

City of Mesa Planning & Zoning Department
Attn: Jennifer Merrill, Senior Planner
55 N. Center St.
Mesa, AZ 85201

Re: Letter of Support – Site Plan Application / DUP Amendment
Case Numbers: ZON25-00693 / ZON26-00155
Eastmark Community Plan – Development Units 5 and 6 South
SWC of South Signal Butte Road & East Rubidium Avenue

Dear Ms. Merrill and Members of the Planning & Zoning Department,

I am writing as a resident of the Eastmark community to express my support for the proposed mixed-use development by Evergreen, as well as the associated amendment to the Development Unit Plan for Development Units 5 and 6 South.

I was recently notified of both Evergreen's site plan application and Brookfield's request to amend the DUP for DU5/6S, and after reviewing the information provided, I believe this development is a positive addition to our community. The blend of multifamily residential apartments and neighborhood retail is an excellent mix of uses for this location. It provides residents with convenient access to services while contributing to the vibrancy of the area.

Additionally, I appreciate that the development will serve as a thoughtful transition and buffer between the industrial buildings to the north and the existing commercial uses along Signal Butte Road. This type of mixed-use project is well-suited to bridge those different land uses.

For these reasons, I support this project.

Sincerely,

James Justice
5729 S Coyote Canyon
Mesa, AZ 85212
jamesjustice04@gmail.com
928-380-8478

City of Mesa Planning & Zoning Department
Attn: Jennifer Merrill, Senior Planner
55 N. Center St.
Mesa, AZ 85201

Re: Letter of Support for Site Plan Application / DUP Amendment
Case Numbers: ZON25-00693/ZON26-00155
Eastmark Community Plan – Development Units 5 & 6 South
SWC of South Signal Butte Road & East Rubidium Avenue

Dear Ms. Merrill and Planning & Zoning Members,

As an Eastmark resident, I am writing to support Evergreen's proposed mixed-use development and the DUP amendment for DUs 5 and 6 South. This mix of apartments and retail is exactly what the area needs, providing walkable amenities to residents while bridging the industrial area and Signal Butte commercial strip.

I reviewed the plans and I believe this project will be a good addition to the neighborhood and community.

Sincerely,

A handwritten signature in black ink, appearing to read "Armando Milheiro". The signature is fluid and cursive, with a long horizontal stroke at the end.

Armando Milheiro
10852 E Storia Ave.
Mesa, AZ 85212

From: [Jennifer Merrill](#)
To: monicalkwasny@gmail.com
Cc: [Cassidy Welch](#); [Evan Balmer](#); [Mary Kopaskie-Brown](#); [Nana Appiah](#)
Subject: RE: FORMAL WRITTEN PROTEST - Eastmark Community Plan Major Amendment Required
Date: Monday, April 13, 2026 2:37:00 PM
Attachments: [image001.png](#)

Good afternoon, Monica,

Thank you for your email. After receiving it, we contacted the applicant to discuss the concerns you raised.

The applicant informed us that they plan to hold two community meetings to discuss the proposed Development Unit Plan (DUP) amendment. The letter you received dated April 2, 2026, is the notification of the first, informal community meeting, which is scheduled for April 16, 2026. A second community meeting will be scheduled at a later date, which has not yet been determined.

The applicant also informed us that, at the second meeting, they plan to discuss both the proposed DUP amendment, and a proposed site plan. For your reference, a meeting on the site plan was previously held on March 12, 2026.

Once the second community meeting is scheduled, you should receive notice from the applicant in accordance with Section 5.4 of the Eastmark Community Plan. We will also share your feedback with the applicant asking to include the case number and some preliminary details on both the proposed DUP amendment and site plan.

At this time, the proposed Major Development Plan Amendment case (Case No. ZON26-00155) has not yet been scheduled for a Planning & Zoning Board hearing. You should receive notification of the public hearing. It will also be noticed in the newspaper and posted on the site pursuant to Section 5.4 of the Community Plan.

Thank you again for reaching out.

