

NARRATIVE REPORT FOR MERIDIAN GARDENS

**Located at the NWC of Meridian Road and Southern
Avenue**



BFH GROUP, LLC
3707 E. Southern Avenue
Mesa, AZ 85206
Ph: 480.734.1446
Email: davidb@thebfhgroup.com
Attn: David M. Bohn, P.E.

Job # 00202310020
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**NARRATIVE REPORT
FOR “MERIDIAN GARDENS”**

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1. APPLICATION REQUEST

BFH Group is delighted to present to City of Mesa this application with corresponding narrative and exhibits for the Rezoning and Design Review Application. Per request by the applicant, the purpose of the narrative is to request for a rezoning from RS-43 (Low Density Residential) to RM-3 PAD, as well as overall Site Plan review and approval to the proposed 4.19 acre net (5.65 acre gross) apartment-style residential development located at the northeast corner of Meridian Road and Southern Avenue, Mesa, AZ 85207, more specifically APN: 220-09-002F. The proposed development is intended to be 72 residential units with a proposed net density of 17.18 du/ac.

2. LOCATION AND DESCRIPTION OF SURROUNDING AREA

The property is located on the north side of East Southern Avenue and the west side of Meridian Road. It is currently vacant undeveloped land.

Immediately west and north of the proposed site is an existing single family detached residential subdivision called Silverwood AMD which is owned by various property owners and the Silverwood HOA. The properties to the east are found within the City of Apache Junction City limits. The property on the northeast corner of Meridian Road and Southern Avenue, is a multi-family residential site under construction that is owned and operated by CRP/Paragon Mesa Owner LLC. To the immediate south and southeast is land designated to Arizona State Land Trust and are undeveloped vacant properties. The Meridian Gardens property falls within City of Mesa jurisdiction.

The apartment buildings have been arranged at the center of the site with a drive aisle thoroughfare that encompasses the north and west perimeter. The drive conveys around the entirety of the site allowing required fire and trash access. The purpose of placing the buildings near the center of the site is not only to comply with the proposed RM-3 PAD zoning setback requirements, but also to provide a substantial separation from the existing homes to the north and west. There are 72 proposed units with a community pool, tot lot, ramadas and other site amenities throughout the entire development.

3. COMPLIANCE WITH GENERAL PLAN & ZONING

As already discussed, the property is surrounded on three sides by existing developments. All surrounding properties, including the subject parcel, fall under the City of Mesa General Plan designation as “Neighborhood”. On the north and west, is found an existing residential subdivision called Silverwood AMD, which is currently zoned RS-6 PAD per City of Mesa. Further north of the proposed site is located the American Legion which is currently zoned RM-4. On the south is located the State Trust Land which is not current zoned, but the General Plan designation is “Mixed Use Activity / Employment”. To the west, is found a multi-family townhome-style residential development that is zoned B-1/PD (General Commerce/ Planned Development, per City of Apache Junction). To the southeast is zoned RS-GR and MHP/PD, respectively. (See Figure 3 – General Plan Land Use; Figure 4 – Zoning Map-Mesa, Figure 5 - Zoning Map-Apache Junction)

The property is currently zoned RS-43 per current City of Mesa Zoning designation. Based on previous discussion with County staff, City of Mesa Staff and per the development standards for RM-3, the proposed development will fall within the proposed zoning with minimal variances to the current code. See Development Standards Comparison Table below:

DEVELOPMENT STANDARDS COMPARISON TABLE 1.

	RM-3	PROPOSED
MZO Section 11-32-4	Parking spaces along main drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property abutting the street.	Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 0 feet from the property line abutting the street
MZO Section 11-33-5(A)	A 10 ft wide foundation base shall be provided, measured from the face of the building to the face of curb along the entire length of the exterior wall adjacent to parking stalls (for building walls with a public entrance).	A varying width foundation base with a minimum width of 5 ft , measured from the face of the building to the face of the curb along the entire length of the exterior wall adjacent to parking stalls (for building walls with a public entrance). Width varies from 6 ft to 12 ft along the face of the building.
MZO Section 11-5-5(A)(1)(a) North Meridian Road East Southern Avenue	20' of landscaping shall be provided along the west and north property lines and planted to the standards set forth in Chapter 33	0' min (Meridian Rd) 0' (Southern Ave.)
DENSITY	20 du/ac max	17.18 du/ac
LOT COVERAGE	70% max	46.4%
MAXIMUM BUILDING HEIGHT	40 ft max	40 ft max
MIN.BLDG SEPARATION MZO 11-5-5(A)	35'	15'
MZO 11-5-5 (Min Yard) FRONT & STREET FACING REAR SIDE	20 ft min (4 lane arterial) 45 ft (3-story bldg.) 45 ft (3-story bldg.)	8' min (Meridian Rd) 0' (Southern Ave.) 45 ft 45 ft
MINIMUM OPEN SPACE	175 sf per unit	1358 sf +/-

<p>Required Landscape Yards – MZO Section 11-33-3(B)(1)(a) -4 trees and 20 shrubs per 100 linear feet of property line (west landscape yard) -4 trees and 20 shrubs per 100 linear feet of property line (north landscape yard) -4 trees and 24 shrubs per 100 linear feet of property line (south landscape yard) -4 trees and 24 shrubs per 100 linear feet of property line (east landscape yard)</p>	<p>13 trees and 64 shrubs</p> <p>21 trees and 104 shrubs</p> <p>21 trees and 125 shrubs</p> <p>17 trees and 98 shrubs</p>	<p>0 trees and 0 shrubs</p> <p>0 trees and 0 shrubs</p> <p>0 trees and 0 shrubs</p> <p>0 trees and 0 shrubs</p>
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As noted in Table 1, the developer intends to propose a PAD overlay for Site Plan Approval for the following exceptions:

1. **MZO Section 11-32-4** – Due to the site constraints along the southern property that consists of a significant and abrupt shift from 55 ft R/W to 100 ft R/W, the site will not allow compliance with this section of the MZO while maintaining the minimum total stalls.
2. **MZO Section 11-33-5(A)** – There is a fluctuation in the exterior of the buildings that will not allow for a minimum 10 ft foundation base, but a minimum of 5’ is proposed with a range up to 12’
3. **MZO Section 11-5-5(A)(1)(a)** – Site constraints including an existing drainage channel makes this challenging. The developer would like to remove this minimum requirement or reduce it to 10’ along the north, which is the space allowable.
4. **MZO Section 11-5-5 (Minimum Yard)** – Considering the site constraints that include the existing drainage channel. The developer requests the buildings along the street frontage be permitted a minimum yard of 10’. This would not include the proposed patios / balconies. This will bring more functionality and integration for the residents to the street and neighborhood.

5. **MZO Section 11-33-3(B)(1)(A)** – Due to the constraints of the site, specifically from the existing canal, it is impossible to comply with the current standard as is.

The development meets the development standards for City of Mesa Zoning Ordinance Chapter 5, 11-5-5, as well as Table 11-6-3(B), as applicable. Per Table 11-32-3.A: Required Parking Spaces By Use, a multi-family development requires 2.1 stalls per dwelling unit. This is achieved with open lot parking located all along the perimeter of the development as well as four parking garages. The total required parking for the site is $72 \times 2.1 \text{ stalls/unit} = 152 \text{ stalls}$. The proposed parking lot provides 152 stalls meets this requirement.

Based on review of the area, both the current zoning and General Plan Land Use, residential development is an agreeable use for this property. The location is ideal as it sits near several schools and high schools within the Mesa School District, close proximity to both the US 60 and 202, future commercial / employment development to the south, and the site provides a unique residential product that is much needed within the City and this area. The property has sat undeveloped for well over 30 years, aggregating trash, debris, transients, as well as nuisance vegetation. Development of this property will not only be a tremendous boost to the character of the area, but also will make the area safer and more appealing to current and future residents. The proposed development *Meridian Gardens* will continue to support the City of Mesa's goals, policies, development standards and strategies as set forth in the General Plan and Zoning by promoting a safe, superior and unique living experience.

4. OPERATIONAL ASPECTS OF USE

East Southern Avenue and South Meridian Road are anticipated to be expanded that may include additional lane(s), sidewalk and landscaping along its frontage as well as expanded as needed by the City and Maricopa County.

The site is a proposed multi-family residential community. It is expected to be gated at the entrance, and view fence along East Southern Avenue shall be proposed. The balance of the perimeter will be a 6' masonry wall.

The property will be managed by offsite property management. The property management will maintain internal driveways, infrastructure, buildings, landscaping, amenities, etc. Typical hours of operation will be 9 am to 5 pm, but considering the nature of the property, it is understood that these hours are not absolute. It is anticipated that the development is intended for newly married / younger family and retiree residents.

5. PROPOSED INFRASTRUCTURE

Electric service is provided by SRP. Domestic Water and sewer will be provided by Arizona Water Company. Refuse is by City of Mesa. Police is provided by the City of Mesa. Fire is the City of Mesa. No natural gas is expected to be used on this development. All utilities within the site will be privately operated and maintained except for water and sewer mainlines, which an easement will be provided on.

PUBLIC UTILITIES	SERVICE PROVIDERS
Fire Protection	Mesa
Police Protection	Mesa
Elem. School District	Mesa Unified School District
High School District	Mesa Unified #4
Water	AWC
Wastewater	Mesa
Telephone	Century Link, Cox
Natural Gas	NA
Refuse	Mesa
Electric	SRP

As noted, East Southern Avenue is fully developed including sidewalk along the property frontage. It is expected that the developer will be required to make improvements to Meridian Road and Southern Avenue, as well as connecting into the existing water and sewer. As part of the improvements to the site, the existing drainage pattern will be slightly modified, however the developer and his engineer will ensure that all onsite retention requirements are met per City of Mesa Engineering and Design Standards, as necessary. At time of the Development Application, a full Preliminary Drainage Report shall be provided for approval.

6. DEVELOPMENT SCHEDULE

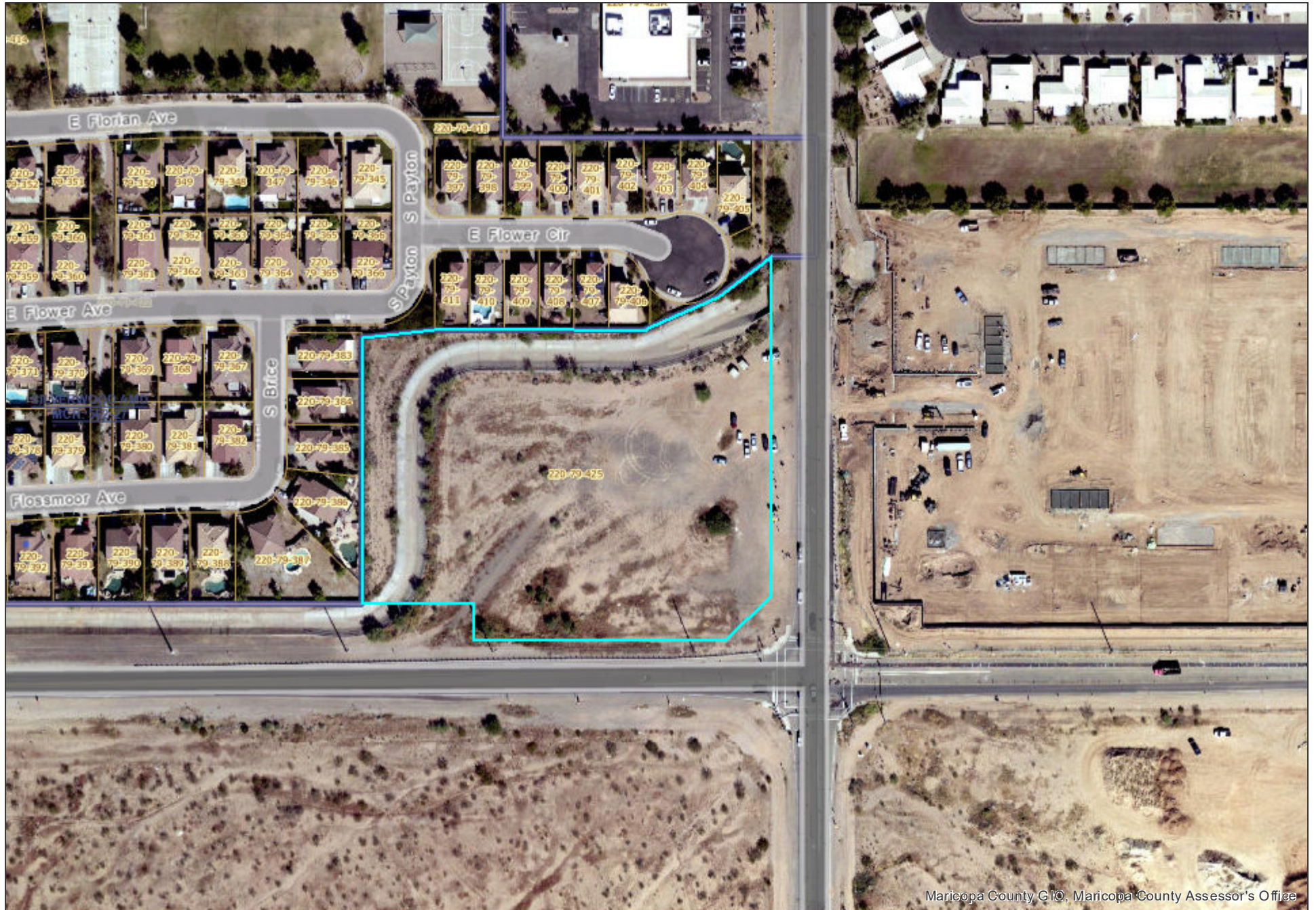
It is not expected that this property will be developed in phases. A development schedule has not been established as of yet, however it is expected that the permit and entitlement process at the City will take approximately 8-12 months for final approvals. At which time, the developer will initiate construction it is expected to take another 9-12 months depending on market conditions.

7. CONCLUSION

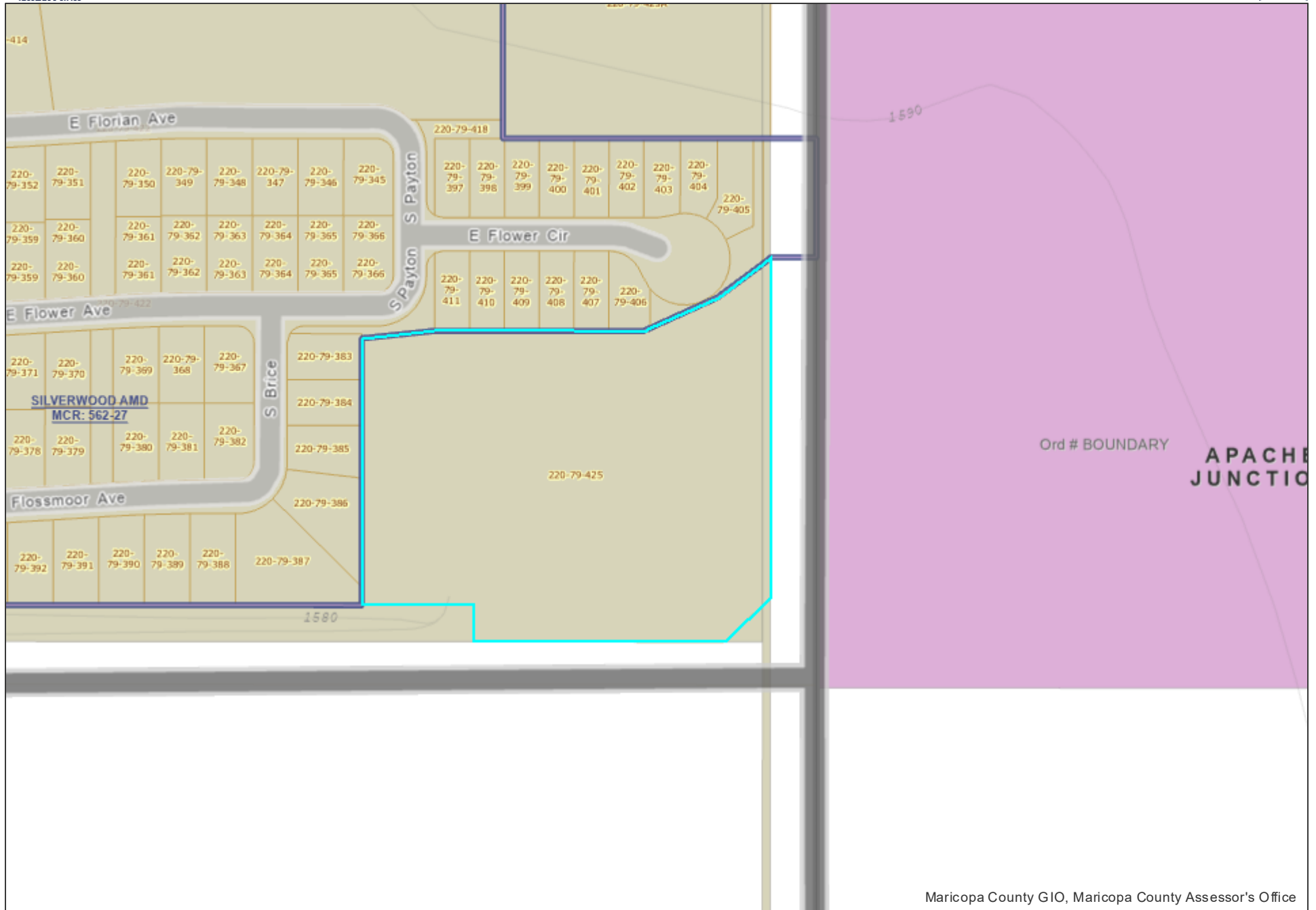
Meridian Gardens is ideal for this residential development. There is a demand in the area for affordable / attainable housing in Mesa and inadequate supply. More housing in this area will generate a higher demand for commerce, including supermarkets, convenience stores, offices, retail, etc. in the close vicinity of the proposed development. It is the intent and desire of the developer to work hand in hand with the City as well as the neighbors to create a viable development that benefits not only the existing neighborhood, but also the future residents.

APPENDIX A

AERIAL MAP

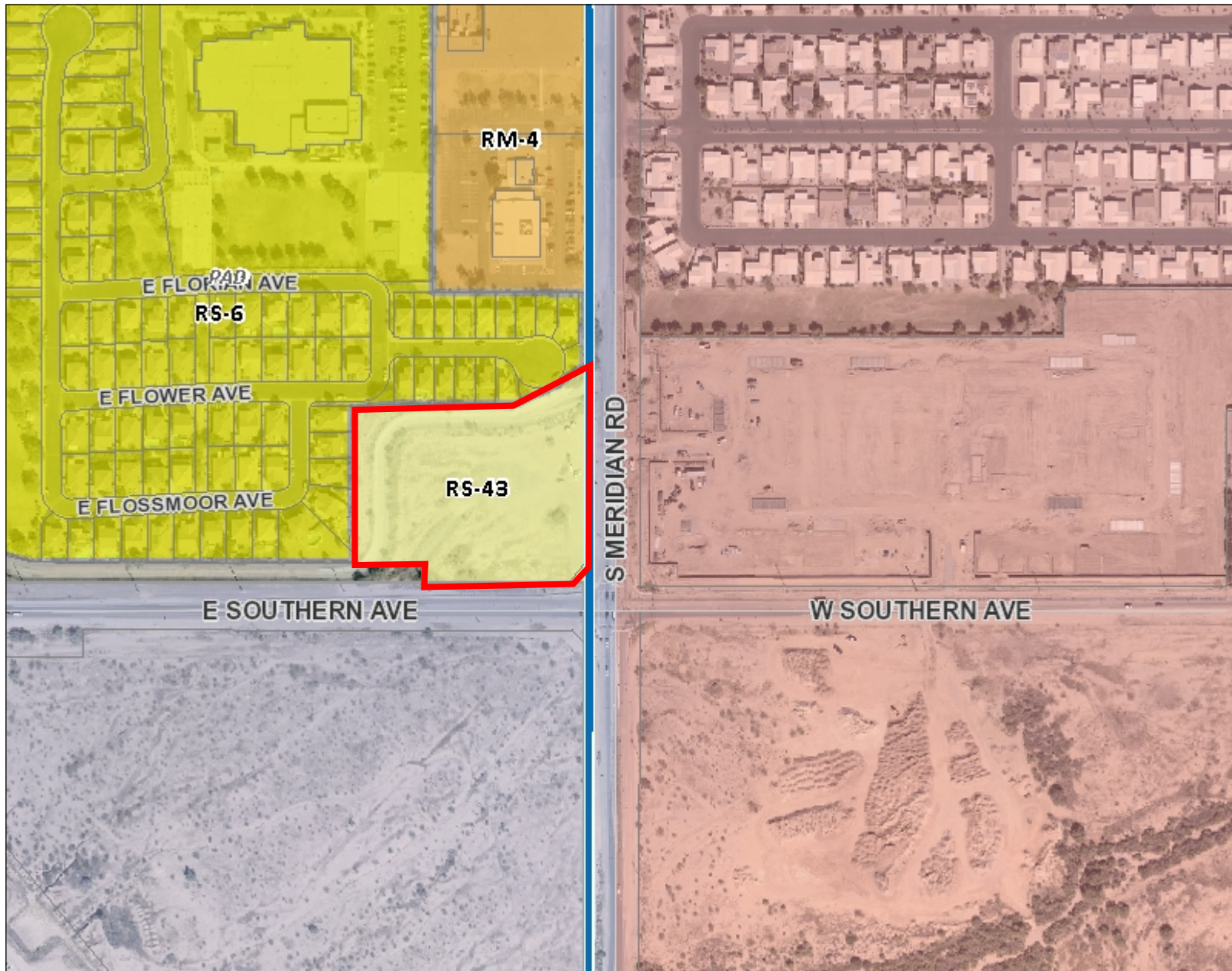


PARCEL MAP





Planning & Zoning ZONING MAP



Legend

Planning Area

Arterials

- FRWY
- ARTL
- RAMP

Overlay

- AF
- AS
- BIZ
- CUP
- DE
- DPA
- HD
- HL
- PAD

Zoning

- AG
- DB-1
- DB-2
- DC
- DR-1
- DR-2
- DR-3
- EO
- LI
- GI
- HI
- ID-1
- ID-2
- MX
- OC
- LC
- NC
- GC

Notes

0.1 0 0.07 0.1 Miles

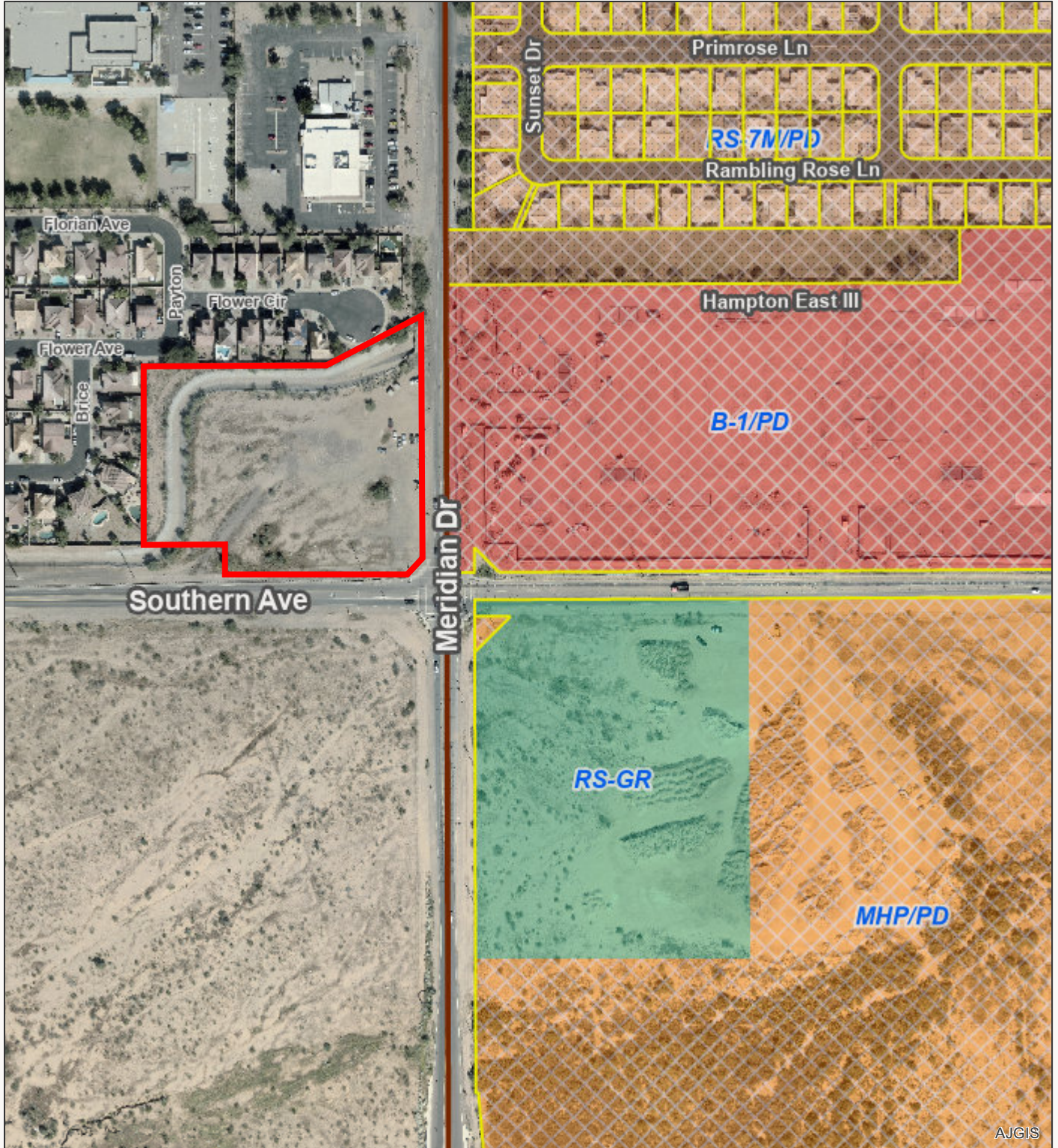


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





ZONING MAP

DISCLAIMER: This map was produced without benefit of a field survey and is not the intended use. The use of this map is for informational purposes only and the City of Apache Junction makes no warranty, expressed or implied, regarding the reliability of the information provided.



