

Desert Cove Cottages

Case No. ZON22-00340

Citizen Participation Report

Rezone and Site Plan
For a Build-For-Rent, Multi-family Residential Development

Located at the Southwest Corner of E. Main St. and S. 70th St.
7023 East Main Street
Parcels: 218-19-071C and 218-19-072

Prepared By:



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Quarles & Brady LLP
2 N. Central Ave.
Phoenix, AZ 85004

Original Submittal Date: May 23, 2022
Resubmittal Date: June 13, 2022

Citizen Participation Report - Desert Cottages Multifamily Development

Introduction & Purpose:

Quarles & Brady LLP submits this Citizen Participation Report on behalf of Power & Main DevCo LLC (the "Applicant") regarding the proposed 40-unit, single-story, multi-family residential development under Rezoning and Site Plan Case No. ZON22-00340, known as Desert Cove Cottages (the "Development").

The purpose of this Citizen Participation Report is to demonstrate how the Applicant engaged and informed citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for the Desert Cove Cottages multi-family development.

This site is approximately located East of the Southeast corner of South 70th and East Main Streets, made up of Parcel No. 218-19-071C, which is currently zoned LC, and the western portion of Parcel No. 218-19-072, which is currently zoned RS-6 (the "Property"). The applicant is requesting to rezone 4 acres from LC (Limited Commercial) and RS-6 (Residential Single Dwelling) to RM-2 PAD (Residential Multiple Dwelling with Planned Area Development Overlay) to develop a build-for-rent style multi-family community.

By providing opportunities for citizen participation, the Applicant engaged those interested in this application provided an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

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(602) 229-5683

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Power & Main DevCo LLC
9221 East Baseline Road
Suite 109
Mesa, Arizona 85209
p.cutler@pmdevco.com
(435) 214-6445

Pre-submittal Outreach:

It is important to note that prior to any submittals to the City of Mesa, including the Pre-submittal application, our goal was to first receive feedback from the community and City Staff to ensure our proposal was consistent with the future planning and goals within the General Plan for this area. Early outreach was completed to the Jefferson Elementary School located directly to our south, the Fellowship Square-Mesa Senior Living Community to our west, and numerous businesses in the area. At this time, our team has only received expressions and letters of support and we are not aware of any opposition. We have continued to engage with the community throughout the application process.

Pre-submittal Meeting:

The pre-submittal meeting (PRS22-0095) was held with City of Mesa planning staff on February 22, 2022. Staff reviewed the application and recommended that adjacent residents within 1000-ft, the Mesa Unified School District, and nearby registered neighborhoods be contacted.

Post-submittal Actions:

In order to provide effective citizen participation in conjunction with the application, the following actions provided opportunities to understand and address any real or perceived impacts the development may have on members of the community.

1. A contact list was developed for citizens and agencies in this area. All persons listed on the contact list received a letter describing the project, the proposed site plan, and an invitation to two neighborhood meetings (our team held both an in-person and virtual neighborhood meeting on two separate dates to maximize opportunities for participation). The contact list included the following:
 - All registered neighborhood associations within one mile of the project (list provided by Mesa Staff).
 - Homeowners Associations within one half mile of the project (list provided by Mesa Staff).
 - Property owners within 1,000 feet of the site.
 - Mesa Public School District. The Applicant sent copies directly to the Jefferson Elementary, Salk Elementary, Madison Elementary, Fremont Junior High, and Franklin Junior High, who may be affected by this application.
2. The Applicant held an in-person meeting and virtual meeting where citizens were invited to discuss the rezoning and site plan proposal.
 - April 19, 2022 at 6pm: Jefferson Recreation Center (120 S Jefferson Ave).
 - Attended by 1 person, Jon Scott Williams from Fellowship Square-Mesa Senior Housing Community adjacent to the property.
 - Mr. Williams is in full support of the proposed development and rezoning case and has provided a letter of support.
 - The Development Team stayed onsite from 6-7pm.
 - April 26, 2022 at 6pm: Virtual Meeting with call in option.
 - No one attended the virtual meeting.

- The Development Team stayed online from 6-7pm.
- 3. The Applicant will continue to engage in as many smaller group and individual neighborhood meetings as needed.
- 4. The Applicant has engaged in conversations with nearby businesses and organizations, who have expressed support and excitement for the project, specifically at the prospect of new customers and employees and seeing new construction on a historically vacant parcel. Letters of Support were received from the following businesses and organizations attached to this Citizen Participation Report.
 - Mary Ellen Wood, Head Trustee, Eternal Lutheran Church
 - Jon Scott Williams, Executive Director from Fellowship Square-Mesa
 - Jerry Ownby, Agent for JULIET OSCAR, LLC owner of Parcel No. 218-19-071D
 - Project Analysis from Mesa Public Schools
- 5. The site will be posted as required by the City of Mesa.

All materials such as a notification map and notification mailing list, contact letters, sign-in lists, comments, and letters received are attached to this Citizen Participation Report as required by Mesa Staff.

Schedule:

Pre-submittal Application Filed - January 31, 2022

Pre-submittal meeting – February 22, 2022

Application Submittal – March 28, 2022

In-person Neighborhood meeting – April 19, 2022

Virtual Neighborhood Meeting - April 26, 2022

Application Resubmittal - May 23, 2022

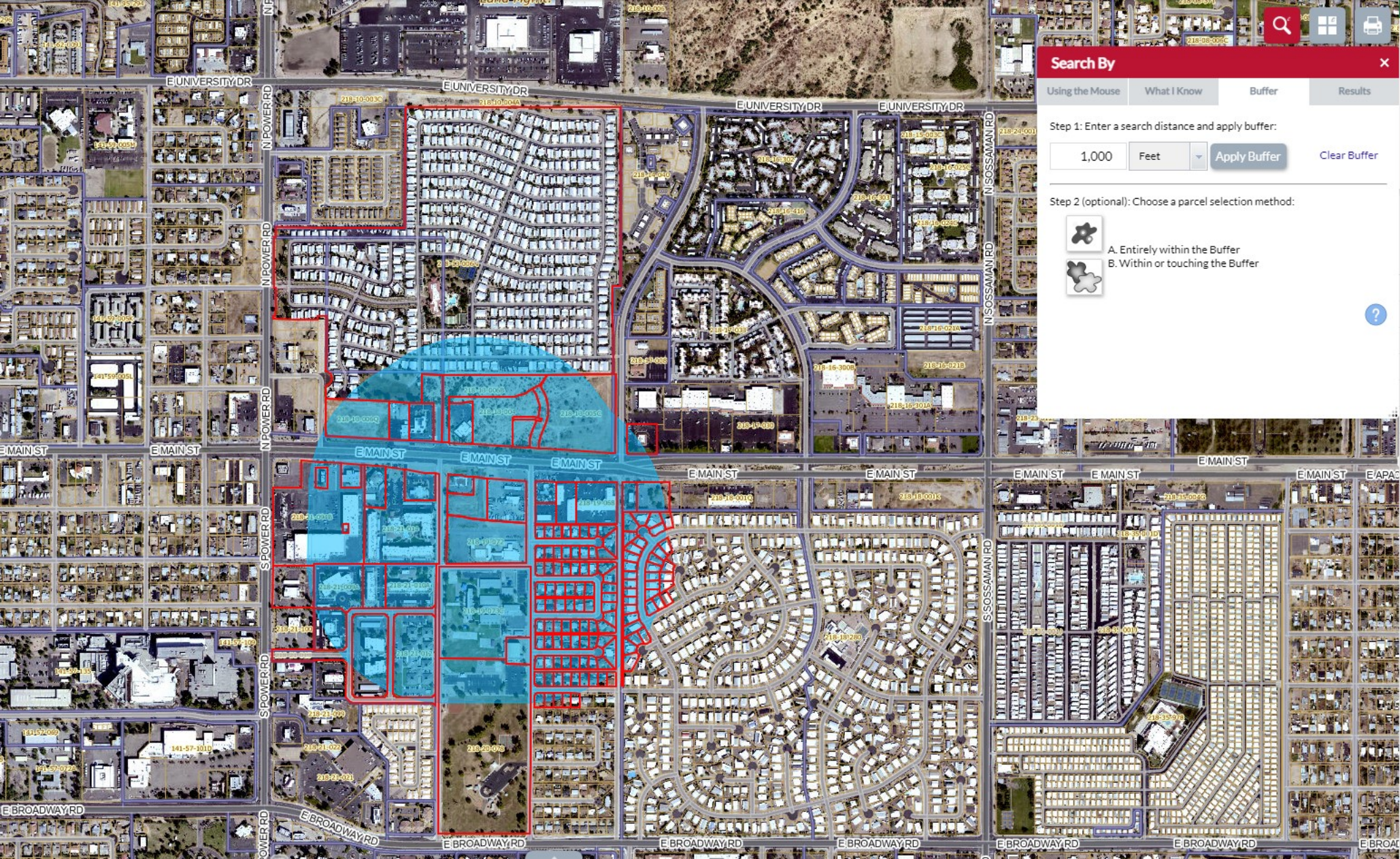
Submittal of Citizen Participation Report and Notification materials – May 23, 2022

Planning and Zoning Board Hearing – TBD

City Council Introduction – TBD

City Council Final Action – TBD

Attachments: CPP Exhibits



Search By

Using the Mouse

What I Know

Buffer

Results

Step 1: Enter a search distance and apply buffer:

1,000

Feet

Apply Buffer

Clear Buffer

Step 2 (optional): Choose a parcel selection method:



A. Entirely within the Buffer



B. Within or touching the Buffer



NAME	MAILING ADDRESS	CITY	STATE	ZIP
NEIGHBORHOING PROPERTY OWNERS - 1000FT				
ETERNAL LIFE LUTHERAN CHURCH	7000 E ARBOR AVE	MESA	AZ	85208
ETERNAL LIFE LUTHERAN CH OF MESA	7000 E ARBOR AVE	MESA	AZ	85208
VALLEY NATIONAL BANK OF AZ	P O BOX 1919	WICHITA FALLS	TX	76307
AJ INVESTMENT HOLDINGS LLC	5474 E DESERT JEWEL	PARADISE VALLEY	AZ	85253
CHATEAU AZ LLC	P.O. BOX 31868	MESA	AZ	85275
RC MESA I LLC	PO BOX 8653	NEWPORT BEACH	CA	92658
RC MESA I LLC	PO BOX 8653	NEWPORT BEACH	CA	92658
VERMA AVTAR C/SATYA P	5474 E DESERT JEWEL DR	PARADISE VALLEY	AZ	85253
RC MESA I LLC	PO BOX 8653	NEWPORT BEACH	CA	92658
VERMA AVTAR C/SATYA P	5474 E DESERT JEWEL DR	PARADISE VALLEY	AZ	85253
AJ INVESTMENT HOLDINGS LLC	5474 E DESERT JEWEL	PARADISE VALLEY	AZ	85253
LAS PALMAS PARK LIMITED PARTNERSHIP	11100 SANTA MONICA BLVD SUITE 1150	LOS ANGELES	CA	90025
NIELSON DANNY L/LYNETTE	3117 S SIGNAL BUTTE RD #474	MESA	AZ	85212
LAS PALMAS LP	10100 SANTA MONICA BLVD 2400	LOS ANGELES	CA	90067
7210 EAST MAIN ST LLC	7210 E MAIN ST	MESA	AZ	85207
RC MESA II LLC	PO BOX 8653	NEWPORT BEACH	CA	92658
WEATHERVANE PLAZA LLC	P O BOX 959	CORTARO	AZ	85652
FICOR DENNIS	1076 ATKINSON ST	REGINA	SK	54N3V3
DONALD KING ZIMMERMAN REVOCABLE TRUST	77961 270TH ST	RACINE	MN	55967
SANDMAN GERALD/HOGY DEBRA LYNN	39W 491 FREEMAN RD	GILBERTS	IL	60136
HOOGEHEM FAMILY REVOCABLE LIVING TRUST	1001 BOXELDER AVE UNIT 2	MARSHALL	MN	56258
PETERSON DENNIS E/GAIL D	7218 E ABILENE AVE	MESA	AZ	85208
LEARNED CAROLE S	7212 E ABILENE AVE	MESA	AZ	85208
SINTA RICHARD W	50 S 72ND PL	MESA	AZ	85208
TOWNLEY TRUDY M/TERRA M	5810 MARGO FR	LINCOLN	NE	86510
LANGE LOREN W/DIANE D TR	1424 RANGER DR	GLENCOE	MN	55336
RADCLIFFE TED/JERI LEE	66 S 72ND PL	MESA	AZ	85208
S&N OF ALEXANDRIA INC/SCHOO KAYLA A TR	6265 REMINGTON RD SE	ALEXANDRIA	MN	56308
HENSON HERBERT R/SEQUOIA R	1743 NUTMEG LN	CORDOVA	TN	38016
SCHEID MARY	118 S 72ND PL	MESA	AZ	85208
SUPERSTITION INVESTMENTS NO 2 LLC	PO BOX 87	PINE	AZ	85544
POLANSKY RANDY SCOTT/CHERYL MARIE	785 QUALITY AVE N	LAKELAND	MN	55043
PFUNDT ROGER L/JUDITH A TR	134 S 72ND PL	MESA	AZ	85208
MARTIN LORI ANN	140 S 72ND PL	MESA	AZ	85208
CRAIG D AND PAMELA L MORRIS LIVING TRUST	7214 E AVESTA CIR	MESA	AZ	85208
MORRIS JEREMY D	3668 E DERRINGER WAY	GILBERT	AZ	85297
FITZGERALD JEROME F/MADONNA K	199 BUSTI AVE	ELMA	IA	50628
RICHARD & JO MILLER LIVING TRUST	7211 E AVESTA CIR	MESA	AZ	85208
BERYL AND GAY KAISER FAMILY TRUST	108 S 72ND WAY	MESA	AZ	85208
HUSSEY JULIAN F/WALKER STEPHANIE DON	110 S 72ND WAY	MESA	AZ	85208
FAST TERESA	PO BOX 203	LA GLACE	AB	T0H2J0
JAMES AND PATRICIA BROWN LIVING TRUST	7234 E ARBOR AVE	MESA	AZ	85208
PIEA RALPH/JOYCE	17 OXFORD ST SUITE 209	REGINA	SK	S4N6K3
SLOBODAN JAMES/JUSTIN	2 CHURCH DR	REGINA	SK	S4X 1P6
BLONDEEL TIMOTHY/JOANN TR	119 S 72ND PL	MESA	AZ	85208
JONES PATRICIA ANN	113 S 72ND PL	MESA	AZ	85208
SCHULTZ FRANKLIN W/KAREN N	1543 LAFAYETTE ST	JANESVILLE	WI	53546-2407
HUNDEBY DONALD/JODY	63 SOUTH 72ND PL	MESA	AZ	85208
HORATH WALTER J TR	59 S 72ND PL	MESA	AZ	85208
DIANNE TURCOTTE REVOCABLE LIVING TRUST	17083 GREGORY WAY	BRAINERD	MN	56401
PAZIANOTI JAIR	7229 E ABILENE AVE	MESA	AZ	85208
MESA CITY OF	PO BOX 1466	MESA	AZ	85211
RON AND NANCY WOOD TRUST	7106 E ARCADIA CIR	MESA	AZ	85208
PEREDES SERVIO E/CAMPOS MARITZA B V	7114 E ARCADIA CIR	MESA	AZ	85208
CALGARO SEAN	7120 E ARCADIA CIR	MESA	AZ	85208
ERNEST W SKALON AND VELVEETA I SKALON TRUST	7126 E ARCADIA CIR	MESA	AZ	85208
CALGARO SEAN	7120 E ARCADIA CIR	MESA	AZ	85208
WILLIS MICHAEL J	7132 E ARCADIA CIR	MESA	AZ	85208
ARMSTRONG JAMES	7138 E ARCADIA CIR	MESA	AZ	85208

BLAHAK ROBERT A & SHIRLEY M	7146 E ARCADIA CIR	MESA	AZ	85208
BLAHAK ROBERT A & SHIRLEY M	7146 E ARCADIA CIR	MESA	AZ	85208
MANNING JAMES L	2180 WINDRIVER CT	YUBA CITY	CA	95991
2017-1 IH BORROWER LP	8665 E HARTFORD DR STE 200	SCOTTSDALE	AZ	85255
STONE FAMILY TRUST	7142 E NOPAL AVE	MESA	AZ	85209
ANDERSON ANDREW J	7139 E ARCADIA CIR	MESA	AZ	85208
VALDEZ CARLOS E GRIJALVA	7133 E ARCADIA CIR	MESA	AZ	85208
FIERRO JOSE I VILLARINO	7125 E ARCADIA CIR	MESA	AZ	85208
GARCIA MARIA ISABEL	7113 E ARCADIA CIR	MESA	AZ	85208
TORRES HECTOR M	7107 E ARCADIA CIR	MESA	AZ	85208
CARRILLO JOSE LUIS	7101 E ARCADIA CIR	MESA	AZ	85208
PENA DAVID	7106 E ARBOR AVE	MESA	AZ	85208
KELLY MEI LING	7112 E ARBOR	MESA	AZ	85208
2017-2 IH BORROWER LP	1717 MAIN ST STE 2000	DALLAS	TX	75201
KAIL MELODY R	7126 E ARBOR AVE	MESA	AZ	85208
JEROME JOSHUA/BETHANY D	7132 E ARBOR AVE	MESA	AZ	85208
PEREZ JUAN P/TIZOL JUANA R	7138 E ARBOR AVE	MESA	AZ	85208
MANROSS FAMILY LLP	4542 E MCKELLIPS RD NO 101	MESA	AZ	85215
CORTEZ RICARDO M/TORRES DE MINUTO ELENA	7150 E ARBOR AVE	MESA	AZ	85208
MARICOPA REVITALIZATION PARTNERSHIP LLC	650 N ARIZONA AVE	CHANDLER	AZ	85225
MELTON DIRK/TERESA	7158 E ARBOR	MESA	AZ	85208
RAMIREZ MARIO LUGO/ALVARADO GISELA JIMENEZ	7147 E ARBOR AVE	MESA	AZ	85208
MORRISON ANDREW J/PAMELA D	7139 E ARBOR AVE	MESA	AZ	85208
RICKS IZAAK ANTONIO/CRONKRIGHT KRYSTAL	7131 E ARBOR AVE	MESA	AZ	85208
SANDOVAL CHRISTOPHER	7125 E ARBOR AVE	MESA	AZ	85208
DUARTE-GARCIA GABRIEL/DUARTE ROSA M	5263 E DELTA AVE	MESA	AZ	85206
VALENZUELA OCTAVIO B	8040 E 3RD AVE	MESA	AZ	85208
PARADA JUAN	7110 E ASPEN AVE	MESA	AZ	85208
HERNANDEZ ISMAEL GARDEA	7118 E ASPEN AVE	MESA	AZ	85208
REISZ BERNARD W JR	1012 BREWSTER CT	GRAFTON	OH	44044
BOUZOS JOHN M	7130 E ASPEN AVE	MESA	AZ	85208
CAROLYN G HEATER TRUST	7138 E ASPEN AVE	MESA	AZ	85208
ULMER THOMAS E/KAY A	2248 E CONTESSA CIR	MESA	AZ	85213
DENTON MICHELLE D	7162 E ARBOR	MESA	AZ	85208
BISHOP FRED W	7155 E ASPEN AVE	MESA	AZ	85208
MCAULIFF TERESA R	7153 E ASPEN AVE	MESA	AZ	85208
MOSEY BENJAMIN KEVIN & KAREN THULIN	7151 ASPEN	MESA	AZ	85208
SNOWDEN LOUISE/BARB O TR	444 N 4TH ST	COOLIDGE	AZ	85128
EMBREE GUY WESTON/SHIRLEE P TR	2175 QUEENSBERRY	PASADENA	CA	91104
WILSON LINDSEY NICHOLE/WATKINS JOHN	7131 E ASPEN AVE	MESA	AZ	85208
AVILA JORGE/YANG CHARZONG	7125 E ASPEN AVE	MESA	AZ	85208
TERRAZAS OMNER	7117 E ASPEN AVE	MESA	AZ	85208
CARABEO MARTIN ALCANTAR	6440 E ALDER AVE UNIT 1	MESA	AZ	85206
SCHALL ELIZABETH J	7105 E ASPEN AVE	MESA	AZ	85208
HARPER BERNARD I/ELIZABETH H	7106 E AZALEA CIR	MESA	AZ	85208
GONZALES FIDEL G & BARBARA GRACE	7114 E AZALEA AVE	MESA	AZ	85208
RODRIGUEZ MOISES C	7120 E AZALEA CIR	MESA	AZ	85208
CONTRERAS EFRAIN A	7126 E AZALEA AVE	MESA	AZ	85208
WEIDMAN JAMES SR	7132 E AZALEA CIR	MESA	AZ	85208
ARNOWITZ MARC	7138 E AZALEA CIR	MESA	AZ	85208
BERUMEN JOSE M/MARTHA E	7144 E AZALEA CIR	MESA	AZ	85208
PRITCHARD WILLIAM MICHAEL/JEFFREY NATHAN	7152 E AZALEA CIR	MESA	AZ	85208
GODSEY EDDY W SR	7160 E AZALEA CIR	MESA	AZ	85208
JONES CHELSEA/MCAULEY IAN	7153 E AZALEA CIR	MESA	AZ	85208
SEVILLA JORGE PEREZ	7145 E AZALEA CIR	MESA	AZ	85208
MARICOPA REVITALIZATION PARTNERSHIP LLC	650 N ARIZONA AVE	CHANDLER	AZ	85225
PITTMAN THOMAS G/TERESA RAE	1035 S 132ND ST	GILBERT	AZ	85233
GREEN SARAH	7127 E AZALEA CIR	MESA	AZ	85208
GAGNON ROBERT	7119 E AZALEA CIR	MESA	AZ	85208
EDWARDS LORENZO	7113 E AZALEA CIR	MESA	AZ	85208
ARVIZU EDGAR I LEON	7107 E AZALEA CIR	MESA	AZ	85208

DESERAMA PLAZA LLC	46 N STAPLEY DR	MESA	AZ	85203
OCHOA ROSALIO BALTAZAR ESPARZA	7111 E MAIN	MESA	AZ	85208
NEWSOME ROBERT L TR	7125 E MAIN ST	MESA	AZ	85207
NEWSOME ROBERT L TR	7125 E MAIN ST	MESA	AZ	85207
MATZKE KEVIN/CARLSON ELIZABETH	7045 E MAIN ST	MESA	AZ	85207
ETERNAL LIFE LUTHERAN CH OF MESA	7000 E ARBOR AVE	MESA	AZ	85208
JULIET OSCAR LLC	70 S VAL VISTA DR STE A3426	MESA	AZ	85296
ETERNAL LIFE LUTHERAN CHURCH	7000 E ARBOR AVE	MESA	AZ	85208
MESA UNIFIED SCHOOL DISTRICT NO 4	549 N STAPLEY	MESA	AZ	85203
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
ALDER STEVEN L/KATHLEEN M TR	PO BOX 20216	MESA	AZ	85277
BROUGH CALEB/MCCURDY MOLLIE	473 S STATE ST APT 117	PROVO	UT	84606-5081
WATTS GREGORY V & LILLIE M	7118 E BAYWOOD ST	MESA	AZ	85208
SCOTT ROBERT L	7126 E BAYWOOD	MESA	AZ	85208
QUINTERO PAUL ANTHONY/AARON MITCHELL	7130 E BAYWOOD AVE	MESA	AZ	85208
HERNANDEZ ANGELA	7138 E BAYWOOD AVE	MESA	AZ	85208
BITTEN SCOTT L	7144 E BAYWOOD AVE	MESA	AZ	85208
BAKER AARON D/RUTH M	7150 E BAYWOOD AVE	MESA	AZ	85208
DOWD KELCIE	7156 E BAYWOOD AVE	MESA	AZ	85208
VEGA A HERMINO	7131 E BAYWOOD AVE	MESA	AZ	85208
BORBON MARIA	7123 E BAYWOOD AVE	MESA	AZ	85208
MAXWELL ADAM	7117 E RAYWOOD AVE	MESA	AZ	85208
DILLMAN CHRISTY J	7111 E BAYWOOD AVE	MESA	AZ	85208
PEREZ JUAN/JONATHAN MARTIN	7105 E BAYWOOD AVE	MESA	AZ	85208
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
LIFEWELL	202 E EARLL DR SUITE 200	PHOENIX	AZ	85012
CHRISTIAN CARE MANAGEMENT II INC	2002 W SUNNYSIDE DR	PHOENIX	AZ	85029
BBB POWER MEDICAL LLC	7141 E BERNEIL DR	PARADISE VALLEY	AZ	85253
CHRISTIAN HOUSING INC	PO BOX 83210	PHOENIX	AZ	85071-3210
CHRISTIAN CARE MANAGEMENT INC	PO BOX 83210	PHOENIX	AZ	85071-3210
MAHAVIR INVESTMENTS LLC	4090 S PACIFIC DR	CHANDLER	AZ	85248
ARHC RHMESAZ01 LLC	PO BOX 460169	HOUSTON	TX	77056
POWER ROAD MEDICAL VILLAGE ASSN	560 W BROWN RD 1009	MESA	AZ	85201
CHRISTIAN CARE MESA INC	PO BOX 8310	PHOENIX	AZ	85029
TRIBE PROPERTIES LLC	6963 E MAIN ST	MESA	AZ	85207
PHOENIX DOBSON LLC	8727 W 3RD ST STE 208	LOS ANGELES	CA	90048
PHOENIX DOBSON LLC	8727 W 3RD ST STE 208	LOS ANGELES	CA	90048
PHOENIX DOBSON LLC	8727 W 3RD ST STE 208	LOS ANGELES	CA	90048
PHOENIX DOBSON LLC	8727 W 3RD ST STE 208	LOS ANGELES	CA	90048
FIRST INTERSTATE BANK OF AZ NA	PO BOX 2609	CARLSBAD	CA	92018

REGISTERED HOAS AND NEIGHBORHOODS TO BE NOTIFIED				
NeighborhoodName	Address	City	State	Zip
Carriage Manor Mary Candelaria	7750 E Broadway	Mesa	AZ	85208
Desert Wells II Merlyn Johnson	6619 E Aspen Ave	Mesa	AZ	85206
Desert Wells II Myra Blakely	6504 E Aspen Ave	Mesa	AZ	85206
Encanto Neighborhood JoAnn Epperson	6530 E Encanto	Mesa	AZ	85205
Golden Hills Homeowners Association Larry N Heywood	42 S Hamilton Place # 101	Gilbert	AZ	85233
Golden Hills Homeowners Association Carmel L. Schandle	42 S Hamilton Place # 101	Gilbert	AZ	85233
Pioneer Estates II Catherine Mullins	7433 E Dewan Ave	Mesa	AZ	85208
Pioneer Estates II Don Vanderwerf	7356 E Dewan Ave	Mesa	AZ	85208
MESA UNIFIED SCHOOL DISTRICT				
Mesa Unified School District Research and Evaluation ATTN Shelby Wilkerson	63 E Main St	Mesa	AZ	85201
Jefferson Elementary	120 S Jefferson Ave	Mesa	AZ	85208
Salk Elementary	7029 E Brown Rd	Mesa	AZ	85207
Madison Elementary	849 S Sunnyvale,	Mesa	AZ	85206
Fremont Junior High	1001 N Power Rd #5799	Mesa	AZ	85205
Franklin Junior High	4949 E Southern Ave	Mesa	AZ	85206
Skyline High School	845 S Crismon Rd	Mesa	AZ	85208

