

5308 E Main Modern
A Rezone Application
Project Narrative
Case #ZON24-00015
September 21, 2024

Proposal: A request to rezone the site from LC (limited commercial) to RM-4BIZ (Residential Multifamily Dwelling District, BIZ - Bonus Intensity Zone Overlay)

The rezone process consists of the following applications :

- Pre- submittal review (PRS 23-1022)
- Planning and Zoning (ZON 24-00015)
- Design Review (DR 24-00029)

THE OWNER AND APPLICANT

CURRENT OWNER

SALIBAHOGANINVESTMENTS,LLC

5533 W Riviera Dr
Glendale, AZ 85304

APPLICANT

WILLIAM SEYMOUR CO, INC

428 E Thunderbird Dr

Phoenix, AZ 85022

JOHN FOX

602-573-2895

wscing@cox.net

THE PROPERTY

Parcel APN: 141-76-014

Existing Zoning: LC

In the budding area of eastern Main Street, brings minimalist modern architecture to Main Street just east of Higley Road. This infill parcel is approximately 2.32 acres. It is bookended by a medical office to the west and an aging bar to the east along Main Street. To the rear of the property, it is adjacent to a mobile/manufactured home development (northwest), an age restricted multifamily condo development (north), and a construction material yard

(northeast). The property is an existing vacant lot approximately 165' wide frontage on Main Street and approximately 610' deep. The property is narrow with minimal frontage. The current zoning on the property is Limited Commercial (LC) over the entire parcel.

THE PROJECT

The project is a 45 unit multifamily apartment, consisting of 4 buildings each building is 3 stories and 30' in height. Building A has 12 one bedroom units, Buildings B,C each has 12 - two bedroom units building, D has 9 -two bedroom units. Between the buildings are useable open space with amenities and sitting areas. These provide the residents with meaningful outdoor spaces to enjoy.. There is ample parking, consistent with the of 2.1 parking spaces per dwelling unit as required.

LAND USE

GENERAL PLAN COMPLIANCE

This project meets the Elements of the General Plan

In Chapter 4 of General Plan, there are six key elements to creating and maintaining a great neighborhood:

- 1 SAFE, CLEAN AND HEALTHY LIVING ENVIRONMENT
- 2 BUILDING COMMUNITY AND FOSTER SOCIAL INTERACTION
- 3 CONNECTIVITY AND WALKABILITY
- 4 PROVIDE FOR DIVERSITY NEIGHBORHOOD
- 5 CHARACTER AND PERSONALITY
- 6 QUALITY DESIGN AND DEVELOPMENT

1. SAFE, CLEAN AND HEALTHY LIVING ENVIRONMENT

This concept is an Apartment project that will be owned and maintained by an entity investing a great amount of money and time in the development. This investment will be maintained to the highest quality.

It provides public spaces.

It provides compatible land uses as a transition from high density mobile home park to commercial

It provides walkability to amenities, and Main Street

It will provide active and well-kept public spaces

2. BUILDING COMMUNITY AND FOSTER SOCIAL INTERACTION

28' wide open spaces between building provides for community gathering places including a pool, rest rooms, dog park, shade structures, BBQ and Picnic tables

A pedestrian system that link residents to neighborhood focal points to naturally bring people together, consists of a 5' side walk 6" above the parking area. It will promote active, two-way communication between the City of Mesa departments and owner

3. CONNECTIVITY AND WALKABILITY

Trees and shade provided along streets and perimeter.

consistent with the character area standards in a way that does not interfere with nighttime lighting of the street, sidewalk and paths

The high-quality design of circulation, sidewalks, open space and buildings along streets to provide attractive and interesting places to walk

4. PROVIDE FOR DIVERSITY

This development is unique to the area providing a variety of dwelling types within the community consistent with the character area standards and not allowing an over concentration of multi-residence dwellings in one area.

5. NEIGHBORHOOD CHARACTER AND PERSONALITY

The use of high-quality architecture, building materials and landscape design is demonstrated on the plans for this community.

The projects circulation limits thru traffic into contiguous parcels Unique public or community spaces that provide a focal point to draw people together

6. QUALITY DESIGN AND DEVELOPMENT

The building facades that face the street, parking, and public space have rich colors and textures.

One covered parking space is assigned to each unit, adding to quality design. Architectural design elements will be further outlined in the Design Review Board Application

RE-ZONING

The current zoning: LC (Limited Commercial) Requiring a blend of commercial retail and residential uses. The developer suggests that the retail space and other commercial uses are non-viable and cannot identify a tenant to occupy the space.

Proposed Project: This request is for a rezoning, site plan review, and design review application that will allow for a three story, 45 unit multiple residence development. Proposed Zoning RM-4 BIZ (RM-4 Residential Multifamily Dwelling District, BIZ - Bonus Intensity Zone Overlay)

EXISTING LAND USE

The property in its current condition is open space with no signs of improvements. A block wall fences off the west and north property line. East and south property lines are fenced off by chain link fence

Aerial Photos from 1976 indicate there were structures on the south portion of the site. 1986 aerial photos show the site clear of building and debris.

DEVELOPMENT SPECIFICS

SITE PLAN

Existing land use: vacant
Gross area: 2.51 Ac
Net area: 2.32 Ac
Density Allowed: 30 Du/Ac
2 bedroom units: 45 Du
Density Shown: 19.2
Du/Ac

OPEN SPACE AND COMMON AREAS

GROUND LEVEL OPEN SPACE

OPEN SPACE 1 4,223 SF
OPEN SPACE 2 2,040 SF
OPEN SPACE 3 1,980 SF
OPEN SPACE 4 2,000
SF
OPEN SPACE 5 1,800
SF
TOTAL 12,043 SF

OPEN SPACE AND COMMON AREAS

GROUND LEVEL OPEN SPACE

OPEN SPACE 1 6,368SF

OPEN SPACE 2 2,040SF

OPEN SPACE 3 1,980SF

OPEN SPACE 4 2,164SF

OPEN SPACE 5 1,323SF

TOTAL 13,875SF

PATIO OPEN SPACE PER UNIT

BUILDING A

12 -1 BEDROOM UNITS

ALL FLOORS 15.5'X10' = 155SF/ X12UNITS = 1,860SF

BUILDING B

12-2 BEDROOM UNITS

ALL LEVELS 12'X10' = 120SF X12= 1,440sf

BUILDING C

12-2 BEDROOM UNITS

ALL LEVELS 12'X10' = 120SF X12UNITS= 1,440sf

BUILDING D

9-2 BEDROOM UNITS

ALL LEVELS 12'X10' = 120SF X 9UNITS=1,080SF

TOTAL BUILDING PATIO OPENSACE 5,802SF

OPEN SPACE GROUND 13,875SF

TOTAL OPEN SPACE 19,695SF

OPEN SPACE REQUIRED 45UNITS X150SF/DU =6,750S

SITE COVERAGE, IMPERVIOUS SURFACE AREA

SITE COVERAGE

BUILDING A	3,840SF
BUILDING B	4,800SF
BUILDING C	4,800SF
BUILDING D	<u>4,008SF</u>
TOTAL BUILDING	17,448SF
ADDITIONAL IMPERVIOUS AREA	
PARKING	33,800SF
SIDEWALK	2,960SF
POOL AREA	<u>1,600SF</u>
TOTAL SITE COVERAGE	55,808SF
NET % SITE COVERAGE	55,808SF/101,055SF = 55%
COVERAGE ALLOWED	=70%

Parking and Circulation

Residential Parking Required: $2.1 \times 45 = 95$ SPACES

Total provided:	97 SPACES
Covered provided	45 SPACES
Uncovered	50 SPACES
Handicapped	2 SPACES

Parking Dimensions

Handicap parking (HC) 11'X18' with a 5' striped loading between spaces

Standard parking (P) 9'X18'

Additional Access

Along the east side of the site, a separate 20' wide entrance provided from Main Street for Fire Departments and Solid Waste pick up.

Site Storm Water Retention

Retention basin is located on the west of the parcel

Additional retention will be underground.

Calculations

The rainfall produced by a 100 year, 2 hr event

Total volume required. $V = c (p/ 12) a$

$C = 0.8$

$a = 101,130\text{sf}$

$V = 0.8(2.6/12)101,130\text{sf} = 17,539\text{cf}$

Retention provided = 20,500cf

Walls and Screening

Perimeter walls are 6' CMU Walls
Front Screen walls 36" CMU Walls

Solid Waste

2- Single Trash Enclosure Standard Detail M-62.01 "KEY NOTES" must reference and comply with current COM Solid Waste standards M62.01 thru M-62.04.2. 2.

Building Elevation and Floor Plans

A Design Review application has been submitted along with this zoning application. Elevations are submitted herein for context; a separate Design Review Board will review the plans, specifics will be incorporated into the Rezoning Recommendations.

Building Safety & Fire

This project will be designed in compliance with the 2018 International Code Council (ICC) "family" of codes and the 2017 National Electric Code produced by the National Fire Protection Association.

Fire sprinklers will be required in all buildings and structures per Mesa Amended Fire Code Section 903.2

Buildings do not exceed 30' in height no aerial equipment will be required.

A onsite fire hydrant is added.

Separate fire entrance provided from Main Street with a fence opened by KNOX Box for police and Fire departments access.

The service for this access will be Grasscrete, a structural paving solution that allows grass to grow through concrete pavers.

Water, Wastewater and Utilities

A detailed utility plan will be provided with Civil Engineering Plans based of design sewer report, and design water report.