LEGEND

Municipal Boundary Parcels

- | | |
|---|---|
|  Apache Junction |  CITY OF APACHE JUNCTION |
|  Pinal County |  PINAL COUNTY |

City of Apache Junction

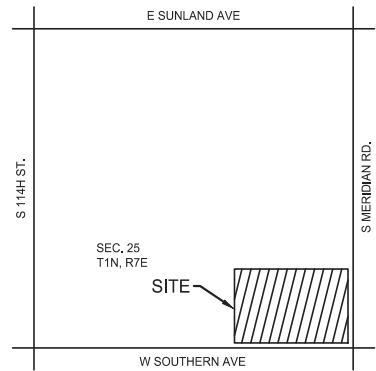
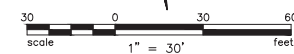


March 1, 2023



PRELIMINARY SITE PLAN FOR GARDENS AT MERIDIAN

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25;

THENCE NORTH 00 DEGREES 11 MINUTES 48 SECONDS WEST (AN ASSUMED BEARING), ALONG THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 517.66 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES 48 MINUTES 12 SECONDS WEST, A DISTANCE OF 55.00 FEET;

THENCE SOUTH 53 DEGREES 28 MINUTES 27 SECONDS WEST, A DISTANCE OF 81.11 FEET;

THENCE SOUTH 65 DEGREES 28 MINUTES 11 SECONDS WEST, A DISTANCE OF 97.61 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 11 SECONDS WEST, A DISTANCE OF 252.00 FEET;

THENCE SOUTH 83 DEGREES 59 MINUTES 07 SECONDS WEST, A DISTANCE OF 88.30 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 18 SECONDS EAST, A DISTANCE OF 320.23 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF EAST SOUTHERN AVENUE;

THENCE ALONG SAID RIGHT OF WAY, SOUTH 89 DEGREES 50 MINUTES 25 SECONDS WEST, A DISTANCE OF 113.99 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE DEPARTING SAID RIGHT OF WAY, NORTH 00 DEGREES 11 MINUTES 18 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 569.22 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE DEPARTING SAID WESTERLY LINE, NORTH 89 DEGREES 50 MINUTES 11 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 663.08 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 25;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 11 MINUTES 48 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 142.80 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PARCELS AS CONDEMNED IN FINAL ORDER OF CONDEMNATION, RECORDED IN DOCUMENT NO. 2004-258284 AND AMENDMENT RECORDED IN DOCUMENT NO. 2011-83349.

TWO PARCELS OF LAND LYING WITHIN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING ALSO PART OF THAT CERTAIN PROPERTY RECORDED IN DOCUMENT NO. 87-636936 MCR.

SAID PARCELS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1: THE NORTH 15 FEET OF THE SOUTH 55 OF THE WEST 359.55 FEET OF THE EAST 414.55 FEET OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION.

PARCEL NO. 2: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 55 FEET AND THE WEST LINE OF THE EAST 55 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE WESTERLY 55 FEET ALONG SAID NORTH LINE OF THE SOUTH 55 FEET TO A POINT;

THENCE IN NORTHEASTERLY DIRECTION TO A POINT ON SAID WEST LINE OF THE EAST 55 FEET THAT IS 55 FEET NORTHERLY FROM SAID POINT OF INTERSECTION;

THENCE SOUTHERLY TO THE POINT OF BEGINNING;

EXCEPT FROM PARCEL NO. 1 AND PARCEL NO. 2, BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 40 FEET AND THE WEST LINE OF EAST 55 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST OF SAID SECTION 25;

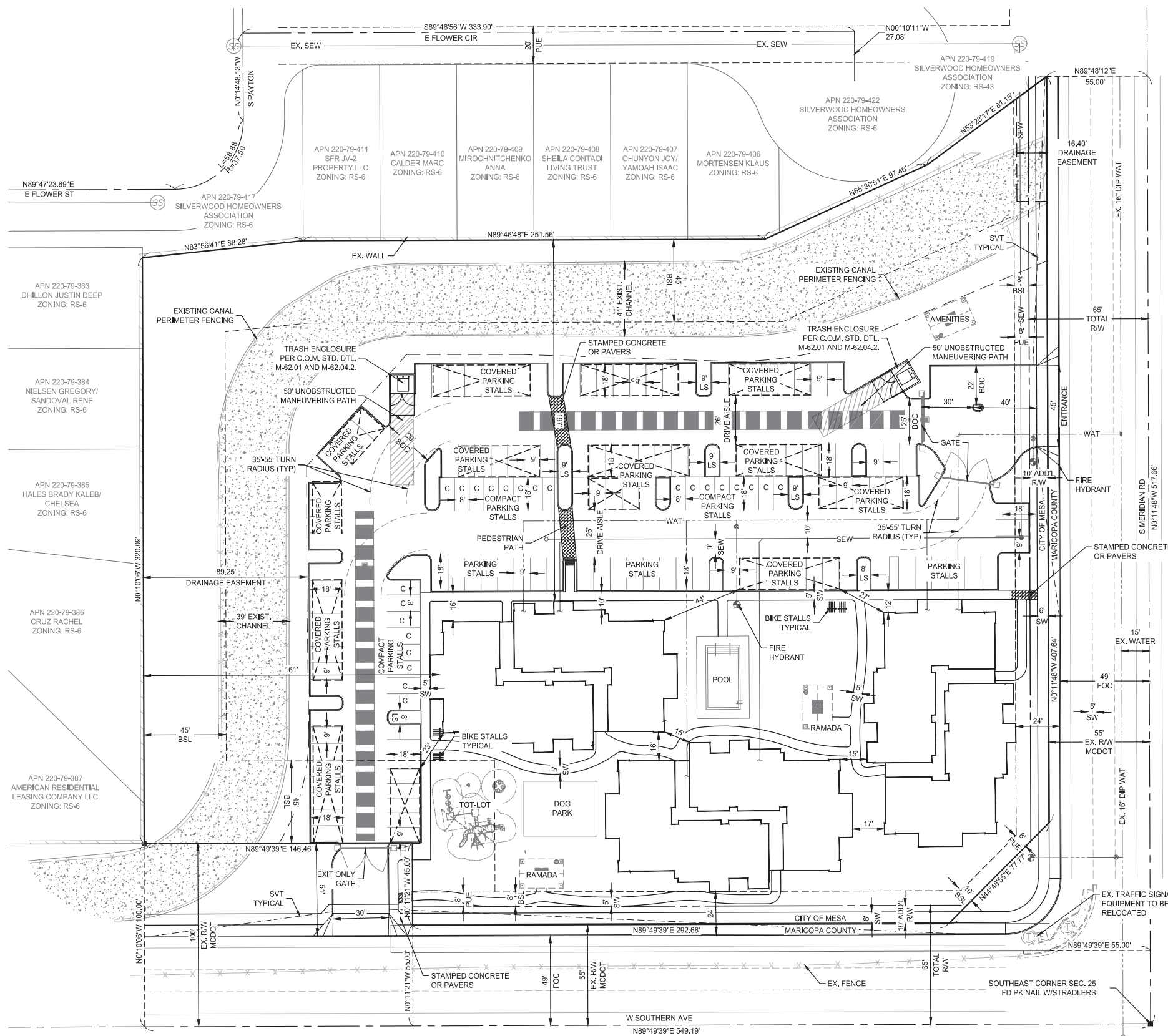
THENCE WESTERLY 35 FEET ALONG SAID NORTH LINE OF THE SOUTH 40 FEET TO A POINT;

THENCE IN A NORTHEASTERLY DIRECTION, TO A POINT ON SAID WEST LINE OF THE EAST 55 FEET THAT IS 35 FEET NORTHERLY FROM SAID POINT OF INTERSECTION;

THENCE SOUTHERLY TO THE POINT OF BEGINNING.

LEGEND

	BOUNDARY LINE
	RIGHT OF WAY (R/W)
	EASEMENT LINE
	CENTER LINE
	PROPOSED CURB
	SIDEWALK LINE
	CHAIN LINK FENCE
	WATER LINE
	SEWER LINE
	ELECTRICAL LINE
	STORM DRAIN LINE
	UNDERGROUND TANK
	EXISTING CURB
	EXISTING WATER
	EXISTING SEWER
	FIRE HYDRANT
	WATER VALVE
	CATCH BASIN



OWNER/DEVELOPER

BFH HOLDINGS, LLC
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446
CONTACT: DAVID M. BOHN

ENGINEER

BFH GROUP
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446
CONTACT: DAVID M. BOHN

PROJECT DATA TABLE

- PRELIMINARY SITE PLAN
- PRELIMINARY GRADING PLAN
- PRELIMINARY UTILITY PLAN
- DETAIL SHEET

PROJECT DATA TABLE

PROPERTY LOCATION: 1138 S. MERIDIAN RD., MESA, AZ
CURRENT ZONING: RS-43
PROPOSED ZONING: RM-3 PAD
APARTMENT UNITS: 72 UNITS
3 BEDROOM: 18 UNITS
2 BEDROOM: 36 UNITS
1 BEDROOM: 18 UNITS
GROSS AREA: 246,113 SF = 5.65 ACRES
NET AREA: 182,359.6 SF = 4.19 ACRES
PROPOSED DENSITY: 17.18 UNITS/ACRE (GROSS)
ALLOWABLE DENSITY: 20 UNITS/ACRE (MAX)
OPEN SPACE REQ'D: 175 SF PER / UNIT
OPEN SPACE PROVIDED: 97,797 SF TOTAL
ALLOWABLE LOT COVERAGE: 1,358.3 SF PER / UNIT
PROPOSED LOT COVERAGE: 70.0% MAX
PROPOSED BLDG COVERAGE: 48.4%
BUILDING HEIGHT: MAX HEIGHT 40'
LAND USE: HIGH DENSITY RESIDENTIAL
PROPOSED BLDG COVERAGE: 10.6% PROPOSED
MAXIMUM BLDG COVERAGE: 50%

PARKING CALCULATIONS

REQUIRED PARKING:
CITY OF MESA ZONING CODE:
2.1 STALLS PER UNIT = 151.2 (152) STALLS TOTAL

PARKING PROVIDED:
STANDARD STALLS (9'X18') = 128
COMPACT STALLS (8'X18') = 24 = 15.8% OF REQ'D (20% ALLOWABLE)
COVERED SPACES = 73
TOTAL PARKING SPACES PROVIDED = 152 SPACES
CHANGE OF USE OR OCCUPANCY OF BUILDINGS: ANY CHANGE OF USE OR OCCUPANCY OF ANY BUILDING OR BUILDINGS, INCLUDING ADDITIONS THERE TO REQUIRING MORE PARKING, SHALL NOT BE PERMITTED UNTIL SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE FURNISHED.

BICYCLE PARKING REQUIRED:
1 BIKE SPACE PER 10 ON-SITE VEHICLE PARKING SPACES
152 SPACES/10 = 15.2 = 16 BIKE SPACES

BICYCLE PARKING PROVIDED:
16 TOTAL SPACES

C = COMPACT PARKING (8'X18')

PROJECT DESCRIPTION

A PROPOSED MULTI-RESIDENTIAL DEVELOPMENT CONSISTING OF 72 APARTMENT UNITS.

TOTAL GROSS ACREAGE = 5.65 AC
TOTAL NET ACREAGE = 4.19 AC

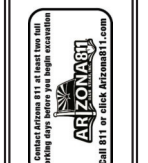
SERVICE PROVIDERS

WATER	ARIZONA WATER COMPANY
SEWER	CITY OF MESA
POLICE	CITY OF MESA
FIRE	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT

PRELIMINARY SITE PLAN

GARDENS AT MERIDIAN

Job No: 0020211020
Drawn By: P.J.
Checked: DB



NOT APPROVED FOR CONSTRUCTION

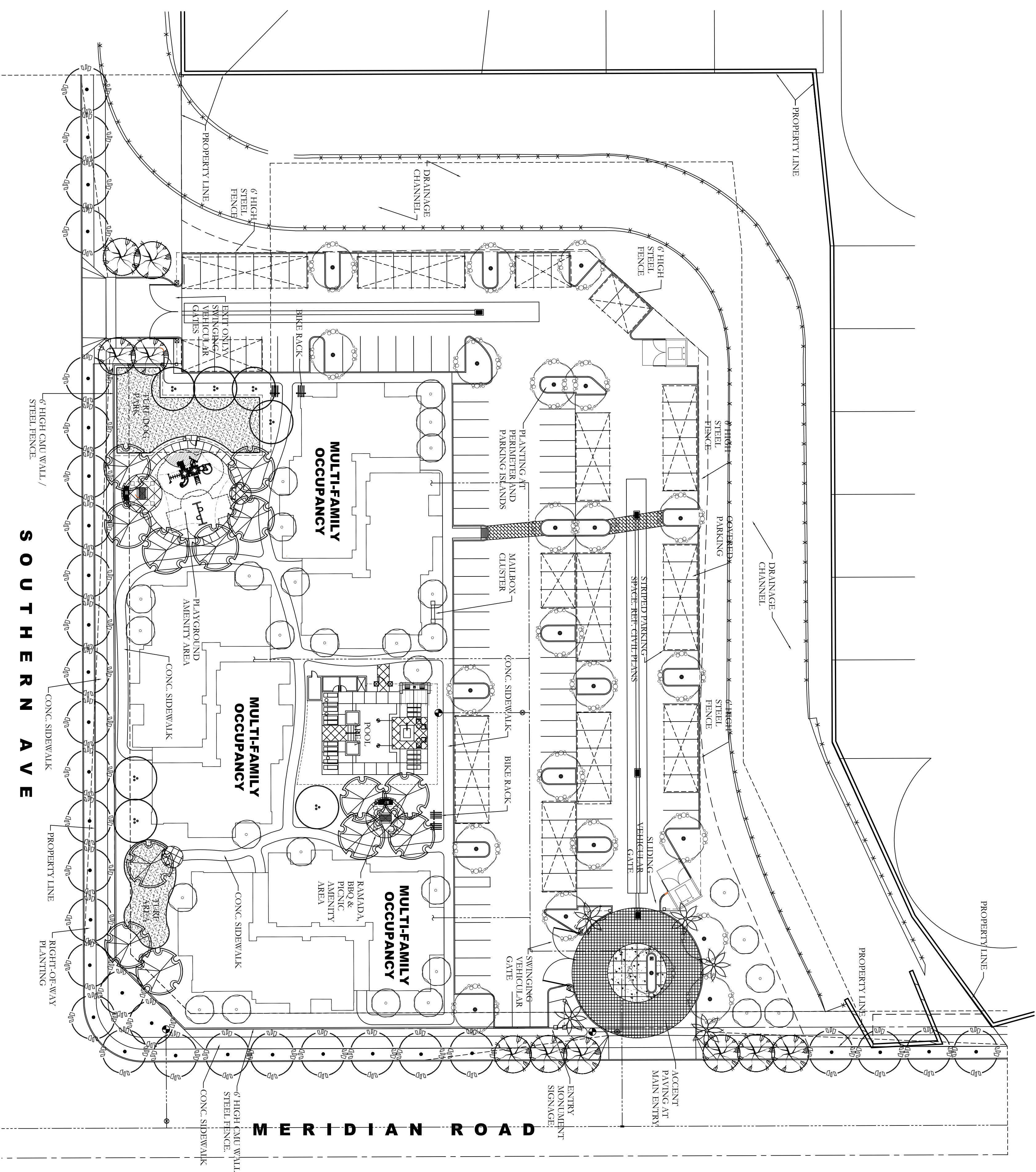
JOB NO.
0020211030

PRELIM SITE PLAN

SHEET NO.

1

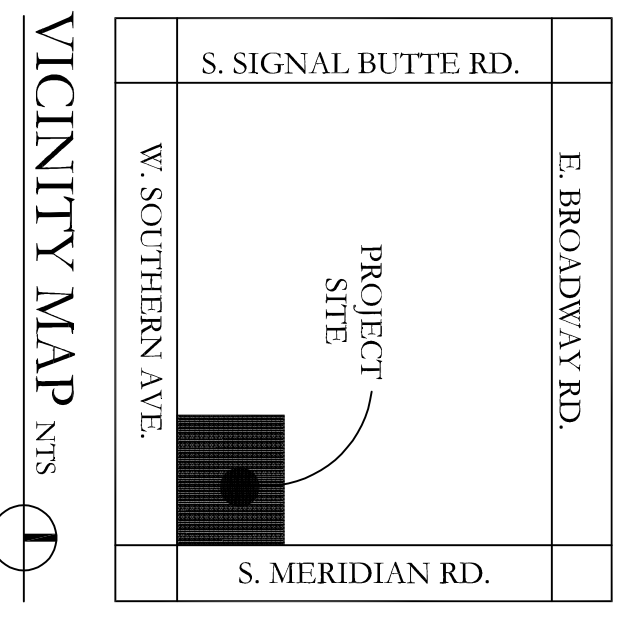
1 OF 4



PROJECT SITE DATA

OWNER..... BPH HOLDINGS
 8707 E. SOUTHERN AVE.
 MESA, AZ 85208
 PH: 480.734.1446

ZONING..... R2
 GROSS SITE AREA..... 4.19 AC
 NET SITE AREA..... 3.86 AC
 BUILDING AREA..... 24,778 SF
 PARKING AREA..... 24,660 SF
 REQ. PARKING LANDSCAPE..... 2,488 SF (10%)
 PROV. PARKING LANDSCAPE..... 2,968 SF (12%)
 OTHER LANDSCAPE AREA..... 22,498 SF
 TUBE AREA..... 3,175 SF
 TOTAL LANDSCAPE AREA..... 48,143 SF



PLANT MATERIAL CALCULATIONS

MAJOR STREET:
 TREES: 1 PER 25 LF
 SHRUBS: 6 PER 25 LF

SOUTHERN: (440 LF)
 PROVIDED: 18 TREES
 REQUIRED: TBD SHRUBS

MERIDIAN: (385 LF)
 PROVIDED: 15 TREES
 REQUIRED: 90 SHRUBS

PROVIDED: 18 TREES
 TREE SIZE: (25%) 15G, (50%) 24B, (25%) 36B
 SHRUB SIZE: (50%) 5 GAL, (50%) 1 GAL

GENERAL SITE REQ:
 BUFFERYARD: 1 TREE & 5 SHRUBS PER 25 LF
 TREE SIZE: 24B
 SHRUB SIZE: (50%) 5 GAL, (50%) 1 GAL

PARKING LOT:
 1 TREE & 3 SHRUBS PER ISLAND
 1 TREE & 6 SHRUBS EVERY 8 SPACES
 TREE SIZE: (90%) 24B, (10%) 36B

BLDG. FOUNDATION BASE:
 1 TREE PER 50 LF
 TREE SIZE: (90%) 24B, (10%) 36B

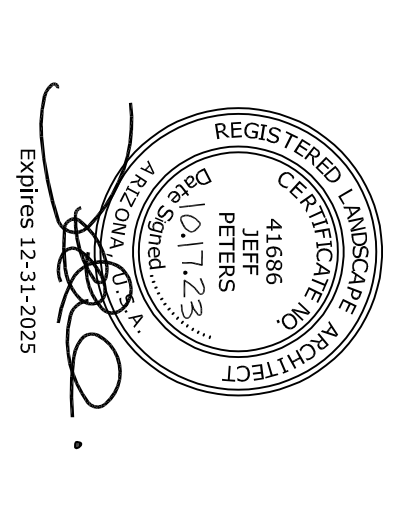
50% OF OPEN SPACE AND BUFFERYARD TO BE COVERED AT MATURITY

PLANT MATERIAL SCHEDULE

SYMBOL	SPECIES	SIZE / QTY.
	ULMUS PARVIFOLIA	24" BOX / 23
	CHINKESE ELM	24" BOX / 29
	PINK DAWN CHITRALPA	24" BOX / 10
	JACARANDA MIMOSIFOLIA	24" BOX / 13
	JACARANDA	24" BOX / 10
	FRAXINUS VELUTINA	24" BOX / 13
	ARIZONA ASH	24" BOX / 10
	DAHLBERGIA SISSOO	26" BOX / 36
	SISSOO TREE	26" BOX / 36
	RED OAK	20" HT. / 5
	PHOENIX DACTYLIFERA	20" HT. / 5
	DATE PALM	20" HT. / 5
SHRUBS, SUCCULENTS & CACTI		
	RUPELLIA BRITTONIANA	5 GAL /
	LONG-LEAF BLUE RUELLIA	5 GAL /
	RUPELLIA PENNSYLVANICA	5 GAL /
	BOUGAINVILLEA ANGSTATA	5 GAL /
	TEQUILA STEMS HYBRID	5 GAL /
	CALLIANDRA CALIFORNICA	5 GAL /
	BALA RED FAIRY DUSTER	5 GAL /
	CAESALPINIA PULCHERRIMA	5 GAL /
	RED BIRD OF PARADISE	5 GAL /
	LEUCOPHYLLUM LAEVIGATUM	5 GAL /
	CHILIHUAHUAN RAIN SAGE	5 GAL /
	LANGMANS SAGE	5 GAL /
	LEUCOPHYLLUM FRUTESCENS	5 GAL /
	PINK COMPACTA	5 GAL /
	LEUCOPHYLLUM CANDIDUM	5 GAL /
	SALVIA LEUCANTHA	5 GAL /
	MEXICAN SAGE	5 GAL /
	MENDENHAMIA RIGENS	5 GAL /
	BOUGAINVILLEA SPP.	5 GAL /
	TORCH GLOW	5 GAL /
	ROSA SINENSIS	5 GAL /
	RED HIBISCUS	5 GAL /
	NERIUM OLEANDER DWARF	5 GAL /
	PETITE PINK	5 GAL /
	SENNA ARTEMISIOIDES	5 GAL /
	GREEN FEATHERY SENNA	5 GAL /
	EUPHORBIA RIGIDA	5 GAL /
	GOPHER PLANT	5 GAL /
	JUSTICIA SPICIGERA	5 GAL /
	DIETES VEGETA	5 GAL /
	FORTNIGHT LILY	5 GAL /
	STRELITZIA REGINAE	5 GAL /
	AFRICAN BIRD OF PARADISE	5 GAL /
VINES & GROUND COVER		
	BOUGAINVILLEA SPECTABILIS	15 GAL /
	BARB KARST VARIETY	STAKED
	BOUGAINVILLEA SPECTABILIS	15 GAL /
	PURPLE VARIETY	STAKED
	LANTANA MONTEVDENSIS	1 GAL /
	NEW GOLD	1 GAL /
	LANTANA MONTEVDENSIS	1 GAL /
	TRAILING PURPLE	1 GAL /
	LANTANA MONTEVDENSIS	1 GAL /
	TRAILING WHITE	1 GAL /
	LANTANA MONTEVDENSIS	1 GAL /
	TRAILING RED	1 GAL /
	LANTANA MONTEVDENSIS	1 GAL /
	DWARF PURPLE RUELLIA	1 GAL /
MATERIALS		
	DESERT VARNISH ROCK IN ALL NON-TURF AREAS.	
	DESERT BROWN ON ANY COLORED GRANITE.	
	MODON FOSIL QUARRY - SUBMIT SAMPLES FOR PRIOR APPROVAL.	
	3- 6 DIA. SURFACE SELECT GRANITE BOULDERS	
	COLOR TO MATCH DG. BURY 1/3 OF BOULDER	

