditions

This study prepared by Elliott D. Pollack & Company is subject to the following considerations and limiting conditions.

- It is our understanding that this study is for the client's due diligence and other planning purposes.
- The reported recommendation(s) represent the considered judgment of Elliott D. Pollack and Company based on the facts, analyses and methodologies described in the report.
- Except as specifically stated to the contrary, this study does not give consideration to the following matters to the extent they exist: (i) matters of a legal nature, including issues of legal title and compliance with federal, state and local laws and ordinances; and (ii) environmental and engineering issues, and the costs associated with their correction. The user of this study will be responsible for making his/her own determination about the impact, if any, of these matters.
- This study is intended to be read and used as a whole and not in parts.
- Our analysis is based on currently available information and estimates and assumptions about long-term future development trends. Such estimates and assumptions are subject to uncertainty and variation. Accordingly, we do not represent them as results that will be achieved. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur; therefore, the actual results achieved may vary materially from the forecasted results. The assumptions disclosed in this analysis are those that are believed to be significant to the projections of future results.



2.0 Commercial Market Overview

2.1 Retail

Market conditions existing today in the retail real estate sector have been severely affected by the growth of E-Commerce and the Great Recession. The latest business cycle exposed significant longer-term challenges for the brick-and-mortar retail market in Greater Phoenix and across the country. Future changes in shopping trends that will affect how the market performs over the long term. Following are some of those trends and challenges.

- **Domination:** The market has become dominated by big box retailers and power/community shopping centers. The retail market in the PMA illustrates a similar trend. There are numerous power centers and anchored shopping centers along the length of the I-10 with nearly every retail segment and brand found within the retail centers.
- **Obsolescence:** Retailing is constantly changing resulting in some companies going out of business as others are entering the marketplace. Part of the problem for companies that are experiencing difficulties is the inability to anticipate trends in shopping patterns and the impact of alternative methods of purchasing goods and services. Currently, restaurants and value-oriented retail such as Walmart, Target, Ross, TJ Maxx, and others are the most viable in the market and actively expanding. The list of retailers and restaurants that are in bankruptcy or have been in bankruptcy is extensive and include:

- | | |
|---------------------------------|--------------------|
| – Sears | – Pier One |
| – Toys “R” Us | – David’s Bridal |
| – Sport Authority | – Mattress Firm |
| – Aeropostale | – Gump’s |
| – Beauty Brands | – Brookstone |
| – Shopko | – Rockport |
| – Gymboree | – Nine West |
| – Charlotte Russe | – Claire’s |
| – Payless Shoe Source | – Winn-Dixie |
| – Diesel | – Bon-Ton |
| – Z Gallerie | – Rue21 |
| – Kona Grill | – BCBG Maxazria |
| – Perkins and Marie Callender’s | – Wet Seal |
| – Barneys New York | – The Limited |
| – Forever 21 | – Charming Charlie |
| – Destination Maternity | – FTD |
| – Avenue | |



The types of retailers that have experienced bankruptcies fall into a few categories. Bookstores long ago experienced significant declines in sales. More recently, clothing, and accessory retailers, including shoe retailers, have experienced the most difficulties along with department stores and grocery chains. Department store sales have been declining for decades with the growth of low-cost supercenters and warehouse outlets. Grocery stores have come under attack from a wide range of retailers that have moved into the grocery business.

The traditional department store will continue to likely see declining sales. Macy's and Kohl's have reported sales slumps. JC Penney is most vulnerable to changing shopping trends and has been hit with declining foot traffic for the past decade. It has been able to stay in business but has closed 20% of stores in recent years including 140 in 2018.

- **Greater Phoenix is Over-Retailed:** Because of the region's tremendous history of growth, virtually all national retail chains want to be here, resulting in more retail space than is demanded by the population. In the past, many national retail chains built stores in advance of growth to establish their market area. When growth slowed during the Great Recession, many planned stores were put on hold or abandoned.
- **Consolidation:** As retail market conditions change, consolidation of companies within the industry occurs. This trend has been particularly evident in the grocery store sector as chains try to compete with Walmart, Target, and Costco. Local grocer Bashas' has been through bankruptcy and is likely still vulnerable.
- **Internet or E-Commerce Sales:** The long-term threat to brick and mortar retailing is E-Commerce. Within the last 15 years, the market has seen seismic shifts in the manner in which people purchase retail goods and services. Certain segments of the retail market have been particularly hard hit. A later section of this report will provide further information on the E-Commerce trend.

In summary, there are two major trends that have had a significant impact the retail market.

1. E-Commerce and
2. The rise of off-price retailers and low-price supercenters and warehouse outlets.

2.2 E-Commerce

The U.S. Census defines E-commerce as:

“sales of goods and services where the buyer places an order, or the price and terms of the sale are negotiated, over an Internet, mobile device, extranet, Electronic Data

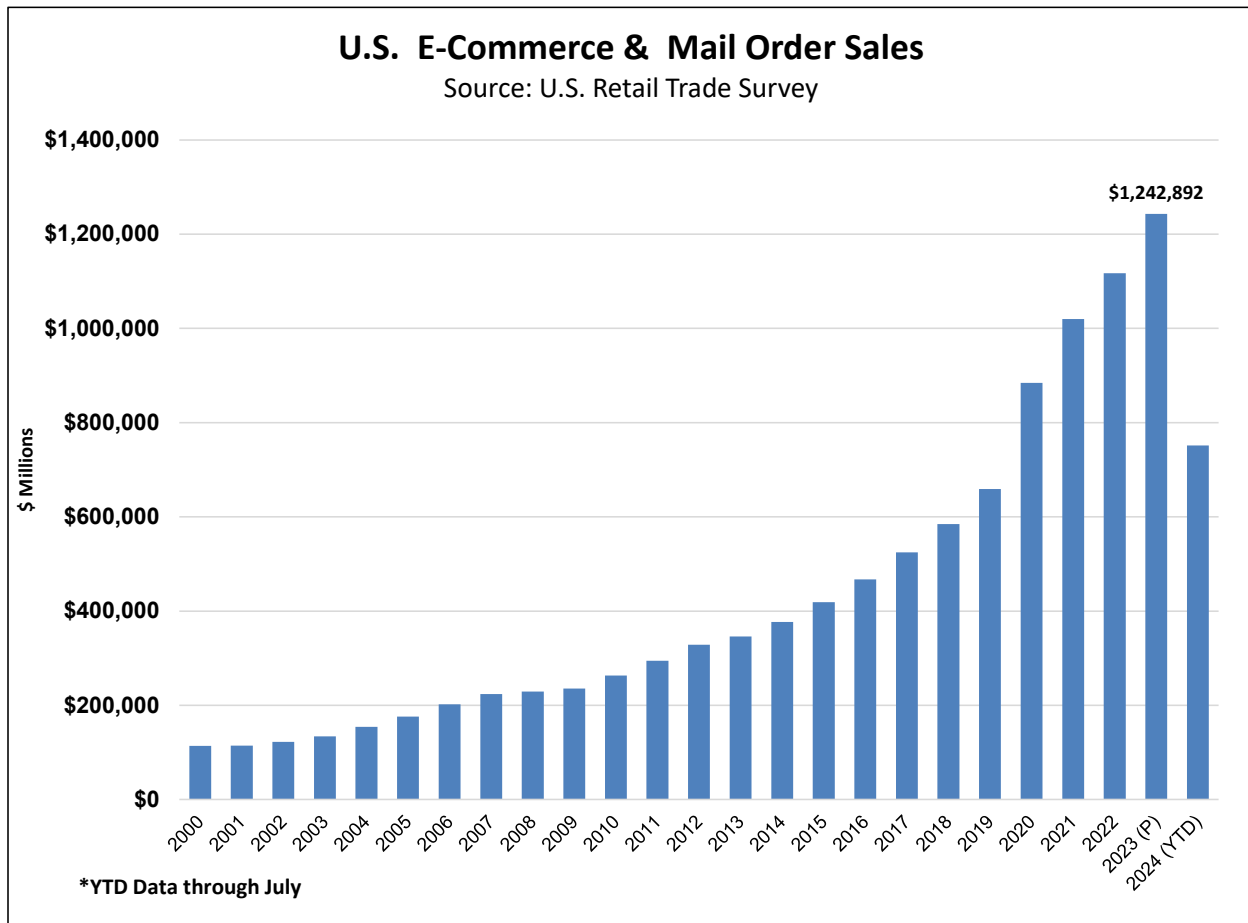


Interchange (EDI) network, electronic mail, or other comparable online system.
Payment may or may not be made online”.

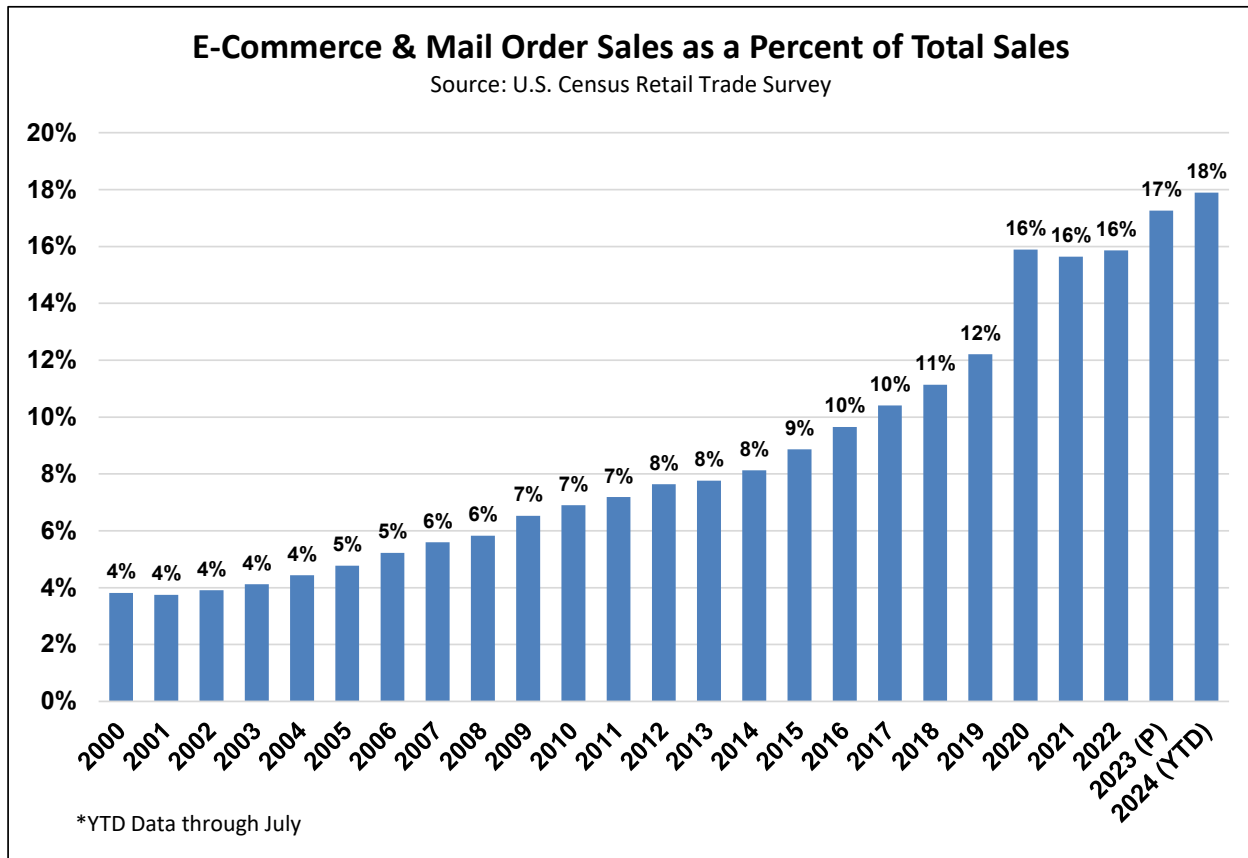
The above definition technically excludes mail order sales from catalogs or other mail-order businesses. It does not include such businesses as mail-order book clubs. However, most catalog and book club purchases today are made over the internet and should properly be categorized as E-Commerce. For this study, mail order sales will be included in E-Commerce sales data.

Between 2000 and 2019, E-Commerce sales grew over five-fold to \$659.2 billion, accounting for nearly 12.2% of all retail sales by 2019. The coronavirus pandemic had a significant impact on retail sales patterns pushing normal in-store purchases to online in 2020. Online sales grew by over 34% that year. In the ensuing years, online sales have continued to grow and gain market share. In 2021, online sales grew another 15%, followed by 9.5% growth in 2022. Online sales reported another 11.3% growth in 2023, surpassing \$1.2 trillion in sales.

2024 retail sales data is only available through July, but the latest data from the U.S. Census shows that YTD 2024 E-Commerce sales have increased by 10.2% over the same period in 2023.



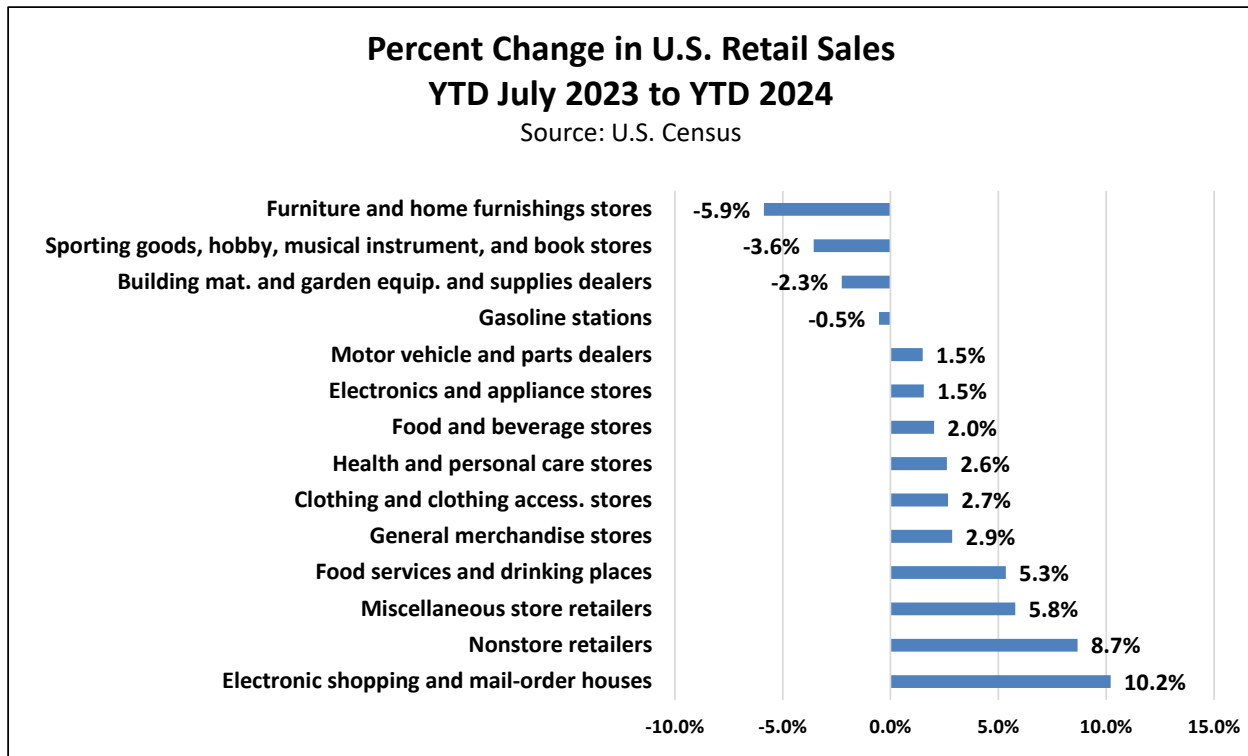
E-commerce sales as a percent of total retail sales grew gradually from 2000 at 4% to 9% in 2015. Market share then grew by nearly 1% per year from 2015 to 2019, then spiked to 16% of total retail sales in 2020. E-commerce market share now stands at nearly 18% of total retail sales.



The following table demonstrates where E-Commerce is having the most impact on retailers. The economic period that followed the economic shutdown brought the U.S. its highest inflation growth since the 1980s. The data does not account for the high levels of inflation and slowdown experienced over the last two years.

While total retail sales are up 2.6% through July 2024, the retail categories that are heavily influenced by inflation and price volatility have shown the smallest declines in sales including gasoline stations, furniture stores, building material stores, sporting goods, hobby, & bookstores and department stores. Many of these sectors of the retail market were already impacted by E-Commerce and by the rise of supercenters and warehouse clubs. By comparison, the retailers that continued to see growth in 2024 include e-commerce, food services and drinking places, health stores, other non-store retailers (direct selling), motor vehicle and parts, miscellaneous stores, food and beverages and clothing stores.





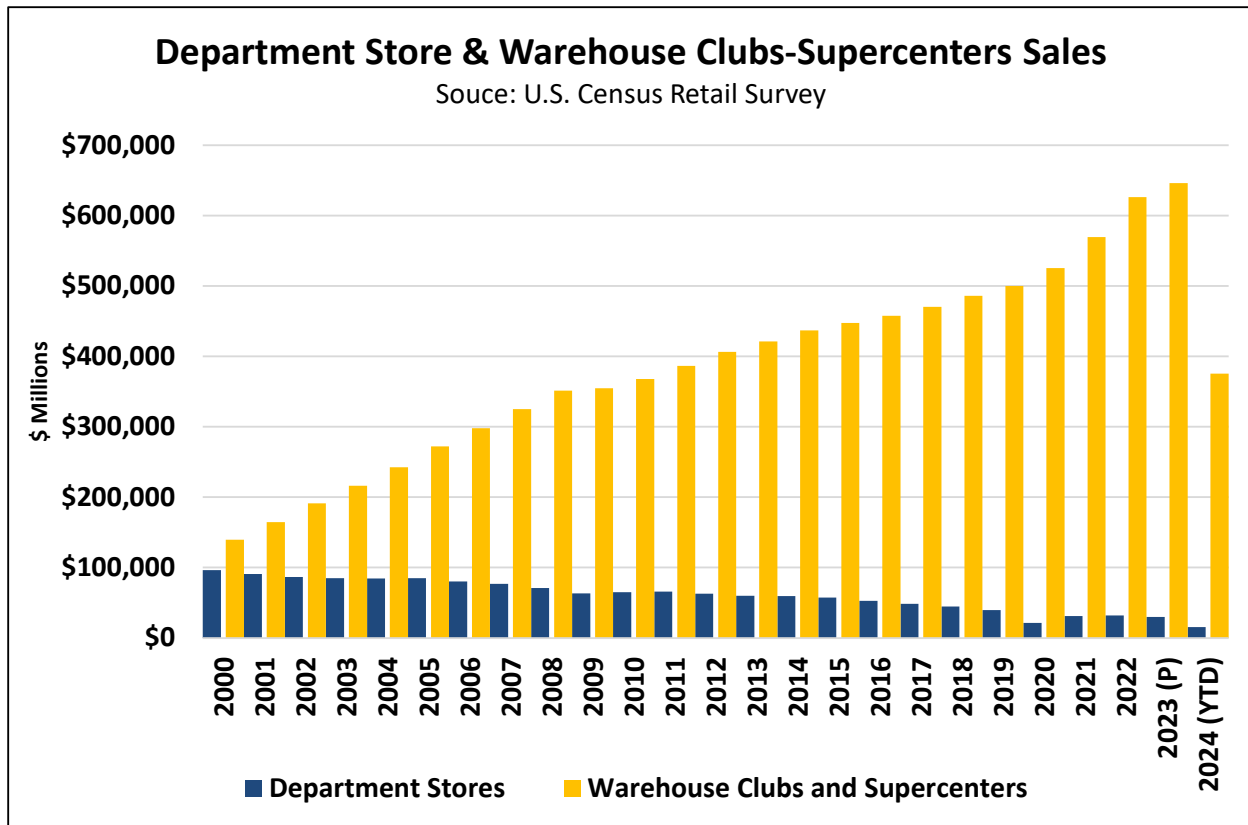
2.3 Impact of Superstores and Warehouse Clubs

In addition to the impact of E-Commerce on brick-and-mortar outlets, the expansion of superstores, such as Target and Walmart, and warehouse clubs, such as Costco, has resulted in a shift of retail spending from traditional department stores and small retailers. Off-price and value-oriented retailing has become the driving force in the retail sector. The following chart illustrates the shift in spending.

In 2000, spending at traditional department stores in the U.S. totaled more than \$96 billion. In 2023, that spending has declined to less than \$30 billion, resulting in the closure of many national and regional department store chains and bankruptcies such as Sears. By comparison, spending at supercenters and warehouse clubs ballooned from \$140 billion in 2000 to \$646 billion in 2023.

Through July 2024, total sales at the supercenters and warehouse clubs have reached \$375 billion so far. Power centers anchored by Walmart, Target, Home Depot, Lowes and similar big-box retailers have become the primary outlets for retail sales.





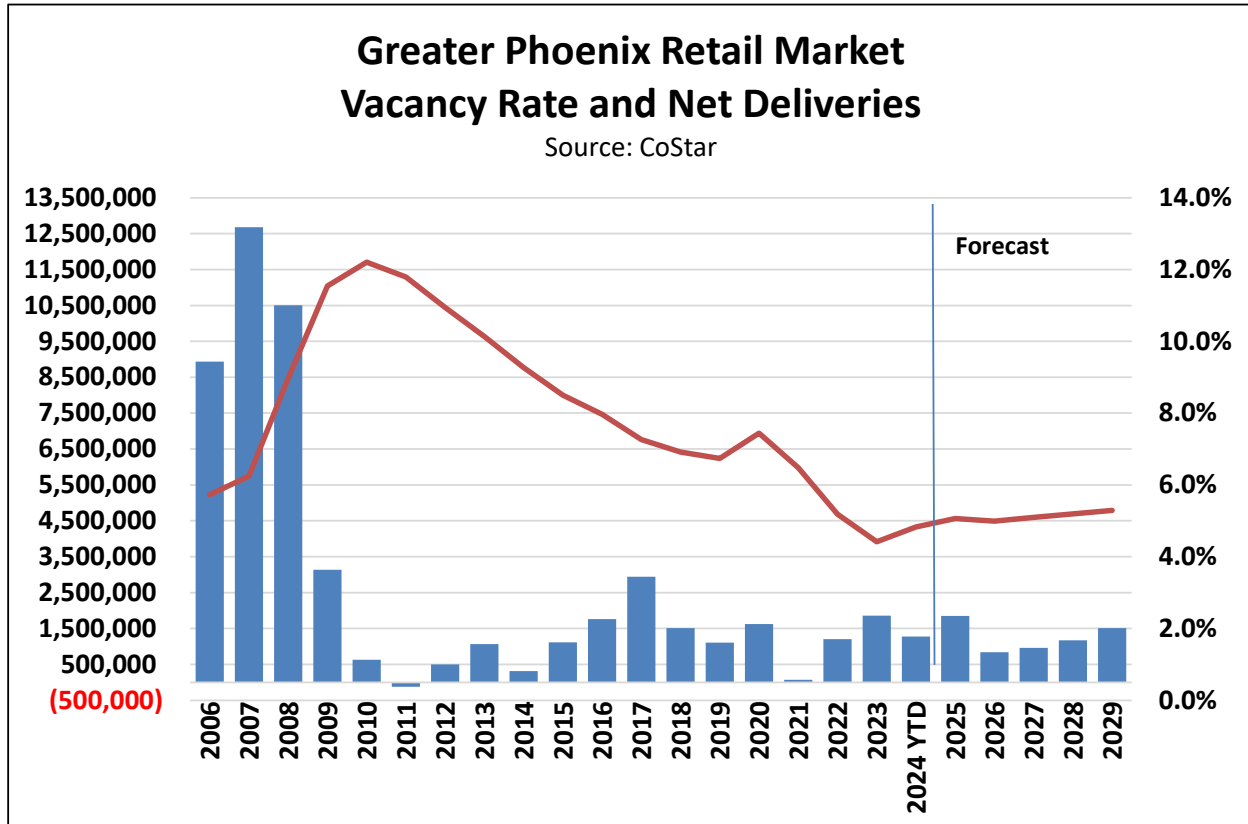
2.4 Greater Phoenix Retail Market

The Greater Phoenix retail market vacancy rate has been improving over the past 13 years from a previous peak of 12.4% in 2010 to a recent trough of 4.4% in the fourth quarter of 2023. The current vacancy rate is reported at 4.8%. Construction activity is dominated by grocery-anchored projects with Sprouts and Fry's as primary tenants. Power center development has been absent from the market until recently. Absorption in the overall retail market has been strong from 2021 through 2023 averaging 3.4 million square feet per year. However, 2024 absorption has been modest with only 222,800 square feet year to date

Even with the tightening of the market, new construction activity has been disciplined. Construction activity has been dominated by grocery-anchored projects with Sprouts, Fry's and Whole Foods as primary tenants. Power center development has largely been absent from the market with the exception of Prasada located in Surprise which was delivered in 2023 at nearly 100% pre-leased. There is currently 2.9 million square feet of retail space under construction with a reported 80% pre-lease rate. This shows that the market is not at risk of overbuilding currently.



Even with the population and employment growth of Greater Phoenix area over the past ten years, the retail market has not responded with significant construction activity. Greater Phoenix is in the top three metro areas in the country in job and population growth. Delivered retail space still is well below historic levels. E-Commerce and the popularity of supercenters and warehouse outlets is likely limiting extensive development of new retail space to some extent. However, the retail sector is a bright spot among commercial asset classes and development is likely to remain strong, commensurate with population growth.



