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Citizen Participation Report for 3.0 at Eastmark

Case # ZON21-00589

Overview:

This report provides results of the implementation of the Citizen Participation Plan for 3.0 at Eastmark apartment complex located on the NE corner of Ray Road and Bradley Street. This is part of an application for the site plan and zoning reviews of the 9-acre site for a proposed multifamily development. This report provides the evidence that the surrounding neighbors, citizens, public agencies, and other interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application.

Contact:

Drew Olson
drew@rte2.co
(480) 399-4063

Neighborhood Outreach/Notifications:

The project was initially presented to the Eastmark Design Review Board. After gaining positive approval from the board, outreach to the public took place. Local citizens and businesses have provided incredibly positive feedback and are enthused regarding the project. As of the date of this report, the project design has been very well received by ownerships, board members, citizens, and local businesses.

Correspondence:

1. The CPP letters were mailed to each parcel owner within a 500' radius of the proposed site and the Eastmark and Cadence HOA's. The letters were mailed by USPS on or before September 8, 2021.
2. Zoning sign posted September 8, 2021 with an affidavit executed.

Results:

No responses or concerns have been heard as of the date of this report. Any future concerns will be evaluated and brought to the attention of the appropriate personnel or entities necessary to gain a positive and constructive result for the community and project.



Dear Neighbor,

We have applied for Siteplan Approval for the property located at Eastmark Parcel L, on the NE corner of Bradley and Ray Road in Eastmark. This request is for development of 202 luxury apartment homes. The case number assigned to ZON21-00589.

This letter is being sent to all property owners within 750 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 480-399-4063 or e-mail me at Drew@rte2.co.

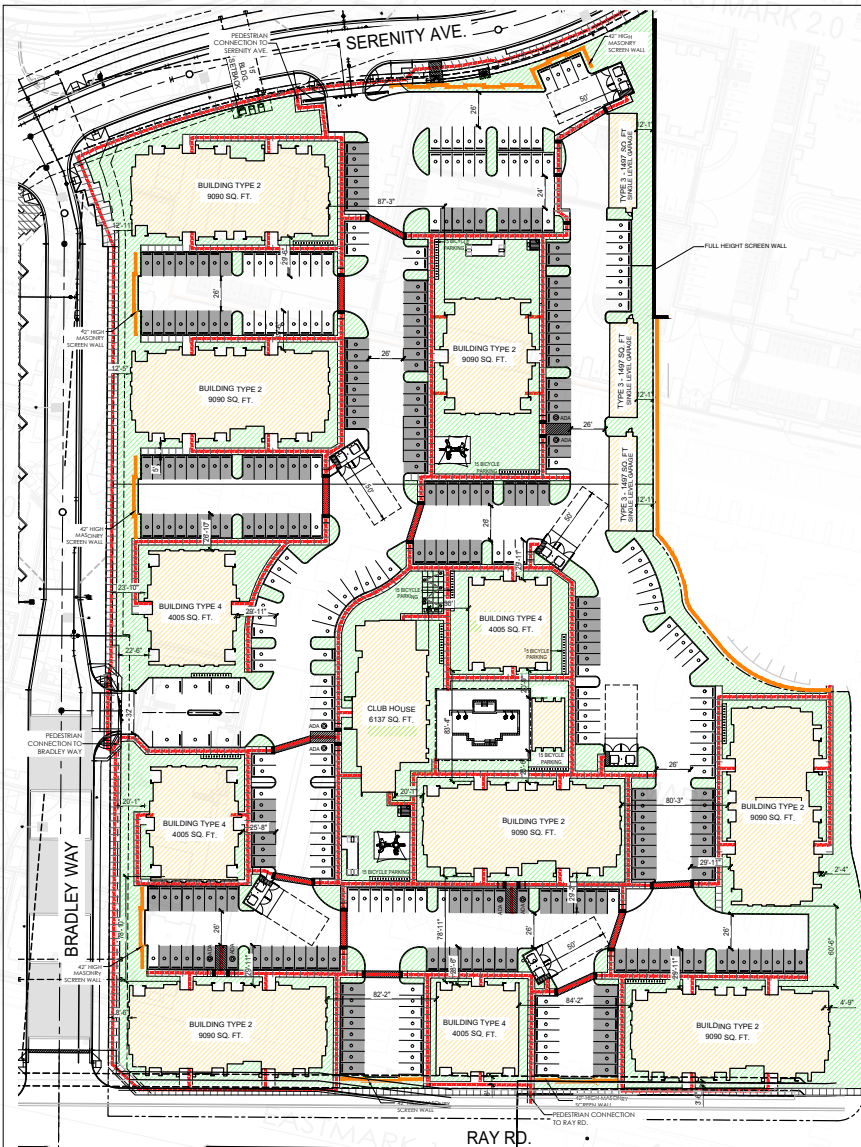
This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on September 22, 2021 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card at <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak. For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Kellie Rorex of their Planning Division staff. She can be reached at 480-644-6711 or Kellie.Rorex@mesaaz.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Drew Olson