MERIDIAN MESA

1138 S. Meridian Rd.
 Mesa, Arizona 85208



7296 east paradise drive
 Scottsdale, Arizona 85260
 Phone : 602 . 790 . 7242
 email : jdf@jdpdesign.com

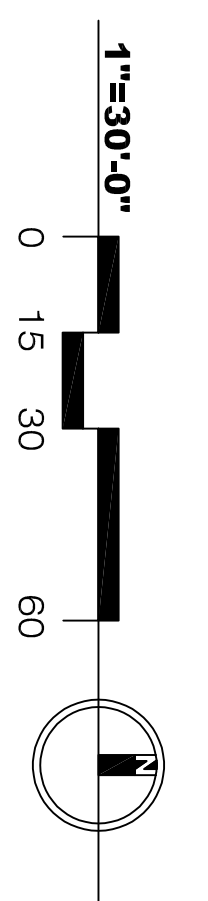
Project No.
23-111

Original Submittal Date:
PREAPP: June 20, 2022

Project Phase & Revisions:

PRELIMINARY
 PLANTING
 PLAN

SHEET NO.
L1 OF 2



PRELIMINARY SITE PLAN FOR GARDENS AT MERIDIAN

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25;

THENCE NORTH 00 DEGREES 11 MINUTES 48 SECONDS WEST (AN ASSUMED BEARING), ALONG THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 517.86 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES 48 MINUTES 12 SECONDS WEST, A DISTANCE OF 55.00 FEET;

THENCE SOUTH 53 DEGREES 28 MINUTES 27 SECONDS WEST, A DISTANCE OF 81.11 FEET;

THENCE SOUTH 65 DEGREES 28 MINUTES 11 SECONDS WEST, A DISTANCE OF 97.61 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 11 SECONDS WEST, A DISTANCE OF 252.00 FEET;

THENCE SOUTH 83 DEGREES 59 MINUTES 07 SECONDS WEST, A DISTANCE OF 88.30 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 18 SECONDS EAST, A DISTANCE OF 320.23 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF EAST SOUTHERN AVENUE;

THENCE ALONG SAID RIGHT OF WAY, SOUTH 89 DEGREES 50 MINUTES 25 SECONDS WEST, A DISTANCE OF 113.99 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE DEPARTING SAID RIGHT OF WAY, NORTH 00 DEGREES 11 MINUTES 18 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 560.22 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE DEPARTING SAID WESTERLY LINE, NORTH 89 DEGREES 50 MINUTES 11 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 663.08 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 25;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 11 MINUTES 48 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 142.60 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PARCELS AS CONDEMNED IN FINAL ORDER OF CONDEMNATION, RECORDED IN DOCUMENT NO. 2004-258284 AND AMENDMENT RECORDED IN DOCUMENT NO. 2011-83349.

TWO PARCELS OF LAND LYING WITHIN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING ALSO PART OF THAT CERTAIN PROPERTY RECORDED IN DOCUMENT NO. 87-638936 MCR.

SAID PARCELS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1: THE NORTH 15 FEET OF THE SOUTH 55 FEET OF THE WEST 359.55 FEET OF THE EAST 414.55 FEET OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION.

PARCEL NO. 2: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 55 FEET AND THE WEST LINE OF THE EAST 55 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE WESTERLY 55 FEET ALONG SAID NORTH LINE OF THE SOUTH 55 FEET TO A POINT;

THENCE IN NORTHEASTERLY DIRECTION TO A POINT ON SAID WEST LINE OF THE EAST 55 FEET THAT IS 55 FEET NORTHERLY FROM SAID POINT OF INTERSECTION;

THENCE SOUTHERLY TO THE POINT OF BEGINNING;

EXCEPT FROM PARCEL NO. 1 AND PARCEL NO. 2, BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 40 FEET AND THE WEST LINE OF EAST 55 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST OF SAID SECTION 25;

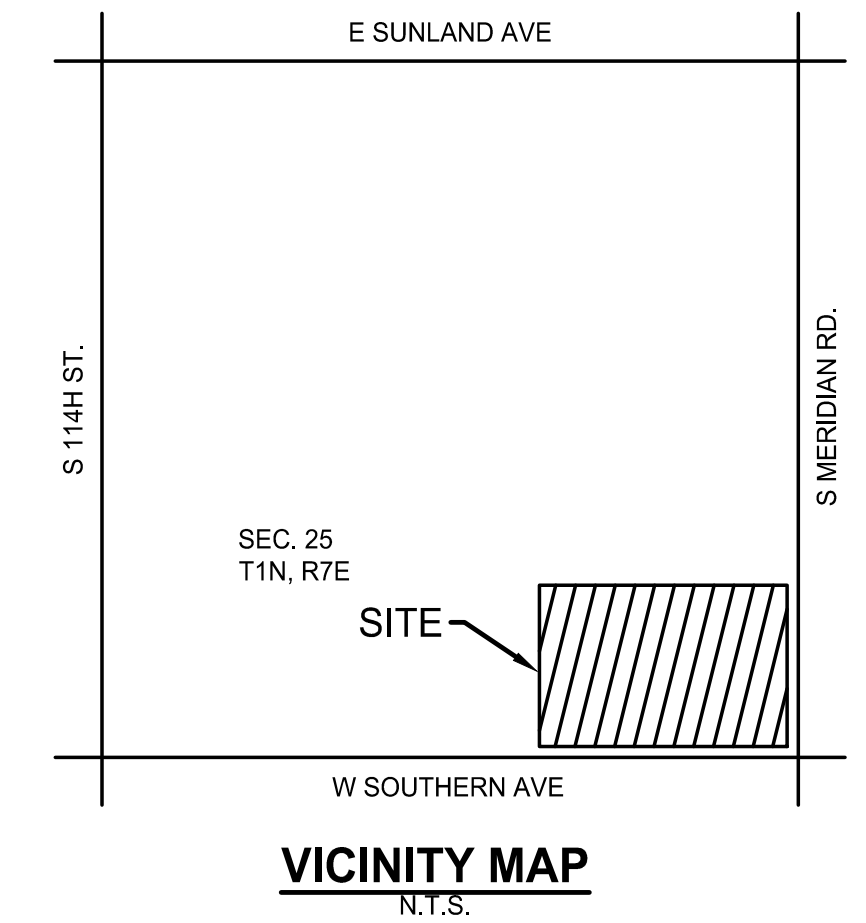
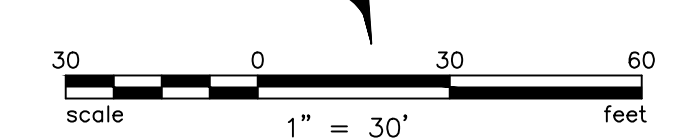
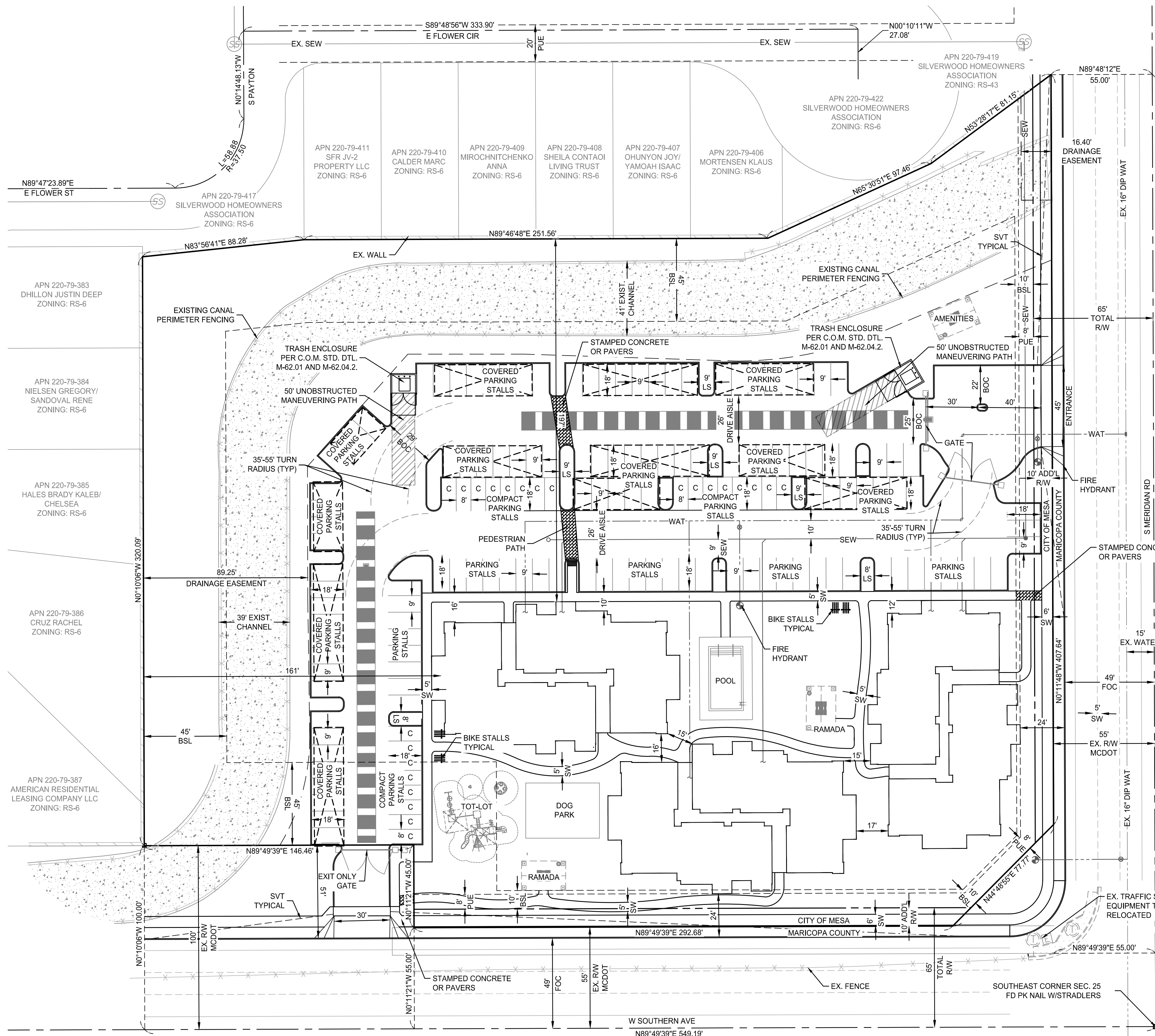
THENCE WESTERLY 35 FEET ALONG SAID NORTH LINE OF THE SOUTH 40 FEET TO A POINT;

THENCE IN A NORTHEASTERLY DIRECTION, TO A POINT ON SAID WEST LINE OF THE EAST 55 FEET THAT IS 35 FEET NORTHERLY FROM SAID POINT OF INTERSECTION;

THENCE SOUTHERLY TO THE POINT OF BEGINNING.

LEGEND

	BOUNDARY LINE
	RIGHT OF WAY (RW)
	EASEMENT LINE
	CENTER LINE
	PROPOSED CURB
	SIDEWALK LINE
	CHAIN LINK FENCE
	WATER LINE
	SEWER LINE
	ELECTRICAL LINE
	STORM DRAIN LINE
	UNDERGROUND TANK
	EXISTING CURB
	EXISTING WATER
	EXISTING SEWER
	FIRE HYDRANT
	WATER VALVE
	CATCH BASIN



OWNER/DEVELOPER

BFH HOLDINGS, LLC
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446
CONTACT: DAVID M. BOHN

ENGINEER

BFH GROUP
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446
CONTACT: DAVID M. BOHN

PROJECT DATA TABLE

- PRELIMINARY SITE PLAN
- PRELIMINARY GRADING PLAN
- PRELIMINARY UTILITY PLAN
- DETAIL SHEET

PROJECT DATA TABLE

PROPERTY LOCATION:	1138 S. MERIDIAN RD., MESA, AZ
CURRENT ZONING:	RS-43
PROPOSED ZONING:	RM-3 PAD
APARTMENT UNITS:	72 UNITS
3 BEDROOM:	18 UNITS
2 BEDROOM:	36 UNITS
1 BEDROOM:	18 UNITS
GROSS AREA:	246,113 SF = 5.65 ACRES
NET AREA:	182,359.6 SF = 4.19 ACRES
PROPOSED DENSITY:	17.18 UNITS/ACRE (GROSS)
ALLOWABLE DENSITY:	20 UNITS/ACRE (MAX)
OPEN SPACE REQ'D:	175 SF PER / UNIT
OPEN SPACE PROV'D:	97,797 SF TOTAL 1,358.3 SF PER / UNIT
ALLOWABLE LOT COVERAGE:	70.0% MAX
PROPOSED LOT COVERAGE:	46.4%
BUILDING HEIGHT:	MAX HEIGHT 40'
LAND USE:	HIGH DENSITY RESIDENTIAL
PROPOSED BLDG COVERAGE:	10.8% PROPOSED
MAXIMUM BLDG COVERAGE:	50%

PARKING CALCULATIONS

REQUIRED PARKING:
CITY OF MESA ZONING CODE:
2.1 STALLS PER UNIT = 151.2 (152) STALLS TOTAL

PARKING PROVIDED:
STANDARD STALLS (9'x18') = 129
COMPACT STALLS (8'x18') = 24 = 15.8% OF REQ'D (20% ALLOWABLE)
COVERED SPACES = 76 = 50.0% OF TOTAL REQ'D
TOTAL PARKING SPACES PROVIDED = 153 SPACES

CHANGE OF USE OR OCCUPANCY OF BUILDINGS: ANY CHANGE OF USE OR OCCUPANCY OF ANY BUILDING OR BUILDINGS, INCLUDING ADDITIONS THERETO REQUIRING MORE PARKING, SHALL NOT BE PERMITTED UNTIL SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE FURNISHED.

BIKE PARKING REQUIRED:
1 BIKE SPACE PER 10 ON-SITE VEHICLE PARKING SPACES
152 SPACES/10 = 15.2 = 16 BIKE SPACES

BIKE PARKING PROVIDED:
16 TOTAL SPACES

C = COMPACT PARKING (8'x18')

PROJECT DESCRIPTION

A PROPOSED MULTI-RESIDENTIAL DEVELOPMENT CONSISTING OF 72 APARTMENT UNITS.

TOTAL GROSS ACREAGE = 5.65 AC
TOTAL NET ACREAGE = 4.19 AC

SERVICE PROVIDERS

WATER	ARIZONA WATER COMPANY
SEWER	CITY OF MESA
POLICE	CITY OF MESA
FIRE	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT

BFH Group
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446

REVISIONS:

PRELIMINARY SITE PLAN

PROJECT: GARDENS AT MERIDIAN
1138 S. MERIDIAN RD., MESA, AZ 85208

JOB No.: 00202110120
Drawn By: PJ
Checked: DB

NOT APPROVED FOR CONSTRUCTION

PROFESSIONAL ENGINEER
DAVID M. BOHN
ARIZONA U.S.A.
EXPIRES 09/30/2026

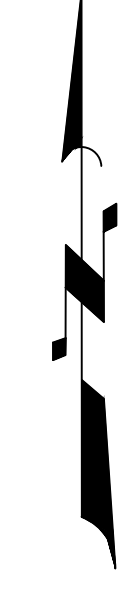
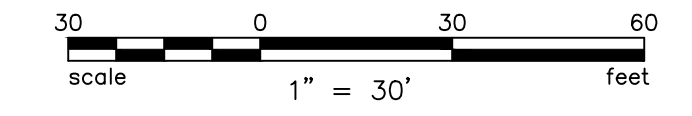
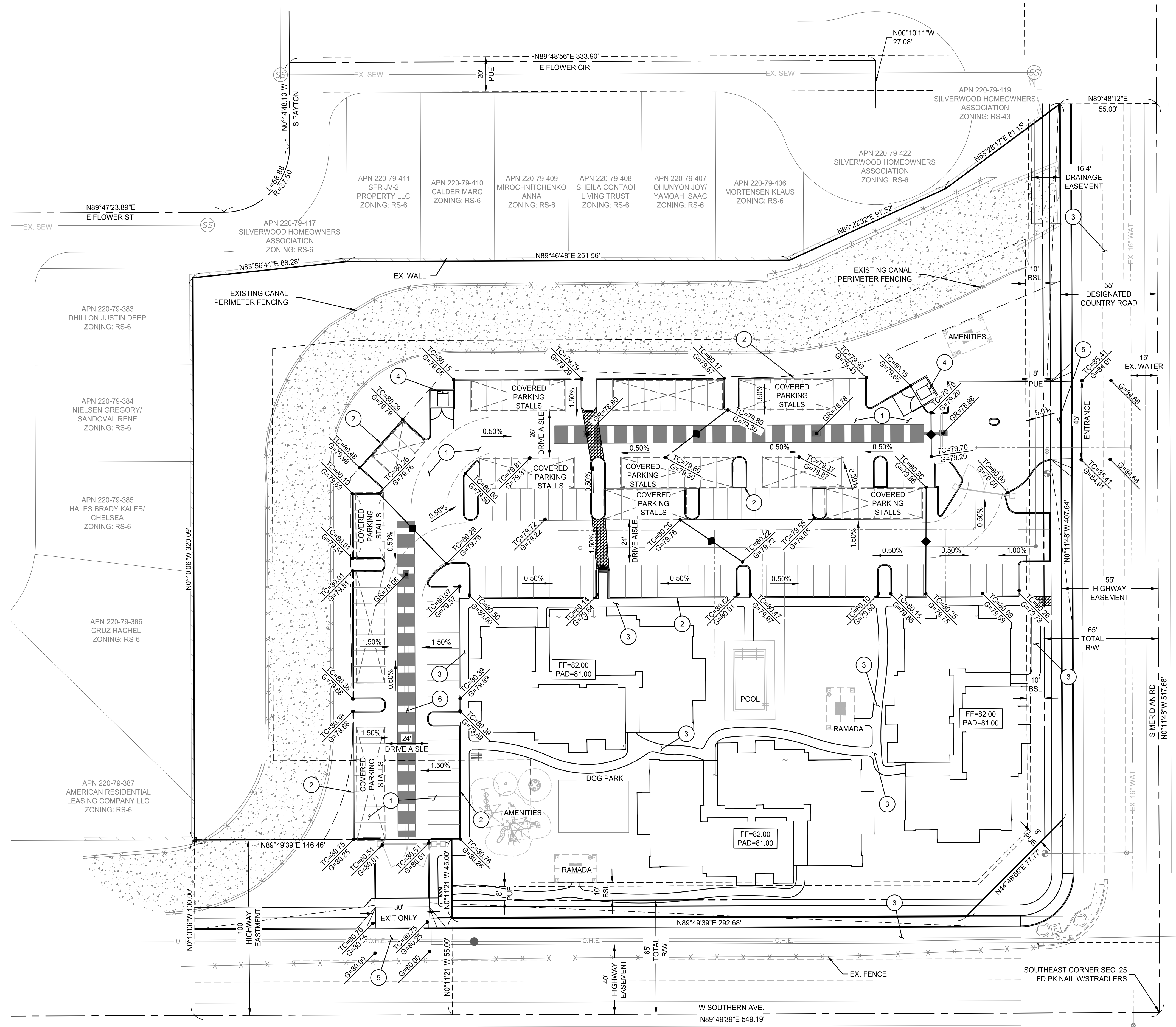
JOB NO.
00202110130

PRELIM SITE PLAN

SHEET NO.
1

1 OF 4

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PAVING NOTES

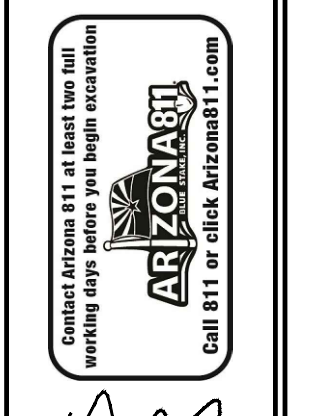
- 1 ASPHALT PAVEMENT.
- 2 CONSTRUCT 6" SINGLE CURB PER M.A.G. STD. DTL. 222, TYPE "A".
- 3 CONSTRUCT 5' WIDE SIDEWALK PER M.A.G. STD. DTL. 230.
- 4 CONSTRUCT DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS.
- 5 CONSTRUCT DRIVEWAY ENTRANCE PER M.A.G. STD. DTL. 250-2
- 6 CONSTRUCT VALLEY GUTTER PER M.A.G. STD. DTL. 240