2.5 Primary Market Area Retail Overview

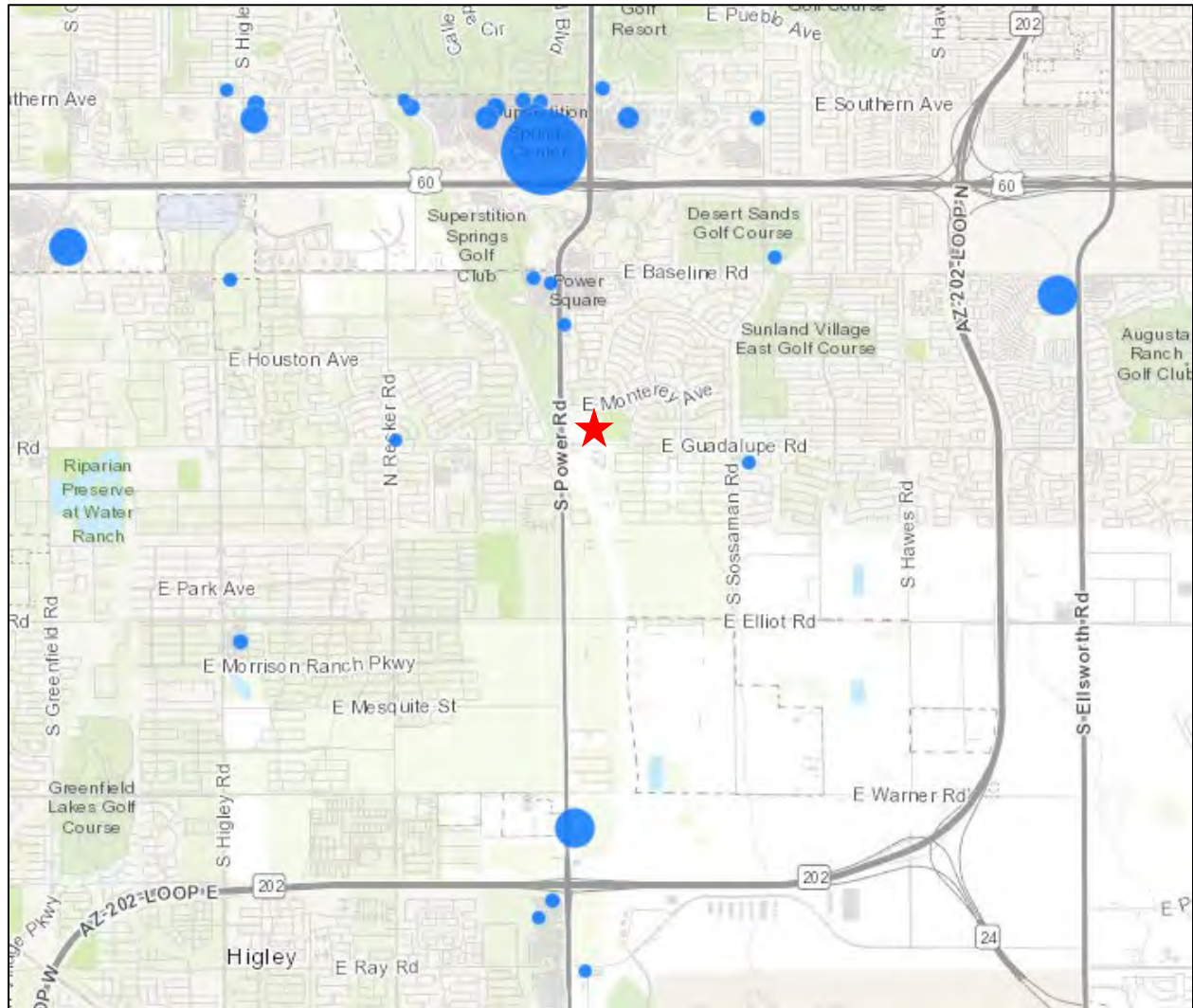
There is an estimated 6.6 million square feet of retail space in the Primary Market Area. Most retail space in the PMA is concentrated either along the U.S. 60 corridor between Southern and Baseline or south along the Loop 202 freeway. Additional retail space can be found at hard corner intersections throughout the PMA.

Vacancy is estimated at 7.8%, substantially above the Greater Phoenix average of 4.8%. There is no sublet space currently reported in the PMA. This equates to 513,795 square feet of vacant retail space. Of the vacant space, just over half (272,600 square feet) is located in and around the Superstition Springs regional mall. Other vacant spaces are located in scattered neighborhood



centers or freestanding buildings throughout the PMA or in newly delivered space near Cannon Beach Surf Park as illustrated on the following map.

Retail Vacancies – 513,795 SF



Source: CoStar

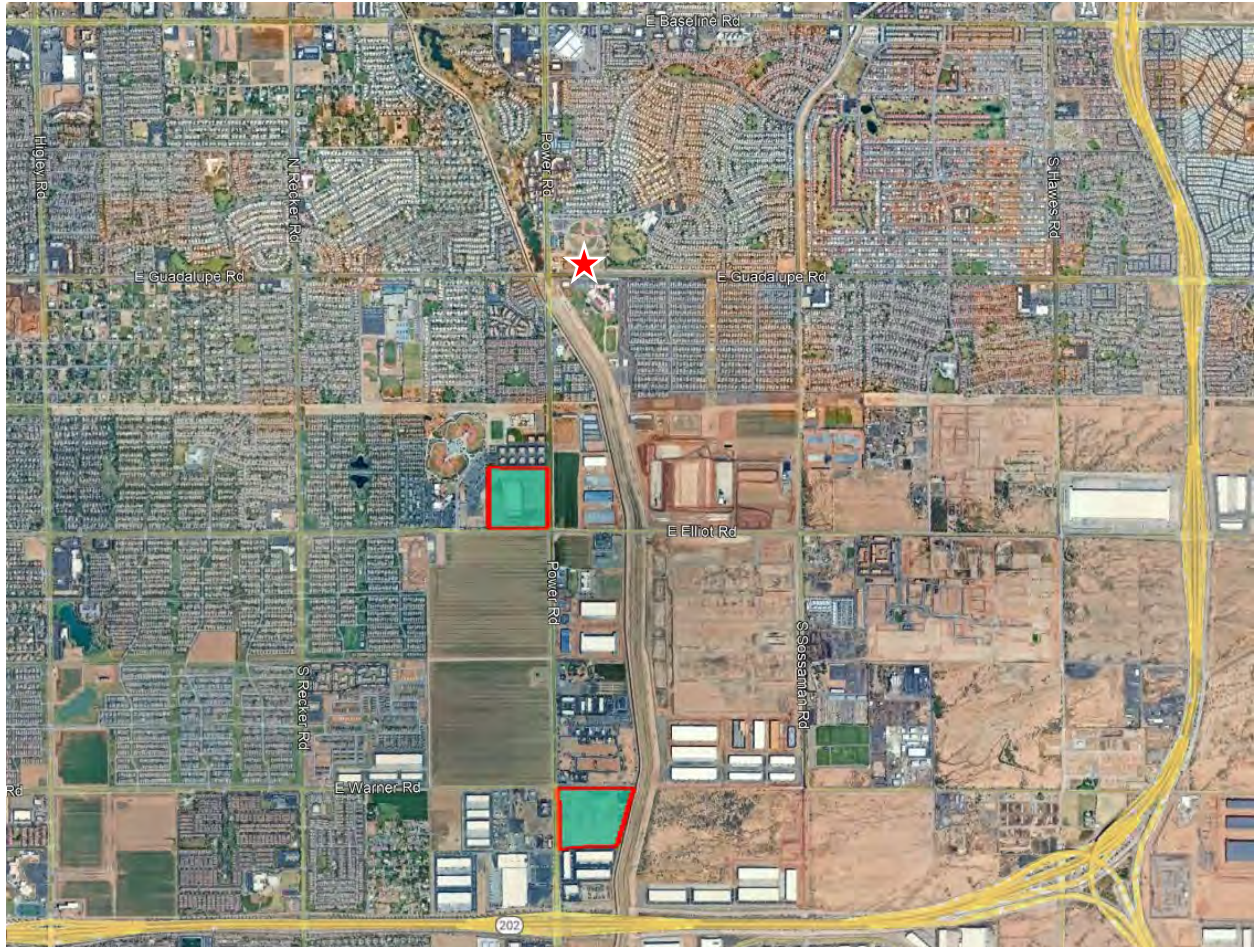
Construction activity was muted until 2020 when 180,800 square feet was delivered followed by 135,400 square feet in 2021. An additional 90,000 square feet was delivered in 2022 but 175,800 square feet was demolished in the same year east of the Superstition Springs Mall (currently being redeveloped as multifamily). In 2023, 72,300 square feet was delivered and 2024 is on pace to deliver approximately 85,000 square feet.

There is currently 247,600 square feet retail space under construction. This includes the Fry's Marketplace anchored neighborhood center located one mile south of the subject site (167,166 square feet) and the first phase of retail shops and restaurants surrounding the Cannon Beach



Surf Park located two miles south of the subject site (80,467 square feet). Both sites are expected to be delivered by the end of 2024.

Retail Under Construction – 247,600 SF



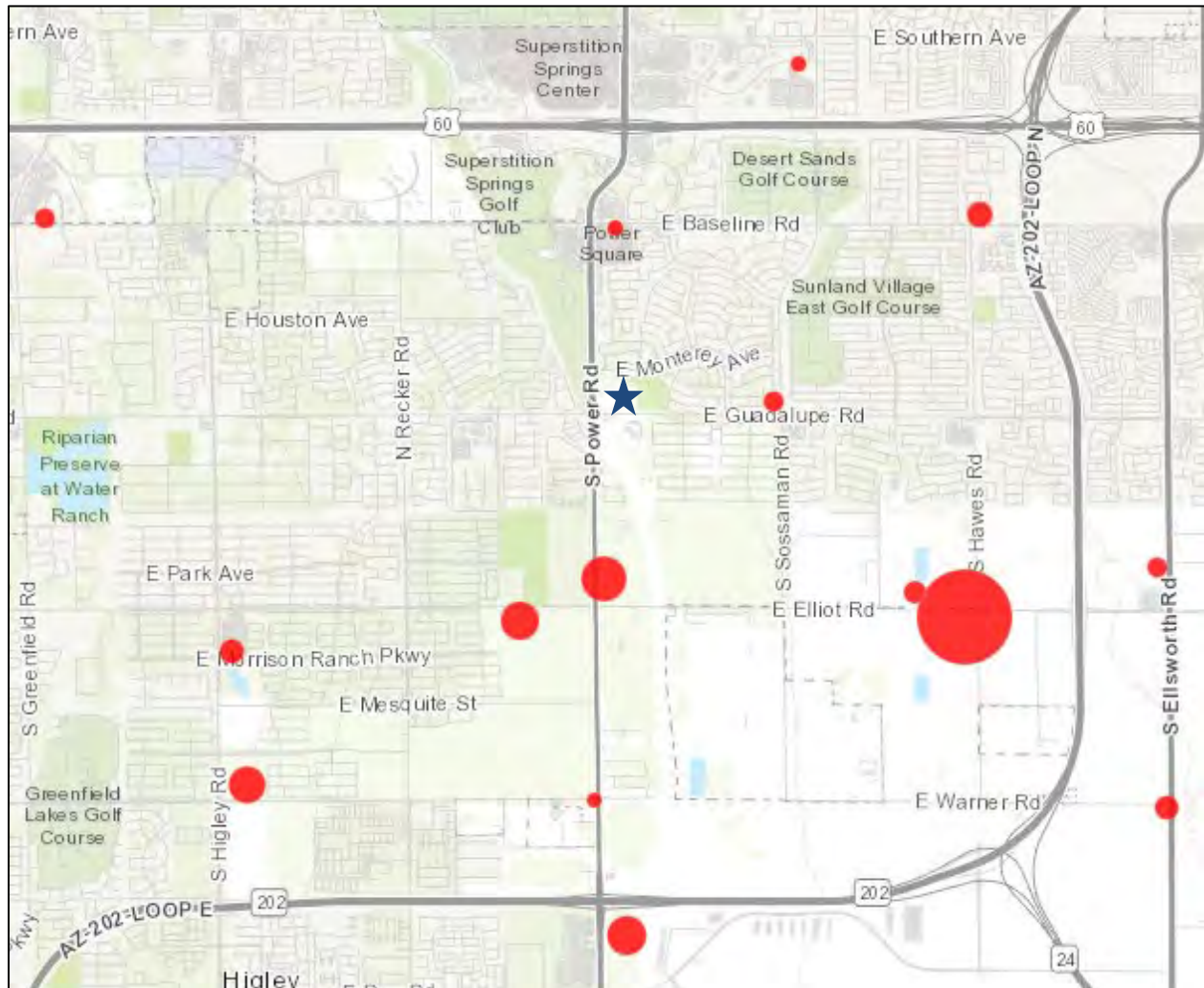
Source: CoStar

Despite new construction activity, net absorption over the past 12 months has been negative. There has been 217,000 square feet of net retail space vacated. Over the last four years, net absorption averaged 174,100 square feet.

There is currently 604,300 square feet of retail space proposed throughout the Primary Market Area at 15 different sites. The largest proposed project is the Hawes Crossing power center comprising 202,200 square feet at Hawes Road and Elliot, located just over two miles driving distance from the subject site. There are also two mid-size retail centers proposed one mile south of the subject site at Power Road and Elliot, totaling a combined 136,700 square feet. The following map illustrates all proposed retail developments in relation to the subject site.



Proposed Retail – 604,300 SF



Source: CoStar

The range of types of retail outlets and merchandisers in the PMA is extensive and provides for the daily needs of residents. Several grocery retailers are also located in the area. An aerial photo of the primary anchor tenants in relation to the subject site is provided on the following page.



Major Retailers



3.0 Market Area Overview

3.1 Population & Households

The following table shows the estimated population of the PMA, Mesa, Gilbert, and Maricopa County. From 2010 to 2020, the PMA has grown by an average rate of 2.1% per year compared to 1.4% growth per year in the entire City of Mesa, 2.6% in Gilbert, and 1.5% in the county. From 2020 to 2024, the PMA has grown by an average rate of 1.3% per year compared to 0.8% growth per year in Mesa, 1.9% in Gilbert, and 1.4% in the county. There are an estimated 2.64 persons per household within the Market Area.

Population Estimates								
	Market Area		Mesa		Gilbert		Maricopa County	
	Persons	Annual Percent Growth	Persons	Annual Percent Growth	Persons	Annual Percent Growth	Persons	Annual Percent Growth
2010	92,123		439,723		208,277		3,817,117	
2020	113,376	2.1%	504,353	1.4%	267,931	2.6%	4,420,568	1.5%
2024	119,343	1.3%	521,604	0.8%	289,260	1.9%	4,674,502	1.4%
Source: ESRI Business Analyst, U.S. Census Bureau, Census 2010, Census 2020, Esri forecasts for 2024.								

Income

Household incomes in the Primary Market Area are on par with Maricopa County incomes, higher than Mesa citywide averages, and lower than Gilbert as a whole. Median incomes are typically used to judge the well-being of a geographic area since they represent the mid-point of the range of incomes.

The overall Market Area median income is substantially higher than that of the entire City of Mesa. Median income in the PMA is an estimated \$90,249 per household versus \$79,614 for all of Mesa, \$121,543 in Gilbert, and \$88,096 across Maricopa County. This data still indicates there is healthy spending power and above average disposable incomes among the residents.



Household Income - 2024				
	Market Area	Mesa	Gilbert	Maricopa County
Total households	45,203	201,120	97,201	1,755,349
Less than \$15,000	4.9%	6.5%	3.0%	6.3%
\$15,000 to \$24,999	3.9%	5.3%	1.6%	4.5%
\$25,000 to \$34,999	5.2%	6.2%	2.7%	5.5%
\$35,000 to \$49,999	8.7%	10.9%	5.3%	9.3%
\$50,000 to \$74,999	17.4%	17.6%	11.6%	16.1%
\$75,000 to \$99,999	14.6%	14.7%	12.4%	14.2%
\$100,000 to \$149,999	22.1%	19.5%	24.5%	20.0%
\$150,000 to \$199,999	11.5%	9.6%	16.9%	11.0%
\$200,000 or more	11.6%	9.6%	21.8%	13.2%
Median Income	\$90,249	\$79,614	\$121,543	\$88,096
Mean Income	\$116,390	\$105,861	\$154,441	\$120,381
Source: ESRI Business Analyst, U.S. Census Bureau, Census 2020, Esri forecasts for 2024.				

3.2 Forecasts

Forecasts for the Primary Market Area from the Maricopa Association of Governments (MAG) are shown on the following table. The Primary Market Area population is expected to grow an additional approximately 20,000 persons until build out close to 2040. The PMA is only expected to grow by an additional 3,600 persons from 2040 to 2050 (1,400 new households) equating to a 0.3% annual growth rate. The current decade between 2020 and 2030 is expected to bring an additional 11,800 residents (4,600 new households), or 1.0% growth per year. A portion of that growth has already occurred.

Employment in the market area is anticipated to grow 3.7% per year from 2020 to 2030 which would add 13,140 new employees to the area. Jobs are expected to increase by another 14,860 over the following decade (2030-2040) and by an additional 15,100 jobs from 2040 to 2060.



Primary Market Area Forecasts 2020-2060					
	2020	2030	2040	2050	2060
Population					
Household Population	112,452	124,318	131,688	135,340	137,403
Households	43,591	48,191	51,048	52,463	53,263
HH Growth		4,600	2,857	1,416	800
Avg Annual Growth %		1.0%	0.6%	0.3%	0.3%
Employment					
Total Employment	29,622	42,759	57,619	64,319	72,719
Employment Growth		13,137	14,860	6,700	8,400
Avg Annual Growth %		3.7%	3.0%	1.1%	2.5%
Source: Maricopa Association of Governments Socioeconomic Projections, 2023					

3.3 Summary

The population of the Market Area today is estimated at 119,343 persons. The Market Area is expected to increase by 9,451 households between 2020 and 2060. Household incomes are above the County and City averages. Overall, we conclude that the Primary Market Area should continue to experience modest growth trends with a forecasted average annual increase in population averaging 1.0% per year over the next decade and declining to 0.3-0.6% per year in the longer term as the area reaches full build out.



4.0 Retail Supply & Demand Analysis

4.1 Market Area Retail Demand

The current population of the Primary Market Area is estimated at 119,343 persons (45,203 households). This population level is considered strong to provide support for an extensive array of commercial and retail development. This area has a large, well-established presence of retail space, bolstered by the presence of U.S. 60 and the Loop 202.

The Market Area is continuing to add retail space, most notably a new Fry's Marketplace neighborhood center and the Cannon Beach Surfpark entertainment, lodging, retail, and restaurant mixed use project. There are also numerous proposals for additional retail, ranging from freestanding buildings and pads to neighborhood centers, to regional power centers.

Grocery stores are an important anchor for local-serving retail shopping centers, drawing shoppers to the center, and creating foot traffic for smaller retailers who occupy the inline shops. From a demand perspective, across the Greater Phoenix area, there are approximately 22,200 persons for every traditional grocery chain (Fry's, Safeway, Bashas' and Albertson's). When natural food stores (Whole Foods and Sprouts) and specialty stores such as AJ's and Trader Joe's are added to the total, the demand level declines to 18,400 persons per store. The ratio of persons per grocery store has been growing over the last 20 years due to increased competition from major chains such as Walmart, Target, and Costco, to name a few. This has resulted in consolidation in the grocery industry, the latest of which is the purchase of the Safeway chain by Albertson's.

At a population of 119,343 persons, the Primary Market Area today can support approximately six grocery stores. Based on MAG forecasts through 2060, one to two additional grocery stores could be warranted in the market area. The nearly completed Fry's Marketplace will satisfy much of this demand.

When comparing these metrics to the Primary Market Area, there are already 10 grocery store options (Fry's Marketplace, Bashas, Walmart, Winco, Costco, Walmart Neighborhood Market, and Sprouts). Stores such as Walmart and Costco have a much broader reach than just the Primary Market Area, but the existing and future supply of grocery stores appears to satisfy future demand for decades.

Prior to the Great Recession, retailers were very aggressive in forward planning for store locations based on expectations of population growth. Greater Phoenix, with its tremendous history of



rapid growth, is one region that historically has seen retailers anticipate where demand will develop and then enter the market in advance of that demand. The impact of the Great Recession, however, has resulted in the delay or cancellation of planned retail centers. Many of these planned centers have still not come to fruition. Retailers are also much more cautious today given the impact of online sales and slower population growth across the country.

E-Commerce has had a significant impact on the development of brick-and-mortar retail centers. Through July 2024, E-Commerce accounted for nearly 18% of all retail sales in the U.S., up from just 1.1% in 2001. Since 2010, E-Commerce has been growing at an average rate of 13% per year. The country has witnessed the loss of traditional shopping center retailers such as bookstores, shoe stores, sporting goods stores, toy stores, and florists. The consolidation of businesses has also occurred in many segments of the market (groceries, office supplies, electronics). As a result, retailers have become much more cautious in planning for new outlets unless there are significant signs of demand and/or population growth.

Based on the ratios of persons per retail store, we can conclude that the demand for retail services in the Primary Market Area is likely satisfied by the current level of retail development in the community. The retail assets in the PMA appear to also rely on additional regional draw from a wider geographic area.

A second method of determining demand for commercial development is to evaluate the spending potential of the Primary Market Area population based on the U.S. Consumer Expenditure Survey (CES). The Survey is a long-term nationwide household survey conducted by the U.S. Bureau of Labor Statistics (BLS) to find out how Americans spend their money. It is the only federal government survey that provides information on the complete range of consumers' expenditures as well as their incomes and demographic characteristics. The CES is used by analysts to determine the demand for retail goods and services based on household income levels.

As noted previously, the 2024 median income of Primary Market Area residents is estimated at \$90,249 based on U.S. Census data. An economic model was prepared for this study to estimate the amount of retail and restaurant spending that may be derived from residents living in the Primary Market Area.

The following table outlines the spending that may be generated from the Market Area. Area residents would be expected to spend approximately 26.4% of gross income or \$23,782 per household on retail goods and services and restaurants, excluding spending on the purchase of a vehicle. Retail spending is then divided into two groups: local-serving retail spending and regional-serving retail spending. Local-serving spending includes groceries and other



convenience goods and services (medical prescriptions, household supplies, tobacco products, and personal care products and services). Regional-serving spending is related to big-ticket items that typically are sold in large-format retail centers such as furniture, electronics, appliances, flooring, and apparel.

The following table shows that the typical Primary Market Area household is expected to spend an estimated \$10,986 on local-serving retail items and \$9,104 on regional-serving items. The remaining \$3,692 is spent in restaurants and bars. Local-serving retail spending is then divided into grocery spending and non-grocery spending (household goods, day care, medical prescriptions and supplies, personal care products, etc.)

The lower part of the table converts the local-serving spending to potential retail square footage. For instance, grocery spending in the Primary Market Area is estimated at over \$254.1 million for the 45,203 households. At an average retail sales rate of \$500 per square foot for a supermarket, the Primary Market Area can justify 508,300 square feet of grocery store space. Likewise, non-grocery retail spending of \$5,364 per household will generate demand for 808,200 square feet of additional retail space at \$300 per square foot retail sales.

Demand from market area households for regional serving retail totals 823,000 square feet.

Restaurant spending supports another 333,755 square feet of space.

Together, approximately 2.5 million square feet of retail space can be supported in the Primary Market Area from the current population.



2024 Retail Spending Analysis Primary Market Area		
Income & Spending Assumptions	Dollars	% of Income
Market Area Median Household Income 2024	\$90,249	
Total Retail Spending/Hhld (Excluding vehicles)	\$23,782	26.4%
Local-Serving Retail Spending	\$10,986	12.2%
Grocery Spending/Hhld	\$5,622	6.2%
Other Non-Grocery Local-Serving Retail Spending/Hhld	\$5,364	5.9%
Regional-Serving Retail Spending/Hhld	\$9,104	10.1%
Restaurant Spending/Hhld	\$3,692	4.1%
2024 Population	119,343	
Households	45,203	
Supportable Local-Serving Retail Demand	Retail Demand	
Total Grocery Spending	\$254,144,317	
Supportable SF at \$500 Per SF in Sales	508,289	
Other Local-Serving Retail Spending (excluding Groceries)	\$242,463,046	
Supportable SF at \$300 Per SF in Sales	808,210	
Regional-Serving Retail	\$411,520,117	
Supportable SF at \$500 Per SF in Sales	823,040	
Restaurant Spending	\$166,877,615	
Supportable SF at \$500 Per SF in Sales	333,755	
TOTAL RETAIL DEMAND (Square Feet)	2,473,294	
Sources: U.S. Consumer Expenditure Survey; AZ DOA; Elliott D. Pollack & Company		

Today, retail space of approximately 6.6 million square feet far exceeds the local demand within the Primary Market Area, which indicates the presence of regional serving retail. This is also logical given proximity to U.S. 60 and the Loop 202 with access to larger populations. It may also explain the elevated vacancy rate relative to the metro-wide average (7.8% in the PMA versus 4.8% in the Phoenix Metro).

Given the mix of local serving retail, restaurants, and regional serving retail currently present in the market area, it appears that the area is essentially in equilibrium and potentially oversupplied. Future retail development will be dependent on new residential growth in the area.



4.2 Retail Demand Forecast

The most recent population forecast for the Primary Market Area is for growth of 4,500 new households over the next ten years (some of this growth has already occurred). In addition, the longer-term forecast anticipates 2,800 new households between 2030 and 2040 as well as 2,200 new households from 2040 to 2060. By 2060, the PMA is expected to be near buildout.

Based on the above analysis, a 40-year demand forecast for retail and restaurants was prepared for the Primary Market Area for the timeframe from 2020 to 2060. The forecast concludes that the demand for local serving retail within the Primary Market Area will total approximately 65.9 acres, or 517,100 square feet of commercial space through 2060.

Retail Supply/Demand Forecast Primary Market Area					
	2030	2040	2050	2060	Total
Demand					
Household Growth	4,494	2,792	1,383	781	9,451
New Retail Demand (acres)	31.4	19.5	9.7	5.5	65.9
New Retail Demand (SF)	245,914	152,738	75,685	42,754	517,091
Sources: MAG, 2023; U.S. Consumer Expenditure Survey; AZ DOA; City of Mesa; Town of Gilbert; CoStar; Elliott D. Pollack & Company					

4.3 Retail Supply

The supply of future available retail space can be found within existing retail or mixed-use developments as well as parcels of land currently planned for commercial uses. The following is a summary of available inventory located within the Primary Market Area.

Vacancy

There are 29 existing retail developments that have either vacant space, available pads, or both. The vacancies identified in this report total 513,795 square feet. This equates to 7.8% vacancy, substantially above the Greater Phoenix average of 4.8%.

As mentioned previously, of the vacant space, just over half (272,600 square feet) is located in and around the Superstition Springs regional mall. Other vacant spaces are located in scattered neighborhood centers or freestanding buildings throughout the PMA or in newly delivered space near Cannon Beach Surf Park.

The following table details current vacancies by location within the PMA.



Commercial Real Estate Assets Primary Market Area	
Existing Projects	Available SF
1555 N Higley Rd	2,300
1835-1847 S Greenfield Rd	52,500
2060 S Power Rd	2,000
2235 S Power Rd	1,500
4551 S Power Rd	57,000
4904 S Power Rd	3,995
5110 E Southern Ave	1,060
5215 E Southern Ave	9,490
5221 S Power Rd	1,082
5925 E Southern Ave	1,555
5959 E Southern Ave	9,480
6465 E Southern Ave	4,988
6505 E Southern Ave	40,534
6535 E Southern Ave	154,646
9101 E Baseline Rd	57,809
Best Buy	21,320
Fuddruckers	5,780
Gilbert Gateway Towne Center	1,500
Highland Corner	928
Lakeview Village	4,731
Monte Vista Village Center Shops	1,260
Sossaman Shops	5,019
Sossaman Square	2,400
Sprout's Center	30,990
Superstition Marketplace	3,714
Superstition Springs Albertsons Ctr	2,834
Superstition Springs Power Center	13,100
The Shops At Sossaman	2,280
Tuesday Morning	18,000
Total Vacant SF	513,795
Source: Elliott D. Pollack & Company; City of Mesa; Maricopa Association of Governments; Maricopa County Assessor; CoStar	



Pipeline – Under Construction and Proposed

Previous maps illustrated the location of retail developments currently under construction or proposed. All of these locations are within a short driving distance to the subject site, with some just one mile away. Total retail space under construction is approximately 247,600 square feet with an additional 604,300 square feet proposed. Combined the pipeline of future retail space totals 852,000 square feet.

