

PROJECT NARRATIVE - REZONING

Cimarron Apartments Expansion
MIAA Job No. 2302
Date February 24, 2020

Project Location: 151 East 1st Street, Mesa, AZ 85201
Parcel APN: 138-38-015A
138-38-026

Project Owner: Cimarron Two, LLC
7112 East Hurlbut Avenue
Sebastapol, CA 95472

Architect: Marlene Imirzian & Associates Architects
8906 North Central Avenue
Phoenix, AZ 85020

Project Summary and Request

This narrative provides the basis for the request for Rezoning of a portion of the Cimarron Apartments property located at the corner of 1st Street and Hibbert Street in Mesa.

Parcel 138-38-015A and parcel 138-38-026 are both owned by Cimarron Two, LLC. These lots will be combined prior to the issuance of a building permit. Parcel 138-015A contains the existing Cimarron Apartment buildings and associated parking. Both parcels are currently zoned as Downtown Core (DC) per the City of Mesa Central Main Plan. The majority of parcel 138-38-015A is designated to be T5 Main Street Flex (T5MSF) under the Mesa 2040 General Plan Form-Based Zoning Standards. A portion of the site which is currently used for surface parking is designated T4 Neighborhood Flex (T4NF) along with parcel 138-38-026 which is entirely designated to be T4NF.

In order to achieve the character for the site described in the Mesa 2040 General Plan and the City of Mesa Central Main Plan, this application proposes the development of a 5-story midrise residential building to replace the surface parking and single-story commercial development. To accomplish this development, we propose the following modifications to the zoning classification of the site:

Parcel 138-38-015A portion that is designated T4NF to be rezoned to T5MSF
Parcel 138-38-026 to be rezoned from T4NF to T5MSF

Site Description

The project site is located at the intersection of Hibbert Street and 1st Street and will be comprised of an area of improvement of 1.33 acres (58,000ft²). The existing property to be developed contains surface parking for the existing Cimarron Apartments and a single-story commercial property which will be demolished. Both properties are owned by Cimarron Two,

LLC and will be merged into a single lot to accommodate the new development. The frontage along 1st Street will be considered the front street of the site and Hibbert Street will be the side street to the east.

Comparison of T4NF to T5MSF

The table below shows the comparison of requirements from the existing T4NF zoning to the proposed T5MSF. The change to T5MSF will allow for increased building height and density for the site. The proposed rezoning will maintain the raised ground floor height of 24” and a floor-to-ceiling height of 10’ min. The upper levels will also retain the 9’ min. clear floor-to-ceiling height as required by both T4NF and T5MSF.

Development Standard	T4NF	T5MSF
Build-To Lines (BTL) Front Side Street	0’ Min., 15’ Max. 0’ Min., 15’ Max.	0’ Min., 10’ Max. 0’ Min., 10’ Max.
BTL Defined by a Building Front Side Street	75% 50%	75% 60%
Setbacks Side Rear	0’ 5’ Adjacent to T5N, T4N, or T3N. 0’ All others.	0’ 5’ Adjacent to T5N, T4N, or T3N. 0’ All others.
Height Main Building Ground Floor Finish Level (Residential) Ground Floor Ceiling (Residential) Upper Floor Ceilings	20’ Min. 3 Stories Max. 24” Min. 10’ Min. Clear 9’ Min. Clear	2 Stories Min., 55’ Max. 24” Min. 10’ Min. Clear 9’ Min. Clear
Depth of Ground Floor Space	20’ Min.	20’ Min.
Distance Between Entries To Ground Floor To Upper Floors	50’ Max. 100’ Max.	50’ Max. 100’ Max.
Allowed Encroachments Front Side Rear	14’ Max. 14’ Max. 5’ Max.	14’ Max. 14’ Max. 5’ Max.
Parking (Residential)	1/1000sf Min.	No Min., 1/Unit Max.

Impact to Surrounding Properties

The redevelopment will create a transit-oriented, pedestrian centric, multi-unit residential building to replace the existing surface parking and unused single-story commercial building. The increased residential population will create vibrant neighborhood activity and provide improved safety through natural surveillance. The adjacent properties to the west and south are also zoned T5MSF and, therefore, the proposed development would complete the block with a midrise structure along the property line providing active ground floor residence and a primary entrance along 1st street. Improvements along Hibbert Street and 1st street will be at an appropriate pedestrian scale to enhance the pedestrian experience through landscape and site furniture.