Skyline High School
845 S Crismon Rd
Mesa, AZ 85208

ETERNAL LIFE LUTHERAN
CHURCH
7000 E ARBOR AVE
MESA, AZ 85208

VALLEY NATIONAL BANK OF AZ
P O BOX 1919
WICHITA FALLS, TX 76307

AJ INVESTMENT HOLDINGS LLC
5474 E DESERT JEWEL
PARADISE VALLEY, AZ 85253

CHATEAU AZ LLC
P.O. BOX 31868
MESA, AZ 85275

RC MESA I LLC
PO BOX 8653
NEWPORT BEACH, CA 92658

VERMA AVTAR C/SATYA P
5474 E DESERT JEWEL DR
PARADISE VALLEY, AZ 85253

LAS PALMAS PARK LIMITED
PARTNERSHIP
11100 SANTA MONICA BLVD
SUITE 1150
LOS ANGELES, CA 90025

NIELSON DANNY L/LYNETTE
3117 S SIGNAL BUTTE RD #474
MESA, AZ 85212

LAS PALMAS LP
10100 SANTA MONICA BLVD 2400
LOS ANGELES, CA 90067

7210 EAST MAIN ST LLC
7210 E MAIN ST
MESA, AZ 85207

WEATHERVANE PLAZA LLC
P O BOX 959
CORTARO, AZ 85652

FICOR DENNIS
1076 ATKINSON ST
REGINA, SK S4N3V3

DONALD KING ZIMMERMAN
REVOCABLE TRUST
77961 270TH ST
RACINE, MN 55967

SANDMAN GERALD/HOGY
DEBRA LYNN
39W 491 FREEMAN RD
GILBERTS, IL 60136

HOOGHEEM FAMILY
REVOCABLE LIVING TRUST
1001 BOXELDER AVE UNIT 2
MARSHALL, MN 56258

PETERSON DENNIS E/GAIL D
7218 E ABILENE AVE
MESA, AZ 85208

LEARNED CAROLE S
7212 E ABILENE AVE
MESA, AZ 85208

SINTA RICHARD W
50 S 72ND PL
MESA, AZ 85208

TOWNLEY TRUDY M/TERRA M
5810 MARGO FR
LINCOLN, NE 86510

LANGE LOREN W/DIANE D TR
1424 RANGER DR
GLENCOE, MN 55336

RADCLIFFE TED/JERI LEE
66 S 72ND PL
MESA, AZ 85208

S&N OF ALEXANDRIA
INC/SCHOO KAYLA A TR
6265 REMINGTON RD SE
ALEXANDRIA, MN 56308

HENSON HERBERT R/SEQUOIA R
1743 NUTMEG LN
CORDOVA, TN 38016

SCHEID MARY
118 S 72ND PL
MESA, AZ 85208

SUPERSTITION INVESTMENTS NO
2 LLC
PO BOX 87
PINE, AZ 85544

POLANSKY RANDY
SCOTT/CHERYL MARIE
785 QUALITY AVE N
LAKELAND, MN 55043

PFUNDT ROGER L/JUDITH A TR
134 S 72ND PL
MESA, AZ 85208

MARTIN LORI ANN
140 S 72ND PL
MESA, AZ 85208

CRAIG D AND PAMELA L MORRIS
LIVING TRUST
7214 E AVESTA CIR
MESA, AZ 85208

MORRIS JEREMY D
3668 E DERRINGER WAY
GILBERT, AZ 85297

FITZGERALD JEROME
F/MADONNA K
199 BUSTI AVE
ELMA, IA 50628

RICHARD & JO MILLER LIVING
TRUST
7211 E AVESTA CIR
MESA, AZ 85208

BERYL AND GAY KAISER
FAMILY TRUST
108 S 72ND WAY
MESA, AZ 85208

HUSSEY JULIAN F/WALKER
STEPHANIE DON
110 S 72ND WAY
MESA, AZ 85208

FAST TERESA
PO BOX 203
LA GLACE, AB T0H2J0

JAMES AND PATRICIA BROWN
LIVING TRUST
7234 E ARBOR AVE
MESA, AZ 85208

PIEA RALPH/JOYCE
17 OXFORD ST SUITE 209
REGINA, SK S4N6K3

SLOBODAN JAMES/JUSTIN
2 CHURCH DR
REGINA, SK S4X 1P6

BLONDEEL TIMOTHY/JOANN TR
119 S 72ND PL
MESA, AZ 85208

JONES PATRICIA ANN
113 S 72ND PL
MESA, AZ 85208

SCHULTZ FRANKLIN W/KAREN N
1543 LAFAYETTE ST
JANESVILLE, WI 53546

HUNDEBY DONALD/JODY
63 SOUTH 72ND PL
MESA, AZ 85208

HORATH WALTER J TR
59 S 72ND PL
MESA, AZ 85208

DIANNE TURCOTTE REVOCABLE
LIVING TRUST
17083 GREGORY WAY
BRainerd, MN 56401

PAZIANOTI JAIR
7229 E ABILENE AVE
MESA, AZ 85208

MESA CITY OF
PO BOX 1466
MESA, AZ 85211

RON AND NANCY WOOD TRUST
7106 E ARCADIA CIR
MESA, AZ 85208

PAREDES SERVIO E/CAMPOS
MARITZA B V
7114 E ARCADIA CIR
MESA, AZ 85208

CALGARO SEAN
7120 E ARCADIA CIR
MESA, AZ 85208

ERNEST W SKALON AND
VELVEETA I SKALON TRUST
7126 E ARCADIA CIR
MESA, AZ 85208

WILLIS MICHAEL J
7132 E ARCADIA CIR
MESA, AZ 85208

ARMSTRONG JAMES
7138 E ARCADIA CIR
MESA, AZ 85208

BLAHAK ROBERT A & SHIRLEY
M
7146 E ARCADIA CIR
MESA, AZ 85208

MANNING JAMES L
2180 WINDRIVER CT
YUBA CITY, CA 95991

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

STONE FAMILY TRUST
7142 E NOPAL AVE
MESA, AZ 85209

ANDERSON ANDREW J
7139 E ARCADIA CIR
MESA, AZ 85208

VALDEZ CARLOS E GRIJALVA
7133 E ARCADIA CIR
MESA, AZ 85208

FIERRO JOSE I VILLARINO
7125 E ARCADIA CIR
MESA, AZ 85208

GARCIA MARIA ISABEL
7113 E ARCADIA CIR
MESA, AZ 85208

TORRES HECTOR M
7107 E ARCADIA CIR
MESA, AZ 85208

CARRILLO JOSE LUIS
7101 E ARCADIA CIR
MESA, AZ 85208

PENA DAVID
7106 E ARBOR AVE
MESA, AZ 85208

KELLY MEI LING
7112 E ARBOR
MESA, AZ 85208

2017-2 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

KAIL MELODY R
7126 E ARBOR AVE
MESA, AZ 85208

JEROME JOSHUA/BETHANY D
7132 E ARBOR AVE
MESA, AZ 85208

PEREZ JUAN P/TIZOL JUANA R
7138 E ARBOR AVE
MESA, AZ 85208

MANROSS FAMILY LLP
4542 E MCKELLIPS RD NO 101
MESA, AZ 85215

CORTEZ RICARDO M/TORRES DE
MINUTO ELENA
7150 E ARBOR AVE
MESA, AZ 85208

MARICOPA REVITALIZATION
PARTNERSHIP LLC
650 N ARIZONA AVE
CHANDLER, AZ 85225

MELTON DIRK/TERESA
7158 E ARBOR
MESA, AZ 85208

RAMIREZ MARIO
LUGO/ALVARADO GISELA
JIMENEZ
7147 E ARBOR AVE
MESA, AZ 85208

MORRISON ANDREW J/PAMELA D
7139 E ARBOR AVE
MESA, AZ 85208

RICKS IZAAK
ANTONIO/CRONKRIGHT
KRYSTAL
7131 E ARBOR AVE
MESA, AZ 85208

SANDOVAL CHRISTOPHER
7125 E ARBOR AVE
MESA, AZ 85208

DUARTE-GARCIA
GABRIEL/DUARTE ROSA M
5263 E DELTA AVE
MESA, AZ 85206

VALENZUELA OCTAVIO B
8040 E 3RD AVE
MESA, AZ 85208

PARADA JUAN
7110 E ASPEN AVE
MESA, AZ 85208

HERNANDEZ ISMAEL GARDEA
7118 E ASPEN AVE
MESA, AZ 85208

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1012 BREWSTER CT
GRAFTON, OH 44044

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7130 E ASPEN AVE
MESA, AZ 85208

CAROLYN G HEATER TRUST
7138 E ASPEN AVE
MESA, AZ 85208

ULMER THOMAS E/KAY A
2248 E CONTESSA CIR
MESA, AZ 85213

DENTON MICHELLE D
7162 E ARBOR
MESA, AZ 85208

BISHOP FRED W
7155 E ASPEN AVE
MESA, AZ 85208

MCAULIFF TERESA R
7153 E APSPEN AVE
MESA, AZ 85208

MOSEY BENJAMIN KEVIN &
KAREN THULIN
7151 ASPEN
MESA, AZ 85208

SNOWDEN LOUISE/BARB O TR
444 N 4TH ST
COOLIDGE, AZ 85128

EMBREE GUY WESTON/SHIRLEE
P TR
2175 QUEENSBERRY
PASADENA, CA 91104

WILSON LINDSEY
NICHOLE/WATKINS JOHN
7131 E ASPEN AVE
MESA, AZ 85208

AVILA JORGE/YANG CHARZONG
7125 E ASPEN AVE
MESA, AZ 85208

TERRAZAS OMNER
7117 E ASPEN AVE
MESA, AZ 85208

CARABEO MARTIN ALCANTAR
6440 E ALDER AVE UNIT 1
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SCHALL ELIZABETH J
7105 E ASPEN AVE
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HARPER BERNARD I/ELIZABETH
H
7106 E AZALEA CIR
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GONZALES FIDEL G & BARBARA
GRACE
7114 E AZALEA AVE
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MESA, AZ 85208

WEIDMAN JAMES SR
7132 E AZALEA CIR
MESA, AZ 85208

ARNOWITZ MARC
7138 E AZALEA CIR
MESA, AZ 85208

BERUMEN JOSE M/MARTHA E
7144 E AZALEA CIR
MESA, AZ 85208

PRITCHARD WILLIAM
MICHAEL/JEFFREY NATHAN
7152 E AZALEA CIR
MESA, AZ 85208

GODSEY EDDY W SR
7160 E AZALEA CIR
MESA, AZ 85208

JONES CHELSEA/MCAULEY IAN
7153 E AZALEA CIR
MESA, AZ 85208

SEVILLA JORGE PEREZ
7145 E AZALEA CIR
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PITTMAN THOMAS G/TERESA
RAE
1035 S 132ND ST
GILBERT, AZ 85233

GREEN SARAH
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MESA, AZ 85208

GAGNON ROBERT
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MESA, AZ 85208

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MESA, AZ 85208

ARVIZU EDGAR I LEON
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MESA, AZ 85208

DESERAMA PLAZA LLC
46 N STAPLEY DR
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ESPARZA
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MESA, AZ 85296

MESA UNIFIED SCHOOL
DISTRICT NO 4
549 N STAPLEY
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MESA CITY OF
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MESA, AZ 85211

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BROUGH CALEB/MCCURDY
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473 S STATE ST APT 117
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BITTEN SCOTT L
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DOWD KELCIE
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MESA, AZ 85208

VEGA A HERMINO
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MAXWELL ADAM
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LIFEWELL
202 E EARLL DR SUITE 200
PHOENIX, AZ 85012

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PHOENIX, AZ 85029

BBB POWER MEDICAL LLC
7141 E BERNEIL DR
PARADISE VALLEY, AZ 85253

CHRISTIAN HOUSING INC
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MAHAVIR INVESTMENTS LLC
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CHANDLER, AZ 85248

ARHC RHMESAZ01 LLC
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HOUSTON, TX 77056

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VILLAGE ASSN
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MESA, AZ 85201

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PO BOX 8310
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MESA, AZ 85207

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8727 W 3RD ST STE 208
LOS ANGELES, CA 90048

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NA
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CARLSBAD, CA 92018

Desert Wells II Merlyn Johnson
6619 E Aspen Ave
Mesa, AZ 85206

Desert Wells II Myra Blakely
6504 E Aspen Ave
Mesa, AZ 85206

Carriage Manor Mary Candelaria
7750 E Broadway
Mesa, AZ 85208

Golden Hills Homeowners Association
Larry N Heywood
42 S Hamilton Place # 101
Gilbert, AZ 85233

Pioneer Estates II Catherine Mullins
7433 E Dewan Ave
Mesa, AZ 85208

Encanto Neighborhood JoAnn
Epperson
6530 E Encanto
Mesa, AZ 85205

Salk Elementary
7029 E Brown Rd
Mesa, AZ 85207

Mesa Unified School District Research
and Evaluation
ATTN Shelby Wilkerson
63 E Main St
Mesa, AZ 85201

Pioneer Estates II Don Vanderwerf
7356 E Dewan Ave
Mesa, AZ 85208

Franklin Junior High
4949 E Southern Ave
Mesa, AZ 85206

Fremont Junior High
1001 N Power Rd #5799
Mesa, AZ 85205

Jefferson Elementary
120 S Jefferson Ave
Mesa, AZ 85208

Madison Elementary
849 S Sunnyvale,
Mesa, AZ 85206



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E-Mail: Benjamin.Graff@Quarles.com

April 8, 2022

Re: Proposed Residential Development Located at the Southeast Corner of East Main Street and South 70th Street in Mesa, AZ.

Dear *Property Owner* or *Neighborhood Association Representative*,

The law firm of Quarles & Brady LLP represents Power and Main DevCo, LLC (the "Applicant"), in regard to its proposed residential community on 4 acres located on Parcel No. 218-19-071C and the western portion of Parcel No. 218-19-072 (the "Property"). Please see the attached Vicinity Map showing the location of the Property. The purpose of this letter is to inform you that we have recently filed a Planning and Zoning application for a rezone/site plan review (**Rezoning Case No. ZON22-00340**) and we are excited to share all of the benefits this new community will bring to the area. The proposed name of the project is Desert Cove Cottages, which will be a medium density, Build-for-Rent ("BFR") housing community made up of single-story duplexes. More simply stated, these will be new homes for local employees and families seeking to rent and have a single-family home experience in Mesa.

The Property includes a vacant, commercially zoned ("LC") parcel along the northern portion, adjacent to Main Street with the southern portion zoned single-residence ("RS-6"). The Applicant is buying the Property while the Eternal Life Lutheran Church is retaining the main church building along Jefferson Ave to continue serving the community. The Jefferson Elementary School is located directly to our south, and through careful planning, we have not only ensured that there will be no ingress/egress along East Arbor Avenue, but we are also providing an enhanced 38-foot landscape buffer between our development and the school to the south.

The proposed redevelopment of the site includes a request to rezone the Property from Limited Commercial ("LC") and Single Residence ("RS-6") to Multiple Residence with a Planned Area Development Overlay ("RM-2 PAD") to allow minor modifications to specific development standards applicable to this unique location. The infill development is compatible with the long-term goals for the area and will provide new, high-quality housing options in this fully developed area of Mesa.

The RM-2 zoning district is the lowest intensity multiple residence district within the City of Mesa and the rezoning request is for a maximum density of only 10 dwelling units per acre. The Applicant is limiting the community to 40 rental homes (all limited to only one-story) designed to integrate with the community by facing units outward to match typical single-family homes.

As part of our rezoning process, we invite you to attend a neighborhood open house scheduled in the area or a virtual (online) meeting to give you an opportunity to discuss the application. Our team will show our site plan layout/design at these meetings and we are looking forward to the opportunity to speak with you:

In-person Open House**April 19, 2022 from 6:00pm - 7:00pm****Jefferson Recreation Center****120 S Jefferson Ave****Mesa, AZ 85208****Virtual (Online) Meeting****April 26, 2022 at 6:00pm****Zoom Link:** <https://bit.ly/3JesP5h>**Meeting ID:** 881 6226 9188**Passcode:** 571095**Phone/Audio Only:** +1 (929) 205-6099

While RSVP's are not required for the neighborhood meetings, we encourage you to RSVP in advance by emailing me at Benjamin.Graff@Quarles.com. If you are unable to attend, or would simply like to discuss the project, please contact me via email or by phone at 602-229-5683 to learn more about the proposal and/or ask any questions. I encourage you to reach out to me first if you have any questions. You can also reach out to the City Planner assigned to this case Sean Pesek at 480.644.6716 or Sean.Pesek@mesaaz.gov.

Please be advised that hearings before the Mesa Planning & Zoning Board, and Mesa City Council will be scheduled to review this case in the future. Specific meeting and hearing dates have not yet been set. You should receive a second mailing in the future identifying the date and location of the hearings. You are welcome to attend the hearings to learn about the case and make your opinions known. Please confirm the hearing details with the City of Mesa Planning Department and City Clerk before attending as they are subject to change.

Please do not hesitate to contact me if you have any questions or require any additional information regarding this matter.

Very truly yours,

QUARLES & BRADY LLP



Benjamin W. Graff

Attachments: Vicinity Map, Preliminary Site Plan, Elevations

VICINITY MAP



KEYNOTES

S.1 EXISTING PROPERTY LINE and/or R.O.W. LINE
S.4 ZONING SETBACK LINE
S.5 TRAFFIC VISIBILITY TRIANGLE PER CITY OF MESA ENGINEERING AND DESIGN STANDARDS
S.6 CMU SITE WALL, 6' TALL
S.7 EXISTING STREET PAVING and IMPROVEMENTS
S.8 SHADE RAMADA AT COMMON AREA AMENITY
S.9 HORIZONTAL MAIL AND PARCEL BOXES

S.11 FENCED YARD
S.12 CARPORT CANOPY
S.13 PARCEL BOXES
S.14 PAVERS FOR ENHANCED ENTRY DESIGN
S.15 VERIFY ADA RAMP FOR CURRENT ADA COMPLIANCE
S.19 6"x 8" EXTRUDED CONCRETE CURB

S.20 8' WIDE LANDSCAPE FINGER at EVERY 8 PARKING SPACES MAX per ZONING ORDINANCE
S.21 ENTRY RECESSED 5' MINIMUM per FIGURE 11-5-5.0.3.c
S.22 NEW 4" WIDE PARKING STRIPES PAINTED WHITE
S.23 ROOF LINE at COVERED ENTRY
S.24 PEDESTRIAN CROSSING, 5' WIDE MIN. per 11-32-G-3.a and RAISED 3" MINIMUM ABOVE DRIVING SURFACE per 11-32-G-4.c
S.25 PET RUN with DOUBLE GATE and PET WASH STATION
S.26 PARKING SPACE, 9'x18' MINIMUM per TABLE 11-32-2-H-1
S.27 HANDICAP PARKING SPACE. See SITE DETAILS
S.28 NEW REFUSE and RECYCLE DUMPSTERS and BLOCK ENCLOSURE with PEDESTRIAN ACCESS, SIZED per CITY OF MESA REQUIREMENTS
S.29 SEATING BENCH

S.30 INVERTED "U" BIKE RACK, See SITE DETAILS
S.31 SWIMMING POOL in FENCED ENCLOSURE, MIN. 5' CLEAR at ALL EDGES
S.32 POOLHOUSE WITH POOL EQUIPMENT, VENDING AREA, BBQ
S.33 BOCCO COURT
S.34 RENTAL STORAGE
S.35 PROJECT SIGNAGE, SEPARATE PERMIT
S.36 TOT LOT AREA
S.37 5' POOL AREA FENCE
S.38 HANDICAP SIDEWALK RAMP, 1:12 SLOPE MAXIMUM

S.40 NEW 4" CONC SIDEWALK w/ MED. BROOM FINISH
S.41 10' DIAMETER UNDERGROUND RETENTION PIPE, SEE CIVIL
S.47 SPEED HUMPS

S.51 NOISE ORDINANCE SIGN/NO PARKING SIGN
S.52 TRANSFORMER
S.56 FIRE LANE CURB: PAINT RED, See SITE DETAILS
S.57 NEW FIRE HYDRANT, SPACED LESS THAN 150' TO ALL STRUCTURES
S.58 EXISTING FIRE HYDRANT
S.59 FIRE LANE: 35' INSIDE RAD., 55' OUTSIDE RAD., 20' WIDE MIN.

DICKSON FAMILY TRUST
APN 218-13-004
ZONED LC

PROJECT DATA

DEVELOPER: Power and Main DevCo, LLC
9221 E. Baseline Rd, Ste 109 #106
Mesa, AZ 85209
480-306-0431

ARCHITECT: Athena Studio, LLC
2801 E. Camelback Rd, 200
Phoenix, AZ 85014
(602) 274-5000

APN: 218-19-071C, 218-19-072

ZONING: LC for 218-19-071C, RS-6 for 218-19-072, RM-2 PAD proposed

PROJECT DESCRIPTION: 40 one-, two-, and three-bdrm rental housing units in duplex bldgs. Garage building with 10 garages. Four common areas consisting of a pool area, pet run, tot-lot, and bocce court for enjoyment of the residents.

LOT AREA: 4.00 AC Net = 174,090 SF Net

DENSITY: 40 / 4.00 AC = 10.01 DPA 15 DPA max allowed

PROJECT UNIT MIX:

8 1 Brm (A)	715 SF Net	781 SF Gross	177 Patio	90 SF Patio Cover
24 2 Brm (B)	1,058 SF Net	1,150 SF Gross	219 Patio	111 SF Patio Cover
8 3 Brm (C)	1,214 SF Net	1,310 SF Gross	127 Patio	100 SF Patio Cover
40 Units	40,824 SF Net	44,328 SF Gross	6,807 Patio	4184 SF Patio Cover

COVERAGE: Res. Bldgs: 44,328 SF
Garage Bldg: 2,795 SF
Poolhouse: 800 SF
Exercise/Coni: 509 SF
Ramadas: 450 SF
Carports: 7,332 SF
56,214 SF / 174,090 SF = 32.29%
32.29% < 40% max, OK

OCCUPANCY and CONSTRUCTION TYPE:

Dwellings:	R-3	Type V-B, non-sprinklered
Garage Bldg:	S-2	Type V-B, non-sprinklered
Poolhouse:	U	Type V-B, non-sprinklered
Ramada:	U	Type V-B, non-sprinklered
Exercise/Conf:	B	Type V-B, non-sprinklered

BUILDING HEIGHT: 1 story, 17' proposed, 30' max allowed per zoning

SETBACKS:

E. Main St: (six lane arterial)	30'	(in compliance)
S. 70th St: (local street)	20'	(in compliance)
E. Arbor Ave: (local street)	20'	(in compliance)
Interior Side, adj to LC zoning	10'	(RM-2 PAD standard)
Interior Side, Adj to RS zoning	10'	(RM-2 PAD standard)

OPEN SPACE: See Site Plan for Areas indicated by a bold, dashed polyline

Req'd:	200 SF per unit	
40 Units x	200	= 8,000 SF
Prov'd: Area 1: Pool		= 4,373 SF
Area 2: Pet Run		= 1,294 SF
Area 3: Bocce		= 2,562 SF
Area 4: Tot Lot		= 1,407 SF
Total		= 9,636 SF
		> 8,000 SF OK
		exceeds min by: 20.45%

PARKING:

Req'd:	2.1	spaces/unit	40	x	2.1	=	84
Provided:							
Garage:	10	spaces	at 11'-2" x 20'-10"				
Reg. Uncovered:	15	spaces	at 9'-0" x 18'-0"				
Compact uncov'd:	14	spaces	at 8'-6" x 18'-0"				
Accessible:	1	spaces	at 9'-0" x 18'-0" w/5' aisle				
Covered Accessible:	1	spaces	at 9'-0" x 18'-0" w/5' aisle				
Covered:	47	spaces	53.41% (50% minimum req'd)				
Total:	88	spaces	>				84 OK
Accessible Parking:	2%	x	88	=	1.76 req'd		2 prov'd
Bicycle: Req'd:	0.25	spaces per parking space					
	0.25	x	88	=	22	req'd	
Bicycle: (inverted U design)					28	prov'd	

DRIVEWAYS: Main Street: 24 FT paved 100.5 FT FL 23.88% ratio, <50% OK
S. 70th St: 30 FT paved 501.67 FT FL 5.98% ratio, <50% OK

ATHENA STUDIO, LLC
2801 E. Camelback 200
Phoenix, AZ 85016
602-274-5000



Civil Engineer
Henderson Engineering Group, LLC
1533 S. Forkrest Cir., Mesa, AZ 85205
penth@hcg-llc.com 480-334-7507

Desert Cove Cottages
7017 E. Main St., Mesa AZ 85207
Power and Main DevCo LLC

Revisions:

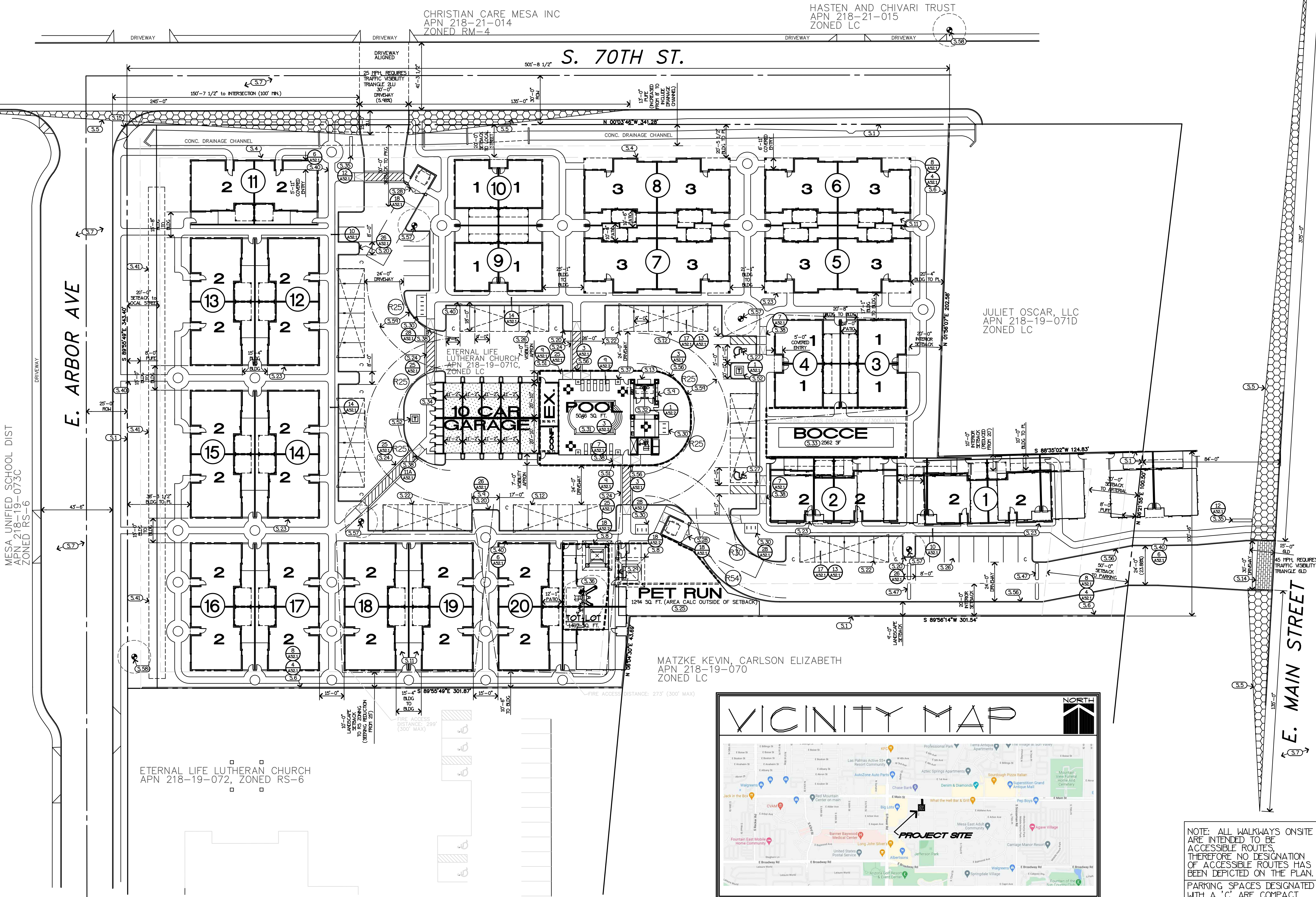
Issue Date:

MAR 2022

ATHENA NUMBER
2013.1
DRAWN BY
FS
REVIEWED BY
FS
START DATE
NOV 22, 2020
DATE PLOTTED
03/27/22
CADD FILE NAME
2013.1-SITE

AS0.1

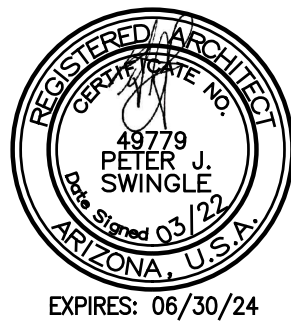
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NOTE: ALL WALKWAYS ONSITE ARE INTENDED TO BE ACCESSIBLE ROUTES. THEREFORE NO DESIGNATION OF ACCESSIBLE ROUTES HAS BEEN DEPICTED ON THE PLAN.

