

Smiles for Special Needs

Citizen Participation Report

May 27, 2024

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the neighborhood outreach efforts made by the Applicant concerning the Applicant's requests to the City of Mesa for Rezoning, a Substantial Conformance Improvement Permit (SCIP) and Site Plan approval. These requests have been made to facilitate the continued operation of the Smiles for Special Needs adult day care center located at 1858 E. Brown Road, (APN 136-27-014C).

By providing opportunities for citizen participation, the Applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

The individuals who have coordinated the Citizen Participation activities are:

Reese L. Anderson

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
reese.anderson@pewandlake.com

Vanessa MacDonald

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
vanessa.macdonald@pewandlake.com

Citizen Outreach Actions:

To provide effective citizen participation in conjunction with this application, the following actions have been taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A neighborhood meeting was held on June 28, 2022. The notification list for the neighborhood meeting included all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts within 1-mile of the property were notified (the registered neighborhood contacts list was obtained from the City of Mesa). A copy of the neighborhood meeting notice, notification map and notification list are attached to this report.

2. The neighborhood meeting was attended by five interested neighbors, along with members of the Development Team. A Neighborhood Meeting Summary and sign-in sheets are attached to this report.
3. Due to the amount of time elapsed since the neighborhood meeting and at the request of Planning Staff, on May 10, 2024, an update letter was sent to neighbors within 1000-feet of the proposed development to provide information on the current status of the applications pending in the City of Mesa. A copy of the update letter is attached to this report.
4. On May 20, 2024, a Notice of Public Hearing was mailed to all property owners within 1000-feet of the proposed development. The letter provided notice for the Board of Adjustment hearing on June 5, 2024, and the Planning & Zoning Board meeting on June 12, 2024.
5. On May 23, 2024, the applicant met with the owners of the adjacent property, Keith and Susan Laidlaw, to discuss the applications and answer any concerns about the use of the property. After discussing the land use applications and with the understanding that the existing use was not going to be expanded, the Laidlaw's indicated that their initial concerns had been addressed.
6. On June 24, 2024, the applicant posted a 4' x 4' sign(s) on the property to provide further notice for the Planning & Zoning Board meeting in accordance with City requirements. A notarized affidavit with a photograph of the posted sign has been submitted to the Planning Staff, and is attached to this report.

Summary of Comments Received:

Attendees at the neighborhood meeting included adjacent neighbors and other parties in the nearby vicinity. They generally were curious about the Smiles for Special Needs program and population. Questions were also asked about vehicular parking and circulation. No opposition to the proposal was stated.

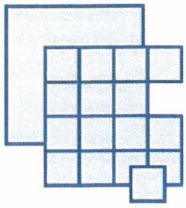
Schedule:

Pre-Application Conference (PRS22-00409)	April 12, 2022
Neighborhood Meeting	June 28, 2022
Formal Submittal to City	June 12, 2023
2 nd Submittal	April 10, 2024
3 rd Submittal	May 13, 2024
Board of Adjustment Public Hearing	June 5, 2024
Planning & Zoning Public Hearing	June 12, 2024

City Council Public Hearings	TBD
------------------------------	-----

Attached Exhibits:

- A. Notification letter for the Neighborhood Meeting
- B. 1000' Notification Map of surrounding property owners
- C. List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property
- D. Neighborhood Meeting Summary
- E. Neighborhood Meeting Sign-in Sheet
- F. May 10, 2024- Update Letter
- G. Public Hearing Notification letter.
- H. Public Hearing sign photo and affidavit of posting.



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

June 10, 2022

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

We are pleased to invite you to a neighborhood meeting to discuss the proposed rezoning of a property located at 1858 E. Brown Road. The rezoning will facilitate operation of the Smiles for Special Needs adult day care center. You will see the subject property outlined in red on the aerial picture below. The approximately 1-acre property is 600 feet west of the NWC Gilbert Road and Brown Road and identified as Maricopa County Assessor parcel number 136-27-014C.



The Smiles for Special Needs program is a day program for adults with intellectual and physical disabilities. It provides a safe place for this important segment of our community to go during the day while their primary caregivers are at work or have other commitments. We note that there are no proposed changes to the existing site layout or exterior of the building. The adult day care use can efficiently operate without any significant changes to the property. However, the proposed use necessitates the rezoning from Single Residence 9 (RS-9) to Office Commercial (OC) with a Bonus Intensity Zone (BIZ) Overlay.

A neighborhood meeting will be held at the property at the time listed below to discuss the day care center and to answer any questions you may have. We value and look forward to any input and comments which you may have.

Date:	June 28, 2022
Time:	6:00 p.m.
Place:	1858 E. Brown Road Mesa, AZ 85203

If you are unable to join us for the neighborhood meeting, either myself or Reese Anderson in our office will be happy to discuss the proposed project with you via telephone or email. You can contact Reese or I on the phone at 480-461-4670 or via email at jon.gillespie@pewandlake.com or reese.anderson@pewandlake.com.

A summary of this neighborhood meeting will be created and provided to the Planning & Zoning Board and City Council as part of the public record for this project. At this time, no public hearing before the City of Mesa Planning and Zoning Board has been scheduled. When that meeting date is known, the property will be properly noticed and those who attend the neighborhood meeting and provide their contact information will also be notified.

The City of Mesa has assigned this case to Ms. Charlotte Bridges, who can be reached at charlotte.bridges@mesaaz.gov or 480-644-6712.

If you have any questions regarding this proposed development, please don't hesitate to contact me.