Special Zoning Regulations and Provision

Proposed Zoning RM-4 BIZ Residential Multifamily Dwelling District+Bonus Intensity Zone Overlay

This site deviates from minimum Design Standards of RE-4 zoning

There are five (5) deviations from the Design Standards

East

Building setback from the east property line is required to be 45 feet, this site plan provides 30 feet.

-Landscape setback from the east property line is required to be 15 feet this site plan provides 5 feet.

- Reasoning for this request is to provide secure secondary access for fire and trash collection, paved with a Grasscrete or similar material

North

Building setback from the north property line is required to be 45 feet this site plan provides 18 feet.

- Reasoning for this request is site layout is that covered parking and Building D is located in the building setback.

West

-Building setback from the west property line is required to be 45 feet this site plan provides 15 feet.

- Reason for request Covered parking structures and trash enclosures are considered buildings and are located within the building setback.

Building Entrances

Public entrance foundation base is required to be 15 feet, this site plan provides 12 feet.

- The reason for this is for fire safety requirements.

Bonus Intensity Zone (BIZ) Overlay District MZO 11-21-3-B

The BIZ are modifications to the underlying zoning district standards

The following two elements must be met:

1. Demonstrate Superior Design MZO 11-31-32

2. Demonstrate Enhanced Environmental Performance Standards

1. Superior Design

A. Holistic approach to Project design

The project design creates visually appealing designs that enhance the user experience. Maintaining a consistent look and feel across all architectural elements. All Buildings have the same massing, colors materials providing a cohesive experience. Decorative build forms include trellis over windows, offset and in set massing.

Open space and walking paths are interconnected to create a unified whole experience

B. Responsive Approach to Site and Sub set -Area Context

The physical condition of the site being long, and narrow is unique to the site, the site has minimal visual impact from Main Street. This also creates a sense of place, like your own exclusive neighborhood.

integrate with the physical conditions of the immediate site, and create a unique sense of place in context, this project has similar massing as 54th Street Business Park south of the site.

This site provides a progressive change in density from the commercial use south to the townhood development to the north.

C. Sustainable Design

Low flow toilets, low flow showerheads and low flow faucets provide water conservation. Benefits include, reduce water usage up to 60%,

Cost Savings: Lower water and energy bills due to reduced water heating needs¹.

Environmental Impact: Helps conserve water resources and reduce the strain on water treatment facilities

Energy Star Appliances, increase energy efficiency, reduces environmental impact, less greenhouse gases

Energy Star Rated HVAC provides greater comfort, cost saving, reduces Environmental impact.

Landscaping as it matures will provide a canopy and cooling shade. This will assist in reducing the environmental impact.

D. Exceeds Standards

- Bicycle parking requires 1/10 parking space or 10 required for this site. 15 bike parking shown on the site plan
- Density allowed 30 DU/Ac, 19.4DU/AC shown on the site plan
- Maximum lot coverage allowed is 70%, 55% shown on the site plan.
- Energy Star Appliances, increase energy efficiency, reduces environmental impact, less greenhouse gases
- Energy Star Rated HVAC, provides greater comfort, cost saving, reduces Environmental impact.
- Building Design elements include architectural pleasing and functional shaded trellis over windows
- Use of multiple building materials and colors to provide architectural interest

E. Great Public Spaces

As shown the site provides gathering areas, BBQ, Picknick tables, bicycle parking in the open space shown between buildings. These open spaces are interconnect with a walkway system completely round the project.

The open space between Building C and Building D allows for enhanced amenities which provides for a pool, deck, and lounge chairs, in addition to BBQ and tables, great for gathering ,cooling and recreation.

2. Exceed Nationally Recognized Environmental Performance Standards

Site Selection

- Redevelop of this distressed properties, a hazardous open space will be removed as a result.
- Utilize areas with existing utility, infrastructure located in Main Street to the site

Site Design Criteria, alternate modes of transportation

- Bicycle parking areas shall be under 200 yards of the building entrance,
- Bicycle parking requires 1/10 parking space or 10 required for this site. 15 bike parking shown on the site plan
- Number of parking and covered parking is consistent with zoning
- Site selection avoids sites considered inappropriate, such as prime farmland, land identified as habitat for endangered species, and wetlands or riparian areas associated with wildlife.

Performance standards

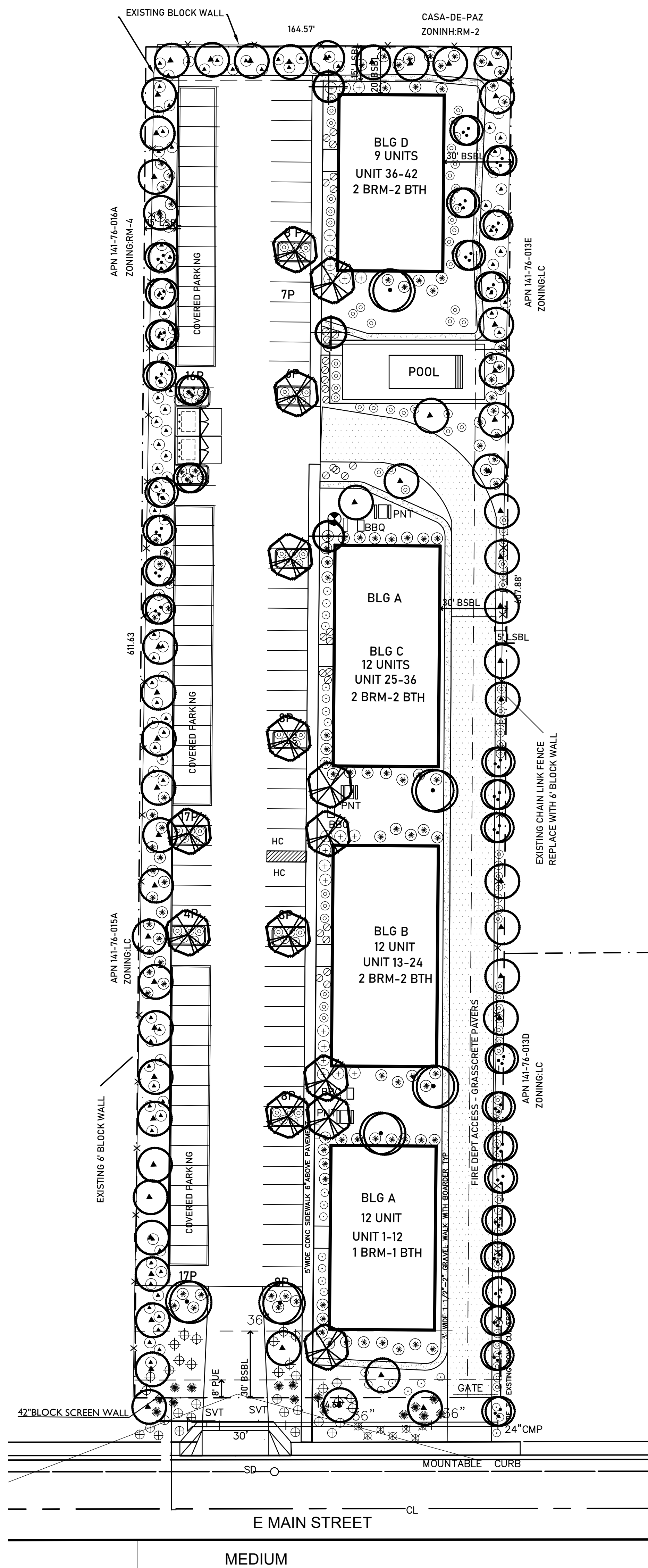
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- Energy Star Rated HVAC, provides greater comfort, cost saving, reduces Environmental impact.
- Site selection avoids sites considered inappropriate, such as prime farmland, land identified as habitat for endangered species, and wetlands or riparian areas associated with wildlife.

Redevelopment

- Redevelop and rehabilitate economically distressed properties, Hazardous open space will be removed as a result.

Public Transportation

- Existing Bus stops within ¼ mile of the site, locations at Higley Road and Main Street, and 54th Street and Main Street. This supports the creation of higher density development.



PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height, Canopy, & Caliper)	QUANTITY
TREES			
	Fraxinus v. 'Rio Grande' Rio Grande Ash	24" Box 8' 4" 1" Double-Staked Typ.	5
	Quercus virginiana Heritage Live Oak	24" Box 7' 3" 1" Double-Staked Typ.	50
	Chilopsis linearis Desert Willow	36" Box 10' 5" 2" Double-Staked Typ.	2
	Acacia anera Mulga Acacia	24" Box 7' 4" 1" Double-Staked Typ.	29
	Pistacia a 'Red Push' Red Push Pistache	24" Box 7' 4" 1" Double-Staked Typ.	14
LARGE SHRUBS			
	Leucophyllum langmaniae Rio Bravo Texas Ranger	5 Gallon	130
	Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon	96
	Eremophila 'Valentine' Valentine Bush	5 Gallon	21
MEDIUM AND SMALL SHRUBS			
	Calliandra californica Baja Red Fairy Duster	5 Gallon	25
	Muhlenbergia capillaris "Regal Mist" Regal Mist Deer Grass	5 Gallon	7
	Ruellia peninsularis Baja Ruellia	5 Gallon	136
	Justica californica Chuperosa	5 Gallon	14
GROUNDCOVERS			
	Lantana m. Yellow Yellow Trailing Lantana	1 Gallon	31
	Convolvulus cneorum Bush Morning Glory	1 Gallon	15
ACCENTS			
	Hesperaloe parviflora Red Yucca	5 Gallon	15
LANDSCAPE MATERIALS			
	Decomposed Granite Desert Gold	1/2" size screened 2" Deep	
	Decomposed Granite Fire Lane with Invisible Structure Fire Rings set on 6" of compacted gravel base and filled with Stabilize the granite with 'Soil-loc'	1/4" minus 3" Deep	
	Decomposed Granite Path with Stabilize granite mixed with 'Soil-loc'	1/4" minus 2" Deep	