PARKING SPACES DESIGNATED WITH A 'C' ARE COMPACT SPACES AT 8'-6" WIDE

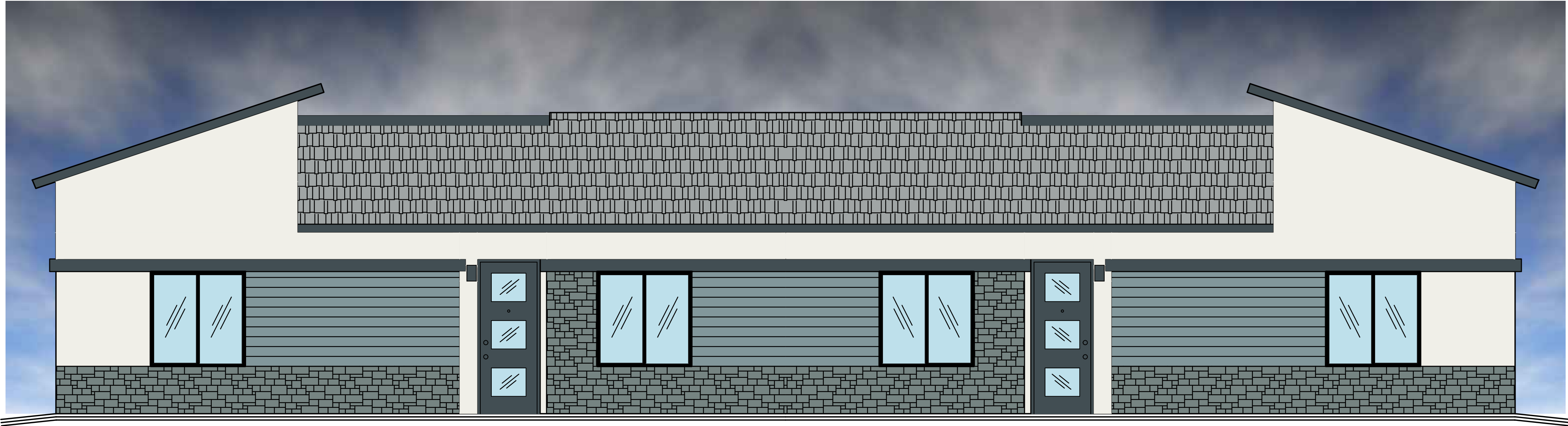
SITE PLAN
SCALE: 1" = 30'-0"



SIDE
SCALE: 1/4" = 1'-0"



REAR
SCALE: 1/4" = 1'-0"



FRONT
SCALE: 1/4" = 1'-0"

- AS ASPHALT SHINGLES
GAF TIMBERLINE CS ANTIQUE SLATE
- IM STONE VENEER
EVOLVE
- QG TRIM
SW6660 TARRAGON
- PW STUCCO
SW2005 PURE WHITE
- GG LAP SIDING
SW6634 MORNING AT SEA
- WH WINDOW FRAMES
WHITE VINYL
- SW SITE WALL CMU
SUPERBUTE AUTUMN

COLOR SCHEDULE

UNIT TYPE "B" - TWO BDRM.
SCALE: 1/4" = 1'-0"

Desert Cove Cottages
7017 E. Main St., Mesa AZ 85207
Power and Main DevCo LLC

Revisions:

Issue Date:

MAR 2022
ATHENA NUMBER 2013.1
DRAWN BY FS
REVIEWED BY FS
START DATE NOV 22, 2020
DATE PLOTTED 04/04/22
CADD FILE NAME 2013.1-R1

E.2C

SIGN-IN SHEET

CITY OF MESA PLANNING AND ZONING CASE NO. ZON22-00340

DATE/TIME: APRIL 19, 2022

6:00 PM - 7:00 PM

LOCATION: JEFFERSON RECREATION CENTER

120 S JEFFERSON AVE MESA, AZ 85208

	NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
1.	Don Scott Williams	6945 E. Main St.	480-861-0340	jonscott.williams @
2.				ChristianCare.org
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				
17.				

A detailed site plan for the Desert Cove Cottages project. The plan shows a grid of 20 numbered cottages (1-20) arranged in a U-shape around a central courtyard. The site is bounded by S. 70th St. to the north and Main Street to the east. Various landscaping elements are indicated, including trees like Thornless Mesquite, Yellow Mexican Palo Verde, and Warren Jones Desert Willow, as well as Mulga Acacia and Queen Palm. A central area features a swimming pool and a lounge. The plan also shows parking spaces, a playground area, and an apartment sign. The background is a dark, semi-transparent version of the site plan.

Desert Cove Cottages Virtual Neighborhood Meeting

7023 East Main Street, Mesa, AZ

April 26, 2022

Case No. ZON22-00340

Thank you for joining us virtually

Power & Main DevCo, LLC

- Paul Cutler, Developer

Quarles & Brady Team

- Ben Graff, Land Use and Zoning Attorney
- Josh Mike, Senior Land Use Planner

Design Team

- Peter Swingle, Athena Studio
- Brent Henderson, Henderson Engineering

City of Mesa Development Services

- Sean Pesek, Planner II

Welcome and Introduction

Meeting Guidelines



To ensure an efficient meeting, please note the following guidelines:



To assist with the live stream of the presentation, attendees' microphones are muted, and videos are turned off. Both features will remain off for participants throughout the duration of the meeting.



We Welcome Public Comment: Attendees may send questions & comments by chat message directly to the host (instructions on next slide). All questions and comments will be taken in order they are received.

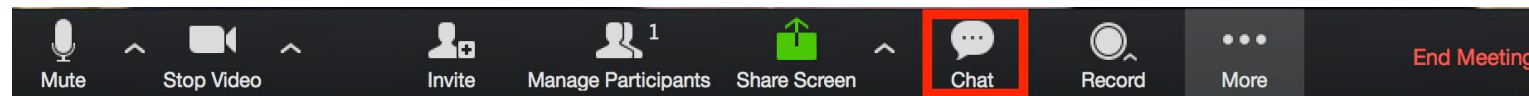


If you are participating by phone only, please make sure to email Crissy.Jung@quarles.com for any questions before, during, or after the meeting.



This meeting is an open, public meeting which will be recorded.

Q&A: How to ask a question or make a comment



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When you click on "Chat," the chat window will appear.



Type your message and press "Enter" to send it.

- Located at 7023 E Main St, east of Power Rd and Main St (the "Property")
- Currently zoned Limited Commercial ("LC") and Single Residence ("RS-6")
 - Historically vacant commercial parcel
 - Accessory building and parking lot on residential parcel
- Adjacent to Eternal Lutheran Church, commercial businesses, and RM-4 residences

Property Overview

AERIAL MAP

Parcel Nos:
218-19-071C
218-19-072

7023 E Main St
Mesa, AZ 85207



AERIAL MAP

Parcel Nos:
218-19-071C
218-19-072

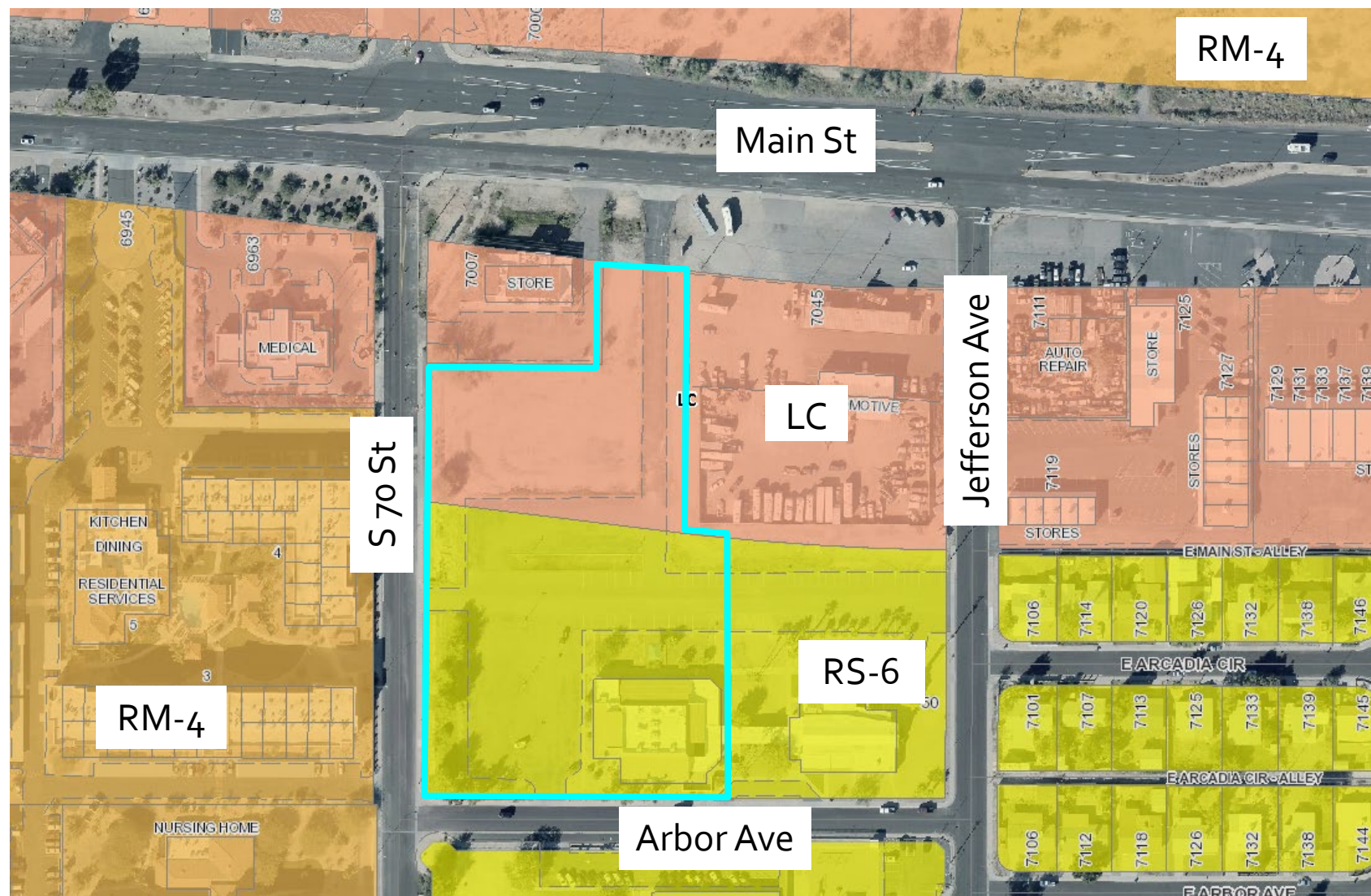
7023 E Main St
Mesa, AZ 85207



CURRENT ZONING MAP

Parcel Nos:
218-19-071C
218-19-072

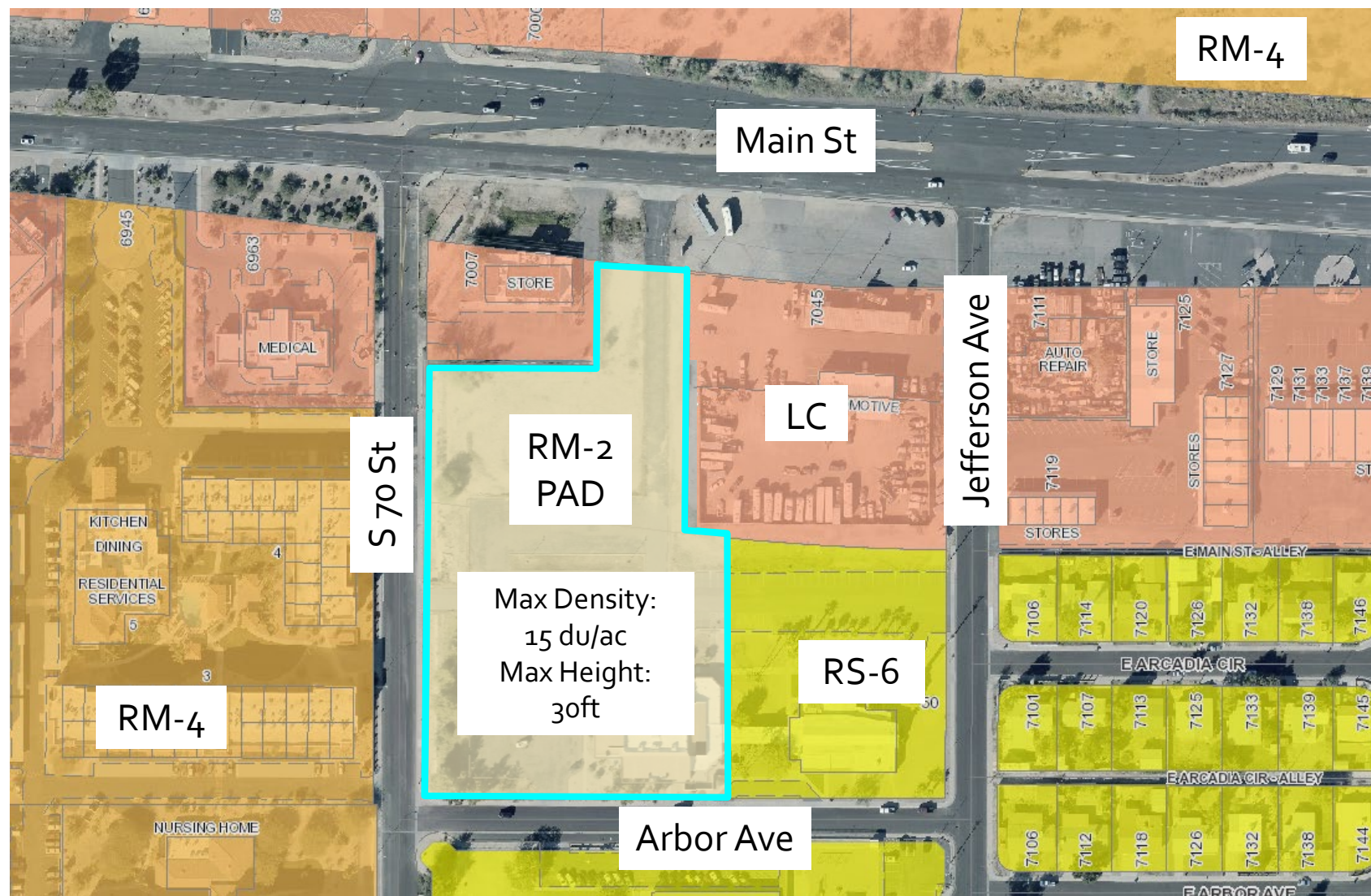
7023 E Main St
Mesa, AZ 85207



PROPOSED ZONING MAP

Parcel Nos:
218-19-071C
218-19-072

7023 E Main St
Mesa, AZ 85207



PHOTOGRAPHIC
ELEVATIONS

Parcel Nos:
218-19-071C
218-19-072

7023 E Main St
Mesa, AZ 85207



Single-Story, Multifamily Homes

- Rezoning from LC and RS-6 to RM-2 PAD
- Three different duplex options for a total of 20 single-story residential buildings.
- 40 rental homes with one, two, and three-bedroom units
- Every home has a backyard and covered patio
- Density: Proposed 10 du/ac vs Max 15 du/ac
- Building Height: Proposed 17ft vs Max 30ft

Attainable Housing for Nearby Business

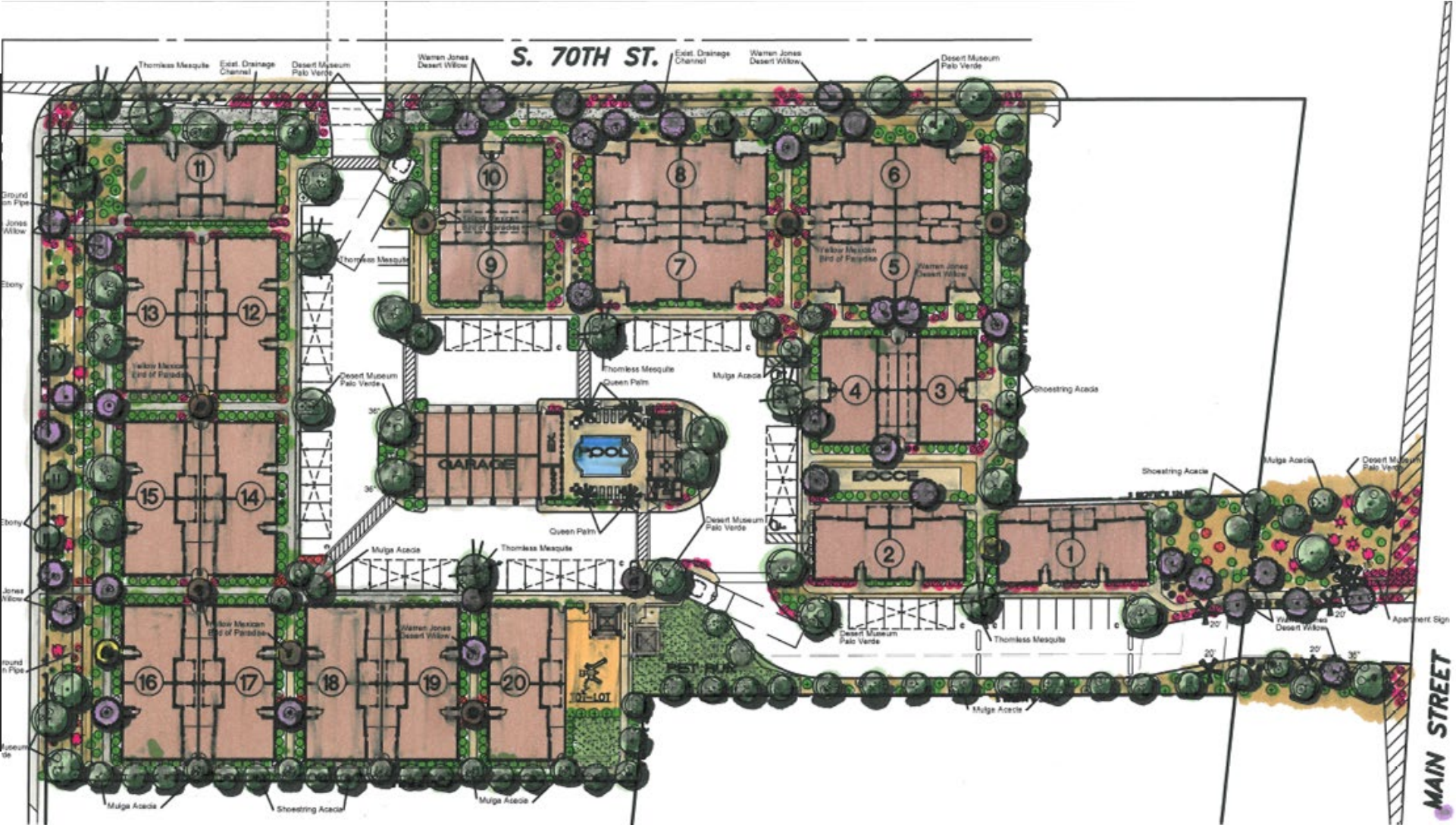
- Desert Cove Cottages is a medium density style housing.
- The area is primed for more housing as some of Mesa's largest employers are within 5-8 miles.
- Homes will introduce new customers and benefit surrounding commercial businesses.

Proposed Rezoning and Site Plan

- The purpose of the Applicant's request is to allow the reasonable use of these historically vacant and underutilized parcels.
- The PAD Overlay District will allow minor modifications to specific development standards applicable to this unique Property.
- The Applicant seeks the following PAD Overlay requests:
 1. Reduce to certain building and landscaping setbacks.
 2. Reduce building separation.
- The Applicant proposes extensive community amenities and open space that exceed the minimum standards:
 1. 10 Garage parking spaces and 8 storage units.
 2. Community pool, Bocce Ball court, Pet Run, Tot Lot, Exercise Room, Conference Room, and BBQ area.
 3. Open Space: Required 8,000 SF vs Provided 9,636 SF

Planned Area Development Standards

Conceptual Site Plan



Conceptual Site Plan



Compatible with Nearby Neighborhood

Design

- The architecture, size, and character of the proposed homes will be the same scale, and compatible with, the surrounding homes.
- The single-story design will protect the views of the neighboring Senior Housing residents and minimize the impact for the remaining church building and nearby Jefferson Elementary School.

Vacant Lot

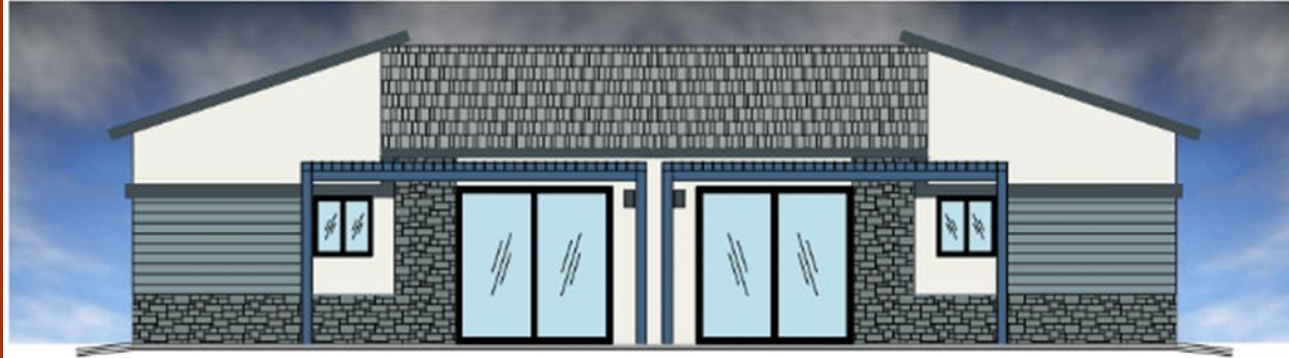
- This project will fill a vacant lot in the neighborhood which has been historically vacant since adjacent commercial was developed.

Economic Study - Rounds Consulting Group

- A market/economic analysis shows there is a housing shortage in this area.
- The LC-zoned parcel cannot function as a viable commercial or retail site.
- Rezoning this LC parcel will remove only 0.02% of nearby commercial land.
- Approximately 789,220 square feet of retail/commercial space is vacant, available, and ready to be leased .

Proposed Duplex Designs

UNIT TYPE "A" - ONE BDRM.



REAR
SCALE: 1/4"=1'-0"



FRONT
SCALE: 1/4"=1'-0"

	AS	ASPHALT SHINGLES
	M	STONE VENEER
	QG	TRIM
	PW	STUCCO
	GC	LAP SIDING
	W1	WINDOW FRAMES
	SW	SITE WALL CMU
		COLOR SCHEDULE

UNIT TYPE "B" - TWO BDRM.



REAR
SCALE: 1/4"=1'-0"

FRONT
SCALE: 1/4"=1'-0"

POWER & MAIN
DEVCo LLC

Proposed
Duplex
Designs

UNIT TYPE "C" -THREE BDRM.

Proposed
Duplex
Designs

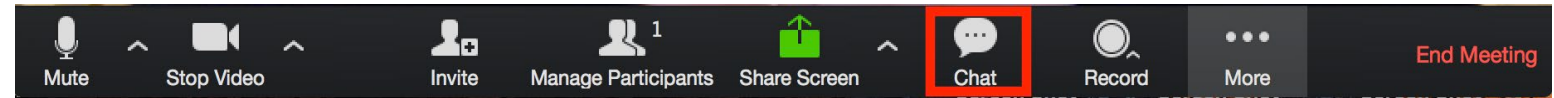


REAR
SCALE: 1/4"=1'-0"



FRONT
SCALE: 1/4"=1'-0"

Q&A: How to ask a question or make a comment



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5-Minute Recess

Virtual Neighborhood Meeting

7023 East Main Street, Mesa, AZ

April 26, 2022

Case No. ZON22-00340



POWER & MAIN
DEVCo LLC



CHRISTIAN CARE MESA INC
APN 218-21-014
ZONED RM-4

HASTEN AND CHIVARI TRUST
APN 218-21-015
ZONED LC

S. 70TH ST.

JULIET OSCAR, LLC
APN 218-19-071D
ZONED LC

ETERNAL LIFE
LUTHERAN CHURCH
APN 218-19-071C

10 CAR
GARAGE

BOCCIE

PET RUN
UP TO 11' LONG AND WIDE IF DESIRED

MATZKE KEVIN, CARLSON ELIZABETH
APN 218-19-070
ZONED LC

VICINITY MAP

E. MAIN STREET

PROJECT DESCRIPTION: 40 one-, two-, and three-bdrm rental housing units in duplex bldgs.
Garage building with 10 garages. Four common areas consisting of a pool area, pet run, tot-lot, and bocce court for enjoyment of the residents.