Sincerely,
Jennifer



Jennifer Merrill | Senior Planner | Development Services
Tel: (480) 644-6439
55 N. Center St | Mesa | AZ | 85201
Office Hours: M-Th 7am to 6pm | Closed Fridays & Holidays


From: Monica Miller <monicalkwasny@gmail.com>
Sent: Wednesday, April 8, 2026 7:39 PM

To: District 6 <district6@mesaaz.gov>; Nana Appiah <nana.appiah@mesaaz.gov>; Cassidy Welch <cassidy.welch@mesaaz.gov>; Attorney Info <attorney.info@mesaaz.gov>; Jim Smith <jim.smith@mesaaz.gov>

Subject: FORMAL WRITTEN PROTEST - Eastmark Community Plan Major Amendment Required

This Message Is From an Unknown Sender

You have not previously corresponded with this sender. Use caution when clicking links/attachments or replying.

[Report Suspicious](#) 

Monica Miller
4211 S Nano, Mesa, AZ 85212
Mesa, AZ 85212
April 8, 2026

Nana Appiah, City of Mesa Planning
Jennifer Merrill, City of Mesa Planning
City of Mesa Planning Department
55 N. Center Street
Mesa, AZ 85201

CC: Christian Orr, Brookfield Residential — Christian.Orr@brookfieldrp.com

RE: URGENT — Formal Notice of Non-Compliance and Demand for Information
RE: Proposed DUP Amendment — Development Units 5 and 6 South (DU5/6s)
RE: Area South and East of Signal Butte and Rubidium Road, Mesa, AZ 85212

Dear Nana Appiah and Jennifer Merrill

I am a neighboring property owner within the Eastmark community. I am writing in response to a letter dated April 2, 2026 from Christian Orr of Brookfield Residential regarding a proposed amendment to the Development Unit Plan for DU5/6s (the "Amendment").

I am writing today, April 8, 2026 — six days after the applicant's letter was dated. I am advised that the Eastmark Community Plan requires a minimum of fifteen (15) days notice prior to any administrative action on a DUP amendment. If that notice period began running on April 2, 2026, administrative action could occur as early as April 17, 2026 — the day immediately following the applicant's scheduled open house.

I am directing this correspondence to the City of Mesa Planning Department because it

is the City — not the applicant — that bears the obligation to ensure that the notice and procedural requirements of the Eastmark Community Plan are satisfied before any action is taken on this Amendment. The applicant's notice letter is materially deficient in multiple respects, and the City's acceptance of this application in its current form without requiring corrective notice is itself a failure to uphold the Community Plan's protections for neighboring property owners.

This is unacceptable. I demand written responses to each of the following no later than APRIL 10, 2026.

1. THE CITY HAS ALLOWED THE APPLICANT TO SUBMIT A NOTICE THAT FAILS TO IDENTIFY WHETHER THIS IS A MAJOR OR MINOR AMENDMENT.

The applicant's letter does not state whether this DUP amendment is being processed as a major or minor amendment under the Eastmark Community Plan. This is not a technicality. It is a threshold determination that governs the reviewing authority, the notification requirements, and the rights of neighboring property owners to formally contest this request.

Past amendments to the Eastmark Community Plan affecting Land Use Group designations have been designated as major amendments requiring Planning Board and City Council review, with formal zoning case numbers assigned and full public notice provided. The City's acceptance of a neighbor notice letter that omits this fundamental classification is a failure of its obligations under the Community Plan.

I demand that the City confirm in writing immediately whether this Amendment is being processed as a MAJOR amendment requiring Planning Board review, or a MINOR amendment subject to administrative approval by the Planning Director — and the basis for that determination.

2. THE CITY HAS ALLOWED THE APPLICANT TO SUBMIT A NOTICE THAT FAILS TO IDENTIFY THE PROPOSED LAND USE GROUP.

The applicant's letter states the Amendment will change the "District Land Use Group" designation for the affected area but does not identify the current Land Use Group nor the proposed Land Use Group being requested. A Land Use Group designation change is substantive — it determines permitted uses, density, and intensity for the affected area and directly impacts neighboring property owners.