PLANT CALCULATIONS NON RESIDENTIAL

STREET RIGHT-OF-WAY LANDSCAPING:			
Linear Feet of Frontage—	169 FT		
Trees required—	6	Trees provided—	6
(1 Trees per 25 Linear ft.)			
Shrubs required—	24	Shrubs provided—	62
(4 Shrubs per 25 Linear ft.)			
ADJACENT PROPERTY LINE LANDSCAPING:			
Linear Feet of Adjacent Property Line—	1,391 FT		
Trees required—	69	Trees provided—	69
(1 Trees (non-deciduous) per 20 Linear ft.)			
Shrubs required—	345	Shrubs provided—	350
(5 Shrubs per 20 Linear ft.)			
PARKING LOT LANDSCAPING:			
Total Parking Islands—	14		
Trees required—	14	Trees provided—	14
(1 Tree per 15' Parking Island)			
Shrubs required—	42	Shrubs provided—	48
(3 Shrubs per 15' Parking Island)			
PLANT SIZE:			
STREET RIGHT-OF-WAY			
24" Box Trees	Required — 3	Provided —	4
(Min. 50% of required trees)			
36" Box Trees	Required — 2	Provided —	2
(Min. 25% of required trees)			
ADJACENT PROPERTY LINE			
24" Box Trees	Required — 35	Provided —	69
(Min. 50% of required trees)			
PARKING LOT			
36" Box	Required — 1	Provided —	1
(Min. 10% of required parking lot trees)			
24" Box	Required — 13	Provided —	13
(All trees other than required 36" box trees)			
FOUNDATION LANDSCAPING:			
Along Exterior Walls			
With Public Entrances		Required —	50%
		Provided —	80%
Along Exterior Walls			
Without Public Entrances		Required —	25%
		Provided —	100%
Along Exterior Walls			
Without Public Entrances		Required —	25%
Not Visible From Public Parking or R.O.W.		Provided —	50%
Trees	Required — 1 Tree Per 50 Ln. Ft.	Provided —	10

PRELIMINARY LANDSCAPE PLAN

SCALE 1"=30'-0"



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Landscape Architects since 1985
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5308 E. MAIN MODERN
5308 E. Main
Mesa, Arizona

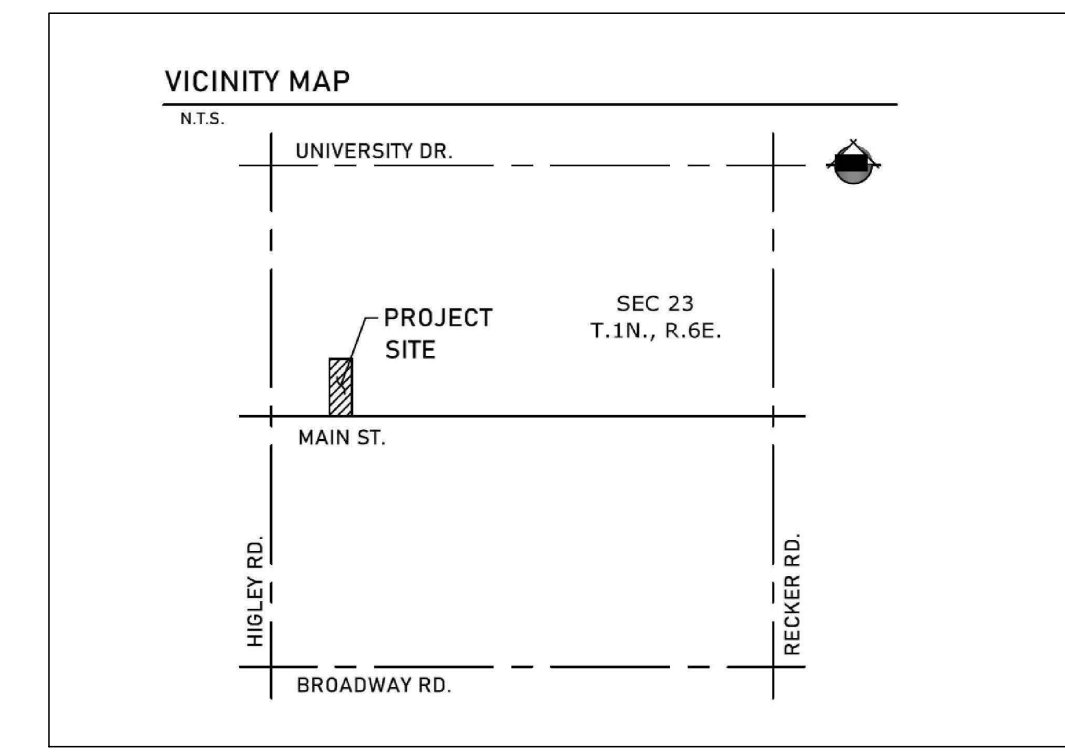
Preliminary Landscape Plan

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File: 24027XP
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Checked: DRC
Scale: PER PLAN
Date: 09.23.24
EXP. 06/30/2025

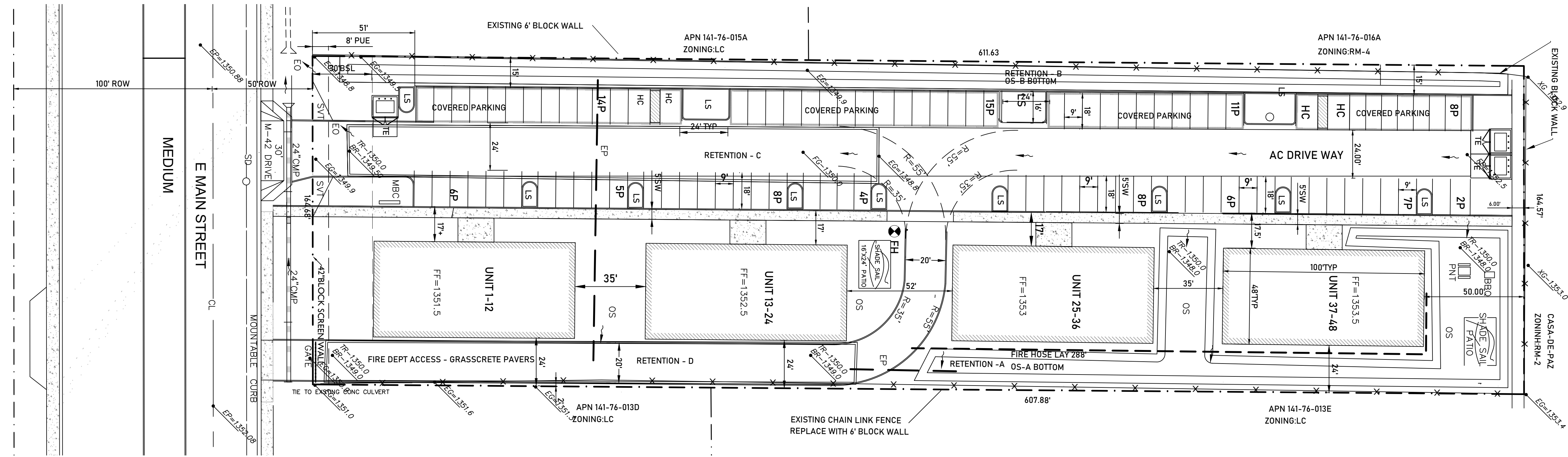
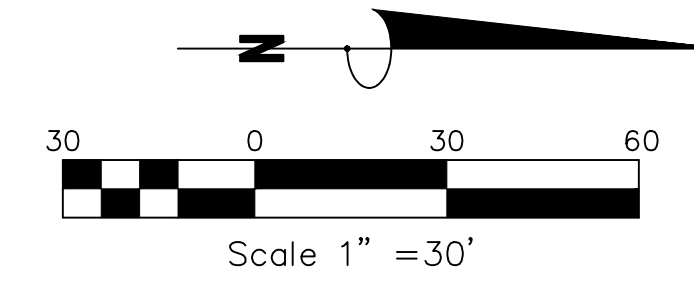
Revisions:
Sheet Number
L1.0
1 OF 1

Preliminary Grading Plan for 5308 E MAIN MODERN Mesa Arizona

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,
RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP



SITE PLAN

CURRENT OWNER
SALIBAHOGANINVESTMENTS,LLC
5533 W RIVIERA DR
GLENDALE AZ 85304

APPLICANT
WILLIAM SEYMOUR CO, INC
428 E THUNDERBIRD DR
PHOENIX, AZ 85022
JOHN FOX
602-573-2895
WSCING@COX.NET <MAILTO:WSCING@COX.NET>

PROJECT DATA
PARCEL APN: 141-76-014
EXISTING ZONING: LC
EQUIVALENT ZONING RM-4
EXISTING LAND USE: VACANT
GROSS AREA: 2.51 AC
NET AREA: 2.32 AC 101,058SF
2 BEDROOM UNITS: 48

RETENTION REQUIREMENTS
THE RAINFALL PRODUCED BY A 100 YEAR, 2 HR EVENT
TOTAL VOLUME REQUIRED.
 $V = C (P/12) A$
R3 ZONING $C = 0.8$
 $AREA = 101130SF$
 $V = 0.8(2.6/12)101130SF = 17,539CF$

RETENTION SHOWN
RENTION A = 7055CF
RETENTION B = 4585CF
RETENTION C = 3450CF PARKING LOT
RETENTION D - 2659CF
TOTAL 17,749CF > 17,539CF