Commercial Real Estate Assets Primary Market Area	
Under Construction	Available SF
Fry's Marketplace Neighborhood Center	167,166
4631 S Power Rd	41,947
Cannon Beach Park Retail	38,520
Total New SF	247,633
Proposed	Available SF
6901 E Baseline Rd	2,800
The Shops at Aviva	28,300
Gallery Park	62,050
2736 S Sossamon Rd	14,443
Hawes Crossing Power Center	202,174
New Eastmark Retail Shops	13,650
NWC of 82nd St & Elliot Rd	20,000
Sossaman & Hampton Ave	3,450
SWC Ellsworth Rd & Warner Rd	23,537
The Shops at Baseline	14,500
Parkview at Morrison Ranch	56,325
The Power Plant	76,670
Bashas' Pad Additions	25,000
SWC Power & Warner Rd	1,430
Power Ranch Retail	60,000
Total Pipeline SF	604,329
Source: Elliott D. Pollack & Company; City of Mesa; Maricopa Association of Governments; Maricopa County Assessor; CoStar	



Available Vacant Retail Land

In addition to existing centers with available space, parcels under construction, and parcels with proposed retail, 13 vacant retail parcels were located within the Primary Market Area, not including the subject site. Combined, these vacant parcels total 506.9 acres. Utilizing a 0.18 Floor Area Ratio (FAR), these parcels could accommodate nearly 4.0 million square feet of future retail or commercial development.

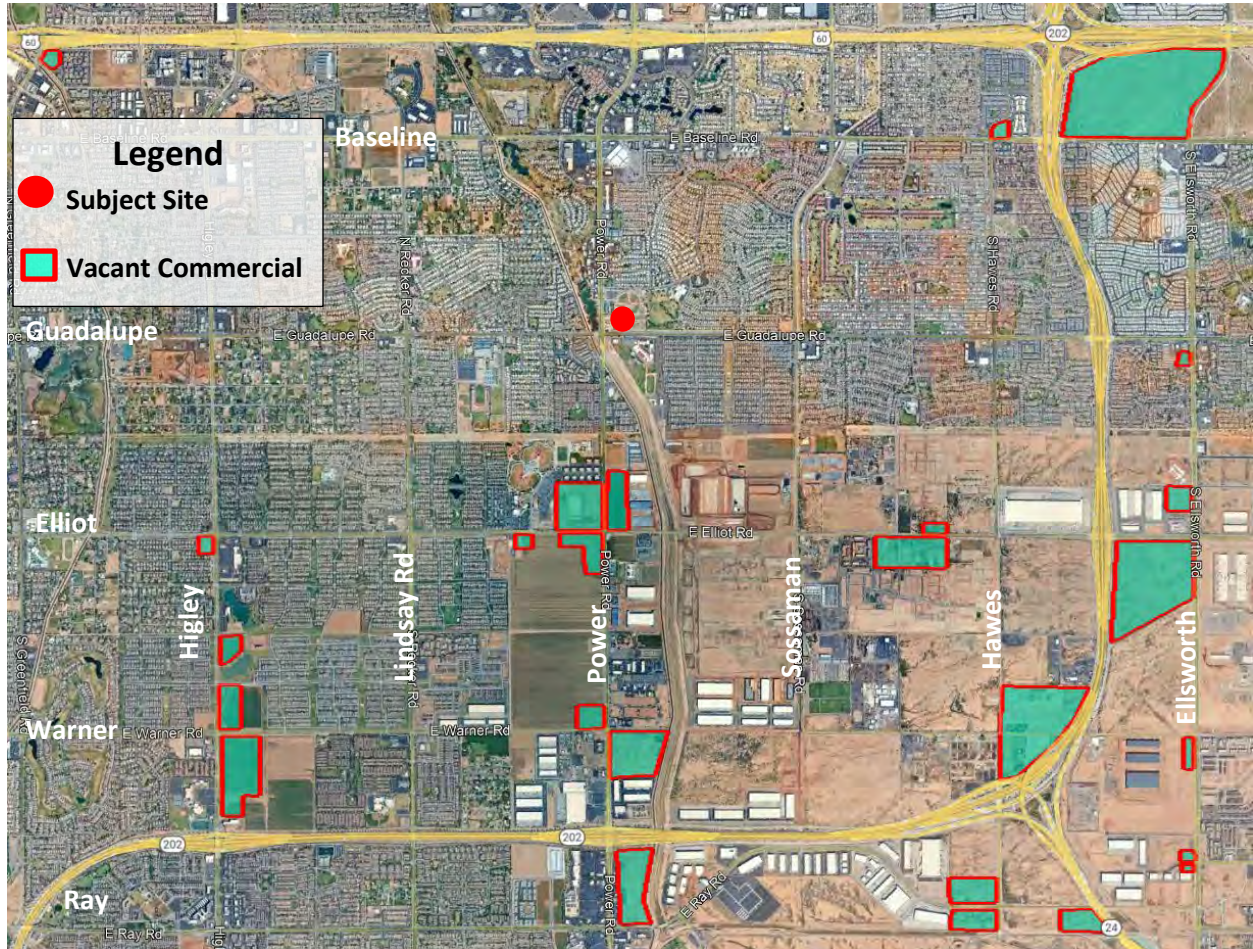
Commercial Real Estate Assets Primary Market Area	
Commercial Land Parcels	Acres
Mesa	
SWC Greenfield & U.S 60	4.4
NEC Old Greenfield & Banner Gateway Dr	10.4
SWC Ellsworth & U.S. 60	180.4
SWC Ellsworth & Elliot	106.0
NEC & SEC Warner & Hawes	84.0
NWC Ray & Hawes	20.0
SWC Ray & SR 24	15.0
NWC Ellsworth & Ray	4.2
SWC Ray & Hawes	16.0
Sub-Total Mesa	440.4
Gilbert	
SWC Higley & Elliot	4.5
NWC Power & Warner	10.0
SEC Higley & Mesquite	8.0
SEC Higley & Warner	44.0
Sub-Total Gilbert	66.5
Total Acres	506.9
Gross SF	22,079,688
Yield SF (0.18 FAR)	3,974,340
Source: Elliott D. Pollack & Company; City of Mesa; Town of Gilbert; Maricopa Association of Governments; Maricopa County Assessor; CoStar	

In total, there is over 5.3 million square feet of vacant space or land available for future retail development within the Primary Market Area.



The following map displays future supply in proximity to the subject site. As the map illustrates, there are several commercial sites located to the south and east within a short driving distance to the subject site. Any one of these sites are an equivalent substitute to the subject site property in terms of their ability to accommodate local or regional serving retail demand within a very short driving distance to residential homes in the area. Additionally, compared to expected demand, commercial land in the area is considered oversupplied. Many of the sites may not be needed for commercial development.

Retail Supply Map – Primary Market Area



4.4 Summary

The forecasted retail demand of 517,100 square feet (land demand of 65.9 acres) compares favorably with the estimated 5.3 million square feet of availability (combining 513,800 square feet of vacant space, 852,000 square feet of under construction or proposed square feet, and an additional 507 acres of vacant commercial land) within the Primary Market Area.

Retail Supply/Demand Forecast Primary Market Area					
	2030	2040	2050	2060	Total
Demand					
Household Growth	4,494	2,792	1,383	781	9,451
New Retail Demand (acres)	31.4	19.5	9.7	5.5	65.9
New Retail Demand (SF)	245,914	152,738	75,685	42,754	517,091
Supply (Available for Additional Retail Development)				Acres	SF
Existing Retail Vacancy					513,795
Under Construction					247,633
Proposed					604,329
Vacant Land				507	3,974,340
TOTAL					5,340,097
Sources: MAG, 2023; U.S. Consumer Expenditure Survey; AZ DOA; City of Mesa; Town of Gilbert; CoStar; Elliott D. Pollack & Company					



5.0 Conclusions & Recommendations

Currently, the primary market area is likely either at equilibrium or possibly over-retailed compared to local population and household incomes. Vacancy is elevated with 513,795 square feet of vacant retail space within existing centers. These shopping centers could be strengthened with new residents being added to the area. Going forward, new neighborhood retail development will be induced by population growth. Retail development currently under construction, largely in the local-serving neighborhood sector, totaling 247,600 square feet, will also mute future local serving retail development for some time.

The retail marketplace has been significantly impacted by recent recessions (both the Great Recession and COVID-19), e-commerce, and the rise of supercenters and warehouse clubs. For the Greater Phoenix area, the Great Recession resulted in much slower population and employment growth and retailers have become much more cautious planning for new stores. Some 14 years after the end of the Great Recession, retail development has not returned to prior construction levels. This trend may continue for the foreseeable future, especially with the continued rise of e-commerce over brick and mortar stores.

The latest forecast for population growth in the Primary Market Area concludes that the demand for additional retail land will total approximately 517,100 square feet or the equivalent of 56.9 acres over the next 40 years (through 2060). Furthermore, the subject site can only accommodate local serving retail (non-grocery) and restaurants. The projected demand over the next few decades in these categories is 238,750 square feet (30.4 acres).

This compares favorably with the over 5.3 million square feet acres of available retail space and land within the Primary Market Area, the majority within the City of Mesa. **There is over 10 times the amount of available retail space than expected local resident demand through build out of the primary market area.** In fact, the expected retail demand over the next 35 years can nearly be entirely accommodated within currently vacant retail space in the market area. Compared to expected demand, commercial land in the area is considered oversupplied. Several sites will likely not have enough future market demand for commercial development.

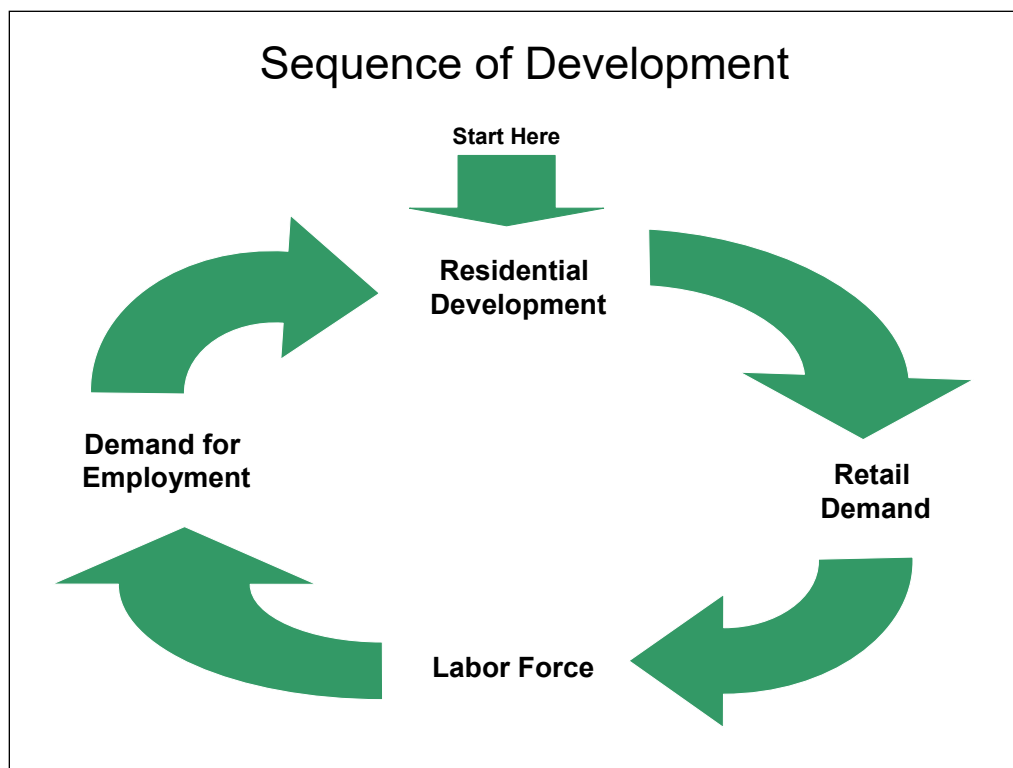
The location of the subject site is not considered competitive for retail development. The site is not located on any of the hard corners at Power Road and Guadalupe, which are most attractive to retailers. There is also no visibility from the more highly trafficked Power Road. The site lacks critical ingress and egress access and is set 75 feet back from Guadalupe Road with fenced barriers created by the canal fronting Guadalupe Road.



There are numerous competing sites within the PMA that are considered more attractive for retail development. Not surprisingly, several of these sites have proposed retail development plans, though development timing is uncertain. By contrast, the subject site has received no identified interest for commercial development.

The proposed residential development at the subject site will help to support the retail assets within the City of Mesa. Despite the obvious surplus in most of the retail categories, each new additional resident will create demand for additional local serving retail. Continued residential development in all forms within the market area will be critical to the eventual success of existing retail assets and additional commercial development.

As the following graphic helps to illustrate, local residents will be the main source of retail demand and also provide a local workforce for additional commercial development. This residential development must come first, eventually building to a critical mass of residents to attract additional retailers.



In our opinion, the rezoning of the subject site to residential uses will not affect the City of Mesa's efforts to continue to attract new commercial to the community. The City has a significant inventory of commercial land that will provide for the long-term economic health of the community. Additionally, as a residential project, new residents will support existing and planned commercial development.



From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: Condo proposal at Monterey park
Date: Wednesday, July 05, 2023 4:39:43 PM

Charlotte,

Below is another email for the case file.

Thanks,

Rachel

-----Original Message-----

From: Shauna Kruse <shauna.kruse2@icloud.com>
Sent: Wednesday, July 5, 2023 4:30 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: Condo proposal at Monterey park

To whom it may concern

I live a couple streets from the proposed condo site. My children attend both SSE as well as Highland Jr. I am also a landlord and large capacity Airbnb owner in Prescott AZ. I have lived in many different types of properties including high rise apartments. This proposal as it stands is terrible for the community and the potential residents who would live in them. My concerns are below:

*I just drove past the lot. It is so small. The idea of parking plus 88 units leaves only multiple floor towers as an option. Totally out of place for our community and would destroy residents views.

*The traffic is already bad and hasn't even seen the Mesa Softball fields open for their 1st game. Where will the traffic go for a big game? Most likely side streets. Where will overflow parking for residents be? Into softball field parking then likely onto Monterey Ave right in front of the park and elementary school? This sounds very dangerous considering the nature of our elementary students is to ride bikes and walk to school, park, QT gas station etc. It's a wonderful part of our community that would be destroyed by this.

*Entrance to development has been said to be right turn only onto Guadalupe or Power. So then the "short cut" for those needing left will inevitably become Monterey Ave again, RIGHT in front of Elementary school again. Speeding down short cuts is also inevitable.

* Fitting 88 units would leave little living space for residents on such a small site. It begs the question where would children and pets get outside movement? The park at Monterey is the only obvious answer. Why should we absorb the strain, traffic, noise, and crowding of a poorly planned complex that did not include outdoor living space?

* The strain on the school system that is already stretched is concerning. If these are rentals, are they paying taxes into these schools?

*The proximity of these buildings to a very bright and loud softball park would be terrible for residents.

* Guadalupe in front of the JR high is badly crowded with traffic and dangerous now with electric scooters, walking kids, bikes, etc. Added these units will increase that.

* What would the price point be for these units? Would they be owned or rented? Would Section 8 be allowed?

What crime would be increased with section 8 housing? We won't know any of these answers until after it would be out of our hands.

* If a similar proposal was already brought to the table on this site, and turned down, why are we doing this again. The quality of life for these condo residents as well as for the surrounding community sounds terrible. This proposal serves one person, the developer. Please put it down.

Thank you

Shauna Kruse

7407 E Medina Ave.

Sent from my iPhone

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Evan Balmer](#); [Mary Kopaskie-Brown](#)
Subject: FW: PRS23-00472 park north multi family 88 town homes
Date: Wednesday, July 05, 2023 5:01:00 PM

Another email

-----Original Message-----

From: Itzel W <belem1815@hotmail.com>
Sent: Wednesday, July 5, 2023 4:55 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: PRS23-00472 park north multi family 88 town homes

Hi my name is Itzel wade I am a resident in superstition springs community and have been for the past 18 years and I love what they have done with the park, but I do not agree with them trying to build 88 homes in that small area, we're just now getting our nice view of park and it's going to be ruined with more homes? Me & few of my other neighbors have spoke about this matter and would like to know what can be done for this not to happen.. WE DONT NEED MORE HOMES HERE.

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: PRS23-00472 Park North Multi-Family 88 Unit Attached Townhome Project
Date: Wednesday, July 05, 2023 4:38:27 PM

Charlotte,

This email came in through our special projects email. Can you add it to your case file?

Thank you,
Rachel

From: Katie AZ <zonak8e@gmail.com>
Sent: Wednesday, July 5, 2023 3:52 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: PRS23-00472 Park North Multi-Family 88 Unit Attached Townhome Project

I'm writing today as a resident of Superstition Springs for the last 20 years to join with my fellow Superstition Springs neighbors in opposing this Townhome project. I've spoken to no one who feels this is anything but a VERY short-sighted, insane proposal. This is an extremely bad idea in our neighborhood which has 3000 single family homes.

This small lot would not only infringe on the aesthetic of our community and be out of place, but when looking at the lot size and location, this request by the land owner is unacceptable. This land is zoned for business as we were told, NOT housing.

Reasons for rejection include the following:

- No way to enter or exit except through business property onto already crazy-busy intersection with children walking to both the elementary and high school.
- Traffic is already so bad/dangerous at the Power/Guadalupe intersection with both the high school and the elementary school and ballpark close by.
- 88 units mean these would have to be TOWERS, wouldn't fit into our neighborhood and would be an eyesore.
- Parking wouldn't be available on this tiny lot for 88 townhome units if each unit had two cars!! Parking accommodations wouldn't exist! They'd have to park in our neighborhood streets or at our new ballpark!
- Water, why do we never think of how this will affect water supply!!

Why we would even consider squeezing this into our neighborhood is beyond me. This greedy property owner/developer who has zero concern for children/people, traffic, safety, zoning and feelings of our community with only dollars and greed driving this proposal needs to sit down and listen to residents!

This needs to be rejected NOW.

Thank you,

D Kathleen Rodriguez

2011 S. Avoca

Mesa AZ 85209

Voter in District 6

(Yes I'm watching...)

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: Townhomes on Guadalupe and Power
Date: Thursday, July 06, 2023 7:41:43 AM

Kellie Rorex
Senior Planner
480-644-6711
Kellie.Rorex@MesaAZ.gov
M-Th 7 AM – 6 PM

-----Original Message-----

From: Patrice Millett <patricemillett@yahoo.com>
Sent: Wednesday, July 5, 2023 7:46 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: Townhomes on Guadalupe and Power

Please do NOT rezone that area for townhomes. I am very uncomfortable with the rezoning of Mesa neighborhoods - this seems like the beginning of what Gilbert is doing in creating 15 minute cities.

In theory it sounds good, but in reality it is a societal change that will effect our personal choices and freedoms in the long term.

Just because the government offers the City money to change zoning and create these multiple housing units in the middle of single home neighborhoods, doesn't mean you should. It is NOT free money - it comes at a cost to all of your constituents and the quality of living will decrease in our neighborhoods.

We have lived in this area over 20 years - unfortunately in the last 5 we have already started to see a decline in the quality of living in this area and adding more multiple housing units will only add to its decline.

Please do not approve the rezoning and keep our community as a single family home community - 1 apartment complex and townhomes on the opposite corner are more than enough for this area.

Sent from my iPhone

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472 Power & Guadalupe Rd
Date: Thursday, July 06, 2023 7:41:47 AM
Attachments: [image001.png](#)

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Angel LaVine <ajlavine@sbcglobal.net>
Sent: Wednesday, July 5, 2023 10:53 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: PRS23-00472 Power & Guadalupe Rd

To whom it may concern:

This proposal is absolutely a waste of time and should never even been given the time of day. It doesn't have the zoning or even access to this lot. The city offered fair market value in the past and this owner got greedy. His mistake should not be our problem.

100% shut this down and down for good. The owner has no access and was informed of this years ago.

I will also be asking the HOA to decline this project.

Sincerely,

Angel LaVine
7245 Navarro Ave
85209

[Sent from AT&T Yahoo Mail on Android](#)

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: Prs23-00472
Date: Thursday, July 06, 2023 7:41:57 AM
Attachments: [image001.png](#)

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Julia Barnes <juliabarnes1121@gmail.com>
Sent: Wednesday, July 5, 2023 11:13 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: Prs23-00472

I am writing in regards to the proposed plan Prs23-00472 to place 88 town houses near Monterey Park. As a home owner in that neighborhood, I have so many concerns. The schools in that area are busting at the seams, we do not have room for the amount of kids that would bring in. Not to mention there is no way access to drive to the proposed location. I also have kids that walk to highland Jr high and the traffic in that area already masked me sick with worry for all the kids walking, I can't imagine how much worst this would make it. Please consider carefully the families already living here and reject this proposal. This is a proposal being made by a greedy land owner. I know he had a chance to sell did a good price when land was purchased to expand the park and he chose not to accept, that is on him and this is a terrible solution for all of us living in the area. It works be unsafe for the people trying to get in and out of the proposed town homes, unsafe for those trying to enjoy the brand new beautiful park, unsafe to the kids walking to and from school, and very unfair to the kids and staff at that school. Please support this community and say no to this development.

Julia Barnes

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472 Power & Guadalupe Rd
Date: Thursday, July 06, 2023 8:44:44 AM
Attachments: [image001.png](#)

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Jeff LaVine <JeffL@Climatec.com>
Sent: Thursday, July 6, 2023 8:43 AM
To: Special Projects <specialprojects@mesaaz.gov>
Cc: Angel Lavine (ajlavine@sbcglobal.net) <ajlavine@sbcglobal.net>
Subject: PRS23-00472 Power & Guadalupe Rd

To whom it may concern:

This proposal is one of the easiest ones that can be declined. It does not have the correct zoning and also does not have its own entrance and exit. Also the only way to get out of there would be a right turn onto Power or a right turn onto Guadalupe which is going to be very dangerous for anyone trying to go south on Power cutting across multiple lanes in a very short distance. This happened while Shell was there and was very dangerous and the last thing that we need to do is add even more traffic there. This also happens to be a very busy crossing for kids going back and forth to Highland Jr and Highland High. A couple of questions that should be thought of:

- How much traffic is expected from the new Monterey Park?
- How much traffic is expected from the new business at Shell?
- How much traffic is expected from this new project?

Either way you look at this it will be too much traffic especially for kids using the same corner (Power and Guadalupe) for schools crossings.

Thank you,

Jeff LaVine
7245 E Navarro Ave
Mesa, AZ 85209

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472
Date: Thursday, July 06, 2023 3:05:36 PM
Attachments: [image001.png](#)

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Stacy Shepard <sassygril@yahoo.com>
Sent: Thursday, July 6, 2023 2:47 PM
To: Special Projects <SpecialProjects@MesaAZ.gov>
Subject: PRS23-00472

To those whom it may concern.

We have lived in the Superstition Springs community for the past 22 years on Lomita Ave. We have enjoyed living in this community. The upgrades to Monterey Park haven't even been finished and you are proposing more change when we haven't adjusted to the changes the ball fields, mini library, and pickleball courts are going to bring.

- *This plot of land for 88 units of family living is way to small.
- *Traffic on Guadalupe during school sessions is already dangerous enough.
- *Parking will not be sufficient.
- *Our local schools are already over flowing.

I'm sure there are plenty of other reasons NOT to go forward with this project!

How about a dog park? A splash pad for the kids that don't want to watch their sibling playing on the ball fields? Even more parking for the fields and Monterey Park?

We are a HARD NO for this project to be considered!!!

Sincerely,
Stacy & Troy Shepard

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: Power and Guadalupe
Date: Monday, July 10, 2023 7:12:41 AM
Attachments: [image001.png](#)

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Erica Early <enearly@gmail.com>
Sent: Friday, July 7, 2023 4:30 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: Power and Guadalupe

To Whom it May Concern,

It is my understanding there is an application for a multi-family zoning request for Mesa district 6 at Power and Guadalupe. As a resident at those cross-roads, I'd like to voice my concerns with this request. The area has an elementary school, jr high school, high school, and at least two charter schools within a mile of this corner. I drive through this intersection several times per day to take my children to and from school. It's already a very dangerous situation, especially during those times of the day. We frequently see accidents in this area as well. I can only imagine adding an additional 88 homes to the intersection would increase both the number of cars and the number of students walking to school. I'm a lifelong resident of Mesa, and I know the city values its citizens and families. I sincerely hope you will consider the safety implications for our students and families and deny this application.

Thank you for your time and consideration.

Sincerely,
Erica Early

From: [Sean Pesek](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472
Date: Monday, March 18, 2024 7:48:50 AM

Best Regards,

Sean Pesek, AICP

Senior Planner, Development Services

480.644.6716

55 North Center Street, Mesa, AZ 85201

Office hours are Monday through Thursday 7:00am – 6:00pm



From: Alishia Kukkola <alishiakukkola@gmail.com>

Sent: Sunday, March 17, 2024 8:55 AM

To: Special Projects <specialprojects@mesaaz.gov>

Subject: PRS23-00472

Hello,

I am writing expressing my concern for this project and wondering how I can vote against this? We absolutely do not want this to go through, there are too many houses and apartments already being built in and around our community.

Thank you

Alishia Kukkola

From: [Charlotte Bridges](#)
To: [Kimberly DeArmond](#)
Bcc: [Evan Balmer](#); [Rachel Nettles](#); [Mary Kopaskie-Brown](#); [Cassidy Welch](#)
Subject: RE: Case # PRS23-00472 - Superstition Springs
Date: Tuesday, March 19, 2024 10:50:00 AM

Hi Kim,

The meeting on March 28th is an early outreach meeting hosted by the developer to present the project and gather feedback from the surrounding neighborhood. It will be an opportunity for you to make comments about the project directly to the developer. A formal Planning "Rezoning" application has not been submitted for this project, yet. As part of a formal Planning "Rezoning" application, once the application is scheduled for a public hearing, the applicant will mail a notification letter to all property owners within 1,000 feet of the project site with the date, time and location of the public hearing. The public hearing before the Planning and Zoning Board is another opportunity for you to comment on the project in the future. Finally, the proposed project must be approved by the City Council, which hold another public hearing prior to a final decision.

Please contact me if you have questions about this information.