Support of General Plan and Central Main Plan

The Mesa 2040 General Plan shows the designation of the character of the site to be Downtown-Transit Corridor for which the primary focus is active, pedestrian-oriented urban development. The City of Mesa Central Main Plan envisions the Downtown Core character as

an active urban environment with reduced surface parking and increased density and strong pedestrian connections.

The site is defined in the Central Main Plan as being part of the Modern Downtown District. Policy MD 6 supports the redevelopment of low-intensity use sites with high-intensity uses in this area. Policy MD 9 discourages surface parking and encourages structured parking. The proposed zoning change would allow for the development of a high-intensity residential building with structured parking at the base. It is the intent of the proposed development to opt-in to the Form Based Code as a T5MSF Midrise residential building.

Summary

In order to achieve the goals of the City of Mesa Central Main Plan and Mesa 2040 General Plan and to create a vibrant Downtown urban fabric, the project proposes to develop a high-intensity residential building. To realize this development the existing zoning that is split between T4NF and T5MSF will need to be combined into a single lot zoned as T5MSF. If approved the development will provide the pedestrian-centric, active urban character that is consistent with the goals of City planning.

Citizen Participation Plan for Cimarron Apartments

February 10, 2020

City Case Number: ZON20-00024

Purpose: This Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies and businesses in the vicinity of the site of an application for rezoning of the eastern portion of the existing Cimarron Apartment site. The site is located at 151 E. 1st Street between North Centennial Way and North Hibbert Avenue in Downtown Mesa. Currently, the entire site is zoned Downtown Core (DC). However, under the city's Form Based Code zoning, approximately 4.0 acres are zoned T5 Main Street Flex (T5MSF) and approximately 1.0 acre of the site is zoned T4 Neighborhood Flex (T4NF). The application is for the rezoning of the T4NF portion of the site to T5MSF to meet the goals of the City of Mesa Central Main Plan and Mesa General Plan and potential expansion of Cimarron Apartments.

This participation plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed zoning change.

Contact Person:

Joni Stultz
151 East 1st Street, #500
Mesa, Arizona 85201
(480) 962-7461; (480) 962-1062 (FAX)
Email: Info@cimarronaz.com

Action Plan: In order to provide effective citizen participation in conjunction with our application, the following actions will be taken to provide opportunities to understand and address citizen questions regarding the zoning change request and impacts it may have on the surrounding community.

1. A contact list will be developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one half mile of the project
 - Homeowners Associations within one mile of the project
 - All property owners within 1,000 feet from site
2. All persons listed on the contact list will receive a letter describing the re-zoning application and inviting them to attend the citizens participation meeting.
 - The meeting will include introductions, a presentation of the requested zoning change and an opportunity to ask questions and state concerns about the rezoning application. A sign-in list will be utilized, and comment forms provided. Copies of the sign-in list and any comments will be provided to the City of Mesa Planner assigned to this project.

Schedule:

- € Planning Division Consolidated 1st Review Comments: February 3, 2020
- € Meeting with Applicant and Planning Staff: February 10, 2020
- € Citizen Participation meeting notification issued by February 12, 2020
- € Follow-up submittal to city deadline: February 24, 2020
- € Neighborhood meeting date: February 27, 2020
- € Application submittal due for 2nd planning staff review and public notification: March 2, 2020
- € Staff comment resolution deadline: March 9, 2020
- € Submit Citizen Participation Report and Notification materials to Planning Division: by March 26, 2020
- € Planning and Zoning Board Hearing: April 8, 2020