LEGEND
EO-EXTREAM OUTFALL
RB- RETENTION BOTTOM
RT-TENTION TOP
EG- EXISTING GRADE
FG-FINISH GRADE
FF- FINISH FLOOR ELEVATION

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E-MAIL: WSCING@COX.NET

5208 E MAIN MODERN
5308 E MAIN ST
MESA, MARICOPA COUNTY, AZ

REVISIONS
NO. DATE APP. DESCRIPTION

DESIGNED:
DRAWN:
CHECKED:
DATE: Jan 2024
SCALE 1" = 30'
PROJECT
FILE NAME
SHT:

Building Elevations
for
Higley and Main Apartment Homes
Mesa Arizona
10-27-2024

- MATERIAL | PAINT LEGEND**
- 1.1 STUCCO: HORIZ. RAKE
 - 1.2 STUCCO: STIPPLED FINISH WITH REVEALS AS SHOWN
 - 1.3 HORIZONTAL SIDING: ALLURA LAP SIDING, 10 3/4" EXPOSURE
 - 1.4 HORIZONTAL SIDING: ALLURA LAP SIDING, PATTERNED, 4" EXPOSURE
 - 1.5 METAL ENTRY CANOPY TRELLIS: PAINTED
 - 1.6 SCREENED CASEMENT WINDOW
 - 1.7 STOREFRONT WINDOW SYSTEM: CLEAR ANODIZED ALUMINUM FRAME
 - 1.8 FIXED WINDOW
 - 1.9 METAL RAILINGS & STRINGERS: PAINTED
 - 1.10 METAL HORIZONTAL SHADE BROW: PAINTED
 - 1.11 STACKED STONE 4" HIGH FINISH SILVER LINING

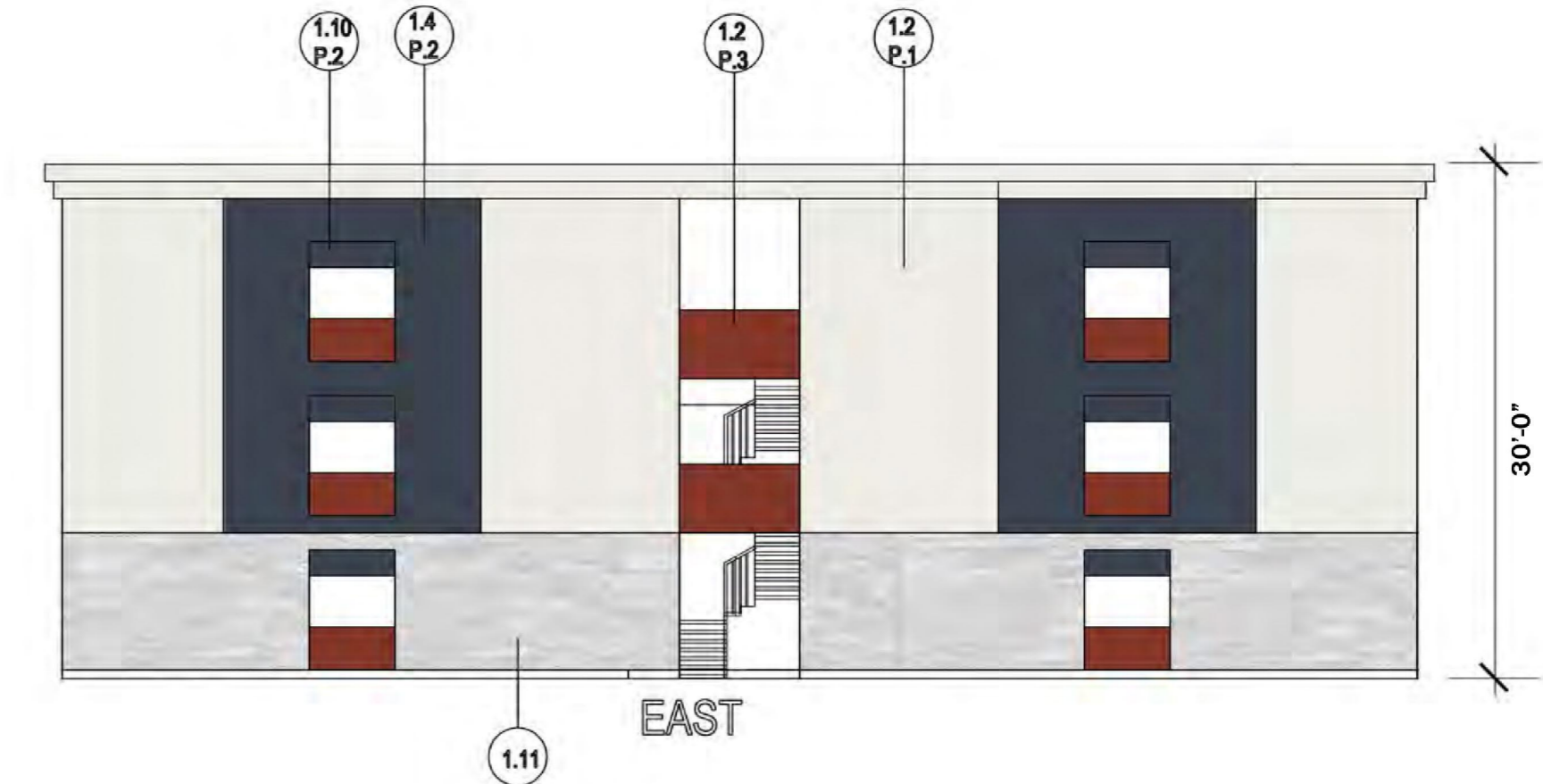
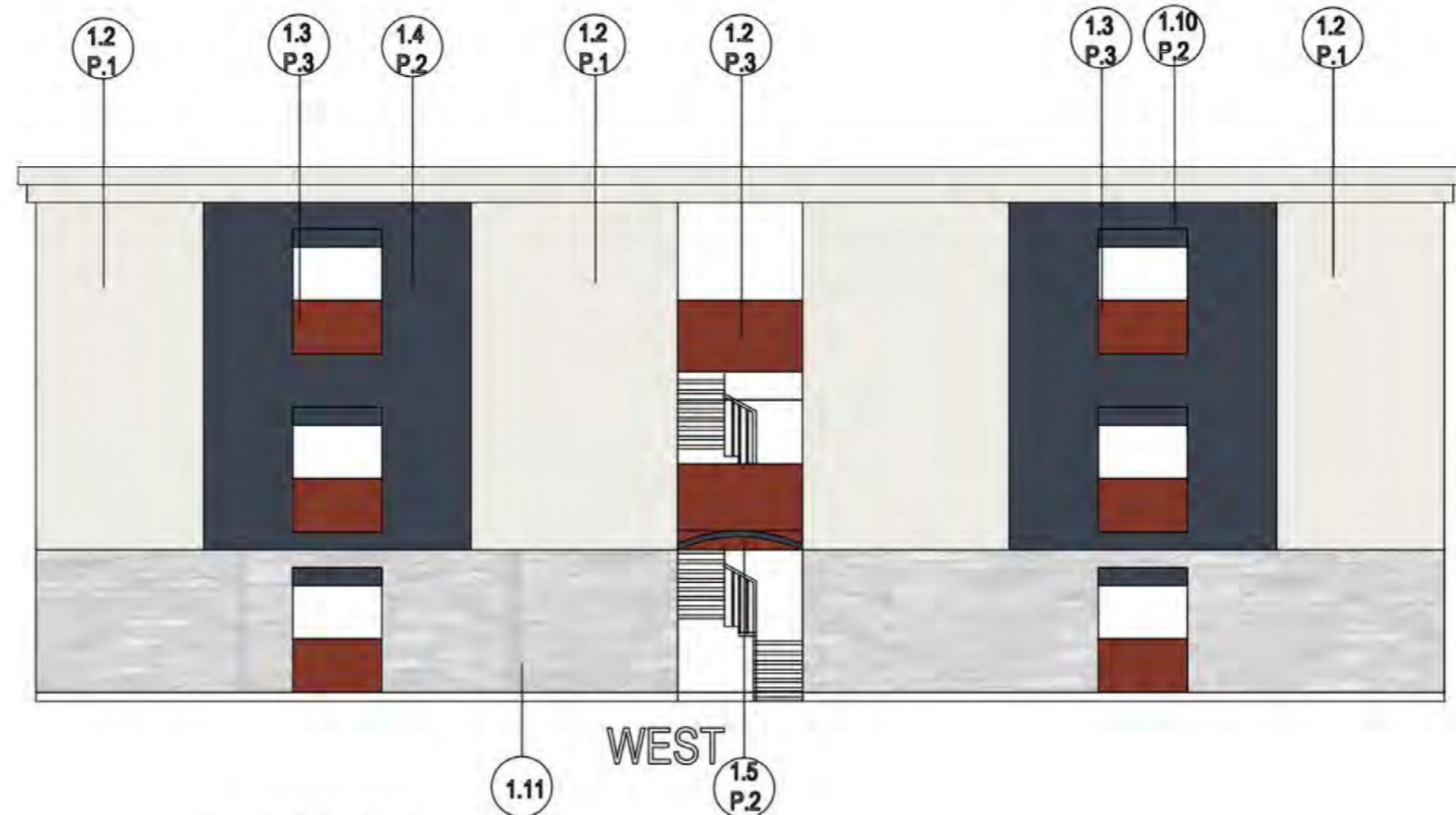
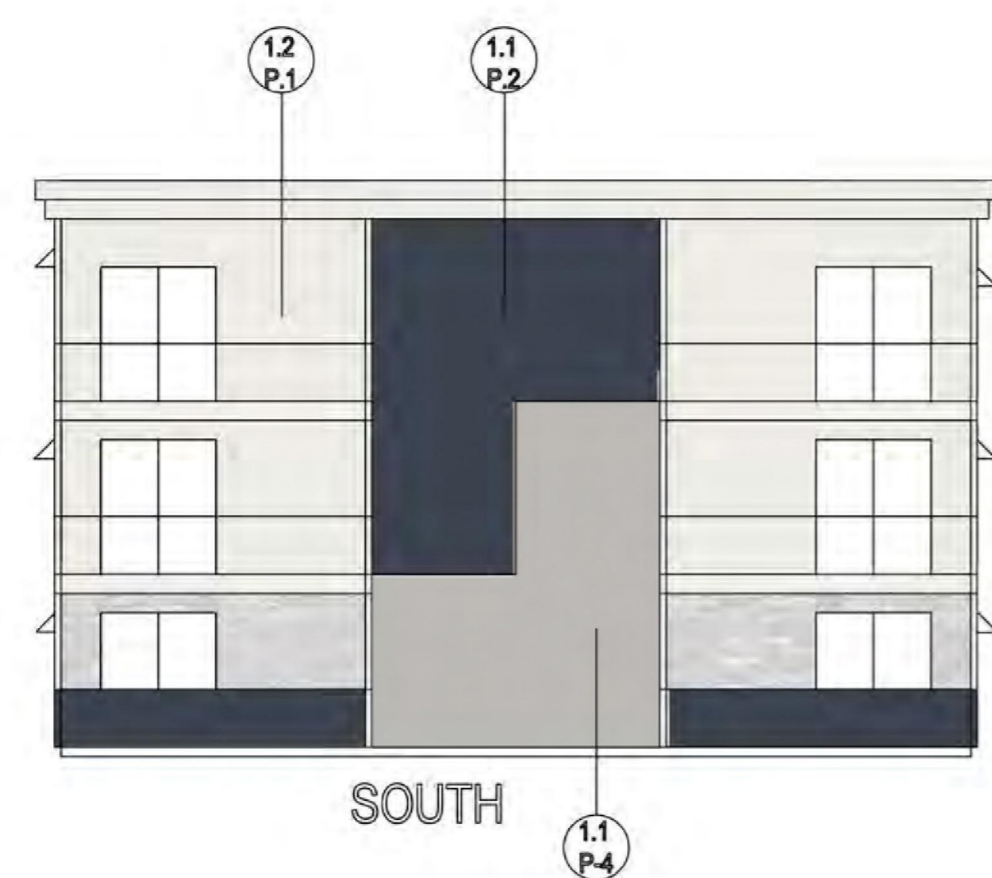
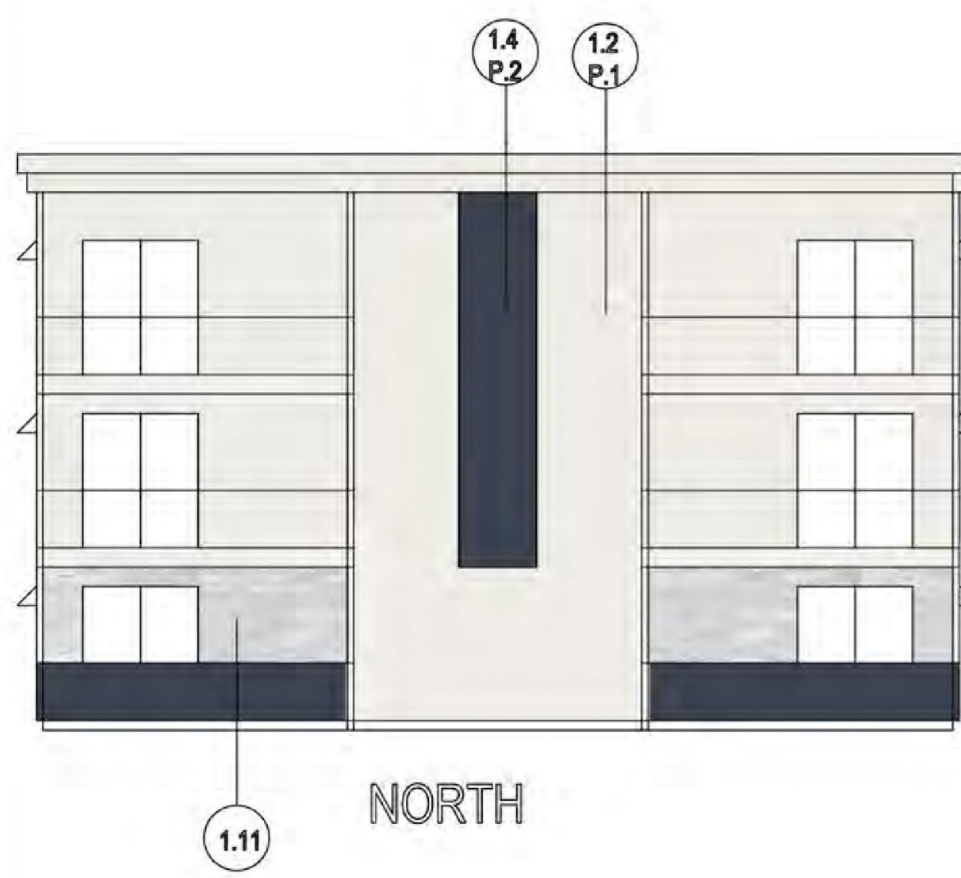
- PAINT – SHERWIN WILLIAMS (SW) ACRYLIC, LATEX, EGGSHELL**
- P.1 SW7005 PURE WHITE
 - P.2 SW2739 CHARCOAL BLUE
 - P.3 SW6335 FIRED BRICK
 - P.4 SW 7668 MARCH WIND