BFH Group
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446

PRELIMINARY GRADING PLAN
GARDENS AT MERIDIAN

PROJECT:
1138 S. MERIDIAN RD., MESA, AZ 85208

Job No: 00202110120
Drawn By: PJ
Checked: DB



NOT APPROVED FOR CONSTRUCTION

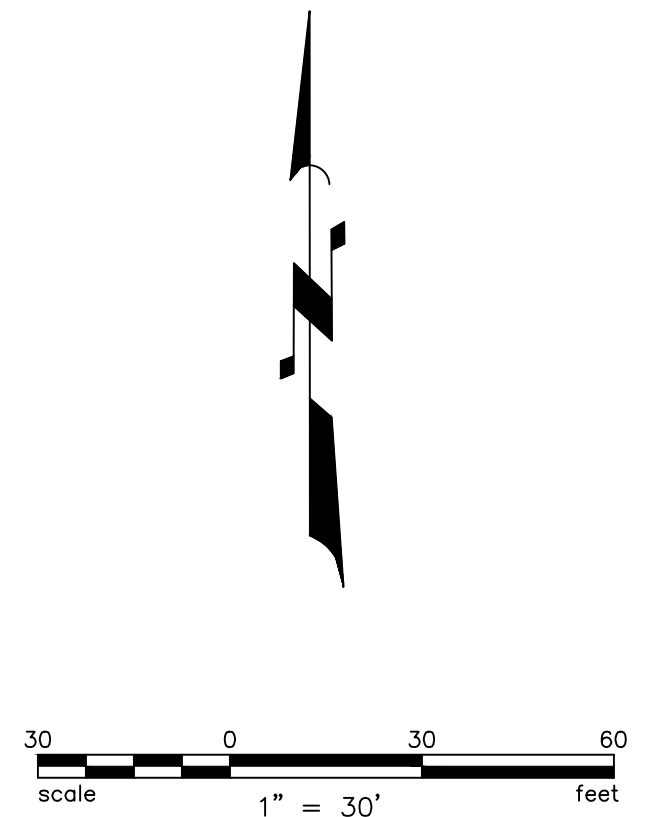
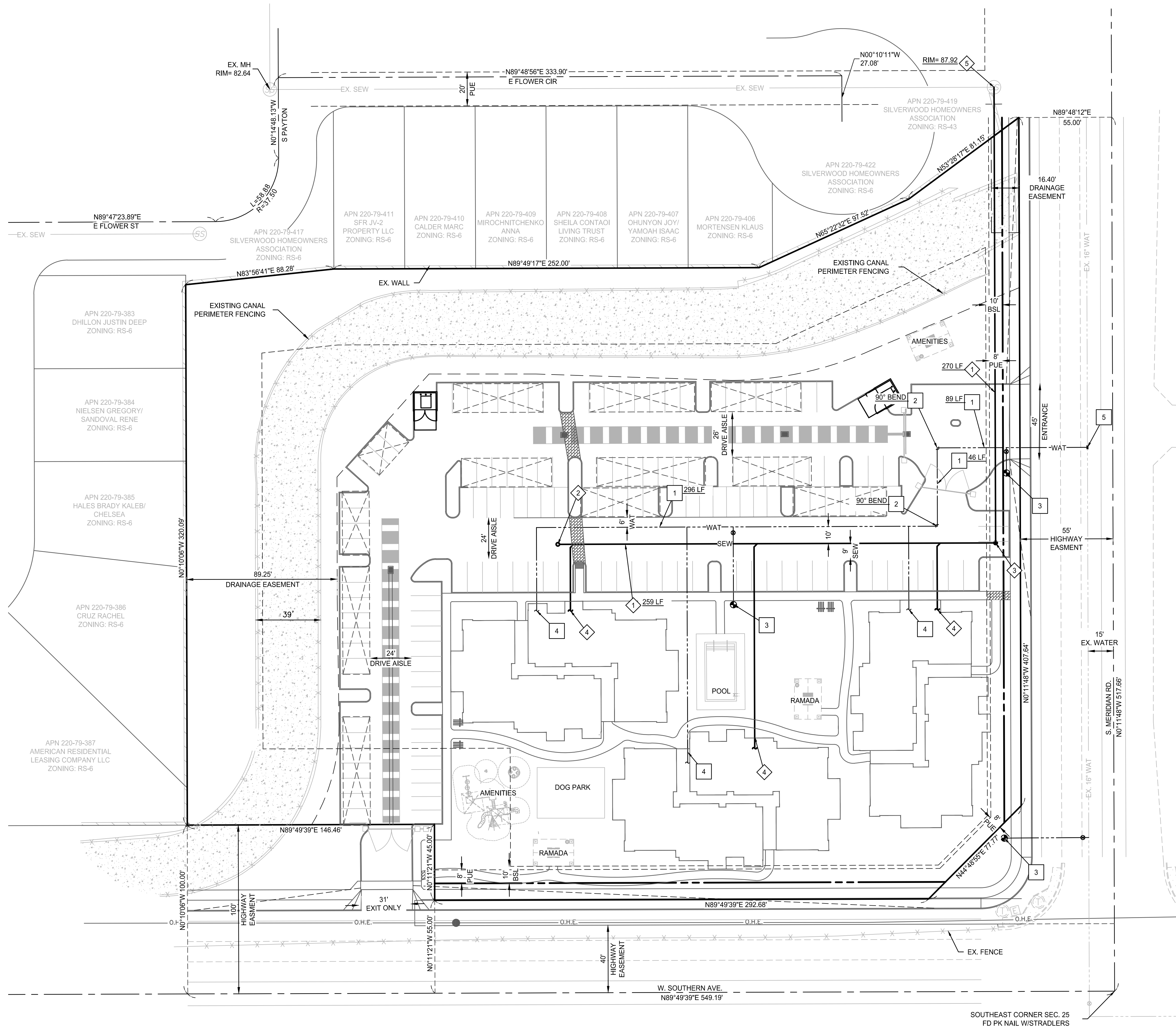
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00202110130

PRELIM
GRADING PLAN

SHEET NO.
2

2 OF 4

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WATER NOTES

- 1 INSTALL 8" DIP CLASS 350 WATER LINE WITH 3' OF COVER
- 2 INSTALL CROSS, BEND OR TEE, RESTAIN JOINTS PER M.A.G. STD. DT. 302-1, 302-2, 303-1, 303-2.
- 3 INSTALL FIRE HYDRANT PAINTED RED SAFETY PER M.A.G. STD. DTL. 360-3. ALL HYDRANTS SHALL HAVE A MARKER PER M.A.G. STD. DTL. 122.
- 4 INSTALL 1" DOMESTIC WATER SERVICE. SEE PLUMBING PLAN FOR CONTINUATION.
- 5 INSTALL 16" x 8" TAPPING SLEEVE, VALVE BOX & COVER PER M.A.G. STD. DTL. 340, 391-1 (TYPE A) 391-2 AND 392 (TYPE A). RESTRAIN WITH THRUST BLOCK PER M.A.G. STD. DTL. 380.

SEWER NOTES

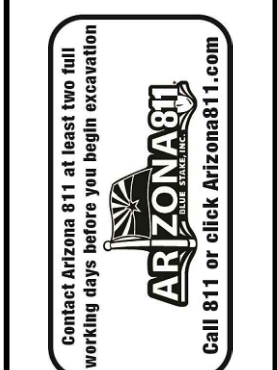
- 1 INSTALL 8" VCP SEWER LINE. LENGTH AND SLOPE PER PLAN.
- 2 INSTALL 4" DIA. MANHOLE WITH 24" FRAME PER M.A.G. STD. DTL. 420-1. FRAME AND COVER PER M.A.G. STD. DTL. 423-1.
- 3 INSTALL CLEANOUT PER M.A.G. STD. DTL. 441.
- 4 INSTALL 6" PVC (SCHEDULE-40) SEWER SERVICE PER M.A.G. STD. DTL. 440 AND C.O.M. STD. DTL. M-24.
- 5 LOCATE AND CONNECT TO EXISTING SEWER. CONTRACTOR TO VERIFY DEPTH AND LOCATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

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 3707 EAST SOUTHERN AVENUE
 MESA, ARIZONA, 85206
 PHONE: 480.734.1446

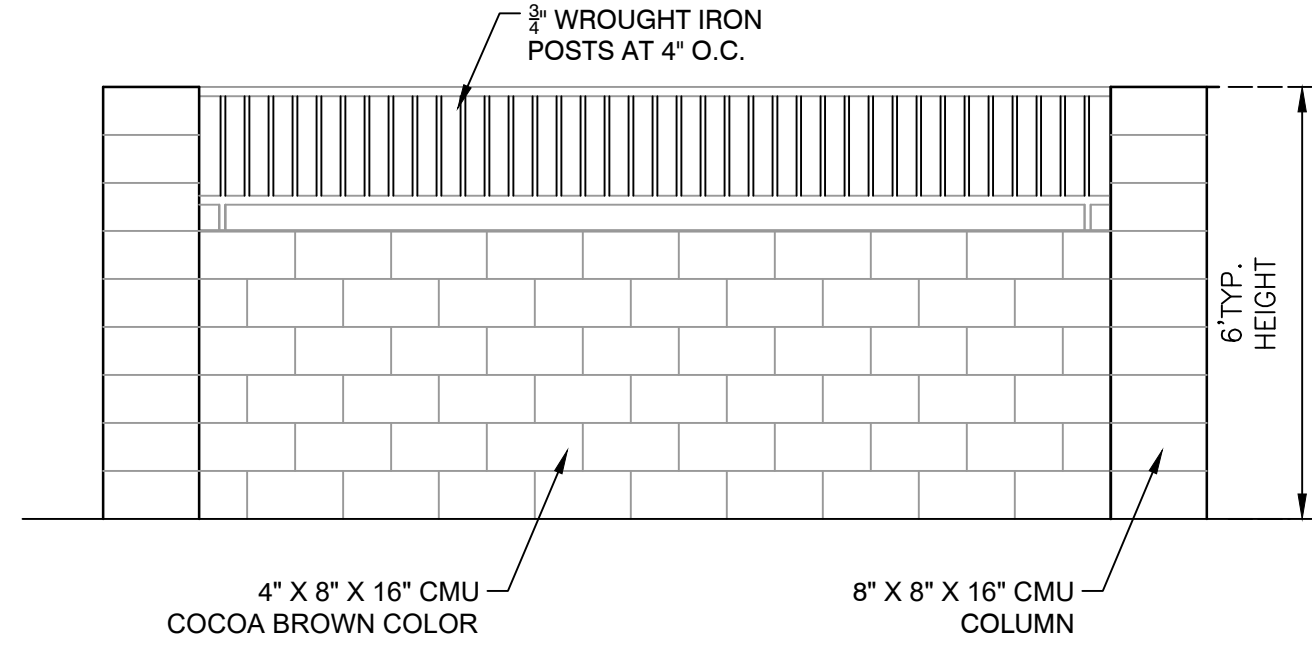
PRELIMINARY UTILITY PLAN
GARDENS AT MERIDIAN
 1138 S. MERIDIAN RD., MESA, AZ 85208

Job No: 00202110120
 Drawn By: PJ
 Checked: DB



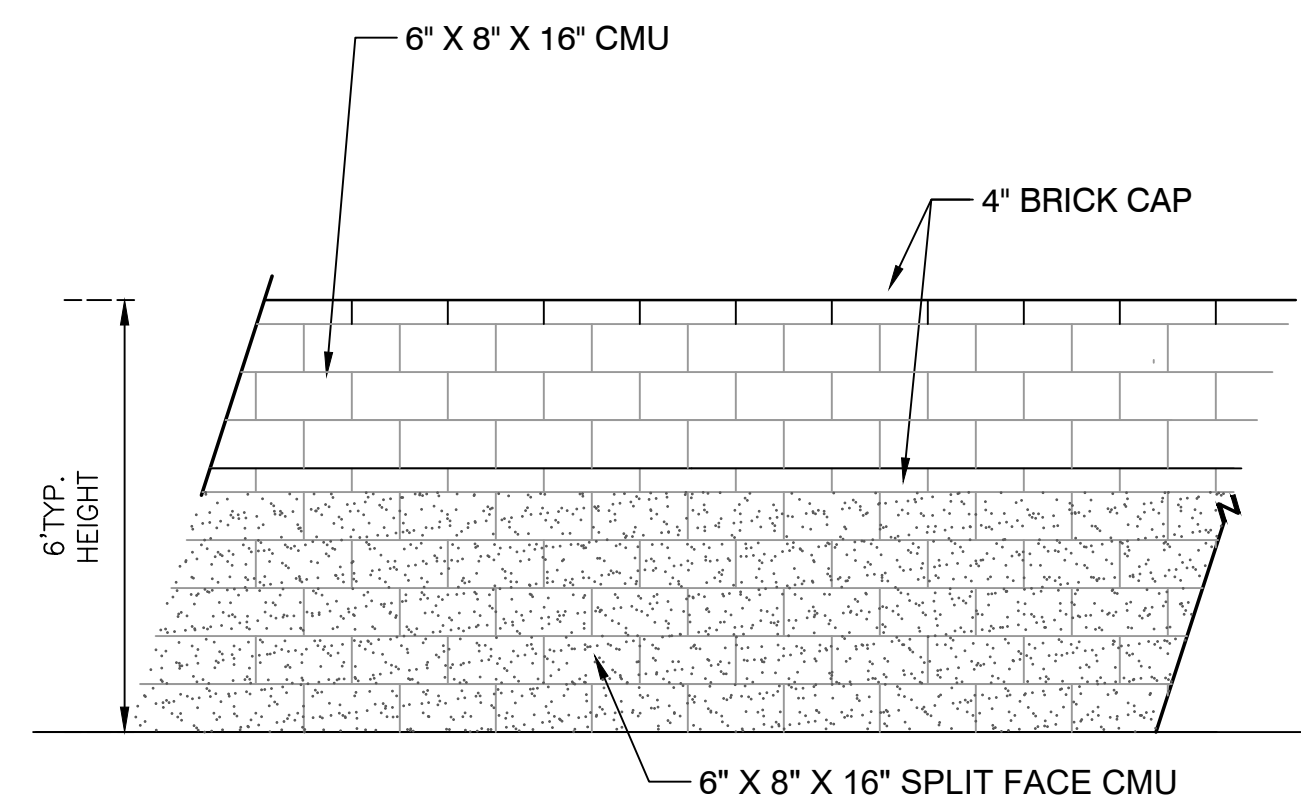
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 00202110130
 PRELIM UTILITY PLAN
 SHEET NO.
3
 3 OF 4

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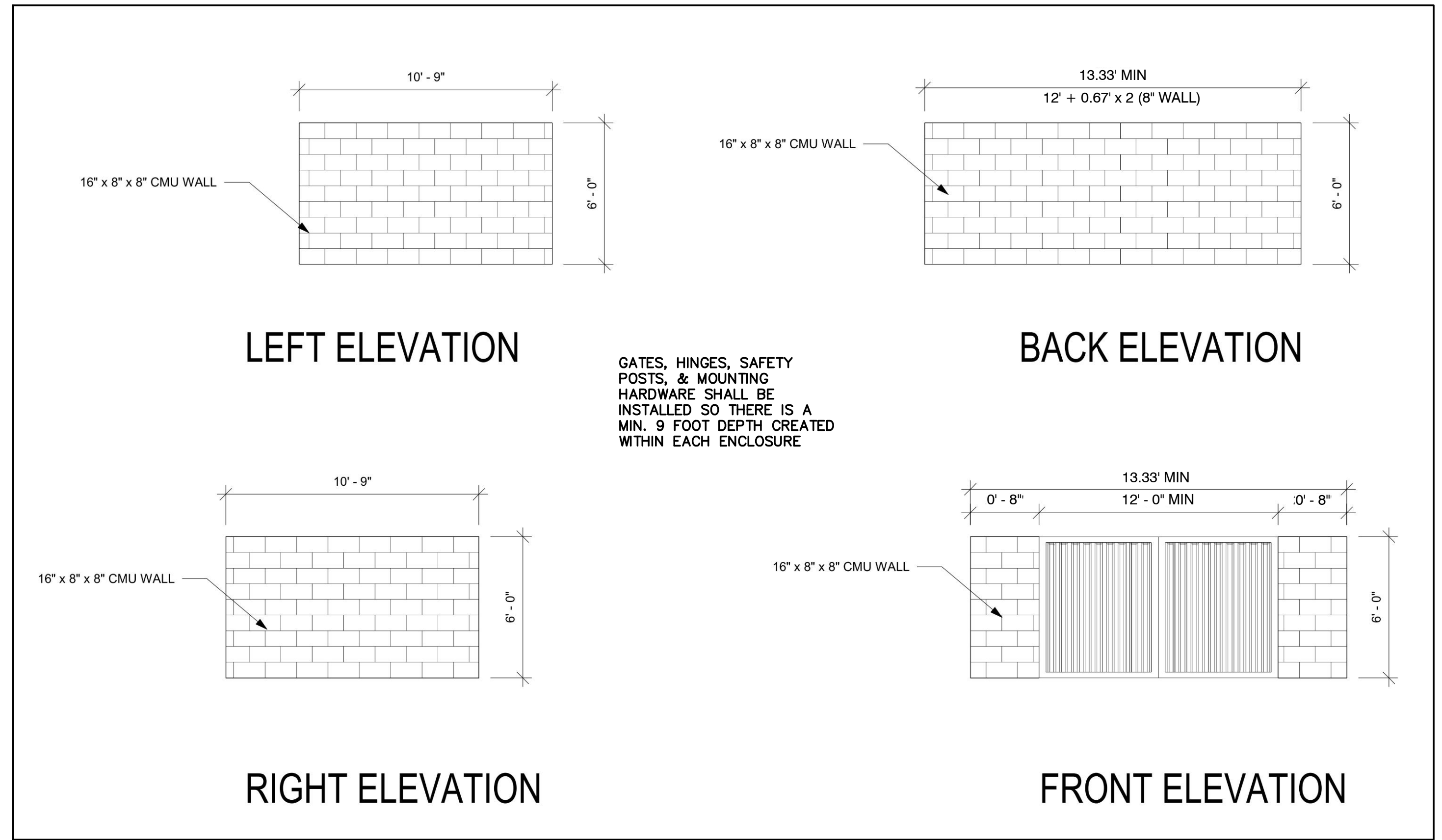
VIEW FENCE - W-102 (STREET FRONTAGE)

3/8" = 1'-0"

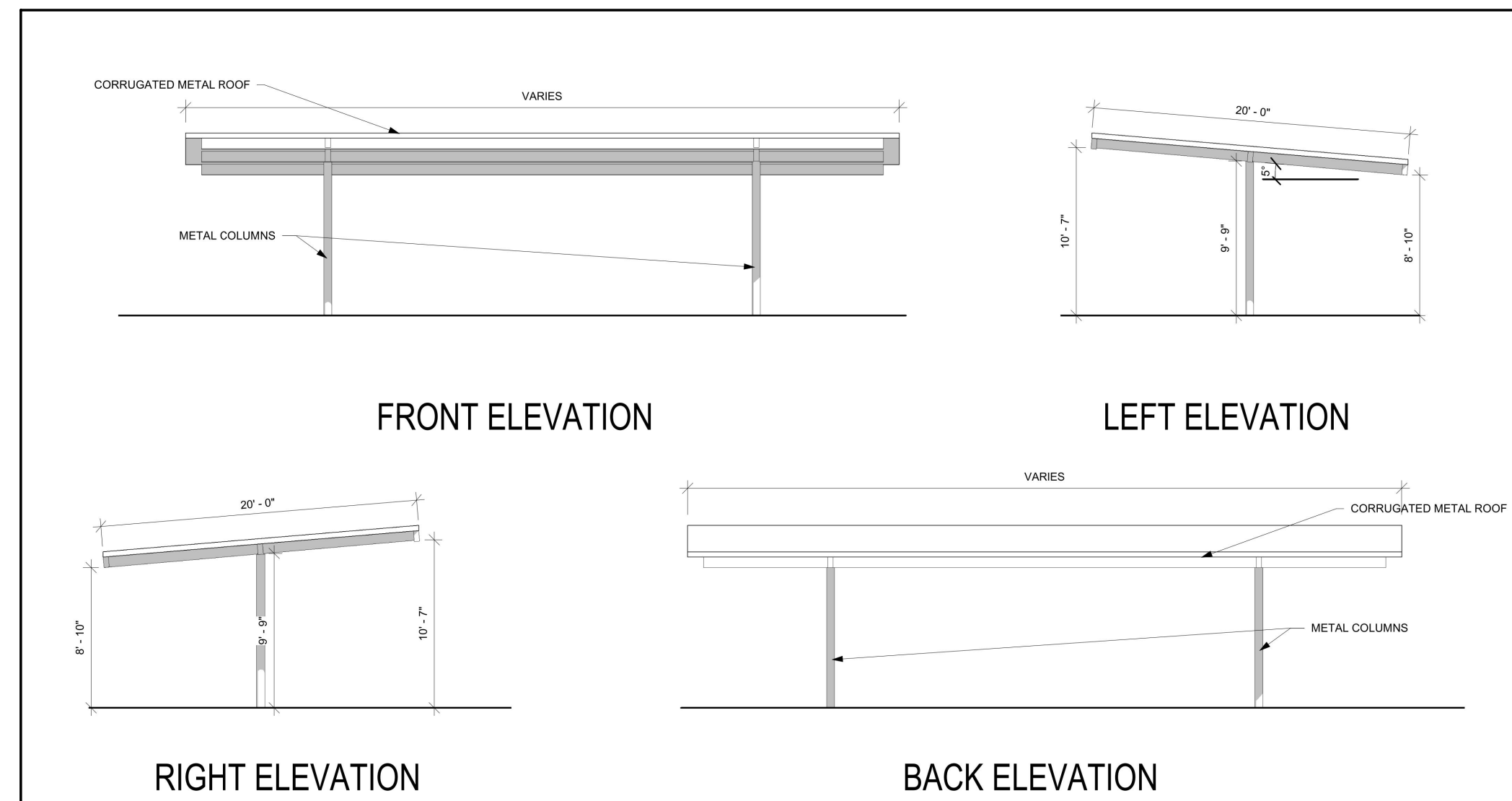


PERIMETER WALL (EAST, WEST & SOUTH)

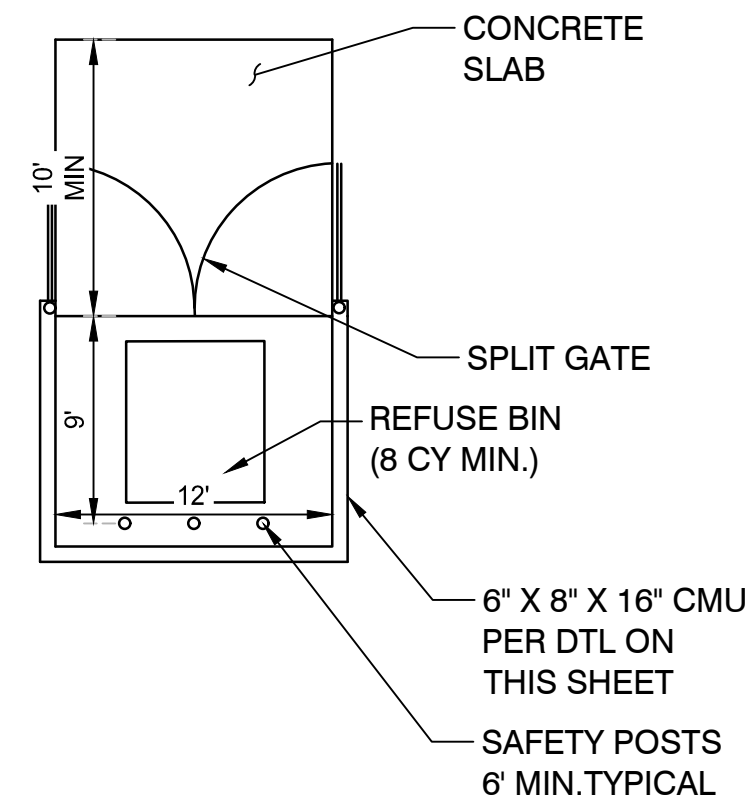
3/8" = 1'-0"



TRASH ENCLOSURE ELEVATIONS - SINGLE



COVERED PARKING STRUCTURE



TRASH ENCLOSURE DETAIL

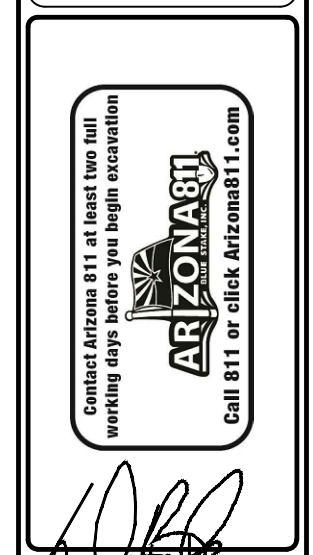
PER C.O.M. M-62.02.1; -.03; -.04.1; -.04.2

BFHgroup
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446

REVISIONS

DETAIL SHEET
GARDENS AT MERIDIAN
1138 S. MERIDIAN RD, MESA, AZ 85208

JOB No: 0020210120
Drawn By: PJ
Checked: DB



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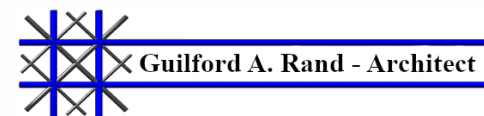
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00202210130
PRELIM SITE PLAN
SHEET NO.
4
4 OF 4



FRONT ELEVATION

	STUCCO - ERGET WHITE	STUCCO - STONEHENGE GREIGE	PLANK LAP SIDING - TIMBER BARK	CULTURED STONE - LEDGESTONE	GLAZING / DOORS
FRONT	24%	15%	6%	35%	19%
LEFT	24%	18%	11%	33%	14%
BACK	24%	15%	6%	35%	19%
RIGHT	24%	18%	11%	33%	14%

MATERIAL LEGEND	
NUMBER	MATERIAL
01	STUCCO - EGERT WHITE
02	STUCCO - STONEHENGE GREIGE
04	CULTURED STONE - LEDGESTONE
05	VINYL FRAMED WINDOWS
06	PLANK LAP SIDING - TIMBER BARK



24-PLEX
MERIDIAN GARDENS
MESA, AZ

SQUARE FOOTAGE

MAIN LEVEL	6576 SF
SECOND LEVEL	6576 SF
THIRD LEVEL	6576 SF
TOTAL AREA	19728 SF

8/30/2023

A1



962 W 800 N, OREM, UT 84057
 801.735.6314 | greg@legacyhomedesign.com
 legacyhomedesign.com



3707 E. Southern Avenue
 Mesa, AZ 85206
 Phone: 480.734.1446



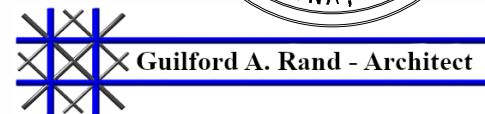
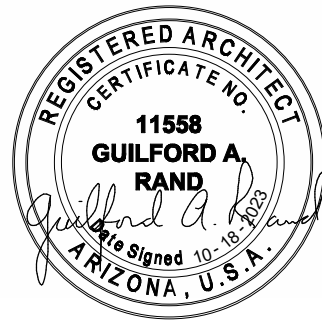
BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