Within one mile of 161

mailed 2/12/20

Registered Neighborhoods and City of Mesa HOA's

Neighborhood Name	First Name	Last Name		St No	St Di	St Name	St Type	Unit Nu	City	State	Zip
Passey Place	Alan	Parker	Or Current Resident	636 W		Caballero	St		Mesa	AZ	85201
Glenwood Wilbur Historic District	Jeri	Meeks	Or Current Resident	138 N		Wilbur			Mesa	AZ	85201
Glenwood Wilbur Historic District	Janice	Gennevois	Or Current Resident	144 N		Wilbur			Mesa	AZ	85201
Mesa Grande Community Alliance	Stephanie	Wright	Or Current Resident	660 N		Date			Mesa	AZ	85201
Evergreen Historic District	Victor	Linoff	Or Current Resident	820 N		Robson			Mesa	AZ	85201
Passey Place	Dea	Montague	Or Current Resident	553 N		Orange			Mesa	AZ	85201
Passey Place	Mike	Wright	Or Current Resident	629 W		Caballero	St		Mesa	AZ	85201
Comité de Familias en Acción	Carmen	Guerrero	Or Current Resident	551 N		Alma School	Rd		Mesa	AZ	85201
Mesa Grande Community Alliance	Dave	Richins	Or Current Resident	833 W		11th	Pl		Mesa	AZ	85201
C.A.N.D.O./Vista Grande	Sandy	Sutton Andrew	Or Current Resident	440 W		1st	St		Mesa	AZ	85201
C.A.N.D.O./Vista Grande	Barbara	Burton	Or Current Resident	445 W		1st	St		Mesa	AZ	85201
Guerrero Park	Irene	Pine	Or Current Resident	744 S		Morris	Cir	A	Mesa	AZ	85210
Temple View Condominiums	Steve	Cheff	Or Current Resident	501 E		2nd	Ave		Mesa	AZ	85204
Temple View Condominiums	Florene	Brinkerhoff	Or Current Resident	229 S		Pioneer			Mesa	AZ	85204
Evergreen Historic District	Heather	Scantlebury	Or Current Resident	120 W		University	Dr		Mesa	AZ	85201
Guerrero Park	Julian	Sanchez	Or Current Resident	931 E		Morningstar	Ln		Tempe	AZ	85283
Ashland	MJ	Walsh	Or Current Resident	501 N		Ashland			Mesa	AZ	85203
La Cruz	Teresa	Salazar	Or Current Resident	450 N		Drew East	St		Mesa	AZ	85201
Mesa Grande Community Alliance	Tanya	Collins	Or Current Resident	864 W		10th	St		Mesa	AZ	85201
Evergreen Historic District	Donna	DiFrancesco	Or Current Resident	463 N		MacDonald			Mesa	AZ	85201
Ellsworth Park	Liz	Hawkes	Or Current Resident	307 S		Solomon			Mesa	AZ	85204
West Side Clark Addition Historic District	Jennifer	Erickson	Or Current Resident	448 W		1st	St		Mesa	AZ	85201
West Side Clark Addition Historic District	Sandy	Sutton Andrew	Or Current Resident	440 W		1st	St		Mesa	AZ	85201
West Side Clark Addition Historic District	Barbara	Burton	Or Current Resident	445 W		1st	St		Mesa	AZ	85201
Washington Escobedo	Maria	Mancinas	Or Current Resident	542 N		Lewis			Mesa	AZ	85201
Washington Escobedo	Eileen	Smith	Or Current Resident	424 N		Sirrine			Mesa	AZ	85201
West Second Street Historic District	Jen	Duff	Or Current Resident	146 W		2nd	St		Mesa	AZ	85201
RAILmesa (Retail, Arts, Innovation & Livability)	David	Crummey	Or Current Resident	658 W		1st	St		Mesa	AZ	85201
RAILmesa (Retail, Arts, Innovation & Livability)	Jen	Duff	Or Current Resident	146 W		2nd	St		Mesa	AZ	85201
RAILmesa (Retail, Arts, Innovation & Livability)	Ryan	Winkle	Or Current Resident	911 W		Jacinto	Cir		Mesa	AZ	85210
Washington Escobedo	Maria	Juarez	Or Current Resident	528 N		Sirrine			Mesa	AZ	85201
Ellsworth Park	Mark	Noble	Or Current Resident	126 S		Spencer			Mesa	AZ	85204
Solomon Square (frmly Community Fiesta)	Anne	Spaulding	Or Current Resident	918 E		7th	Dr		Mesa	AZ	85204