Regards,
Charlotte Bridges
Planner II
City of Mesa
480-644-6712

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays

-----Original Message-----

From: Kimberly DeArmond <kimberlyshep@msn.com>
Sent: Friday, March 15, 2024 8:41 PM
To: Special Projects <SpecialProjects@MesaAZ.gov>
Subject: Case # PRS23-00472 - Superstition Springs

Hello,

I'm reaching out because I'm a current resident of Superstition Springs. I've been notified that the developer of the land behind the park has a proposal to rezone that area to build multi-family communities. I'm not sure how I go about this, but I would like to voice my concerns for this proposal. It would greatly affect the congestion in the neighborhood and our parks. As a family, we wouldn't want to see apartment homes in our neighborhood. Will going to the meeting on Thursday, March 28th be the best way to go about objecting to the rezoning plans?

Thank you!

Kim DeArmond

Sent from my iPhone

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472 Application for Apartments Next to Monterey Park
Date: Monday, March 25, 2024 8:27:00 AM
Attachments: [image001.png](#)

Good morning Charlotte,

Special Projects received the email below regarding a 2023 Pre-submittal you were assigned.

Best,

Kellie Rorex
Senior Planner
480-644-6711
Kellie.Rorex@MesaAZ.gov
M-Th 7 AM – 6 PM



From: Stacy Shepard <sabshepard@gmail.com>
Sent: Saturday, March 23, 2024 2:27 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: PRS23-00472 Application for Apartments Next to Monterey Park

To Whom it may concern,

This proposal to develop the vacant land near Power and Guadalupe, South of Monterey Park is NOT acceptable for our neighborhood.

1. Traffic near this intersection is already an issue because of Highland Jr. High and Highland High School being in close proximity. Drop offs and pick ups have made this intersection a hazard every day that school is in session.

2. Monterey Park baseball fields and Pickleball courts have just recently opened and have added to the traffic and parking problem. There are not enough spots for those participants. We don't need overflow parking from the apartments to be added.

3. Any access in and out of an apartment complex will cause added congestion and issues that already exist. Many children walk to the jr. high and even at the cross walks, I have seen children close to being hit from drivers running yellow/red lights.

4. Can Superstition Springs Elementary handle the additional potential enrollment that more apartments will bring? At what cost to the children that already attend? More overloading of classes.

These are just a few of the reasons many of my neighbors and myself are AGAINST this proposal. PLEASE listen to those that will be impacted by this proposal and tell Excolo Development NO!

Thank you,
Stacy Shepard

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472 rezoning request
Date: Tuesday, March 26, 2024 1:34:50 PM

Good afternoon Charlotte,

Special Projects got another email about PRS23-00472. Thank you!

Best,

Kellie Rorex
Senior Planner
480-644-6711
Kellie.Rorex@MesaAZ.gov
M-Th 7 AM – 6 PM

-----Original Message-----

From: Doni Mullins <donimullins@cox.net>
Sent: Tuesday, March 26, 2024 12:30 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: PRS23-00472 rezoning request

Re:

I'm asking for the rezoning request that has been submitted for a developer to built multi family housing in the 5 acre lot next to Monterey park to PLEASE be DENIED.

That small area of land would serve the community better if it remained zoned as limited commercial.

Rezoning to a multi family would be a huge detriment to the community. This would present a large safety concern and increase traffic congestion in an already very busy area - there are two schools directly across the street from this location which means there is alot of traffic from pick up and drop off times along with various events. In addition it also means many children walking and riding bicycles and adding 126 apartments with a potential for increase of over 250 vehicles in this exact area would be a huge problem.

The schools nearby are already over crowded as well - yes even the charter schools too.

There is already a significant number of multi family builds within a mile or two. Having limited commercial here would help businesses serve the already established communities versus adding a huge number of people to an already overpopulated area.

A three story building would not be appropriate for the area either - the buildings nearby are all one story and this would not be a cohesive addition to the space.

Not to mention it's in the flight path of Williams gateway airport. Residents in this building would experience an incredible amount of sound disruption to their everyday lives from the air traffic flying close by daily.

Everyone in the superstition springs neighborhood is in agreement that denying the rezoning of this small parcel for such a huge project would be in the community's best interest.

Thank you for your consideration.

Doni Mullins

480-570-9730

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Cc: [Special Projects](#)
Subject: FW: Case #PRS23-00472, Excolo Development Power/Guadalupe Rd.
Date: Tuesday, March 26, 2024 4:05:08 PM
Attachments: [image001.png](#)

Please see below. Thank you, Charlotte.

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Lauren M <lmickle.lm@gmail.com>
Sent: Tuesday, March 26, 2024 4:01 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: Case #PRS23-00472, Excolo Development Power/Guadalupe Rd.

To Whom It May Concern,

I hope this email finds you well. I am writing to express my strong opposition to the proposed Park North Housing complex by Excolo Development in our community.

One of my primary concerns regarding this project is its proximity to our local school, particularly the intersection at Power Road and Guadalupe Road. As a resident of this area, I can attest to the fact that this intersection is already heavily congested, especially during peak traffic hours. Introducing additional apartments through the Park North Housing complex will only exacerbate the congestion issues we currently face.

Of utmost concern is the safety of the children who attend the nearby school. With increased traffic resulting from the addition of more residential units, the risks to these children as they come and go from school will only escalate. It is imperative that we prioritize their safety by keeping traffic volumes at a manageable level.

Furthermore, the construction of the Park North Housing complex may also lead to other negative impacts on our community, such as noise pollution, strain on existing infrastructure, and potential decreases in property values.

In light of these concerns, I urge you to reconsider the approval of the Park North Housing complex development. Instead, I encourage the exploration of alternative solutions that prioritize the safety and well-being of our community members,

particularly our children.

Thank you for considering my perspective on this matter. I hope that together, we can work towards solutions that benefit all residents of our community.

Sincerely,

Lauren and Chad Leeper, Jr.

7045 E. Olla Ave.

Mesa, AZ 85212

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: ZON24-00708 and DRB24-00707
Date: Wednesday, August 14, 2024 7:01:27 AM

Charlotte,

Below is another email for the case file.

Thanks,
Rachel

From: erinvclayden@hotmail.com <erinvclayden@hotmail.com>
Sent: Tuesday, August 13, 2024 8:38 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: ZON24-00708 and DRB24-00707

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To the members of the P&Z Board and the Mesa City Council,

I am writing to voice my strong objections to the project proposals submitted for the corner of Guadalupe and Power roads in Mesa, district 6. This is proposal ZON24-00708 and DRB24-00707.

As a member of the Superstition Springs Community for the last 10 years we have constantly been fighting against any rezoning or building of apartment complexes or condos on this corner for many reasons. The owner of this land has refused to sell it to the City of Mesa so it can be incorporated into the newly renovated Monterey Park. The owner and his developers held a community meeting last year at Superstition Springs Elementary for our input. There was a rather large turnout and not one person spoke in favor of this monstrosity of a complex to be built there.

First and foremost, this is an extremely dangerous intersection. There have been many accidents, including a fatal crash just last year, because vision is obscured coming from both directions.

Secondly, this parcel of land is directly in front of Highland Junior high School which sees

around 1100 students coming and going, via buses, bikes, scooters, or on foot both in the morning and the afternoons, crossing Guadalupe Road along Power Road. It is also right down the street from Highland High School where 3,100 students attend. There is already so much traffic in this small area and putting a huge apartment or condo complex in this corner would only cause further congestion.

Thirdly, Building an access bridge across the canal would be positioned not far from both crosswalks into the junior high. As of now people are already making illegal u-turns in the middle of the road, endangering our children. With a hundred or more new families living in a newly constructed building, this would add anywhere from 100 to 200 additional cars attempting to illegally and dangerously cross Guadalupe to go east or cause more traffic going west.

Additionally, 100 or more new families could mean anywhere from 100 to 300 more students enrolling at the nearby Superstition Springs Elementary School and Highland Junior High School. Our schools are already overcrowded with large classroom sizes, not enough teachers, and not to mention a bus driver shortage to transport our children safely. We need to make sure we are not overburdening our schools.

Thank you for your time and consideration on this matter.

Erin Clayden

7458 E Lobo Ave

Mesa, AZ 85209

Mom of 2 children, attending Highland Junior and Highland High and Teacher in Gilbert Public Schools.

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: Park North. ZON24-00708. DRB24-00707.
Date: Tuesday, August 13, 2024 3:59:57 PM

Charlotte,

Can you please keep this with the case file for when this goes to P&Z and CC.

Thank you,
Rachel

From: Mich Ael <mtotheic@gmail.com>
Sent: Tuesday, August 13, 2024 3:57 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: Park North. ZON24-00708. DRB24-00707.

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As a resident and voter that resides in Superstition Springs I strongly oppose approving to allow this project to continue to be developed into an apartment complex.

Allowing this to continue is not in the best interest of our neighborhood, our city, or our kids who go to the school directly across the street.

Allowing this to continue will send a clear message to us residents and voters where our elected officials loyalties lay.

Are you with developers or with constituents?

We DO NOT NEED another apartment complex in this area.

Please please please DO NOT ALLOW THIS TO CONTINUE.

Sincerely,
Concerned voter

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: Park north apartment project
Date: Thursday, August 15, 2024 7:07:33 AM

Charlotte,
For the case file.

Best,
Rachel

From: Tina Martin <mtina6065@gmail.com>
Sent: Wednesday, August 14, 2024 7:19 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: Park north apartment project

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I am writing to say that I don't think that this project would be a good idea for the location right next to where the school is. The traffic already is so crowded and busy I feel it's not safe for the children there and I don't think it would be a good idea to have it built there, especially in apartment, it will cause so much traffic and it could be dangerous for the children by the school. I disagree and I do not want to see this happen here in my neighborhood. I live over by the school and I don't want to see more and more traffic than what it already is so my answer to this is no , Tina Martin

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: Park North Apartments - ZON24-00708/DRB24-00707
Date: Thursday, August 15, 2024 7:07:44 AM

Charlotte,
For the case file.

Best,
Rachel

From: Kevin T <kthomp2120@gmail.com>
Sent: Wednesday, August 14, 2024 10:33 PM
To: Special Projects <specialprojects@mesaaz.gov>
Cc: District 6 <District6@mesaaz.gov>; Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Park North Apartments - ZON24-00708/DRB24-00707

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[Report Suspicious](#)



As a long time resident of the Superstition Springs community, and former Councilmember of District 6, I can't tell you how disappointed I am to see the developer come back once again with their proposed apartments at Power and Guadalupe.

As you may know, the City originally tried to acquire the parcel at the same time as the property to the north was purchased for the expansion of Monterey Park. However, the owners asking price far exceeded the market value of the property, so the City passed on the opportunity. Prior to my terming off council, the owner tried to sell the property. The prospective buyer brought forward a design for multifamily development for the site. I ensured the developer that there would be no opportunity to build multifamily residential at that location.

Fast forward to my terming off council, and a new prospective buyer reached out to get my opinion on what he was looking to build. I told this developer that the community would not support multifamily being built on that site. His response was to threaten retail, which I assured him would get a better response from the community, but that I thought the property should either be sold to the City to be an addition to Monterey Park, or sold to a developer that would want to bring amenities like a food truck court or other use that would accommodate the adjacent neighborhoods and

schools.

After a community meeting, the developer assured us that he heard us (the community) loud and clear, so imagine everyone's surprise to see that he has once again tried to run his project through the City with no consideration to the neighborhood or community. As myself and Nana used to tell developers, "We are not opposed to you project, but we are opposed to you project at this location."

I appreciate your time and I hope that you will take into consideration the communities opposition to this development and ensure the site is something that will blend with the neighborhood and its surroundings.

Thank you!

Kevin Thompson

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: (ZON24-00708 and DRB24-00707)
Date: Thursday, August 15, 2024 7:08:03 AM

Charlotte,
For the case file.

Best,
Rachel

From: Angel LaVine <ajlavine@sbcglobal.net>
Sent: Wednesday, August 14, 2024 9:42 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: (ZON24-00708 and DRB24-00707)

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There is a huge amount of negative feedback on this project. Are they hoping we, neighbors, stop paying attention?

Please, please, please think of our residents when reviewing this project. Not only will the requirement of the canal bridge be costly but the location of this bridge in relation to a major intersection and the local schools and community building is a really bad mix.

This is not the right location for this type of project.

I encourage the owner to reconsider the multiple offers the City has offered to purchase this land that would be a better fit for Monterey Park for more pickleball courts or a nice dog park.

Thank you for your time and consideration,

Angel LaVine
7245 E Navarro Ave

[Sent from AT&T Yahoo Mail on Android](#)

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: Case numbers ZON24-00708 and DRB24-00707
Date: Monday, August 19, 2024 7:20:27 AM

For the case file.

From: Stacy Shepard <sabshepard@gmail.com>
Sent: Thursday, August 15, 2024 8:33 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: Case numbers ZON24-00708 and DRB24-00707

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To Whom it may concern,

This proposal to develop the vacant land near Power and Guadalupe, South of Monterey Park is NOT acceptable for our neighborhood.

1. Traffic near this intersection is already an issue because of Highland Jr. High and Highland High School being in close proximity. Drop offs and pick ups have made this intersection a hazard every day that school is in session.

2. Monterey Park baseball fields and Pickleball courts have just recently opened and have added to the traffic and parking problem. There are not enough spots for those participants. We don't need overflow parking from the apartments to be added.

3. Any access in and out of an apartment complex will cause added congestion and issues that already exist. Many children walk to the jr. high and even at the cross walks, I have seen children close to being hit from

drivers running yellow/red lights.

4. Can Superstition Springs Elementary handle the additional potential enrollment that more apartments will bring? At what cost to the children that already attend? More overloading of classes.

These are just a few of the reasons many of my neighbors and myself are AGAINST this proposal. PLEASE listen to those that will be impacted by this proposal and tell Excolo Development NO!

Thank you,
Stacy Shepard

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: ZON24-00708 and DRB24-00707
Date: Monday, August 19, 2024 7:21:19 AM

For the case file.

From: Erica Early <enearly@gmail.com>
Sent: Friday, August 16, 2024 6:06 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: ZON24-00708 and DRB24-00707

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To Whom It May Concern,

I'm writing as a concerned neighbor who has lived in Superstition Springs neighborhood for over 10 years. I'd like to voice my disagreement with building apartment housing at Power and Guadalupe. The main reason for my concern is the traffic at that intersection, especially related to the nearby schools. It's a high traffic area with lots of accidents and near accidents. With many students walking and riding bikes/scooters to school, it seems highly dangerous to add more housing and, therefore, more traffic. I invite you to observe the area during peak school start and end times to see the danger for the students. Please strongly reconsider allowing more housing to be built in this area with several nearby schools.

Thanks for your time and consideration,
Erica Early

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: ZON24-00708 & DRB24-00707
Date: Monday, August 19, 2024 7:22:12 AM

For the case file.

From: Monique <monique@sshoa.com>
Sent: Sunday, August 18, 2024 11:40 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: ZON24-00708 & DRB24-00707

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To Whom it May Concern,

It has been brought to our attention that several homeowners within our HOA, Superstition Springs CMA, are against this project. We are writing on behalf of that concern as our HOA is over 5,000 people in the community. The concerns reported are the location to the middle school, community building and major intersection.

We thank you in advance for your review and consideration.

Sincerely,

Monique

Community Director - SSCMA
7235 E. Hampton Ave. Suite 105
Mesa, AZ 85209
Ph: [480-854-1123](tel:480-854-1123) Fax: [480-854-1324](tel:480-854-1324)
monique@sshoa.com

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PRIVILEGED AND CONFIDENTIAL

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW:
Date: Monday, August 19, 2024 7:29:56 AM
Attachments: [image001.png](#)

Someone probably already sent this to you but just in case!

Best,

Kellie Rorex
Senior Planner
480-644-6711
Kellie.Rorex@MesaAZ.gov
M-Th 7 AM – 6 PM



From: Brownie Eight <brownie8@cox.net>
Sent: Friday, August 16, 2024 1:24 PM
To: Special Projects <SpecialProjects@mesaaz.gov>; LaVine Angel <ajlavine@sbcglobal.net>; Jeff Brown <jeffcpa63@gmail.com>
Subject:

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To the members of the P&Z Board and Mesa City Council,

I am writing to voice my strong objections to the project proposals submitted for the corner of Guadalupe and Power roads in Mesa, District 6. This is proposal ZON24-00708 and DRB24-00707.

As a member of the Superstition Springs Community for the last 29 years I have observed many changes in this area. We have constantly been trying to figure out what needs to be put on this corner, that would serve the nearby Students of the Elementary & Junior high students and the residential community. There has been a continuous fight against rezoning this area for apartment complexes and/or condos. For example, just last year the neighborhood held a meeting with the owner and developers at the

elementary school for our input. There was a large community support for NOT having this small area developed into more housing.

The owners have refused to negotiate with the City of Mesa to include it in the newly designed Monterey Park, citing reasons of financial responsibility to build a bridge across the large sewer canal containment area.

I believe there should not be any more housing development at this corner because there is a huge amount of congestion there already for the following reasons;

- This parcel of land is directly in front of Highland Junior High School. HJHS sees around 1200 students coming and going daily in cars, scooters, bikes, walking, and riding buses. Twice a day the traffic crossing Guadalupe Road and Power Road is congested and uncontrolled. Multiple car accidents and tickets are happening during the school year.

- Highland high school also uses this corner for their 3100 students to come and go from home to school. This includes student drivers and people attending sporting events and concerts.

- Parents are making illegal U-turns in the middle of the road to head west back towards their houses, even though it has been posted and tickets are issued.

To add 100+ more families to this area would be a tragedy. It would be hard for them to exit and enter GUADALUPE to go east into traffic. If they plan to add the exit to the traffic light used by the junior high, it would not be helpful because students use that crosswalk. There is currently not any Crosswalk Directors there. Plus adding more students to both schools will adversely effect the attendance at both schools.

The use of this tiny parcel has been debated again and again. It was overturned just last year. Why does the owner think they can just keep asking and wasting everyone time? A new Housing Development is NOT wanted or NEEDED in this already congested area.

Thank you for your consideration and time on this matter,

Debra Brown

[Sent from Yahoo Mail](#)

From: [Mich Ael](#)
To: [Planning Info](#)
Subject: Park North. ZON24-00708. DRB24-00707.
Date: Tuesday, November 12, 2024 9:25:30 PM

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As a resident and voter that resides in Superstition Springs I completely oppose approving to allow this project to continue to be developed into an apartment complex.

Allowing this to continue is not in the best interest of our neighborhood, our city, or our kids who go to the school directly across the street.

This area is already congested with vehicles and dangerous enough for the students across the street.

Allowing this to continue will send a clear message to us residents and voters where our elected officials loyalties lay.

Are you with developers or with constituents?

We DO NOT NEED another apartment complex in this area.

Please please please DO NOT ALLOW THIS TO CONTINUE.

Sincerely,
Concerned voter

From: [Erica Early](#)
To: [Planning Info](#)
Subject: ZON24-00708 & DRB24-00707 Park North Community
Date: Saturday, November 09, 2024 7:55:35 AM

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To Whom It May Concern,

I am a Mesa resident living in Superstition Springs community. My home is very near this proposed Park North Community. I have sent emails voicing my concerns regarding this proposal in the past. Please hear the concerns of the surrounding neighborhoods regarding this proposed development. WE DO NOT WANT IT!

As a mother and community member, I want my children and all children to live in a safe community. One where they can walk or ride their bikes to school, less than a mile away, where bussing is NOT provided due to the proximity of the school to our home. I cannot let my children walk or ride their bikes to school without fear for their safety and well being, due to the traffic at the intersection of Power and Guadalupe. There are frequent accidents and daily close calls, as it is. Adding another whole community with over 120 homes, will only make this situation worse! I beg you to protect our children as they attend the nearby community schools. Enough is enough!

Thank you for your time and consideration.

Erica Early

From: [Erin Clayden](#)
To: [Planning Info](#); SpecialProjects@mesaaz.gov
Subject: ZON24-00708 & DRB24-00707 Park North
Date: Sunday, November 17, 2024 3:38:48 PM

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Hello Mesa City Council and members of the P&Z board,

I am writing for the 3rd time to voice my opinion on the Park North project proposal.

As a member of the Superstition Springs Community for the last 10 years we have constantly been fighting against any rezoning or building of apartment complexes or condos on this corner for many reasons. The owner of this land has refused to sell it to the City of Mesa so it can be incorporated into the newly renovated Monterey Park. The owner and his developers held a community meeting last year at Superstition Springs Elementary for our input. There was a rather large turnout and not one person spoke in favor of this monstrosity of a complex to be built there.

First and foremost, this is an extremely dangerous intersection. There have been many accidents, including a fatal crash just last year, because vision is obscured coming from both directions.

Secondly, this parcel of land is directly in front of Highland Junior high School which sees around 1100 students coming and going, via buses, bikes, scooters, or on foot both in the morning and the afternoons, crossing Guadalupe Road along Power Road. It is also right down the street from Highland High School where 3,100 students attend. There is already so much traffic in this small area and putting a huge apartment or condo complex in this corner would only cause further congestion.

Thirdly, Building an access bridge across the canal would be positioned not far from both crosswalks into the junior high. As of now people are already making illegal u-turns in the middle of the road, endangering our children. With a hundred or more new families living in a newly constructed building, this would add anywhere from 100 to 200 additional cars attempting to illegally and dangerously cross Guadalupe to go east or cause more traffic going west.

Additionally, 100 or more new families could mean an abundance of students enrolling at the nearby Superstition Springs Elementary School and Highland Junior High School. Our schools are already overcrowded with large classroom sizes, not enough teachers, and not to mention a bus driver shortage to transport our children safely. We need to make sure we are not overburdening our schools.

I attended the most recent community meeting on 11/14 where I spoke to Rob, the developer.

He had a lot of statistics to throw my way but none of them sounded remotely accurate. He is telling people that he called Gilbert public schools who informed him the addition of these apartments would only add 16 children to our local schools. He also said that fair market value for this parcel of land was \$15 per sqft and that he would sell to to the city for this amount but that the city of Mesa was only offering him \$9 which would not be close to market value. Can you please tell me what your research has shown the market value of this property to be? He also said that if he built, as is, without rezoning, he could build commercial on bottom and 3 stories high of apartments without needing out or your support/approval which would increase traffic by 71% more than his current proposal would. I speak for many of my neighbors when I write this email, we do not want more apartments in this location! Please, please deny his proposal again!!!!

We want this land to go back to the city, and my neighbors and I are ready and willing to fight and do whatever we can to try to raise money, get donations, and plead our case to you so that you will also do what you can to buy back this land and incorporate it into Monterrey Park.

Thank you for your time and consideration on this matter.

Erin Clayden
7458 E Lobo Ave
Highland Junior and Highland High mom
562-325-3143

From: [Sara Mraz](#)
To: [Planning Info](#)
Subject: ZON24-00708 & DRB24-00707
Date: Thursday, November 14, 2024 8:13:48 PM

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I'm writing in regards the proposed apartment buildings on Power and Guadalupe. I think I speak for many in the community when I say I strongly oppose this project.

Apartments in that area will create a greater flow of traffic, at an already problematic intersection, and other traffic issues, especially during school times. Both the elementary and middle school are located in that area with children walking along those streets and parents driving to pick up/drop off. I am very concerned for the safety of the children, including my own, that attend these schools with the increased traffic.

In addition, I am concerned the apartment will impact the community's ability to enjoy the newly built park due to overcrowding and that there will be increased parking issues at said park as the apartments will use that as overflow. There is already very limited parking near the library and pickle ball courts.

Please consider the opinions of those of us who already live in this area and do not allow this to proceed.

Sara Henson

From: [Angel LaVine](#)
To: [Planning Info](#)
Subject: Park North (ZON24-00708 and DRB24-00707)
Date: Thursday, November 14, 2024 11:16:43 PM

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Subject: Re: Park North (ZON24-00708 and DRB24-00707)

Talk about trying to gaslight a community this evening. Community meeting #2 was held tonight. Again, this is not the right project for this property. Now that the park is finally finished, we do not want to stare at 4, 3 story buildings blocking views. We do not want the traffic, parking issues and increase in accidents potentially for our students and neighbors.

- This property is zone light commercial, not residential.
- Apartments were already proposed where the park parking lot is and was rejected over 10 years ago. Why now is it ok to consider on an even smaller lot?
- The City has offered this owner fair market value numerous times. Now, it is landlocked.
- Luxury apartments, every one has been putting "luxury" on their apartments. We have had apartments go in on almost every corner, no more! We have a complex right across the street. Why do we need another??? Power & Guadalupe, Sossaman & Elliot, Baseline & Recker, Baseline & Meadows Dr. The huge complex that went in off the 60 & Hampton. Seriously, please stop. Traffic has become more dangerous as a result of all the construction, building and homes/apartments. We have an elementary school, junior high, and high school along with a community education building all right there.

Please kill this proposal once and for all.

Sincerely,
Angel LaVine
7245 E Navarro Ave, 85209

PS - I am writing letter as a homeowner that will be impacted and as the HOA President for Superstition Springs HOA.

[Sent from AT&T Yahoo Mail on Android](#)

On Wed, Aug 14, 2024 at 9:42 PM, Angel LaVine
<ajlavine@sbcglobal.net> wrote:

|

There is a huge amount of negative feedback on this project. Are they hoping we, neighbors, stop paying attention?

Please, please, please think of our residents when reviewing this project. Not only will the requirement of the canal bridge be costly but the location of this bridge in relation to a major intersection and the local schools and community building is a really bad mix.

This is not the right location for this type of project.

I encourage the owner to reconsider the multiple offers the City has offered to purchase this land that would be a better fit for Monterey Park for more pickleball courts or a nice dog park.

Thank you for your time and consideration,

Angel LaVine
7245 E Navarro Ave

[Sent from AT&T Yahoo Mail on Android](#)

From: [Jamie Clark](#)
To: [Planning Info](#)
Subject: ZON24-00708 & DRB24-00707 New apartments
Date: Monday, November 18, 2024 2:57:40 PM

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To whom it may concern--

I am concerned about the proposed Park North luxury apartments. That corner already has enough traffic problems as it is between both Highland Jr and Highland High School. The intersection of Power & Guadalupe is one of the most dangerous and has many accidents each year. Adding hundreds of drivers and pedestrians would be detrimental to hundreds of students each day as well as the community.

I'm also concerned with the numbers brought up at the meeting. The income values needed are quite large and I doubt it will be filled or even sustainable. People with that income are not going to want to live in apartments. I worry that it will fail and turn into low income housing.

We are a vibrant community and want the best for our kids and neighbors alike. Squishing "luxury apartments" into a small corner lot is not adding to our community. Please consider the strong voice of the community it is being proposed to. I have yet to hear anyone who welcomes the idea.

Sincerely,
Jamie Clark
Resident of the Superstition Springs community
Sent from my iPhone

From: [Elizabeth Pratt](#)
To: [Planning Info](#)
Subject: ZON24-00708 & DRB24-00707 New apartments
Date: Friday, November 15, 2024 4:57:19 PM

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To whom it may concern--

I am concerned about the proposed Park North luxury apartments. That corner already has enough traffic problems as it is between both Highland Jr and Highland High School. The intersection of Power & Guadalupe is one of the most dangerous and has many accidents each year. Adding hundreds of drivers and pedestrians would be detrimental to hundreds of students each day as well as the community.

