

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 if 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

KAYLA BLUTH
MARKETING & PR
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