

Council Use Permit  
Rezone  
&  
Major Site Plan Modification

CITIZEN PARTICIPATION PLAN (CPP)

FOR

***Park North***  
***Multi-Family***

NEC Power & Guadalupe Roads

Mesa, Arizona

August 5, 2024

Case No. ZON24-XXXX

## I. Purpose

The purpose of this Public Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the project site regarding an application for a Council Use Permit Rezone & a Major Site Plan Modification with an accompanying Design Review. The site is 5.05 acres o located along Guadalupe Road in the City of Mesa.

This Public Participation Plan will ensure that those affected by this application have an adequate opportunity to learn about and comment on the proposal. We will use these meeting opportunities to engage and inform stakeholders and other members of the public of the benefits this business can bring to the community and to address any concerns.

## II. Contact

Jessica Sarkissian, Upfront Planning & Entitlements, LLC  
1811 S. Alma School Rd #283, Mesa, AZ 85210  
Ph: 480-221-6150

## III. Pre-Submittal Conference

The Pre-Submittal conference was held with the City of Mesa on May 7th, 2024.

## IV. Action Plan

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

1. A contact list was developed for citizens and agencies in this area including:
  - a. All registered neighborhood associations within one mile of the project.
  - b. Homeowners Associations within one half mile of the project.
  - c. Interested neighbors - focused on 1,000 feet from site.
2. All persons listed on the contact list will receive a letter describing the project, project schedule and proposed site plan.
3. Presentations will be made to groups of citizens or associations upon request.
4. Direct communication with the direct and only neighbor to the west will be in person.

## V. Parties Affected by the Application

The property to the north is the City of Mesa Monterey Park. Directly to the east is a continuation of that park and the Superstition Springs Elementary School within the Superstition Springs

Community. Directly to the west is an existing commercial corner with a gas station and car wash. Across Guadalupe Road to the south is Highland Junior High School.

## VI. Notification Area

The outreach area is a 1,000-foot notification buffer.