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 428 E THUNDERBIRDS RD #234
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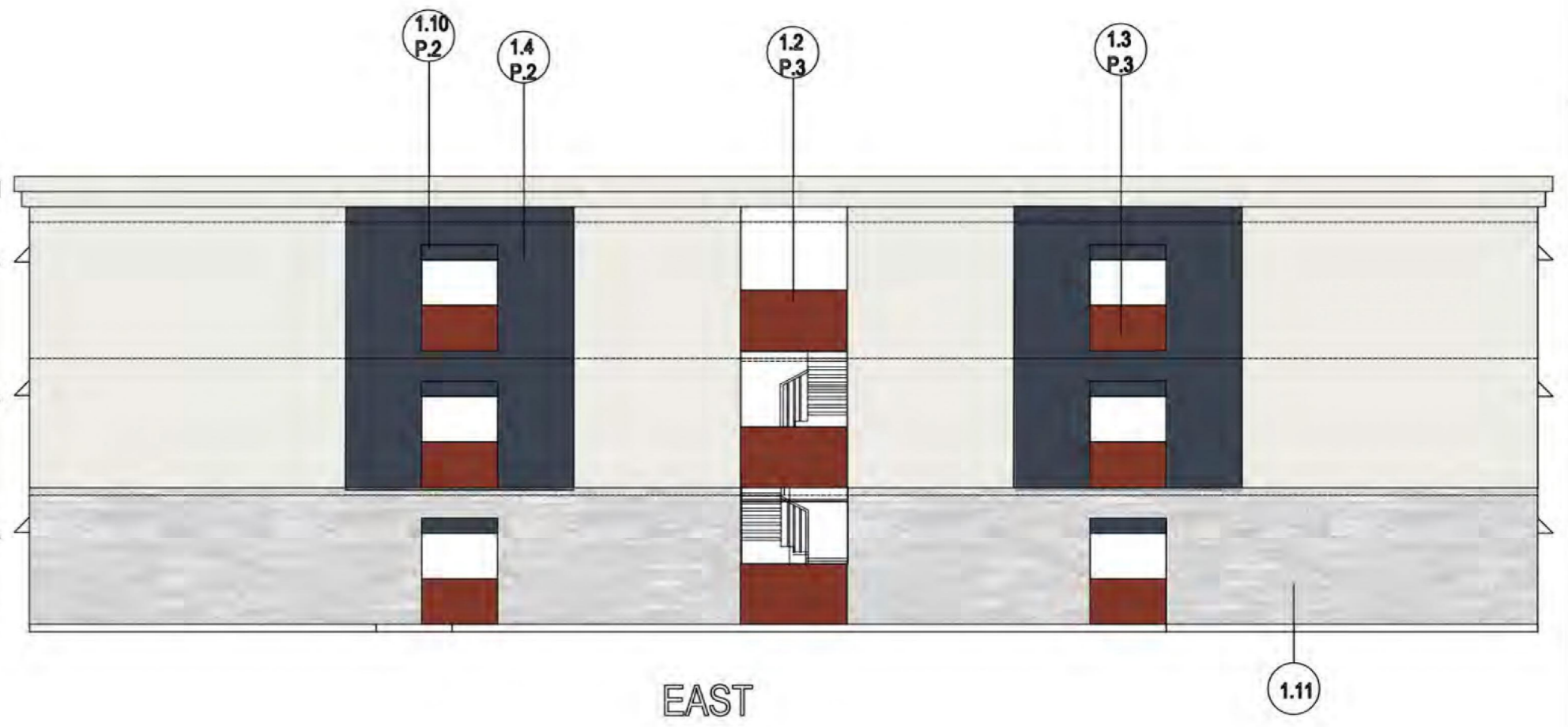
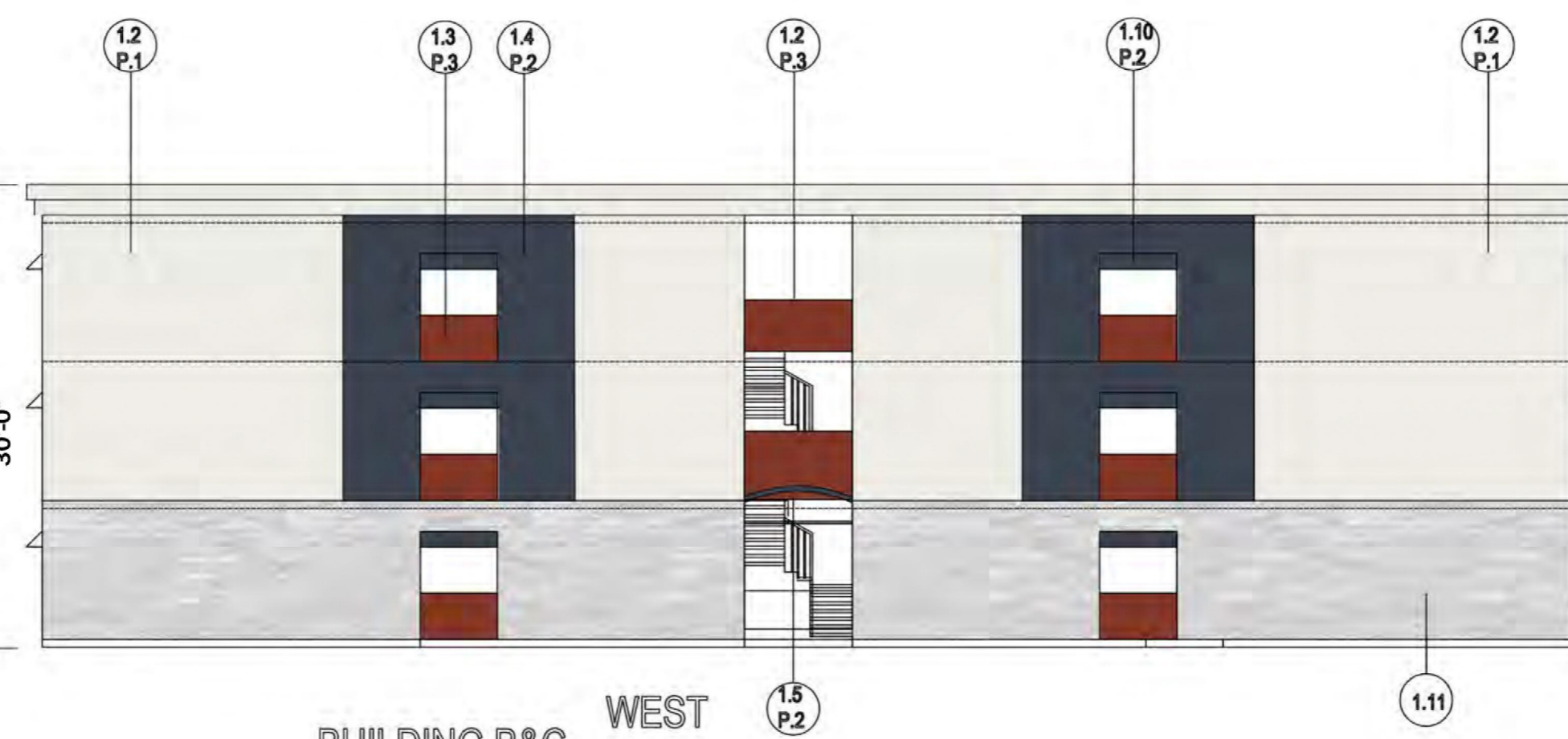
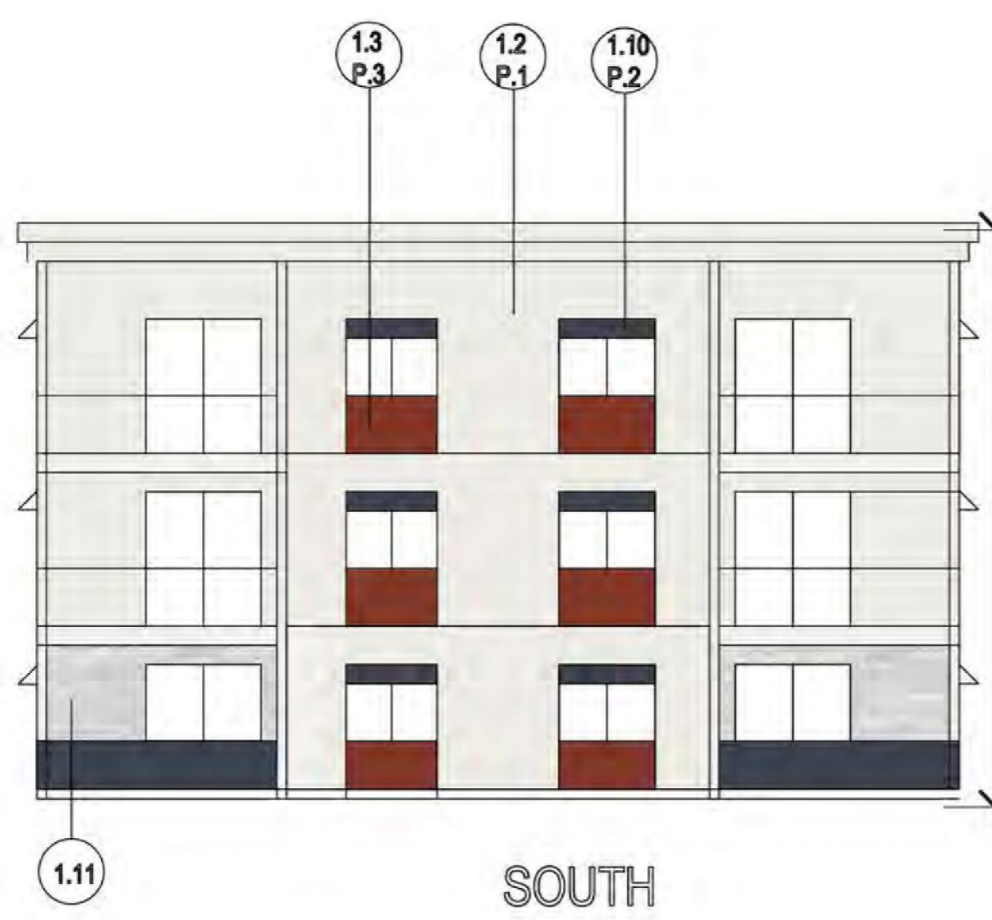
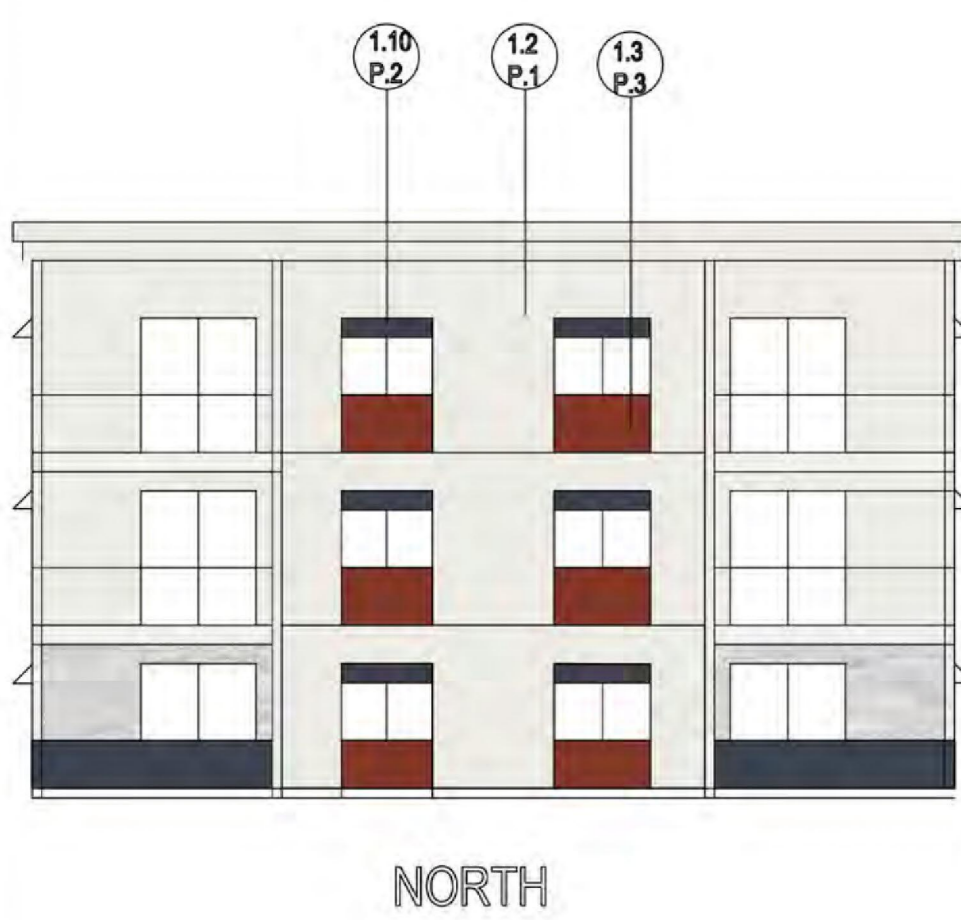
HIGLEY AND MAIN
 5308 E MAIN ST
 MESA, MARICOPA COUNTY, AZ