AREA CALCULATION SITE PLAN



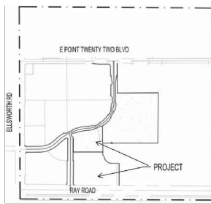
OPEN AREA = 81,400 SF (22.5%)
 BUILDING AREA = 80,712 SF (23.3%)
 ASPHALT AND CONCRETE AREA = 227,155 SF (57.2%)

LEGEND

- 42" A.F.G. HIGH MASONRY SCREEN WALL
- 5'-0" WIDE MIN. ACCESS - ROUTE
- COVERED PARKING
- 6'-0" A.F.G. HIGH MASONRY SCREEN WALL

EASTMARK 3.0 - AMENITIES PROVIDED:

- POOL
- SPA
- BQ
- CORNHOLE
- TOT LOT
- RAMADA



VICINITY MAP

PROJECT DATA

PROJECT NAME & ADDRESS:
 5029 S ELLSWORTH ROAD
 MESA, ARIZONA 85209

PROJECT DESCRIPTION:
 COMMON DEVELOPMENT WITH CLUBHOUSE INCLUDING LEASING COMMON GARAGES WITH 3 ELEVATOR FACILITIES
 APARTMENT TYPES INCLUDE:
 ONE BEDROOM TWO BATHROOM AND THREE BEDROOM UNITS
 CARRIAGE BUILDINGS WITH ONE BEDROOM UNITS ABOVE ATTACHED GARAGE & 1ST FLOOR
 UNIT TYPES INCLUDE:
 INCLUDED GARAGES, POOL & SPA, COURTYARDS AND POOLSIDE
 1000-1100 SQ. FT. CARPORTS AND TERRAZZAS AND PATIOS AT COURTYARDS. SEE AMENITIES/SERVICES NOTES FOR DETAILED BREAKDOWN OF AMENITIES.

GENERAL BUILDING CODE ANALYSIS:
 PROPOSED USE: RESIDENTIAL RESIDENTIAL
 OCCUPANCIES: R-2 R RESIDENTIAL UNITS
 1 U GARAGES
 A-3 U CLUBHOUSE @ MGR. OFFICE
 B U SMALL BUILDING
 B U CLOSET
 B U RAMADA
 B U CARPORT
 CONSTRUCTION TYPE: VA W/ R/FPA OR W/ RES. UNITS
 VS W/ R/FPA OR CLUBHOUSE
 VS W/ RAMADAM
 VS W/ CARPORT

EFFECTIVE GOVERNING CODES:

ADMIN. 2018 MESA BLDG SAFETY ADMINISTRATIVE CODE
 A.C. 2018 INTERNATIONAL BUILDING CODE
 IBC 2018 INTERNATIONAL RESIDENTIAL CODE
 IRC 2018 INTERNATIONAL FIRE CODE
 IMC 2018 INTERNATIONAL MECHANICAL CODE
 IPC 2018 INTERNATIONAL PLUMBING CODE
 NEC 2017 NATIONAL ELECTRICAL CODE
 NEC 2018 INTERNATIONAL ELECTRICAL CODE
 IFCC 2018 INTERNATIONAL FIRE CODE COMPLEMENTARY CODE
 ICC 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 IRC 2018 INTERNATIONAL EXISTING BUILDING CODE
 SFGBC 2018 INTERNATIONAL SWIMMING POOL & SPA CODE
 AND CITY OF AMENITIES
 MESA ZONING AND DEVELOPMENT CODE

GENERAL ZONING ANALYSIS:

USE: RESIDENTIAL
 ZONING: R-2
 SITE AREA: 809.12 AC (347,347.00 SF)
 NET AREA: 809.12 AC (347,347.00 SF)
 TOTAL BUILDING FOOTPRINT AREA: 80,712 SF (2,821.67 SQ. YD.)
 FLOOR AREA RATIO: 10.10
 MAXIMUM BUILDING HEIGHT: 37'-2"

NOTE: Site Area Data to be verified by Civil Engineer

EASTMARK DEVELOPMENT:

DEVELOPMENT UNIT PLANS: 374 DEVELOPMENT UNIT PLAN
 LAND USE GROUP: R-2 (C) - RESIDENTIAL

RESIDENTIAL BUILDING UNIT MIX:

UNIT TYPE	UNITS	GROSS SQ. FT.	BEDS	BATHS
TYPE 11	447	647	1	1
TYPE A1	855	885	1	1
TYPE A2	430	489	1	1
TYPE B1	1133	1264	2	2
TYPE B2	1130	1223	2	2

* UNITS SQ. FOOTAGE IS CALCULATED FROM CENTRELINE OF UNIT SEPARATION WALL TO INSIDE FACE OF EXTERIOR WALL

PROJECT UNIT MIX:

1 BEDROOM / 1 BATH	447	(144 P.)
2 BEDROOM / 2 BATH	369	(120 P.)
TOTAL	816	(264 P.)

PARKING STANDARDS:

MINIMUM PARKING: 9'-0" x 18'-0"
 (91% COVERED)
 COMPACT PARKING STALL: 8'-6" x 18'-0"
 PARKING ASSE (PER MESA PREL.): 26'-0"

REQUIRED PARKING:

RESIDENTIAL	816	(144 P.)
1 BEDROOM / 1 BATH	156	(52 P.)
2 BEDROOM / 2 BATH	369	(120 P.)
TOTAL	1241	(316 P.)

PROVIDED PARKING:

RESIDENTIAL	140 P.
1 BEDROOM / 1 BATH	17 P.
2 BEDROOM / 2 BATH	21 P.
TOTAL	178 P.

REQUIRED BICYCLE PARKING:

RESIDENTIAL	178	(53 P.)
1 BEDROOM / 1 BATH	104	(31 P.)
2 BEDROOM / 2 BATH	104	(31 P.)
TOTAL	386	(115 P.)

PROVIDED BICYCLE PARKING:

TOTAL	90 P.
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GENERAL NOTES:

1. Comply with all provisions and requirements of Mesa Building Code (MBC) Chapter 21 - Subsequent During Construction, latest Code (MBC) Chapter 23 - The Safety During Construction and Demolition, and MPA 231 for items not specifically addressed by MFC Chapter 23. The responsibility for these items shall remain with the contractor. The responsibility for the site for both the final medical emergencies, emergency response to the site for both the final medical emergencies, and the responsibility for the site for both the final medical emergencies, is important to develop access roads of an early stage of construction to allow for the emergency access to the site in the case of an emergency.

2. Required the site to provide access road during construction or demolition, and comply with all provisions and requirements of Mesa Building Code (MBC) Chapter 21 - Subsequent During Construction, latest Code (MBC) Chapter 23 - The Safety During Construction and Demolition, and MPA 231 for items not specifically addressed by MFC Chapter 23. The responsibility for these items shall remain with the contractor. The responsibility for the site for both the final medical emergencies, emergency response to the site for both the final medical emergencies, and the responsibility for the site for both the final medical emergencies, is important to develop access roads of an early stage of construction to allow for the emergency access to the site in the case of an emergency.

3. All open trenches shall have steel plates capable of maintaining the integrity of the access road design when these trenches are open or closed. These access roads shall be provided for the entire site. The responsibility for these items shall remain with the contractor. The responsibility for the site for both the final medical emergencies, emergency response to the site for both the final medical emergencies, and the responsibility for the site for both the final medical emergencies, is important to develop access roads of an early stage of construction to allow for the emergency access to the site in the case of an emergency.

4. Water supply for the protection. An approved water supply for construction shall meet the requirements of Appendix Chapter 8 and shall be provided for the entire site. The responsibility for these items shall remain with the contractor. The responsibility for the site for both the final medical emergencies, emergency response to the site for both the final medical emergencies, and the responsibility for the site for both the final medical emergencies, is important to develop access roads of an early stage of construction to allow for the emergency access to the site in the case of an emergency.

5. In addition, these site notes when hydrants and valves shall be closed temporarily for repair. The responsibility for these items shall remain with the contractor. The responsibility for the site for both the final medical emergencies, emergency response to the site for both the final medical emergencies, and the responsibility for the site for both the final medical emergencies, is important to develop access roads of an early stage of construction to allow for the emergency access to the site in the case of an emergency.



7/20/24/2024 - PALZ SUBMISSION 3

NO DATE DESCRIPTION

THE PREMIERE AT EASTMARK 3.0
 JENNINGS HOLDINGS L.L.C.
 5029 S. ELLSWORTH RD. MESA, AZ

ARCHITECT LLC
 345 N. REVERLY MESA, AZ 85201
 TEL: (602) 796-4845 WWW.ARCHITECTS.COM

THE OWNER, ARCHITECT AND ENGINEER EXPRESSLY DISCLAIM ANY RESPONSIBILITY ARISING FROM ANY UNAUTHORIZED USE OF THESE PLANS, DRAWINGS AND NOTES. ANY UNAUTHORIZED USE OF THESE PLANS, DRAWINGS AND NOTES IS STRICTLY PROHIBITED.