Solomon Square (frmly Community Fiesta)	Gary	Graham	Or Current Resident	923 E		7th	Ave		Mesa	AZ	85204
Pioneer Protectors	Linda	Stapley	Or Current Resident	702 E		1st	St		Mesa	AZ	85203
Pioneer Protectors	Michelle	Winkler	Or Current Resident	615 E		1st	St		Mesa	AZ	85203
Robson Street Villas	Sophia	Fire	Or Current Resident	225 W		1st	St	#232	Mesa	AZ	85201
HOA's											
Palm Fountains Townhouses	Michel	Gillette	Or Current Resident	141 N		Date	St	#54	Mesa	AZ	85201
Temple Historic District	Jim	Hatch	Or Current Resident	52 S		Leseuer			Mesa	AZ	85204
Washington Escobedo	Pat	Willis	Or Current Resident	541 N		Lewis	St		Mesa	AZ	85201
Washington Escobedo	Nancy	Thompson	Or Current Resident	417 N		Sirrine			Mesa	AZ	85201
Ellsworth Park	Michael	Jones	Or Current Resident	49 S		Miller			Mesa	AZ	85204
Ellsworth Park	Jake	Brown	Or Current Resident	712 E		3rd	Ave		Mesa	AZ	85204
C.A.N.D.O./Vista Grande	David	Crummey	Or Current Resident	658 W		1st	St		Mesa	AZ	85201
Mesa Grande Community Alliance	Daniel	Jarvis	Or Current Resident	1104 W		9th Place			Mesa	AZ	85201
Palm Fountains Townhouses	Marlene	Cook	Or Current Resident	4135 S		Power	Rd	#122	Mesa	AZ	85212
Robson Street Villas Condominiums	Sophia	Fire	Or Current Resident	225 W		1st	St	#232	Mesa	AZ	85201
Robson Street Villas Condominiums	Sarah	Poush	Or Current Resident	225 W		1st	St	#126	Mesa	AZ	85201
Robson Street Villas Condominiums	Molly	Minko	Or Current Resident	225 W		1st	St	#121	Mesa	AZ	85201
Robson Street Villas Condominiums	Tim	Lavo	Or Current Resident	225 W		1st	St	#104	Mesa	AZ	85201
Robson Street Villas Condominiums	Ruby	Richards	Or Current Resident	225 W		1st	St	#116	Mesa	AZ	85201
Sarkis Gardens Townhouses	Bob	Halt	Or Current Resident	7500 N		Dobson	Rd	#150	Scottsdale	AZ	85256
Sarkis Gardens Townhouses	Lynn	Thrasher	Or Current Resident	7500 N		Dobson	Rd	#150	Scottsdale	AZ	85256
Sarkis Gardens Townhouses	Marie	Soliz	Or Current Resident	7500 N		Dobson	Rd	#150	Scottsdale	AZ	85256
Sarkis Gardens Townhouses	Mary	Covarrubias	Or Current Resident	7500 N		Dobson	Rd	#150	Scottsdale	AZ	85256
Temple View Condominiums	Ivan	Haymie	Or Current Resident	42 S		Hamilton	Pl	#101	Gilbert	AZ	85233
Temple View Condominiums	Richard	Johnson	Or Current Resident	42 S		Hamilton	Pl	#101	Gilbert	AZ	85233
The Place at Mesa Condominiums	Adam	Scheer	Or Current Resident	9590 E		Ironwood Square	Dr	#205	Scottsdale	AZ	85258
The Place at Mesa Condominiums	Tina	Gatz	Or Current Resident	9590 E		Ironwood Square	Dr	#205	Scottsdale	AZ	85258
The Place at Mesa Condominiums	Jill	Newhahen	Or Current Resident	9590 E		Ironwood Square	Dr	#205	Scottsdale	AZ	85258
Casa La Mesa Townhouses	Gaye	Lewis	Or Current Resident			P.O. Box 13615			Chandler	AZ	85248
Casa La Mesa Townhouses	Russell	Baker	Or Current Resident			P.O. Box 13615			Chandler	AZ	85248
Old West Manor Condominiums	David	Barnes	Or Current Resident	2983 E		Vaughn	Ave		Gilbert	AZ	85234
Old West Manor Condominiums	Jan	Gruben	Or Current Resident	1011 E		Sorenson	St		Mesa	AZ	85201
Old West Manor Condominiums	Kay	Howes	Or Current Resident	629 N		Mesa	Dr	#43	Mesa	AZ	85201
Old West Manor Condominiums	Linda	Wisda	Or Current Resident	629 N		Mesa	Dr	#48	Mesa	AZ	85201
Old West Manor Condominiums	Nancy	Erman	Or Current Resident	6529 E		Jensen	St		Mesa	AZ	85201