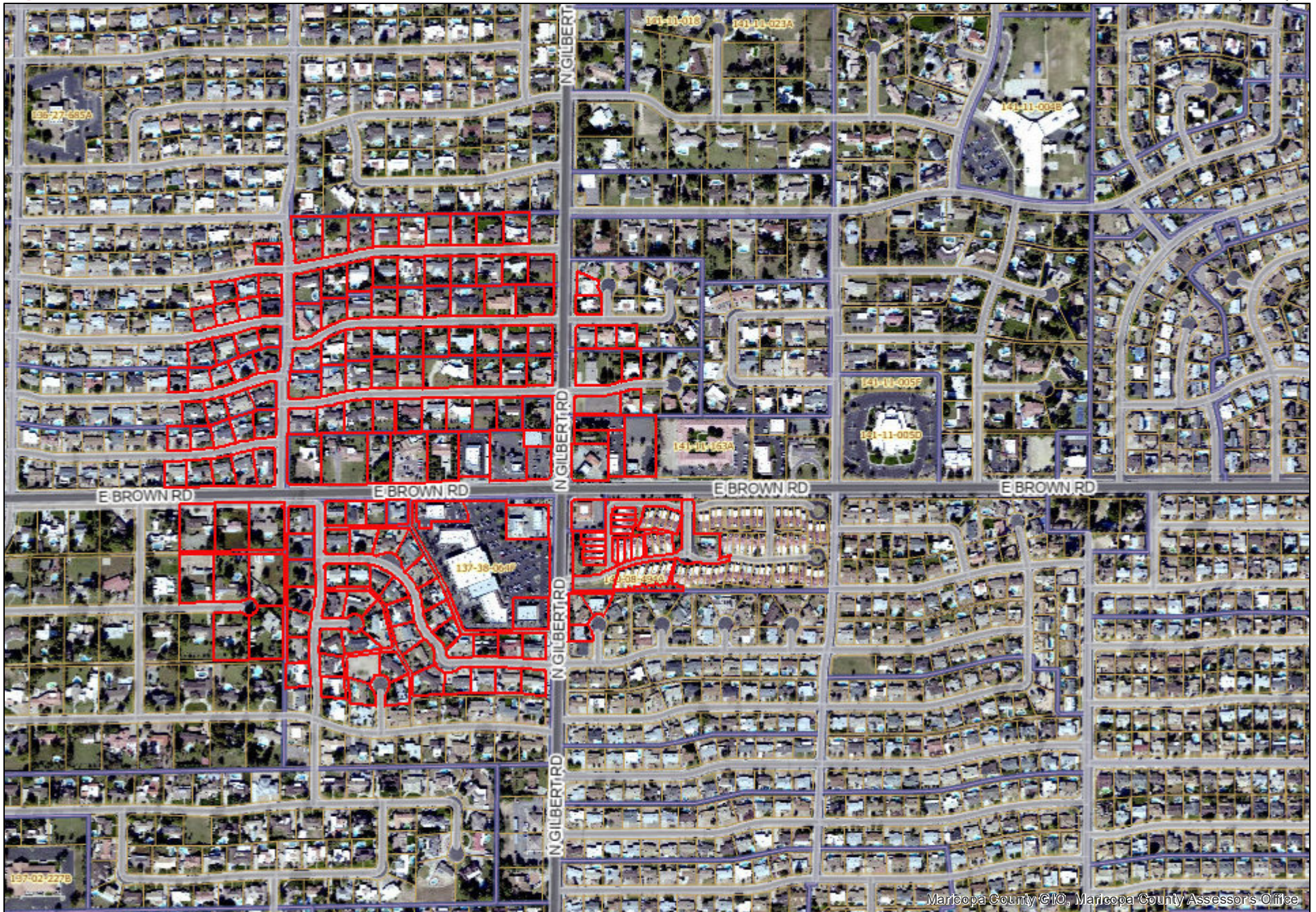
Sincerely,



Jon C. Gillespie
PEW & LAKE, PLC



1000' Property Owner Map



Maricopa County GIS, Maricopa County Assessor's Office

6/10/2022 9:37:19 AM

1000' Property Owner List

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_S	MAIL_ZIP
1747 GARY LLC	4040 E MCLELLAN RD UNIT 6	MESA	AZ	85205
1845 GRANDVIEW LLC	4040 E MCLELLAN RD UNIT 6	MESA	AZ	85205
1930 E BROWN OWNER LLC	1930 E BROWN RD STE 103	MESA	AZ	85203
ANC PROPERTY LLC	2040 E BROWN RD	MESA	AZ	85213
ANDERSON REESE G/JERILYN TR	1823 E BROWN RD	MESA	AZ	85203
ARREDONDO RAFAEL PENUELAS/ALVARADO ISAMAR	2010 E FOUNTAIN ST	MESA	AZ	85213
ARRINGTON DENNIS W	1759 E GRANDVIEW ST	MESA	AZ	85203-4524
AZG BROWN & GILBERT LLC	1129 S OAKLAND #101	MESA	AZ	85206
AZG BROWN & GILBERT LLC	1129 S OAKLAND STE 101	MESA	AZ	85206
BALLENTYNE FAMILY TRUST	1929 E FOUNTAIN ST	MESA	AZ	85203
BAUDER WILLIAM CHRISTOPHER	1735 E GARY ST	MESA	AZ	85203
BENNION DAVID B	1841 E FOX CIR	MESA	AZ	85203-5126
BENSON RUSSELL G & BARBARA W TR	1932 E GRANDVIEW	MESA	AZ	85203
BERGER ERIK CARL/LORRAINE MARIA	1823 E GRANDVIEW ST	MESA	AZ	85203
BETZOLD ASHLEY NICOLE/YOUNGBLOOD MATTHEW HOWARD	1746 E GREENWAY ST	MESA	AZ	85203
BH CHRISTIE FAMILY LIVING TRUST	1744 E GLENCOVE ST	MESA	AZ	85203
BLAYLOCK JAMES WAYNE & DIANA LYNN	1714 E GLENCOVE	MESA	AZ	85203
BORRMANN DONALD W/MARY JO	2560 E SARATOGA ST	GILBERT	AZ	85296
BOURASSA TRUST	1833 E GLENCOVE ST	MESA	AZ	85203
BRADLEY E AND DIANE K HEMKEN REV TRUST	1754 E GLENCOVE	MESA	AZ	85203
BRADNEY GERALD K/MELINDA C	1837 E FOUNTAIN ST	MESA	AZ	85201
BRIMHALL FAMILY TRUST ETAL	1759 E FOUNTAIN	MESA	AZ	85204
BRINTON DILWORTH C JR & JOAN	1905 E FOUNTAIN	MESA	AZ	85203
BROWN DAVID/CHERYL	1744 E FOUNTAIN ST	MESA	AZ	85203
BUESING DANIEL RAY/CARLY D	1915 E GLENCOVE ST	MESA	AZ	85203
BUNDY ROBERT K/KERREN D	1834 E GARY ST	MESA	AZ	85203
BURNELL AND JUDITH RUNDALL FAMILY TRUST	1734 E GLENCOVE ST	MESA	AZ	85203
BURR KEVIN C/BEVERLY F	1941 E FOUNTAIN ST	MESA	AZ	85203
BUSH JOHN TYLER/LANGE-BUSH HEATHER LEIGH	1721 E GLENCOVE ST	MESA	AZ	85203
CACCIATORE JEFFERY L/SAORI	1970 E GARY ST	MESA	AZ	85203
CARDENAS AMADO SOLANO/NANCY/LIU DAVID W	1941 E GLENCOVE ST	MESA	AZ	85203
CARLO DERRICK	1109 N FOREST	MESA	AZ	85203
CAROLYN MARY BARNETT REVOCABLE LIVING TRUST	1915 E GARY ST	MESA	AZ	85203