THIS DRAWING COPY MAY BE REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. THE OWNER, ARCHITECT AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE USE OF INCORRECT TOOLS.

NO STAMP

CITY PROJECT NUMBER:

DRAWING TITLE: Architectural_Area Calculation

PROJECT NO: A1.3

DRAWING NUMBER: A1.3

PROJECT: EASTMARK 3.0 PALZ 08/24/2024
 C:\Users\rc\Documents\PROJECTS\EASTMARK 3.0\Drawings

3.0 @ Eastmark Stepien



ROUTE 2



ROUTE 2



Map



EASTMARK 3.0 500' ADDRESS LIST

PARCEL 312-15-458

Owner Information

Owner Name:	CROSS KENNEDY W/DIANE M
Property Address:	9446 E THATCHER AVE MESA 85212
Mailing Address:	9446 E THATCHER AVE MESA AZ 85212

PARCEL 312-15-457

Owner Information

Owner Name:	ACOSTA JESSICA GRACE/ ARTHUR
Property Address:	9440 E THATCHER AVE MESA 85212
Mailing Address:	9440 E THATCHER AVE MESA AZ 85212

PARCEL 312-15-456

Owner Information

Owner Name:	STECKLEIN TREVOR MCNEAL/ SAMANTHA MARIE
Property Address:	9434 E THATCHER AVE MESA 85212
Mailing Address:	9434 E THATCHER AVE MESA AZ 85212

PARCEL 312-15-455

Owner Information

Owner Name:	MARSALA MIKI/WIEBER RYAN
Property Address:	9428 E THATCHER AVE MESA 85212
Mailing Address:	9428 E THATCHER AVE MESA AZ 85212

PARCEL 312-15-454

Owner Information

Owner Name:	PURTYMUN PHILLIP A/ DOMITILA C
Property Address:	9422 E THATCHER AVE MESA 85212
Mailing Address:	9422 E THATCHER CIR MESA AZ 85212

PARCEL 312-15-453

Owner Information

Owner Name:	LISA GERLACH REVOCABLE TRUST
Property Address:	9416 E THATCHER CIR MESA 85212
Mailing Address:	13726 W SUNSET BLVD PACIFIC PALISADES CA 90272

PARCEL 312-15-452

Owner Information

Owner Name:	HAMMOND TIMOTHY ALBERT
Property Address:	9410 E THATCHER CIR MESA 85212
Mailing Address:	9410 E THATCHER CIR MESA AZ 85212

PARCEL 312-15-451

Owner Information

Owner Name:	SMITH JASON MARTIN/FEDERICO- SMITH SHANNON DENE
Property Address:	9404 E THATCHER CIR MESA 85212
Mailing Address:	9404 E THATCHER CIR MESA AZ 85212

PARCEL 312-15-450

Owner Information

Owner Name:	HAMMOND MATTHEW DAVID
Property Address:	9366 E THATCHER CIR MESA 85212
Mailing Address:	9366 E THATCHER CIR MESA AZ 85212

PARCEL 312-15-449

Owner Information

Owner Name:	SCHUELKE YVONNE MURRIETTA/ DOUGLAS SCOTT
Property Address:	9360 E THATCHER CIR MESA 85212
Mailing Address:	9360 E THATCHER CIR MESA AZ 85212

PARCEL 312-15-448

Owner Information

Owner Name:	MILLER MATTHEW/ MALGORZATA
Property Address:	9354 E THATCHER CIR MESA 85212
Mailing Address:	9354 E THATCHER CIR MESA AZ 85212

PARCEL 312-15-447

Owner Information

Owner Name:	CARLSEN CHRISOPHER LEE/ MELISA MICHELLE
Property Address:	9401 E THATCHER CIR MESA 85212
Mailing Address:	9401 E THATCHER CIR MESA AZ 85212

PARCEL 312-15-446

Owner Information

Owner Name:	ERNEST & BRENDA NICELY FAMILY TRUST
Property Address:	9407 E THATCHER CIR MESA 85212
Mailing Address:	9407 E THATCHER CIR MESA AZ 85212

PARCEL 312-15-445

Owner Information

Owner Name:	MACCRONE MICHAEL
Property Address:	5222 S THOMPSON MESA 85212
Mailing Address:	5222 S THOMPSON MESA AZ 85212