24-PLEX
 MERIDIAN GARDENS
 MESA, AZ

SQUARE FOOTAGE

MAIN LEVEL	6576 SF
SECOND LEVEL	6576 SF
THIRD LEVEL	6576 SF
TOTAL AREA	19728 SF

8/30/2023

A2

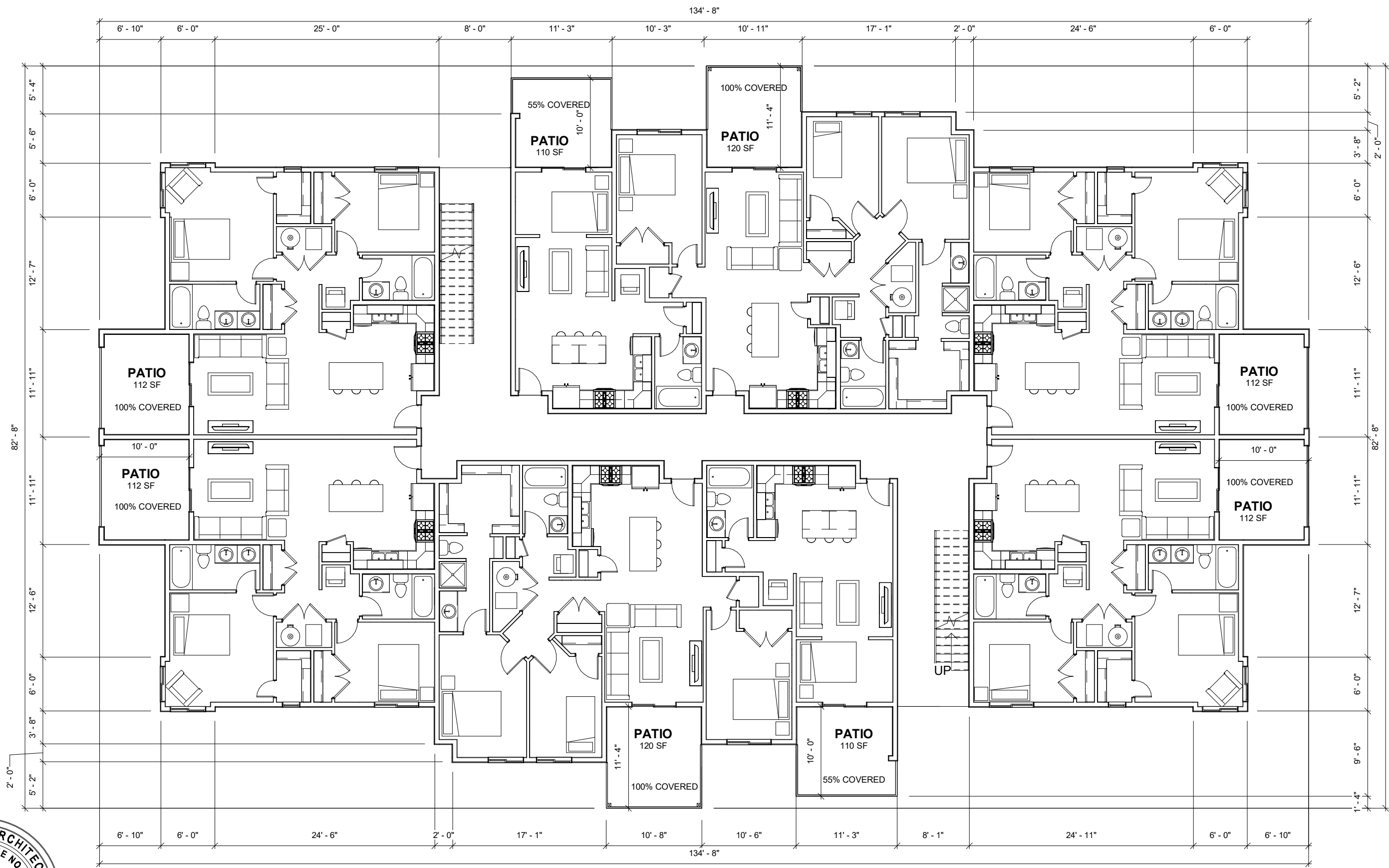
Legacy
 Drafting and Design

962 W 800 N, OREM, UT 84057
 801.735.6314 | greg@legacyhomedesign.com
 legacyhomedesign.com

GBFH
 Group

3707 E. Southern Avenue
 Mesa, AZ 85206
 Phone: 480.734.1446

962 W 800 N, OREM, UT 84057
 801.362.0343 | archcoalition@hotmail.com



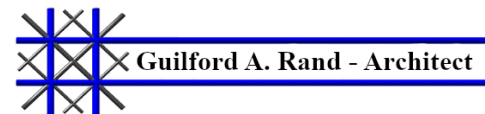
MAIN LEVEL



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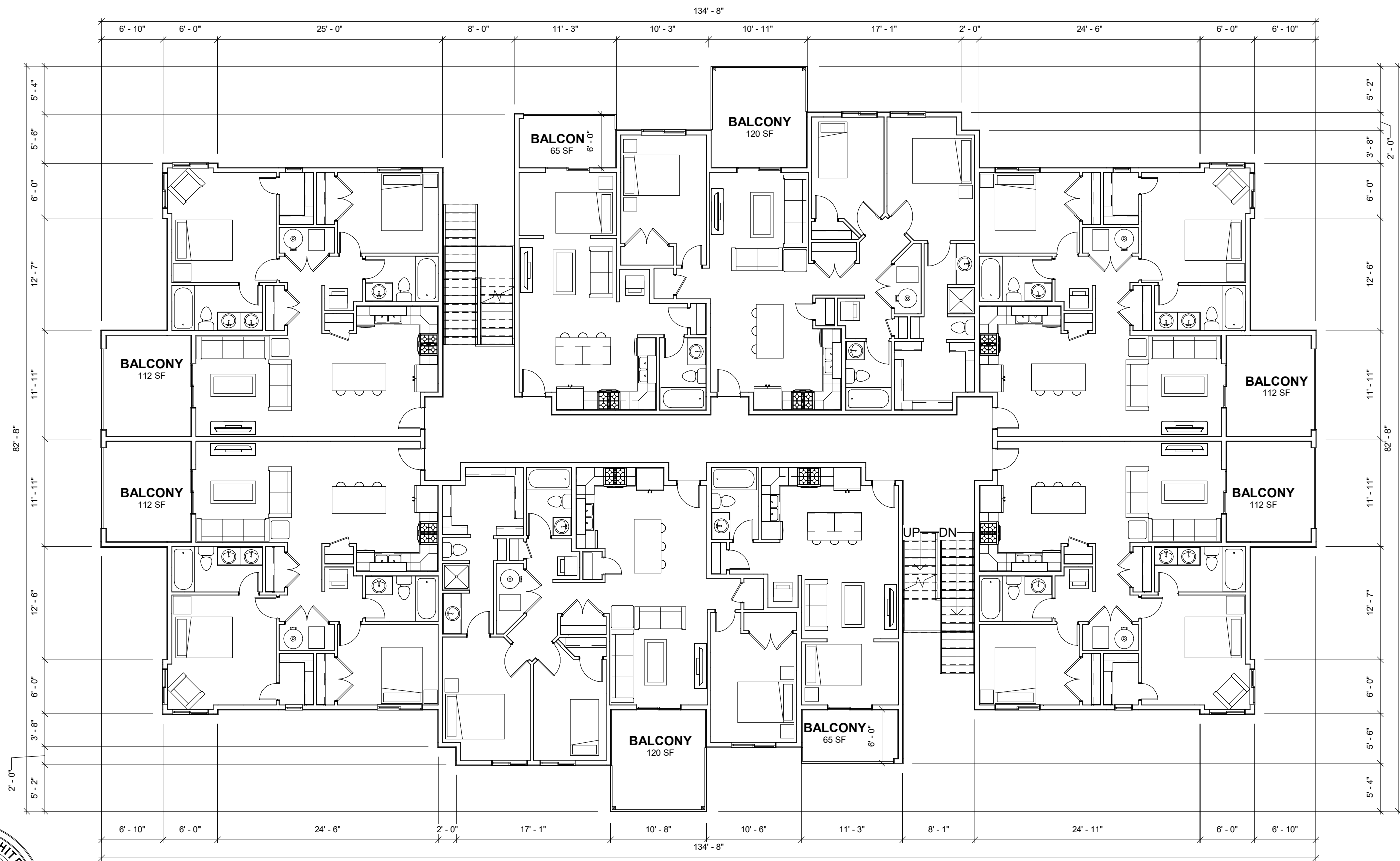
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MERIDIAN GARDENS
MESA, AZ

SQUARE FOOTAGE

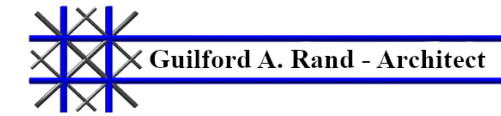
MAIN LEVEL	6576 SF
SECOND LEVEL	6576 SF
THIRD LEVEL	6576 SF
TOTAL AREA	19728 SF

8/30/2023

A3



SECOND LEVEL



24-PLEX
MERIDIAN GARDENS
MESA, AZ

SQUARE FOOTAGE

MAIN LEVEL	6576 SF
SECOND LEVEL	6576 SF
THIRD LEVEL	6576 SF
TOTAL AREA	19728 SF

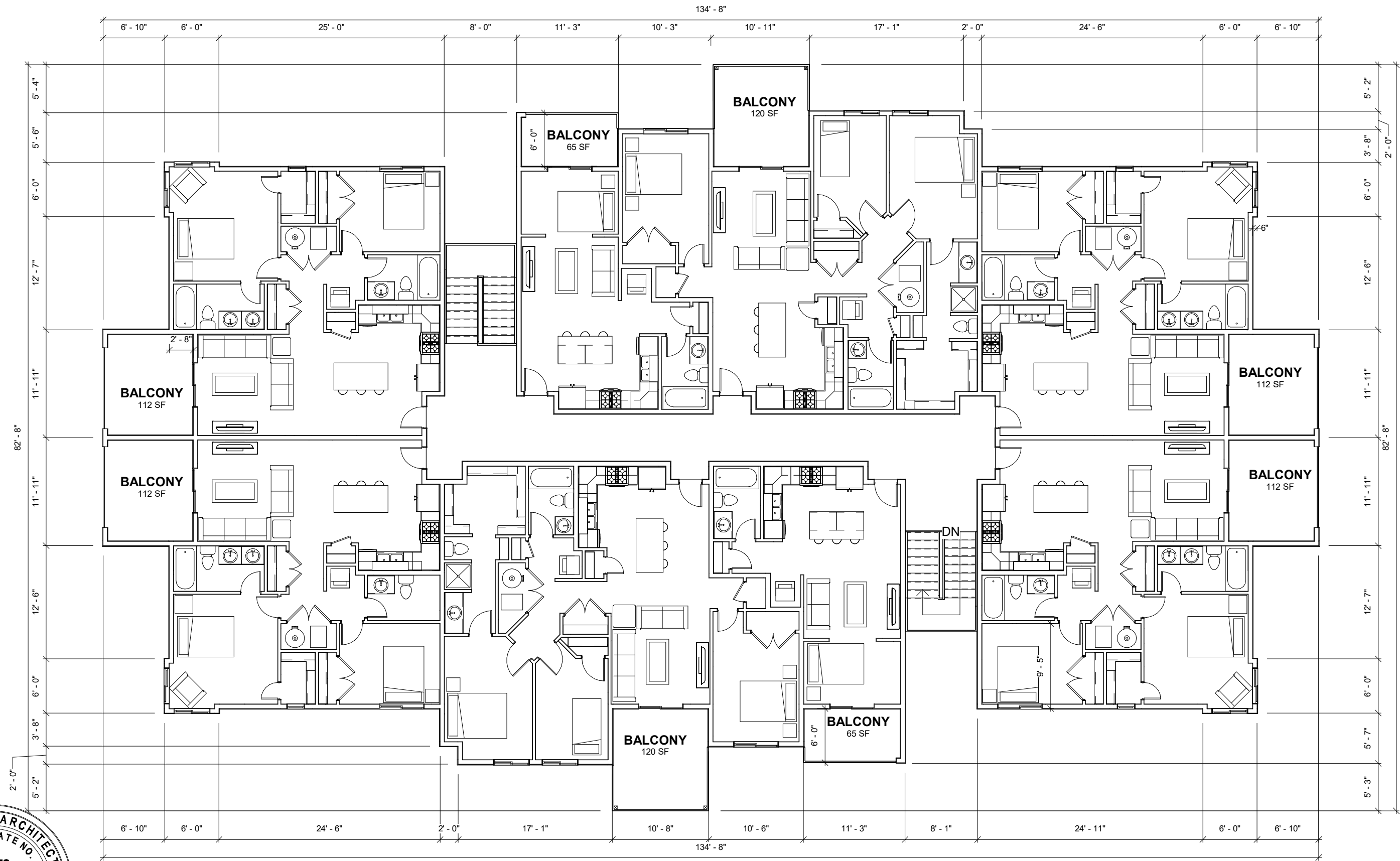
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A4

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 801.735.6314 | greg@legacyhomedesign.com
 legacyhomedesign.com

3707 E. Southern Avenue
 Mesa, AZ 85206
 Phone: 480.734.1446

962 W 800 N, OREM, UT 84057
 801.362.0343 | archcoalition@hotmail.com



THIRD LEVEL

24-PLEX
MERIDIAN GARDENS
MESA, AZ

SQUARE FOOTAGE

MAIN LEVEL	6576 SF
SECOND LEVEL	6576 SF
THIRD LEVEL	6576 SF
TOTAL AREA	19728 SF

8/30/2023

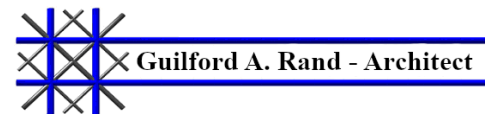
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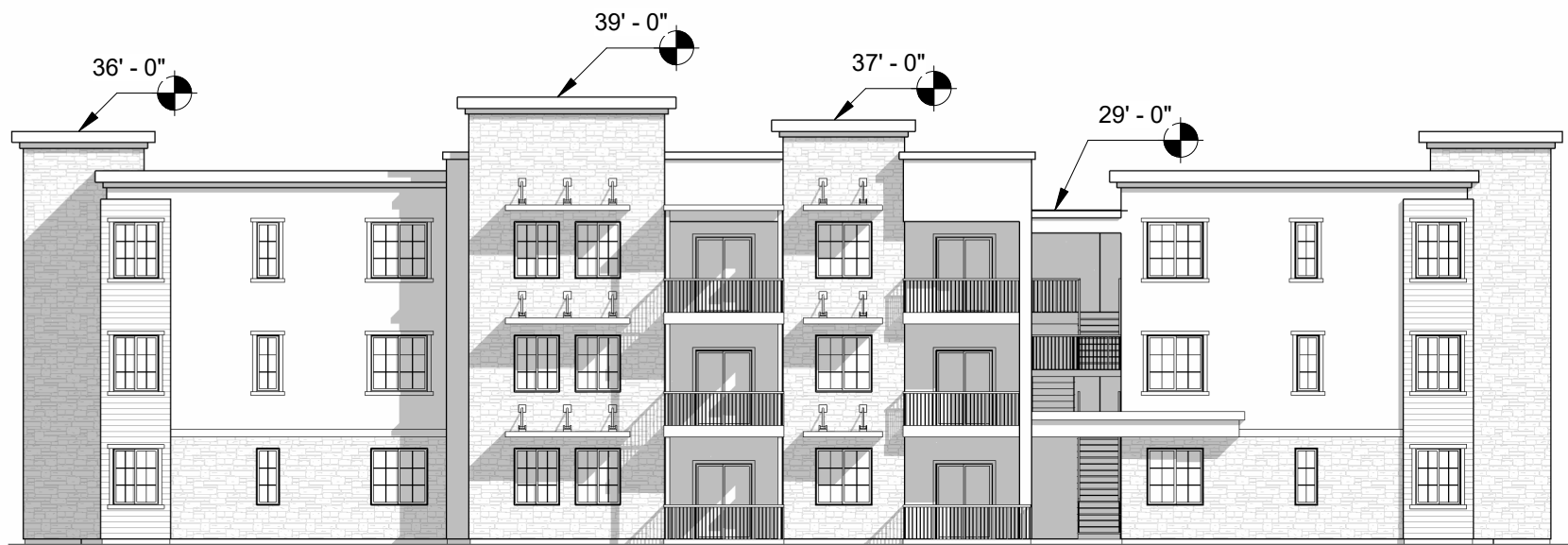
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 801.735.6314 | greg@legacyhomedesign.com
 legacyhomedesign.com



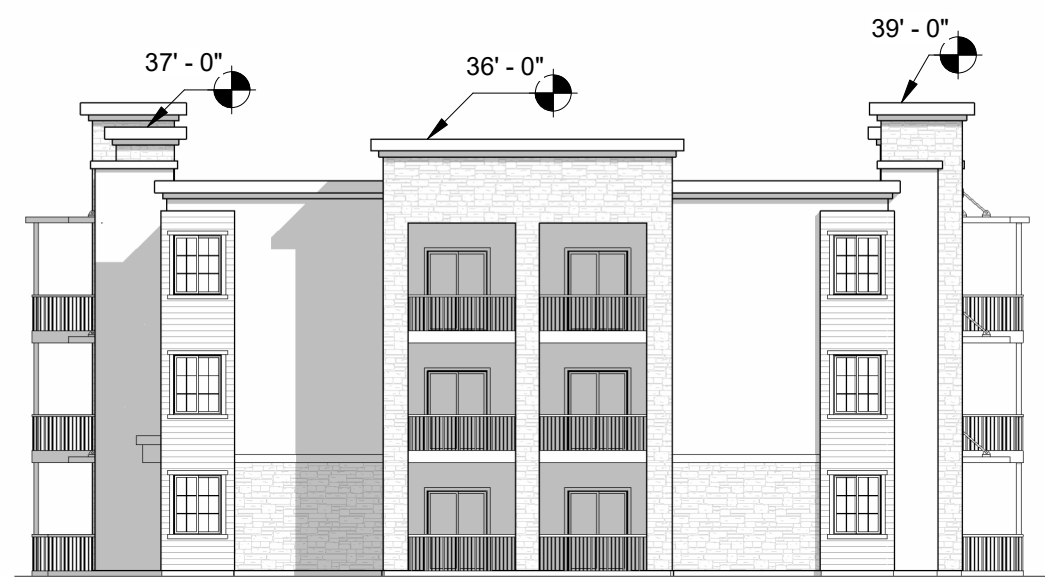
3707 E. Southern Avenue
 Mesa, AZ 85206
 Phone: 480.734.1446



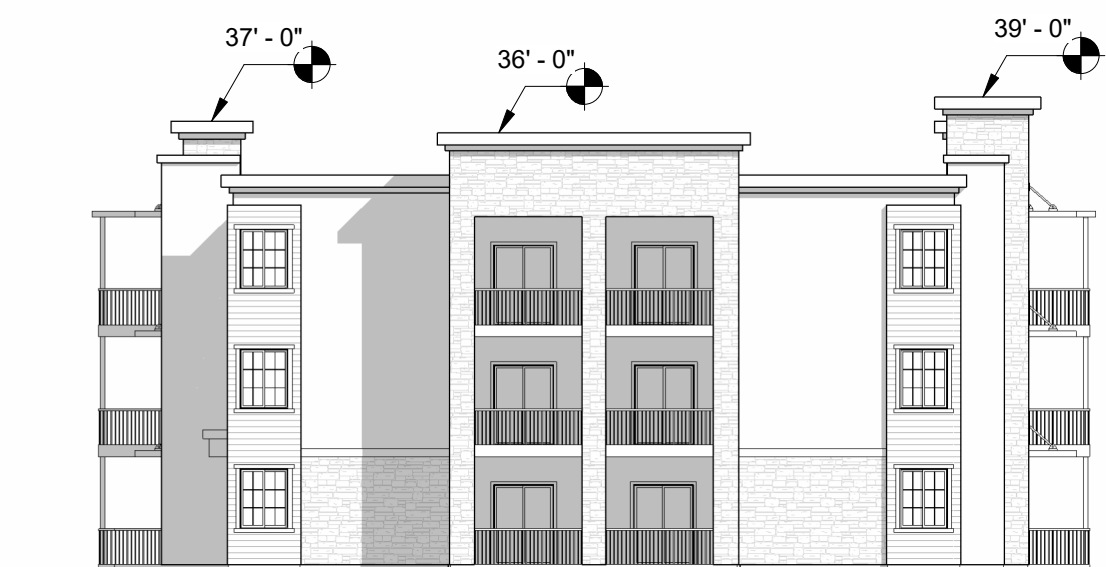
962 W 800 N, OREM, UT 84057
 801.362.0343 | archcoalition@hotmail.com



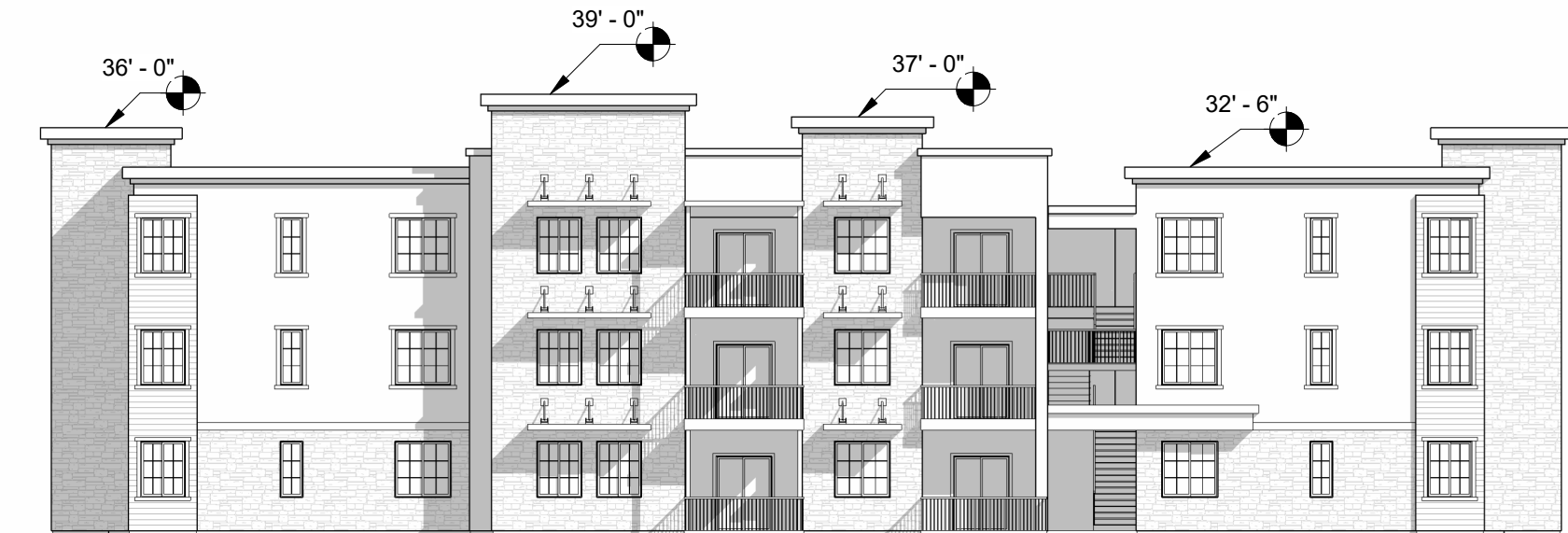
BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