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We are a vibrant community and want the best for our kids and neighbors alike. Squishing "luxury apartments" into a small corner lot is not adding to our community. Please consider the strong voice of the community it is being proposed to. I have yet to hear anyone who welcomes the idea.

Sincerely,
Elizabeth Pratt
resident of the Superstition Springs community

From: [Michael](#)
To: [Planning Info](#)
Subject: Park North. ZON24-00708. DRB24-00707.
Date: Thursday, November 21, 2024 9:40:30 AM

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Hello,

I am a resident and a voter living in the Superstition Springs community.

I do not approve of this space being used for residential use, especially an apartment complex.

This area is already congested with traffic. Particularly during school drop off and pickup. Adding another 123 vehicles or more to the area will increase the likelihood of traffic accidents and human harm. The residents of this apartment complex will no doubt be in a hurry to get to work at the same time as school drop off. We don't need more ways for these kids to be killed.

Besides the physical threat of vehicles and people, the proximity to the school and the height of the complex really concerns me. I have kids that go to this school, and friends and family with kids that go to the school now and in the future. As tall as this complex will be it creates a perfect view right into the courtyard of the school. How many predators will be allowed to live here? How many closet pedophiles with binoculars will pay whatever it takes to live here? What happens when a mentally ill resident takes aim with a rifle into the school yard, from the safety of their balcony?? Is this something the city supports?

Please do not allow this space to be developed into a residential apartment complex ripe with opportunity for awful things to happen.

Anybody that votes to allow this happen would be sending a clear message to all citizens of Mesa that we do not matter. Our voices as voters do not matter, and city officials are proponents of pedophilia and other sex offenses.

Please do not allow this to happen.

Sincerely,

Concerned citizen, parent, friend, voter.

From: [To Ca](#)
To: [Planning Info](#)
Subject: ZON24-00708
Date: Sunday, November 24, 2024 2:16:00 AM

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I'm writing in regards to the proposed multi unit housing project on the NE corner of Power Rd./Guadalupe. As a resident of the Superstition Springs neighborhood with three young children I cannot emphasize how much I disapprove of building a multi unit housing complex here. There are three schools right near that intersection that do not need any additional traffic or hazards to our children.

Additionally a multi unit housing complex would no doubtedly increase crime and vagrancy in the park and the nearby QT gas station.

The best thing the city could do with that plot of land would be to purchase it or enact imminent domain. Turn that area into a nice dog park as an extension of the park itself.

From: [Mary Schneider](#)
To: [Planning Info](#)
Subject: Case number ZON24-00708 & DBR24-00707
Date: Monday, November 25, 2024 10:14:14 AM

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Hello,

I would like to state that the Apartments planned for the North East corner of Power Road and Guadalupe Road would not be a good fit for the area.

Thank you,

Mary Schneider

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From: [April Leshner](#)
To: [Planning Info](#); [Jessica Sarkissian](#)
Subject: Development at Monterey Park/ Park North
Date: Tuesday, December 03, 2024 4:29:34 PM

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Dear City of Mesa,

ZON24-00708 & DRB24-0070

I am against the development of apartments at this location. I am not against responsible development as there are other nearby areas that could use development (i.e., Sossaman and Elliot). This particular stretch of roadway in Mesa (Guadalupe & Power) already poses a risk to children and pedestrians. Any development of apartments/ addition of traffic would be making an informed decision to place monetary gain over human life.

I took a video of the traffic on Guadalupe on Power Rd at 3:36 pm. Take note of the high level of traffic. People trying to exit Canyon Valley, Highland Junior High, and Gilbert School District Community Education Building. The traffic for school backs up to the intersection of Power and Guadalupe. There are people weaving in and out of the center lane, as well as students walking, riding bikes, and riding scooters.

Adding more traffic to this already congested area would be detrimental to our kids who are walking. In addition, Highland High School is on Guadalupe just on the other side of Power with brand new drivers. The school population is 3200 and most juniors and seniors obtain their driver's licenses with freshmen and sophomores earning their permits.

We have 1) a congested traffic area 2) known new drivers 3) pedestrians crossing the major intersection from HJHS, CVHS, and HHS every day. Adding additional traffic would be a great danger to our community. Any accident from a resident of the new apartments would be the legacy of the City of Mesa and the developer as I have emailed several times, have voiced my opinion in an open house meeting, and have posted in our FB group to warn the developers (and the city) of the dangers of this intersection.

I am open to doing my part to make this section of land a true legacy. I am willing to write grants, host fundraisers, and attend city council meetings to help find a solution for this property that would be mutually beneficial to the developer, the city, and its residents. One solution is a nature preserve or park extension with focus on community education.

Sincerely,
April Leshner
Mesa Resident
7558 E. Lobo Ave.

Mesa, AZ 85209

--



20241203_153554.mp4

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#); [Cassidy Welch](#)
Subject: FW: ZON24-00708, DRB24-00707
Date: Wednesday, February 12, 2025 7:10:24 AM

Charlotte,

This came to my email.

Best,

Rachel

From: Itzel W <belem1815@hotmail.com>
Sent: Tuesday, February 11, 2025 11:09 PM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: ZON24-00708, DRB24-00707

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To whom it may concern:

Hello, I am a home owner in superstitions springs community. WE DO NOT WANT MORE HOUSING. I strongly oppose to apartments/homes on power and Guadalupe. There are countless reasons why there should not be a community bill in that small section, but I will name a few, The intersection already is too busy for the communities we already have and especially on school days. There are lots of kids walking to school and from school I myself and my mother and my kids will soon be joining did junior high & high school and I fear adding more traffic, It's going to become even more dangerous as you can already see how many car accidents we've had. Realistically that area is way too small to be having that many people because the way rents are nowadays we need multiple families living in a home and it's just going to add more cars to the park.

If anyone knows the traffic in that area as well it's me I head south on power to the 202 and it's already so congested. Adding more incoming and outgoing traffic in that small area is just too dangerous for our community. Thank you for your time.


From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: FW: Zone24-00708 drb24-00707
Date: Wednesday, February 12, 2025 5:53:11 PM

Can you add this to the file?

From: Steve Gai; <gailensteve09@yahoo.com>
Sent: Wednesday, February 12, 2025 4:34 PM
To: council@mesaaz.com
Cc: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: Zone24-00708 drb24-00707

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As a homeowner for 32 years I do not want another apartment complex especially right across from the school this is very dangerous we have apartment complexes all around us it's getting out of control. Especially with the increase of traffic!!! This does not fit with what our neighborhood needs.

Thank you

Gail English


[Yahoo Mail: Search, Organize, Conquer](#)

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: FW: ZON24-00708; DRB24-00707
Date: Thursday, February 13, 2025 7:01:56 AM

From: Angel LaVine <ajlavine@sbcglobal.net>
Sent: Wednesday, February 12, 2025 10:07 PM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: ZON24-00708; DRB24-00707

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Planning & Zoning Board in care of Rachel Nettles
RE: Park North (Power Rd & Guadalupe Rd, East Mesa, District 6)

Ms. Nettles,

I strongly oppose this potential project. My neighbors and myself have been sending letters, attending community meetings and voicing our concerns regarding this project.

This owner has been offered fair market value for his property numerous times. He has declined. There is not enough room for this size project. It already requires a bridge for access over the canal dropping entry & exit extremely close to a main intersection at Power Rd & Guadalupe Rd.

Sonoran Landing directly to the west of this property has numerous apartments and they are constantly advertising leasing now flags, etc. showing their lack of tenants/occupants.

One of the more recent developments close to this project at N Meadows Dr and Baseline Rd were developed under the status of luxury condos. They were then turned into section 8 housing because the lack of interest due to the constant annoyance of flashing street lights into their homes. Red, yellow, green....

About 10 years ago there was a proposal for apartments where the park expansion

occurred. It was turned down then...what would have changed now? And would the developer of that said property now have legal recourse against the city? That was going to be a huge project that offered way more apartments and land but was rejected because myself and neighbors stated it wasn't the right project for our area. Since then we offered way more housing options within the development in our area.

Most residents are concerned with traffic accidents, student safety and blocked views from our city park. Who wants to stare at a quad of 3 story buildings at sunset? Not me and not my neighbors.

Please put this project to rest for the final time. We are not going away. We do not want this project. This owner should have taken the offer from the city years ago. He has limited access which creates even more problems. Please hear our voices and listen to our complaints. I urge each one of you to at least drive past this property and see how unfortunate the location, size and access difficulty will be on our community.

Options for lot:

Dog park

Expansion of pickleball courts

Batting cages

Large ramada for hosting picnics/parties

Community garden

Skate park

Disc golf that can extend into the rest of Monterey park.

Sincerely,

Angel LaVine

7245 E Navarro Ave


[Sent from AT&T Yahoo Mail on Android](#)

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: FW: ZON24-00708, DRB24-0070
Date: Thursday, February 13, 2025 2:29:54 PM

From: Sara Mraz <saramraz@hotmail.com>
Sent: Thursday, February 13, 2025 11:13 AM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: ZON24-00708, DRB24-0070

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Attention Rachel Nettles

I am writing to express my strong opposition to the proposed apartment complex near the intersection of Power and Guadalupe. As a concerned member of the community, I believe this development poses several serious issues that will negatively impact both the residents and the broader area.

One of the primary concerns is the significant increase in traffic that the complex would bring. The intersection of Power and Guadalupe is already known for a high number of accidents, and adding more residents to the area would only exacerbate the situation.

The increased congestion would make it difficult for residents of the surrounding community who have to access Guadalupe in that area, specifically given where the entrance of the apartment complex is currently planned. Many of the parents of the local middle school use the nearby community of Desert Place to pick up/drop off their students. Due to this that specific area of 72nd is already a nightmare traffic wise for residents of the community to enter/exit and it is the only entrance/exit for that side of the community.

Another pressing issue is the safety of the local middle school students who cross Guadalupe to reach the school and nearby parks. With the anticipated traffic increase,

crossing the street would become even riskier, creating an unsafe environment for children on their way to and from school.

Additionally, the community is already facing overcrowding at the local park, which was recently upgraded, as well as at both the elementary and middle schools in the area. The addition of hundreds of new residents would only strain already limited resources, further exacerbating the issue of overcrowding and parking in these public spaces.

There is already an excessive number of apartment complexes in the vicinity. The area cannot sustain more high-density housing without a significant negative impact on the quality of life for the current residents. It is clear that the community is not in favor of this project, as it would only contribute to an overburdened infrastructure.

I feel I represent the vast majority of the people in this community that we are strongly opposed to this project.

Sara Henson

From: [Mary Kopaskie-Brown](#)
To: [Councilmember Somers](#); [Planning Info](#)
Cc: [Nana Appiah](#); [Evan Balmer](#); [Charlotte Bridges](#)
Subject: RE: Park North (development proposal) , DRB24-00707
Date: Thursday, February 13, 2025 4:13:35 PM
Attachments: [image001.png](#)

Thank you Vice Mayor Somers

We will include this with the comments received on this project.

Appreciate it!

Mary Kopaskie-Brown, AICP, OPPI, CIP
Planning Director
City of Mesa
480-644-3850
mary.kopaskie-brown@mesaaz.gov
M-Th (7am to 6pm) – Closed Holidays and Fridays

The City of Mesa is located on the traditional lands of the O’Odham (Pima) and the Piipaash (Maricopa).



From: Councilmember Somers <Councilmember.Somers@MesaAZ.gov>
Sent: Thursday, February 13, 2025 4:04 PM
To: Planning Info <Planning.Info@MesaAZ.gov>
Cc: Mary Kopaskie-Brown <Mary.Kopaskie-Brown@mesaaz.gov>
Subject: Fwd: Park North (development proposal) , DRB24-00707

I received the attached resident email concerning Park North. Would you please include in the P&Z packet for their forthcoming agenda?

Scott Somers
Vice Mayor
Mesa City Council | District 6

Begin forwarded message:

From: Rick Hedden <rickheddeno4@gmail.com>
Date: February 13, 2025 at 2:51:27 PM MST
To: Council <Council@mesaaz.gov>

Subject: Park North (development proposal) , DRB24-00707

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Dear Mesa City Council,

Please consider this development very carefully. Look at the impact of more apartments in this area.

We do not need the increased traffic directly in front of the Junior High. You should really consider the impact on each of the nearby schools.

We already have 4 apartment complexes in a 1 mile radius of this neighborhood. This project just doesn't fit what the neighborhood wants, nor does it fit the City's General Plan for the area. This plan was voted on by the citizens of Mesa. I heard the city has offered to buy the land from the owner/developer at many times market value. The owner/developer appears to be greedy and wants an amount way over market value!!

We have lived here over 30 years and have seen many changes. Mesa has done a good job managing the growth to minimize the impact on the neighborhoods in this area. I believe about 10 years ago another developer wanted to build apartments on the land just north of this area, which is now the new softball fields and Pickle Ball court area adjacent to Monterey Park. I think the city rejected that proposal and will hopefully reject this one.

Thank you,

Rick and Kay Hedden
7558 E Laguna Azul Ave

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: Fw: ZON24-00708, DRB24-00707
Date: Friday, February 14, 2025 1:53:29 PM

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From: Victoria Vega <vicrose1978@gmail.com>
Sent: Thursday, February 13, 2025 5:55:18 PM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: ZON24-00708, DRB24-00707

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Park North (the development proposal that we have all been fighting against on the corner of Power and Guadalupe) is a HUGE mistake to the neighbors of the Superstition Springs community!! This development is NOT what we want and we've been saying it for YEARS!!!! It's about time someone listen!

Too much increase on traffic, impact on schools, the fact that we already have 4 apartment complexes in a 1 mile radius of our neighborhood, and that the project just doesn't fit what the neighborhood wants, nor does it fit the City's General Plan use for the area, a plan that was voted on by the citizens of Mesa. The city has offered to buy the land from the owner/developer many times at market value but the owner/developer is greedy and wants an amount ridiculously over market value!!

Please just stop! We do
NOT want this in our neighborhood!

Victoria Vega

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: Fw: Park North. ZON24-00708. DRB24-00707
Date: Monday, February 17, 2025 11:04:31 AM

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From: Mich Ael <mtotheic@gmail.com>
Sent: Monday, February 17, 2025 9:56:24 AM
To: Planning Info <planning.info@mesaaz.gov>; Council <council@mesaaz.gov>; Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: Park North. ZON24-00708. DRB24-00707

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As a resident and voter that resides in Superstition Springs I completely oppose approving to allow this project to continue to be developed into an apartment complex.

Apartments weren't approved before the other empty lot became the Monterey Park expansion, and this lot should not be approved to become apartments now.

Allowing this to continue is not in the best interest of our neighborhood, our city, or our kids who go to the school directly across the street.

This area is already congested with vehicles and dangerous enough for the students across the street.

The height these apartments would be at would allow peering eyes to watch the kids at the school across the street. This is not safe. These kids could become the target of malicious acts. Approving these apartments to be built would show that the City of Mesa elected officials do not value the safety of our students or our community.

There are already so other many apartment complexes within a mile of this location, we do not need another.

Allowing this to continue will send a clear message to us residents and voters where our elected officials loyalties lay.

Are you with developers or with constituents?

We DO NOT NEED another apartment complex in this area.

Please please please DO NOT ALLOW THIS TO CONTINUE.

Sincerely,

Concerned voter

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: Fw: ZON24-00708, DRB24-00707
Date: Monday, February 17, 2025 11:05:21 AM

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From: Erin Clayden <erinclayden@gmail.com>
Sent: Sunday, February 16, 2025 11:04:44 AM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>; Council <council@mesaaz.gov>; Planning Info <planning.info@mesaaz.gov>
Subject: ZON24-00708, DRB24-00707

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Hello Mesa City Council and members of the P&Z board,

My name is Erin Clayden and I am writing for the 4th time to voice my opinion on the Park North project proposal.

As a member of the Superstition Springs Community for the last 10 years we have constantly been fighting against any rezoning or building of apartment complexes or condos on this corner for many reasons. The owner of this land has refused to sell it to the City of Mesa so it can be incorporated into the newly renovated Monterey Park. The owner and his developers held a community meeting last year at Superstition Springs Elementary for our input. There was a rather large turnout and not one person spoke in favor of this monstrosity of a complex to be built there.

First and foremost, this is an extremely dangerous intersection. There have been many accidents, including a fatal crash just last year, because vision is obscured coming from both directions.

Secondly, this parcel of land is directly in front of Highland Junior high School which sees around 1100 students coming and going, via buses, bikes, scooters, or on foot both in the morning and the afternoons, crossing Guadalupe Road along Power Road. It is also right down the street from Highland High School where 3,100 students attend. There is already so much traffic in this small area and putting a huge apartment or condo complex in this corner would only cause further congestion.

Thirdly, Building an access bridge across the canal would be positioned not far from both crosswalks into the junior high. As of now people are already making illegal u-turns in the middle of the road, endangering our children. With a hundred or more new families living in a newly constructed building, this would add anywhere from 100 to 200 additional cars attempting to illegally and dangerously cross Guadalupe to go east or cause more traffic going west.

Additionally, 100 or more new families could mean an abundance of students

enrolling at the nearby Superstition Springs Elementary School and Highland Junior High School. Our schools are already overcrowded with large classroom sizes, not enough teachers, and not to mention a bus driver shortage to transport our children safely. We need to make sure we are not overburdening our schools.

I attended the most recent community meeting on 11/14 where I spoke to Rob, the developer. He had a lot of statistics to throw my way but none of them sounded remotely accurate. He is telling people that he called Gilbert public schools who informed him the addition of these apartments would only add 16 children to our local schools. He also said that fair market value for this parcel of land was \$15 per sqft and that he would sell to the city for this amount but that the city of Mesa was only offering him \$9 which would not be close to market value. Can you please tell me what your research has shown the market value of this property to be? He also said that if he built, as is, without rezoning, he could build commercial on bottom and 3 stories high of apartments without needing out or your support/approval which would increase traffic by 71% more than his current proposal would. I speak for many of my neighbors when I write this email, we do not want more apartments in this location! Please, please deny his proposal again!!!!

We want this land to go back to the city, and my neighbors and I are ready and willing to fight and do whatever we can to try to raise money, get donations, and plead our case to you so that you will also do what you can to buy back this land and incorporate it into Monterrey Park.

Thank you for your time and consideration on this matter.

Erin Clayden
7458 E Lobo Ave
Highland Junior and Highland High mom
562-325-3143

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: Fw: ZON24-00708, DRB24-00707
Date: Monday, February 17, 2025 11:05:36 AM

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From: Stacy Shepard <sabshepard@gmail.com>
Sent: Saturday, February 15, 2025 10:00:53 AM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>; Council <council@mesaaz.gov>; Planning Info <planning.info@mesaaz.gov>
Subject: ZON24-00708, DRB24-00707

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To all involved,
We do NOT want this development, Park North, bringing more apartments into our community. We have repeatedly expressed our concerns of increased traffic, schools being impacted, children safety, property values decreasing, etc, all to obviously be ignored again.
Please listen to our community and STOP these apartments from ruining our community. Work with us for a better solution.
Sincerely,
Stacy Shepard

From: [Rachel Nettles](#)
To: [Kayla Bluth](#)
Cc: [Charlotte Bridges](#)
Subject: RE: ZON24-00708, DRB24-00707
Date: Thursday, February 20, 2025 1:49:41 PM

Thank you Ms. Bluth. I will forward this on to the case planner to include with the application material that will go to the Planning and Zoning Board and City Council.

Best Regards,
Rachel

From: Kayla Bluth <kayla@johnbrooksinc.com>
Sent: Thursday, February 20, 2025 1:17 PM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: ZON24-00708, DRB24-00707

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Dear Rachel,

I am writing to express my strong opposition to the proposed apartment complex(ZON24-00708, DRB24-00707) at the northeast corner of Power and Guadalupe roads. This development raises serious concerns regarding safety, infrastructure, and the overall well-being of our community.

The proposed site is in close proximity to two schools, where children walk and bike daily. Increased traffic in this area will significantly heighten the risk of accidents and endanger students commuting to and from school. Additionally, our local schools are already operating near or at capacity, and this development would place further strain on their resources.

Furthermore, there are already four existing apartment complexes within a one-mile radius, making this additional development unnecessary and redundant. Studies and statistics show a correlation between high-density housing and increased crime rates, drug activity, and poverty levels. Placing such a development so close to schools only increases potential safety risks for our children and the surrounding neighborhoods.

Most importantly, this project does not align with the city's General Use Plan, which was voted on and approved by the residents. The community has made it clear that we do not support this development, and I urge you to consider the voices of those who live and work here.

I respectfully ask the board to reject this proposal in the best interest of our residents, our children, and the integrity of our city's planning efforts.

Thank you for your time and consideration.

Sincerely,

Kayla Bluth

Superstition Springs Community Resident

480-316-4221



From: [Chloe Durfee Daniel](#)
To: [Charlotte Bridges](#)
Cc: [Joshua Grandlienard](#)
Subject: FW: Park North Multi Family Concerns
Date: Monday, February 24, 2025 7:58:19 AM

Hi Charlotte,

Another email for your case.

Best,

Chloe Durfee Daniel, Planner II
City of Mesa – Development Services
480-644-6714 – Chloe.DurfeeDaniel@MesaAZ.Gov
Business Hours are Monday – Thursday 7am – 6pm Closed Fridays



From: Lauren D <davisgirl21@gmail.com>
Sent: Friday, February 21, 2025 12:28 PM
To: Planning Info <planning.info@mesaaz.gov>
Subject: Park North Multi Family Concerns

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To the members of the Mesa Planning and Zoning Board,

My name is Lauren Davis and my family lives in the Superstition Springs Community near Power Road and Guadalupe Road. I am writing to you today to ask you to consider the current families residing in the area and block the building of the Park North Multi Family development.

This new development will add to the safety concerns parents already have for children who attend Highland Junior High. The increased traffic directly in front of this school makes it even more of a risk for the children who have to walk across these streets each day.

Additionally, the impact it has on the enrollment at already full schools in the area such as Superstition Springs Elementary leads to strain on resources for all children. The Mesa Planning and Zoning board has made so many wonderful decisions in the past to keep our city beautiful, innovative, thriving, but most importantly, safe. Please

allow the new and always busy Mesa Monterey Park, ball fields, and Express Library to remain undisturbed by the additional traffic this new multi family development will bring.

Please block this development from moving forward.

Sincerely,
Lauren Davis
7248 E Lobo Ave
Mesa, AZ 85209

From: [Chloe Durfee Daniel](#)
To: [Charlotte Bridges](#)
Cc: [Joshua Grandlienard](#)
Subject: FW: ZON24-00708 Apartments @ the Corner of Power Road and Guadalupe
Date: Monday, February 24, 2025 9:53:46 AM
Attachments: [image008.png](#)

Hi Charlotte,

Please see below.

Best,

Chloe Durfee Daniel, Planner II
City of Mesa – Development Services
480-644-6714 – Chloe.DurfeeDaniel@MesaAZ.Gov
Business Hours are Monday – Thursday 7am – 6pm Closed Fridays



From: Mary Schneider <Mary.Schneider@trexis.com>
Sent: Monday, February 24, 2025 9:37 AM
To: Planning Info <planning.info@mesaaz.gov>
Subject: ZON24-00708 Apartments @ the Corner of Power Road and Guadalupe

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Hello,

I'd like to voice my concerns AGAINST the development of this 120 Unit Apartment Complex. I feel that a 3rd high density housing unit near that corner is detrimental to our neighborhood. It would increase traffic around the 3 schools in the area and could lead to an increase in class sizes at each of the schools.

Thank you for your time and consideration.

Mary Schneider

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From: [Planning Info](#)
To: [Charlotte Bridges](#)
Subject: FW: Rezone case number: ZON24-00708
Date: Wednesday, February 26, 2025 8:52:32 AM
Attachments: [image001.png](#)

Hi Charlotte, please see below.

Thank you,

Tulili Tuiteleleapaga-Howard, Planner II
City of Mesa Development Services
480-644-6451
Mon - Thurs 7AM-6PM | Closed Fridays



From: Tammy Evans <pandtevens@cox.net>
Sent: Tuesday, February 25, 2025 6:03 PM
To: Planning Info <planning.info@mesaaz.gov>
Subject: Rezone case number: ZON24-00708

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To Whom it May Concern,

I am writing regarding the Planning and Zoning Board Hearing Meeting taking place tomorrow Wednesday, February 26, 2025. The agenda item I would like to address is the rezone case number: ZON24-00708.

I believe the development planned by Upfront Planning & Entitlements is inappropriate for this location.

My main area of concern is traffic entering and exiting using Guadalupe Road directly across from Highland Junior high and also near the light at Power and Guadalupe. Before and after school this area sees a large amount of traffic. Adding potentially 250 cars (or more) to the street is dangerous for the junior high students walking, riding bikes and being driven to and from school. I believe just in the last week or two there was a junior high student injured during an incident with a vehicle. I have lived in this area for 25 years. I have seen countless accidents at the intersection of Power and Guadalupe including my friend's who was a student at the time who was hit by a car while crossing

which resulted in his leg being broken. Please don't approve this permit allowing unsafe conditions into already congested traffic areas.

Another concern is inadequate parking for the project. At one of the community meetings they said there would be 250 parking spots and the price range of the units was project to be \$2500-\$3300/month. I understand these numbers could have changed since November. However, even if they remain the same I don't believe that will be enough parking to handle 120 units. Most people who can afford that monthly payment are more likely to purchase a home. Those renting the apartments are likely to need a roommate or several in order to reach the income level to qualify for the apartment. More roommates means more vehicles. A 3 bedroom unit could potentially have 6 roommates sharing the space and each needing a parking spot. On a recent visit to the northern area of San Diego, California I noticed the apartments did not have adequate parking necessitating large amounts of vehicles parking on the nearby residential streets. Residents in Superstition Springs do not want excess vehicles clogging our neighborhood streets, blocking traffic and creating unsafe conditions, particularly Brighton Road that runs along the elementary school parent pick up and drop off zone. Please don't approve this permit necessitating overflow parking on neighborhood streets or in Monterey Park.

A 3-story complex is inappropriate for this area. None of the nearby buildings or houses are 3 stories tall. It will be an eyesore blocking beautiful mountain views as well as the wide open sky. With the low elevation of Monterey Park we preserved some open space and the feeling of not being hemmed in on all sides. Have you driven South on Power Road lately? The warehouses and store fronts lining the East side of the road make it feel crowded. It will feel even more so once the West side of power is developed. Please don't approve this permit making suburban Mesa feel like an inner city.

I understand people need a place to live, but do we need more apartments in this part of Mesa? What is the occupancy rate of the nearby complex built on the former K-mart lot, The George? How full is the complex, Canal on Baseline, East of Recker where Rockin R Ranch used to be? What about the new mega complex, Recker Ranch, being built on Baseline just West of there? Please don't approve this permit adding more apartments to an area that has large apartment complexes already in process.

Ideally, I would love to see this land purchased by the city and integrated into Monterey Park. I understand that was not an option at the time the park was built. Please don't reward the owner of the land with a very lucrative sale to a developer when that should be city land.