LOT AREA: 4.00 AC Net 174,090 SF Net
DENSITY: 40 / 4.00 AC = 10.01 DPA 15 DPA max allowed

PROJECT UNIT MIX:

8	1 Brm (A)	715 SF Net	781 SF Gross	177 Patio	90 SF Patio Cover
24	2 Brm (B)	1,058 SF Net	1,150 SF Gross	219 Patio	111 SF Patio Cover
8	3 Brm (C)	1,214 SF Net	1,310 SF Gross	127 Patio	100 SF Patio Cover
40	Units	40,824 SF Net	44,328 SF Gross	6,807 Patio	4184 SF Patio Cover

COVERAGE:

Res. Bldgs:	44,328 SF		
Garage Bldg:	2,795 SF		
Poolhouse	800 SF		
Exercise/Conf:	509 SF		
Ramadas:	450 SF		
Carports	7,176 SF	40.00%	Required max.
	56,058 SF /	174,090 SF =	32.20% Provided

OCCUPANCY and CONSTRUCTION TYPE:

Dwellings:	R-3	Type V-B, non-sprinklered
Garage Bldg:	S-2	Type V-B, non-sprinklered
Poolhouse:	U	Type V-B, non-sprinklered
Ramada:	U	Type V-B, non-sprinklered
Exercise/Conf:	B	Type V-B, non-sprinklered

BUILDING HEIGHT: 1 story, 17' proposed, 30' max allowed per zoning

SETBACKS:

	RM-2	Proposed (RM-2 PAD)
E. Main St: (six lane arterial)	30'	30'
S. 70th St: (collector)	25'	20'
E. Arbor Ave: (local street)	20'	20'
Interior Side, Adj to LC zoning	20'	7'
Interior Side, Adj to RS zoning	20'	10'

OPEN SPACE: See Site Plan for Areas indicated by a bold, dashed polyline

Req'd:	200 SF per unit				
40 Units	x	200	=	8,000	SF
Prov'd:	Area 1: Pool	=	4,373	SF	
	Area 2: Pet Run	=	1,294	SF	
	Area 3: Bocce		2,562	SF	
	Area 4: Tot Lot	=	1,407	SF	
	Total	=	9,636	SF	
					> 8,000 SF OK exceeds min by: 20.45%

PARKING:

Req'd:	2.1	spaces/unit	40	x	2.1	=	84
Provided:							
Garage:	10	spaces	at 11'-2" x 20'-10"				
Reg. Uncovered:	17	spaces	at 9'-0" x 18'-0"				
Compact uncov'd:	14	spaces	at 8'-6" x 18'-0"				
Accessible:	1	spaces	at 9'-0" x 18'-0" w/5' aisle				
Covered Accessible:	1	spaces	at 9'-0" x 18'-0" w/5' aisle				
Covered:	45	spaces	51.14% (50% minimum req'd)				
Total:	88	spaces	> 84 OK				
Accessible Parking:	2%	x	88	=	1.76	req'd	
					2	prov'd	
Bicycle: Req'd:	0.25 spaces per parking space						
	0.25	x	88	=	22	req'd	
Bicycle: (inverted U design)					28	prov'd	

DRIVEWAYS:

Main Street:	24 FT paved	100.5 FT PL	23.88%	ratio, <50% OK
S. 70th St:	30 FT paved	501.67 FT PL	5.98%	ratio, <50% OK



ETERNAL LIFE LUTHERAN CHURCH

Lutheran Church – Missouri Synod

50 S. Jefferson Avenue

Mesa, AZ 85208

480-985-0224

office@eternallifelutheran.org

*This is Eternal Life . . .
John 17:3*

April 21, 2022

Dear Mesa Council and Valued Neighbors,

We are here to stay! Eternal Life Lutheran Church has been a part of this community since 1966. We have had our ups and downs over those years, but now we are experiencing an exciting renewal. We are refocusing our purpose and mission to be more active in and better serve our community. We are encouraged about the direction of our membership, financial stability and general outlook.

We are excited about the proposed quality housing project that is being planned for the western portion of our current property. We are confident that it, along with other projects, is key to renewal in our entire community. Our sale of this excess property will in no way hinder our ability to continue ministry in our current location – in fact, it will ensure that we will be able to do so indefinitely.

As a congregation, we are committed to our mission to serve the community around us. We think that it is a wonderful thing that our community will increase with additional neighbors and be enhanced by the development of the currently neglected portion of our property.

We encourage you to support the development of the northwest corner of Arbor and 78th as it benefits the Mesa community, Jefferson School, the immediate neighborhood and our congregation.

Please reach out to us if you have any questions or concerns regarding our status, our support of this project, or our future plans.

In His Service,

Dick Chaney, Congregation President

Mary Ellen Wood, Head Trustee

The Liturgical Lutheran Church of the East Valley



FELLOWSHIP SQUARE — MESA
6945 E. MAIN STREET ~ MESA, AZ 85207 ~ ~~480-654-1800~~

"Adult Living for Today and Tomorrow"

Friday, May 20, 2022

Dr. Nana Appiah
City of Mesa
Development Services Department
55 N. Center St.
Mesa, AZ 85201

Re: Letter of Support for the Desert Cove Cottages, Single-story Multifamily Development Located at South 70th Street and East Main Street (Case No. ZON22-00340)

Dear Dr. Appiah,

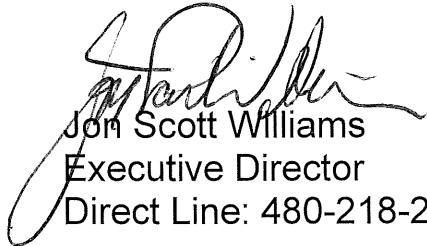
My Name is Jon Scott Williams, and I am the Executive Director of the Fellowship Square not-for-profit senior living community located directly west of the proposed single-story rental community under Rezoning Case No. ZON22-00340. We received an April 6, 2022, letter from the developer of this project and attended the neighborhood meeting on April 19, 2022, at the Jefferson Recreation Center. I have taken the time to meet with the Applicant, Power & Main DevCo, LLC and I am extremely impressed with the careful, and responsible, low-density, single-story site plan layout for the proposed Desert Cove Cottages.

I am in favor of and strongly support their request to rezone from Limited Commercial (LC) and Single Residence (RS-6) to Multiple Residence (RM-2) with a Planned Area Development (PAD) and am looking forward to them constructing the proposed forty new homes. I understand the project design is limited to single-story duplexes, which is possible because of the request for reduced building and landscape setbacks. I do not want the setbacks increased, resulting in the need for this development to go up to two stories. I support the single-story design, which will both blend in nicely with the surrounding single-family homes and preserve our residents' views of the Superstition Mountains. Having been a developer myself, I see the reduced setbacks offer a vastly superior overall site design that will allow the project to stay single-story and actually develop this long neglected, commercially unusable vacant site.

Having lived and worked in this immediate area for the last 25 years, I have watched this property, specifically the commercial section, stay vacant for decades. This site, as

a location for any retail / commercial is particularly challenging, as it is set way back off of Main St. preventing any commercial development. This project is the perfect opportunity for families, my workforce, and new customers for nearby businesses to take over this space. I believe the proposed very low-density multifamily development will fit within the neighborhood and provide significant benefits to the surrounding area. I am excited about recruiting new employees for our Christian Campus to live within walking distance. For current and future employees, this is an outstanding nearby housing option. At a time when the community need for new housing is so great, please accept this letter as my strong, very enthusiastic support for this rezoning and site plan application under Case No. ZON22-00340.

Sincerely

A handwritten signature in black ink, appearing to read "Jon Scott Williams", is written over the printed name and title.

Jon Scott Williams

Executive Director

Direct Line: 480-218-2616

June 7, 2022

Dr. Nana Appiah
Director of Development Services Department
City of Mesa
55 N. Center St.
Mesa, AZ 85201

Re: Letter of Support for the Desert Cove Cottages, Single-story Multifamily
Development Located at South 70th Street and East Main Street (Planning and
Zoning Case No. ZON22-00340)

Dear Dr. Appiah,

I am the property owner of the commercial property at 7007 E Main St, (Parcel No. 218-19-071D), adjacent to the proposed Desert Cove Cottages. I have taken the time to review the proposal with the Applicant, Power & Main DevCo, LLC. I am in favor of their request to rezone from Limited Commercial (LC) and Single Residence (RS-6) to Multiple Residence (RM-2) with a Planned Area Development (PAD) to construct 40 new rental homes.

I believe the proposed multifamily development will fit within the neighborhood and provide significant benefits to the surrounding area, specifically additional customers and employees that can help my business. Please accept this letter as my support for this rezoning and site plan application under Case No. ZON22-00340.

Sincerely yours,


SIGNATURE

Jerry Ownby
NAME

JULIET OSCAR, LLC
BUSINESS NAME

70 S Val Vista Dr
Suite A3426
Gilbert, AZ 85296, US
BUSINESS ADDRESS

School Information:

ZON22-00340 – Main & Jefferson

Proposed Development (40 units)	Name of School	Annual Estimated Demand	Adequate Capacity to Serve
Jefferson	Elementary	0	Yes
Fremont	Middle School	3	Yes
Skyline	High School	3	Yes

Comment:

Zoning: **LC/RS-6 > RM-2 PAD**

-It is assumed that future student enrollment will follow the same trend as current student enrollment for the given school and zoning.

-Density ratio is calculated based on number of students from a given school and zoning compared to the total addresses from the same school and zoning.

Density ratios are those calculated for 2021-2022 school year. School capacity is calculated based on the Physical Plant Inventory report created by MPS Research and Evaluation department for 2021-2022 school year. Current enrollment is based on the canned weekly enrollment report for April 8, 2022, from Synergy database.

Jefferson = $3/4572 = 0.000656 \times 40 = \sim 0$ student

Jefferson capacity is 1044.

Jefferson current enrollment is 473.

Fremont = $312/4572 = 0.0682 \times 40 = \sim 3$ student

Fremont capacity is 1013.

Fremont current enrollment is.

Skyline = $363/4572 = 0.0794 \times 40 = \sim 3$ student

Skyline current capacity is 3433.

Skyline current enrollment is 2146.



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Two North Central Avenue
Phoenix, Arizona 85004-2391
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Washington, D.C.

Benjamin W. Graff
Direct Dial: (602) 229-5696
E-Mail: Benjamin.Graff@Quarles.com

July 6, 2022

Re: Notification of Planning and Zoning Board Public Hearing for Consideration of a Proposed Residential Development Located at the Southeast Corner of East Main Street and South 70th Street in Mesa, AZ (Rezoning Case No. ZON22-00340).

Dear **Property Owner**,

The law firm of Quarles & Brady LLP represents Power and Main DevCo, LLC (the "Applicant"), in regard to its proposed residential community on 4 acres located on Parcel No. 218-19-071C and the western portion of Parcel No. 218-19-072 (the "Property"). Please see the attached Vicinity Map showing the location of the Property. The proposed development is a low-intensity, single story, multi-family development which functions more in line with a single-family rental community. These new homes will be for local employees and families seeking to rent and have a single-family home experience in Mesa.

The purpose of this letter is to inform you that we have filed a Planning and Zoning application for a rezone/site plan review (**Rezoning Case No. ZON22-00340**) to develop the Desert Cove Cottages, which will be a medium density, build-for-rent housing community made up of single-story duplexes. The site will be fully parked and each unit will have its own backyard. The proposed redevelopment of the site includes a request to rezone the Property from Limited Commercial ("LC") and Single Residence ("RS-6") to Multiple Residence with a Planned Area Development Overlay ("RM-2 PAD") to allow for a total of 40 units and minor modifications to specific development standards applicable to this unique location. The RM-2 zoning district is the lowest intensity multifamily district within the City of Mesa and the rezoning request is for a maximum density of only 10 dwelling units per acre. The Applicant is limiting the community to 40 rental homes (all limited to only one-story) designed to integrate with the community by facing units outward to match typical single-family homes. This property is being developed in coordination with the Eternal Life Lutheran Church, which is selling the property and will remain as our adjacent neighbor to the east. Given our team's outreach efforts to date, we have strong support from many of the properties adjacent to our site.

The Jefferson Elementary School is located directly to our south, and through careful planning, we have not only ensured that there will be no ingress/egress along East Arbor Avenue, but we are also providing an enhanced 38-foot landscape buffer between our development and the school to the south.

This infill development is compatible with the long-term goals for the area and will provide new, high-quality housing options in this fully developed area of Mesa.

This letter is being sent to all property owners within 500 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 for the proposed development.

This application is scheduled for consideration by the Mesa Planning and Zoning Board at their meeting on July 27, 2022, 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 in-person or virtually to provide any input you may have regarding this proposal.

If you would like to speak at the meeting, please follow the instructions available online at <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board>.

Public Hearing Options

July 27, 2022: 4:00pm

Virtual (Online or Phone Options)

Zoom Link: <https://mesa11.zoom.us/j/5301232921>

Meeting ID: 530 123 2921

Phone/Audio Only: 877-853-5247

In-person

City Council Chambers

57 East First Street

Mesa, AZ 85201

If you have any questions regarding this proposal, I encourage you to call me at 602-229-5683 or email me at Benjamin.Graff@Quarles.com. While I encourage you to reach out to me first if you have any questions, you can also reach out to the City Planner assigned to this case Sean Pesek at 480-644-6716 or Sean.Pesek@mesaaz.gov if 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.

You are welcome to attend the hearings to learn about the case and make your opinions known. Please confirm the hearing details with the City of Mesa Planning Department and City Clerk before attending as they are subject to change.

Please do not hesitate to contact me if you have any questions or require any additional information regarding this matter.

Very truly yours,
QUARLES & BRADY LLP



Benjamin W. Graff

Attachments: Vicinity Map, Site Plan, Elevations

VICINITY MAP





PLANT MATERIAL LEGEND

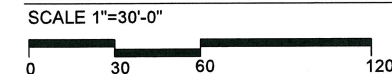
KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height, Canopy, & Caliper)
TREES			
1	⊙	Acacia aneura Mulga Acacia	24" Box 7' 4' 1.5" Double-Staked Typ.
2	⊕	Acacia stenophylla Shoestring Acacia	24" Box 9' 4' 1.5" Double-Staked Typ.
3	✱	Arecastrum romanzoffianum Queen Palm	24" Box 7' tall, min. Double-Staked Typ.
4	⊙	Parkinsonia h. 'Desert Museum' Desert Museum Palo Verde	24" Box 7.5' 4' 1.5" 36" Box 10' 8' 2.5" Double-Staked Typ.
5	⊙	Chilopsis linearis 'Warren Jones' Warren Jones Desert Willow	24" Box 7' 4' 1.25" 36" Box 10' 8' 2.25" Double-Staked Typ.
6	⊙	Pithecellobium flexicaule Texas Ebony	24" Box 6' 3' 1.5" Double-Staked Typ.
7	⊙	Prosopis hybrid 'Phoenix' Thornless Hybrid Mesquite	24" Box 8' 4' 1.5" 36" Box 10' 8' 2.5" Double-Staked Typ.
8	⊙	Caesalpinia mexicana Yellow Mexican Bird of Paradise	24" Box 7' 4' 1.25" Double-Staked Typ.
1	✱	Washingtonia robusta Mexican Fan Palm	15'-25' Tall, See plan
SMALL PALMS			
9	✱	Chamaerops humilis Mediterranean Fan Palm	15 Gallon
LARGE SHRUBS			
10	⊕	Dodonaea viscosa 'purpurea' Hopseed Bush	5 Gallon
11	⊕	Eremophila 'Valentine' Valentine Bush	5 Gallon
12	⊕	Leucophyllum langmaniae Rio Bravo Texas Ranger	5 Gallon
13	⊕	Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon

KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height, Canopy, & Caliper)
MEDIUM AND SMALL SHRUBS			
14	⊙	Carissa grandiflora Green Carpet Natal Plum	5 Gallon
15	⊙	Muhlenbergia rigida 'Nashville' Purple Muhly Grass	5 Gallon
16	⊙	Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon
17	⊙	Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 Gallon
18	⊙	Ruellia penicillaris Bojo Ruellia	5 Gallon
GROUNDCOVERS			
19	⊙	Convolvulus cneorum Bush Morning Glory	1 Gallon
20	⊙	Lantana m. 'New Gold' New Gold Lantana	1 Gallon
21	⊙	Ruellia brittoniana 'Katie' Katie Ruellia	1 Gallon
22	⊙	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon
ACCENTS			
23	✱	Hesperaloe parviflora Red Yucca	5 Gallon
24	✱	Fouquieria splendens Ocotillo	4' to 6', 4 to 5 coars
25	✱	Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 Gallon
26	✱	Caesalpinia pulcherrima Red Bird of Paradise	5 Gallon
27	✱	Dasyliroa longissima Toothless Desert Spoon	5 Gallon
28	✱	Agave geminiflora Twin Flower Agave	5 Gallon
LANDSCAPE MATERIALS			
29	⊙	Decomposed Granite Desert Gold	1/2" size screened 2" Deep
30	⊙	Concrete Header	4" x 6", Curbstyle 2" Deep
31	⊙	Midiron Bermuda	Sod

PLANT CALCULATIONS

STREET RIGHT-OF-WAY LANDSCAPING:			
Linear Feet of Frontage= 943 FT			
Trees required= 38 (1 Trees per 25 Linear ft.)	Trees provided=	44	
Shrubs required= 152 (4 Shrubs per 25 Linear ft.)	Shrubs provided=	258	
ADJACENT PROPERTY LINE LANDSCAPING:			
Linear Feet of Adjacent Property Line= 975 FT			
Trees required= 49 (1 Trees (non-deciduous) per 20 Linear ft.)	Trees provided=	55	
Shrubs required= 245 (5 Shrubs per 20 Linear ft.)	Shrubs provided=	255	
PARKING LOT LANDSCAPING:			
Total Parking Islands= 18			
Trees required= 18 (1 Tree per 15' Parking Island)	Trees provided=	18	
Shrubs required= 54 (3 Shrubs per 15' Parking Island)	Shrubs provided=	54	
PLANT SIZE:			
STREET RIGHT-OF-WAY			
24" Box Trees	Required = 19	Provided =	28
(Min. 50% of required trees)			
36" Box Trees	Required = 10	Provided =	10
(Min. 25% of required trees)			
ADJACENT PROPERTY LINE			
24" Box Trees	Required = 25	Provided =	49
(Min. 50% of required trees)			
PARKING LOT			
36" Box	Required = 2	Provided =	2
(Min. 10% of required parking lot trees)			
24" Box	Required = 16	Provided =	16
(All trees other than required 36" box trees)			

LANDSCAPE PLAN



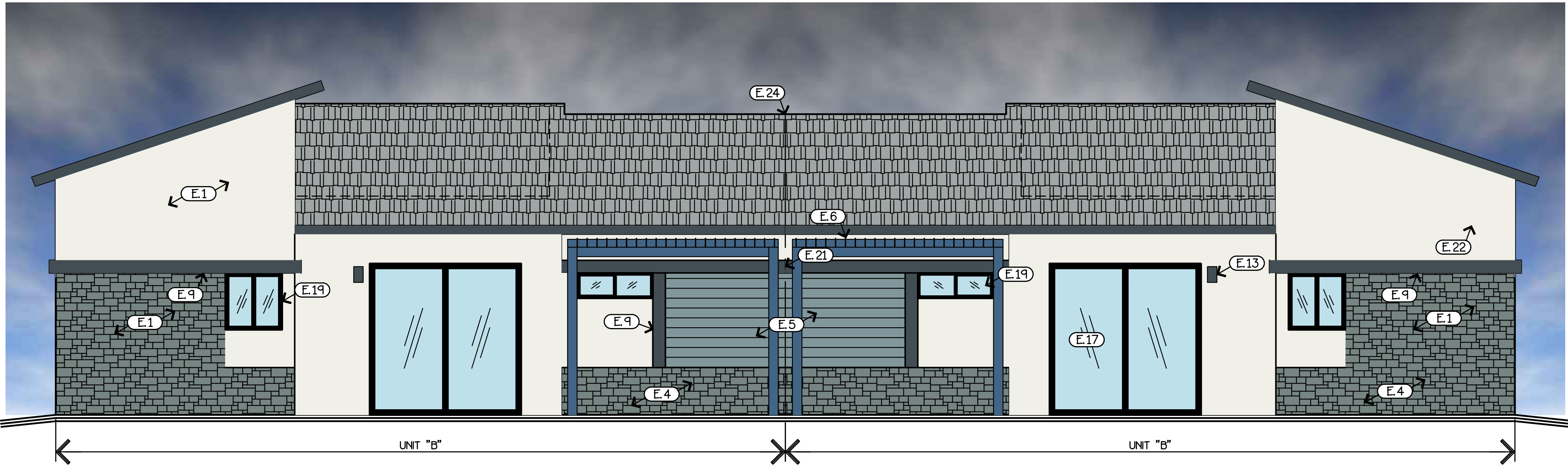
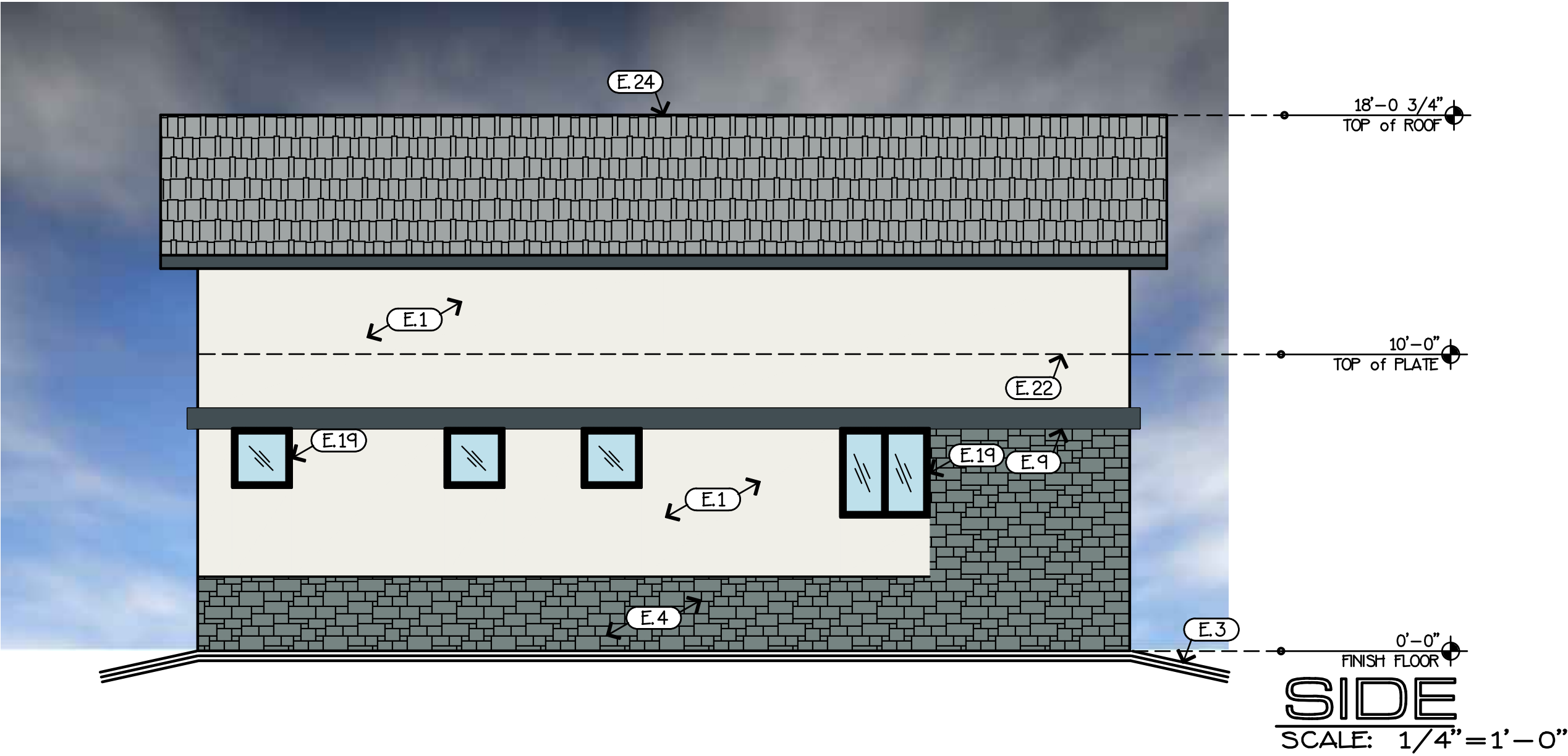
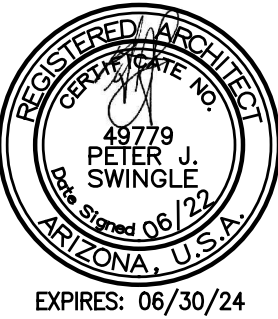
EXP. 05/30/2022

Don't work any longer and
CALL FOR THE BLUE STAMP
(602) 263-1100
Blue State Code
1-B00-STATE-IT

KEYNOTES (A00)

- E.1 ONE COAT STUCCO SYSTEM
E.3 FINISH GRADE, SEE CIVIL PLANS
E.4 EXTERIOR STONE VENEER
E.5 HARDPLANK SIDING
E.6 PRE-FAB STEEL STAND-ALONE PATIO COVER, GREATER THAN 50' of PATIO COVERED
E.9 2" DEEP x 8" WIDE FOAM POP-OUT, SLOPE TOP TO DRAIN
E.13 EXTERIOR LIGHT, See ELECTRICAL
E.17 SLIDING GLASS DOOR, See DOOR SCHEDULE
E.18 DOOR, See SCHEDULE
E.19 WINDOW, See SCHEDULE
E.20 STUCCO CONTROL JOINT
E.21 CENTERLINE of WALL BETWEEN UNITS
E.22 LINE AT TOP OF PLATE
E.23 SCREENED ROOF-MOUNTED A/C COMPRESSOR
E.24 ARCHITECTURAL ASPHALT SHINGLE ROOF

ATHENA
STUDIO, LLC
2801 E. Camelback 200
Phoenix, AZ 85016
602-274-5000



- AS ASPHALT SHINGLES
GAF TIMBERLINE CS ANTIQUE SLATE
IM STONE VENEER
EVOLVE
QG TRIM
SLR660 TARRAGON
PW STUCCO
SLR2005 PURE WHITE
GG LAP SIDING
SLR634 MORNING AT SEA
WH WINDOW FRAMES
WHITE VINYL
SW SITE WALL CMU
SUPERLITE AUTUMN
COLOR SCHEDULE
SCALE: NTS CLR-DCC

UNIT TYPE "B" - TWO BDRM.
SCALE: 1/4" = 1'-0"

Desert Cove Cottages
7017 E. Main St., Mesa AZ 85207
Power and Main DevCo LLC

Revisions:

Issue Date:

JUN 2022

ATHENA NUMBER
2013.1

DRAWN BY
PS

REVIEWED BY
PS

START DATE
NOV 22, 2020

DATE PLOTTED
06/09/22

CADD FILE NAME
2013.1-R1

E.2C

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Desert Cottages Multi-family Development
Neighboring Property Owners within 500ft