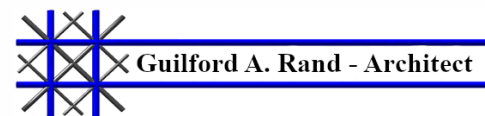
FRONT ELEVATION



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legacyhomedesign.com



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Phone: 480.734.1446



962 W 800 N, OREM, UT 84057
801.362.0343 | archcoalition@hotmail.com

24-PLEX

MERIDIAN GARDENS

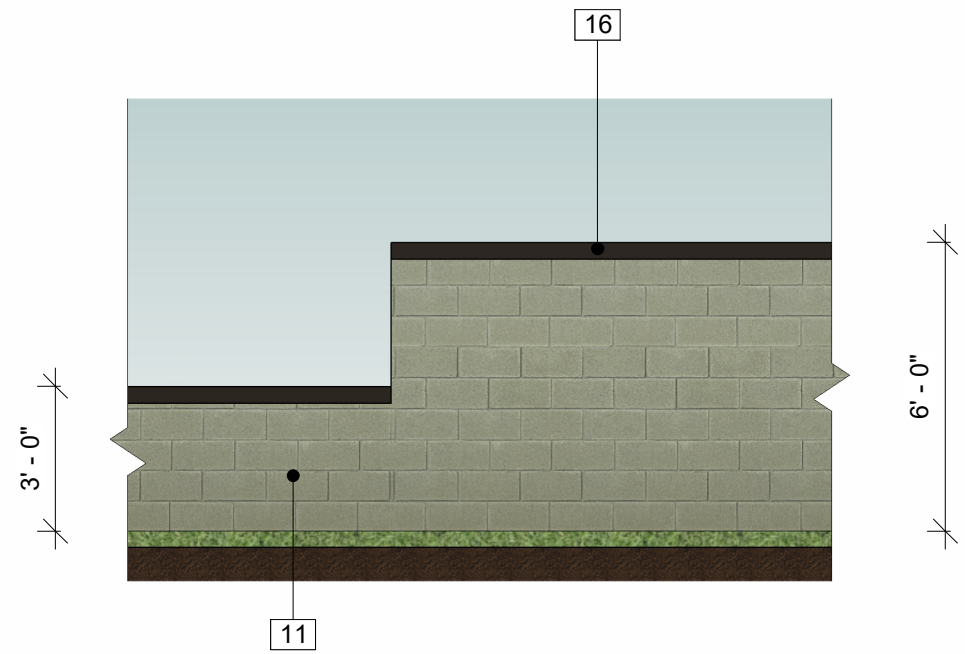
MESA, AZ

SQUARE FOOTAGE

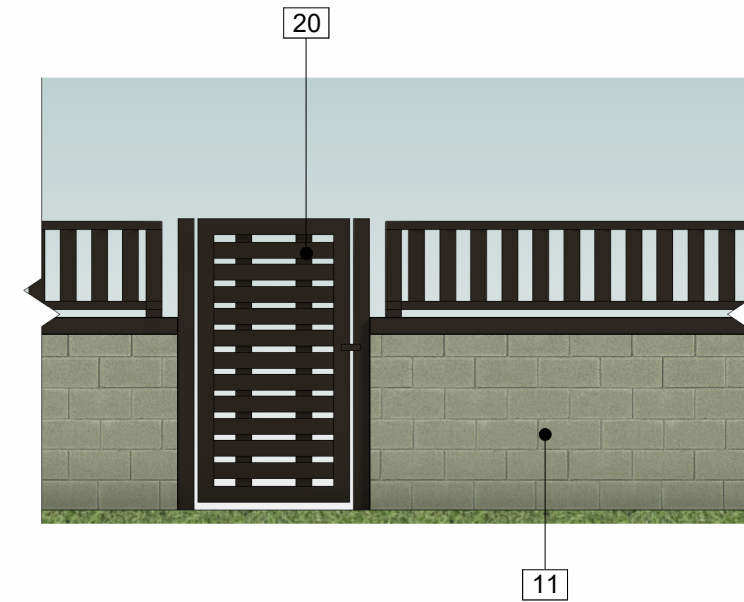
MAIN LEVEL	6576 SF
SECOND LEVEL	6576 SF
THIRD LEVEL	6576 SF
TOTAL AREA	19728 SF

8/30/2023

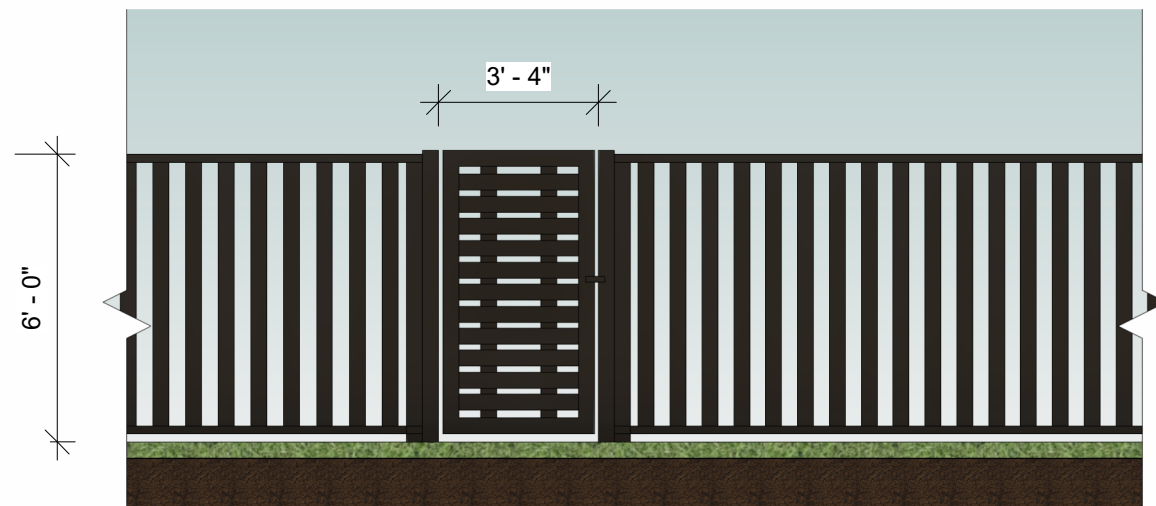
A6



SITE WALLS

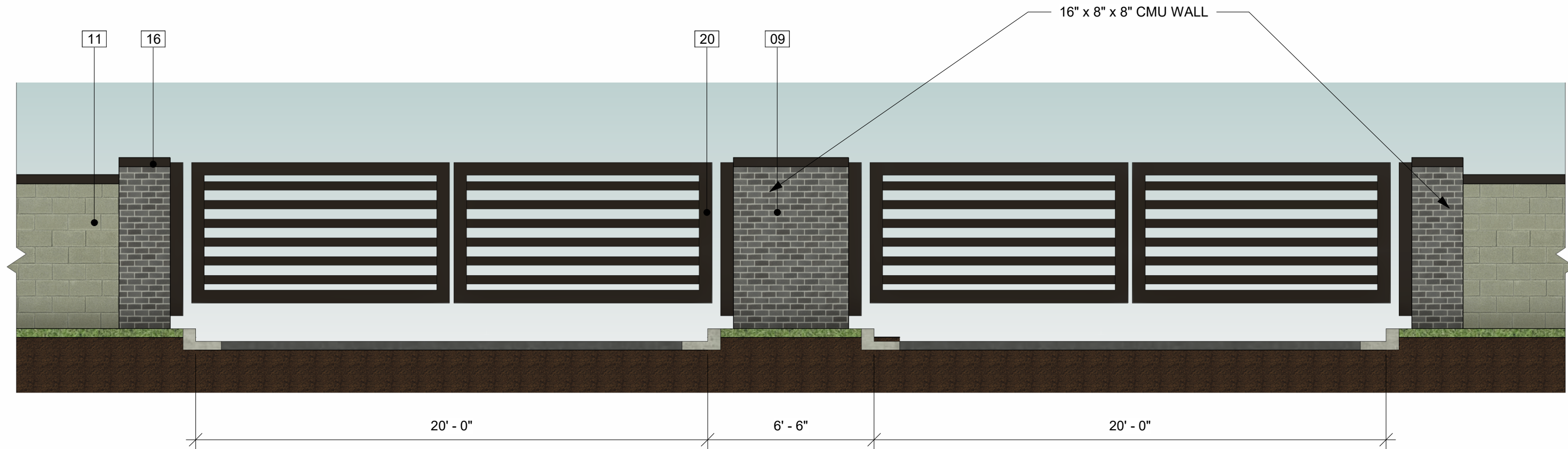


VIEW WALL



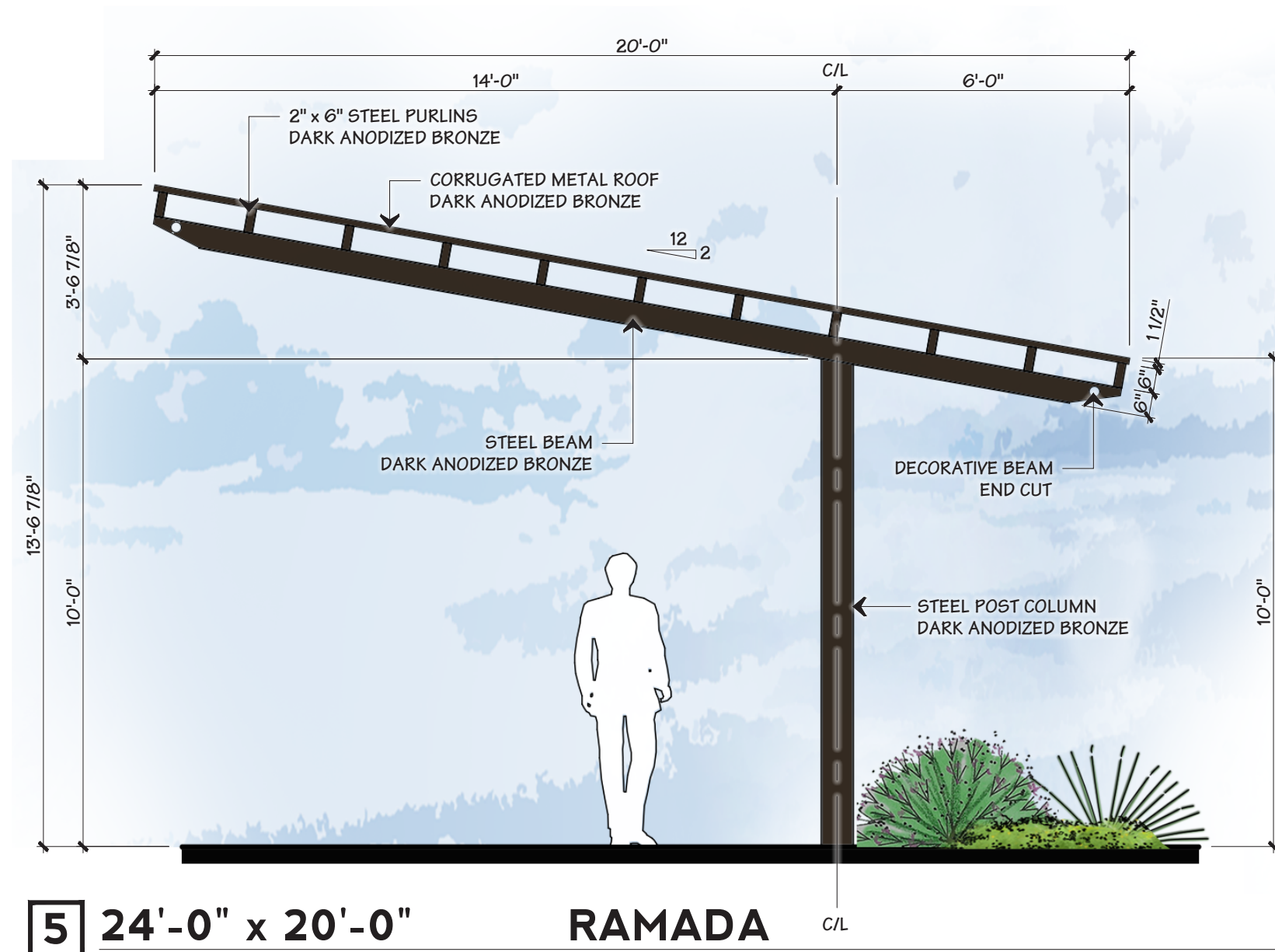
POOL FENCE

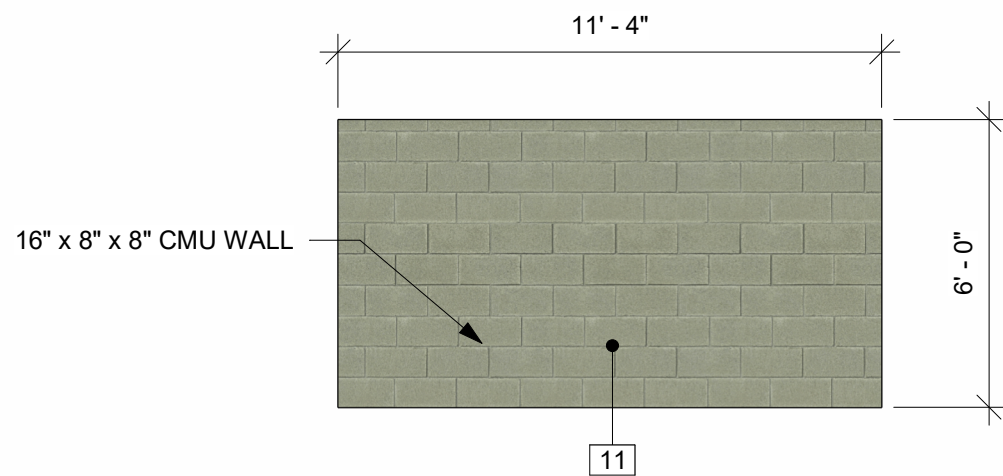
MATERIAL LEGEND	
NUMBER	MATERIAL
09	CMU WITH BRICK VENEER
11	CMU WALL - PAINTED TO MATCH SURROUNDING BUILDINGS
16	4" SOLID CMU CAP PAINTED TO MATCH DARK ANODIZED BRONZE
20	METAL - DARK ANODIZED BRONZE



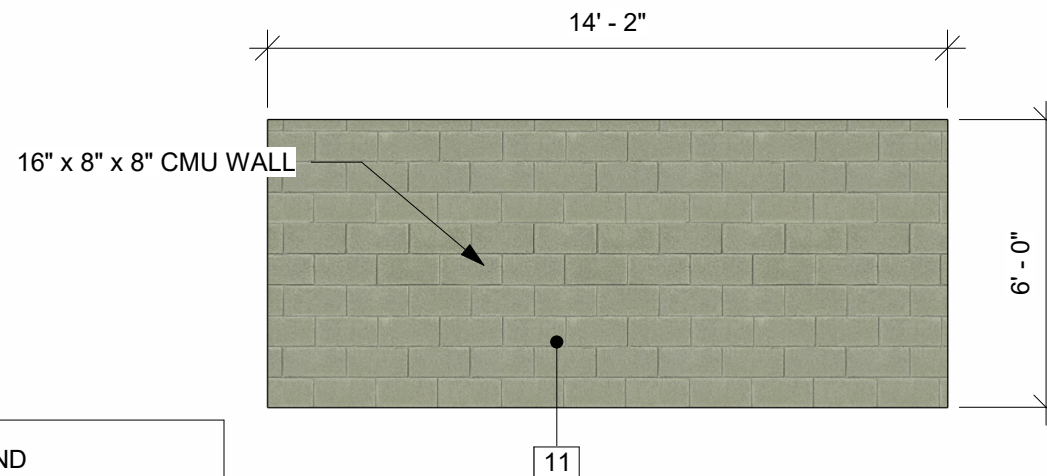
FRONT GATE

MATERIAL LEGEND	
NUMBER	MATERIAL
09	CMU WITH BRICK VENEER
11	CMU WALL - PAINTED TO MATCH SURROUNDING BUILDINGS
16	4" SOLID CMU CAP PAINTED TO MATCH DARK ANODIZED BRONZE
20	METAL - DARK ANODIZED BRONZE



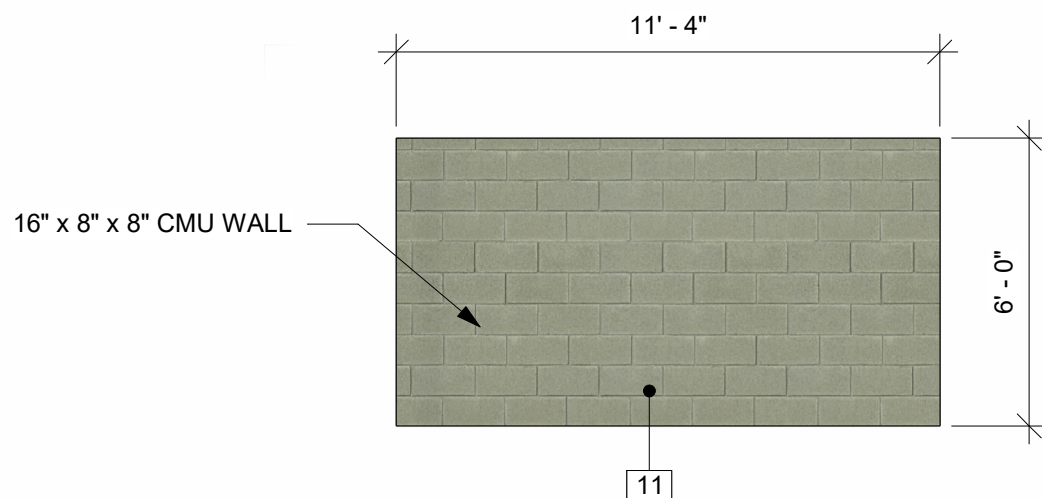


LEFT ELEVATION

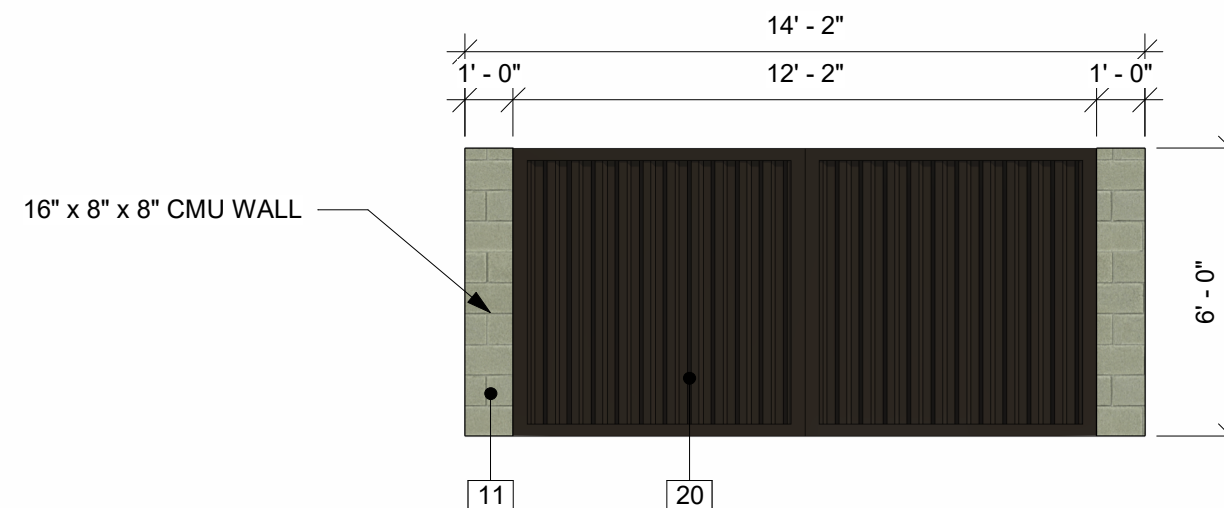


BACK ELEVATION

MATERIAL LEGEND	
NUMBER	MATERIAL
11	CMU WALL - PAINTED TO MATCH SURROUNDING BUILDINGS
20	METAL - DARK ANODIZED BRONZE



RIGHT ELEVATION



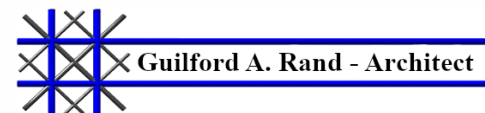
FRONT ELEVATION



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legacyhomedesign.com



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Mesa, AZ 85206
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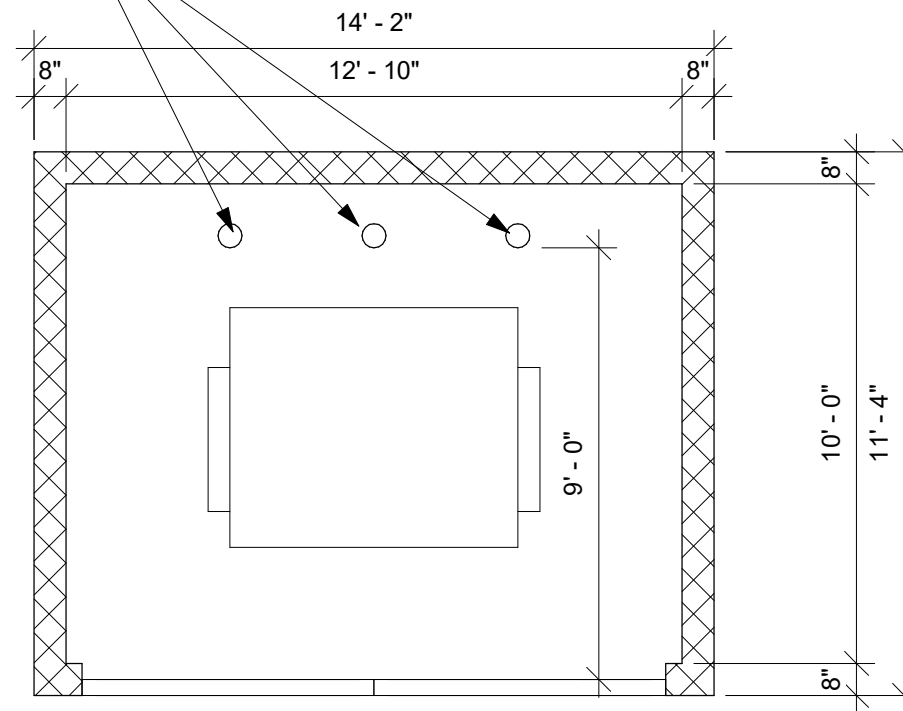
DUMPSTER ENCLOSURE
MERIDIAN GARDENS
MESA, AZ

SQUARE FOOTAGE

9/11/2023

A1

6" DIAMETER, 6' TALL STEEL POSTS



GROUND LEVEL

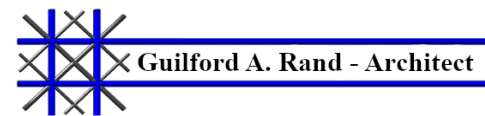
SCALE 1/4" = 1'-0"



962 W 800 N, OREM, UT 84057
801.735.6314 | greg@legacyhomedesign.com
legacyhomedesign.com



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Mesa, AZ 85206
Phone: 480.734.1446



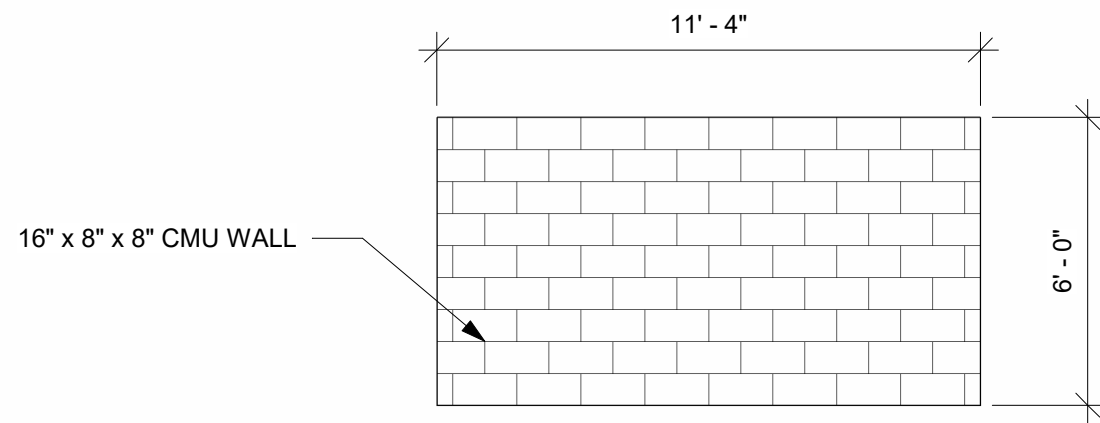
962 W 800 N, OREM, UT 84057
801.362.0343 | archcoalition@hotmail.com