Citizen Participation Plan Property Use	mailing list- 1,000 ft from 161 property Owner Name	Mailed 2/12/20 Mailing Address	M: City State Zip	Ct Situs Address	Situs City Zip
SINGLE FAMILY RESIDENTIAL	ADAMS KATHY	1762 E FAIRFIELD ST	MESA AZ 85203	102 N HIBBERT ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	ADRIAN KATHLEEN R	143 N HIBBERT	MESA AZ 85201	143 N HIBBERT ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	ALVAREZ FABIAN	140 N HIBBERT	MESA AZ 85201	140 N HIBBERT ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	BAKER ERIC A/BAKER EDWARD A/DEBRA E	120 N PASADENA	MESA AZ 85201	120 N PASADENA ,	MESA 85201
MULTIPLE FAMILY RESIDENTIAL	BENNETT RONALD M/GLORIA D	2027 E SCENIC ST	APACHE JUNCTION AZ 85119	125 N HIBBERT ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	BENNINGTON CURTIS A	117 N WILBUR ST	MESA AZ 85201	117 N WILBUR ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	BERNARDI SUSAN J	226 W 2ND ST	MESA AZ 85201	226 W 2ND ST,	MESA 85201
SINGLE FAMILY RESIDENTIAL	BLACK PHILAM/PATRICIA	136 N POMEROY	MESA AZ 85201	136 N POMEROY ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	BLAKE MERRI BETH	49 N HIBBERT	MESA AZ 85201	49 N HIBBERT ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	BRADLEY CHRISTOPHER	248 E 1ST ST	MESA AZ 85201	248 E 1ST ST,	MESA 85201
SINGLE FAMILY RESIDENTIAL	BRIMHALL WESLEY/PENNY	PO BOX 707	SNOWFLAKE AZ 85937	128 N WILBUR ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	BROWN ELIZABETH NOEL	131 W 2ND ST	MESA AZ 85201	131 W 2ND ST,	MESA 85201
SINGLE FAMILY RESIDENTIAL	CAPRICORN GROUP LLC	PO BOX 2810	GILBERT AZ 85299	106 N HIBBERT ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	CHRISTENSEN RUTH/CALVIN H	260 N 300 W	HYRUM UT 84319	110 N PASADENA ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	CLOSSON CHAUNCEY R	135 SW 304TH ST	FEDERAL WAY WA 980233938	124 N PASADENA ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	CROSSWHITE PRISCILLA A	141 N WILBUR	MESA AZ 85201	141 N WILBUR ,	MESA 85201
MULTIPLE SINGLE FAMILY DWELLIN	CUEVA ANIANO I JR/ERLINDA D TR	32 FARRAGUT	IRVINE CA 92620	122 N WILBUR ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	CURRY VAN/LILLEY TIFFINY	437 W CLARK ST	MESA AZ 85201	151 N WILBUR ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	DELIA O ESCOBEDO REVOCABLE LIVING TRUST	148 N POMEROY	MESA AZ 85201	263 E 2ND ST,	MESA 85201
OFFICE BUILDINGS	DEWITT LORENZEN HOLDINGS LLC	2505 E LEHI RD NO 8	MESA AZ 85213	151 N CENTENNIAL WY,	MESA 85201
SINGLE FAMILY RESIDENTIAL	DNA REVOCABLE TRUST	130 W PEPPER PL	MESA AZ 85201	149 N PASADENA ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	DOTY TRAVIS	116 N PASADENA	MESA AZ 85201	116 N PASADENA ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	DUNCAN RALPH B/ANITA E	148 N POMEROY	MESA AZ 85201	148 N POMEROY ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	ECKERT JACOB D/SAMANTHA K	157 N WILBUR	MESA AZ 85201	157 N WILBUR ,	MESA 85201
AUTO SALES & SERVICE	ELSBERRY K C TR/F C/256 E MAIN LLC	501 E RIVIERA DR	TEMPE AZ 85282	256 E MAIN ST,	MESA 85201
SINGLE FAMILY RESIDENTIAL	FARNSWORTH CINDY ANNETTE	110 N HIBBERT	MESA AZ 85201	110 N HIBBERT ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	FRANK L BENNETT JR TRUST	4242 E ELMWOOD	MESA AZ 85205	136 N HIBBERT ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	GREEN MATTHEW A	165 N PASADENA ST	MESA AZ 85201	165 N PASADENA ,	MESA 85201
MULTIPLE FAMILY RESIDENTIAL	HALL FAMILY TRUST	1440 BUENA VISTA WY	CALSBAD CA 92008	221 E 2ND ST,	MESA 85201
SINGLE FAMILY RESIDENTIAL	HANSON AMANDA K	123 N WILBUR	MESA AZ 85201		
SINGLE FAMILY RESIDENTIAL	HERNANDEZ IVAN DALI/VERONICA L	154 N WILBUR	MESA AZ 85201	154 N WILBUR ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	HOPKINS ANNELISE	120 N HIBBERT	MESA AZ 85201	120 N HIBBERT ,	MESA 85201
OFFICE BUILDINGS	J CARVEL JACKSON D.O. P.C.	2609 N HALL CIR	MESA AZ 85203	303 N CENTENNIAL WY,	MESA 85201
RESTAURANTS/BARS	JASS ENTERPRISES LLC	1530 N BEL AIR DR	MESA AZ 85201	161 N CENTENNIAL WY,	MESA 85201
SINGLE FAMILY RESIDENTIAL	KOUVELAS FAMILY PROPERTIES LLC	3070 E CANYON CREEK DR	GILBERT AZ 85295	114 N HIBBERT ,	MESA 85201