Parcel Number	Owner	Property Address	Mailing Address	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
218-19-071C	ETERNAL LIFE LUTHERAN CH OF MESA		7000 E ARBOR AVE MESA AZ USA 85208	7000 E ARBOR AVE	MESA	AZ	85208
218-19-072	ETERNAL LIFE LUTHERAN CHURCH	7025 E MAIN ST MESA 85207	7000 E ARBOR AVE MESA AZ USA 85208	7000 E ARBOR AVE	MESA	AZ	85208
218-12-001A	VALLEY NATIONAL BANK OF AZ	6950 E MAIN ST MESA 85207	P O BOX 1919 WICHITA FALLS TX USA 76307	P O BOX 1919	WICHITA FALLS	TX	76307
218-12-040G	AJ INVESTMENT HOLDINGS LLC		5474 E DESERT JEWEL PARADISE VALLEY AZ USA 85253	5474 E DESERT JEWEL	PARADISE VALLEY	AZ	85253
218-13-001K	CHATEAU AZ LLC	7000 E MAIN ST MESA 85207	P.O. BOX 31868 MESA AZ USA 85275	P.O. BOX 31868	MESA	AZ	85275
218-13-004	RC MESA I LLC		PO BOX 8653 NEWPORT BEACH CA USA 92658	PO BOX 8653	NEWPORT BEACH	CA	92658
218-13-005B	RC MESA I LLC		PO BOX 8653 NEWPORT BEACH CA USA 92658	PO BOX 8653	NEWPORT BEACH	CA	92658
218-13-005C	VERMA AVTAR C/SATYA P		5474 E DESERT JEWEL DR PARADISE VALLEY AZ USA 85253	5474 E DESERT JEWEL DR	PARADISE VALLEY	AZ	85253
218-13-005E	RC MESA I LLC		PO BOX 8653 NEWPORT BEACH CA USA 92658	PO BOX 8653	NEWPORT BEACH	CA	92658
218-13-005F	VERMA AVTAR C/SATYA P		5474 E DESERT JEWEL DR PARADISE VALLEY AZ USA 85253	5474 E DESERT JEWEL DR	PARADISE VALLEY	AZ	85253
218-13-006B	AJ INVESTMENT HOLDINGS LLC		5474 E DESERT JEWEL PARADISE VALLEY AZ USA 85253	5474 E DESERT JEWEL	PARADISE VALLEY	AZ	85253
218-13-006P	NIELSON DANNY L/LYNETTE	6928 E MAIN ST MESA 85207	3117 S SIGNAL BUTTE RD #474 MESA AZ USA 85212	3117 S SIGNAL BUTTE RD #474	MESA	AZ	85212
218-19-001	RON AND NANCY WOOD TRUST	7106 E ARCADIA CIR MESA 85208	7106 E ARCADIA CIR MESA AZ USA 85208	7106 E ARCADIA CIR	MESA	AZ	85208
218-19-002	PEREDES SERVIO E/CAMPOS MARITZA B V	7114 E ARCADIA CIR MESA 85208	7114 E ARCADIA CIR MESA AZ USA 85208	7114 E ARCADIA CIR	MESA	AZ	85208
218-19-003	CALGARO SEAN	7120 E ARCADIA CIR MESA 85208	7120 E ARCADIA CIR MESA AZ USA 85208	7120 E ARCADIA CIR	MESA	AZ	85208
218-19-004A	ERNEST W SKALON AND VELVEETA I SKALON TRUST	7126 E ARCADIA CIR MESA 85208	7126 E ARCADIA CIR MESA AZ USA 85208	7126 E ARCADIA CIR	MESA	AZ	85208
218-19-004B	CALGARO SEAN	7120 E ARCADIA CIR MESA 85208	7120 E ARCADIA CIR MESA AZ USA 85208	7120 E ARCADIA CIR	MESA	AZ	85208
218-19-005	WILLIS MICHAEL J	7132 E ARCADIA CIR MESA 85208	7132 E ARCADIA CIR MESA AZ USA 85208	7132 E ARCADIA CIR	MESA	AZ	85208
218-19-006	ARMSTRONG JAMES	7138 E ARCADIA CIR MESA 85208	7138 E ARCADIA CIR MESA AZ USA 85208	7138 E ARCADIA CIR	MESA	AZ	85208
218-19-007	BLAHAK ROBERT A & SHIRLEY M	7146 E ARCADIA CIR MESA 85208	7146 E ARCADIA CIR MESA AZ USA 85208	7146 E ARCADIA CIR	MESA	AZ	85208
218-19-011	STONE FAMILY TRUST	7145 E ARCADIA CIR MESA 85208	7142 E NOPAL AVE MESA AZ USA 85209	7142 E NOPAL AVE	MESA	AZ	85209
218-19-012	ANDERSON ANDREW J	7139 E ARCADIA CIR MESA 85208	7139 E ARCADIA CIR MESA AZ USA 85208	7139 E ARCADIA CIR	MESA	AZ	85208
218-19-013	VALDEZ CARLOS E GRIJALVA	7133 E ARCADIA CIR MESA 85208	7133 E ARCADIA CIR MESA AZ USA 85208	7133 E ARCADIA CIR	MESA	AZ	85208
218-19-014	FIERRO JOSE I VILLARINO	7125 E ARCADIA CIR MESA 85208	7125 E ARCADIA CIR MESA AZ USA 85208	7125 E ARCADIA CIR	MESA	AZ	85208
218-19-015	GARCIA MARIA ISABEL	7113 E ARCADIA CIR MESA 85208	7113 E ARCADIA CIR MESA AZ USA 85208	7113 E ARCADIA CIR	MESA	AZ	85208
218-19-016	TORRES HECTOR M	7107 E ARCADIA CIR MESA 85208	7107 E ARCADIA CIR MESA AZ USA 85208	7107 E ARCADIA CIR	MESA	AZ	85208
218-19-017	CARRILLO JOSE LUIS	7101 E ARCADIA CIR MESA 85208	7101 E ARCADIA CIR MESA AZ USA 85208	7101 E ARCADIA CIR	MESA	AZ	85208
218-19-018	PENA DAVID	7106 E ARBOR AVE MESA 85208	7106 E ARBOR AVE MESA AZ USA 85208	7106 E ARBOR AVE	MESA	AZ	85208
218-19-019	KELLY MEI LING	7112 E ARBOR AVE MESA 85208	7112 E ARBOR MESA AZ USA 85208	7112 E ARBOR	MESA	AZ	85208
218-19-020	2017-2 IH BORROWER LP	7118 E ARBOR AVE MESA 85208	1717 MAIN ST STE 2000 DALLAS TX USA 75201	1717 MAIN ST STE 2000	DALLAS	TX	75201
218-19-021	KAIL MELODY R	7126 E ARBOR AVE MESA 85208	7126 E ARBOR AVE MESA AZ USA 85208	7126 E ARBOR AVE	MESA	AZ	85208
218-19-022	JEROME JOSHUA/BETHANY D	7132 E ARBOR AVE MESA 85208	7132 E ARBOR AVE MESA AZ USA 85208	7132 E ARBOR AVE	MESA	AZ	85208
218-19-023	PEREZ JUAN P/TIZOL JUANA R	7138 E ARBOR AVE MESA 85208	7138 E ARBOR AVE MESA AZ USA 85208	7138 E ARBOR AVE	MESA	AZ	85208
218-19-024	MANROSS FAMILY LLP	7144 E ARBOR AVE MESA 85208	4542 E MCKELLIPS RD NO 101 MESA AZ USA 85215	4542 E MCKELLIPS RD NO 101	MESA	AZ	85215
218-19-028	RAMIREZ MARIO LUGO/ALVARADO GISELA JIMENEZ	7147 E ARBOR AVE MESA 85208	7147 E ARBOR AVE MESA AZ USA 85208	7147 E ARBOR AVE	MESA	AZ	85208
218-19-029	MORRISON ANDREW J/PAMELA D	7139 E ARBOR AVE MESA 85208	7139 E ARBOR AVE MESA AZ USA 85208	7139 E ARBOR AVE	MESA	AZ	85208
218-19-030	RICKS IZAAK ANTONIO/CRONKRIGHT KRYSTAL	7131 E ARBOR AVE MESA 85208	7131 E ARBOR AVE MESA AZ USA 85208	7131 E ARBOR AVE	MESA	AZ	85208
218-19-031	SANDOVAL CHRISTOPHER	7125 E ARBOR AVE MESA 85208	7125 E ARBOR AVE MESA AZ USA 85208	7125 E ARBOR AVE	MESA	AZ	85208
218-19-032	DUARTE-GARCIA GABRIEL/DUARTE ROSA M	7119 E ARBOR AVE MESA 85208	5263 E DELTA AVE MESA AZ USA 85206	5263 E DELTA AVE	MESA	AZ	85206
218-19-033	VALENZUELA OCTAVIO B	7109 E ARBOR AVE MESA 85208	8040 E 3RD AVE MESA AZ USA 85208	8040 E 3RD AVE	MESA	AZ	85208
218-19-034	PARADA JUAN	7110 E ASPEN AVE MESA 85208	7110 E ASPEN AVE MESA AZ USA 85208	7110 E ASPEN AVE	MESA	AZ	85208
218-19-035	HERNANDEZ ISMAEL GARDEA	7118 E ASPEN AVE MESA 85208	7118 E ASPEN AVE MESA AZ USA 85208	7118 E ASPEN AVE	MESA	AZ	85208
218-19-036	REISZ BERNARD W JR	7124 E ASPEN AVE MESA 85208	1012 BREWSTER CT GRAFTON OH USA 44044	1012 BREWSTER CT	GRAFTON	OH	44044
218-19-037	BOUZOS JOHN M	7130 E ASPEN AVE MESA 85208	7130 E ASPEN AVE MESA AZ USA 85208	7130 E ASPEN AVE	MESA	AZ	85208
218-19-038	CAROLYN G HEATER TRUST	7138 E ASPEN AVE MESA 85208	7138 E ASPEN AVE MESA AZ USA 85208	7138 E ASPEN AVE	MESA	AZ	85208
218-19-039	ULMER THOMAS E/KAY A	7144 E ASPEN AVE MESA 85208	2248 E CONTESSA CIR MESA AZ USA 85213	2248 E CONTESSA CIR	MESA	AZ	85213
218-19-047	AVILA JORGE/YANG CHARZONG	7125 E ASPEN AVE MESA 85208	7125 E ASPEN AVE MESA AZ USA 85208	7125 E ASPEN AVE	MESA	AZ	85208
218-19-048	TERRAZAS OMNER	7117 E ASPEN AVE MESA 85208	7117 E ASPEN AVE MESA AZ USA 85208	7117 E ASPEN AVE	MESA	AZ	85208
218-19-049	CARABEO MARTIN ALCANTAR	7113 E ASPEN AVE MESA 85208	6440 E ALDER AVE UNIT 1 MESA AZ USA 85206	6440 E ALDER AVE UNIT 1	MESA	AZ	85206
218-19-050	SCHALL ELIZABETH J	7105 E ASPEN AVE MESA 85208	7105 E ASPEN AVE MESA AZ USA 85208	7105 E ASPEN AVE	MESA	AZ	85208
218-19-068	DESERAMA PLAZA LLC	7131 E MAIN ST MESA 85207	46 N STAPLEY DR MESA AZ USA 85203	46 N STAPLEY DR	MESA	AZ	85203
218-19-069A	OCHOA ROSALIO BALTAZAR ESPARZA	7111 E MAIN ST MESA 85207	7111 E MAIN MESA AZ USA 85208	7111 E MAIN	MESA	AZ	85208
218-19-069B	NEWSOME ROBERT L TR	7119 E MAIN ST MESA 85207	7125 E MAIN ST MESA AZ USA 85207	7125 E MAIN ST	MESA	AZ	85207
218-19-069C	NEWSOME ROBERT L TR	7125 E MAIN ST MESA 85207	7125 E MAIN ST MESA AZ USA 85207	7125 E MAIN ST	MESA	AZ	85207
218-19-070	MATZKE KEVIN/CARLSON ELIZABETH	7045 E MAIN ST MESA 85207	7045 E MAIN ST MESA AZ USA 85207	7045 E MAIN ST	MESA	AZ	85207
218-19-071C	ETERNAL LIFE LUTHERAN CH OF MESA		7000 E ARBOR AVE MESA AZ USA 85208	7000 E ARBOR AVE	MESA	AZ	85208
218-19-071D	JULIET OSCAR LLC	7007 E MAIN ST MESA 85207	70 S VAL VISTA DR STE A3426 MESA AZ USA 85296	70 S VAL VISTA DR STE A3426	MESA	AZ	85296
218-19-072	ETERNAL LIFE LUTHERAN CHURCH	7025 E MAIN ST MESA 85207	7000 E ARBOR AVE MESA AZ USA 85208	7000 E ARBOR AVE	MESA	AZ	85208
218-19-073C	MESA UNIFIED SCHOOL DISTRICT NO 4	120 S JEFFERSON AVE MESA 85208	549 N STAPLEY MESA AZ USA 85203	549 N STAPLEY	MESA	AZ	85203
218-21-003D	LIFEWELL	6915 E MAIN ST MESA 85207	202 E EARLL DR SUITE 200 PHOENIX AZ USA 85012	202 E EARLL DR SUITE 200	PHOENIX	AZ	85012
218-21-010A	CHRISTIAN HOUSING INC	118 S 70TH ST MESA 85208	PO BOX 83210 PHOENIX AZ USA 85071-3210	PO BOX 83210	PHOENIX	AZ	85071
218-21-010B	CHRISTIAN CARE MANAGEMENT INC	6945 E MAIN ST 2224 MESA 85207	PO BOX 83210 PHOENIX AZ USA 85071-3210	PO BOX 83210	PHOENIX	AZ	85071
218-21-012	ARHC RHMESAZ01 LLC	215 S POWER RD 1251 MESA 85206	PO BOX 460169 HOUSTON TX USA 77056	PO BOX 460169	HOUSTON	TX	77056
218-21-013	POWER ROAD MEDICAL VILLAGE ASSN	215 S POWER RD MESA 85206	560 W BROWN RD 1009 MESA AZ USA 85201	560 W BROWN RD 1009	MESA	AZ	85201
218-21-014	CHRISTIAN CARE MESA INC	6945 E MAIN ST MESA 85207	PO BOX 8310 PHOENIX AZ USA 85029	PO BOX 8310	PHOENIX	AZ	85029
218-21-015	TRIBE PROPERTIES LLC	6963 E MAIN ST MESA 85207	6963 E MAIN ST MESA AZ USA 85207	6963 E MAIN ST	MESA	AZ	85207
	Sean Pesek						
Staff Planner	City of Mesa Planning		PO Box 1466 Mail Stop 9953 Mesa, AZ 85211	PO Box 1466 Mail Stop 9953	MESA	AZ	85211

Desert Cottages Multi-family Development
Neighboring Property Owners within 500ft

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 07/11/22

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 # ZON22-00340, on NEC 70th st & Arbor Ave. 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 07/11/22

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: July 27, 2022

CASE: ZON22-00340

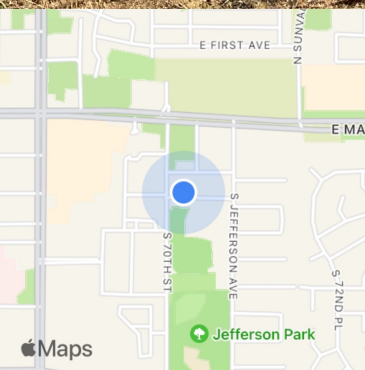
REQUEST: Rezone from Limited Commercial (LC) and Single Residence-6 (RS-6) to Multiple Residence-2 with a Planned Area Development overlay (RM-2-PAD) and Site Plan Review. This request will allow for a multiple residence development.

APPLICANT: Benjamin Graff, Quarles & Brady, LLP

PHONE: (602) 229-5683

Planning Division: (480) 644-2385

Posting date: 7/11/2022



Jul 11, 2022 08:50AM
AZ, Mesa, E Arbor Ave

Desert Cove Cottages

Citizen Participation Plan

Rezone and Site Plan

For a Build-For-Rent, Multi-family Residential Development

Located at the Southwest Corner of E. Main St. and S. 70th St.

Parcels: 218-19-071C and 218-19-072

Prepared By:



Benjamin W. Graff, Esq.
Quarles & Brady LLP
2 N. Central Ave.
Phoenix, AZ 85004

Submittal Date: March 28, 2022

Citizen Participation Plan - Desert Cottages Multifamily Development

Introduction & Purpose:

Quarles & Brady LLP submits this Citizen Participation Plan on behalf of Power & Main DevCo LLC (the "Applicant") in regard to "Desert Cove Cottages," a proposed 40 unit, single-story, multi-family residential development.

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the proposed Desert Cove Cottages multi-family development. This site is approximately located East of the Southeast corner of South 70th and East Main Streets, comprised of two parcels: (1) Parcel No. 218-19-071C, which is currently zoned LC, and: (2) the western portion of Parcel No. 218-19-072, which is currently zoned RS-6 (the "Property"). The applicant is requesting to rezone 4 acres from LC (Limited Commercial) and RS-6 (Residential Single Dwelling) to RM-2 PAD (Residential Multiple Dwelling Planned Area Development) for the development of a build-for-rent style multi-family community.

By providing opportunities for citizen participation, the Applicant will ensure that those interested in this application will have an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

Benjamin Graff
Quarles & Brady LLP
2 N. Central Avenue
Phoenix, AZ 85004
Benjamin.Graff@Quarles.com
(602) 229-5683

Paul Cutler / President
Power & Main DevCo LLC
9221 East Baseline Road
Suite 109
Mesa, Arizona 85209
p.cutler@pmdevco.com
(435) 214-6445

Pre-submittal Outreach:

It is important to note that prior to any submittals to the City of Mesa, including the Pre-Submittal application, our goal was not to initiate this application without first receiving feedback from the City of Mesa confirming our proposal was consistent with the future planning and goals within the General Plan for this area. This is only the beginning of our outreach efforts and we plan to engage with the community throughout the process.

Pre-submittal Meeting:

The pre-submittal meeting (PRS22-0095) was held with City of Mesa planning staff on February 22, 2022. Staff reviewed the application and recommended that adjacent residents within 1000-ft, the Mesa Unified School District, and nearby registered neighborhoods be contacted.

Action Plan:

In order to provide effective citizen participation in conjunction with the application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts of the proposed development:

1. The Applicant will hold a formal and noticed neighborhood meeting in April of 2022 as required by the City of Mesa.
2. A contact list will be developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one mile of the project (list provided by Staff)
 - Homeowners Associations within one half mile of the project (list provided by Staff)
 - Property owners within 1,000 feet from the site.
 - Mesa Public School District. The Applicant will send copies directly to the Jefferson Elementary, Salk Elementary, Madison Elementary, Fremont Junior High, and Franklin Junior High, who may be affected by this application.
3. All persons listed on the contact list will receive a letter describing the proposed development and invitation to the neighborhood meeting.
 - Additional neighborhood meetings may be held as necessary.
4. Presentations will be made to groups of citizens or neighborhood associations upon request.
5. The Applicant will submit a Citizen Participation Report with all materials such as sign-in lists, comments, and petitions to the City of Mesa.

Schedule:

Pre-submittal Application Filed - January 31, 2022

Pre-submittal meeting – February 22, 2022

Formal Application Submittal – March 28, 2022

Neighborhood meeting – April of 2022

Submittal of Citizen Participation Report and Notification materials – TBD

Planning and Zoning Board Hearing – TBD

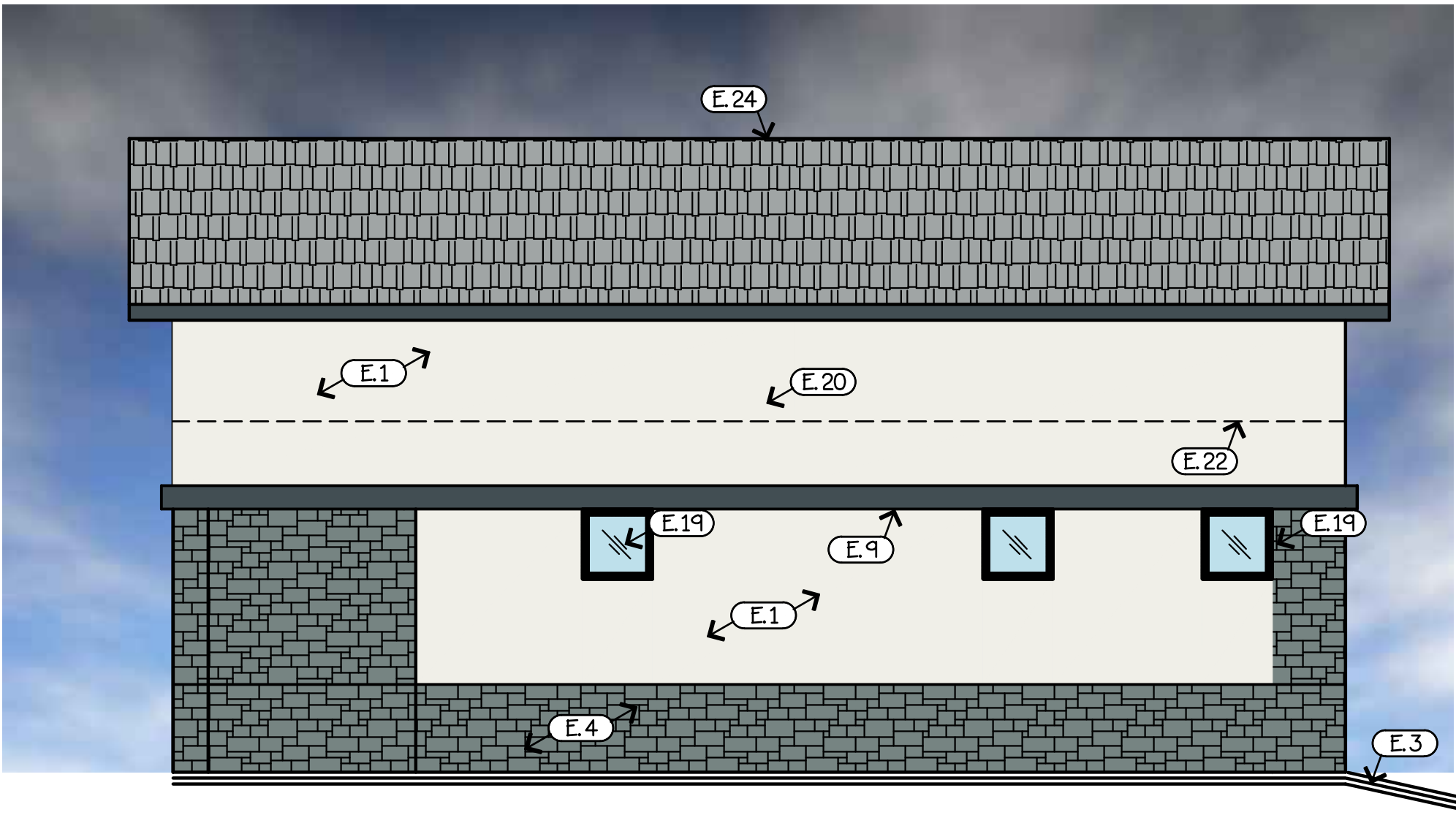
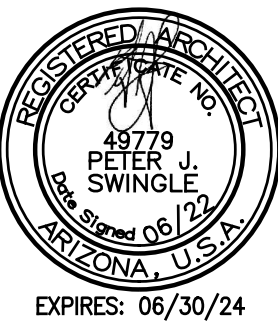
City Council Introduction – TBD

City Council Final Action – TBD

KEYNOTES (A00)

- E.1 ONE COAT STUCCO SYSTEM
E.3 FINISH GRADE, SEE CIVIL PLANS
E.4 EXTERIOR STONE VENEER
E.5 HARDPLANK SIDING
E.6 PRE-FAB STEEL STAND-ALONE PATIO COVER, GREATER THAN 50' of PATIO COVERED
E.9 2" DEEP x 8" WIDE FOAM POP-OUT, SLOPE TOP TO DRAIN
E.13 EXTERIOR LIGHT, See ELECTRICAL
E.17 SLIDING GLASS DOOR, See DOOR SCHEDULE
E.18 DOOR, See SCHEDULE
E.19 WINDOW, See SCHEDULE
E.20 STUCCO CONTROL JOINT
E.21 CENTERLINE of WALL BETWEEN UNITS
E.22 LINE AT TOP OF PLATE
E.23 SCREENED ROOF-MOUNTED A/C COMPRESSOR
E.24 ARCHITECTURAL ASPHALT SHINGLE ROOF

ATHENA
STUDIO, LLC
2801 E. Camelback 200
Phoenix, AZ 85016
602-274-5000

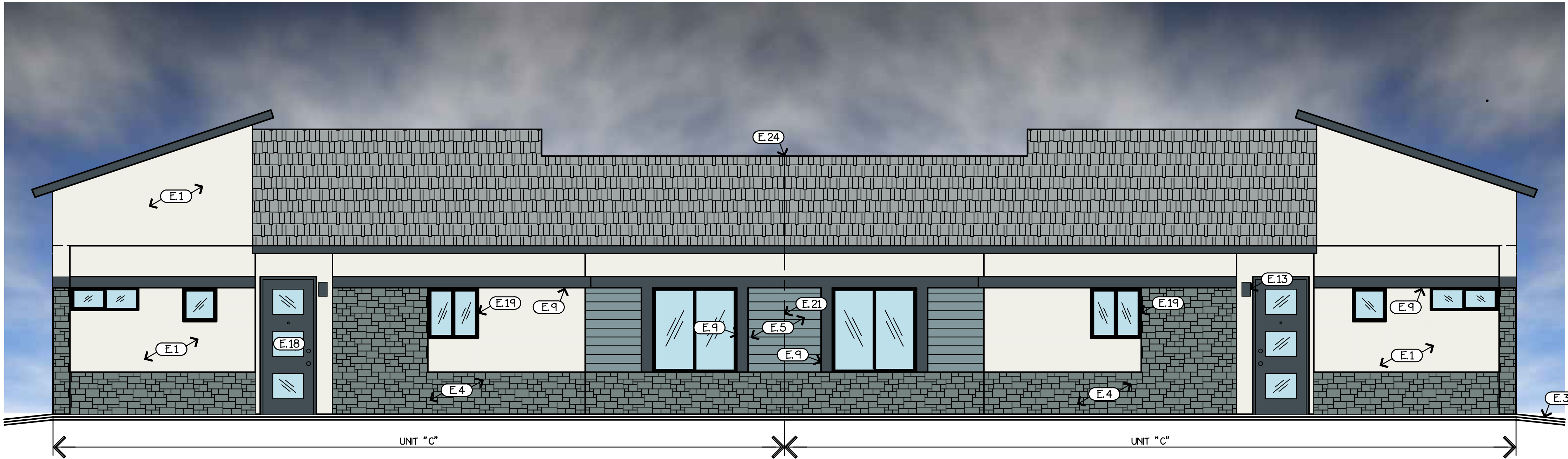


SIDE
SCALE: 1/4"=1'-0"



17'-6 3/8"
TOP of ROOF
10'-0"
TOP of PLATE
0'-0"
FINISH FLOOR

REAR
SCALE: 1/4"=1'-0"



- AS ASPHALT SHINGLES
GAF TIMBERLINE CS ANTIQUE SLATE
MV STONE VENEER
EVOLVE
QG TRIM
SWISS660 TARRAGON
PW STUCCO
SW7005 PURE WHITE
GG LAP SIDING
SW6634 MORNING AT SEA
WH WINDOW FRAMES
WHITE VINYL
SW SITE WALL CMU
SUPERUTE AUTUMN
COLOR SCHEDULE
SCALE: NTS CLR-DCC

FRONT
SCALE: 1/4"=1'-0"

UNIT TYPE "C" - THREE BDRM.
SCALE: 1/4"=1'-0"