CHILDERS CAROLYN MCNIECE	1049 N FOREST	MESA	AZ	85203
CLARK EZRA T JR & VIRGINIA M	1034 N RIDGE CIR	MESA	AZ	85203
CLEMENT MICHAEL S & ROBERTA E	1820 E GARY	MESA	AZ	85203
CLIVE MYNDI/JEFFREY	1858 E FOUNTAIN ST	MESA	AZ	85203
COLE FAMILY TRUST	1858 E GLENCOVE ST	MESA	AZ	85203
COOK DAVID & ELISABETH	201 S 31ST DR	SHOWLOW	AZ	85901
COTTEN CHARLES/LISA	1918 E GRANDVIEW ST	MESA	AZ	85203
COX CATHERINE R/WESTIN THOMAS	2011 E GARY CIR	MESA	AZ	85213
CP GIBSON FAMILY TRUST	1114 N FOREST ST	MESA	AZ	85203
CROSBY CHRIS/JESSICA	1929 E GLENCOVE ST	MESA	AZ	85203
D & S SHREEVE FAMILY TRUST	1726 E FAIRFIELD ST	MESA	AZ	85203-5110
D THERESE KESTNER REVOCABLE TRUST	1930 E GLENCOVE ST	MESA	AZ	85203
DAVIS JACK/CATHERINE	1039 N FOREST	MESA	AZ	85203
DENTON TUCKER/KARLI	2312 E GRANDVIEW CIR	MESA	AZ	85213
DODEZ LOUIS E/ MARGARET R TR	1824 E GRANDVIEW ST	MESA	AZ	85203
DOREY PHILIP R/SIRIANNNA DOREY CYNTHIA J	1714 E GREENWAY ST	MESA	AZ	85203
DOUBLE Z MESA LLC	2192 E DESERT GARDEN DR	TUCSON	AZ	85718
DRAGONS KEEP TRUST	1808 E GRANDVIEW ST	MESA	AZ	85203
DTK PROPERTIES LLC	1930 E GLENCOVE ST	MESA	AZ	85203
DUANE AND JUDITH NELSON FAMILY TRUST	1152 N FOREST	MESA	AZ	85203
ERIC A LITVAK GST EXEMPT TRUST/AAL TR/IAL TR	1918 E FOUNTAIN ST	MESA	AZ	85203
ERTZNER DELMAR E/CAROL L	1945 E GRANDVIEW ST	MESA	AZ	85203-4528
ESCALANTE OSCAR E	1845 E GLENCOVE ST	MESA	AZ	85203
ESSLEY ARVELLA J	1845 E FOUNTAIN	MESA	AZ	85203
FEDOCK ROBERT D	1821 E FOX CIR	MESA	AZ	85203
FIRETHUNDER BRADLEY DOUGLAS/KRISTINE M	2031 E GARY CIR	MESA	AZ	85213
FLETCHER ROBERT/JESSICA LEE	1736 E GREENWAY ST	MESA	AZ	85203
GAITAN GILBERT P	1953 E GARY ST	MESA	AZ	85203
GALLIGHER DIANNE/GORDON THOMAS E JR	2059 E BROWN RD UNIT 7	MESA	AZ	85213
GARCIA EVELYN/CHOATE DAVID	1903 E GRANDVIEW ST	MESA	AZ	85203
GLAZEBROOK RICHARD B ETAL	1807 E GRANDVIEW	MESA	AZ	85203
GLIDEWELL CHRISTOPHER M/HEIDI M	1140 N FOREST	MESA	AZ	85203
GONZALES DANIEL H JR	1735 E GREENWAY ST	MESA	AZ	85203
GREEN ENERGY FINANCIAL LLC	1816 E BROWN RD	MESA	AZ	85203