REVISIONS
 NO. DATE APP. DESCRIPTION

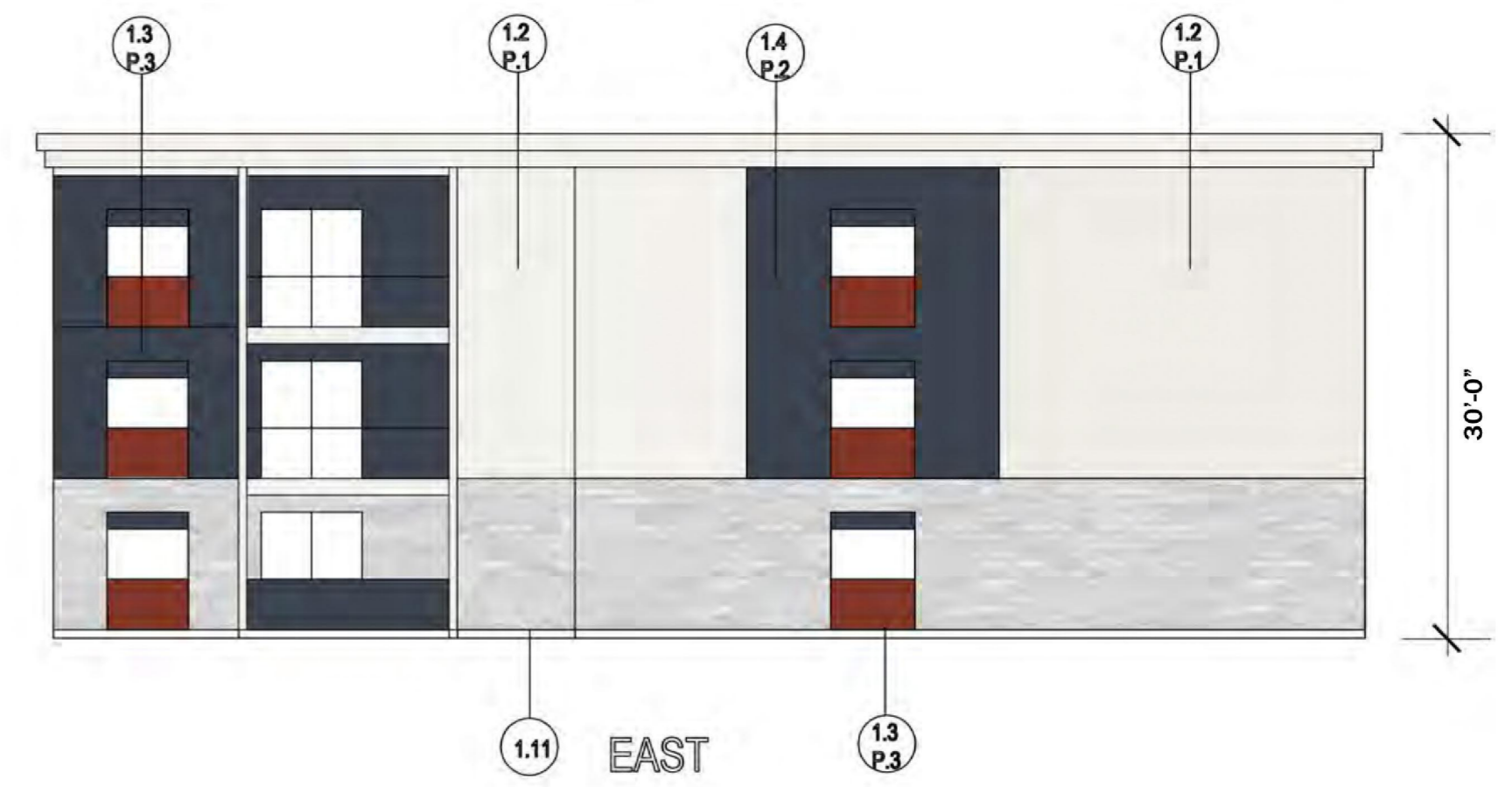
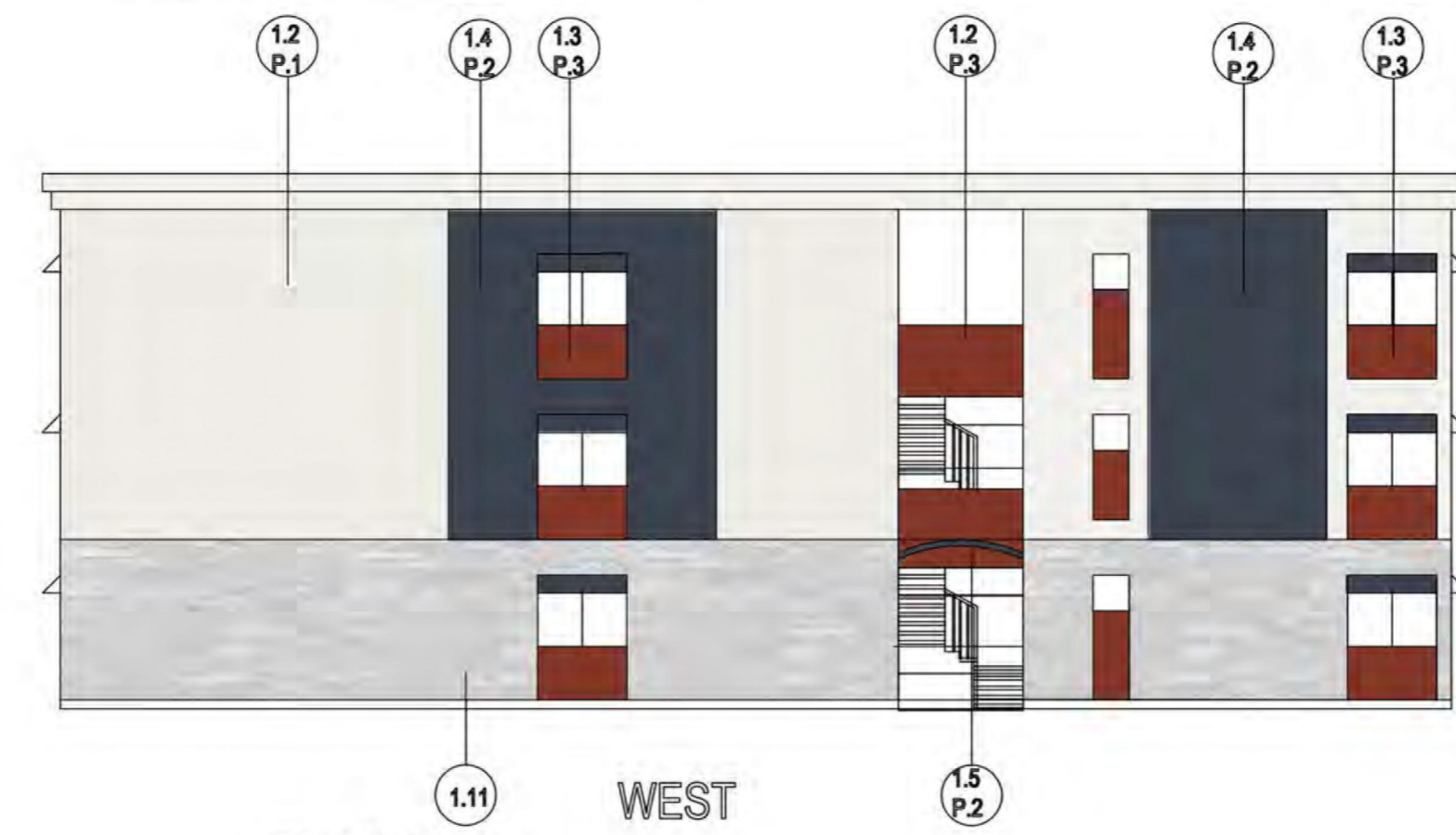
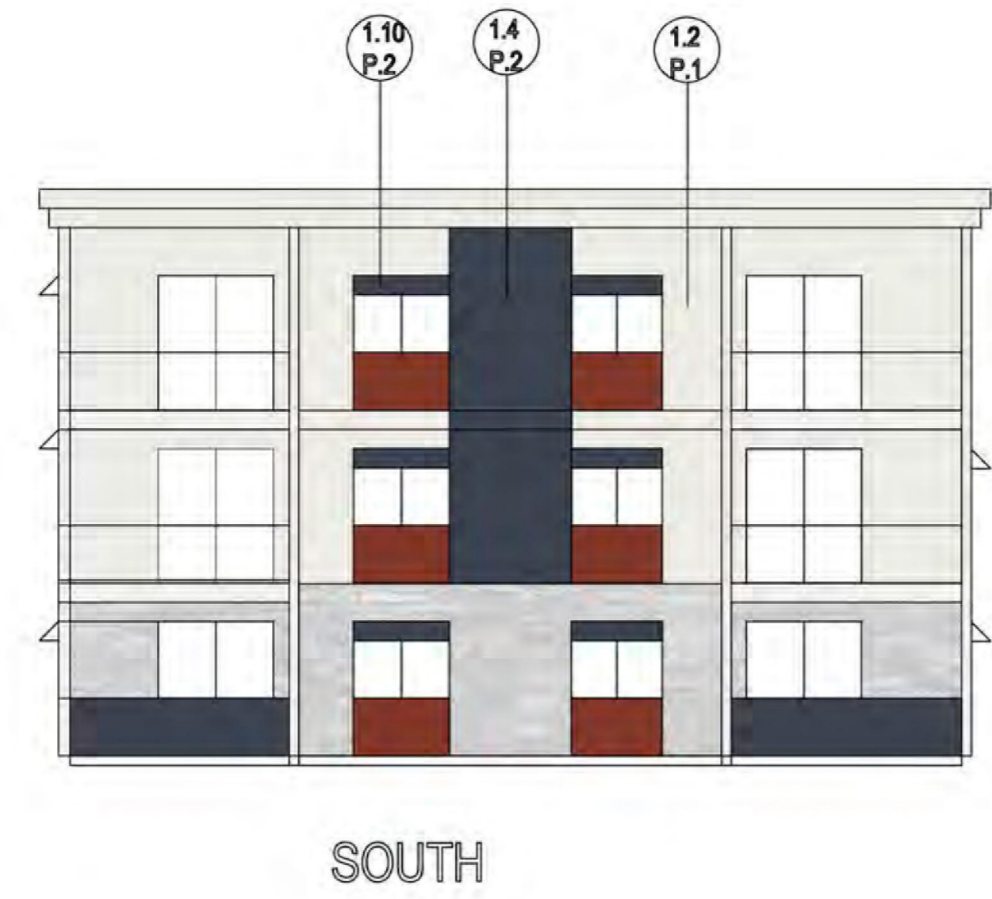
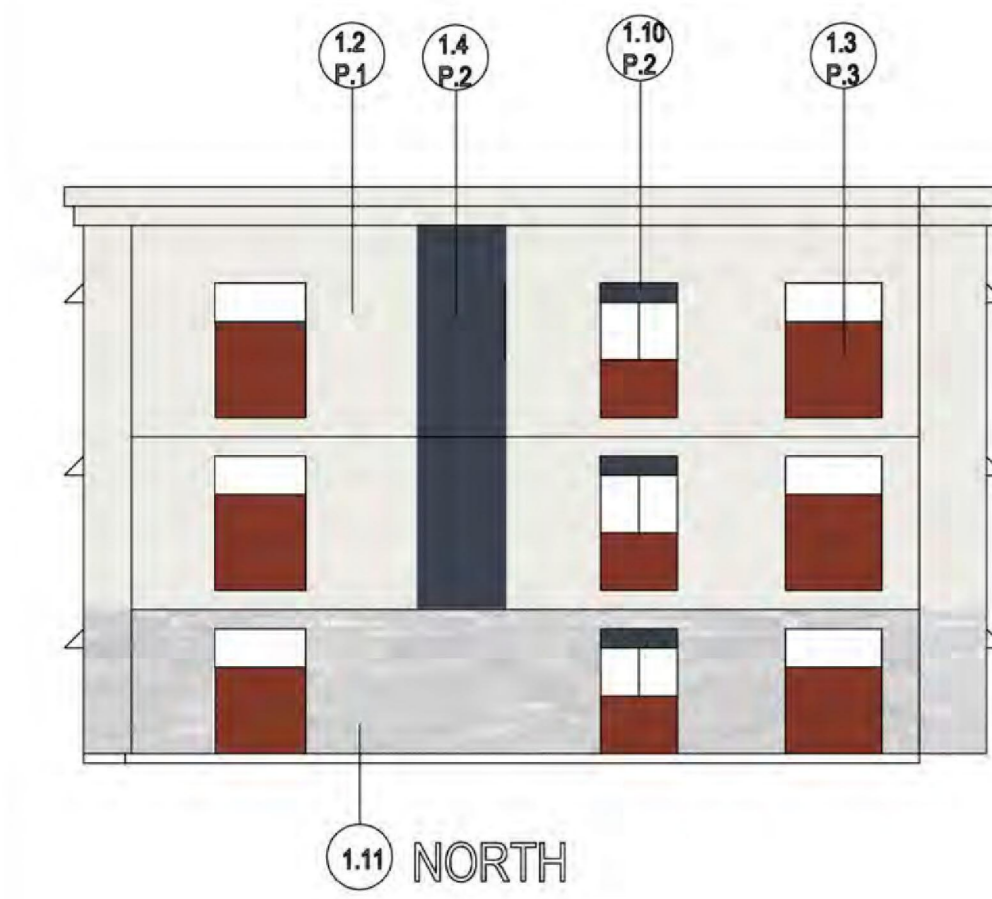
DESIGNED:
 DRAWN:
 CHECKED:
 DATE:
 SCALE 1"=10'
 PROJECT:
 FILE NAME:
 SHT: E-1