## VII. Draft Schedule for Completion

1<sup>st</sup> Neighborhood Meeting – March 28, 2024

Pre-Submittal Conference – May 7, 2024

Application Submittal – August 5, 2024

2<sup>nd</sup> Neighborhood Meeting - TBD

Submittal of Citizen Participation Report and Notification materials – TBD

## VIII. Attached

Notification Area Map

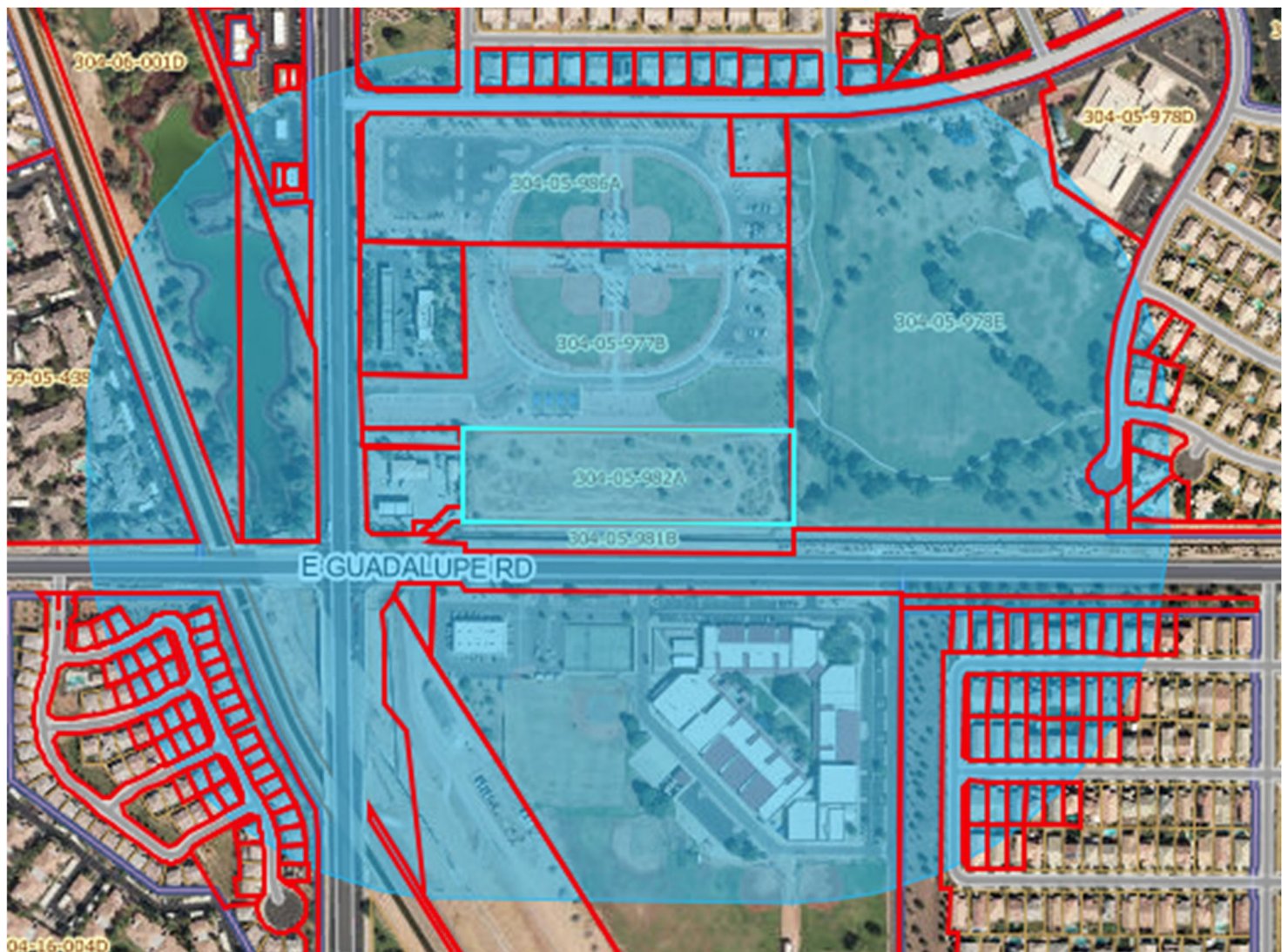
Notification Area Addresses

1<sup>st</sup> Neighborhood Notification Letter

1<sup>st</sup> Neighborhood Meeting Sign in Sheet

1<sup>st</sup> Neighborhood Meeting Minutes

1,000' Buffer Area (141 properties; 2<sup>nd</sup> meeting notice)



FLOOD CONTROL DISTRICT OF MARICOPA COUNTY  
2801 W DURANGO ST  
PHOENIX, AZ 85009  
Parcel 304-05-018Q

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY  
2801 W DURANGO ST  
PHOENIX, AZ 85009  
Parcel 304-05-394A

GILBERT UNIFIED SCHOOL DIST #41  
140 S GILBERT RD  
GILBERT, AZ 85234  
Parcel 304-05-978D

DR ONE LLC  
4445 E HOLMES AVE STE 107  
MESA, AZ 85206  
Parcel 304-05-981C

DR ONE LLC  
4445 E HOLMES AVE STE 107  
MESA, AZ 85206  
Parcel 304-05-982E

MESA CITY OF  
20 E MAIN STE 500  
MESA, AZ 85201  
Parcel 304-05-986A

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY  
2801 W DURANGO ST  
PHOENIX, AZ 85009  
Parcel 304-06-001E

SONOMA LANDING APARTMENTS LLC  
9757 NE JUANITA DR STE 300  
KIRKLAND, WA 98033  
Parcel 309-05-438

RED ROCK CPA RE HOLDINGS LLC  
1290 S STATE ROUTE 260  
COTTONWOOD, AZ 86326  
Parcel 309-05-487

CIPOLLA FRANK A/TATUM J  
7149 E NOPAL AVE  
MESA, AZ 85209  
Parcel 309-09-400

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY  
2801 W DURANGO ST  
PHOENIX, AZ 85009  
Parcel 304-05-020G