GREGGERSEN MARK ALAN/KAREN LORRAINE	1836 E GRANDVIEW ST	MESA	AZ	85203
GUARDI LUCILLE H/SHAW RICHARD L	2016 E GARY CIR	MESA	AZ	85213
HAAS TERRY R/ADRIENNE B	1861 E FOUNTAIN	MESA	AZ	85207
HELEN SUTTON TRUST	1866 E FOUNTAIN ST	MESA	AZ	85203
HET HOLDINGS LLC	3095 E SILO DR	GILBERT	AZ	85296
HICKS GREGG A/KIMBERLY L	1838 E FOUNTAIN ST	MESA	AZ	85203
HOFFMAN RYAN DEAN	1754 N SETON	MESA	AZ	85205
HOLBERT KRISTA J/JASON	1724 E GLENCOVE ST	MESA	AZ	85203
HOWARD NATHANIEL C/CAITLIN MARIE	1809 E GARY ST	MESA	AZ	85203
HUFFAKER DARIN C/TRACY	1757 E GARY ST	MESA	AZ	85203
HUGHES ANTHONY/GIHW	1748 E GARY ST	MESA	AZ	85203
HUGHES MICHAEL T & MARY MARGARET	1725 E BROWN	MESA	AZ	85203
HUNSAKER GARY W	1724 E FOUNTAIN ST	MESA	AZ	85203
JACKSON ROSE ANNE	2059 E BROWN RD UNIT 24	MESA	AZ	85213-5243
JAMES AND JANYCE MILLER REVOCABLE TRUST	1843 E GARY ST	MESA	AZ	85203
JAMES JOSEPH ERNZEN AND MARYLU IREDALE ERNZEN TRU'	1910 E GLENCOVE ST	MESA	AZ	85203
JEROME & KAREN LAROCK FAMILY TRUST	1835 E GRANDVIEW ST	MESA	AZ	85203
JEROME F KLEIN TRUST	1934 E GARY ST	MESA	AZ	85203
JOHNSON EDWARD/MARCIA	16422 N 59TH ST	SCOTTSDALE	AZ	85254
JOSEPH J GLENN AND JANA F GLENN TRUST	1942 E FOUNTAIN ST	MESA	AZ	85203
KEEBLE DOUGLAS H/JONNIE L	1809 E GLENCOVE ST	MESA	AZ	85203
KELLOGG MICHAEL J/ROBIN M	1955 E GRANDVIEW ST	MESA	AZ	85203
KELLS WILLIAM/CHRISTINA	1724 E GREENWAY ST	MESA	AZ	85203
KEMPTON KEVIN A/REBECCA L	1808 E GLENCOVE ST	MESA	AZ	85203
KLINE GARRY/VALERIE	1819 E GARY ST	MESA	AZ	85203
KULISH ADAM B/MELISSA L	1929 E GARY ST	MESA	AZ	85203
LAIDLAW KEITH/SUSAN	1908 E BROWN RD	MESA	AZ	85203
LANDERS FAMILY TRUST	1743 E FOUNTAIN ST	MESA	AZ	85203
LAUBER MARTIN/LORI	1906 E FOUNTAIN ST	MESA	AZ	85203
LAVALLE SCOTT/SHASTA	1954 E GLENCOVE ST	MESA	AZ	85203
LEHL JOHN C/CAROLYN A	1942 E GLENCOVE ST	MESA	AZ	85203
LEMIEUX BEVERLY	1760 E GRANDVIEW ST	MESA	AZ	85203
LEMIEUX FAMILY TRUST	1251 N GILBERT RD	MESA	AZ	85213
LENIO SANDRA S	2059 EAST BROWN RD NO 3	MESA	AZ	85213

LEONA A PARSONS REVOCABLE LIVING TRUST	2059 E BROWN RD	MESA	AZ	85213
LININGER LISA	1831 E FOX CIR	MESA	AZ	85203
LITTLE DALE M/JANE A	1761 E BROWN RD	MESA	AZ	85203
LYFTOGT TIMOTHY L/DONA	1944 E GRANDVIEW ST	MESA	AZ	85203
MACK TERRI A	1904 E GRANDVIEW	MESA	AZ	85203
MADSEN DORIANNE MICHELLE	642 N GENTRY CIR	MESA	AZ	85213
MANN PRESTON J/TARA L	1733 E GRANDVIEW ST	MESA	AZ	85203
MANSKE WAYNE A	1758 E GARY ST	MESA	AZ	85203
MATHEWS ROBERT JR/ALISON KAYE	1711 E GREENWAY ST	MESA	AZ	85203
MAX THORNTON FAMILY TRUST	2012 E GARY CIR	MESA	AZ	85213
MCDONALD FAMILY TRUST	1810 E GARY ST	MESA	AZ	85203
MCDONALD RENTAL HOMES LLC	1810 E GARY ST	MESA	AZ	85203
MCCLPRANG CORY/MAKIEA	1725 E GARY ST	MESA	AZ	85203
MCG FAMILY TRUST	1917 E GRANDVIEW ST	MESA	AZ	85203
MCLANE DAVID JAY/AMANDA PAULETTE	1751 E GLENCOVE ST	MESA	AZ	85203
MELENDEZ RAUL/ANGELA R	1843 E BROWN RD	MESA	AZ	85203
MELIN JENNIFER M/JACOB E	1745 E GRANDVIEW ST	MESA	AZ	85203
MENCHACA JOSE/LORETO	10608 E MCLELLAN RD	MESA	AZ	85207
MESA INVESTMENT PROPERTY LLC	8283 CROSS CANYONS RD	PASO ROB	CA	93446
MICHAEL/JOSEPHINE BAILEY FAM REVOC LIV TRUST	1755 E GREENWAY	MESA	AZ	85203
MILETTA JOSEPH B/EDILTA M	2059 E BROWN RD UNIT 1	MESA	AZ	85213
MILLER JORDON/LAUREN	1043 N RIDGE CIR	MESA	AZ	85203
MUNOZ DONALD & DEBRA	1846 E FOUNTAIN	MESA	AZ	85203
OLANO ALLEN/CRYSTAL	1825 E FOUNTAIN ST	MESA	AZ	85203
OLSEN AUSTIN/COURTNEY	1760 E FOUNTAIN ST	MESA	AZ	85203
PAFS PROPERTIES LLC	1225 N GILBERT RD	MESA	AZ	85203
PALAZZOLO JOE J	1930 E FOUNTAIN ST	MESA	AZ	85203
PASKO FAMILY TRUST	1044 N FOREST	MESA	AZ	85203
PATTERSON MICHAL/TERRESSA	2018 E FOUNTAIN ST	MESA	AZ	85213
PENNINGTON JERRI L	1931 E GRANDVIEW ST	MESA	AZ	85210
PERKINS DEBRA E	PO BOX 335	CLAY SPRIN	AZ	85923
PERSBACKER JANE E	2059 E BROWN RD UNIT 9	MESA	AZ	85213
PETS LLC	2020 E BROWN RD	MESA	AZ	85213
PFEIFF ANN M/MARK A	1857 E GARY ST	MESA	AZ	85203