Neighboring property owners cannot evaluate the impact of this Amendment, or make an informed decision about whether to formally protest, without knowing precisely what uses are being sought. The City's acceptance of a neighbor notice that omits this information is a direct failure to protect the rights of the community it is obligated to serve.

I demand that the City provide in writing immediately the CURRENT Land Use Group designation for the affected area and the PROPOSED Land Use Group designation being requested.

3. THE CITY HAS ALLOWED THE APPLICANT TO SUBMIT A NOTICE THAT PROVIDES NO ZONING CASE NUMBER, NO FORMAL HEARING DATE, AND NO PROTEST INSTRUCTIONS.

The applicant's letter references an informational open house on April 16, 2026. An open house is not a formal hearing. It carries no legal weight and creates no formal record. The applicant's letter provides no zoning case number, no scheduled formal hearing date before the Planning Board or City Council, and no instruction whatsoever regarding how and where neighboring property owners may submit a formal written protest.

The City's obligation under the Eastmark Community Plan is to ensure that neighboring property owners are meaningfully informed — not merely notified in form while being denied the substance necessary to exercise their rights. The notice as provided does not meet that standard.

I demand the City provide immediately the ZONING CASE NUMBER assigned to this application and the DATE, TIME, AND LOCATION of any formal public hearing scheduled in connection with this Amendment.

4. WHERE MUST A FORMAL WRITTEN PROTEST BE SUBMITTED?

If this Amendment is being processed as a minor amendment, I demand that the City confirm in writing the correct name, title, mailing address, and deadline for submission of a formal written protest pursuant to the Eastmark Community Plan and applicable City of Mesa procedures. The applicant has no authority to receive or process a formal protest on behalf of the City of Mesa.

5. RESERVATION OF RIGHTS

I hereby formally reserve all rights to contest this DUP amendment through all available channels. Nothing in this letter, and nothing arising from my attendance at the April 16 open house, shall be construed as a waiver of any right to protest this application, including but not limited to formal written protest, appearance at any public hearing, and any other remedy available under the Eastmark Community Plan, City of Mesa ordinances, and Arizona state law.

The City of Mesa is on notice that neighboring property owners are aware of the procedural deficiencies in this application and will not allow those deficiencies to be used to extinguish their rights. I expect written responses to each item above no later than April 10, 2026.

Regardless of anything stated above, this shall be considered a formal written protest pursuant to the Eastmark Community Plan. This written protest cannot be resolved, as I do not agree with the proposed action. Therefore, pursuant to the Eastmark Community Plan, this matter shall be treated as a major amendment requiring full review by the Planning and Zoning Board and The Mesa City Council.

Sincerely,

Monica Miller

From: [Paulo Pedrosa](#)
To: Christian.orr@brookfieldrp.com; [Jennifer Merrill](#); jbulsiewicz@evgre.com
Subject: Case #: ZON25-00693 and ZON26-00155
Date: Friday, April 17, 2026 4:58:43 PM
Attachments: [City of Mesa Planning - Paul.docx](#)

This Message Is From an Unknown Sender

You have not previously corresponded with this sender. Use caution when clicking links/attachments or replying.

[Report Suspicious](#)

City of Mesa Planning & Zoning Department
Attn: Jennifer Merrill, Senior Planner
55 N. Center St.
Mesa, AZ 85201

Re: Letter of Support
Case #: ZON25-00693 and ZON26-00155
Site Plan Application / DUP Amendment
Eastmark Community Plan – Development Units 5 and 6 South
SWC of South Signal Butte Road & East Rubidium Avenue

Hi Ms. Merrill and Planning Team,
I'm a resident here in Bella Via Eastmark Community, and I wanted to voice my support for the new mixed-use development by Evergreen (and the DUP amendment for DU5/6S).
After looking over the plans, I think more retail/restaurants are exactly what we need (as opposed to more industrial buildings/data centers). Mixing apartments with neighborhood next to the planned Great Park is a great idea. Plus, it seems like a perfect buffer between the industrial buildings to the north and the commercial spaces on Signal Butte.
As a local resident, I look forward to seeing our community expand and hope to see this project move forward.