KIRSCHNER RICHARD/SHIRLEY/HENRY M TODD/ETAL  
PO BOX 3475  
TULSA, OK 74101  
Parcel 304-05-977A

MESA CITY OF  
20 E MAIN ST STE 650  
MESA, AZ 85211  
Parcel 304-05-978E

DR ONE LLC  
4445 E HOLMES AVE STE 107  
MESA, AZ 85206  
Parcel 304-05-981D

DR ONE LLC  
4445 E HOLMES AVE STE 107  
MESA, AZ 85206  
Parcel 304-05-982G

MESA CITY OF  
20 E MAIN STE 500  
MESA, AZ 85203  
Parcel 304-05-986B

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY  
2801 W DURANGO ST  
PHOENIX, AZ 85009  
Parcel 304-06-806B

ECH PROPERTIES LLC  
2500 S POWER RD STE 127  
MESA, AZ 85209  
Parcel 309-05-484

FAIRWAYS SS DEVELOPMENT LC  
3850 E BASELINE RD STE 128  
MESA, AZ 85206  
Parcel 309-05-524A

ROMERO RENE/GLORIA  
7143 E NOPAL AVE  
MESA, AZ 85208  
Parcel 309-09-401

GILBERT UNIFIED SCHOOL DIST #41  
140 S GILBERT RD  
GILBERT, AZ 85234  
Parcel 304-05-020R

MESA CITY OF  
20 E MAIN ST STE 650  
MESA, AZ 85211  
Parcel 304-05-977B

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY  
2801 W DURANGO ST  
PHOENIX, AZ 85009  
Parcel 304-05-981B

P & G LAND DEVELOPMENT LLC  
11232 N 136TH PL  
SCOTTSDALE, AZ 85259  
Parcel 304-05-982A

MESA CITY OF  
PO BOX 1466  
MESA, AZ 85211  
Parcel 304-05-985

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY  
2801 W DURANGO ST  
PHOENIX, AZ 85009  
Parcel 304-06-001D