REICHERT SHANE D/JULIE MARIE	1035 N RIDGE CIR	MESA	AZ	85203
ROBINSON FAMILY TRUST	1859 E GRANDVIEW ST	MESA	AZ	85203
ROGERS JEANETTE L TR	1906 E GARY	MESA	AZ	85203
ROGERS TYSON BENTON/IURA ROZINES KIO	1736 E GARY ST	MESA	AZ	85203
RONAN EMMET J & PRISCILLA	1821 E GLENCOVE	MESA	AZ	85203
ROSS FRANKLIN BRUCE	1834 E GLENCOVE ST	MESA	AZ	85203
RUDY R REYES AND LUPE L REYES REVOCABLE TRUST	1860 E GRANDVIEW ST	MESA	AZ	85203
RUIZ CINTHIA L	1745 E GREENWAY ST	MESA	AZ	85203
RUSK GLORIA E TR	1857 E FOUNTAIN ST	MESA	AZ	85203
SABA SIHAM H	6050 N RICHMOND	CHICAGO	IL	60659
SCHINZEL MICHAEL JOHN	1056 N FOREST	MESA	AZ	85203-5132
SCHOENFELD KENNETH	2012 E FOUNTAIN ST	MESA	AZ	85213
SENE MARISA M/LEMIGAO JR	1920 E GARY ST	MESA	AZ	85203
SHELLEY CHERYL ANN	1745 E BROWN RD	MESA	AZ	85203
SHULER MARGARET E	2059 E BROWN RD UNIT 23	MESA	AZ	85213
SILVERMAN STEVEN M/SHERRIE L	1854 E FOUNTAIN ST	MESA	AZ	85203
SMILES FOR SPECIAL NEEDS LLC	2424 E SOUTHERN AVE	MESA	AZ	85204
SOLITUDE VENTURES LLC	1853 E BROWN RD	MESA	AZ	85203
SOUTHARD JASON/PETRA	1917 E FOUNTAIN ST	MESA	AZ	85203
SPEEDSMART 117 INC	6807 E BROADWAY RD	MESA	AZ	85204
SPURLING DAVID SCOTT/KATHERINE ELIZABETH	1846 E GLENCOVE ST	MESA	AZ	85203
STEVEN MARK AND WENDY BERGSMAN REV LIV TRUST	1862 E FOUNTAIN ST	MESA	AZ	85203-5123
STEWART FAMILY TRUST	1846 E GRANDVIEW ST	MESA	AZ	85203
STEWART RICHARD/CAITLIN	2032 E GLENCOVE CIR	MESA	AZ	85213
STORMENT JOHN B/MARTHA A	1939 E GARY ST	MESA	AZ	85203
SUMMERS DANIEL E TR	1905 E GARY ST	MESA	AZ	85203
SUMMIT PROPERTIES GROUP LLC	18653 VENTURA BLVD UNIT 107	TARZANA	CA	91356
SWINNEY FAMILY TRUST/SWINNEY THOMAS R ESTATE OF	2033 E GLENCOVE CIR	MESA	AZ	85213
TALENO MARLON/DEBORAH	1822 E GLENCOVE ST	MESA	AZ	85203
TALLEY JEFFERSON/LINDSEY	1723 E GREENWAY ST	MESA	AZ	85203
TERRELL HURLEY D/EVELYN R	2059 E BROWN RD 2	MESA	AZ	85213
THOMAS AND DIANE MILLER FAMILY TRUST	1128 N FOREST	MESA	AZ	85203-5118
TMK2 PROPERTIES LLC	780 E SEATTLE SLEW LN	GILBERT	AZ	85296
TRUJILLO GABRIEL/MEGAN	1865 EAST FOUNTAIN ST	MESA	AZ	85203

TUBBS KEMMONS A	2036 N GILBERT RD STE 2	MESA	AZ	85203
TYCAS TRUST	1221 N FOREST	MESA	AZ	85203
VILLAS VALENCIA TOWNHOUSE ASSOCIATION INC	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
VIRGINIA C FREYE TRUST	2059 E BROWN RD UNIT 8	MESA	AZ	85213
VON BURG RONALD L/VICTORIA L	1731 E GLENCOVE ST	MESA	AZ	85203
WALKER ROLAND/KATHLEEN M	1848 E BROWN RD	MESA	AZ	85203
WARDROP INVESTMENTS LLC	1129 S OAKLAND SUITE 101	MESA	AZ	85206
WILLIAMS CORY WILLIS/CARI ANN	1102 N FOREST	MESA	AZ	85203
WINTER NICHOLAS/RADJASSEGARANE PRIYANGA	1826 E FOUNTAIN ST	MESA	AZ	85203
WISEMAN FAMILY TRUST	1858 E GARY ST	MESA	AZ	85203
Z1954K MESA LLC	849 BIG TIMBER CANYON RD	BIG TIMBER	MT	59011
ZIPPER JOHN/ROMAN DIANE	1741 E GLENCOVE ST	MESA	AZ	85203

Smiles for Special Needs Neighborhood Meeting Summary
PRS22-00409
1858 E Brown Rd

June 28, 2022 at 6:00 pm

Held at the proposed Smiles for Special Needs site
1858 E. Brown Rd. Mesa, AZ 85203

The neighborhood meeting began at 6:00 pm. Five total neighbors, from three households, attended the meeting including Keith & Susan Laidlaw who own the residence directly to the east of the project (See attached sign-in sheets). Present for the applicant was Joe Hughes and several other members of the Smiles for Special Needs leadership team, Nicole Posten-Thompson from On Point Architecture (Architect), and Reese L. Anderson and Jon Gillespie from Pew & Lake, PLC (Legal Representatives).

The format of the meeting took on an open house format given the limited number of attendees. Easels featuring 24x36 color prints of the conceptual site plan and proposed zoning map were used to answer questions and describe the project. Mr. Anderson's comments are summarized below:

- Provided information on the Existing General Plan and Zoning classifications and the Request
- Described the Smiles for Special Needs program
- Explained the Site Plan considerations such as parking, landscaping, and building configuration
- Provided outline of next steps in the city review process

Mr. Anderson then responded to attendees comments, questions, and suggestions. After questions and comments were taken, including responses given by Mr. Anderson, the meeting concluded around 6:40 pm.

Questions from attendees were presented throughout and are encapsulated on the next page with answers provided by Mr. Anderson summarized in *red* italics.