Sincerely,
Tammy Evans
Mesa Resident



Virus-free www.avg.com

Good afternoon. My name is Cheryl Kirby. Thank you for giving me the opportunity to submit this letter concerning the important decision you will be making regarding case number ZON24-00708 .

I know that some of you have probably already made up your mind on the project but I ask you to keep an open mind for just a moment so that I can perhaps present some information that you may or may not have considered.

You have a very important job that you were elected to by your constituents. That job is to make wise, prudent and protective decisions on behalf of those who elected you and the community you represent. Which of those 3 factors would you say is most important in your decision making. I propose that it is the protection aspect of any decision.

If you approve this project, would that be a wise decision? Perhaps from a business standpoint, it may be, because it would provide more revenue to the city. Would it be a prudent decision? That's questionable and that's what we're here to discuss. Would it be a protective decision? That is an absolute NO.

My 96 year old mom always says, Show Me The Facts, before she makes any decision. The problem is, when you have two different sets of facts, which one do you believe. In this case, you have a company's facts whose business is to make money and then you have the residents' facts, whose only purpose is to stand against anything that will endanger the safety and protection of their families. It is a pure motivation with no monetary gain or underlying benefit.

The only way to know the facts is if all of you or at least some of you have been at the site of the project and determined for yourself the validity of each sides' argument. There are 5 schools within a half mile of the site of the proposed project, one of which has a huge traffic problem when dropping off and picking up students. Parents are literally parked on Power Road just south of Guadalupe and stop traffic!

Also part of your research would be to review the accident occurrences in the area and the schools capacity that would be affected by the additional residences. You may have already received this information from both sides but again, how do you know which side is presenting facts that are actually truthful and not just supporting their side of the argument.

I understand that you can't do that for all the agendas that are brought before you; however, all you have to do is recognize that one argument has something to gain while the other has nothing to gain. I'm guessing that all or most of you have a family and your number one priority is to protect them, over and above anything else. As our representatives, it is your responsibility and your elected duty to protect your community family that you are at the head of. So I ask you to ignore the possible monetary gain of this project or the questionable prudence of this project and vote against this project to remember the people who trusted you enough to take care of us and to make decisions that will protect our families. Thank you.

From: [Noah Bulson](#)
To: [Charlotte Bridges](#)
Cc: [Cassidy Welch](#)
Subject: FW: Opposition to Case PZ 25015
Date: Wednesday, February 26, 2025 3:05:30 PM
Attachments: [image001.png](#)

Additional comment in opposition to ZON24-00708, received through Planning Info this morning.

Best,

Noah Bulson

Planning Technician

City of Mesa Development Services

Office: (480) 644-3654



From: DONNA THOMPSON <dthompson4@cox.net>
Sent: Wednesday, February 26, 2025 11:43 AM
To: Planning Info <planning.info@mesaaz.gov>
Subject: Opposition to Case PZ 25015

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To the Mayor, All Council Members and Staff,

As this meeting is on the agenda today, once again, I've wanted to add my opposition.

I've been reading through past correspondence for this issue prior to today's meeting. As far as I can see, there is NO community support of this project. I cannot even begin to fathom the amount of funding, time, effort and energy that has been spent on this plot of land. As a community, we have been vocal and will continue to Oppose this project. At the last community meeting, I expressed that as a resident I am tired of having my time wasted on this issue.

The owner was offered market value in the past. That's what should happen and whoever they are should take it.

We are not going away and will continue to oppose this use for this plot of land.

Lastly, I am disturbed that with all of the opposition to this that the item was placed on a consent agenda. There has been an abundance of communications from residents that alone should have warranted a discussion. I understand that it will be removed and discussion will be heard, however, it once again feels like an incredible waste of our time. This feels very much like the more persistent the owner is, they think we will just go away. That will not happen.

Thank you,
Donna Thompson
&140 E Monte Ave
Mesa

From: [Mallory Ress](#)
To: [Charlotte Bridges](#)
Cc: [Tye Hodson](#); [Evan Balmer](#)
Subject: FW: Park North Apartments
Date: Thursday, February 27, 2025 7:39:21 AM

FYI, this was received in the Planning Info inbox this morning.

Thanks,
Mallory

From: Councilmember Somers <Councilmember.Somers@MesaAZ.gov>
Sent: Thursday, February 27, 2025 7:17 AM
To: Planning Info <Planning.Info@MesaAZ.gov>
Subject: Fwd: Park North Apartments

For your consideration...

Scott Somers
Vice Mayor
Mesa City Council | District 6

Begin forwarded message:

From: Mike Claycomb <mike_claycomb@hotmail.com>
Date: February 26, 2025 at 9:49:34 PM MST
To: Council <Council@mesaaz.gov>
Subject: Park North Apartments

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To our esteemed elected officials,

This project has so many negatives.

- increased traffic in an already congested area.
- requires too many variances.

- apartments bring crime, we see enough already
- build them somewhere that is more suited
- too many apartment complexes are going up in Superstition Springs area as it is.

You need to listen to your voters and ignore the corporate entities that lie and deceive to get what they want then renege on promises.

No one wants this except the builder.

SAY NO, Please!

P&Z needs to be investigated for corruption. It shouldn't have gotten this far. Shame on them.

Roger Claycomb
7457 E Knowles Ave
Mesa, AZ 85209

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: Condo proposal at Monterey park
Date: Wednesday, July 05, 2023 4:39:43 PM

Charlotte,

Below is another email for the case file.

Thanks,

Rachel

-----Original Message-----

From: Shauna Kruse <shauna.kruse2@icloud.com>
Sent: Wednesday, July 5, 2023 4:30 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: Condo proposal at Monterey park

To whom it may concern

I live a couple streets from the proposed condo site. My children attend both SSE as well as Highland Jr. I am also a landlord and large capacity Airbnb owner in Prescott AZ. I have lived in many different types of properties including high rise apartments. This proposal as it stands is terrible for the community and the potential residents who would live in them. My concerns are below:

*I just drove past the lot. It is so small. The idea of parking plus 88 units leaves only multiple floor towers as an option. Totally out of place for our community and would destroy residents views.

*The traffic is already bad and hasn't even seen the Mesa Softball fields open for their 1st game. Where will the traffic go for a big game? Most likely side streets. Where will overflow parking for residents be? Into softball field parking then likely onto Monterey Ave right in front of the park and elementary school? This sounds very dangerous considering the nature of our elementary students is to ride bikes and walk to school, park, QT gas station etc. It's a wonderful part of our community that would be destroyed by this.

*Entrance to development has been said to be right turn only onto Guadalupe or Power. So then the "short cut" for those needing left will inevitably become Monterey Ave again, RIGHT in front of Elementary school again. Speeding down short cuts is also inevitable.

* Fitting 88 units would leave little living space for residents on such a small site. It begs the question where would children and pets get outside movement? The park at Monterey is the only obvious answer. Why should we absorb the strain, traffic, noise, and crowding of a poorly planned complex that did not include outdoor living space?

* The strain on the school system that is already stretched is concerning. If these are rentals, are they paying taxes into these schools?

*The proximity of these buildings to a very bright and loud softball park would be terrible for residents.

* Guadalupe in front of the JR high is badly crowded with traffic and dangerous now with electric scooters, walking kids, bikes, etc. Added these units will increase that.

* What would the price point be for these units? Would they be owned or rented? Would Section 8 be allowed?

What crime would be increased with section 8 housing? We won't know any of these answers until after it would be out of our hands.

* If a similar proposal was already brought to the table on this site, and turned down, why are we doing this again. The quality of life for these condo residents as well as for the surrounding community sounds terrible. This proposal serves one person, the developer. Please put it down.

Thank you

Shauna Kruse

7407 E Medina Ave.

Sent from my iPhone

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Evan Balmer](#); [Mary Kopaskie-Brown](#)
Subject: FW: PRS23-00472 park north multi family 88 town homes
Date: Wednesday, July 05, 2023 5:01:00 PM

Another email

-----Original Message-----

From: Itzel W <belem1815@hotmail.com>
Sent: Wednesday, July 5, 2023 4:55 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: PRS23-00472 park north multi family 88 town homes

Hi my name is Itzel wade I am a resident in superstition springs community and have been for the past 18 years and I love what they have done with the park, but I do not agree with them trying to build 88 homes in that small area, we're just now getting our nice view of park and it's going to be ruined with more homes? Me & few of my other neighbors have spoke about this matter and would like to know what can be done for this not to happen.. WE DONT NEED MORE HOMES HERE.

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: PRS23-00472 Park North Multi-Family 88 Unit Attached Townhome Project
Date: Wednesday, July 05, 2023 4:38:27 PM

Charlotte,

This email came in through our special projects email. Can you add it to your case file?

Thank you,
Rachel

From: Katie AZ <zonak8e@gmail.com>
Sent: Wednesday, July 5, 2023 3:52 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: PRS23-00472 Park North Multi-Family 88 Unit Attached Townhome Project

I'm writing today as a resident of Superstition Springs for the last 20 years to join with my fellow Superstition Springs neighbors in opposing this Townhome project. I've spoken to no one who feels this is anything but a VERY short-sighted, insane proposal. This is an extremely bad idea in our neighborhood which has 3000 single family homes.

This small lot would not only infringe on the aesthetic of our community and be out of place, but when looking at the lot size and location, this request by the land owner is unacceptable. This land is zoned for business as we were told, NOT housing.

Reasons for rejection include the following:

- No way to enter or exit except through business property onto already crazy-busy intersection with children walking to both the elementary and high school.
- Traffic is already so bad/dangerous at the Power/Guadalupe intersection with both the high school and the elementary school and ballpark close by.
- 88 units mean these would have to be TOWERS, wouldn't fit into our neighborhood and would be an eyesore.
- Parking wouldn't be available on this tiny lot for 88 townhome units if each unit had two cars!! Parking accommodations wouldn't exist! They'd have to park in our neighborhood streets or at our new ballpark!
- Water, why do we never think of how this will affect water supply!!

Why we would even consider squeezing this into our neighborhood is beyond me. This greedy property owner/developer who has zero concern for children/people, traffic, safety, zoning and feelings of our community with only dollars and greed driving this proposal needs to sit down and listen to residents!

This needs to be rejected NOW.

Thank you,

D Kathleen Rodriguez

2011 S. Avoca

Mesa AZ 85209

Voter in District 6

(Yes I'm watching...)

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: Townhomes on Guadalupe and Power
Date: Thursday, July 06, 2023 7:41:43 AM

Kellie Rorex
Senior Planner
480-644-6711
Kellie.Rorex@MesaAZ.gov
M-Th 7 AM – 6 PM

-----Original Message-----

From: Patrice Millett <patricemillett@yahoo.com>
Sent: Wednesday, July 5, 2023 7:46 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: Townhomes on Guadalupe and Power

Please do NOT rezone that area for townhomes. I am very uncomfortable with the rezoning of Mesa neighborhoods - this seems like the beginning of what Gilbert is doing in creating 15 minute cities.

In theory it sounds good, but in reality it is a societal change that will effect our personal choices and freedoms in the long term.

Just because the government offers the City money to change zoning and create these multiple housing units in the middle of single home neighborhoods, doesn't mean you should. It is NOT free money - it comes at a cost to all of your constituents and the quality of living will decrease in our neighborhoods.

We have lived in this area over 20 years - unfortunately in the last 5 we have already started to see a decline in the quality of living in this area and adding more multiple housing units will only add to its decline.

Please do not approve the rezoning and keep our community as a single family home community - 1 apartment complex and townhomes on the opposite corner are more than enough for this area.

Sent from my iPhone

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472 Power & Guadalupe Rd
Date: Thursday, July 06, 2023 7:41:47 AM
Attachments: [image001.png](#)

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Angel LaVine <ajlavine@sbcglobal.net>
Sent: Wednesday, July 5, 2023 10:53 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: PRS23-00472 Power & Guadalupe Rd

To whom it may concern:

This proposal is absolutely a waste of time and should never even been given the time of day. It doesn't have the zoning or even access to this lot. The city offered fair market value in the past and this owner got greedy. His mistake should not be our problem.

100% shut this down and down for good. The owner has no access and was informed of this years ago.

I will also be asking the HOA to decline this project.

Sincerely,

Angel LaVine
7245 Navarro Ave
85209

[Sent from AT&T Yahoo Mail on Android](#)

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: Prs23-00472
Date: Thursday, July 06, 2023 7:41:57 AM
Attachments: [image001.png](#)

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Julia Barnes <juliabarnes1121@gmail.com>
Sent: Wednesday, July 5, 2023 11:13 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: Prs23-00472

I am writing in regards to the proposed plan Prs23-00472 to place 88 town houses near Monterey Park. As a home owner in that neighborhood, I have so many concerns. The schools in that area are busting at the seams, we do not have room for the amount of kids that would bring in. Not to mention there is no way access to drive to the proposed location. I also have kids that walk to highland Jr high and the traffic in that area already masked me sick with worry for all the kids walking, I can't imagine how much worst this would make it. Please consider carefully the families already living here and reject this proposal. This is a proposal being made by a greedy land owner. I know he had a chance to sell did a good price when land was purchased to expand the park and he chose not to accept, that is on him and this is a terrible solution for all of us living in the area. It works be unsafe for the people trying to get in and out of the proposed town homes, unsafe for those trying to enjoy the brand new beautiful park, unsafe to the kids walking to and from school, and very unfair to the kids and staff at that school. Please support this community and say no to this development.

Julia Barnes

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472 Power & Guadalupe Rd
Date: Thursday, July 06, 2023 8:44:44 AM
Attachments: [image001.png](#)

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Jeff LaVine <JeffL@Climatec.com>
Sent: Thursday, July 6, 2023 8:43 AM
To: Special Projects <specialprojects@mesaaz.gov>
Cc: Angel Lavine (ajlavine@sbcglobal.net) <ajlavine@sbcglobal.net>
Subject: PRS23-00472 Power & Guadalupe Rd

To whom it may concern:

This proposal is one of the easiest ones that can be declined. It does not have the correct zoning and also does not have its own entrance and exit. Also the only way to get out of there would be a right turn onto Power or a right turn onto Guadalupe which is going to be very dangerous for anyone trying to go south on Power cutting across multiple lanes in a very short distance. This happened while Shell was there and was very dangerous and the last thing that we need to do is add even more traffic there. This also happens to be a very busy crossing for kids going back and forth to Highland Jr and Highland High. A couple of questions that should be thought of:

- How much traffic is expected from the new Monterey Park?
- How much traffic is expected from the new business at Shell?
- How much traffic is expected from this new project?

Either way you look at this it will be too much traffic especially for kids using the same corner (Power and Guadalupe) for schools crossings.

Thank you,

Jeff LaVine
7245 E Navarro Ave
Mesa, AZ 85209

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472
Date: Thursday, July 06, 2023 3:05:36 PM
Attachments: [image001.png](#)

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Stacy Shepard <sassygril@yahoo.com>
Sent: Thursday, July 6, 2023 2:47 PM
To: Special Projects <SpecialProjects@MesaAZ.gov>
Subject: PRS23-00472

To those whom it may concern.

We have lived in the Superstition Springs community for the past 22 years on Lomita Ave. We have enjoyed living in this community. The upgrades to Monterey Park haven't even been finished and you are proposing more change when we haven't adjusted to the changes the ball fields, mini library, and pickleball courts are going to bring.

- *This plot of land for 88 units of family living is way to small.
- *Traffic on Guadalupe during school sessions is already dangerous enough.
- *Parking will not be sufficient.
- *Our local schools are already over flowing.

I'm sure there are plenty of other reasons NOT to go forward with this project!

How about a dog park? A splash pad for the kids that don't want to watch their sibling playing on the ball fields? Even more parking for the fields and Monterey Park?

We are a HARD NO for this project to be considered!!!

Sincerely,
Stacy & Troy Shepard

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: Power and Guadalupe
Date: Monday, July 10, 2023 7:12:41 AM
Attachments: [image001.png](#)

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Erica Early <enearly@gmail.com>
Sent: Friday, July 7, 2023 4:30 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: Power and Guadalupe

To Whom it May Concern,

It is my understanding there is an application for a multi-family zoning request for Mesa district 6 at Power and Guadalupe. As a resident at those cross-roads, I'd like to voice my concerns with this request. The area has an elementary school, jr high school, high school, and at least two charter schools within a mile of this corner. I drive through this intersection several times per day to take my children to and from school. It's already a very dangerous situation, especially during those times of the day. We frequently see accidents in this area as well. I can only imagine adding an additional 88 homes to the intersection would increase both the number of cars and the number of students walking to school. I'm a lifelong resident of Mesa, and I know the city values its citizens and families. I sincerely hope you will consider the safety implications for our students and families and deny this application.

Thank you for your time and consideration.

Sincerely,
Erica Early

From: [Sean Pesek](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472
Date: Monday, March 18, 2024 7:48:50 AM

Best Regards,

Sean Pesek, AICP

Senior Planner, Development Services

480.644.6716

55 North Center Street, Mesa, AZ 85201

Office hours are Monday through Thursday 7:00am – 6:00pm



From: Alishia Kukkola <alishiakukkola@gmail.com>

Sent: Sunday, March 17, 2024 8:55 AM

To: Special Projects <specialprojects@mesaaz.gov>

Subject: PRS23-00472

Hello,

I am writing expressing my concern for this project and wondering how I can vote against this? We absolutely do not want this to go through, there are too many houses and apartments already being built in and around our community.

Thank you

Alishia Kukkola

From: [Charlotte Bridges](#)
To: [Kimberly DeArmond](#)
Bcc: [Evan Balmer](#); [Rachel Nettles](#); [Mary Kopaskie-Brown](#); [Cassidy Welch](#)
Subject: RE: Case # PRS23-00472 - Superstition Springs
Date: Tuesday, March 19, 2024 10:50:00 AM

Hi Kim,

The meeting on March 28th is an early outreach meeting hosted by the developer to present the project and gather feedback from the surrounding neighborhood. It will be an opportunity for you to make comments about the project directly to the developer. A formal Planning "Rezoning" application has not been submitted for this project, yet. As part of a formal Planning "Rezoning" application, once the application is scheduled for a public hearing, the applicant will mail a notification letter to all property owners within 1,000 feet of the project site with the date, time and location of the public hearing. The public hearing before the Planning and Zoning Board is another opportunity for you to comment on the project in the future. Finally, the proposed project must be approved by the City Council, which hold another public hearing prior to a final decision.

Please contact me if you have questions about this information.

Regards,
Charlotte Bridges
Planner II
City of Mesa
480-644-6712

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays

-----Original Message-----

From: Kimberly DeArmond <kimberlyshep@msn.com>
Sent: Friday, March 15, 2024 8:41 PM
To: Special Projects <SpecialProjects@MesaAZ.gov>
Subject: Case # PRS23-00472 - Superstition Springs

Hello,

I'm reaching out because I'm a current resident of Superstition Springs. I've been notified that the developer of the land behind the park has a proposal to rezone that area to build multi-family communities. I'm not sure how I go about this, but I would like to voice my concerns for this proposal. It would greatly affect the congestion in the neighborhood and our parks. As a family, we wouldn't want to see apartment homes in our neighborhood. Will going to the meeting on Thursday, March 28th be the best way to go about objecting to the rezoning plans?

Thank you!

Kim DeArmond

Sent from my iPhone

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472 Application for Apartments Next to Monterey Park
Date: Monday, March 25, 2024 8:27:00 AM
Attachments: [image001.png](#)

Good morning Charlotte,

Special Projects received the email below regarding a 2023 Pre-submittal you were assigned.

Best,

Kellie Rorex
Senior Planner
480-644-6711
Kellie.Rorex@MesaAZ.gov
M-Th 7 AM – 6 PM



From: Stacy Shepard <sabshepard@gmail.com>
Sent: Saturday, March 23, 2024 2:27 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: PRS23-00472 Application for Apartments Next to Monterey Park

To Whom it may concern,

This proposal to develop the vacant land near Power and Guadalupe, South of Monterey Park is NOT acceptable for our neighborhood.

1. Traffic near this intersection is already an issue because of Highland Jr. High and Highland High School being in close proximity. Drop offs and pick ups have made this intersection a hazard every day that school is in session.

2. Monterey Park baseball fields and Pickleball courts have just recently opened and have added to the traffic and parking problem. There are not enough spots for those participants. We don't need overflow parking from the apartments to be added.

3. Any access in and out of an apartment complex will cause added congestion and issues that already exist. Many children walk to the jr. high and even at the cross walks, I have seen children close to being hit from drivers running yellow/red lights.

4. Can Superstition Springs Elementary handle the additional potential enrollment that more apartments will bring? At what cost to the children that already attend? More overloading of classes.

These are just a few of the reasons many of my neighbors and myself are AGAINST this proposal. PLEASE listen to those that will be impacted by this proposal and tell Excolo Development NO!

Thank you,
Stacy Shepard

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472 rezoning request
Date: Tuesday, March 26, 2024 1:34:50 PM

Good afternoon Charlotte,

Special Projects got another email about PRS23-00472. Thank you!

Best,

Kellie Rorex
Senior Planner
480-644-6711
Kellie.Rorex@MesaAZ.gov
M-Th 7 AM – 6 PM

-----Original Message-----

From: Doni Mullins <donimullins@cox.net>
Sent: Tuesday, March 26, 2024 12:30 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: PRS23-00472 rezoning request

Re:

I'm asking for the rezoning request that has been submitted for a developer to built multi family housing in the 5 acre lot next to Monterey park to PLEASE be DENIED.

That small area of land would serve the community better if it remained zoned as limited commercial.

Rezoning to a multi family would be a huge detriment to the community. This would present a large safety concern and increase traffic congestion in an already very busy area - there are two schools directly across the street from this location which means there is alot of traffic from pick up and drop off times along with various events. In addition it also means many children walking and riding bicycles and adding 126 apartments with a potential for increase of over 250 vehicles in this exact area would be a huge problem.

The schools nearby are already over crowded as well - yes even the charter schools too.

There is already a significant number of multi family builds within a mile or two. Having limited commercial here would help businesses serve the already established communities versus adding a huge number of people to an already overpopulated area.

A three story building would not be appropriate for the area either - the buildings nearby are all one story and this would not be a cohesive addition to the space.

Not to mention it's in the flight path of Williams gateway airport. Residents in this building would experience an incredible amount of sound disruption to their everyday lives from the air traffic flying close by daily.

Everyone in the superstition springs neighborhood is in agreement that denying the rezoning of this small parcel for such a huge project would be in the community's best interest.

Thank you for your consideration.

Doni Mullins

480-570-9730

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Cc: [Special Projects](#)
Subject: FW: Case #PRS23-00472, Excolo Development Power/Guadalupe Rd.
Date: Tuesday, March 26, 2024 4:05:08 PM
Attachments: [image001.png](#)

Please see below. Thank you, Charlotte.

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Lauren M <lmickle.lm@gmail.com>
Sent: Tuesday, March 26, 2024 4:01 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: Case #PRS23-00472, Excolo Development Power/Guadalupe Rd.

To Whom It May Concern,

I hope this email finds you well. I am writing to express my strong opposition to the proposed Park North Housing complex by Excolo Development in our community.

One of my primary concerns regarding this project is its proximity to our local school, particularly the intersection at Power Road and Guadalupe Road. As a resident of this area, I can attest to the fact that this intersection is already heavily congested, especially during peak traffic hours. Introducing additional apartments through the Park North Housing complex will only exacerbate the congestion issues we currently face.

Of utmost concern is the safety of the children who attend the nearby school. With increased traffic resulting from the addition of more residential units, the risks to these children as they come and go from school will only escalate. It is imperative that we prioritize their safety by keeping traffic volumes at a manageable level.

Furthermore, the construction of the Park North Housing complex may also lead to other negative impacts on our community, such as noise pollution, strain on existing infrastructure, and potential decreases in property values.

In light of these concerns, I urge you to reconsider the approval of the Park North Housing complex development. Instead, I encourage the exploration of alternative solutions that prioritize the safety and well-being of our community members,

particularly our children.

Thank you for considering my perspective on this matter. I hope that together, we can work towards solutions that benefit all residents of our community.

Sincerely,

Lauren and Chad Leeper, Jr.

7045 E. Olla Ave.

Mesa, AZ 85212

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: ZON24-00708 and DRB24-00707
Date: Wednesday, August 14, 2024 7:01:27 AM

Charlotte,

Below is another email for the case file.

Thanks,
Rachel

From: erinvclayden@hotmail.com <erinvclayden@hotmail.com>
Sent: Tuesday, August 13, 2024 8:38 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: ZON24-00708 and DRB24-00707

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To the members of the P&Z Board and the Mesa City Council,

I am writing to voice my strong objections to the project proposals submitted for the corner of Guadalupe and Power roads in Mesa, district 6. This is proposal ZON24-00708 and DRB24-00707.

As a member of the Superstition Springs Community for the last 10 years we have constantly been fighting against any rezoning or building of apartment complexes or condos on this corner for many reasons. The owner of this land has refused to sell it to the City of Mesa so it can be incorporated into the newly renovated Monterey Park. The owner and his developers held a community meeting last year at Superstition Springs Elementary for our input. There was a rather large turnout and not one person spoke in favor of this monstrosity of a complex to be built there.

First and foremost, this is an extremely dangerous intersection. There have been many accidents, including a fatal crash just last year, because vision is obscured coming from both directions.

Secondly, this parcel of land is directly in front of Highland Junior high School which sees

around 1100 students coming and going, via buses, bikes, scooters, or on foot both in the morning and the afternoons, crossing Guadalupe Road along Power Road. It is also right down the street from Highland High School where 3,100 students attend. There is already so much traffic in this small area and putting a huge apartment or condo complex in this corner would only cause further congestion.

Thirdly, Building an access bridge across the canal would be positioned not far from both crosswalks into the junior high. As of now people are already making illegal u-turns in the middle of the road, endangering our children. With a hundred or more new families living in a newly constructed building, this would add anywhere from 100 to 200 additional cars attempting to illegally and dangerously cross Guadalupe to go east or cause more traffic going west.

Additionally, 100 or more new families could mean anywhere from 100 to 300 more students enrolling at the nearby Superstition Springs Elementary School and Highland Junior High School. Our schools are already overcrowded with large classroom sizes, not enough teachers, and not to mention a bus driver shortage to transport our children safely. We need to make sure we are not overburdening our schools.

Thank you for your time and consideration on this matter.

Erin Clayden

7458 E Lobo Ave

Mesa, AZ 85209

Mom of 2 children, attending Highland Junior and Highland High and Teacher in Gilbert Public Schools.

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: Park North. ZON24-00708. DRB24-00707.
Date: Tuesday, August 13, 2024 3:59:57 PM

Charlotte,

Can you please keep this with the case file for when this goes to P&Z and CC.

Thank you,
Rachel

From: Mich Ael <mtotheic@gmail.com>
Sent: Tuesday, August 13, 2024 3:57 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: Park North. ZON24-00708. DRB24-00707.