DESERT PLACE AT MORRISON RANCH HOA  
633 E RAY RD STE 122  
GILBERT, AZ 85296  
Parcel 304-17-767

TRENTON PROPERTIES LLC  
2500 S POWER RD STE 128  
MESA, AZ 85208  
Parcel 309-05-485

SUPERSITION SPRINGS COMMUNITY HOA  
7255 E HAMPTON AVE STE 101  
MESA, AZ 85209  
Parcel 309-07-001

ROY H URBAN LIVING TRUST  
7142 E NARANJA AVE  
MESA, AZ 85209  
Parcel 309-09-402

J & M SOULIA TRUST  
7150 E NARANJA AVE  
MESA, AZ 85209  
Parcel 309-09-403

CORONADO MANUEL  
2762 S 72ND CIR  
MESA, AZ 85209  
Parcel 309-09-448

COTE CHUCK/LYNN  
2754 S 72ND CIR  
MESA, AZ 85208  
Parcel 309-09-449

MANTEL CHRISTINE VANDERLOO  
2746 S 72ND CIR  
MESA, AZ 85208  
Parcel 309-09-450

SUPERSTITION SPRINGS COMMUNITY HOA  
4201 N 24TH ST  
PHOENIX, AZ 85016  
Parcel 309-09-454

SUPERSTITION SPRINGS COMMUNITY HOA  
2500 S POWER RD 126  
MESA, AZ 85209  
Parcel 309-09-455

TAKAGISHI HIROYUKI/CHIANG YINGHUNG  
6837 E MONTE AVE  
MESA, AZ 85209  
Parcel 309-09-550

REDWITZ ROBERT ERIC/JENNIFER ANNE  
6845 E MONTE AVE  
MESA, AZ 85209  
Parcel 309-09-551

MOUM JAY/NICOLE BRADY  
6853 E MONTE AVE  
MESA, AZ 85209  
Parcel 309-09-552

NORMAN GRANT WILLIAM/AMANDA  
6861 E MONTE AVE  
MESA, AZ 85209  
Parcel 309-09-553

DALY PAUL J/ANNA F  
6909 E MONTE AVE  
MESA, AZ 852084978  
Parcel 309-09-554

SCALETTI SHANE/ALEXSIS  
6917 E MONTE AVE  
MESA, AZ 85209  
Parcel 309-09-555

FELDER ROGER E SR/ANITA LOUISE  
6925 E MONTE AVE  
MESA, AZ 85208  
Parcel 309-09-556

FRANZEN FAMILY TRUST  
6933 E MONTE AVE  
MESA, AZ 85209  
Parcel 309-09-557

EVANS RICHARD A/LINDA I  
6941 E MONTE AVE  
MESA, AZ 85208  
Parcel 309-09-558

DOBIS AUDRA  
6949 E MONTE AVE  
MESA, AZ 85209  
Parcel 309-09-559

PITTS PHILLIP J/ELIZABETH J  
14610 E SHADOW CANYON DR  
FOUNTAIN HILLS, AZ 85268  
Parcel 309-09-560

SAVESKI BRANKO V/BARICA  
6961 E MONTE AVE  
MESA, AZ 85208  
Parcel 309-09-561

ROBINSON JEFF/KILEY  
6965 E MONTE AVE  
MESA, AZ 85209  
Parcel 309-09-562

ANDREAS JOHN D III/AYAME M  
2563 S REVOLTA ST  
MESA, AZ 85209  
Parcel 309-09-563

TIKKU RAKESH/DEEPIKA  
7670 BALMORAL WAY  
SAN RAMON, CA 94582  
Parcel 309-09-564

DICKER ADAM/ASHLEY  
7029 E MONTE CIR  
MESA, AZ 85209  
Parcel 309-09-582

HOSTETTER GEOFFREY D/TINA T  
7037 E MONTE CIR  
MESA, AZ 85209  
Parcel 309-09-583