1. How many persons attend the facility at any one time? How much staff? *Fifty is the maximum occupancy we can hold based on our staff limitations, parking, and size of our building and facilities. We typically have 15-20 staff present each day.*
2. What are the needs of the patrons? Are any developmentally ill? *Our patrons primarily have cognitive delays, not physical delays. 90% of the patrons are autistic. We have some with down syndrome.*
3. Is this a profit or non-profit? *We are registered as a for-profit business.*
4. What are the plans for parking and landscaping along the eastern property line? *We will be installing improvements to the parking and landscaping. Landscaping will be mixture of existing and desert xeriscape.*

5. Are the patrons dropped off? How often is traffic coming and going? *Most of our patrons are picked up by our van service. Some parents drop their family members off. We typically have outings three times a week with our van service providing transportation.*
6. Why rezoning? How long have you been operating? *There has been no zoning violation and we voluntarily wanted to make sure the use conformed with the zoning. We have been operating without incident for about 1 year.*
7. Are you adding signage? *We do not intend to change any of the existing signage.*
8. If the Smiles for Special Needs group sells the site then what could be the site use? *Low scale neighborhood uses within the Office-Commercial zoning district would be allowed.*
9. What are the plans for parking and landscaping along the eastern property line? *We will be installing improvements to the parking and landscaping. Landscaping will be mixture of the existing citrus arrangement along with desert xeriscape.*
10. I have a special needs daughter and I know there is a need for this in our City. *Comment acknowledged thank you.*
11. I like that you provide group transportation. *Comment acknowledged thank you.*
12. Sounds like you are avoiding an institutional look and prefer the residential appearance. *Yes that is correct thank you.*
13. Do you know about the Marks Center? *Yes and we do not want to be that.*
14. What are the next steps? I emailed the notice letter to some acquaintances who are about ½ mile from the site because I figured they might have thrown their letter away, we almost threw ours away. *We expect to have a hearing 3-4 months from today. You can always call us and check in on the status.*

Summary completed by Jon Gillespie on June 29, 2022

Neighborhood Meeting Sign-In Sheet

Applicant:

Pew & Lake, PLC/ Smiles for Special Needs

Property Location:

600' west of the NWC of Gilbert Road & Brown Road
136-27-014C
(1858 E Brown Rd Mesa, AZ)

Date:

June 28, 2022

Meeting Location:

On Site

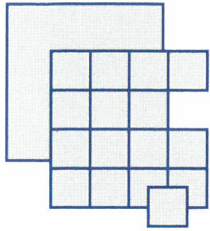
(1858 E Brown Rd, Mesa, Arizona 85203)

Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Nicole Posten, RA	2152 S. Vineyard St 116 MESA	85210	Nicole@onpointarchitecture.com	480 227 5259
2	Michael Douglas	1725 E Brown rd mesa	85203		
3	MARY HUGHES	1725 E Brown rd mesa	85203		480-835-6207
4	GLORIA RUSK	1857 E. FOUNTAIN ST	85203	grask65@gmail.com	480-540-8296
5	KEITH & SUSAN LAIDLAW	1908 E. BROWN RD	85203	keithlaidlaw75@hotmail.com	480 898 7488
6					
7					
8					
9					
10					
11					
12					
13					



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist

Sean B. Lake
Reese L. Anderson

May 10, 2024

NOTICE OF PENDING ZONING APPLICATIONS; BOA24-00402; ZON23-00465

Dear Neighbor:

This letter is being sent to you to provide you with an update on zoning applications that are still pending in the City of Mesa for Smiles for Special Needs Kids, located at 1858 East Brown Road. The property is shown below, for your reference:



You may recall that on June 28, 2022 a neighborhood meeting was held to discuss the proposed rezoning of the property. Since that time, we have been working with the City of Mesa to refine our land use requests. We are currently seeking approval of the following:

1. Rezoning of the property from RS-9 to Office Commercial (OC),
2. A Substantial Conformance Improvement Permit (SCIP), and
3. Site Plan Review.

Notice of Pending Applications
1858 E. Brown Road
May 10, 2024

While the names of our applications have changed, there will be no changes from what was presented at the 2022 neighborhood meeting. We are providing this update to you solely due to the length of time that has passed since that meeting. It is important to note that Smiles for Special Needs Kids will continue its operations at the site, and only minimal modifications will be made to the site, mostly in the form of increased landscaping.

There will be upcoming public hearings on these applications, and you will receive notice about those hearings as well. Our hope is that if you have any questions about the proposed site plan modifications, you will reach out to us for further discussion. You may reach out to me at the above phone number, or you may also contact Vanessa MacDonald in my office as well. Our email addresses are: reese.anderson@pewandlake.com and vanessa.macdonald@pewandlake.com. Alternatively, you may also pose questions to our planner at the City of Mesa Chloe Durfee Daniel. She may be reached at 480-644-6714, or chloe.durfeedaniel@mesaaz.gov. Any of us will be happy to answer your questions.

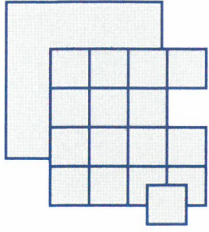
Thank you for your interest in this development. We look forward to hearing from you so that we can understand and answer any of your questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Reese L. Anderson', with a long horizontal flourish extending to the right.

Reese L. Anderson

Pew & Lake, PLC



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

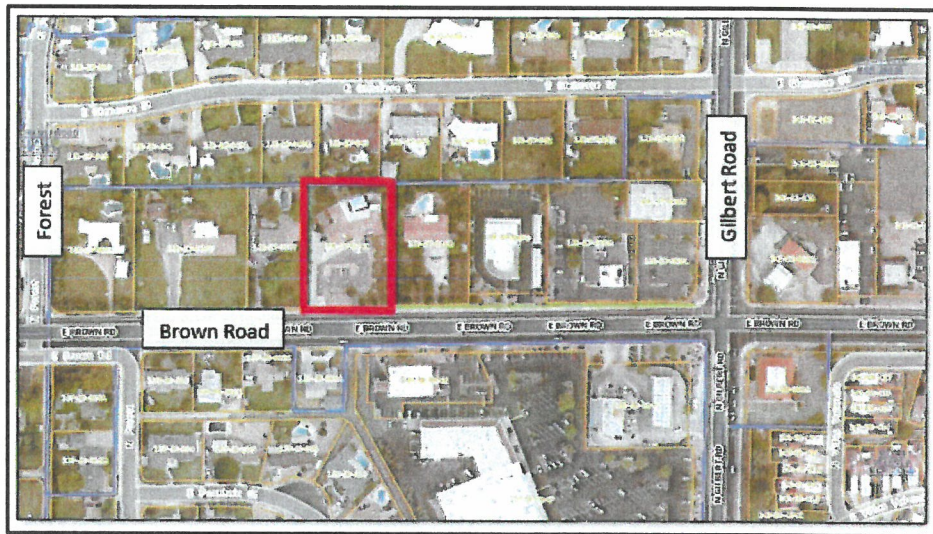
W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

May 20, 2024

**Notice of Public Meetings
Board of Adjustment and Planning & Zoning Board
Case Nos. BOA24-00402 and ZON23-00465**

Dear Neighbor:

Pew & Lake, PLC, on behalf of our client, Smiles for Special Needs, LLC, is providing you with notice of two upcoming public meetings related to requests to the City of Mesa regarding the one-acre property located at 1858 East Brown Road. The property is shown below, outlined in red.