Sincerely,

Paul Pedrosa
Bella Via / Eastmark Community Resident
5257 S Danta
Mesa, AZ 85212

From: [Dano1988](#)
To: [Planning Info](#)
Subject: Case: ZON26-00155
Date: Thursday, April 30, 2026 7:20:53 PM

This Message Is From an External Sender

Use caution when clicking links, attachments, or responding to information requests.

[Report Suspicious](#)

I oppose the proposed apartment project. The developer appears incentivized to maximize revenue per square foot by increasing density within the mixed-use zone; however, this approach is inconsistent with Eastmark's planned design and character. As proposed, the project would likely exacerbate traffic congestion and place additional strain on an area that is already experiencing significant growth and crowding.

Thank you,
Dan Edwards

Sent from my phone. Please excuse spelling errors and brevity.

From: [Danika Heying](#)
To: [Jennifer Merrill](#)
Subject: FW: Planning & Zoning Meeting Comment Card
Date: Monday, June 15, 2026 9:05:46 AM
Attachments: [image001.png](#)

fyi



Danika Heying

Administrative Support Assistant III | Development Services
Tel: (480) 644-4797
55 N. Center St | Mesa | AZ | 85201
Office Hours: M-Th 7:00 AM to 5:30 PM | Closed Fridays & Holidays

From: City of Mesa Planning Office <noreply@openforms.com>
Sent: Thursday, June 11, 2026 6:52 PM
To: Danika Heying <danika.heyings@mesaaz.gov>
Subject: Planning & Zoning Meeting Comment Card

This Message Is From an External Sender

Use caution when clicking links, attachments, or responding to information requests.

[Report Suspicious](#)

Planning & Zoning Meeting Comment Card

A new comment has been submitted:

Meeting Date	06/24/2026
I am commenting regarding Zoning Case number	ZON26-00155
Support/Oppose	I oppose
Comments	We have WAY to may multi-family homes in the area as it is. Not what we moved to Eastmark .
First Name	Aaron
Last Name	Sargent
Street Number and Name	10131 E. Gamma Ave
City	Mesa
State	AZ

Zip	85212
Email	aaronbrelyn@gmail.com
Phone	4803525373



[Help articles](#) | [Support portal](#)

Forms & Workflow is a [Granicus](#) product.

From: [Danika Heying](#)
To: [Jennifer Merrill](#)
Subject: FW: Planning & Zoning Meeting Comment Card
Date: Monday, June 15, 2026 9:05:33 AM
Attachments: [image001.png](#)

fyi



Danika Heying

Administrative Support Assistant III | Development Services
Tel: (480) 644-4797
55 N. Center St | Mesa | AZ | 85201
Office Hours: M-Th 7:00 AM to 5:30 PM | Closed Fridays & Holidays

From: City of Mesa Planning Office <noreply@openforms.com>
Sent: Thursday, June 11, 2026 6:56 PM
To: Danika Heying <danika.heyings@mesaaz.gov>
Subject: Planning & Zoning Meeting Comment Card

This Message Is From an External Sender

Use caution when clicking links, attachments, or responding to information requests.

[Report Suspicious](#)

Planning & Zoning Meeting Comment Card

A new comment has been submitted:

Meeting Date	06/24/2026
I am commenting regarding Zoning Case number	ZON26-00155
Support/Oppose	I oppose
Comments	We are already surrounded by too many multi family homes. There are million dollar homes as well as so many beautiful single family homes where people want to plant roots. This has changed the over all feeling of a destination neighborhood. This ruins the idea of what Eastmark was originally planned to be. We are so disappointed with the direction it is taking. NO MORE

	APARTMENTS!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!
First Name	Brelyn
Last Name	Sargent
Street Number and Name	10131 E Gamma Ave
City	Mesa
State	AZ
Zip	85212
Email	aaronbrelyn7@icloud.com
Phone	4806035270



[Help articles](#) | [Support portal](#)

Forms & Workflow is a [Granicus](#) product.