OFFICE BUILDINGS	LAW OFFICE OF PAUL D PETERSEN PLLC	37 N HIBBERT	MESA AZ 85201	37 N HIBBERT ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	LEBARON HOLDING LLC	2544 N BRIMHALL RD	MESA AZ 85203	126 N POMEROY ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	LINOFF LINDSAY/GONZALEZ MARTIN	117 N PASADENA	MESA AZ 85201	117 N PASADENA ,	MESA 85201
OFFICE BUILDINGS	MADISSON B L L C	PO BOX 4008	MESA AZ 85211	123 N CENTENNIAL WY,	MESA 85201
SINGLE FAMILY RESIDENTIAL	MANTON-GENNEVOIS JANICE E	144 N WILBUR	MESA AZ 85201	150 N WILBUR ,	MESA 85201
COUNTY OWNERSHIP	MARICOPA COUNTY COMMUNITY COLLEGE DISTRI	2411 W 14TH ST	TEMPE AZ 85281	165 N CENTENNIAL WY,	MESA 85201
COUNTY OWNERSHIP	MARICOPA COUNTY OF	2801 W DURANGO ST	PHOENIX AZ 85009	245 N CENTENNIAL WY,	MESA 85201
SINGLE FAMILY RESIDENTIAL	MCCARTHY LIVING TRUST	901 S GUNSMOKE DR	DEWEY AZ 86327	103 N PASADENA ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	MEEKS LIVING TRUST	138 N WILBUR	MESA AZ 85201	138 N WILBUR ,	MESA 85201
MULTIPLE FAMILY RESIDENTIAL	MESA MANOR LLC	18424 N 20TH PL	PHOENIX AZ 850221421	151 N HIBBERT ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	MESCON ABBIE B	162 E 2ND AVE	MESA AZ 85210	162 E 2ND AVE,	MESA 85210
SINGLE FAMILY RESIDENTIAL	MEZA JOSE L/LUCY M	126 N HIBBERT	MESA AZ 85201	126 N HIBBERT ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	MILLS MARILYN MISTY LEE	137 N WILBUR	MESA AZ 85201	137 N WILBUR ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	MOORE ANNAH A	107 N PASADENA	MESA AZ 85201	107 N PASADENA ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	MORTENSEN REYNOLD M/MARY M	510 W PATTON ST	ST DAVID AZ 85630	105 N PASADENA ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	NELSON JEFFERY ALLEN	125 N PASADENA	MESA AZ 85201	125 N PASADENA ,	MESA 85201
CONDOMINIUMS	NELSON JOHN R	225 W 1ST ST 128	MESA AZ 85201	225 W 1ST ST,128	MESA 85201
AUTO SALES & SERVICE	NETWORK HOLDING LLC	104 E MAIN ST	MESA AZ 85201	104 E MAIN ST,	MESA 85201
RELIGIOUS OWNERSHIP	NEW BEGINNING CHRISTIAN FELLOWSHIP	61 N HIBBERT	MESA AZ 852010000	61 N HIBBERT ,	MESA 85201
MULTIPLE FAMILY RESIDENTIAL	NEW PARADIGM HOUSING LLC	6310 LOCARNO DR APT G	WHITEFISH MO 599373252	158 N WILBUR ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	NIELSEN BARBARA C TR	50 W 2ND ST	MESA AZ 85201	48 W 2ND ST,	MESA 85201
SINGLE FAMILY RESIDENTIAL	NIKOLICH FAMILY TRUST	102 N WALNUT	TONKAWA OK 74653	141 N PASADENA ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	NIKOLICH GANNON/EMILIE	130 W 1ST ST	MESA AZ 85201	155 N PASADENA ,	MESA 85201
OFFICE BUILDINGS	OCAP MAIN STREET LLC	1700 N MCCLINTOCK DR	TEMPE AZ 85281	122 E MAIN ST,	MESA 85201
CONVENIENCE MKT, RET STRIP, SU	OCAP MAIN STREET LLC	1700 N MCCLINTOCK DR	TEMPE AZ 85281	112 E MAIN ST,	MESA 85201
SINGLE FAMILY RESIDENTIAL	OLSEN LARRY M	135 N PASADENA	MESA AZ 85201	135 N PASADENA ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	OPECHOWSKI JAREK/OSIECKI LORI	123 W 2ND ST	MESA AZ 85201	123 W 2ND ST,	MESA 85201
SINGLE FAMILY RESIDENTIAL	OSOWSKI ZACHARY J	154 N HIBBERT	MESA AZ 85201	154 N HIBBERT ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	PACHECO MARIA CRYSTAL	241 E 2ND ST	MESA AZ 85201	253 E 2ND ST,	MESA 85201
SINGLE FAMILY RESIDENTIAL	PETERS AUSTIN/KARRYS TESSA	134 N POMEROY	MESA AZ 852016731	134 N POMEROY ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	PETERS ERIN JESSICA	130 N PASADENA ST	MESA AZ 85201	130 N PASADENA ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	PINCKNEY JUDY	242 E 1ST ST	MESA AZ 85201	242 E 1ST ST,	MESA 85201
AUTO SALES & SERVICE	QUAYSTONE LLC	2008 E MARSHALL AVE	PHOENIX AZ 85016	206 E MAIN ST,	MESA 85201
RELIGIOUS OWNERSHIP	REDEEMER APOSTOLIC CHURCH	200 EAST 1ST STREET	MESA AZ 852010000	200 E 1ST ST,	MESA 85201
SINGLE FAMILY RESIDENTIAL	ROSSING ALBERT L/SANDRA L	704 W BEECHNUT DR	CHANDLER AZ 85246	160 N HIBBERT ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	ROUNTREE SARAH M/LOUIS K	112 N PASADENA	MESA AZ 85201	112 N PASADENA ,	MESA 85201
MULTIPLE FAMILY RESIDENTIAL	SCHWARY JOHN/ROCKIE LEE SUTTLE LIVING TRUST	445 E HUBER ST	MESA AZ 85205	166 N HIBBERT ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	SIGGINS TERI	113 N WILBUR	MESA AZ 852016735	113 N WILBUR ,	MESA 85201