Our requests to the City of Mesa are for approval of the following:

1. Rezoning of the property from RS-9 to Office Commercial (OC).
2. A Substantial Conformance Improvement Permit (SCIP)
3. Site Plan Review

Approval of these requests by the City of Mesa will allow for the continued operation of Smiles for Special Needs, a day program for adults with special needs. For your review, I have enclosed the Site Plan and Landscape Plan provided in the application materials. It is important to note that there are no proposed changes to the exterior of the building except minor changes related to the installation of an updated ADA compliant front entry.

This letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa. These applications will be considered at the following meetings:

Board of Adjustment (SCIP)
City Council Chambers
(lower level)
57 East First Street, Mesa, AZ
June 5, 2024
Public Hearing: 5:30 p.m.

Planning and Zoning Board (Rezone and Site Plan)
City Council Chambers
57 East First Street
Mesa, AZ
June 12, 2024
Public Hearing: 4:00 p.m.

If you want to provide a written comment or speak at the meeting, please submit a comment card to Planning staff at the public hearing or electronically at least one hour prior to the start of the meeting at: **<https://www.mesaaz.gov/government/advisory-boards-committees>** and select either the Board of Adjustment, or Planning & Zoning Board, where you will find instructions for providing comments on either of these cases.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched via Mesa Channel 11, or on Zoom at <https://mesa11.zoom.us/j/82508085605>, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts.

If you wish to speak, you will need to indicate on the comment card that you would like to speak during the meeting, and if not attending the meeting in person you will need to call the phone number provided above prior to the start of the meeting, and follow the prompts provided. When the case number is read, Planning staff will call you up to speak or your line will be taken off mute and you will be given an opportunity to note your support or opposition on the record.

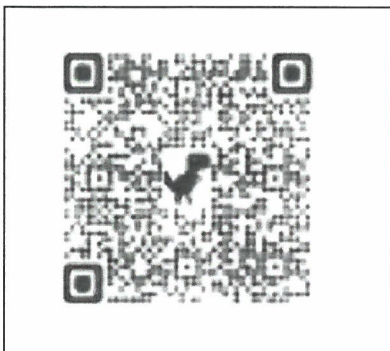
For help with the online comment card, or for any other technical difficulties, please call 480-644-2099. The City of Mesa has assigned this case to Ms. Chloe Durfee Daniel, Planner II of their Planning Division staff. She can be reached at 480-644-6714 or Chloe.DurfeeDaniel@mesaaz.gov, should you have any questions regarding the public hearing process. If you have recently sold this property, please forward this correspondence to the new owner.

Sincerely,

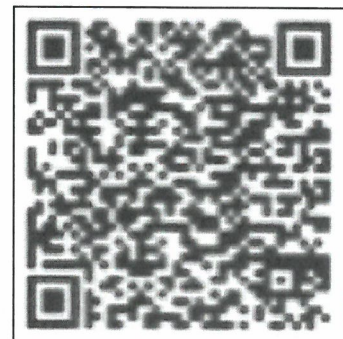
Reese L. Anderson

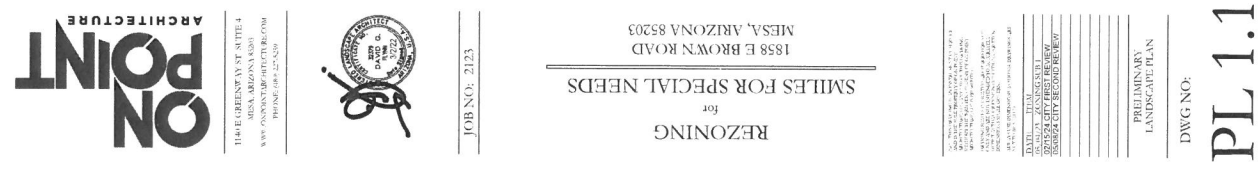
Reese L. Anderson
Pew & Lake, PLC

Board of Adjustment QR Code



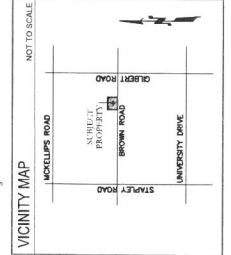
Planning & Zoning QR Code





TREES		SIZE	QTY
	Enduring Tree Cypress	To Remain	21
	Cypress	18' B&B	9
	Washington Naval Camogie	30" Box	4
	<i>Ulmus parvifolia</i> Evergreen Elm	Standard	
SHRUBS		SIZE	QTY
	Treemore Hybrid Orange Jubilee	5 Galien	6
	Blackthorn "Thunderbolt" Sage	5 Galien	36
	Endonora Victoria	5 Galien	23
	Chastanetia arbutifolia Red Bird of Paradise	5 Galien	16
	Amorim Islandia "Black Knight" Orange	5 Galien	21
	Tecoma arbutifolia Cape Hyslopia	5 Galien	14
	Sorbus arbutifolia Shiro-Lal Sena	5 Galien	23
	Amorim Islandia "Royal Red" Orange	5 Galien	41
GROUNDCOVERS		SIZE	QTY
	Red Knapweed "Red Knapweed"	1 Galien	13
	Convolvulus coccineus "Bush Morning Glory"	1 Galien	15
LANDSCAPE MATERIALS		QTY	
(Contract to submit sample for approval)			
Decomposed granite			127' Smeared
Excess Attracta Gold			2' Depth
Existing Landscape to remain			