Desert Cove Cottages
7017 E. Main St., Mesa AZ 85207
Power and Main DevCo LLC

Revisions:	
Issue Date:	
JUN 2022	
ATHENA NUMBER	
2013.1	
DRAWN BY	
PS	
REVIEWED BY	
PS	
START DATE	
NOV 22, 2020	
DATE PLOTTED	
06/09/22	
CADD FILE NAME	
2013.1-R1	
E.3C	

KEYNOTES A00

E.1 ONE COAT STUCCO SYSTEM
E.4 EXTERIOR STONE VENEER
E.5 HARDPLANK SIDING

E.9 2" DEEP x 8" WIDE FOAM POP-OUT

E.18 DOOR, See SCHEDULE
E.19 WINDOW, See SCHEDULE

E.24 ARCHITECTURAL ASPHALT SHINGLE ROOF

ATHENA
STUDIO, LLC
2801 E. Camelback 200
Phoenix, AZ 85016
602-274-5000



- AS

ASPHALT SHINGLES
GAF TYPHERINE CS ANTIQUE SLATE
- IM

STONE VENEER
EVOLVE
- QG

TRIM
SWP660 TARRAGON
- PW

STUCCO
SW7005 PURE WHITE
- GG

LAP SIDING
SWP634 MORNING AT SEA
- WH

WINDOW FRAMES
WHITE VINYL
- SW

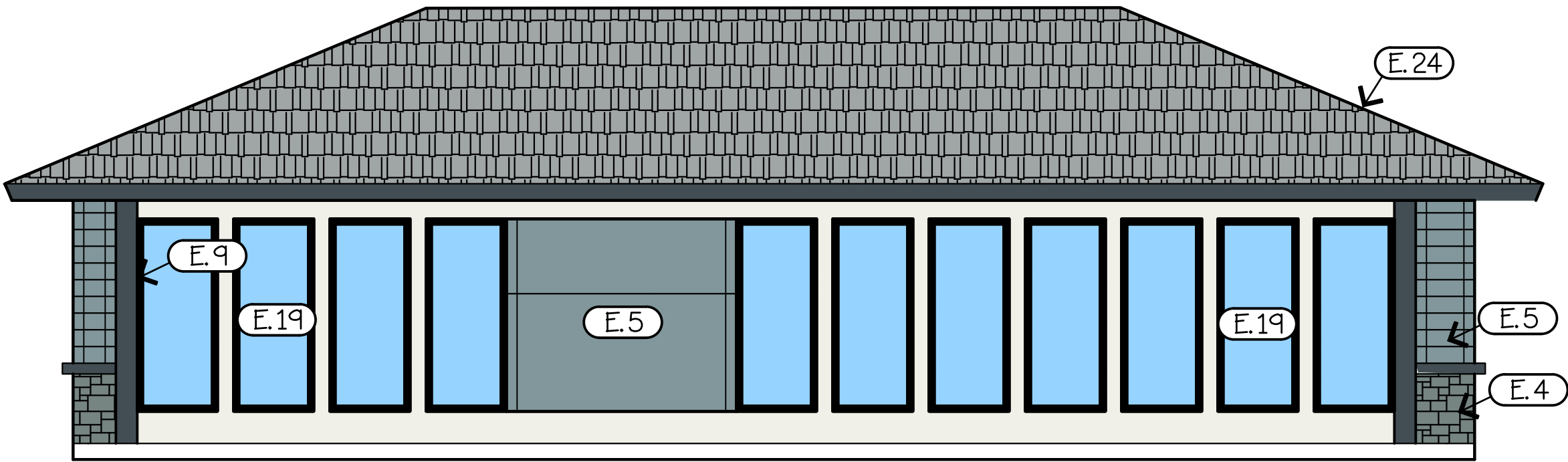
SITE WALL CMU
SUPERLITE AUTUMN

COLOR SCHEDULE
SCALE: NTS CLR-DCC

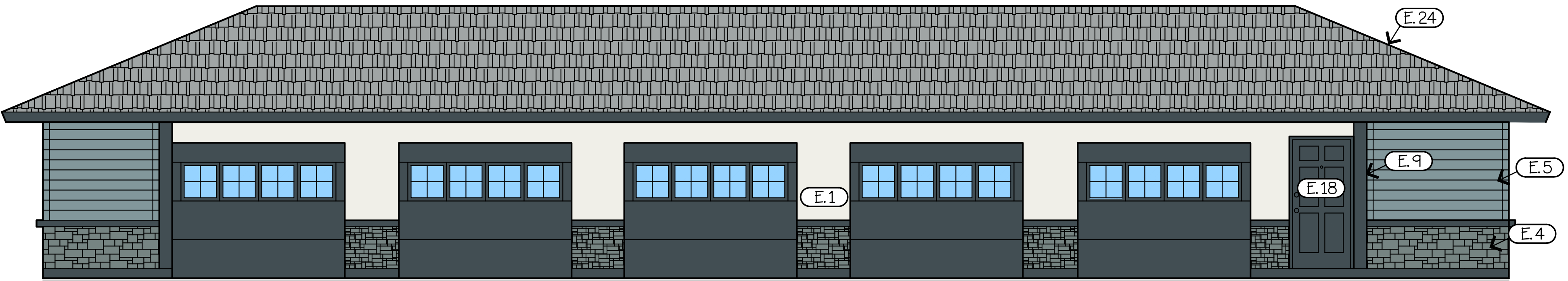
	% of Material/Color per Façade			
	Garage			
	North	South	East	West
Total Area	367	367	611	611
Stucco - White	25%	38%	19%	19%
Stucco - Accent Color	13%	8%	10%	10%
Lap Siding	15%	4%	10%	10%
Stone Veneer	2%	1%	9%	9%
Window/SGD	45%	0%	0%	0%
Doors	0%	50%	51%	51%
Total Percentage (ck)	100%	100%	100%	100%



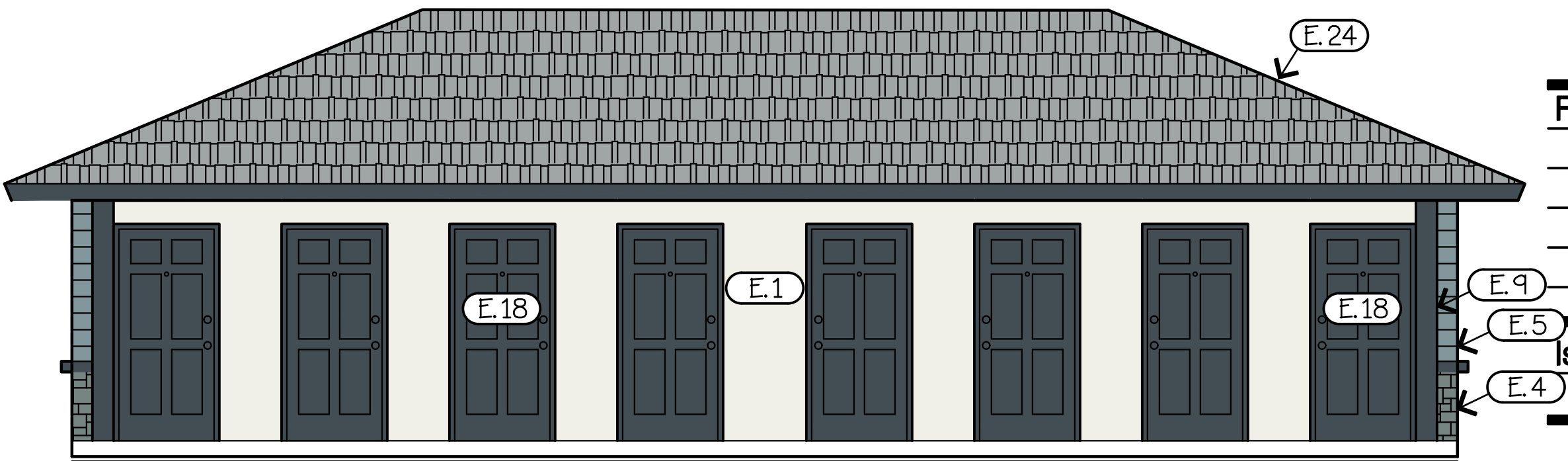
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Desert Cove Cottages
7017 E. Main St., Mesa AZ 85207
Power and Main DevCo LLC

Revisions:

Issue Date:

JUN 2022

ATHENA NUMBER
2013.1

DRAWN BY
PS

REVIEWED BY
PS

START DATE
NOV 22, 2020

DATE PLOTTED
06/10/22

CADD FILE NAME
2013.1-GAR

E.4C

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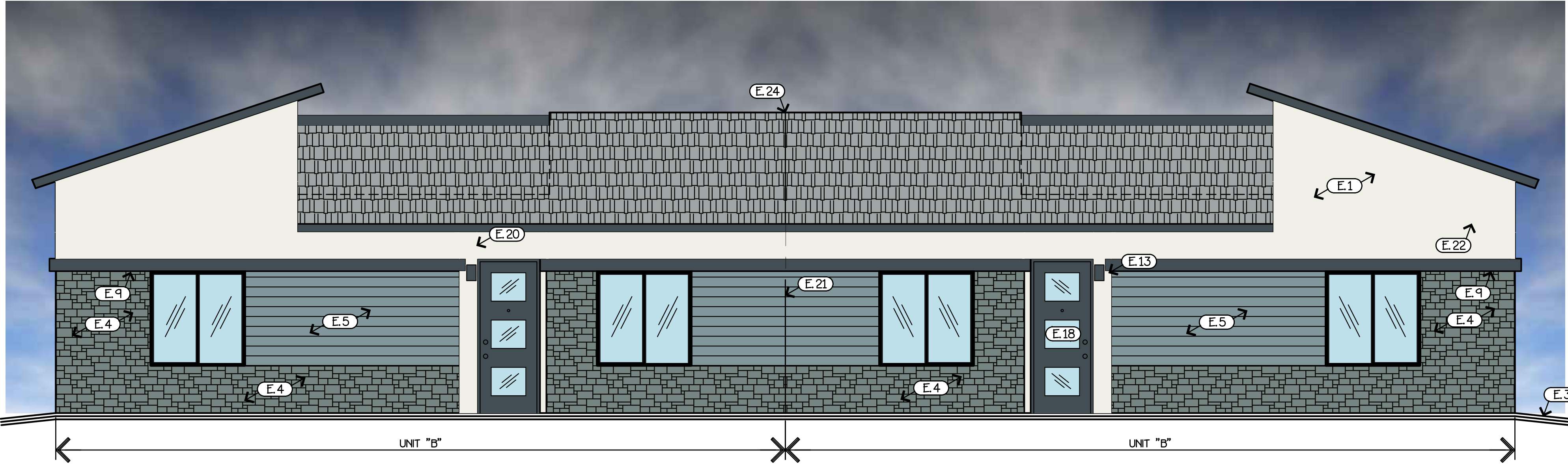
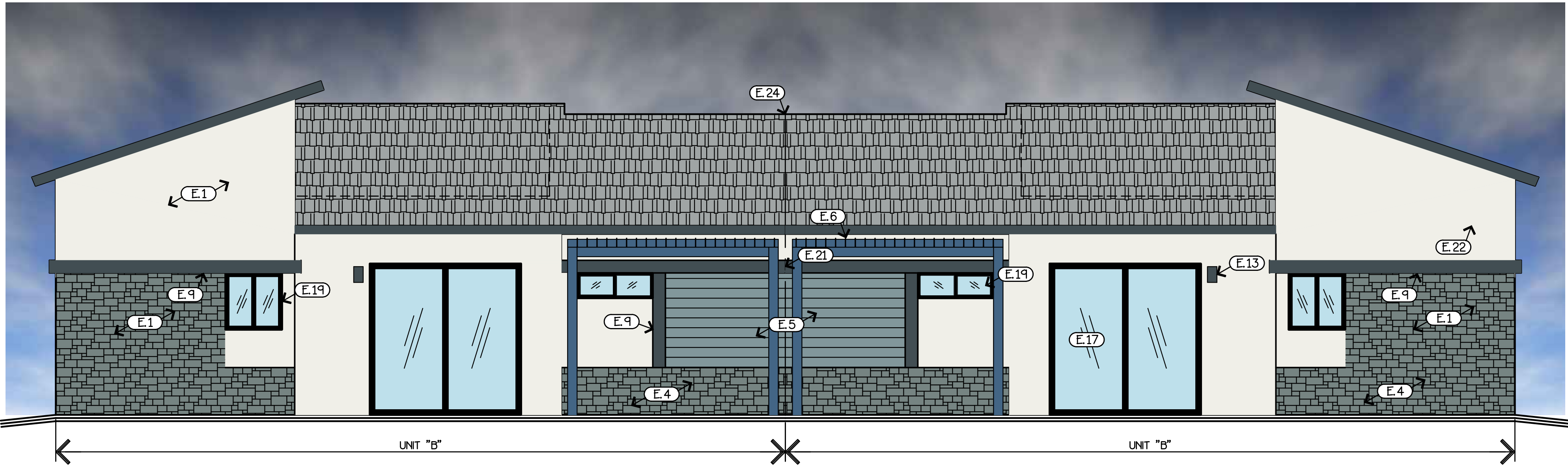
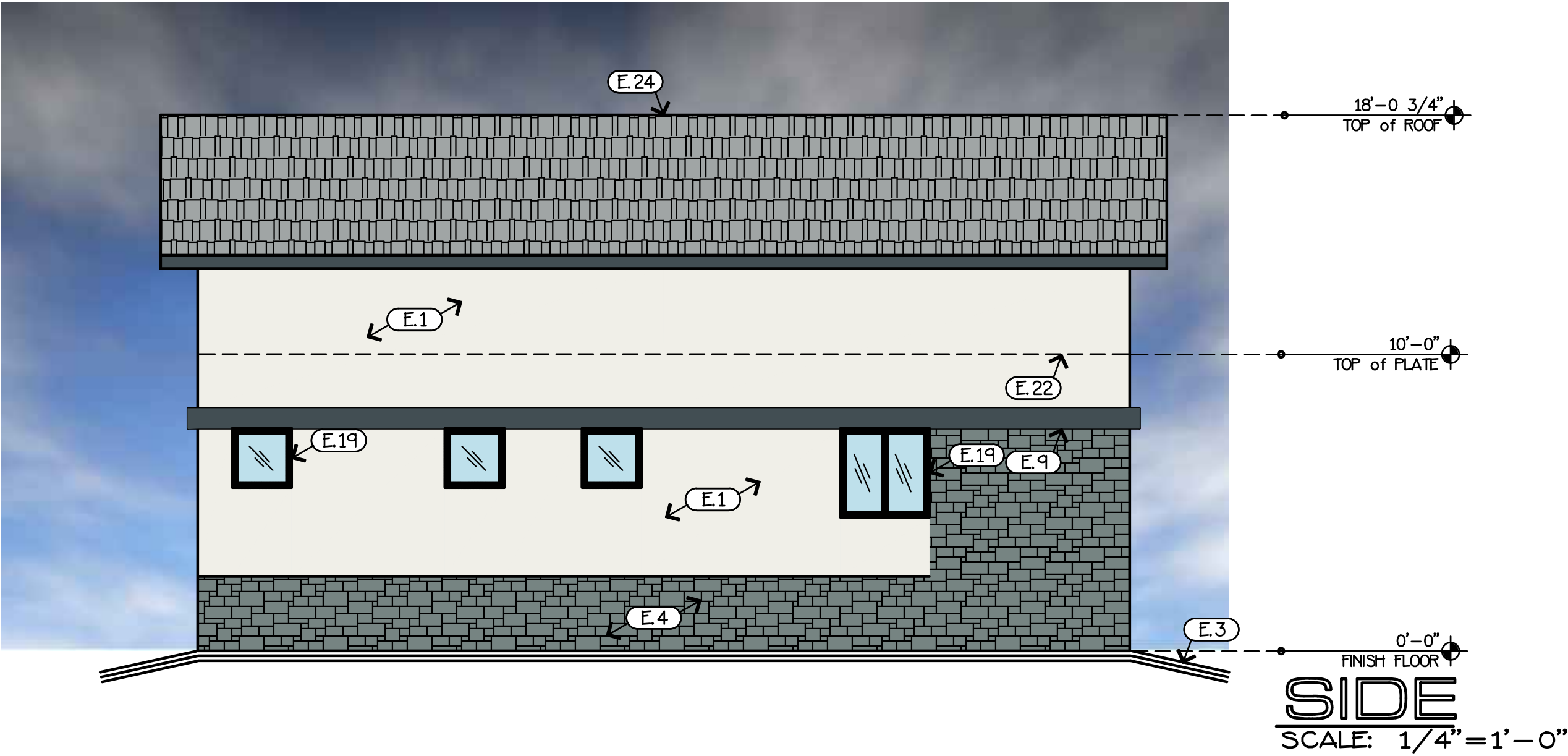
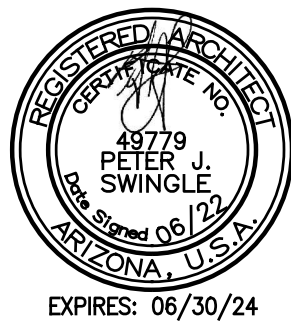
KEYNOTES (A00)

E.1 ONE COAT STUCCO SYSTEM
E.3 FINISH GRADE, SEE CIVIL PLANS
E.4 EXTERIOR STONE VENEER
E.5 HARDPLANK SIDING
E.6 PRE-FAB STEEL STAND-ALONE PATIO COVER, GREATER THAN 50' of PATIO COVERED
E.9 2" DEEP x 8" WIDE FOAM POP-OUT, SLOPE TOP TO DRAIN

E.13 EXTERIOR LIGHT, See ELECTRICAL
E.17 SLIDING GLASS DOOR, See DOOR SCHEDULE
E.18 DOOR, See SCHEDULE
E.19 WINDOW, See SCHEDULE

E.20 STUCCO CONTROL JOINT
E.21 CENTERLINE of WALL BETWEEN UNITS
E.22 LINE AT TOP OF PLATE
E.23 SCREENED ROOF-MOUNTED A/C COMPRESSOR
E.24 ARCHITECTURAL ASPHALT SHINGLE ROOF

ATHENA
STUDIO, LLC
2801 E. Camelback 200
Phoenix, AZ 85016
602-274-5000



REAR
SCALE: 1/4"=1'-0"

FRONT
SCALE: 1/4"=1'-0"

AS	ASPHALT SHINGLES GAF TIMBERLINE CS ANTIQUE SLATE
IM	STONE VENEER EVOLVE
QG	TRIM SHERRILL TARRAGON
PW	STUCCO SHERRILL PURE WHITE
GG	LAP SIDING SHERRILL MORNING AT SEA
WH	WINDOW FRAMES WHITE VINYL
SW	SITE WALL CMU SUPERBITE AUTUMN
COLOR SCHEDULE SCALE: NTS CLR-DCC	

UNIT TYPE "B" - TWO BDRM.
SCALE: 1/4"=1'-0"

Desert Cove Cottages
7017 E. Main St., Mesa AZ 85207
Power and Main DevCo LLC

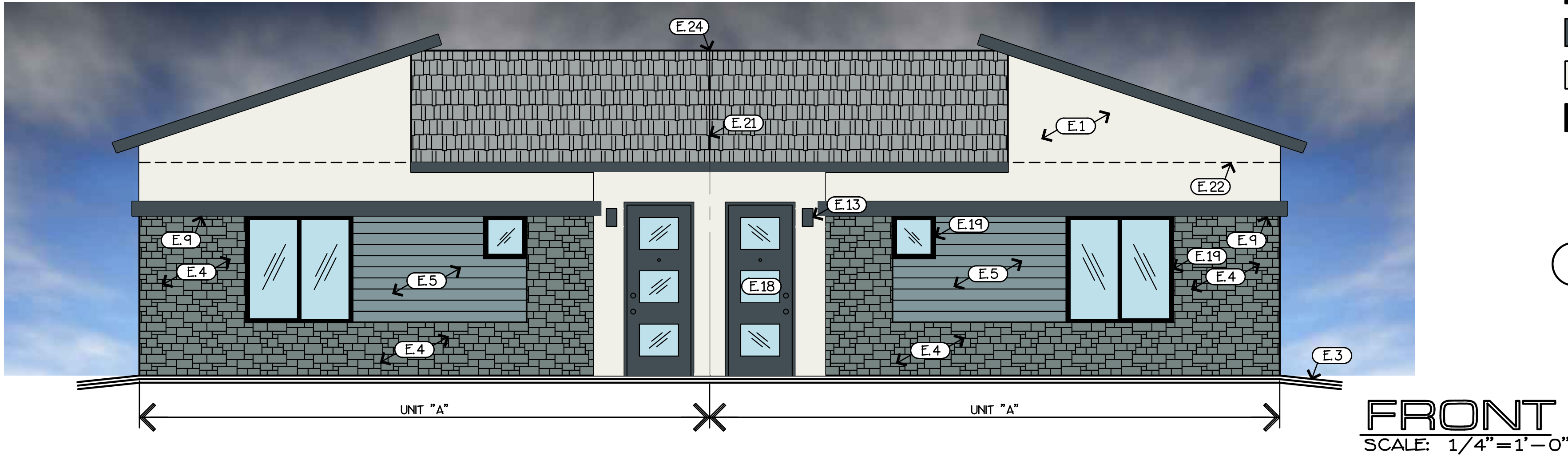
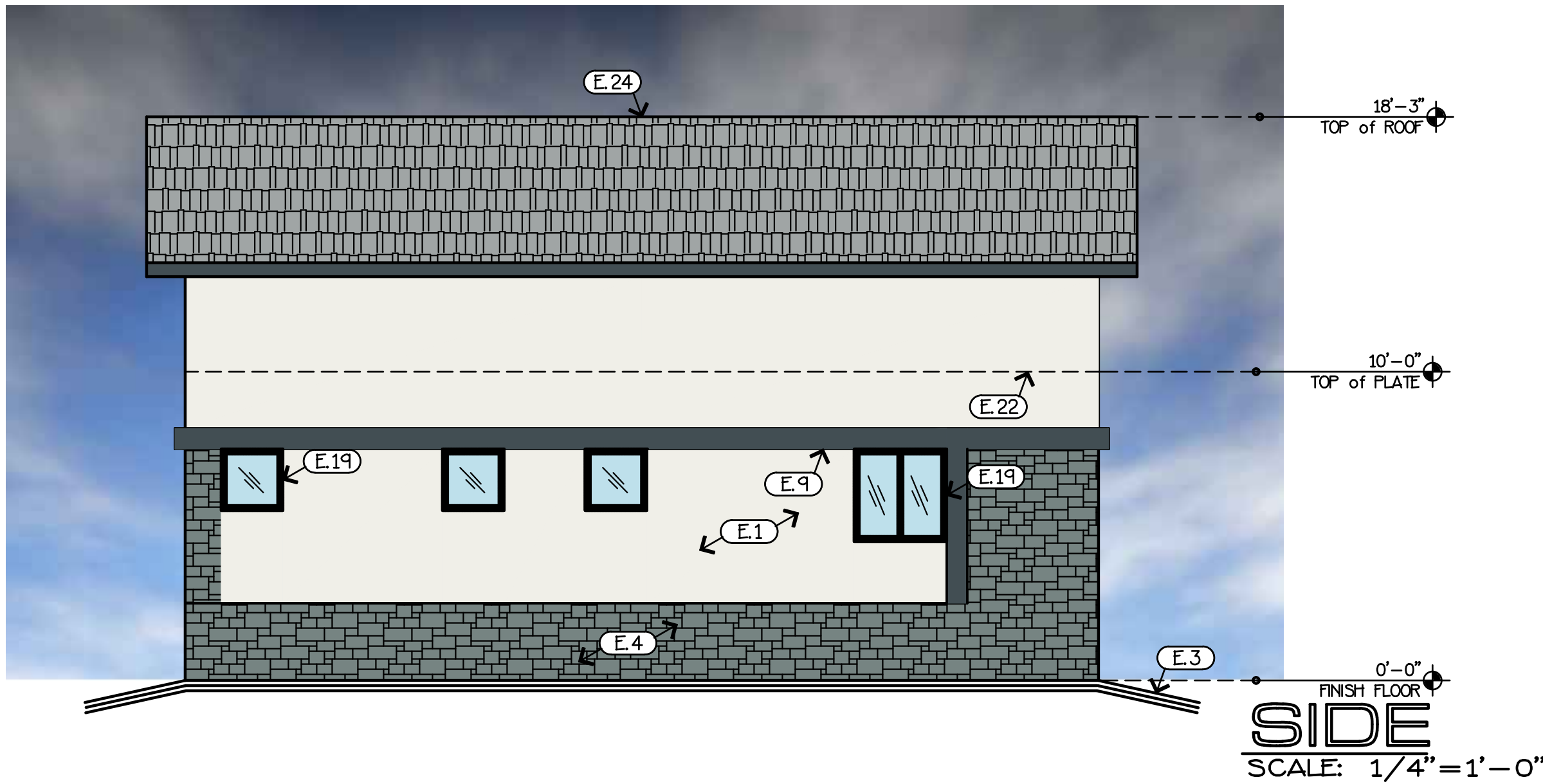
Revisions:
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START DATE
NOV 22, 2020
DATE PLOTTED
06/09/22
CADD FILE NAME
2013.1-R1
E.2C

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KEYNOTES (A00)

- E.1 ONE COAT STUCCO SYSTEM
E.3 FINISH GRADE, SEE CIVIL PLANS
E.4 EXTERIOR STONE VENEER
E.5 HARDPLANK SIDING
E.6 PRE-FAB STEEL STAND-ALONE PATIO COVER, GREATER THAN 50' of PATIO COVERED
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ATHENA
STUDIO, LLC
2801 E. Camelback 200
Phoenix, AZ 85016
602-274-5000



- AS ASPHALT SHINGLES
GAF TIMBERLINE CS ANTIQUE SLATE
IM STONE VENEER
EVOLVE
QG TRIM
SHP660 TARRAGON
PW STUCCO
SHZ005 PURE WHITE
GG LAP SIDING
SHP634 MORNING AT SEA
WH WINDOW FRAMES
WHITE VINYL
SW SITE WALL CMU
SUPPLITE AUTUMN
COLOR SCHEDULE
SCALE: NTS CLR-DCC

UNIT TYPE "A" - ONE BDRM.
SCALE: 1/4" = 1'-0"

Desert Cove Cottages
7017 E. Main St., Mesa AZ 85207
Power and Main DevCo LLC

Revisions:	
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06/09/22	
CADD FILE NAME	
2013.1-R1	
E.1C	

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CITY OF MESA NOTES:

CITY OF MESA GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS FURNISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

2. SEPARATE RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL PUBLIC UTILITIES; PUBLIC STREET IMPROVEMENTS, AND RIGHT-OF-WAY LANDSCAPING. FOR INFORMATION REGARDING AVAILABILITY AND COST OF RIGHT-OF-WAY PERMITS, CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT (480) 644-4273 OR AT HTTP://WWW.MESAAZ.GOV/DEVSUSTAIN/CONSTRUCTIONPERMITS.ASPX. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED UNLESS OTHERWISE NOTED. CONTRACTORS MUST HOLD THE APPROPRIATE CLASS OF LICENSE AND SHALL HAVE ON FILE WITH THE PERMIT SERVICES SECTION PROOF OF INSURANCE COVERAGE. PERMITS BECOME INVALID AND MUST BE UPDATED IF WORK HAS NOT BEGUN WITHIN NINETY (90) DAYS. PERMITS ALSO BECOME INVALID IF THE CONTRACTOR'S INSURANCE LAPSES OR IS VOIDED.