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As a resident and voter that resides in Superstition Springs I strongly oppose approving to allow this project to continue to be developed into an apartment complex.

Allowing this to continue is not in the best interest of our neighborhood, our city, or our kids who go to the school directly across the street.

Allowing this to continue will send a clear message to us residents and voters where our elected officials loyalties lay.

Are you with developers or with constituents?

We DO NOT NEED another apartment complex in this area.

Please please please DO NOT ALLOW THIS TO CONTINUE.

Sincerely,
Concerned voter

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: Park north apartment project
Date: Thursday, August 15, 2024 7:07:33 AM


Charlotte,
For the case file.

Best,
Rachel

From: Tina Martin <mtina6065@gmail.com>
Sent: Wednesday, August 14, 2024 7:19 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: Park north apartment project

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I am writing to say that I don't think that this project would be a good idea for the location right next to where the school is. The traffic already is so crowded and busy I feel it's not safe for the children there and I don't think it would be a good idea to have it built there, especially in apartment, it will cause so much traffic and it could be dangerous for the children by the school. I disagree and I do not want to see this happen here in my neighborhood. I live over by the school and I don't want to see more and more traffic than what it already is so my answer to this is no , Tina Martin

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: Park North Apartments - ZON24-00708/DRB24-00707
Date: Thursday, August 15, 2024 7:07:44 AM

Charlotte,
For the case file.

Best,
Rachel

From: Kevin T <kthomp2120@gmail.com>
Sent: Wednesday, August 14, 2024 10:33 PM
To: Special Projects <specialprojects@mesaaz.gov>
Cc: District 6 <District6@mesaaz.gov>; Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Park North Apartments - ZON24-00708/DRB24-00707

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As a long time resident of the Superstition Springs community, and former Councilmember of District 6, I can't tell you how disappointed I am to see the developer come back once again with their proposed apartments at Power and Guadalupe.

As you may know, the City originally tried to acquire the parcel at the same time as the property to the north was purchased for the expansion of Monterey Park. However, the owners asking price far exceeded the market value of the property, so the City passed on the opportunity. Prior to my terming off council, the owner tried to sell the property. The prospective buyer brought forward a design for multifamily development for the site. I ensured the developer that there would be no opportunity to build multifamily residential at that location.

Fast forward to my terming off council, and a new prospective buyer reached out to get my opinion on what he was looking to build. I told this developer that the community would not support multifamily being built on that site. His response was to threaten retail, which I assured him would get a better response from the community, but that I thought the property should either be sold to the City to be an addition to Monterey Park, or sold to a developer that would want to bring amenities like a food truck court or other use that would accommodate the adjacent neighborhoods and

schools.

After a community meeting, the developer assured us that he heard us (the community) loud and clear, so imagine everyone's surprise to see that he has once again tried to run his project through the City with no consideration to the neighborhood or community. As myself and Nana used to tell developers, "We are not opposed to you project, but we are opposed to you project at this location."

I appreciate your time and I hope that you will take into consideration the communities opposition to this development and ensure the site is something that will blend with the neighborhood and its surroundings.

Thank you!

Kevin Thompson

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: (ZON24-00708 and DRB24-00707)
Date: Thursday, August 15, 2024 7:08:03 AM

Charlotte,
For the case file.

Best,
Rachel

From: Angel LaVine <ajlavine@sbcglobal.net>
Sent: Wednesday, August 14, 2024 9:42 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: (ZON24-00708 and DRB24-00707)

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There is a huge amount of negative feedback on this project. Are they hoping we, neighbors, stop paying attention?

Please, please, please think of our residents when reviewing this project. Not only will the requirement of the canal bridge be costly but the location of this bridge in relation to a major intersection and the local schools and community building is a really bad mix.

This is not the right location for this type of project.

I encourage the owner to reconsider the multiple offers the City has offered to purchase this land that would be a better fit for Monterey Park for more pickleball courts or a nice dog park.

Thank you for your time and consideration,

Angel LaVine
7245 E Navarro Ave

[Sent from AT&T Yahoo Mail on Android](#)

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: Case numbers ZON24-00708 and DRB24-00707
Date: Monday, August 19, 2024 7:20:27 AM

For the case file.

From: Stacy Shepard <sabshepard@gmail.com>
Sent: Thursday, August 15, 2024 8:33 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: Case numbers ZON24-00708 and DRB24-00707

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To Whom it may concern,

This proposal to develop the vacant land near Power and Guadalupe, South of Monterey Park is NOT acceptable for our neighborhood.

1. Traffic near this intersection is already an issue because of Highland Jr. High and Highland High School being in close proximity. Drop offs and pick ups have made this intersection a hazard every day that school is in session.

2. Monterey Park baseball fields and Pickleball courts have just recently opened and have added to the traffic and parking problem. There are not enough spots for those participants. We don't need overflow parking from the apartments to be added.

3. Any access in and out of an apartment complex will cause added congestion and issues that already exist. Many children walk to the jr. high and even at the cross walks, I have seen children close to being hit from

drivers running yellow/red lights.

4. Can Superstition Springs Elementary handle the additional potential enrollment that more apartments will bring? At what cost to the children that already attend? More overloading of classes.

These are just a few of the reasons many of my neighbors and myself are AGAINST this proposal. PLEASE listen to those that will be impacted by this proposal and tell Excolo Development NO!

Thank you,
Stacy Shepard

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: ZON24-00708 and DRB24-00707
Date: Monday, August 19, 2024 7:21:19 AM

For the case file.

From: Erica Early <enearly@gmail.com>
Sent: Friday, August 16, 2024 6:06 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: ZON24-00708 and DRB24-00707

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To Whom It May Concern,

I'm writing as a concerned neighbor who has lived in Superstition Springs neighborhood for over 10 years. I'd like to voice my disagreement with building apartment housing at Power and Guadalupe. The main reason for my concern is the traffic at that intersection, especially related to the nearby schools. It's a high traffic area with lots of accidents and near accidents. With many students walking and riding bikes/scooters to school, it seems highly dangerous to add more housing and, therefore, more traffic. I invite you to observe the area during peak school start and end times to see the danger for the students. Please strongly reconsider allowing more housing to be built in this area with several nearby schools.

Thanks for your time and consideration,
Erica Early

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: ZON24-00708 & DRB24-00707
Date: Monday, August 19, 2024 7:22:12 AM

For the case file.

From: Monique <monique@sshoa.com>
Sent: Sunday, August 18, 2024 11:40 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: ZON24-00708 & DRB24-00707

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To Whom it May Concern,

It has been brought to our attention that several homeowners within our HOA, Superstition Springs CMA, are against this project. We are writing on behalf of that concern as our HOA is over 5,000 people in the community. The concerns reported are the location to the middle school, community building and major intersection.

We thank you in advance for your review and consideration.

Sincerely,

Monique

Community Director - SSCMA
7235 E. Hampton Ave. Suite 105
Mesa, AZ 85209
Ph: [480-854-1123](tel:480-854-1123) Fax: [480-854-1324](tel:480-854-1324)
monique@sshoa.com

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PRIVILEGED AND CONFIDENTIAL

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW:
Date: Monday, August 19, 2024 7:29:56 AM
Attachments: [image001.png](#)

Someone probably already sent this to you but just in case!

Best,

Kellie Rorex
Senior Planner
480-644-6711
Kellie.Rorex@MesaAZ.gov
M-Th 7 AM – 6 PM



From: Brownie Eight <brownie8@cox.net>
Sent: Friday, August 16, 2024 1:24 PM
To: Special Projects <SpecialProjects@mesaaz.gov>; LaVine Angel <ajlavine@sbcglobal.net>; Jeff Brown <jeffcpa63@gmail.com>
Subject:

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To the members of the P&Z Board and Mesa City Council,

I am writing to voice my strong objections to the project proposals submitted for the corner of Guadalupe and Power roads in Mesa, District 6. This is proposal ZON24-00708 and DRB24-00707.

As a member of the Superstition Springs Community for the last 29 years I have observed many changes in this area. We have constantly been trying to figure out what needs to be put on this corner, that would serve the nearby Students of the Elementary & Junior high students and the residential community. There has been a continuous fight against rezoning this area for apartment complexes and/or condos. For example, just last year the neighborhood held a meeting with the owner and developers at the

elementary school for our input. There was a large community support for NOT having this small area developed into more housing.

The owners have refused to negotiate with the City of Mesa to include it in the newly designed Monterey Park, citing reasons of financial responsibility to build a bridge across the large sewer canal containment area.

I believe there should not be any more housing development at this corner because there is a huge amount of congestion there already for the following reasons;

- This parcel of land is directly in front of Highland Junior High School. HJHS sees around 1200 students coming and going daily in cars, scooters, bikes, walking, and riding buses. Twice a day the traffic crossing Guadalupe Road and Power Road is congested and uncontrolled. Multiple car accidents and tickets are happening during the school year.

- Highland high school also uses this corner for their 3100 students to come and go from home to school. This includes student drivers and people attending sporting events and concerts.

- Parents are making illegal U-turns in the middle of the road to head west back towards their houses, even though it has been posted and tickets are issued.

To add 100+ more families to this area would be a tragedy. It would be hard for them to exit and enter GUADALUPE to go east into traffic. If they plan to add the exit to the traffic light used by the junior high, it would not be helpful because students use that crosswalk. There is currently not any Crosswalk Directors there. Plus adding more students to both schools will adversely effect the attendance at both schools.

The use of this tiny parcel has been debated again and again. It was overturned just last year. Why does the owner think they can just keep asking and wasting everyone time? A new Housing Development is NOT wanted or NEEDED in this already congested area.

Thank you for your consideration and time on this matter,

Debra Brown

[Sent from Yahoo Mail](#)

From: [Mich Ael](#)
To: [Planning Info](#)
Subject: Park North. ZON24-00708. DRB24-00707.
Date: Tuesday, November 12, 2024 9:25:30 PM

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As a resident and voter that resides in Superstition Springs I completely oppose approving to allow this project to continue to be developed into an apartment complex.

Allowing this to continue is not in the best interest of our neighborhood, our city, or our kids who go to the school directly across the street.

This area is already congested with vehicles and dangerous enough for the students across the street.

Allowing this to continue will send a clear message to us residents and voters where our elected officials loyalties lay.

Are you with developers or with constituents?

We DO NOT NEED another apartment complex in this area.

Please please please DO NOT ALLOW THIS TO CONTINUE.

Sincerely,
Concerned voter

From: [Erica Early](#)
To: [Planning Info](#)
Subject: ZON24-00708 & DRB24-00707 Park North Community
Date: Saturday, November 09, 2024 7:55:35 AM

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To Whom It May Concern,

I am a Mesa resident living in Superstition Springs community. My home is very near this proposed Park North Community. I have sent emails voicing my concerns regarding this proposal in the past. Please hear the concerns of the surrounding neighborhoods regarding this proposed development. WE DO NOT WANT IT!

As a mother and community member, I want my children and all children to live in a safe community. One where they can walk or ride their bikes to school, less than a mile away, where bussing is NOT provided due to the proximity of the school to our home. I cannot let my children walk or ride their bikes to school without fear for their safety and well being, due to the traffic at the intersection of Power and Guadalupe. There are frequent accidents and daily close calls, as it is. Adding another whole community with over 120 homes, will only make this situation worse! I beg you to protect our children as they attend the nearby community schools. Enough is enough!

Thank you for your time and consideration.

Erica Early

From: [Erin Clayden](#)
To: [Planning Info](#); SpecialProjects@mesaaz.gov
Subject: ZON24-00708 & DRB24-00707 Park North
Date: Sunday, November 17, 2024 3:38:48 PM

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Hello Mesa City Council and members of the P&Z board,

I am writing for the 3rd time to voice my opinion on the Park North project proposal.

As a member of the Superstition Springs Community for the last 10 years we have constantly been fighting against any rezoning or building of apartment complexes or condos on this corner for many reasons. The owner of this land has refused to sell it to the City of Mesa so it can be incorporated into the newly renovated Monterey Park. The owner and his developers held a community meeting last year at Superstition Springs Elementary for our input. There was a rather large turnout and not one person spoke in favor of this monstrosity of a complex to be built there.

First and foremost, this is an extremely dangerous intersection. There have been many accidents, including a fatal crash just last year, because vision is obscured coming from both directions.

Secondly, this parcel of land is directly in front of Highland Junior high School which sees around 1100 students coming and going, via buses, bikes, scooters, or on foot both in the morning and the afternoons, crossing Guadalupe Road along Power Road. It is also right down the street from Highland High School where 3,100 students attend. There is already so much traffic in this small area and putting a huge apartment or condo complex in this corner would only cause further congestion.

Thirdly, Building an access bridge across the canal would be positioned not far from both crosswalks into the junior high. As of now people are already making illegal u-turns in the middle of the road, endangering our children. With a hundred or more new families living in a newly constructed building, this would add anywhere from 100 to 200 additional cars attempting to illegally and dangerously cross Guadalupe to go east or cause more traffic going west.

Additionally, 100 or more new families could mean an abundance of students enrolling at the nearby Superstition Springs Elementary School and Highland Junior High School. Our schools are already overcrowded with large classroom sizes, not enough teachers, and not to mention a bus driver shortage to transport our children safely. We need to make sure we are not overburdening our schools.

I attended the most recent community meeting on 11/14 where I spoke to Rob, the developer.

He had a lot of statistics to throw my way but none of them sounded remotely accurate. He is telling people that he called Gilbert public schools who informed him the addition of these apartments would only add 16 children to our local schools. He also said that fair market value for this parcel of land was \$15 per sqft and that he would sell to to the city for this amount but that the city of Mesa was only offering him \$9 which would not be close to market value. Can you please tell me what your research has shown the market value of this property to be? He also said that if he built, as is, without rezoning, he could build commercial on bottom and 3 stories high of apartments without needing out or your support/approval which would increase traffic by 71% more than his current proposal would. I speak for many of my neighbors when I write this email, we do not want more apartments in this location! Please, please deny his proposal again!!!!

We want this land to go back to the city, and my neighbors and I are ready and willing to fight and do whatever we can to try to raise money, get donations, and plead our case to you so that you will also do what you can to buy back this land and incorporate it into Monterrey Park.

Thank you for your time and consideration on this matter.

Erin Clayden
7458 E Lobo Ave
Highland Junior and Highland High mom
562-325-3143

From: [Sara Mraz](#)
To: [Planning Info](#)
Subject: ZON24-00708 & DRB24-00707
Date: Thursday, November 14, 2024 8:13:48 PM

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I'm writing in regards the proposed apartment buildings on Power and Guadalupe. I think I speak for many in the community when I say I strongly oppose this project.

Apartments in that area will create a greater flow of traffic, at an already problematic intersection, and other traffic issues, especially during school times. Both the elementary and middle school are located in that area with children walking along those streets and parents driving to pick up/drop off. I am very concerned for the safety of the children, including my own, that attend these schools with the increased traffic.

In addition, I am concerned the apartment will impact the community's ability to enjoy the newly built park due to overcrowding and that there will be increased parking issues at said park as the apartments will use that as overflow. There is already very limited parking near the library and pickle ball courts.

Please consider the opinions of those of us who already live in this area and do not allow this to proceed.

Sara Henson

From: [Angel LaVine](#)
To: [Planning Info](#)
Subject: Park North (ZON24-00708 and DRB24-00707)
Date: Thursday, November 14, 2024 11:16:43 PM

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Subject: Re: Park North (ZON24-00708 and DRB24-00707)

Talk about trying to gaslight a community this evening. Community meeting #2 was held tonight. Again, this is not the right project for this property. Now that the park is finally finished, we do not want to stare at 4, 3 story buildings blocking views. We do not want the traffic, parking issues and increase in accidents potentially for our students and neighbors.

- This property is zone light commercial, not residential.
- Apartments were already proposed where the park parking lot is and was rejected over 10 years ago. Why now is it ok to consider on an even smaller lot?
- The City has offered this owner fair market value numerous times. Now, it is landlocked.
- Luxury apartments, every one has been putting "luxury" on their apartments. We have had apartments go in on almost every corner, no more! We have a complex right across the street. Why do we need another??? Power & Guadalupe, Sossaman & Elliot, Baseline & Recker, Baseline & Meadows Dr. The huge complex that went in off the 60 & Hampton. Seriously, please stop. Traffic has become more dangerous as a result of all the construction, building and homes/apartments. We have an elementary school, junior high, and high school along with a community education building all right there.

Please kill this proposal once and for all.

Sincerely,
Angel LaVine
7245 E Navarro Ave, 85209

PS - I am writing letter as a homeowner that will be impacted and as the HOA President for Superstition Springs HOA.

[Sent from AT&T Yahoo Mail on Android](#)

On Wed, Aug 14, 2024 at 9:42 PM, Angel LaVine
<ajlavine@sbcglobal.net> wrote:

|

There is a huge amount of negative feedback on this project. Are they hoping we, neighbors, stop paying attention?

Please, please, please think of our residents when reviewing this project. Not only will the requirement of the canal bridge be costly but the location of this bridge in relation to a major intersection and the local schools and community building is a really bad mix.

This is not the right location for this type of project.

I encourage the owner to reconsider the multiple offers the City has offered to purchase this land that would be a better fit for Monterey Park for more pickleball courts or a nice dog park.

Thank you for your time and consideration,

Angel LaVine
7245 E Navarro Ave

[Sent from AT&T Yahoo Mail on Android](#)

From: [Jamie Clark](#)
To: [Planning Info](#)
Subject: ZON24-00708 & DRB24-00707 New apartments
Date: Monday, November 18, 2024 2:57:40 PM

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To whom it may concern--

I am concerned about the proposed Park North luxury apartments. That corner already has enough traffic problems as it is between both Highland Jr and Highland High School. The intersection of Power & Guadalupe is one of the most dangerous and has many accidents each year. Adding hundreds of drivers and pedestrians would be detrimental to hundreds of students each day as well as the community.

I'm also concerned with the numbers brought up at the meeting. The income values needed are quite large and I doubt it will be filled or even sustainable. People with that income are not going to want to live in apartments. I worry that it will fail and turn into low income housing.

We are a vibrant community and want the best for our kids and neighbors alike. Squishing "luxury apartments" into a small corner lot is not adding to our community. Please consider the strong voice of the community it is being proposed to. I have yet to hear anyone who welcomes the idea.

Sincerely,
Jamie Clark
Resident of the Superstition Springs community
Sent from my iPhone

From: [Elizabeth Pratt](#)
To: [Planning Info](#)
Subject: ZON24-00708 & DRB24-00707 New apartments
Date: Friday, November 15, 2024 4:57:19 PM

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To whom it may concern--

I am concerned about the proposed Park North luxury apartments. That corner already has enough traffic problems as it is between both Highland Jr and Highland High School. The intersection of Power & Guadalupe is one of the most dangerous and has many accidents each year. Adding hundreds of drivers and pedestrians would be detrimental to hundreds of students each day as well as the community.

I'm also concerned with the numbers brought up at the meeting. The income values needed are quite large and I doubt it will be filled or even sustainable. People with that income are not going to want to live in apartments. I worry that it will fail and turn into low income housing.

We are a vibrant community and want the best for our kids and neighbors alike. Squishing "luxury apartments" into a small corner lot is not adding to our community. Please consider the strong voice of the community it is being proposed to. I have yet to hear anyone who welcomes the idea.

Sincerely,
Elizabeth Pratt
resident of the Superstition Springs community

From: [Michael](#)
To: [Planning Info](#)
Subject: Park North. ZON24-00708. DRB24-00707.
Date: Thursday, November 21, 2024 9:40:30 AM

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Hello,

I am a resident and a voter living in the Superstition Springs community.

I do not approve of this space being used for residential use, especially an apartment complex.

This area is already congested with traffic. Particularly during school drop off and pickup. Adding another 123 vehicles or more to the area will increase the likelihood of traffic accidents and human harm. The residents of this apartment complex will no doubt be in a hurry to get to work at the same time as school drop off. We don't need more ways for these kids to be killed.

Besides the physical threat of vehicles and people, the proximity to the school and the height of the complex really concerns me. I have kids that go to this school, and friends and family with kids that go to the school now and in the future. As tall as this complex will be it creates a perfect view right into the courtyard of the school. How many predators will be allowed to live here? How many closet pedophiles with binoculars will pay whatever it takes to live here? What happens when a mentally ill resident takes aim with a rifle into the school yard, from the safety of their balcony?? Is this something the city supports?

Please do not allow this space to be developed into a residential apartment complex ripe with opportunity for awful things to happen.

Anybody that votes to allow this happen would be sending a clear message to all citizens of Mesa that we do not matter. Our voices as voters do not matter, and city officials are proponents of pedophilia and other sex offenses.

Please do not allow this to happen.

Sincerely,

Concerned citizen, parent, friend, voter.

From: [To Ca](#)
To: [Planning Info](#)
Subject: ZON24-00708
Date: Sunday, November 24, 2024 2:16:00 AM

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I'm writing in regards to the proposed multi unit housing project on the NE corner of Power Rd./Guadalupe. As a resident of the Superstition Springs neighborhood with three young children I cannot emphasize how much I disapprove of building a multi unit housing complex here. There are three schools right near that intersection that do not need any additional traffic or hazards to our children.

Additionally a multi unit housing complex would no doubtedly increase crime and vagrancy in the park and the nearby QT gas station.

The best thing the city could do with that plot of land would be to purchase it or enact imminent domain. Turn that area into a nice dog park as an extension of the park itself.

From: [Mary Schneider](#)
To: [Planning Info](#)
Subject: Case number ZON24-00708 & DBR24-00707
Date: Monday, November 25, 2024 10:14:14 AM

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Hello,

I would like to state that the Apartments planned for the North East corner of Power Road and Guadalupe Road would not be a good fit for the area.

Thank you,

Mary Schneider

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From: [April Leshner](#)
To: [Planning Info](#); [Jessica Sarkissian](#)
Subject: Development at Monterey Park/ Park North
Date: Tuesday, December 03, 2024 4:29:34 PM

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Dear City of Mesa,

ZON24-00708 & DRB24-0070

I am against the development of apartments at this location. I am not against responsible development as there are other nearby areas that could use development (i.e., Sossaman and Elliot). This particular stretch of roadway in Mesa (Guadalupe & Power) already poses a risk to children and pedestrians. Any development of apartments/ addition of traffic would be making an informed decision to place monetary gain over human life.

I took a video of the traffic on Guadalupe on Power Rd at 3:36 pm. Take note of the high level of traffic. People trying to exit Canyon Valley, Highland Junior High, and Gilbert School District Community Education Building. The traffic for school backs up to the intersection of Power and Guadalupe. There are people weaving in and out of the center lane, as well as students walking, riding bikes, and riding scooters.

Adding more traffic to this already congested area would be detrimental to our kids who are walking. In addition, Highland High School is on Guadalupe just on the other side of Power with brand new drivers. The school population is 3200 and most juniors and seniors obtain their driver's licenses with freshmen and sophomores earning their permits.

We have 1) a congested traffic area 2) known new drivers 3) pedestrians crossing the major intersection from HJHS, CVHS, and HHS every day. Adding additional traffic would be a great danger to our community. Any accident from a resident of the new apartments would be the legacy of the City of Mesa and the developer as I have emailed several times, have voiced my opinion in an open house meeting, and have posted in our FB group to warn the developers (and the city) of the dangers of this intersection.

I am open to doing my part to make this section of land a true legacy. I am willing to write grants, host fundraisers, and attend city council meetings to help find a solution for this property that would be mutually beneficial to the developer, the city, and its residents. One solution is a nature preserve or park extension with focus on community education.

Sincerely,
April Leshner
Mesa Resident
7558 E. Lobo Ave.

Mesa, AZ 85209

--



20241203_153554.mp4

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#); [Cassidy Welch](#)
Subject: FW: ZON24-00708, DRB24-00707
Date: Wednesday, February 12, 2025 7:10:24 AM

Charlotte,

This came to my email.

Best,

Rachel

From: Itzel W <belem1815@hotmail.com>
Sent: Tuesday, February 11, 2025 11:09 PM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: ZON24-00708, DRB24-00707

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To whom it may concern:

Hello, I am a home owner in superstitions springs community. WE DO NOT WANT MORE HOUSING. I strongly oppose to apartments/homes on power and Guadalupe. There are countless reasons why there should not be a community bill in that small section, but I will name a few, The intersection already is too busy for the communities we already have and especially on school days. There are lots of kids walking to school and from school I myself and my mother and my kids will soon be joining did junior high & high school and I fear adding more traffic, It's going to become even more dangerous as you can already see how many car accidents we've had. Realistically that area is way too small to be having that many people because the way rents are nowadays we need multiple families living in a home and it's just going to add more cars to the park.

If anyone knows the traffic in that area as well it's me I head south on power to the 202 and it's already so congested. Adding more incoming and outgoing traffic in that small area is just too dangerous for our community. Thank you for your time.


From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: FW: Zone24-00708 drb24-00707
Date: Wednesday, February 12, 2025 5:53:11 PM

Can you add this to the file?

From: Steve Gai; <gailensteve09@yahoo.com>
Sent: Wednesday, February 12, 2025 4:34 PM
To: council@mesaaz.com
Cc: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: Zone24-00708 drb24-00707

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As a homeowner for 32 years I do not want another apartment complex especially right across from the school this is very dangerous we have apartment complexes all around us it's getting out of control. Especially with the increase of traffic!!! This does not fit with what our neighborhood needs.

Thank you

Gail English


[Yahoo Mail: Search, Organize, Conquer](#)

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: FW: ZON24-00708; DRB24-00707
Date: Thursday, February 13, 2025 7:01:56 AM

From: Angel LaVine <ajlavine@sbcglobal.net>
Sent: Wednesday, February 12, 2025 10:07 PM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: ZON24-00708; DRB24-00707

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Planning & Zoning Board in care of Rachel Nettles
RE: Park North (Power Rd & Guadalupe Rd, East Mesa, District 6)

Ms. Nettles,

I strongly oppose this potential project. My neighbors and myself have been sending letters, attending community meetings and voicing our concerns regarding this project.

This owner has been offered fair market value for his property numerous times. He has declined. There is not enough room for this size project. It already requires a bridge for access over the canal dropping entry & exit extremely close to a main intersection at Power Rd & Guadalupe Rd.

Sonoran Landing directly to the west of this property has numerous apartments and they are constantly advertising leasing now flags, etc. showing their lack of tenants/occupants.

One of the more recent developments close to this project at N Meadows Dr and Baseline Rd were developed under the status of luxury condos. They were then turned into section 8 housing because the lack of interest due to the constant annoyance of flashing street lights into their homes. Red, yellow, green....

About 10 years ago there was a proposal for apartments where the park expansion

occurred. It was turned down then...what would have changed now? And would the developer of that said property now have legal recourse against the city? That was going to be a huge project that offered way more apartments and land but was rejected because myself and neighbors stated it wasn't the right project for our area. Since then we offered way more housing options within the development in our area.

Most residents are concerned with traffic accidents, student safety and blocked views from our city park. Who wants to stare at a quad of 3 story buildings at sunset? Not me and not my neighbors.