PARCEL 312-15-444

Owner Information

Owner Name:	BRIGGS STEVEN
Property Address:	5228 S THOMPSON MESA 85212
Mailing Address:	5228 S THOMPSON MESA AZ 85212

PARCEL 313-25-867

Owner Information

Owner Name:	PPGN-ELLSWORTH LLLP
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**Property
Address:**

**Mailing
Address:** 17700 N PACESETTER WAY SUITE
100 SCOTTSDALE AZ 85255

PARCEL 313-25-865

Owner Information

**Owner
Name:** PPGN-ELLSWORTH LLLP

**Property
Address:**

**Mailing
Address:** 17700 N PACESETTER WAY SUITE
100 SCOTTSDALE AZ 85255

PARCEL 313-25-863

Owner Information

Owner Name: QUIKTRIP CORPORATION

**Property
Address:**

**Mailing
Address:** PO BOX 3475 TULSA OK
74101-3475

PARCEL 313-25-018

Owner Information

**Owner
Name:** CADENCE HOA

**Property
Address:**

**Mailing
Address:** 17700 N PACESETTER WAY STE
100 SCOTTSDALE AZ 85255

PARCEL 312-15-517

Owner Information

**Owner
Name:** EASTMARK RESIDENTIAL
ASSOCIATION INC

**Property
Address:**

**Mailing
Address:** 14646 N KIERLAND BLVD STE 165
SCOTTSDALE AZ 85254-2763

PARCEL 312-15-518

Owner Information

**Owner
Name:** EASTMARK RESIDENTIAL
ASSOCIATION INC

**Property
Address:**

**Mailing
Address:** 14646 N KIERLAND BLVD STE
SCOTTSDALE AZ 85254-2763

PARCEL 304-32-887

Owner Information

**Owner
Name:** DMB MESA PROVING GROUN
LLC

**Property
Address:**

**Mailing
Address:** 14646 N KIERLAND BLVD STE
165 SCOTTSDALE AZ 85254

PARCEL 304-32-888

Owner Information

**Owner
Name:** DMB MESA PROVING GROUN
LLC

**Property
Address:**

**Mailing
Address:** 14646 N KIERLAND BLVD STE
165 SCOTTSDALE AZ 85254

PARCEL 304-32-886

Owner Information

**Owner
Name:** DMB MESA PROVING GROUN
LLC

**Property
Address:**

**Mailing
Address:** 14646 N KIERLAND BLVD STE
165 SCOTTSDALE AZ 85254

PARCEL 304-32-885

Owner Information

**Owner
Name:** DMB MESA PROVING GROUN
LLC

**Property
Address:**

**Mailing
Address:** 14646 N KIERLAND BLVD STE
165 SCOTTSDALE AZ 85254

PARCEL 304-32-889

Owner Information

**Owner
Name:** DMB MESA PROVING GROUN
LLC

**Property
Address:**

**Mailing
Address:** 14646 N KIERLAND BLVD STE
165 SCOTTSDALE AZ 85254

PARCEL 304-32-890

Owner Information

**Owner
Name:** PREMIERE MULTI-FAMILY AT
EASTMARK II LLC

**Property
Address:**

**Mailing
Address:** 3947 LANDMARK ST CULVER
CITY CA 90232

PARCEL 304-32-864

Owner Information

**Owner
Name:** EASTMARK MULTI-FAMILY LLC

**Property
Address:**

**Mailing
Address:** 11661 SAN VINCENTE BLVD STE
910 LOS ANGELES CA 90049

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by September 8, 2021

Date: 9/07/21

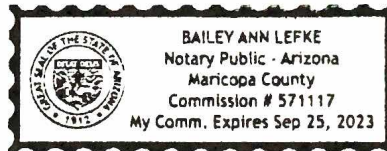
I, Drew Olson, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case #ZON21-00589 on the 8th day of September 20 21. At least one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were 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: _____

SUBSCRIBED AND SWORN before me this 7th day of SEPT, 2021.

Bailey Ann Lefke
Notary Public



Case Number: ZON21-00589

Project Name: 3.0

CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD

57 EAST FIRST STREET
MESA, ARIZONA

4:00 PM DATE: SEPTEMBER 22, 2021

CASE: ZON21-00657 & 00589

Request: Site Plan Review. This request will allow for a multi-residential development within the Eastmark Community.

Applicant: Drew Olson RTE
2 Builders, LLC

Phone: 480-399-4063

Planning Division (480) 644-2385

Posting date: AUGUST 30, 2021