DUMPSTER ENCLOSURE
MERIDIAN GARDENS
MESA, AZ

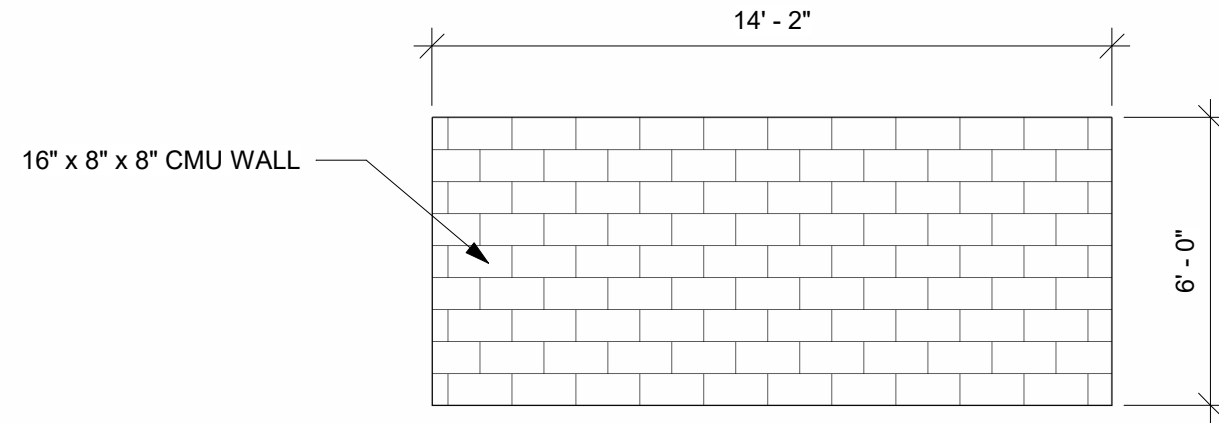
SQUARE FOOTAGE

9/11/2023

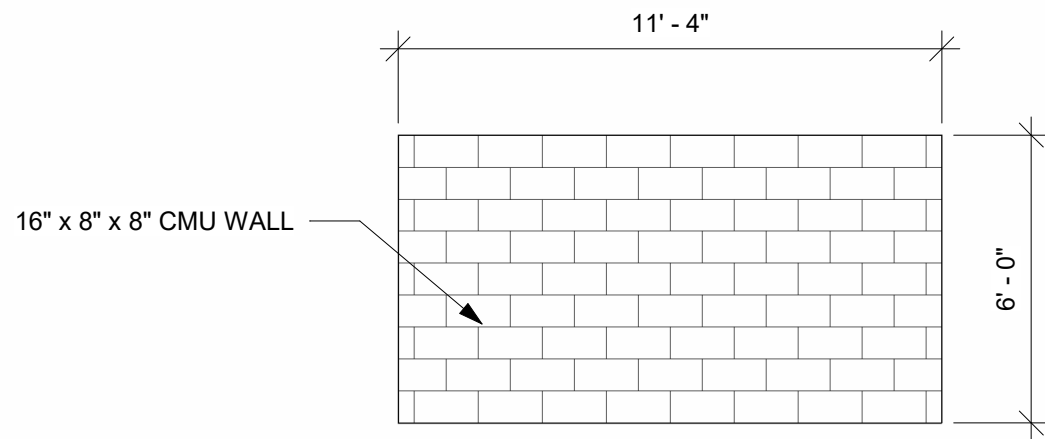
A2



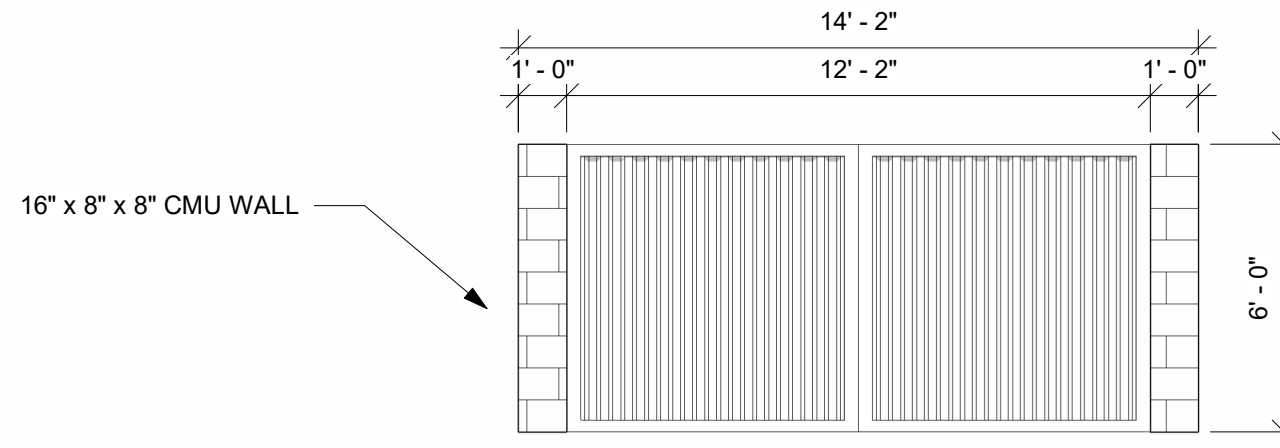
LEFT ELEVATION



BACK ELEVATION

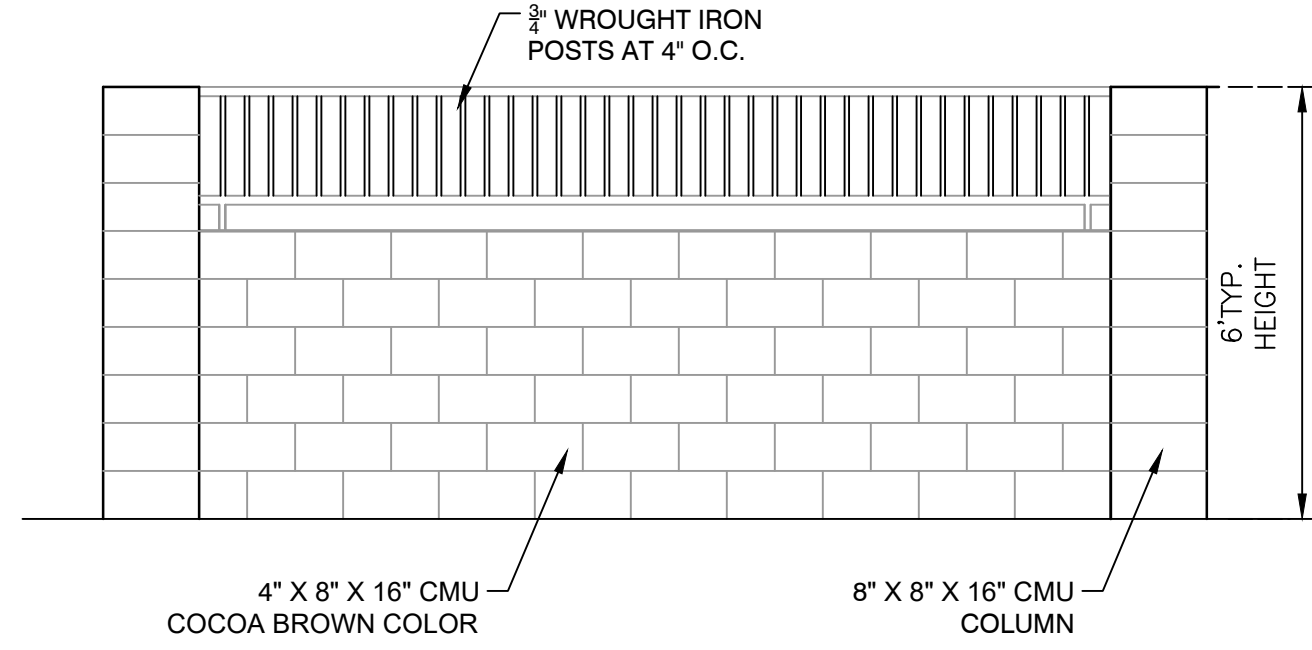


RIGHT ELEVATION



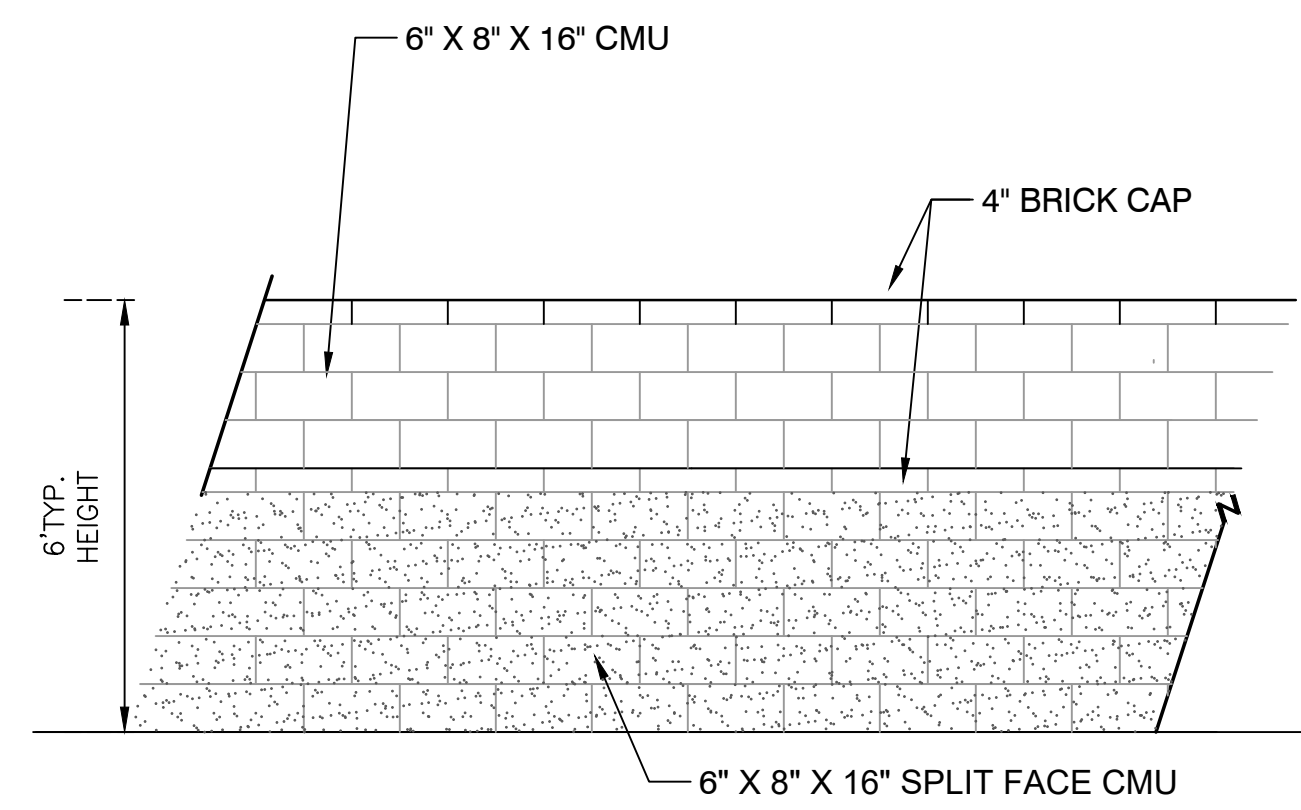
FRONT ELEVATION

C:\Users\ldevids\OneDrive\Documents\GeneralShare\2022\02022210130BFH\MERIDIAN GARDENS\JMG\CIVIL\PRELIMINARY\PRELIMINARY SITE PLAN_2023-07-20\02022210130_PSP.dwg, 09/11/2023 10:21:00 AM



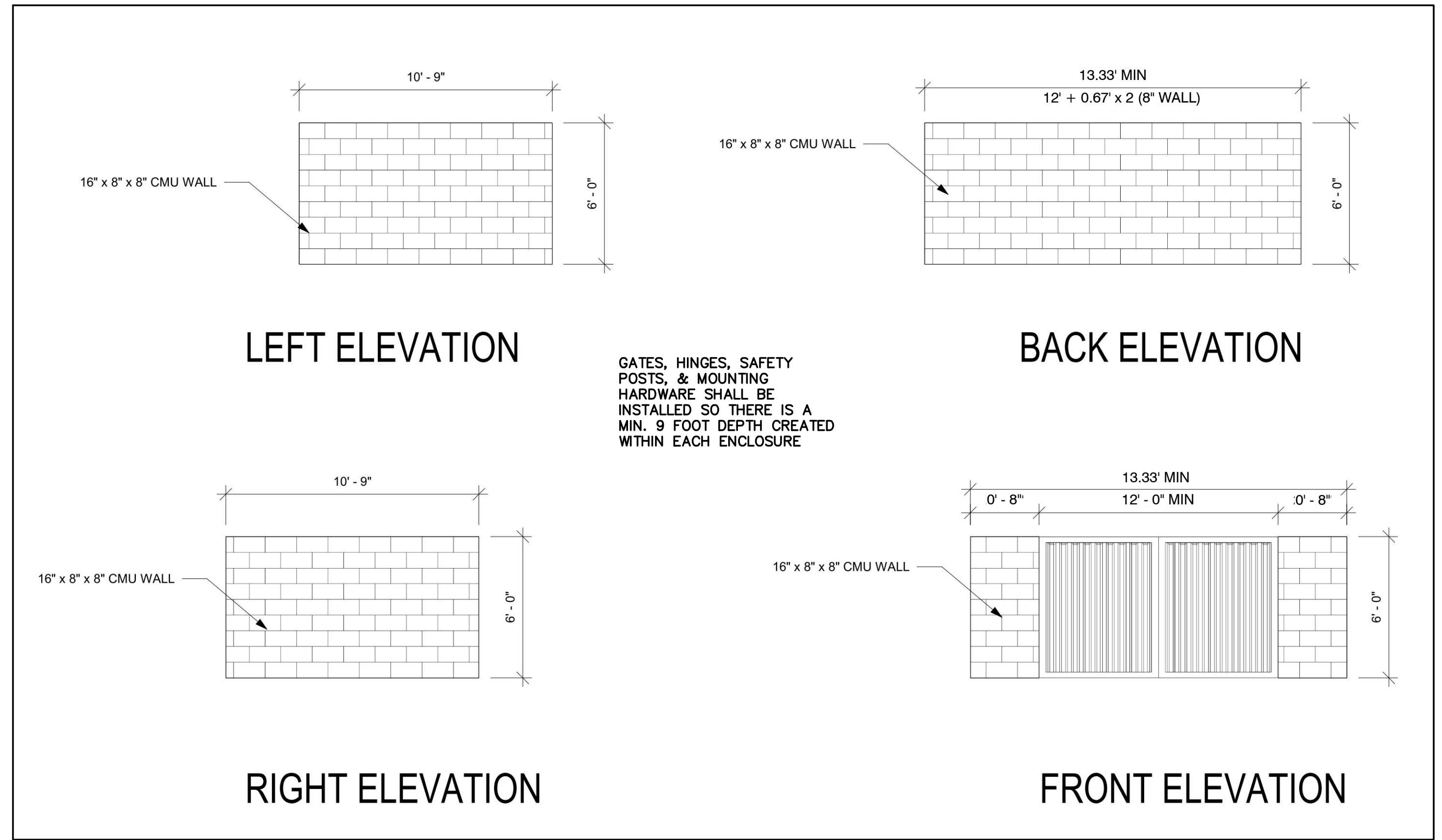
VIEW FENCE - W-102 (STREET FRONTAGE)

3/8" = 1'-0"

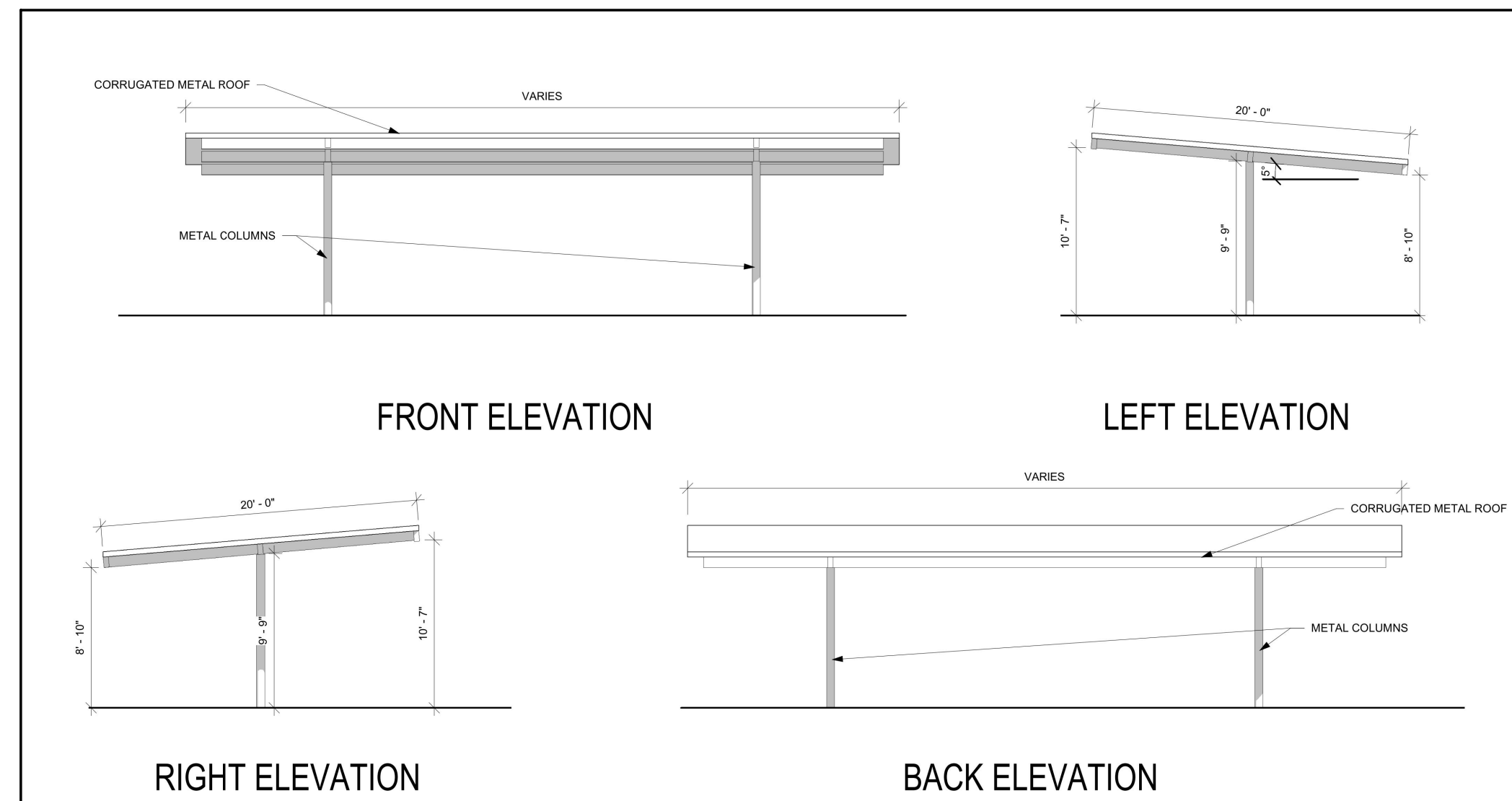


PERIMETER WALL (EAST, WEST & SOUTH)

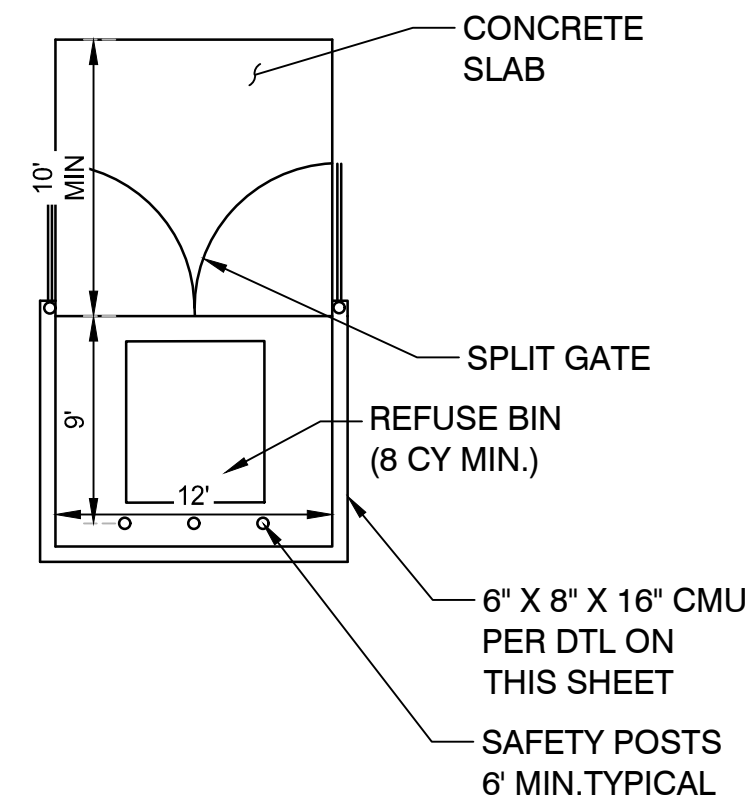
3/8" = 1'-0"



TRASH ENCLOSURE ELEVATIONS - SINGLE



COVERED PARKING STRUCTURE



TRASH ENCLOSURE DETAIL

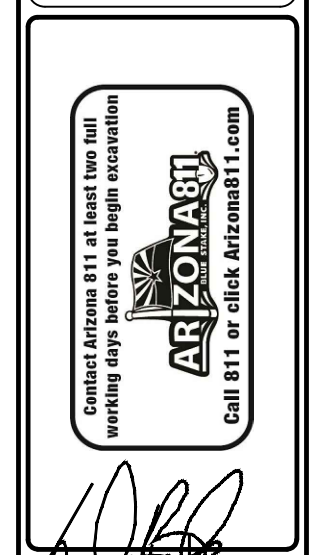
PER C.O.M. M-62.02.1; -.03; -.04.1; -.04.2

BFHgroup
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446

REVISIONS

DETAIL SHEET
GARDENS AT MERIDIAN
1138 S. MERIDIAN RD, MESA, AZ 85208

JOB No: 00202210120
Drawn By: PJ
Checked: DB



NOT APPROVED FOR CONSTRUCTION

JOB NO.
00202210130
PRELIM SITE PLAN
SHEET NO.
4
4 OF 4

**CITIZEN'S PARTICIPATION PLAN FOR
"Meridian Gardens"**

Located in Mesa, Arizona.



Prepared By:

BFH GROUP, LLC
3707 E. Southern Avenue
Mesa, AZ 85206
Ph: 480.734.1446
Email: davidb@thebfhgroup.com
Attn: David M. Bohn, P.E.



CITIZEN'S PARTICIPATION PLAN FOR "MERIDIAN GARDENS"

TABLE OF CONTENTS

1. PURPOSE OF REQUEST
2. NOTIFICATION AND PROCEDURE
3. AFFECTED PARTIES COMMUNICATION

PURPOSE OF REQUEST

BFH Group is delighted to present to the City of Mesa this application with corresponding narrative and exhibits for the Rezoning and Design Review submittal and approval. Per request by the applicant, the purpose of the Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools, and businesses in the general vicinity of the site to request application for rezoning the proposed 5.65 acre apartment-style residential development. The site is located at 1138 S. Meridian Road, Mesa, AZ 85208, more specifically the northwest corner of Meridian Road and Southern Avenue. The application will be to rezone the property from RS-43 to RM-2 for the proposed development intended to be 72 residential units. This plan is to ensure all affected by this application, whether immediately adjacent or indirectly, will have an opportunity to learn about what is being planned and provide comment on the proposal.