SUPERSTITION SPRINGS COMMUNITY HOA  
PO BOX 6419  
MESA, AZ 85216  
Parcel 309-09-587

SUPERSTITION SPRINGS COMMUNITY HOA  
2500 S POWER RD 126-3  
MESA, AZ 85209  
Parcel 309-09-588

CATHEY LARRY/IRA  
7038 E OLLA AVE  
MESA, AZ 85212  
Parcel 312-08-567

COX PAUL D/JENNIFER A  
7044 E OLLA AVE  
MESA, AZ 85212  
Parcel 312-08-568

PARKER KORY CHRISTOPHER/AMELIA KAY  
7050 E OLLA AVE  
MESA, AZ 85212  
Parcel 312-08-569

ZAPATA FREDDY/KI SUN  
7056 E OLLA AVE  
MESA, AZ 85212  
Parcel 312-08-570

CHAVEZ EDWARD J/GARCIA MONICA E  
7062 E OLLA AVE  
MESA, AZ 85212  
Parcel 312-08-571

AKENOVA ANDREA/MAYIAWO  
7102 OLLA AVE  
MESA, AZ 85212  
Parcel 312-08-572

WARE JENNIFER MARIE  
7108 E OLLA AVE  
MESA, AZ 85212  
Parcel 312-08-573

TACINC2 LLC  
PO BOX 7038  
SHERIDAN, WY 82801  
Parcel 312-08-574

LEONARD RICHARD/REBECCA J  
7120 E OLLA AVE  
MESA, AZ 85212  
Parcel 312-08-575

WARSI SYED MOHAMMEDALI/AKHTER  
7126 E OLLA AVE  
MESA, AZ 85212  
Parcel 312-08-576

PASSMANN CATHERINE RENEE  
7132 E OLLA AVE  
MESA, AZ 85212  
Parcel 312-08-577

ESQUIBEL JEREME DON/ANNA MIN  
7138 E OLLA AVE  
MESA, AZ 85212  
Parcel 312-08-578

DIEHL DAVID J/KATHRYN R  
7127 E OLLA AVE  
MESA, AZ 85212  
Parcel 312-08-589

FOSTER THOMAS S/MARGARET R  
7121 E OLLA AVE  
MESA, AZ 85212  
Parcel 312-08-590

Parcel 312-08-591

RHONE JENA/JAMES  
7109 E OLLA AVE  
MESA, AZ 85212  
Parcel 312-08-592

STRATFORD DANIEL/CARMICHAEL LANAE  
7103 E OLLA AVE  
MESA, AZ 85212  
Parcel 312-08-593

BAUMBAUER JOHN E  
7063 E OLLA AVE  
MESA, AZ 85212  
Parcel 312-08-594

QUIRING SCOTT ANDREW/STEPHANIE L  
7057 E OLLA AVE  
MESA, AZ 85212  
Parcel 312-08-595

COOPER JOSHUA  
7051 E OLLA AVE  
MESA, AZ 85212  
Parcel 312-08-596

LEEPER CHAD JR/MICKLE LAUREN  
7045 E OLLA AVE  
MESA, AZ 85212  
Parcel 312-08-597

BUCKLEY GRANT J  
7046 E OSAGE AVE  
MESA, AZ 85212  
Parcel 312-08-598

CALWAG ARTURO A JR/GLENDA Z  
7052 E OSAGE AVE  
MESA, AZ 85212  
Parcel 312-08-599

BELTRAN ANTHONY L JR/SABRINA B  
6216 S COBBLESTONE ST  
GILBERT, AZ 85298  
Parcel 312-08-600

PEEL RICHARD/KATHERINE  
7064 E OSAGE AVE  
MESA, AZ 85212  
Parcel 312-08-601

VANDEHEI JASON /KATHRYN  
/BESSEMBINDERS  
7104 E OSAGE AVE  
MESA, AZ 85212  
Parcel 312-08-602

SAAVEDRA ALBERTO C/DOMINIQUE A  
7110 E OSAGE AVE  
MESA, AZ 85212  