Citizen Participation Plan Property Use	mailing list- 1,000 ft from 161 property Owner Name	Mailed 2/12/20 Mailing Address	M: City State Zip	Ct Situs Address	Situs City Zip
SINGLE FAMILY RESIDENTIAL	SMITH AND PICCIRILLO FAMILY TRUST	43 N HIBBERT ST	MESA AZ 85201	43 N HIBBERT ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	STEADMAN KIM	146 E 1ST ST	MESA AZ 85201	146 E 1ST ST,	MESA 85201
SINGLE FAMILY RESIDENTIAL	STERN WARREN B	826 E 8TH PL	MESA AZ 85203	145 N PASADENA ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	STEWART LINDA	133 N HIBBERT ST	MESA AZ 85201	133 N HIBBERT ,	MESA 85201
MULTIPLE FAMILY RESIDENTIAL	SUTTLE ROCKIE/SCHWARY ENTERPRISES LLC	4059 E GLENCOVE ST	MESA AZ 85205	161 N HIBBERT ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	THOMPSON TROY D	21622 N BACKUS DR	MARICOPA AZ 85138	55 N HIBBERT ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	VALENZUELA ESTHER D TR/JOE R	140 N POMEROY ST	MESA AZ 85201	140 N POMEROY ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	VAN HILSEN SANDY	P O BOX 5036	MESA AZ 852115036	131 N PASADENA ,	MESA 85201
SINGLE FAMILY RESIDENTIAL	VASQUES HIPOLITO	133 W WILBUR ST	MESA AZ 85013	133 N WILBUR ,	MESA 85201
CONDOMINIUMS	VAUGHN LESLIE S/JODIE JR	2209 119TH AVE SE	LAKE STEVENS WA 98258	225 W 1ST ST,120	MESA 85201
SINGLE FAMILY RESIDENTIAL	YELLOW PASSPORT LLC	4135 E JICARILLA ST	PHOENIX AZ 85011	138 N POMEROY ,	MESA 85201