CONTACT PERSON:

DAVID BOHN – BFH GROUP
3707 E. SOUTHERN AVENUE
MESA, AZ 85206
480.734.1446
EMAIL: davidb@thebfhgroup.com

NOTIFICATION AND PROCEDURE

BFH Group intends to follow the notification procedure outlined by the City of Mesa Citizen Participation Plan process. All Rezoning documents shall be submitted to the assigned City of Mesa planning staff. Per this Citizen's Participation Plan and upon administrative approval from City of Mesa planning staff, BFH Group will notify all property owners within 1000' of the subject property of the intention to propose a Rezoning to the subject property. At the same time, signage will be posted that will provide the days and times for all pertinent meetings including, neighborhood meetings, Planning and Zoning Hearings, and City Council Hearings. A neighborhood meeting will be held (on Zoom) that will allow adjacent residents and other interested parties the opportunity to ask questions and provide opinions on what the proposed Minor General Plan Amendment and rezoning will be. BFH Group will consolidate this correspondence as well as any other communication received and prepare a final report summarizing the community's inputs and documenting all notification materials. This will be

delivered to the corresponding planning staff for review and ultimately to the Planning Commission and City Council for review and approval.

Attached in this appendix are all pertinent documents and notification forms as required by this Citizen Participation Plan.

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. Property owners within 1,000 feet from the site
 - d. Mesa Public Schools District in writing, with copies to Skyline High School, Fremont Junior High School, and Madison Elementary School.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, and invitation to a neighborhood meeting to be held onsite or Zoom.
3. Presentations can be made to groups of citizens or associations upon request.

AFFECTED PARTIES QUESTIONS AND COMMUNICATION

It is understood by the applicant that there is potential for members of the surrounding neighborhood as well as other “interested parties” that may be concerned about an adverse effect that modifying the General Plan or current zoning would have on the area. Such concerns may include the need for safety precautions due to the additional traffic, impact to the local schools, proposed architecture of the units, or open space of the site, to name a few.

The developer anticipates potential for concerns and welcomes the questions that the neighbors would have. Individuals affected by the property rezoning would have the ability to call or email the applicant directly as well as have the opportunity to share during the neighborhood meeting. The applicant would be happy to meet with them on an individual basis or continue the conversation over the phone or email. If there are any significant changes to the Site Plan, the applicant is willing to have another neighborhood meeting as necessary to ensure all concerns and suggestions have been considered and/or addressed.

Correspondence with interested individuals will be documented in the final report and any concerns will be relayed to the Planning department staff member overseeing the Citizen Participation Plan process.

ANTICIPATED SCHEDULE:

Presubmittal Meeting	July 21, 2022
Rezoning Application	March 1, 2023
Notifications sent	April 15, 2023
Neighborhood meeting	April 30, 2023
Additional meeting (if needed)	May 15, 2023
Submittal of Citizen Participation Report	May 30, 2023
Planning and Zoning Hearing	June 15, 2023

CITIZEN'S PARTICIPATION REPORT FOR "Meridian Gardens"

Located in Mesa, Arizona.



Prepared By:

BFH GROUP, LLC
3707 E. Southern Avenue
Mesa, AZ 85206
Ph: 480.734.1446
Email: davidb@thebfhgroup.com
Attn: David M. Bohn, P.E.



CITIZEN'S PARTICIPATION PLAN FOR "MERIDIAN GARDENS"

TABLE OF CONTENTS

1. PURPOSE OF REQUEST
2. NOTIFICATION AND PROCEDURE
3. AFFECTED PARTIES COMMUNICATION

PURPOSE OF REQUEST

BFH Group is delighted to present to City of Mesa this application with corresponding narrative and exhibits for the Rezoning and Design Review Application. Per request by the applicant, the purpose is to request for a rezoning from RS-43 (Low Density Residential) to RM-4 PAD, as well as overall Site Plan review and approval to the proposed 4.19 acre net (5.65 acre gross) apartment-style residential development located at the northeast corner of Meridian Road and Southern Avenue, Mesa, AZ 85207, more specifically APN: 220-09-002F. The proposed development is intended to be 72 residential units with a proposed net density of 17.18 du/ac. This plan is to ensure all affected by this application, whether immediately adjacent or indirectly, will have an opportunity to learn about what is being planned and provide comment on the proposal.

CONTACT PERSON:

DAVID BOHN – BFH GROUP
3707 E. SOUTHERN AVENUE
MESA, AZ 85206
480.734.1446
EMAIL: davidb@thebfhgroup.com

NOTIFICATION AND PROCEDURE

BFH Group has followed the notification procedure outlined by the City of Mesa Citizen Participation Plan process. All Rezoning documents have been submitted to the assigned City of Mesa planning staff. Per this Citizen's Participation Plan and upon administrative approval from City of Mesa planning staff, BFH Group has notified all property owners within 1000' of the subject property of the intention to propose a Rezoning application to the subject property. At the same time, signage has been posted that will provide the days and times for all pertinent meetings including, neighborhood meetings, Planning and Zoning Hearings, and City Council Hearings. A neighborhood meeting was held (on Zoom) that allowed adjacent residents and other interested parties the opportunity to ask questions and provide opinions on what the proposed rezoning will be. BFH Group has consolidated any correspondence as well as any other communication received to prepare this Plan summarizing the community's inputs and documenting all notification materials. This has been delivered to the corresponding planning staff for review and ultimately to the Planning Commission and City Council for review and

approval. Attached in this appendix are all pertinent documents and notification forms as required by this Citizen Participation Report.

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. Property owners within 1,000 feet from the site
 - d. Mesa Public Schools District in writing, with copies to Skyline High School, Smith Junior High School, and Stevenson Elementary School.
2. All persons listed on the contact list that received a letter describing the project, project schedule, site plan, and invitation to a neighborhood meeting to be held onsite or Zoom.

AFFECTED PARTIES QUESTIONS AND COMMUNICATION

Correspondence with interested individuals is documented in this plan and any concerns have been relayed to the Planning department staff member overseeing the Citizen Participation Plan process.

1. Notice of the neighborhood meeting will be provided at least 15 calendar days prior to the Planning and Zoning meeting date in the following manner:
 - a. Written notices were sent out via mail to each identified property owner within 1000' of the property.
 - b. A sign will be posted by the City on the property providing a description of the request and the Planning and Zoning meeting date, time, and location.

Zoom Meeting Results:

Concern 1: There is potential that development of this site will negatively impact the existing traffic conditions.

Response: Developer will work with City of Mesa and MCDOT to ensure that whatever additional traffic volume generated by this site is to be accounted for with improvements to Meridian Road and Southern Avenue as needed.

Concern 2: Headlights from the parked cars will be bothersome.

Response: Developer is willing to work with City staff to provide screening.

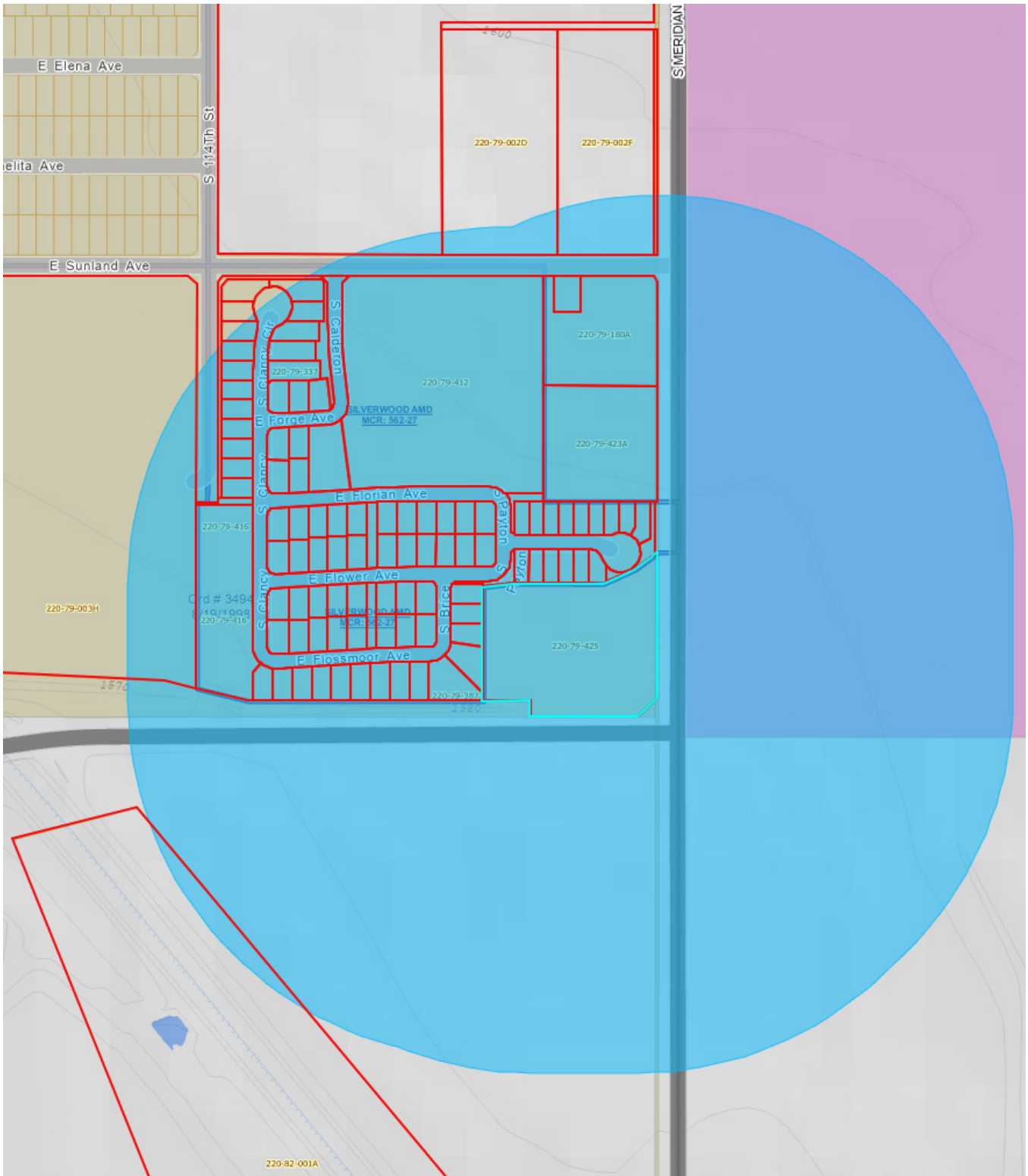
Concern 3: Clubhouse and pool noise is too close to homes

Response: Developer agreed to relocate the pool amenity further away from the homes and noise will be blocked by the proposed building(s).

SCHEDULE

Pre-Application Meeting:	July 7, 2022
Application Submittal:	June 20, 2022
Neighborhood Meeting (Zoom):	April 20, 2023
Notification Mailed:	April 2, 2023
2 nd Neighborhood Meeting:	N/A
Submittal of Citizen Participation Plan:	September 11, 2023
Planning and Zoning Commission Hearing:	October 25, 2023
Notification Mailed:	October 5, 2023
Sign Posted:	October 10, 2023
City Council Hearing:	N/A

LETTER NOTIFICATION PROPERTY OWNERSHIP MAP



Dear Neighbor,

We have applied for Rezoning from RS-43 to RM-3 PAD for the property located at 1138 S. Meridian Road. This request is for development of 72 apartment-style residential units. The case number assigned to this project is ZON23-00160.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 480.734.1446 or e-mail me at davidb@thebfhgroup.com

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on October 25, 2023 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, 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 want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least **1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **825 0808 5605** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

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 Sean Pesek of their Planning Division staff. He can be reached at 480-644-6716 or Sean.Pesek@mesaaz.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

David Bohn
BFH Group



BREIT STAR VALLEY RANCH MHC LLC
2075 S COTTONWOOD DR
TEMPE, AZ 85282

MHP #17 LLC
16211 N SCOTTSDALE RD STE A6A #606
SCOTTSDALE, AZ 85254

EASTGATE HOMEOWNERS
ASSOCIATION INC
1102 S 114TH ST STE 132
APACHE JUNCTION, AZ 85220

ARIZONA WATER COMPANY
3805 N BLACK CANYON HWY
PHOENIX, AZ 850155351

AMERICAN LEGION APACHE POST 27
1018 S MERIDIAN RD
APACHE JUNCTION, AZ 852208462

MARTINEZ CUAHUTEMOC
1066 S CLANCY
MESA, AZ 85208

PROGRESS RESIDENTIAL BORROWER 14
LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

GABALDON JULIA ANNE HALL/BRAD R
1048 S CLANCY
MESA, AZ 85208

LEMIEUX FAMILY LIVING TRUST
10404 E JUANITA AVE
MESA, AZ 85209

WHISLER CHRISTINE K
1036 S CLANCEY CIR
MESA, AZ 85208

ARP 2014-1 BORROWER LLC
23975 PARK SORRENTO 300
CALABASAS, CA 91302

ANDERSON MARIJKA
1024 S CLANCY CIR
MESA, AZ 85208

HAMBLIN AUSTIN/LIRA ALCYIA
1018 S CLANCY CIR
MESA, AZ 85208

CAPLIS VIRGINIA M/CAROLYN J
1012 S CLANCY CIR
MESA, AZ 85208

F GAMMAGE AND SONS PROPERTY
DEVELOPMENT LLC
2034 E DUKE DR
TEMPE, AZ 85283

PALACIOS ALVARO/CRISTINA
1011 S CLANCY CIR
MESA, AZ 85208

EMC RENTAL INVESTMENT GROUP LLC
3557 E MERRILL AVE
GILBERT, AZ 85234

PRESTON KENNETH R/E CORINNE
1023 S CLANCY CIR
MESA, AZ 85208

LENZ JEFFREY D/VANESSA Z
1029 S CLANCY CIR
MESA, AZ 85208

IH6 PROPERTY PHOENIX LP
1131 W WARNER RD STE 102
TEMPE, AZ 85284

WILLIAMS KENNETH/TRAN TAM BOI
10055 E OSAGE AVE
MESA, AZ 85212

CONSENTINO ASHLEY S/VINCENT
11436 E FORGE AVE
MESA, AZ 85208

STEVEN ROBERT NESS LIVING TRUST
29 BRIGHTON PL
LAGUNA NIGUEL, CA 92677

DWILLIS LAURIE
11423 E FORGE AVE
MESA, AZ 85208

KOMARNISKY LORNE
384 BURTON ROAD NORTHWEST
EDMONTON, AB T6R2J4

ARMENTA JOSEPH/JENNA /WALDRON
BRIANNA
11428 E FLORIAN AVE
MESA, AZ 85208

PROGRESS PHOENIX LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

KA BARRY LEGACY LLC
223 S IRONWOOD ST
GILBERT, AZ 85296

AMERICAN HOMES 4 RENT PROPERTIES
FOUR LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

KEARNS BEVERLY
4709 E COVINA ST
MESA, AZ 85205

TREVETT MICHAEL J
11453 E FLORIAN AVE
MESA, AZ 85208

TAHMAHKERA STEPHEN V
11445 E FLORIAN AVE
MESA, AZ 85208

PARULESKI CRISTINA M
11439 E FLORIAN AVE
MESA, AZ 85208

LEE JENNIFER FRANCIS
11433 E FLORIAN AVE
MESA, AZ 85208

BAHLING MARLIS M TR
11427 E FLORIAN AVE
MESA, AZ 85208

TAYLOR BRADLEY G/JESSICA M
11421 E FLORIAN AVE
MESA, AZ 85208

ENRIGHT JAMES DANIEL/KARL
11420 E FLOWER AVE
MESA, AZ 85208

ARMIJO MELISSA FLOY
11432 E FLOWER AVE
MESA, AZ 85208

IH6 PROPERTY PHOENIX LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

SWH 2017-1 BORROWER LP
8665 E HARTFORD DR 200
SCOTTSDALE, AZ 85255

ESQUIVEL IRMA L
11452 E FLOWER AVE
MESA, AZ 85208

MALONE DENNIS WILLIAM/KAROL
ELAINE
11458 E FLOWER AVE
MESA, AZ 85208

ANCHONDO EDGAR/HUERTA JANETH
SORIA
11464 E FLOWER AVE
MESA, AZ 85208

GILITIUK MEGAN
11504 E FLOWER AVE
MESA, AZ 85208

AMH 2014-1 BORROWER LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

RM1 SFR PROPCO B L P
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

STAR 2022-SFR3 BORROWER L P
591 W PUTNAM AVE
GREENWICH, CT 6830

BLUE SKIES LLC
8708 E SAN JACINTO DR
SCOTTSDALE, AZ 85258

MORENO SCOTT ERNEST/TOWER
KRISTY LYNN
11443 E FLOWER AVE
MESA, AZ 85208

STARLING KATHRYN
11437 E FLOWER AVE
MESA, AZ 85208

PROGRESS RESIDENTIAL BORROWER 16
LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

MANZANILLA FAMILY TRUST
8808 TWEEDY LN
DOWNEY, CA 90240

HAMEL KYLER C
11419 E FLOWER AVE
MESA, AZ 85208

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

NUNEZ SHERESA L
11424 E FLOSSMOOR AVE
MESA, AZ 85208

MCCORMICK CATHERINE A/GINOS
ROBERT B
11430 E FLOSSMOOR AVE
MESA, AZ 85208

SANTOS ANTONIO LOPEZ/RASCON EVA L
11436 E FLOSSMOOR AVE
MESA, AZ 85208

EATON BRIAN/MARLENE
11442 E FLOSSMOOR AVE
MESA, AZ 85208

HALL MICHAEL D/DEAN JORDAN L
11450 E FLOSSMOOR AVE
MESA, AZ 85208

HEREDIA MICHAEL P/MICHELLE L
11456 E FLOSSMOR AVE
MESA, AZ 85208

JOHNSON RICK WAYNE/SARAH
GOLDTHWAITE
11462 E FLOSSMOOR AVE
MESA, AZ 85208

DHILLON JUSTIN DEEP
1125 S BRUCE
MESA, AZ 85208

NIELSEN GREGORY/SANDOVAL RENE
1131 S BRICE
MESA, AZ 85208

HALES BRADY KALEB/CHELSEA
1137 S BRICE ST
MESA, AZ 85208

CRUZ RACHEL
1145 S BRICE
MESA, AZ 85208

RENERIA ZAVION MASHIH/JESSICA
JUSTINE
11465 E FLOSSMOOR AVE
MESA, AZ 85208

2018-2 IH BORROWER LP
1717 MAIN ST 2000
DALLAS, TX 75201

FARIAS ELISEO M/MARIA REFUGIO
11455 E FLOSSMOOR AVE
MESA, AZ 85208

KEITH JEFFREY S/YEAGER MARINA
L/ROBERT J
11449 E FLOSSMOOR AVE
MESA, AZ 85208

MORTON DAVID/CHRISTINE
11443 E FLOSSMOOR AVE
MESA, AZ 85208

DOMINGUEZ MARIO A JR
11437 E FLOSSMOOR AVE
MESA, AZ 85208

PALACIOS JOEL R/RIANA
11431 E FLOSSMOOR AVE
MESA, AZ 85208

POTTER DAVID M V/HAMMONTREE
MELINDA L
11425 E FLOSSMOOR AVE
MESA, AZ 85208

HARMON CORY J/SHARON M
11419 E FLOSSMOOR AVE
MESA, AZ 85208

CHEW MISON C
11413 E FLOSSMOOR AVE
MESA, AZ 85208

LAW ANDREW KWAN CHUNG/LAW
VIVIAN WAI YAN
5171 WOODWARDS RD
RICHMOND, BC V7E1G9

KUHL PETER JAMES
11532 E FLOWER CIR
MESA, AZ 85208

HASKIE ARLEN/LAVONNE
11536 E FLOWER CIR
MESA, AZ 85208

GOMEZ JENNIFER MARIE/TREJO
CHRYSTAL ELIZABETH
11540 E FLOWER CIR
MESA, AZ 85208

AMH PORTFOLIO B LLC
23975 PARK SORRENTO 300
CALABASAS, CA 91302

SCHWEINBERG MARIE ANN
11548 E FLOWER CIR
MESA, AZ 85208

PROGRESS RESIDENTIAL BORROWER 21
LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

SHUMWAY BROOKE M
11556 E FLOWER CIR
MESA, AZ 85208

SGOUROS STAMATULA/YANNIS
11543 E FLOWER CIR
MESA, AZ 85208

OHUNYON JOY/YAMOAH ISAAC
11539 E FLOWER CIR
MESA, AZ 85208

SHEILA CONTAOI LIVING TRUST
11535 E FLOWER CIR
MESA, AZ 85208

MIROCHNITCHENKO ANNA
761 W SAN MARCOS DR
CHANDLER, AZ 85225

CALDER MARC
11527 E FLOWER CIR
MESA, AZ 85208

SFR JV-2 2023-1 BORROWER LLC
11523 E FLOWER CIR
MESA, AZ 85208

MESA UNIFIED SCHOOL DISTRICT NO 4
549 N STAPLEY
MESA, AZ 85203

SILVERWOOD HOMEOWNERS
ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

AMERICAN LEGION APACHE POST 27
THE
1018 S MERIDIAN
APACHE JUNCTION, AZ 85220

USA-BOR
23636 N 7TH ST
PHOENIX, AZ 85024

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 10/10/2023

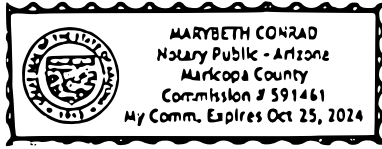
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON23-00160, on 1138 S. Meridian. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the 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: *Meghan Liggett*

SUBSCRIBED AND SWORN before me on 10/10/2023

Marybeth Conrad
Notary Public



CITY OF MESA PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: OCTOBER 25, 2023

CASE: ZON23-00160

Request: Rezone from Single Residence-43 (RS-43) to Multiple Residence-3 with a Planned Area Development overlay (RM-3-PAD) and Site Plan Review. This request will allow for a multiple residence development.

APPLICANT: BHF Group

PHONE: 480-734-1446

Planning Division: 480-644-2385

Posting date: 10/10/2023



Oct 10, 2023 at 10:06:02 AM
1138 S Meridian Rd
Mesa AZ 85208
United States

CITY OF MESA PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: OCTOBER 25, 2023
CASE: ZON23-00160

Request: Rezone from Single Residence-43 (RS-43) to Multiple Residence-3 with a Planned Area Development overlay (RM-3-PAD) and Site Plan Review. This request will allow for a multiple residence development.

APPLICANT: BHF Group
PHONE: 480-734-1446
Planning Division: 480-644-2385

Posting date: 10/10/2023



Oct 10, 2023 at 10:22:52 AM
2120 S Meridian Rd
Mesa AZ 85120
United States

From: [City of Mesa](#)
To: [Alexis Wagner](#); [Pamela Williams](#); michelle.dahlke@mesaaz.gov; [Evan Balmer](#); [Rachel Nettles](#); [Vanessa Felix](#)
Subject: *NEW SUBMISSION* Speaker/Comment Card for Planning & Zoning Board
Date: Wednesday, October 25, 2023 3:28:16 AM

Speaker/Comment Card for Planning & Zoning Board

Submission #: 2783524
IP Address: 24.251.73.250
Submission Date: 10/25/2023 3:28
Survey Time: 9 minutes, 51 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

If you need assistance with any information needed for this form, please contact the planner of the day 480-644-4726.

Agenda Date

10.25.2023

I am commenting regarding Zoning Case number

ZON23-00160

Are you the applicant or representative for the Agenda Item who will be available on the line to speak only if Board has questions?

No

Support/Oppose

I Oppose

I want to

Join the meeting telephonically to speak

To speak in the meeting, you MUST provide the phone number you will be calling from so that we can identify you

(480) 745-9008

I am the spokesperson for a group. Name of group:

Comments

I want to speak about traffic privacy concerns into our back yard Pool hours concerning noise during evening hours of weekdays for those of us who go to bed early to get up for work early the next morning.

Full Address

1131 S Brice
Mesa, AZ 85208
United States

Full Name

Greg Nielsen

Email

Nielgreg1009@yahoo.com

Thank you,

City of Mesa

This is an automated message generated by Granicus. Please do not reply directly to this email.