3. TWENTY FOUR (24) HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATIONS ASSOCIATED WITH THIS PERMIT, THE PERMITTEE SHALL NOTIFY CITY OF MESA ENGINEERING ENGINEERING DEPARTMENT AT (480) 644-2251 OF INTENT TO BEGIN AND REQUEST/SCHEDULE PRELIMINARY FIELD REVIEW AT THE PROJECT SITE WITH THE CITY OF MESA ENGINEERING DEPARTMENT CONSTRUCTION INSPECTOR. FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS PRESCRIBED ABOVE, SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.

4. CONTRACTOR'S SHALL COMPLY WITH THE REQUIREMENTS TO OBTAIN THE NECESSARY RIGHT-OF-WAY PERMITS AND SHALL COMPLY WITH THE RIGHT-OF-WAY PERMIT CONDITIONS AS FOUND ON THE BACK OF THE PERMIT FORM.

5. THE CITY OF MESA PARKS & RECREATION DIVISION IS NOT REPRESENTED BY BLUE STAKE. WHEN THE CONTRACTOR EXCAVATES NEAR OR ADJACENT TO A CITY PARK, THE CONTRACTOR SHALL CONTACT THE PARKS & RECREATION ADMINISTRATION SECTION AT (480) 644-2354 TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND FACILITIES.

6. THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.

7. THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL AFFECTED UTILITY COMPANIES BOTH PUBLIC AND PRIVATE HAVE BEEN CONTACTED AND ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSFERRED ONTO THESE PLANS. THE ENGINEER OR ARCHITECT ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY OR EASEMENTS HAVE BEEN CORRECTLY PLOTTED/SHOWN.

8. THE ENGINEER, OR LAND SURVEYOR OF RECORD SHALL CERTIFY UPON COMPLETION OF CONSTRUCTION THAT ALL PUBLIC IMPROVEMENTS (WATER AND SEWER UTILITIES, STORM SEWER, CONCRETE, PAVING, STREET LIGHTS, ETC.) HAVE BEEN INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE APPROVED PLANS. ANY CHANGES SHALL BE REFLECTED ON "AS-BUILT" DRAWINGS PROVIDED BY THE ENGINEER TO THE ENGINEERING DEPARTMENT.

9. THE REGISTERED ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENTS HAS BEEN MAINTAINED AS REQUIRED BY LAW OR POLICY.

10. THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.

11. THE DEVELOPER OR THE ENGINEER IS RESPONSIBLE FOR ARRANGING FOR THE RELOCATION OR REMOVAL OF ALL UTILITIES OR FACILITIES THAT ARE IN CONFLICT WITH THE PROPOSED PUBLIC IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ALL UTILITIES, POWER POLES, IRRIGATION DRY-UPS, RESETS REMOVALS BY OTHERS, ETC.

12. THE CONTRACTORS SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATION AND AVOID DAMAGE TO SAME. CALL (602) 263-1100 FOR BLUE STAKE TWO WORKING DAYS PRIOR TO DIGGING. CALL SALT RIVER PROJECT FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT (602) 273-8888.

13. WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 644-2261 FOR INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.

14. CONTRACTORS SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND BARRICADING PER THE CURRENT CITY OF MESA TRAFFIC BARRICADE MANUAL.

15. IF A FIRE HYDRANT IS NEEDED TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FROM PERMIT SERVICES AND PAY ALL APPLICABLE FEES AND CHARGES.

16. IF DURING THE CONSTRUCTION OF A PUBLIC FACILITY, THE CONTRACTOR FAILS TO OR IS UNABLE TO COMPLY WITH A REQUEST OF THE ENGINEERING CONSTRUCTION INSPECTOR, AND IT IS NECESSARY FOR CITY FORCES TO DO WORK THAT IS NORMALLY THE CONTRACTOR'S RESPONSIBILITY, THE CITY SHALL BE JUSTIFIED IN BILLING THE CONTRACTOR. EACH INCIDENT REQUIRING WORK BY CITY FORCES SHALL BE COVERED BY A SEPARATE BILLING AT THE CURRENT APPLICABLE RATES.

17. THE CONTRACTOR IS ADVISED THAT DAMAGE TO PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE CITY INSPECTOR. UNLESS OTHERWISE APPROVED BY THE CITY, ALL REPAIRS SHALL BE DONE WITHIN 24 HOURS. THE CONTRACTOR IS ADVISED THAT ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES AND SYSTEMS AS A RESULT OF CONTRACTOR'S ACTIVITIES SHALL BE BORNE BY THE CONTRACTOR.

PRELIMINARY
CIVIL IMPROVEMENT PLANS
DESERT COVE COTTAGES
NEC 70TH STREET & ARBOR AVENUE
MESA, ARIZONA 85207

CITY OF MESA PUBLIC WATER UTILITY NOTES:

1. ALL PUBLIC WATER MAIN MATERIALS SHALL BE PER SECTION 610.3 OF THE M.A.G. UNIFORM STANDARD SPECIFICATIONS. ALL DUCTILE IRON PIPE (D.I.P.) WATER MAINS SHALL HAVE POLYETHYLENE CORROSION PROTECTION PER SECTION 610.5 OF THE M.A.G. UNIFORM STANDARD SPECIFICATIONS.

2. ALL NEW WATERLINES THAT REQUIRE SERVICE DISRUPTION IN ORDER TO CONNECT TO THE CITY SYSTEM SHALL REQUIRE A DAYTIME TIE-IN. THE CONTRACTOR SHALL COMPLETE ALL WORK NECESSARY TO RESTORE UTILITY SERVICE AND FULLY OPEN THE TIE-IN AREA TO VEHICULAR TRAFFIC WITHIN THE TIME FRAME ALLOWED BY THE CITY INSPECTOR.

3. THE CONTRACTOR SHALL INSTALL A TEMPORARY PLUG OR VALVE ON A SECTION OF NEW WATER LINE TO TEST LINES BEFORE CONNECTING TO THE EXISTING PUBLIC WATER SYSTEM WHERE THERE IS NO WATER VALVE ON THE EXISTING LINE.

4. WATER LINE TESTS SHALL BE CONDUCTED SO THAT EXISTING WATER LINES WILL NOT BE INCLUDED IN THE TEST OF THE NEW LINE.

5. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE A MANUFACTURER AND MODEL DESIGNATED IN THE CURRENT "LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES" AS PUBLISHED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH, UNIVERSITY OF SOUTHERN CALIFORNIA.

6. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA "LIST OF APPROVED INSPECTORS" PRIOR TO THE REQUEST FOR FINAL INSPECTION.

7. IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE (A.A.C.) R18-4-119, ALL MATERIALS ADDED AFTER JANUARY 1, 1993, WHICH MAY COME INTO CONTACT WITH DRINKING WATER, SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.

8. PER CITY ORDINANCE NO. 2341, ALL WATER METERS ARE TO BE PURCHASED FROM THE CITY OF MESA. METERS TWO INCHES OR LESS WILL BE DELIVERED AND INSTALLED BY CITY FORCES. METERS LARGER THAN TWO INCHES WILL BE DELIVERED BY THE CITY AND INSTALLED BY THE CONTRACTOR AND REQUIRE SCHEDULING AND INSPECTIONS WITH CITY FORCES. (CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT 480-644-4273 FOR THE SPECIFIC PROCEDURE).

CITY OF MESA PUBLIC STREET/RIGHT-OF-WAY IMPROVEMENT NOTES:

1. THE DEVELOPER AND THE CONTRACTOR ARE REQUIRED TO COORDINATE THE PLACEMENT OR INSTALLATION OF DRIVEWAYS IN ORDER TO AVOID CONFLICT WITH UTILITY SERVICES.

2. ALL FRAMES, COVERS, VALVE BOXES, MANHOLES, ETC., SHALL BE INSTALLED TO FINISH GRADE OR SHALL BE ADJUSTED TO FINISH GRADE AFTER PLACING OF ASPHALTIC SURFACE COURSE BY THE CONTRACTOR PER M.A.G. STANDARD DETAIL 270 AND 422.

3. THE CONTRACTOR SHALL ADJUST ALL FRAMES, COVERS, VALVE BOXES, MANHOLES, ETC. THAT ARE LOCATED WITHIN THE PARKWAY AREA AFTER FINAL GRADING AND INSTALLATION OF LANDSCAPING.

4. ALL LANDSCAPING IMPROVEMENTS, INCLUDING IRRIGATION SYSTEMS WITHIN THE PUBLIC RIGHT-OF-WAY OR RETENTION BASINS THAT ARE TO BE MAINTAINED BY THE CITY OF MESA, SHALL BE IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION STANDARDS BOOKLET.

5. THE STREET PAVING PERMITTEE/CONTRACTOR IS HEREBY NOTIFIED THAT IN THE EVENT THAT ACCEPTANCE OF THE PUBLIC STREET PAVING IS DELAYED; SIX MONTHS OR MORE AFTER THE PAVEMENT WAS INSTALLED, THE PERMITTEE/CONTRACTOR SHALL APPLY A SEAL COAT TO THE PAVEMENT. TYPE OF MATERIAL AND RATE OF APPLICATION WILL BE DIRECTED BY THE CITY OF MESA ENGINEERING DEPARTMENT.

6. A STANDARD RESIDENTIAL DRIVEWAY APPROACH SHALL BE CONSTRUCTED TO A MAXIMUM WIDTH OF 30 FEET UNLESS SPECIAL APPROVAL HAS BEEN OBTAINED.

AS-BUILT CERTIFICATION:

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/LAND SURVEYOR

DATE

REGISTRATION NUMBER

OWNER:

POWER AND MAIN DEVCO LLC
9221 E. BASELINE ROAD
SUITE #109, BOX #6
MESA, ARIZONA 85209
CONTACT: PAUL CUTLER
(435) 214-6445
PCUTLER@PMDEVCO.COM

ARCHITECT:

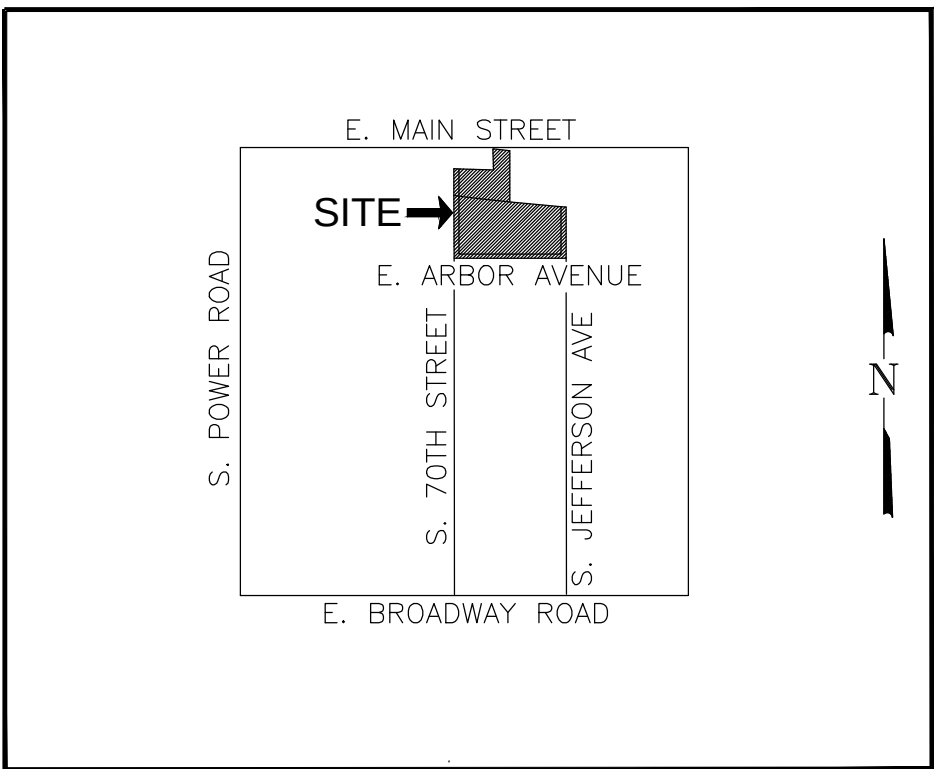
ATHENA STUDIO, L.L.C.
2801 E. CAMELBACK ROAD, SUITE 200
PHOENIX, ARIZONA 85016
CONTACT: PETER J. SWINGLE, R.A.
(602) 274-5000
PETER@ATHENASTUDIO.NET

CIVIL ENGINEER:

HENDERSON ENGINEERING GROUP, LLC
1533 S. PARKCREST CIRCLE
MESA, ARIZONA 85206
CONTACT: BRENT L. HENDERSON P.E.
(480) 334-7507
BRENTL@HEG-LLC.COM

LAND SURVEYOR:

AW LAND SURVEYING, LLC
P.O. BOX 2170
CHANDLER, ARIZONA 85244
CONTACT: DANIEL ARMIJO, R.L.S.
(480) 244-7630
DARMUJO@AWLANDSURVEY.COM



VICINITY MAP
N.T.S.

SHEET INDEX:

C-1 COVER SHEET
C-2 NORTH IMPROVEMENT PLAN
C-3 SOUTH IMPROVEMENT PLAN

LEGEND:

SEE SHEET C-3

SITE ADDRESS:

???? E. MAIN STREET
MESA, ARIZONA 85207

ZONING:

EXISTING:
NORTH PARCEL - LIMITED COMMERCIAL (LC)
SOUTH PARCEL - SINGLE RESIDENCE (RS-6)

PROPOSED:
COMBINED PARCEL - MULTIPLE RESIDENCE (RM-2)

LOT AREA:

NORTH PARCEL = 63,857 SQUARE FEET/1.47 ACRES
SOUTH PARCEL = 110,228 SQUARE FEET/2.53 ACRES
TOTAL = 174,085 SQUARE FEET/4.00 ACRES

ASSESSORS PARCEL NO'S:

NORTH PARCEL: 218-19-071C
SOUTH PARCEL: 218-19-072

BENCHMARK:

BENCHMARK IS A CITY OF MESA BRASS TAG ON TOP OF CURB AT THE SOUTHWEST CORNER OF POWER ROAD AND MAIN STREET

ELEVATION: 1414.41' NAVD 88 (CITY OF MESA DATUM)

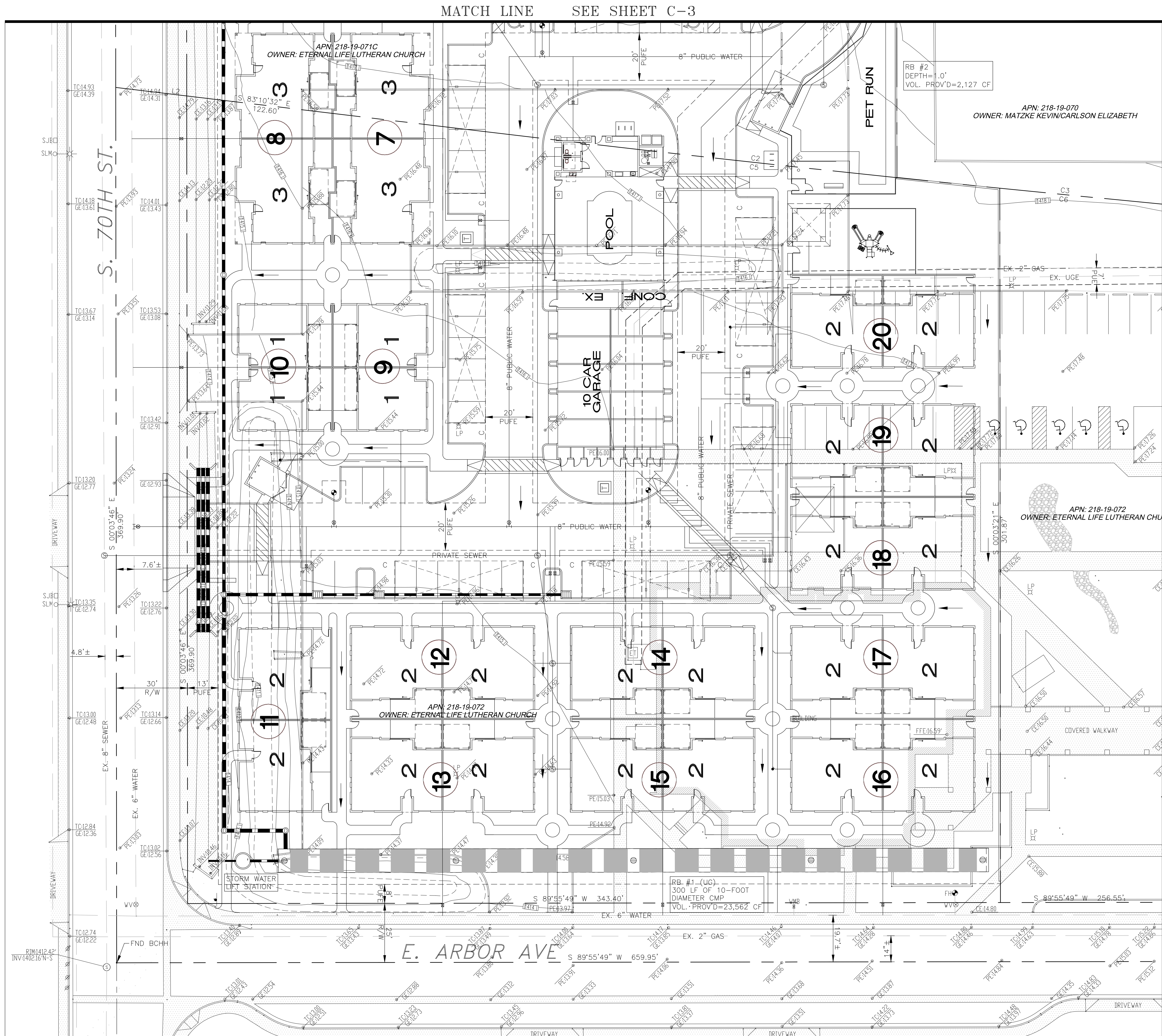
BASIS OF BEARING:

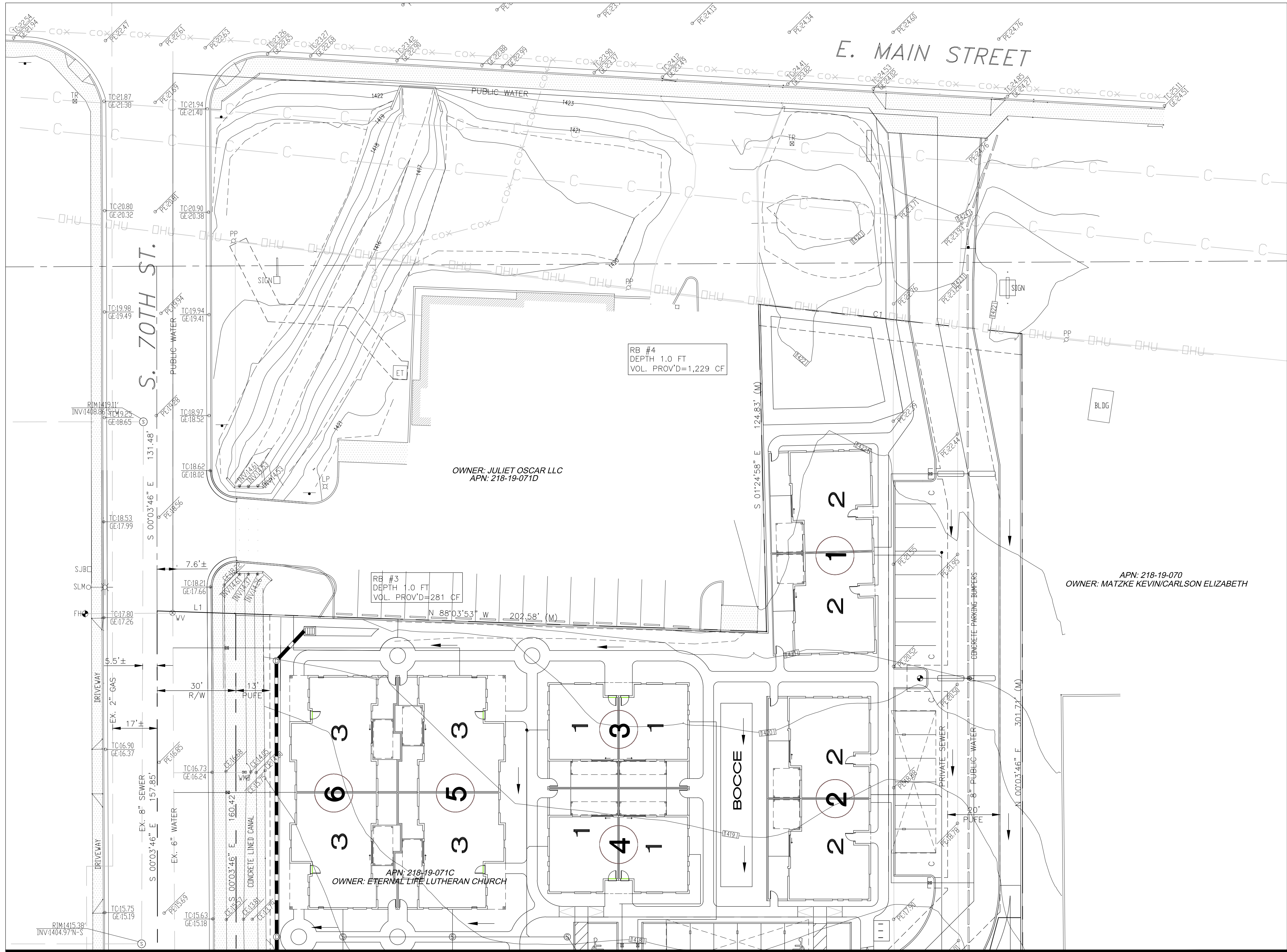
THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, T1N, R7E, USING A BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, AS SHOWN ON THE RESULTS OF SURVEY, RECORDED IN BOOK 1000, PAGE 16, MARICOPA COUNTY RECORDS.

FLOODPLAIN STATEMENT:

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (DOTTED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 04013C2295L, DATED SEPTEMBER 18, 2020. ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

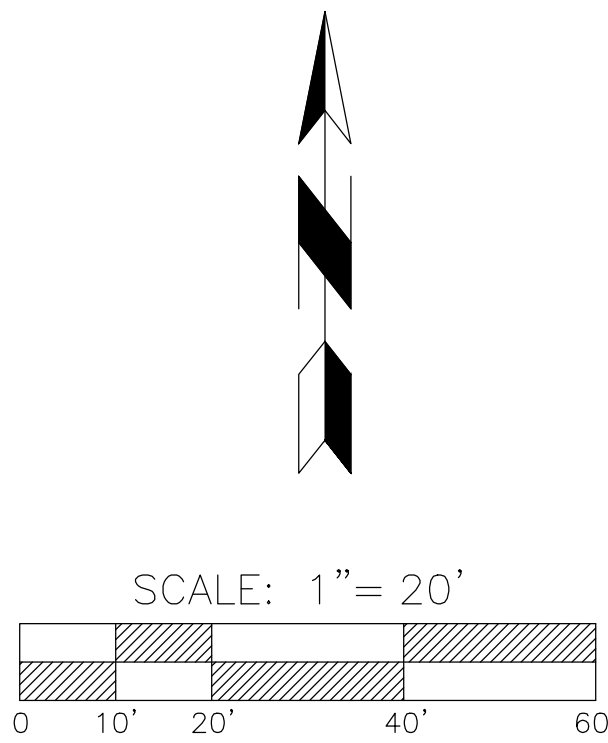
			1533 SOUTH PARKCREST CIRCLE MESA, AZ 85206 (480) 334-7507 BRENTL@HEG-LLC.COM WWW.HEG-LLC.COM	
	DESERT COVE COTTAGES NEC 70TH ST. & ARBOR AVE., MESA, ARIZONA 85207		SHEET NO:	
	COVER SHEET		C-1	
	SCALE: N/A	DATE: 06/13/22	PROJECT NO: 201201	
DESIGNED BY: BLH	DRAWN BY: BLH	CHECKED BY: BLH	1 OF 3	





LEGEND:

- MCR MARICOPA COUNTY RECORDS
- APN ASSESSOR PARCEL NUMBER
- FD FOUND
- DOC. DOCUMENT
- NO. NUMBER
- BCF BRASS CAP FLUSH
- BCHH BRASS CAP IN HANDHOLE
- HWY HIGHWAY
- ESMT. EASEMENT
- UPE UNDERGROUND POWER EASEMENT
- DE DRAINAGE EASEMENT
- ID. IDENTIFICATION
- FH FIRE HYDRANT
- WV WATER VALVE
- WMB WATER METER BOX
- SLM STREET LIGHT MAST
- SUB STREET LIGHT J-BOX
- ET ELECTRIC TRANSFORMER
- PP POWER POLE
- LP LIGHT POLE
- SIGN SIGN
- PROPERTY LINE
- ADJOINER LINE
- CENTER LINE
- EASEMENT LINE AS NOTED
- # PLOTTABLE SCHEDULE "B" ITEM
- MONUMENT FOUND AS NOTED
- ◇ PROPERTY CORNER
- SET 1/2" REBAR
- ◇ W/CAP "AWLS 45377"
- UNLESS OTHERWISE NOTED
- EXISTING TOP OF CURB ELEVATION
- EXISTING GUTTER ELEVATION
- EXISTING PAVEMENT ELEVATION
- EXISTING CONCRETE
- ⊕ CATCH BASIN
- METAL GRATE (RECTANGULAR)
- PROPOSED DRAINAGE PATTERN
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- SEWER CLEANOUT
- ⊗ WATER METER
- FIRE HYDRANT
- ⊗ WATER VALVE
- EX-OHE — EXISTING OVERHEAD ELECTRIC LINE
- EX-GAS — EXISTING GAS LINE
- EX-COMS — EXISTING COMMUNICATIONS LINE
- EX-6" SEWER — EXISTING SEWER LINE
- EX-6" WATER — EXISTING WATER LINE
- EX-UGE — EXISTING UNDERGROUND ELECTRIC
- ▬ PROPOSED STORM DRAIN



MATCH LINE SEE SHEET C-2

LINE	BEARING	DISTANCE
L1	S 88°03'53" E	30.02'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11559.00'	101.12'	0°30'04"	S 83°38'05" E	101.12'



Henderson Engineering Group, LLC
Site Development • Storm Water • Planning • Transportation/Traffic
Structural • Forensics • Project Management • Water/Wastewater

1533 SOUTH PARKCREST CIRCLE MESA, AZ 85206
(480) 334-7507 BRENT@HEG-LLC.COM WWW.HEG-LLC.COM

DESERT COVE COTTAGES
NEC 70TH ST. & ARBOR AVE., MESA, ARIZONA 85207

NORTH IMPROVEMENT PLAN

SCALE: 1"=20' DATE: 06/13/22 PROJECT NO: 201201

DESIGNED BY: BLH DRAWN BY: BLH CHECKED BY: BLH

SHEET NO:

C-3

3 OF 3



PLANT MATERIAL LEGEND

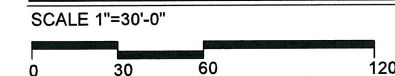
KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height, Canopy, & Caliper)
TREES			
1	⊙	Acacia aneura Mulga Acacia	24" Box 7' 4' 1.5" Double-Staked Typ.
2	⊕	Acacia stenophylla Shoestring Acacia	24" Box 9' 4' 1.5" Double-Staked Typ.
3	✱	Arecastrum romanzoffianum Queen Palm	24" Box 7' tall, min. Double-Staked Typ.
4	⊙	Parkinsonia h. 'Desert Museum' Desert Museum Palo Verde	24" Box 7.5' 4' 1.5" 36" Box 10' 8' 2.5" Double-Staked Typ.
5	⊙	Chilopsis linearis 'Warren Jones' Warren Jones Desert Willow	24" Box 7' 4' 1.25" 36" Box 10' 8' 2.25" Double-Staked Typ.
6	⊙	Pithecellobium flexicaule Texas Ebony	24" Box 6' 3' 1.5" Double-Staked Typ.
7	⊙	Prosopis hybrid 'Phoenix' Thornless Hybrid Mesquite	24" Box 8' 4' 1.5" 36" Box 10' 8' 2.5" Double-Staked Typ.
8	⊙	Caesalpinia mexicana Yellow Mexican Bird of Paradise	24" Box 7' 4' 1.25" Double-Staked Typ.
1	✱	Washingtonia robusta Mexican Fan Palm	15'-25' Tall, See plan
SMALL PALMS			
9	✱	Chamaerops humilis Mediterranean Fan Palm	15 Gallon
LARGE SHRUBS			
10	⊕	Dodonaea viscosa 'purpurea' Hopseed Bush	5 Gallon
11	⊕	Eremophila 'Valentine' Valentine Bush	5 Gallon
12	⊕	Leucophyllum langmaniae Rio Bravo Texas Ranger	5 Gallon
13	⊕	Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon

KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height, Canopy, & Caliper)
MEDIUM AND SMALL SHRUBS			
14	⊙	Carissa grandiflora Green Carpet Natal Plum	5 Gallon
15	⊙	Muhlenbergia rigida 'Nashville' Purple Muhly Grass	5 Gallon
16	⊙	Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon
17	⊙	Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 Gallon
18	⊙	Ruellia penicillaris Bojo Ruellia	5 Gallon
GROUNDCOVERS			
19	⊙	Convolvulus cneorum Bush Morning Glory	1 Gallon
20	⊙	Lantana m. 'New Gold' New Gold Lantana	1 Gallon
21	⊙	Ruellia brittoniana 'Katie' Katie Ruellia	1 Gallon
22	⊙	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon
ACCENTS			
23	✱	Hesperaloe parviflora Red Yucca	5 Gallon
24	✱	Fouquieria splendens Ocotillo	4' to 6', 4 to 5 coars
25	✱	Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 Gallon
26	✱	Caesalpinia pulcherrima Red Bird of Paradise	5 Gallon
27	✱	Dasyliroa longissima Toothless Desert Spoon	5 Gallon
28	✱	Agave geminiflora Twin Flower Agave	5 Gallon
LANDSCAPE MATERIALS			
29	⊙	Decomposed Granite Desert Gold	1/2" size screened 2" Deep
30	⊙	Concrete Header	4" x 6", Curbstyle 2" Deep
31	⊙	Midiron Bermuda	Sod

PLANT CALCULATIONS

STREET RIGHT-OF-WAY LANDSCAPING: Linear Feet of Frontage- 943 FT			
Trees required- 38 (1 Trees per 25 Linear ft.)	Trees provided-	44	
Shrubs required- 152 (4 Shrubs per 25 Linear ft.)	Shrubs provided-	258	
ADJACENT PROPERTY LINE LANDSCAPING: Linear Feet of Adjacent Property Line- 975 FT			
Trees required- 49 (1 Trees (non-deciduous) per 20 Linear ft.)	Trees provided-	55	
Shrubs required- 245 (5 Shrubs per 20 Linear ft.)	Shrubs provided-	255	
PARKING LOT LANDSCAPING: Total Parking Islands- 18			
Trees required- 18 (1 Tree per 15' Parking Island)	Trees provided-	18	
Shrubs required- 54 (3 Shrubs per 15' Parking Island)	Shrubs provided-	54	
PLANT SIZE:			
STREET RIGHT-OF-WAY			
24" Box Trees	Required - 19 (Min. 50% of required trees)	Provided - 28	
36" Box Trees	Required - 10 (Min. 25% of required trees)	Provided - 10	
ADJACENT PROPERTY LINE			
24" Box Trees	Required - 25 (Min. 50% of required trees)	Provided - 49	
PARKING LOT			
36" Box	Required - 2 (Min. 10% of required parking lot trees)	Provided - 2	
24" Box	Required - 16 (All trees other than required 36" box trees)	Provided - 16	

LANDSCAPE PLAN



EXP. 05/30/2022

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Desert Cove Cottages

Project Narrative

Rezone and Site Plan
For a Build-For-Rent, Multi-family Residential Development

Located at the Southwest Corner of E. Main St. and S. 70th St.
7023 East Main Street
Parcels: 218-19-071C and 218-19-072

Prepared By:



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Original Submittal Date: March 28, 2022
Resubmittal Date: May 23, 2022
Resubmittal Date: June 13, 2022

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I. DEVELOPMENT TEAM

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II. INTRODUCTION AND PROJECT OVERVIEW

The law firm of Quarles & Brady LLP submits this formal rezoning, Planned Area Development, and site plan application on behalf of Power and Main DevCo, LLC (the "Applicant"). The Applicant intends to develop the Desert Cove Cottages - a new multi-family build-for-rent ("BFR") housing community ("Desert Cove" or the "Development"). Desert Cove will provide medium density style housing along Main Street, east of Power Road, in an area primed for the growth of much-needed housing as employment opportunities expand in this area. As is also emphasized within this application, Desert Cove's new residents will inject new customers, within walkable distances to the surrounding and future commercial uses and LC-zoned properties.

BFR housing communities are meeting an essential housing need in many cities and attracting renters across a wide variety of demographic groups who desire a sense of living within a true home. Even at this stage of the pandemic, much of the workforce is still working from home and choosing to patronize the businesses within close proximity to their residences. Many prospective renters are looking for the flexibility of renting and sense of neighborhood offered by a BFR community, with dedicated work-from-home space. Benefits of a BFR product offer an intermediate step for those saving to purchase a home or those seeking to avoid many of the obligations associated with homeownership. The growing BFR lifestyle appeals to employees looking to relocate, such as a job transfer, or empty nesters who are looking for a new area to try out before making a more permanent home purchase decision. The Desert Cove model is not intended for temporary renters, but rather those who plan to leave the rental market in the near future to find a permanent opportunity for home ownership within the City of Mesa.

Desert Cove will consist of 40 rental homes made up of one, two, and three-bedroom options. The Development will offer three different duplex options for a total of 20 residential buildings, 10 garages, and 8 storage units. To achieve the proposed Development, the Applicant is requesting a rezoning from Limited Commercial ("LC") and Single-Unit Residential ("RS-6") to Multiple Resident ("RM-2") Planned Area Development ("PAD"), along with Site Plan approval (inclusive of the site plan, building elevations, landscape plan and other aspects of the Development as discussed below), as outlined in the Mesa Zoning Ordinance ("Ordinance").

III. PROPERTY OVERVIEW AND EXISTING ZONING ENTITLEMENTS

The Development will be located at the Southeast corner of East Main Street and South 70th Street, consisting of approximately 4 acres (the "Property"). The Eternal Life Lutheran Church, which is selling the Property, occupies the Southeast portion of the site while the remaining portion is vacant. The Property is made up of Parcel No. 218-19-071C, which is currently zoned LC, and the western portion of Parcel No. 218-19-072, which is currently zoned RS-6. Creating a single parcel for the Property requires splitting Parcel No. 218-19-072 for the eastern portion of the church to remain, while combining the western portion of Parcel No. 218-19-072 with Parcel No. 218-19-071C.

The Property is a relatively small infill project, with an uneven shape, limited arterial visibility, and does not have full vehicular access to the primary East Main Street. Further, the LC-zoned parcel

is isolated, land-locked with a cumbersome flag lot configuration, with no frontage on Main Street (except for an access point), making it an unsuitable candidate for retail or commercial development.



Existing Zoning

The Property is currently split between the northern flag lot zoned as Limited Commercial ("LC") and the southern lot zoned as Single-Unit Residential ("RS-6"). The LC portion of the Property currently sits vacant and was never developed after the adjacent retail store was built in the 1970's and limited the commercial viability of the remaining flag lot. The RS-6 portion of the Property has been operating as a church for decades.

The history of being vacant while being surrounded by development demonstrates how commercial and office uses are not viable for the Property, and especially the LC-zoned portion. With the abundance of existing commercial in the area and opportunity to attract new customers, the Property makes Desert Cove the highest and best use for the site.

IV. ENTITLEMENT REQUEST

As noted above, this Applicant proposes the following entitlements:

- Rezoning from LC and RS-6 to RM-2 PAD
- Site Plan Approval
- Design Review Approval by the Planning and Zoning Board ("P&Z")

Rezoning and PAD Development Standards

The duplex-style, multi-family residential use and proposed density of 10 dwelling units per acre ("du/ac") is permitted as-of-right in RM-2 Zoning District, while the PAD Overlay District will allow minor modifications to specific development standards applicable to this unique Development. Desert Cove will create 40 new rental homes within 20 single-story duplexes on approximately 4 acres. Formal approval from the Design Review Board ("DRB") is not required since the proposed density is under 15 du/ac. Site Plan and Design Review approval for the site plan, building elevations, landscaping and other aspects of the Development require a recommendation from P&Z and final approval from City Council.

The PAD overlay request is in conjunction with the RM-2 rezoning request to allow variations to certain building and landscaping setbacks. The proposed development standards are as follows (those which differ from the RM-2 zoning district are in **bold and highlighted**):

Development Standard	RM-2 Development Standard	Proposed RM-2 PAD Development Standard
Street Side: (Collector Street – S. 70th St) (ft.)	25	20
Interior Side: Adjacent to RS District (ft.)	25	10
Interior Side: Adjacent to LC District (ft.)	20	7
Minimum Separation Between Buildings on Same Lot (ft.)	25	15
Minimum Separation Between Buildings and Parking Canopy (ft.)	20	15
Additional Standards	RM-2 Development Standard	Proposed RM-2 PAD Development Standard
Minimum landscape yard width (adjacent to Collector Street – S. 70th St) (ft.)	25	10
Minimum landscape yard width (adjacent to RS district) (ft.)	25	10
Minimum landscape yard width (adjacent to non-residential district and/or uses) (ft.)	15	7
Foundation Base Dimensions (ft.) - Exterior Walls with Public Entrance - Exterior Walls without a Public Entrance (building wall facing a curb)	15 10	6
Maximum Building Projections into Setbacks (ft.)	3	5
Minimum sidewalk width (ft.)	5	4
Minimum Covered Entryway (sf)	50	20

Alternative Landscape Plan

Desert Cove is exceeding the high-quality landscape standards required by Chapter 33 of the Ordinance, as shown on the Site Plan and Landscape Plan. The Ordinance permits the Applicant to request modifications, which may include additional elements that enhance the landscape design.

The Applicant is proposing to reduce the building foundation requirements as shown in the PAD table above. Reducing the foundation base is reflective of the single-story scaling throughout the site plan. An innovative design and native vegetation plant variety is incorporated along Arbor Avenue as an enhanced landscaping area. This additional landscape area supports Desert Cove's compatibility with surrounding uses, specifically the Johnson Elementary School and Eternal Lutheran Church.

Circulation and Parking Standard

Vehicle access includes a primary entrance from South 70th Street with an additional exit to Main Street. Site circulation is comprised of parking aisles, with accessible spaces, covered spaces, and 10 garage spaces. The total number of spaces provided exceeds the minimum number required based on the unit count.

Required Parking:	2 spaces/unit $40 \times 2.1 = 84$
Provided:	
Garage:	10 spaces
Reg. Uncovered:	15 spaces
Compact uncovered:	14 spaces
Covered:	47 spaces 50.47% (50% min. required)
Accessible Parking Required	$2\% \times 107 = 1.94$
Accessible Parking: Provided	1 space
Covered Accessible Parking: Provided	1 space
Total Provided:	88 spaces
Bicycle: Required:	0.25 spaces/parking space $\times 88 = 22$
Bicycle: (inverted U design) Provided	28 spaces

V. PLANNED AREA DEVELOPMENT JUSTIFICATIONS

Desert Cove meets the intent for a PAD as it will not only provide a creative, high-quality development for the residents, but also brings new customers to nearby businesses. Desert Cove will also provide housing opportunities for new employees for the largest employers within the City of Mesa, such as Banner Health along Power Road, The Boeing Company and MD Helicopters Inc. near Falcon Field Airport, Mountain Vista Medical Center along Southern Ave, and Mesa Public Schools. The site plan will include a single-story community center serving as

an amenity to the residents located centrally on the site. Additionally, on-site resident amenities will include active open space areas, a BBQ area, covered ramadas, and a community pool.

Deviations from the RM-2 Development Standards identified in Section IV, above, are minimal and reflect the unique shape of the Property with a relatively narrow frontage along Main Street and a Site Plan designed around zoning and expected land uses for the neighboring properties. For example, the first and only primary land use on the property being split is a church. The PAD reduces the minimum building and landscape setbacks along the internal property lines since the foreseeable future land uses will continue to be a church (along the southern portion) and commercial uses (along the north portion). As the seller, the church participated in site plan discussions and supports the reduced setbacks due to the proposed single-story design for all the buildings within Desert Cove.

As part of the justification for the PAD reducing building and landscape setbacks and the minimum foundation base, the Applicant is self-imposing additional constraints on the design and density within Desert Cove.

- The Site Plan provides 9,635 sf of open space when the Ordinance only requires 8,000 sf, exceeding the minimum requirement by 20.45%.
- The Project's design restricts the height of all buildings to a maximum of 17-feet, 43% less than what is permitted in the Ordinance.
- The Applicant is limiting the density to 10 du/ac, which is one-third less than the allowed density with the RM-2 zoning development standards.
- Taking into account the neighboring Jefferson Elementary School, the Site Plan increased the landscape setback to 38 ft along Arbor Avenue.

The Applicant determined the housing design and density most compatible with the church, school, and existing senior living community to our west, would be a single-story community and took special care to design vehicle access along 70th Street. This will minimize any residential traffic interfering with drop off and pick up and school children walking to/from school.

In requesting these minimal deviations, the Applicant proposes extensive community amenities and open space that exceed the minimum standards within the Mesa Zoning Ordinance. Each of the amenities below are provided throughout the Site Plan to create a high quality BFR housing community.

- In addition to the required covered parking spaces, the Development will include 10 Garage parking spaces and 8 storage units. The garage spaces and storage units are provided as a choice, thereby keeping the cost down for residents that do not wish to pay for those options.
- Adjacent to the community pool, the Development will provide a pool house with vending machines and a BBQ area.
- Between the Garages and the community pool the Development will provide a Conference Room and Exercise Room.

- In addition to the community pool, the other large open space areas within the Development are dedicated to outdoor activities, including: **(1)** a Bocce Ball court; **(2)** a Pet Run area; and **(3)** a Tot Lot.
- Desert Cove Cottages will provide 24-hour maintenance, and community-wide Wi-Fi.

The site location offers and encourages connections to the nearby community with street facing units and pedestrian walkways linking to each of the abutting streets. As noted on our site plan, the Development falls below the maximum lot coverage by over 7%. In order to make the most of the minimum PAD building and landscape setback along the east property line adjacent to the church, the Applicant has designed an abundance of trees and shrubs within the open space area by providing 24 trees where the Ordinance only requires 15 trees. Sidewalk widths are reduced to 4-ft, corresponding to the building separation maximize the growth area of the mature landscaping. By reducing the width, the 4-ft sidewalks also reduce the potential residual heat.

We envision Desert Cove Cottages as the home to residents of all ages, with access to indoor and outdoor amenities beyond the typical apartment complex with activity areas designed to meet anyone's needs.

VI. CONFORMANCE TO THE GENERAL PLAN 2040

The Mesa General Plan 2040 ("GP 2040") designates the Property under the Neighborhood Character Area, where the primary focus is to provide safe places to live where residents can enjoy their surrounding community. The GP 2040 acknowledges that strip commercial, such as the LC zoning parcel of this Property, is part of the Neighborhood Character Type. It further describes the "goal is to redevelop these strip commercial areas over time to provide more of a mix of uses and to integrate better into the surrounding neighborhood."

The GP 2040 includes Sub-types to focus development types into an appropriate design and community. The Property fits within a Traditional sub-type of the neighborhood character area. Traditional neighborhoods, including the surrounding area, are predominantly single residence in character with an existing collection of homes, apartments, a neighborhood school, medical complexes, and nearby commercial properties. Per the GP 2040, traditional neighborhoods may contain higher densities including the 10 du/ac proposed by the Applicant.

The Development is exclusively made up of one-story building heights and a density of 10 du/ac, which meets the Form and Guidelines of the Traditional sub-type. This BFR brings the style of duplex housing types described as the primary use for the Traditional Sub Type. The Development is properly placed on the outer edge of the neighborhood, serving as a proper transition to Main Street and the existing assisted living development west of 70th St.

The Development is consistent with the requirements of the GP 2040 and serves to strengthen the Neighborhood Character Area.

- Provide appropriate infill development.
 - i. The commercially zoned portion of the Property has been historically vacant, by-passed by other commercial development.

- ii. The residentially zoned portion has been underutilized as a parking lot and accessory building for the church.
 - iii. Desert Cove represents a high-quality project that will add to the employee and customer base of nearby businesses and major employers, thereby helping improve the economic stability of this area of the Main St corridor.
- Add to the mix of uses to further enhance the purpose and intent of the character area.
 - i. Desert Cove represents a new housing mix within the neighborhood and will blend in with the existing young families and senior living.
 - ii. The proposed duplexes are adding attainable housing options so working age adults can live within 5-8 miles of some of Mesa's largest employers.
- Add to the sense of place.
 - i. Residents within Desert Cove will have a community feel with a collection of amenities and a site design that encourages a neighborhood feel
 - ii. The Development is within walking distance to Falcon Plaza, Sunvalley Square Shopping Center, a variety of medical offices, Jefferson Elementary School, and Jefferson Park.
- Meet or exceed the development quality of the surrounding area.
 - i. The architectural design provides a wonderful visual appeal with stone veneer, a modern color scheme, creative roof lines that also serve to screen air conditioning units, and enhanced landscaping along Arbor Ave.
 - ii. The open space within Desert Cove exceeds the Mesa Zoning Ordinance by 20% and incorporates active open space with: **(1)** a Bocce Ball court; **(2)** a Pet Run area; **(3)** a Tot Lot; and **(4)** pool with BBQ area.
- Provide appropriate transitions between uses.
 - i. The 10 du/ac density for Desert Cove creates a blend housing options between the single-family homes with a density of 4.3 du/ac and the senior housing multifamily complex with a density of approximately 30 du/ac.

VII. MESA'S QUALITY DEVELOPMENT DESIGN GUIDELINES

The City of Mesa has established a set of Quality Development Design Guidelines to shape and reinforce the quality of design in our community. The following guidelines are fundamental to the design and development of our project.

“Multiple residence buildings should promote a walkable, healthy neighborhood by engaging the street, offering sidewalks and pedestrian paths, and using attractive design that reflects the scale and character of adjacent buildings. Multiple residence buildings in mixed use districts support the density of an urban center and create vibrant, active, walkable neighborhoods to live, work, socialize, and relax.”

A. Site Design

1. Neighborhood Character. The overall character of the development utilizes materials and forms that are influenced by the architectural character found in the

adjacent neighborhood, including single-story homes with a wide front look. The site plan provides connectivity through the Development and directly to the adjacent street with pedestrian walkways and a bridge over the open drainage canal along 70th Street. Common open space areas and amenities are provided as focal points to the site plan for the residents in addition to private patio areas.

2. **Building Placement and Orientation.** The Development's building placement begins with street facing units to provide a connection between the new and existing community.
3. **Garage Placement and Orientation.** With the unique shape of the Property, the parking area and garage placement is all internal, giving way for the buildings to have the primary presence on the street.
4. **Landscape and Shading.** The development's landscape is designed to complement the existing neighborhood and provide pedestrian friendly trees along all sidewalks. Ramadas and seating areas are adjacent to the Pet Run and Tot Lot with manufactured wood soft fall in the play area as part of the common area open space.

B. Architectural Design.

1. **Primary Entries.** While the Property takes access from Main St, the Site Plan includes vehicular and pedestrian access to 70th St. The primary entrance will include themes and embellishments to set the character and tone that carries throughout the community. (See Site Details Sheet A2.1 of the plan set dated May 20, 2022).
2. **Massing and Scale.** The single-story design throughout the community ensures massing will not overpower the nearby single-family homes and elementary school. The building form utilizes a blend of simple lines with the careful selection of both traditional & contemporary materials. The building façades articulate, bumping out and in, to avoid any possible windowless and blank walls visible from the streets or main pedestrian areas. (See Elevation Sheets E.1C-E.4C of the plan set dated May 18, 2022).
3. **Articulation.** Flanked by the first units and a shade canopy, the building massing at the main entry announces the building use and the path of the entry drive aisle then provides a visual focus on 3 of the 4 outdoor, active amenities. (See Elevation Sheets E.1C-E.4C of the plan set dated May 18, 2022).
4. **Materials.** In an effort towards sustainable practices and materials, the Developer intends to construct the homes primarily with insulated concrete forms ("ICF"). ICF materials offer an efficient building process that significantly reduces energy costs with (1) R-Value ratings higher than traditional wood framing with insulation, (2) continuous insulation, and (3) thermal massing to maintain internal temperatures

longer against external conditions. The durability provided by ICF allows all architectural designs, features, and embellishments to be integrated onto the buildings in the same manner as typical wood-framed construction.

Proposed Elevations and Design

The Development will be designed with all the benefits of a single-family home community while providing the freedom and flexibility of a leasing housing development. The high-quality elevations for each of the three different duplex options welcomes a neighborhood experience unlike a typical multifamily development. The overall style will include a complimentary muted palate with unique color schemes to add a housing type that blends into the surrounding subdivision.

Residents will have access to the resort-style pool, pool house, ramadas and gas grilling stations, bocce ball area, a pet park, and the tot lot play area. The community will include lush landscaping and paths throughout to accommodate pedestrian access to the interior amenities as well as the surrounding roads.

VIII. ECONOMIC ANALYSIS

The Applicant's development team is aware of and respectful of the City's broader goal to protect and develop LC zoned land for retail/commercial uses. However, the subject LC-zoned parcel is far-removed from Main Street and its own record of permanent vacancy has proven its inability to support a commercial use. The Applicant has engaged Rounds Consulting Group as part of our development team. Rounds completed a market/economic analysis which shows there is not only a housing shortage in this area, but also that the LC-Zoned Parcel cannot function as a viable commercial or retail site. The Development will address the lack of housing options and the need for workforce housing in this area to support local employers such as Banner Health. Rounds' study expresses an initial and long-term positive economic impact as a result of the proposed BFR development. The full Rounds Consulting Group Market Study is included with the submittal documents attached to this Rezoning and Site Plan request.

Rounds' study states "...a comprehensive evaluation of the market area indicates that a rental housing community with larger homes, such as single-family rentals, that supports the demand of young families and the local workforce would be a viable use of the site."

Non-viable Limited Commercial Site

In order to develop a BFR housing community, the Applicant will need to rezone the LC-zoned parcel to RM-2 PAD for residential use. Rounds' study strongly supports this change in zoning. The market analysis describes how the long-term vacant status of this parcel reflects its non-existent commercial viability. Despite the increased residential growth over the past 3 decades, no retail or commercial businesses have shown interest in this specific parcel due to its limited vehicular access, cumbersome flag lot shape, lack of visibility, and an abundance of commercial properties less than 1/4 mile away on Power Road. The Rounds study also provides:

"It is recommended, therefore, that the site be rezoned and used to address the more pressing need of providing housing options that meet the demand of those living and

working in the market area surrounding the site. Moreover, rezoning the site from commercial to residential will not negatively impact the area's supply of commercial land. It will, on the contrary, bolster commercial development in the area. There is a sufficient supply of commercially zoned land within the market area, and it would take approximately 30 years under extreme circumstances for the area to exhaust its supply."

In the community commercial areas near the Property, approximately 789,220 square feet of retail/commercial space is vacant, available, and ready to be leased and over 3 million square feet of commercially zoned land is available to be developed. Rezoning this LC parcel, which does not enjoy any frontage along Main Street (only an access point which would not even support signage) will remove only 0.02% of nearby commercial land. The transition of this LC parcel to RM-2 is an appropriate and responsible exception to the City's goals of protecting and developing commercially zoned land.

Benefits & Advantages: Built-For-Rent Communities

By adding a residential project with a moderate, yet higher density than typical suburban housing, the Development will help bring families within walking distance to surrounding commercial/retail uses and the adjacent Jefferson Elementary School. The Development will also provide much-needed new and quality housing to an ever-growing workforce, inclusive of nearby employers such as Banner Health.

The Development will inject a high-demand housing type to help address the 'missing middle' housing stock. The missing middle reflects a medium density housing product, offering high-quality, workforce and family starter options. This design reflects the neighborhood scale and model of single-family homes with the freedom and flexibility of market-rate leasing options. It fills the needs of those who homeownership is impractical or fiscally impossible while still building their career or working to establish, define, or stabilize their work/life dynamic.

BFR homes are attracting renters across multiple demographic groups, but especially among millennials, who are more willing to relocate based on building their career. The Development offers a BFR community as an intermediate step for residents to enjoy all the benefits of a single-family home neighborhood experience with the desirable lease options for those professional singles, couples, and young families who are working in career situations that demand flexibility.

The Development will provide homes to meet the modern work-from-home space, ample in-home storage, high energy efficiency construction, 24-hour maintenance, and community-wide 5g/wi-fi. Residents will not have any HOA costs or need to qualify for a mortgage loan while having access to a resort style pool amenity and gas grilling stations within a private, secure community close to schools, shopping, and healthcare.

Optimal Residential Site

With Banner Health as the largest employer in the area, this site can uniquely offer additional housing nearby. Along with rezoning the LC parcel, the Development is a functional site plan that draws traffic from Main Street with the primary entrance along South 70th St while bringing more customers to the area. The market study conclusion states "A multi-family development constructed on the site, particularly a SF/BTR community would likely be a catalyst stimulating

additional retail and mixed-use development. Additionally, recent SF/BTR industry trends indicate that renters in this category are less transient than traditional multi-family properties and remain longer in these communities."

IX. CONCLUSION

The proposed Development is in conformance with the General Plan 2040 goal to increase housing variety and develop long-vacant sites into viable neighborhoods to serve the existing and future commercial growth. This site is uniquely appropriate for rezoning from Limited Commercial to Multiple-Residence due to the lack of viability associated with the limited vehicular access to Main Street, commercial visibility, and availability of other retail options. What has long stood as vacant and forgotten land, will be revitalized into quality homes for some of Mesa's most prominent employers.

The requested PAD development standard deviations are minimal and justified by the self-imposed height restrictions, reduction to a targeted low to medium density, open space standards which exceed base requirements, active outdoor amenities, and an increase in mature trees and shrubs installed at the time of development.

There is a significant need for medium density homes in this area and the proposed development and associated site amenities will become a benefit for this community.