ARTERIAL STREETS (76)	
TREES	PROVIDED
3"X6'	2
15' ROW	REQUIRED (7)
15' ROW	4
SHRUBS	REQUIRED (4)
1 GALLON	21
1 GALLON	21
LANDSCAPE YARDS	
EAST PROPERTY LINE (107)	REQUIRED
TREES	5
24" BOX	REQUIRED
SHRUBS	25
5 GALLON	
WEST PROPERTY LINE (167)	REQUIRED
TREES	3
24" BOX	REQUIRED
SHRUBS	40
1 GALLON	
FOUNDATION BASE (110' EXTERIOR WALL LENGTH)	
TREES	REQUIRED (2)
24" BOX	1
24" BOX	2
PARKING LOT PLANTERS (2)	
TREES	REQUIRED (2)
24" BOX	2
SHRUBS	REQUIRED
1 GALLON	6



PL 1.1

THE WEST 176 FEET OF THE EAST 832.5 FEET OF THE SOUTH 283 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT THE SOUTH 40 FEET THEREOF.

DAVID & ELISABETH COOK
APN: 136-27-050
DEED: 1983-0475579, MCR
ZONING: RS-9



SITE PLAN EXHIBIT

SCALE: 1" = 20'



1. NEW PARKING 5' WIDE X 20' DEEP PARKING SPACES.
2. NEW 4" C CONCRETE PAVING WITH 6" NEW SHOP DR. ZONE
3. NEW 1" WIDE X 20' DEEP SHO PARKING SPACES
4. NEW 4" R/C RAMP & SIDEWALK
5. NEW 5' WIDE CONCRETE SIDEWALK
6. ADA ACCESS TO FRONT DOOR
7. EXISTING 3" MET. STEEL GATE IN EXISTING FENCE
8. NEW ASPHALT PAVING
9. EXISTING ASPHALT PAVING
10. EXISTING CONCRETE PAVING
11. NEW 30" WIDE CONCRETE DRIVEWAY & SIDEWALK
12. NEW 30" HIGH MASONRY SCREEN WALL TO MATCH EXISTING
13. EXISTING MASONRY SCREEN WALL AT PROPERTY LINE TO
14. EXISTING 37" HIGH MASONRY SCREEN WALL TO REMAIN.
15. EXISTING VALVEBOX
16. NEW TRASH BARREL OPAL
17. NEW LANDSCAPE (SLAND)
18. EXISTING PLAY STRUCTURES TO REMAIN
19. EXISTING PUBLIC SIDEWALK TO REMAIN
20. EXISTING POWER POLE TO REMAIN
21. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
22. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
23. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
24. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
25. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
26. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
27. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
28. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
29. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
30. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
31. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
32. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
33. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
34. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
35. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
36. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
37. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
38. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
39. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
40. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
41. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
42. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
43. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
44. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
45. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
46. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
47. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
48. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
49. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
50. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
51. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
52. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
53. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
54. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
55. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
56. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
57. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
58. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
59. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
60. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
61. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
62. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
63. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
64. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
65. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
66. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
67. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
68. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
69. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
70. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
71. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
72. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
73. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
74. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
75. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
76. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
77. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
78. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
79. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
80. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
81. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
82. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
83. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
84. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
85. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
86. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
87. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
88. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
89. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
90. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
91. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
92. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
93. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
94. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
95. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
96. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
97. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
98. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
99. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN
100. EXISTING 12" WIDE CONCRETE SIDEWALK TO REMAIN

ASTROW PARCEL	136-72-04C	HURDIS, JAMES / MEE SUZAN 2424 S. SUNSHINE AVE MESA, AZ 85204-1539	SALES CONTRACT TO BE RECORDED AT THE COUNTY CLERK'S OFFICE	1936 S. BROWN ROAD MESA, AZ 85204	RECALC TO DC FOR MAX ASILT UNY CARE FACILITY ADULT DAY CARE FACILITY	42,776 SF (0.98 ACRES) 40,133 SF (0.92 ACRES)	3,675 SF EXISTING PARKING 375 SF EXISTING OFFICE, 3,300 SF EXISTING BACK PACE 1,525 SF COVERED DAY AREA 6,882 SF TOTAL	4,860 SF 375' x 14' PARKING PARKING IMPROVEMENTS + 3 BUD PARKING SPACES + 3 BUD PARKING SPACES	APPROXIMATE 6.88 AC (68,880 SQ FT) CONCRETE AREA, 3,585 SF (NOT INCLUDING CURBENT BACK PAVO)	LOT COVERAGE ALLOWED 80% ACTUAL LOT COVERAGE 21,229 SF / 40,134 SF= 52.9%	MAXIMUM HEIGHT: 30 FEET
---------------	------------	--	--	--------------------------------------	--	--	--	---	---	--	-------------------------

1858 E BROWN ROAD
MESA, ARIZONA 85203

1152 E GREENWAY ST SUITE 5
LEES, AL 36034
WWW.NINTARCHITECTURE.COM
PHONE 1800.222.5555



JOB NO: 2123

STEFAN

DWG NO:

A1.1

SITE PLANS ARE FOR A RESIDENT ONLY. NO FOR A RESIDENT ONLY.

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 05/23/24

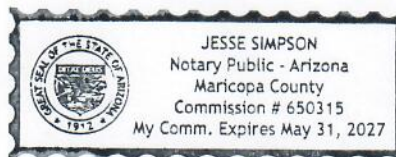
I, Patrick Anspaugh, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON23-00465, on 1858 E Brown Rd. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

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

Applicant's/Representative's signature: *Patrick Anspaugh*

SUBSCRIBED AND SWORN before me on 05/23/24

J. Simpson
Notary Public
Commission Exp. 5/31/27



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 P.M. DATE: June 12, 2024

CASE: ZON23-00465

Rezone from Single Residence-9 (RS-9) to
Office Commercial (OC) and Site Plan Review.
This request will allow for a day care center.

APPLICANT: Reese Anderson

PHONE: 480-461-4670

Planning Division 480-644-2385

Posting date: 5/23/2024

May 23, 2024 at 12:42 PM
1858 E Brown Rd
Mesa AZ 85203
United States