Parcel 312-08-603

YEN CHLOE/JOHNSON ERICH  
1971 FULTON AVE  
MONTEREY PARK, CA 91755  
Parcel 312-08-604

HANCOCK FAMILY TRUST  
7122 E OSAGE AVE  
MESA, AZ 85212  
Parcel 312-08-605

ELMES GARY/SONIA  
7111 E OSAGE AVE  
MESA, AZ 85212  
Parcel 312-08-622

BONNIE AND THOMAS FOSTER FAMILY  
TRUST  
7105 E OSAGE AVE  
MESA, AZ 85212  
Parcel 312-08-623

CROUT MARIA A/FELIX LINETTE K  
7065 E OSAGE AVE  
MESA, AZ 85212  
Parcel 312-08-624

CHARLES T COWAN LIVING TRUST  
7059 E OSAGE AVE  
MESA, AZ 85212  
Parcel 312-08-625

MOOREHOUSE KELLY/ELLIOT  
7053 E OSAGE AVE  
MESA, AZ 85212  
Parcel 312-08-626

7047 EAST OSAGE AVENUE LLC  
2834 E BLOOMFIELD PKWY  
GILBERT, AZ 85296  
Parcel 312-08-627

IGO AMANDA/KELBY  
7044 E ONZA AVE  
MESA, AZ 85212  
Parcel 312-08-628

GREEN JEFFREY MICHAEL/ALEX  
7050 E ONZA AVE  
MESA, AZ 85212  
Parcel 312-08-629

KRAMER KEVIN/RILEY  
7056 E ONZA AVE  
MESA, AZ 85212  
Parcel 312-08-630

DESERT PLACE AT MORRISON RANCH HOA  
633 E RAY RD STE 122  
GILBERT, AZ 85296  
Parcel 312-08-766

DESERT PLACE AT MORRISON RANCH HOA  
633 E RAY RD STE 122  
GILBERT, AZ 85296  
Parcel 312-08-768

DESERT PLACE AT MORRISON RANCH HOA  
8360 E VIA DE VENTURA STE L 100  
SCOTTSDALE, AZ 85258  
Parcel 312-08-778

WONG KANO/A/ANNA  
706 N SPARROW CT  
GILBERT, AZ 85234  
Parcel 313-27-421

GONZALEZ MONICA JEANNE  
687 N SPARROW CT  
GILBERT, AZ 85234  
Parcel 313-27-429

TODD WILLIAM  
18374 BLUE SKY ST  
RIVERSIDE, CA 92508  
Parcel 313-27-430

HOLLINGSHEAD ZACHARY/ELIZABETH  
695 N SPARROW CT  
GILBERT, AZ 85234  
Parcel 313-27-431

KELLY D AND JACQUELINE A HAMPTON  
LIVING TRUST  
699 N SPARROW CT  
GILBERT, AZ 85234  
Parcel 313-27-432

NADENDLA ASHWIN/PRASHANTHI  
703 N SPARROW CT  
GILBERT, AZ 85234  
Parcel 313-27-433

SBAIH KHALIL MAHMUD/SUZANNE HIJAZI  
709 N SPARROW DR  
GILBERT, AZ 85234  
Parcel 313-27-434

TODD WILLIAM  
715 N SPARROW DR  
GILBERT, AZ 85234  
Parcel 313-27-435

HINES RONALD EUGENE/LEE JOSEPHINE  
721 N SPARROW DR  
GILBERT, AZ 85234  
Parcel 313-27-436

NGUYEN BRIAN P  
729 N SPARROW DR  
GILBERT, AZ 85234  
Parcel 313-27-437

HICKS TROY/MELINDA  
737 N SPARROW DR  
GILBERT, AZ 85234  
Parcel 313-27-438

PROGRESS RESIDENTIAL BORROWER 21 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261  
Parcel 313-27-439