Please put this project to rest for the final time. We are not going away. We do not want this project. This owner should have taken the offer from the city years ago. He has limited access which creates even more problems. Please hear our voices and listen to our complaints. I urge each one of you to at least drive past this property and see how unfortunate the location, size and access difficulty will be on our community.

Options for lot:

Dog park

Expansion of pickleball courts

Batting cages

Large ramada for hosting picnics/parties

Community garden

Skate park

Disc golf that can extend into the rest of Monterey park.

Sincerely,

Angel LaVine

7245 E Navarro Ave


[Sent from AT&T Yahoo Mail on Android](#)

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: FW: ZON24-00708, DRB24-0070
Date: Thursday, February 13, 2025 2:29:54 PM

From: Sara Mraz <saramraz@hotmail.com>
Sent: Thursday, February 13, 2025 11:13 AM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: ZON24-00708, DRB24-0070

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Attention Rachel Nettles

I am writing to express my strong opposition to the proposed apartment complex near the intersection of Power and Guadalupe. As a concerned member of the community, I believe this development poses several serious issues that will negatively impact both the residents and the broader area.

One of the primary concerns is the significant increase in traffic that the complex would bring. The intersection of Power and Guadalupe is already known for a high number of accidents, and adding more residents to the area would only exacerbate the situation.

The increased congestion would make it difficult for residents of the surrounding community who have to access Guadalupe in that area, specifically given where the entrance of the apartment complex is currently planned. Many of the parents of the local middle school use the nearby community of Desert Place to pick up/drop off their students. Due to this that specific area of 72nd is already a nightmare traffic wise for residents of the community to enter/exit and it is the only entrance/exit for that side of the community.

Another pressing issue is the safety of the local middle school students who cross Guadalupe to reach the school and nearby parks. With the anticipated traffic increase,

crossing the street would become even riskier, creating an unsafe environment for children on their way to and from school.

Additionally, the community is already facing overcrowding at the local park, which was recently upgraded, as well as at both the elementary and middle schools in the area. The addition of hundreds of new residents would only strain already limited resources, further exacerbating the issue of overcrowding and parking in these public spaces.

There is already an excessive number of apartment complexes in the vicinity. The area cannot sustain more high-density housing without a significant negative impact on the quality of life for the current residents. It is clear that the community is not in favor of this project, as it would only contribute to an overburdened infrastructure.

I feel I represent the vast majority of the people in this community that we are strongly opposed to this project.

Sara Henson

From: [Mary Kopaskie-Brown](#)
To: [Councilmember Somers](#); [Planning Info](#)
Cc: [Nana Appiah](#); [Evan Balmer](#); [Charlotte Bridges](#)
Subject: RE: Park North (development proposal) , DRB24-00707
Date: Thursday, February 13, 2025 4:13:35 PM
Attachments: [image001.png](#)

Thank you Vice Mayor Somers

We will include this with the comments received on this project.

Appreciate it!

Mary Kopaskie-Brown, AICP, OPPI, CIP
Planning Director
City of Mesa
480-644-3850
mary.kopaskie-brown@mesaaz.gov
M-Th (7am to 6pm) – Closed Holidays and Fridays

The City of Mesa is located on the traditional lands of the O’Odham (Pima) and the Piipaash (Maricopa).



From: Councilmember Somers <Councilmember.Somers@MesaAZ.gov>
Sent: Thursday, February 13, 2025 4:04 PM
To: Planning Info <Planning.Info@MesaAZ.gov>
Cc: Mary Kopaskie-Brown <Mary.Kopaskie-Brown@mesaaz.gov>
Subject: Fwd: Park North (development proposal) , DRB24-00707

I received the attached resident email concerning Park North. Would you please include in the P&Z packet for their forthcoming agenda?

Scott Somers
Vice Mayor
Mesa City Council | District 6

Begin forwarded message:

From: Rick Hedden <rickheddeno4@gmail.com>
Date: February 13, 2025 at 2:51:27 PM MST
To: Council <Council@mesaaz.gov>

Subject: Park North (development proposal) , DRB24-00707

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Dear Mesa City Council,

Please consider this development very carefully. Look at the impact of more apartments in this area.

We do not need the increased traffic directly in front of the Junior High. You should really consider the impact on each of the nearby schools.

We already have 4 apartment complexes in a 1 mile radius of this neighborhood. This project just doesn't fit what the neighborhood wants, nor does it fit the City's General Plan for the area. This plan was voted on by the citizens of Mesa. I heard the city has offered to buy the land from the owner/developer at many times market value. The owner/developer appears to be greedy and wants an amount way over market value!!

We have lived here over 30 years and have seen many changes. Mesa has done a good job managing the growth to minimize the impact on the neighborhoods in this area. I believe about 10 years ago another developer wanted to build apartments on the land just north of this area, which is now the new softball fields and Pickle Ball court area adjacent to Monterey Park. I think the city rejected that proposal and will hopefully reject this one.

Thank you,

Rick and Kay Hedden
7558 E Laguna Azul Ave

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: Fw: ZON24-00708, DRB24-00707
Date: Friday, February 14, 2025 1:53:29 PM

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From: Victoria Vega <vicrose1978@gmail.com>
Sent: Thursday, February 13, 2025 5:55:18 PM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: ZON24-00708, DRB24-00707

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Park North (the development proposal that we have all been fighting against on the corner of Power and Guadalupe) is a HUGE mistake to the neighbors of the Superstition Springs community!! This development is NOT what we want and we've been saying it for YEARS!!!! It's about time someone listen!

Too much increase on traffic, impact on schools, the fact that we already have 4 apartment complexes in a 1 mile radius of our neighborhood, and that the project just doesn't fit what the neighborhood wants, nor does it fit the City's General Plan use for the area, a plan that was voted on by the citizens of Mesa. The city has offered to buy the land from the owner/developer many times at market value but the owner/developer is greedy and wants an amount ridiculously over market value!!

Please just stop! We do
NOT want this in our neighborhood!

Victoria Vega

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: Fw: Park North. ZON24-00708. DRB24-00707
Date: Monday, February 17, 2025 11:04:31 AM

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From: Mich Ael <mtotheic@gmail.com>
Sent: Monday, February 17, 2025 9:56:24 AM
To: Planning Info <planning.info@mesaaz.gov>; Council <council@mesaaz.gov>; Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: Park North. ZON24-00708. DRB24-00707

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As a resident and voter that resides in Superstition Springs I completely oppose approving to allow this project to continue to be developed into an apartment complex.

Apartments weren't approved before the other empty lot became the Monterey Park expansion, and this lot should not be approved to become apartments now.

Allowing this to continue is not in the best interest of our neighborhood, our city, or our kids who go to the school directly across the street.
This area is already congested with vehicles and dangerous enough for the students across the street.

The height these apartments would be at would allow peering eyes to watch the kids at the school across the street. This is not safe. These kids could become the target of malicious acts. Approving these apartments to be built would show that the City of Mesa elected officials do not value the safety of our students or our community.

There are already so other many apartment complexes within a mile of this location, we do not need another.

Allowing this to continue will send a clear message to us residents and voters where our elected officials loyalties lay.

Are you with developers or with constituents?

We DO NOT NEED another apartment complex in this area.

Please please please DO NOT ALLOW THIS TO CONTINUE.

Sincerely,

Concerned voter

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: Fw: ZON24-00708, DRB24-00707
Date: Monday, February 17, 2025 11:05:21 AM

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From: Erin Clayden <erinclayden@gmail.com>
Sent: Sunday, February 16, 2025 11:04:44 AM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>; Council <council@mesaaz.gov>; Planning Info <planning.info@mesaaz.gov>
Subject: ZON24-00708, DRB24-00707

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Hello Mesa City Council and members of the P&Z board,

My name is Erin Clayden and I am writing for the 4th time to voice my opinion on the Park North project proposal.

As a member of the Superstition Springs Community for the last 10 years we have constantly been fighting against any rezoning or building of apartment complexes or condos on this corner for many reasons. The owner of this land has refused to sell it to the City of Mesa so it can be incorporated into the newly renovated Monterey Park. The owner and his developers held a community meeting last year at Superstition Springs Elementary for our input. There was a rather large turnout and not one person spoke in favor of this monstrosity of a complex to be built there.

First and foremost, this is an extremely dangerous intersection. There have been many accidents, including a fatal crash just last year, because vision is obscured coming from both directions.

Secondly, this parcel of land is directly in front of Highland Junior high School which sees around 1100 students coming and going, via buses, bikes, scooters, or on foot both in the morning and the afternoons, crossing Guadalupe Road along Power Road. It is also right down the street from Highland High School where 3,100 students attend. There is already so much traffic in this small area and putting a huge apartment or condo complex in this corner would only cause further congestion.

Thirdly, Building an access bridge across the canal would be positioned not far from both crosswalks into the junior high. As of now people are already making illegal u-turns in the middle of the road, endangering our children. With a hundred or more new families living in a newly constructed building, this would add anywhere from 100 to 200 additional cars attempting to illegally and dangerously cross Guadalupe to go east or cause more traffic going west.

Additionally, 100 or more new families could mean an abundance of students

enrolling at the nearby Superstition Springs Elementary School and Highland Junior High School. Our schools are already overcrowded with large classroom sizes, not enough teachers, and not to mention a bus driver shortage to transport our children safely. We need to make sure we are not overburdening our schools.

I attended the most recent community meeting on 11/14 where I spoke to Rob, the developer. He had a lot of statistics to throw my way but none of them sounded remotely accurate. He is telling people that he called Gilbert public schools who informed him the addition of these apartments would only add 16 children to our local schools. He also said that fair market value for this parcel of land was \$15 per sqft and that he would sell to the city for this amount but that the city of Mesa was only offering him \$9 which would not be close to market value. Can you please tell me what your research has shown the market value of this property to be? He also said that if he built, as is, without rezoning, he could build commercial on bottom and 3 stories high of apartments without needing out or your support/approval which would increase traffic by 71% more than his current proposal would. I speak for many of my neighbors when I write this email, we do not want more apartments in this location! Please, please deny his proposal again!!!!

We want this land to go back to the city, and my neighbors and I are ready and willing to fight and do whatever we can to try to raise money, get donations, and plead our case to you so that you will also do what you can to buy back this land and incorporate it into Monterrey Park.

Thank you for your time and consideration on this matter.

Erin Clayden
7458 E Lobo Ave
Highland Junior and Highland High mom
562-325-3143

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: Fw: ZON24-00708, DRB24-00707
Date: Monday, February 17, 2025 11:05:36 AM

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From: Stacy Shepard <sabshepard@gmail.com>
Sent: Saturday, February 15, 2025 10:00:53 AM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>; Council <council@mesaaz.gov>; Planning Info <planning.info@mesaaz.gov>
Subject: ZON24-00708, DRB24-00707

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To all involved,
We do NOT want this development, Park North, bringing more apartments into our community. We have repeatedly expressed our concerns of increased traffic, schools being impacted, children safety, property values decreasing, etc, all to obviously be ignored again.
Please listen to our community and STOP these apartments from ruining our community. Work with us for a better solution.
Sincerely,
Stacy Shepard

From: [Rachel Nettles](#)
To: [Kayla Bluth](#)
Cc: [Charlotte Bridges](#)
Subject: RE: ZON24-00708, DRB24-00707
Date: Thursday, February 20, 2025 1:49:41 PM

Thank you Ms. Bluth. I will forward this on to the case planner to include with the application material that will go to the Planning and Zoning Board and City Council.

Best Regards,
Rachel

From: Kayla Bluth <kayla@johnbrooksinc.com>
Sent: Thursday, February 20, 2025 1:17 PM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: ZON24-00708, DRB24-00707

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Dear Rachel,

I am writing to express my strong opposition to the proposed apartment complex(ZON24-00708, DRB24-00707) at the northeast corner of Power and Guadalupe roads. This development raises serious concerns regarding safety, infrastructure, and the overall well-being of our community.

The proposed site is in close proximity to two schools, where children walk and bike daily. Increased traffic in this area will significantly heighten the risk of accidents and endanger students commuting to and from school. Additionally, our local schools are already operating near or at capacity, and this development would place further strain on their resources.

Furthermore, there are already four existing apartment complexes within a one-mile radius, making this additional development unnecessary and redundant. Studies and statistics show a correlation between high-density housing and increased crime rates, drug activity, and poverty levels. Placing such a development so close to schools only increases potential safety risks for our children and the surrounding neighborhoods.

Most importantly, this project does not align with the city's General Use Plan, which was voted on and approved by the residents. The community has made it clear that we do not support this development, and I urge you to consider the voices of those who live and work here.

I respectfully ask the board to reject this proposal in the best interest of our residents, our children, and the integrity of our city's planning efforts.

Thank you for your time and consideration.

Sincerely,

Kayla Bluth

Superstition Springs Community Resident

480-316-4221



From: [Chloe Durfee Daniel](#)
To: [Charlotte Bridges](#)
Cc: [Joshua Grandlienard](#)
Subject: FW: Park North Multi Family Concerns
Date: Monday, February 24, 2025 7:58:19 AM

Hi Charlotte,

Another email for your case.

Best,

Chloe Durfee Daniel, Planner II
City of Mesa – Development Services
480-644-6714 – Chloe.DurfeeDaniel@MesaAZ.Gov
Business Hours are Monday – Thursday 7am – 6pm Closed Fridays



From: Lauren D <davisgirl21@gmail.com>
Sent: Friday, February 21, 2025 12:28 PM
To: Planning Info <planning.info@mesaaz.gov>
Subject: Park North Multi Family Concerns

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To the members of the Mesa Planning and Zoning Board,

My name is Lauren Davis and my family lives in the Superstition Springs Community near Power Road and Guadalupe Road. I am writing to you today to ask you to consider the current families residing in the area and block the building of the Park North Multi Family development.

This new development will add to the safety concerns parents already have for children who attend Highland Junior High. The increased traffic directly in front of this school makes it even more of a risk for the children who have to walk across these streets each day.

Additionally, the impact it has on the enrollment at already full schools in the area such as Superstition Springs Elementary leads to strain on resources for all children. The Mesa Planning and Zoning board has made so many wonderful decisions in the past to keep our city beautiful, innovative, thriving, but most importantly, safe. Please

allow the new and always busy Mesa Monterey Park, ball fields, and Express Library to remain undisturbed by the additional traffic this new multi family development will bring.

Please block this development from moving forward.

Sincerely,
Lauren Davis
7248 E Lobo Ave
Mesa, AZ 85209

From: [Chloe Durfee Daniel](#)
To: [Charlotte Bridges](#)
Cc: [Joshua Grandlienard](#)
Subject: FW: ZON24-00708 Apartments @ the Corner of Power Road and Guadalupe
Date: Monday, February 24, 2025 9:53:46 AM
Attachments: [image008.png](#)

Hi Charlotte,

Please see below.

Best,

Chloe Durfee Daniel, Planner II
City of Mesa – Development Services
480-644-6714 – Chloe.DurfeeDaniel@MesaAZ.Gov
Business Hours are Monday – Thursday 7am – 6pm Closed Fridays



From: Mary Schneider <Mary.Schneider@trexis.com>
Sent: Monday, February 24, 2025 9:37 AM
To: Planning Info <planning.info@mesaaz.gov>
Subject: ZON24-00708 Apartments @ the Corner of Power Road and Guadalupe

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Hello,

I'd like to voice my concerns AGAINST the development of this 120 Unit Apartment Complex. I feel that a 3rd high density housing unit near that corner is detrimental to our neighborhood. It would increase traffic around the 3 schools in the area and could lead to an increase in class sizes at each of the schools.

Thank you for your time and consideration.

Mary Schneider

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From: [Planning Info](#)
To: [Charlotte Bridges](#)
Subject: FW: Rezone case number: ZON24-00708
Date: Wednesday, February 26, 2025 8:52:32 AM
Attachments: [image001.png](#)

Hi Charlotte, please see below.

Thank you,

Tulili Tuiteleleapaga-Howard, Planner II
City of Mesa Development Services
480-644-6451
Mon - Thurs 7AM-6PM | Closed Fridays



From: Tammy Evans <pandtevens@cox.net>
Sent: Tuesday, February 25, 2025 6:03 PM
To: Planning Info <planning.info@mesaaz.gov>
Subject: Rezone case number: ZON24-00708

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To Whom it May Concern,

I am writing regarding the Planning and Zoning Board Hearing Meeting taking place tomorrow Wednesday, February 26, 2025. The agenda item I would like to address is the rezone case number: ZON24-00708.

I believe the development planned by Upfront Planning & Entitlements is inappropriate for this location.

My main area of concern is traffic entering and exiting using Guadalupe Road directly across from Highland Junior high and also near the light at Power and Guadalupe. Before and after school this area sees a large amount of traffic. Adding potentially 250 cars (or more) to the street is dangerous for the junior high students walking, riding bikes and being driven to and from school. I believe just in the last week or two there was a junior high student injured during an incident with a vehicle. I have lived in this area for 25 years. I have seen countless accidents at the intersection of Power and Guadalupe including my friend's who was a student at the time who was hit by a car while crossing

which resulted in his leg being broken. Please don't approve this permit allowing unsafe conditions into already congested traffic areas.

Another concern is inadequate parking for the project. At one of the community meetings they said there would be 250 parking spots and the price range of the units was project to be \$2500-\$3300/month. I understand these numbers could have changed since November. However, even if they remain the same I don't believe that will be enough parking to handle 120 units. Most people who can afford that monthly payment are more likely to purchase a home. Those renting the apartments are likely to need a roommate or several in order to reach the income level to qualify for the apartment. More roommates means more vehicles. A 3 bedroom unit could potentially have 6 roommates sharing the space and each needing a parking spot. On a recent visit to the northern area of San Diego, California I noticed the apartments did not have adequate parking necessitating large amounts of vehicles parking on the nearby residential streets. Residents in Superstition Springs do not want excess vehicles clogging our neighborhood streets, blocking traffic and creating unsafe conditions, particularly Brighton Road that runs along the elementary school parent pick up and drop off zone. Please don't approve this permit necessitating overflow parking on neighborhood streets or in Monterey Park.

A 3-story complex is inappropriate for this area. None of the nearby buildings or houses are 3 stories tall. It will be an eyesore blocking beautiful mountain views as well as the wide open sky. With the low elevation of Monterey Park we preserved some open space and the feeling of not being hemmed in on all sides. Have you driven South on Power Road lately? The warehouses and store fronts lining the East side of the road make it feel crowded. It will feel even more so once the West side of power is developed. Please don't approve this permit making suburban Mesa feel like an inner city.

I understand people need a place to live, but do we need more apartments in this part of Mesa? What is the occupancy rate of the nearby complex built on the former K-mart lot, The George? How full is the complex, Canal on Baseline, East of Recker where Rockin R Ranch used to be? What about the new mega complex, Recker Ranch, being built on Baseline just West of there? Please don't approve this permit adding more apartments to an area that has large apartment complexes already in process.

Ideally, I would love to see this land purchased by the city and integrated into Monterey Park. I understand that was not an option at the time the park was built. Please don't reward the owner of the land with a very lucrative sale to a developer when that should be city land.

Sincerely,
Tammy Evans
Mesa Resident

Good afternoon. My name is Cheryl Kirby. Thank you for giving me the opportunity to submit this letter concerning the important decision you will be making regarding case number ZON24-00708 .

I know that some of you have probably already made up your mind on the project but I ask you to keep an open mind for just a moment so that I can perhaps present some information that you may or may not have considered.

You have a very important job that you were elected to by your constituents. That job is to make wise, prudent and protective decisions on behalf of those who elected you and the community you represent. Which of those 3 factors would you say is most important in your decision making. I propose that it is the protection aspect of any decision.

If you approve this project, would that be a wise decision? Perhaps from a business standpoint, it may be, because it would provide more revenue to the city. Would it be a prudent decision? That's questionable and that's what we're here to discuss. Would it be a protective decision? That is an absolute NO.

My 96 year old mom always says, Show Me The Facts, before she makes any decision. The problem is, when you have two different sets of facts, which one do you believe. In this case, you have a company's facts whose business is to make money and then you have the residents' facts, whose only purpose is to stand against anything that will endanger the safety and protection of their families. It is a pure motivation with no monetary gain or underlying benefit.

The only way to know the facts is if all of you or at least some of you have been at the site of the project and determined for yourself the validity of each sides' argument. There are 5 schools within a half mile of the site of the proposed project, one of which has a huge traffic problem when dropping off and picking up students. Parents are literally parked on Power Road just south of Guadalupe and stop traffic!

Also part of your research would be to review the accident occurrences in the area and the schools capacity that would be affected by the additional residences. You may have already received this information from both sides but again, how do you know which side is presenting facts that are actually truthful and not just supporting their side of the argument.

I understand that you can't do that for all the agendas that are brought before you; however, all you have to do is recognize that one argument has something to gain while the other has nothing to gain. I'm guessing that all or most of you have a family and your number one priority is to protect them, over and above anything else. As our representatives, it is your responsibility and your elected duty to protect your community family that you are at the head of. So I ask you to ignore the possible monetary gain of this project or the questionable prudence of this project and vote against this project to remember the people who trusted you enough to take care of us and to make decisions that will protect our families. Thank you.

From: [Noah Bulson](#)
To: [Charlotte Bridges](#)
Cc: [Cassidy Welch](#)
Subject: FW: Opposition to Case PZ 25015
Date: Wednesday, February 26, 2025 3:05:30 PM
Attachments: [image001.png](#)

Additional comment in opposition to ZON24-00708, received through Planning Info this morning.

Best,

Noah Bulson

Planning Technician

City of Mesa Development Services

Office: (480) 644-3654



From: DONNA THOMPSON <dthompson4@cox.net>
Sent: Wednesday, February 26, 2025 11:43 AM
To: Planning Info <planning.info@mesaaz.gov>
Subject: Opposition to Case PZ 25015

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To the Mayor, All Council Members and Staff,

As this meeting is on the agenda today, once again, I've wanted to add my opposition.

I've been reading through past correspondence for this issue prior to today's meeting. As far as I can see, there is NO community support of this project. I cannot even begin to fathom the amount of funding, time, effort and energy that has been spent on this plot of land. As a community, we have been vocal and will continue to Oppose this project. At the last community meeting, I expressed that as a resident I am tired of having my time wasted on this issue.

The owner was offered market value in the past. That's what should happen and whoever they are should take it.

We are not going away and will continue to oppose this use for this plot of land.

Lastly, I am disturbed that with all of the opposition to this that the item was placed on a consent agenda. There has been an abundance of communications from residents that alone should have warranted a discussion. I understand that it will be removed and discussion will be heard, however, it once again feels like an incredible waste of our time. This feels very much like the more persistent the owner is, they think we will just go away. That will not happen.

Thank you,
Donna Thompson
&140 E Monte Ave
Mesa

From: [Mallory Ress](#)
To: [Charlotte Bridges](#)
Cc: [Tye Hodson](#); [Evan Balmer](#)
Subject: FW: Park North Apartments
Date: Thursday, February 27, 2025 7:39:21 AM

FYI, this was received in the Planning Info inbox this morning.

Thanks,
Mallory

From: Councilmember Somers <Councilmember.Somers@MesaAZ.gov>
Sent: Thursday, February 27, 2025 7:17 AM
To: Planning Info <Planning.Info@MesaAZ.gov>
Subject: Fwd: Park North Apartments

For your consideration...

Scott Somers
Vice Mayor
Mesa City Council | District 6

Begin forwarded message:

From: Mike Claycomb <mike_claycomb@hotmail.com>
Date: February 26, 2025 at 9:49:34 PM MST
To: Council <Council@mesaaz.gov>
Subject: Park North Apartments

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To our esteemed elected officials,

This project has so many negatives.

- increased traffic in an already congested area.
- requires too many variances.

- apartments bring crime, we see enough already
- build them somewhere that is more suited
- too many apartment complexes are going up in Superstition Springs area as it is.

You need to listen to your voters and ignore the corporate entities that lie and deceive to get what they want then renege on promises.

No one wants this except the builder.

SAY NO, Please!

P&Z needs to be investigated for corruption. It shouldn't have gotten this far. Shame on them.

Roger Claycomb
7457 E Knowles Ave
Mesa, AZ 85209

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: sdebralh@aol.com
To: [Charlotte Bridges](#); [Council](#)
Subject: Zone24-00708 Park North Apartments Feedback
Date: Wednesday, March 26, 2025 10:00:39 AM

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Dear Ms. Charlotte Bridges,

Since 2004, I have lived in the Superstition Springs neighborhood off of Sossaman/Baseline and my son has attended the Elementary, Jr High, and Highland High School, all schools nearby the Power and Guadalupe location.

I totally see both sides with this new apartment development as everything has pros and cons.

As a parent, I never wanted my son walking to school, but I do see the concerns of other parents that have kids walking to school. The parents see the fear of heavy traffic putting kids at risk, etc. Although, I know a parent that had a teenager hit by a car at that intersection without apartments being there, so an accident can happen at anytime, or on any street whether it be in a school parking lot, neighborhood street, or any intersection around us.

As a plus, I see the area growing fast with new buildings being built. I think growth is great and it brings more money into surrounding businesses. I really like seeing more money and more shoppers entering our small businesses in my area.

I was not happy with the apartments taking over the Kmart on Clearview and Hampton. I loved shopping at Kmart and I had many memories shopping at Kmart with my young son. Now, the apartments seem to appear beautiful and calm. I do not see a lot of traffic going in and out putting us in danger. The new complex seems no different than any other intersection.

Thank you for listening to a parent that sees the pros and cons of a new development!

I will continue to support both the good and bad!!

Sincerely,
Debra Husband-Cowley

From: [Jeff Work](#)
To: [Charlotte Bridges](#); [Council](#)
Subject: Letter of Support – Park North ZON24-00708
Date: Wednesday, March 26, 2025 4:14:14 PM

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Dear Ms. Bridges and City of Mesa Planning Staff,

I am writing to express my strong support for the proposed Park North Multi-Family project (ZON24-00708) at the corner of Guadalupe and Power. I believe this development will be a positive addition to our community by providing much-needed housing options while respecting the existing neighborhood.

I have lived in or owned property in this area for nearly 30 years, and I have seen firsthand how important it is to balance responsible growth with preserving our community's character. This project appears thoughtfully designed and will allow new residents to enjoy nearby city parks and existing amenities without causing significant traffic concerns.

I also want to note that I do not believe retail is a good fit for this location. Without a major anchor tenant, any commercial space would likely struggle, and restrictions such as limitations on alcohol sales due to the school nearby would make it even harder for businesses to succeed. We already have ample retail and commercial space in the area; what we need now is housing to support those businesses and keep them thriving.

I appreciate the efforts the developer has made to engage with the community and address concerns transparently. I fully support this project and encourage you to approve it.

Finally, I find it frustrating that some neighbors oppose this project when they had no issue with their own homes being built years ago. To me, it is hypocritical to limit housing opportunities for others while benefiting from prior development.

Thank you for your time and consideration.

Sincerely,
Jeff Hoodzow