BUILDING A



BUILDING B&C



BUILDING D

Citizen Participation Plan for

5308 E Main Modern

04/22/2024

Purpose. The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for the 5308 E Main Modern. This site is located at 5308E Main Street, located east of Higley Ave. and is an application for the rezoning of 2.3 acres from LC to RM-4/BIZ for a 45-unit apartment project. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact.

John Fox

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Phoenix, Arizona 85022

(602) 573-2895 wscing@cox.net

Pre-Submittal Conference: The Pre-submittal Conference with City of Mesa Development Services staff was held on XXX. Staff reviewed the application and recommended that adjacent residents, the Mesa School District and nearby registered neighborhoods be contacted.

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

1. A contact list will be developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the project.
 - b. Homeowners Associations within one half mile of the project.
 - c. Interested neighbors - focused on 1,000 feet from site but may include more.

- d. Mesa Public School District in writing, with copies to the XXXXXX School. XXXXX Jr. High and XXXXX Elementary School who may be affected by this application.
- 2 All persons listed on a contact list will receive a letter describing the project, project schedule, site plan, and invitation to a series of two neighborhood meetings to be held at xxxxxxxxxxxx.
 - a. The first meeting will be an introduction to the project, and an opportunity to ask questions and state concerns. A sign-in list will be used, and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.
 - b. The second meeting will be held two weeks later and will include responses to questions and concerns of the first meeting. A sign-in list and comment cards will copy to the City of Mesa Planner.
 3. Presentations will be made to groups of citizens or neighborhood associations upon request.

[All materials such as sign-in lists, comments, and petitions received shall be uploaded to the record for the case.]

Schedule.

Pre-Submittal Conference Application

Submittal ,XXXXXXX

First neighborhood meeting XXXXXX.

Second neighborhood meeting ,XXXXXX

Submittal of Citizen Participation Report and Notification materials XXXXX

Planning and Zoning Board Hearing

Final Citizen Participation Report

for 5308 E Main Modern

ZON24-00015

DRB24-00029

10-28-2024

Purpose. The purpose of this Citizen Participation Report is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for the 5308 E Main Modern. This site is located at 5308 E Main Street located approximately 600' east of Higley Ave. and is an application for the rezoning of 2.3 acres from LC to RM-4-BIZ for a 45unit apartment project. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact.

John Fox

428 E Thunderbird Rd #234

Phoenix, Arizona 85022

(602) 573-2895 wscing@cox.net

Pre-Submittal Conference: The Pre-submittal Conference with City of Mesa Development Services staff was held on January 8, 2024. Staff reviewed the application and recommended that adjacent residents, the Mesa School District and nearby registered neighborhoods be contacted.

Action Plan: 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.

- I. A contact list was developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the project.
 - b. Homeowners Associations within one half miles of the project.
 - c. Interested neighbors - focused 1,000 feet from site, provided by the City of Mesa.
 - d. Mesa Public School District in writing, with copies to the Red Mountain High School District, Mesa Unified School District, Brimhall Junior High School and O'Connor Elementary School who may be affected by this application.
- 2 All persons listed on a contact list received a letter describing the project, project schedule, site plan, and invitation to a neighborhood meeting.

A meeting was an introduction to the project, and an opportunity to ask questions and state concerns. A sign-in list was used, and comment forms provided. Copies of the sign-in list and any comments is included and given to the City of Mesa Planner assigned to this project.

3. Presentations was made to groups of citizens or neighborhood associations

Chronological Schedule of events as follows:

Pre-Submittal Conference	January 8, 2024
ZON&DRB Submittal -	March 25, 2024
Neighborhood meeting notice	October 15, 2024
neighborhood meeting.....	October 27, 2024
Citizens Participation Report Due	October 29,2024
Posting Property on or before.....	October 29,2024
Design Review Board Hearing	November 12,2024
Planning and Zoning Board Hearing	November 13,2024

5803 E MAIN MODERN APARTMENT PROJECT

Neighborhood meeting sign in sheet 10-27-2024

Name	Phone	Email	Comments
Cliff Johnson	701-261-8453		
Shirley Johnson	701-429-8057	shirleyj1901@yahoo.com	
Melvin Kay West	480-230-1919	melvin@mindspring.com	
Hilda	661-478-3603	firmBukTU9730@aol.com	
Sewerly Peterson	661-416-8636		
Janice St. James	480 925-7651		
Carleen Rackley	253-861-2739	carlaenrackley@hotmail.com	
Cameron Roudy	480-861-4155	Cameron@marcompanies.com	
MARCUS BENTLEY	480-432-5390	ambentley82@gmail.com	

Final Citizen Participation Report

5308 E Main Modern

ZON24-00015

DRB24-00029

10-27-2024- 11am to 12pm

Memorandum

Presenter: John Fox

Materials presented – Site Plan, Landscape Plan and Building Rendering

9 participants signed in, 12 in total were present for the meeting

Questions and Answers as follow:

Question; Are there elevators in the buildings

Answer; no , all floors are walk up

Question: is the property going to be age restricted, seniors only

Answer ; the project is not age restricted

Question: Will more than 2 families be allowed to live in any one apartment

Answer; No

Question: How long will the construction take

Answer; About a year

Question: Will there be hours of operation for construction

Answer : Yes by City Ordinance

Question: Did you know that the business to the East, is a noisy operation

Answer: I did not know that

Question: Will there be a block wall along the East property line

Answer: Absolutely

Question: I see there is 2 entrances can you explain the access

Answer : The west entrance is the main entrance, the east is a gated entrance is for emergency vehicles, and regular garbage pickup

Conclusion – the meeting was very positive and informative, I don't believe there were any outstanding questions that were not answered. Therefore a second meeting will not be scheduled.