Citizen Participation Report for Cimarron Apartments

Case# ZON20-00024

Date of Report: February 28, 2020

Overview: This report provides results of the implementation of the Citizen Participation Plan for Cimarron Apartments. This site is located at 161 E. 1st Street at the southwest corner of 1st Street and Hibbert and is an application for the rezoning of a portion of the eastern parking lot from T4 Neighborhood Flex (T4NF) to T5 Main Street Flex (T5MSF). The purpose of the rezoning is planning consistency and potential expansion of Cimarron Apartments. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application.

Contact:

Joni Stultz

151 E. 1st Street #500

Mesa, AZ 85201

480-962-7461

Email: manager@cimarronaz.com

Neighborhood Meeting: The following is the date and location of the meeting where citizens were invited to discuss the applicant's proposal.

February 27, 2020 Cimarron Clubhouse, 151 E. 1st St. 6:00 P.M. to 6:30 P.M.- Present were:

0 citizens

2 representatives of Marlene Imirzian & Associates, Architects: Marlene Imirzian and Travis Howe

1 representative from City of Mesa: Jennifer Gniffke

2 representatives from Cimarron Apartments: Joni Stultz and Jonna Slade

As all present were familiar with the rezoning proposal, there was no discussion or questions.

Correspondence: Notice of Citizen Participation Meeting was mailed on 02/12/2020 to the following:

84 Owners of Property within 1,000 ft of subject property

37 Members of Registered Neighborhoods within ½ mile

30 Members of 13 Neighborhood HOA's within 1 mile

The letter notifying the public of the Citizen Participation Meeting is attached.



NOTICE OF CITIZEN PARTICIPATION MEETING

February 12, 2020

Dear Neighbor:

We have submitted for the re-zoning of a portion of our Cimarron Apartment site to be considered for action at a public hearing with the Planning and Zoning Board, Case Number: ZON20-00024.

As part of the rezoning process we will hold a citizen participation meeting to present the proposed re-zoning request and answer your questions. You are invited to attend. Following the meeting, the questions and the answers will be submitted to the Planning and Zoning Board prior to their meeting to consider our rezoning request.

Application

Currently, the Cimarron site is zoned Downtown Core (DC). Most of the site is designated T5 Main Street Flex (T5MSF) under the Mesa 2040 General Plan Form-Based Zoning Standards. A portion of the eastern parking lot is designated T4 Neighborhood Flex (T4NF).

In order to meet the goals of the City of Mesa Central Main Plan and Mesa 2040 General Plan and to create a vibrant Downtown urban fabric this application requests the rezoning of the T4NF portion of the site to T5MSF for planning consistency and potential expansion of Cimarron Apartments.

Citizen Participation Meeting

Date: February 27, 2020

Time: 6:00 PM

Location: Cimarron Clubhouse

151 East 1st Street, Mesa

If you have any questions prior to the meeting, we invite you to visit cimarronaz.com. Select the tab Cimarron 2.0, and submit an information request.

Sincerely,

Joni Stultz

Cimarron Apartments

Phone: (480) 962-7461

Email: info@cimarronaz.com