ERTEN ONUR/KI SEOL  
747 N SPARROW DR  
GILBERT, AZ 85234  
Parcel 313-27-440

IH6 PROPERTY PHOENIX L P  
8665 E HARTFORD DR STE 200  
SCOTTSDALE, AZ 85255  
Parcel 313-27-441

BAKER JOHN T III/BENNETT JORDAN C  
759 N SPARROW DR  
GILBERT, AZ 85234  
Parcel 313-27-442

IH6 PROPERTY PHOENIX L P  
8665 E HARTFORD DR STE 200  
SCOTTSDALE, AZ 85255  
Parcel 313-27-443

ADOLINE SHANE/MCNERNEY KELLIE  
767 N SPARROW DR  
GILBERT, AZ 85234  
Parcel 313-27-444

HERNANDEZ BENITO JR/DENISE  
4714 E ASPEN WAY  
GILBERT, AZ 85234  
Parcel 313-27-445

KANUHO JERMIAH/KIMBERLY L SILENTMAN  
4706 E ASPEN WAY  
GILBERT, AZ 85234  
Parcel 313-27-446

NASTO MICHAEL/NANCY  
4705 E ASPEN WAY  
GILBERT, AZ 85234  
Parcel 313-27-448

CARAN JON JR  
4711 E ASPEN WAY  
GILBERT, AZ 85234  
Parcel 313-27-449

STEINBRONER BRITTANY JO/CORY CARLTON  
4717 E ASPEN WAY  
GILBERT, AZ 852348813  
Parcel 313-27-450

SCHENCK ANDRE/DARIA  
4725 E ASPEN WAY  
GILBERT, AZ 85234  
Parcel 313-27-451

THIELE PROPERTIES LLC  
2548 E THORNTON CT  
GILBERT, AZ 85297  
Parcel 313-27-452



BERCZY 2 LLC  
110 GENTLE BREEZE  
IRVINE, CA 92602  
Parcel 313-27-453

GUO LINLIN/SHI BINCHENG  
4724 E BARBARITA AVE  
GILBERT, AZ 85234  
Parcel 313-27-454

BOOTH GAVIN  
4716 E BARBARITA AVE  
GILBERT, AZ 85234  
Parcel 313-27-455

JET7 LLC  
215 S PARKCREST ST  
GILBERT, AZ 85296  
Parcel 313-27-461

HOLFORD MICHAEL/BILLIE  
4723 E BARBARITA AVE  
GILBERT, AZ 85234  
Parcel 313-27-462

IH6 PROPERTY PHOENIX LP  
8665 E HARTFORD DR STE 200  
SCOTTSDALE, AZ 85255  
Parcel 313-27-463

JW & LZ TRUST  
949 LOMA VERDE AVE  
PALO ALTO, CA 94303  
Parcel 313-27-464

RICE ANN ELIZABETH  
4748 E TREMAINE AVE  
GILBERT, AZ 85234  
Parcel 313-27-465

TREMAINE CAPITAL LLC  
6843 S BLACK HILLS WAY  
CHANDLER, AZ 85249  
Parcel 313-27-466

TERRY MICHAEL/CARI  
5822 RIVERSIDE DR  
GREENDALE, WI 53129  
Parcel 313-27-467

POGOSOV DMITRIY/CANDICE AILEEN  
3502 E SHANNON ST  
GILBERT, AZ 85295  
Parcel 313-27-473

CORKERY ANGEL  
12024 E FOSSIL SPRINGS DR  
GOLD CANYON, AZ 85118  
Parcel 313-27-474

CALDERA MELISSA D/FEDERICO  
4747 E TREMAINE AVE  
GILBERT, AZ 85234  
Parcel 313-27-475

MIRANDA LINEE  
4758 E OLIVE AVE  
GILBERT, AZ 85234  
Parcel 313-27-476

CYNTHIA L KELLY REVOCABLE TRUST  
64 E KENNEDIA DR  
QUEEN CREEK, AZ 85140  
Parcel 313-27-477

EASTPOINT HOMEOWNERS ASSOCIATION  
450 N DOBSON RD STE 201  
MESA, AZ 852015287  
Parcel 313-27-481

EASTPOINT HOMEOWNERS ASSOCIATION  
450 N DOBSON RD STE 201  
MESA, AZ 852015287  
Parcel 313-27-483

EASTPOINT HOMEOWNERS ASSOCIATION  
450 N DOBSON RD STE 201  
MESA, AZ 852015287  
Parcel 313-27-485

EASTPOINT HOMEOWNERS ASSOCIATION  
450 N DOBSON RD STE 201  
MESA, AZ 852015287  
Parcel 313-27-487

EASTPOINT HOMEOWNERS ASSOCIATION  
450 N DOBSON RD STE 201  
MESA, AZ 852015287  
Parcel 313-27-488

EASTPOINT HOMEOWNERS ASSOCIATION  
450 N DOBSON RD STE 201  
MESA, AZ 852015287  
Parcel 313-27-491

**Desert Place at Morrison Ranch HOA  
c/ o Gina Metoyer  
633 E Ray Rd, Suite 122  
Mesa, AZ 85296**

**Riverstone at Superstition Springs HOA  
c/ o Lori Percival  
1901 E University Dr  
Mesa, AZ 85203**

**Sunland Village East Association  
c/o Denise Wilson  
2145 S Farnsworth Dr  
Mesa, AZ 85209**

**Superstition Springs HOA  
C/o Dave Hubalik  
6929 E Medina Ave  
Mesa, AZ 85209**

**Superstition Springs HOA  
C/o Eric Jorgenson  
7345 E Milagro Ave  
Mesa, AZ 85209**

## NOTICE OF NEIGHBORHOOD MEETING

Excolo Development is proposing a development project on the vacant parcel located near the northeast corner of Power Rd. & Guadalupe Rd. in Mesa. This notice is being sent to provide you with an opportunity to share any questions, comments or concerns regarding the proposal and invite you to attend a meeting for more details.

This letter is being sent to all property owners within 1,000 feet of the property and HOAs and neighborhoods within 1 mile. Enclosed for your review is a copy of the site plan and some potential elevations of the proposed development.

**Request:** Update to the existing Planned Area Development (PAD), Council Use Permit (CUP), Site Plan and Design Review in the existing Limited Commercial (LC-PAD) zoning district.

**Proposal:** For a proposed 3-story multi-family community with amenities up to 126 units as allowed within the existing zoning.

**Property Location:** 6912 E Guadalupe Road, Mesa, AZ 85209

**Size:** 5.05 acres



You are cordially invited to a neighborhood meeting regarding this proposed project in your area. A neighborhood meeting will be held at the time and place listed below to discuss the proposed changes and answer any questions you may have.

*The Neighborhood Meeting is scheduled:*

**Thursday: March 28th, 2023 at 6:30 PM**

**Superstition Springs Elementary School Library**

**7125 E. Monterey Avenue, Mesa, AZ 85209**

If you have any questions regarding this Neighborhood Meeting, please contact Jessica Sarkissian at [Jessica@UpfrontPlanning.com](mailto:Jessica@UpfrontPlanning.com) or by phone at: (480) 221-6150.

**THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL. IF AN APPLICATION IS SUBMITTED AND A PUBLIC HEARING SCHEDULED THEN YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE.**

# Park North

Neighborhood Meeting Sign-In Sheet

Thursday, March 28, 2024; 6:30 pm

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

| NAME               | ADDRESS                 | PHONE         | EMAIL                     |
|--------------------|-------------------------|---------------|---------------------------|
| Kevin Thompson     | 7140 E Monte Ave        | 1             | KHAMP2120@GMAIL.COM       |
| CHERYL KIRBY       | 6917 E. MIRABEL AVE     |               | CHERYLKIRBYAZ@COMcast.COM |
| Sherie Ryder       | 7231 E Nopal Ave        |               | desertheataz@msn.com      |
| Doni Mullins       | 7503 E Navarro Ave      | 480-570-9730  | donimullins@cox.net       |
| Victorie Vega      | 7439 E Monte Ave        | 480-2-6173434 | Vicrose1978@gmail.        |
| JEFF LAUNE         | 7245 E NAVARRO AVE      |               | jlavine2k7@yahoo.com      |
| Angela Henry       | 7413 E NAVARRO AVE      | 480-321-1735  | Furryviking@hotmail.com   |
| Shauntel Chilton   | 2303 S Ananea           | 480-643-0801  | schilton@gmail.com        |
| Jose Orozco        | 7244 E Nopal Ave        |               | JO02037@MSN.COM           |
| Karen McCarthy     | 7416 E. Lompoc Ave Mesa | -             | mccarthyplanetegmail.com  |
| Trevor Cardex      | 2440 S. Rowen           | 661-909-1561  | trevor.cardex@gmail.com   |
| Sandie Brummett    | 7003 E Milagro Cir Mesa | 480-710-3111  | sandiebrummett@gmail      |
| Delbert Brummett   | 7003 E Milagro Cir Mesa | 480-710-9336  | " "                       |
| Tammy Evans        | 7244 E Nido Ave mesa    |               | pandevans@cox.net         |
| Denise Cannon-Bush | 7222 E Madero Ave Mesa  | 480-703-7795  | seedenise@gmail.com       |

# Park North

Neighborhood Meeting Sign-In Sheet

Thursday, March 28, 2024; 6:30 pm

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

| NAME             | ADDRESS             | PHONE        | EMAIL                       |
|------------------|---------------------|--------------|-----------------------------|
| Kylie Howard     | 7429 E. Nido Ave    | 701-261-8773 | Kyhwor17@gmail.com          |
| Erin Clayden     | 7458 E. Lobo Ave    | 502-325-3143 | erinvcayden@hotmail.com     |
| Jessica Rabinoff | 2402 S. Tempean     | 480-323-6800 | azjess@gmail.com            |
| Tim Leshner      | 7558 E. Lobo Ave.   | 503-754-4302 | timlesher@gmail.com         |
| Dave Vanderloco  | 6944 E. Milagro Ave | 480-469-9559 | VANDERLOODARTH@GMAIL        |
| Christine Mantel | 2746 S. 72nd Cir    | 480 495-5259 | Christine-mantel@jshon      |
| Elaine Bishop    | 2616 S. Augustine   |              |                             |
| Carrie Gill      | 7450 E. Medina Ave  | 480 320 1350 | CARIEA200<br>Pocketmail.com |
| Scott Harper     | 7363 E. Navarro Ave | 602-502-5489 | SHarper2529@gmail.com       |
| Ashley Phelps    | 7105 E. Natan Ave   | 480 710 4131 | ashleyphelps7@gmail         |
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# Neighborhood Meeting Sign-In Sheet

**Thursday, March 28, 2024; 6:30 pm**

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

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# Neighborhood Meeting Sign-In Sheet

**Thursday, March 28, 2024, 6:30 pm**

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

[illegible]



**Park North Neighborhood Meeting Minutes  
Superstition Springs Elementary School  
7125 E. Monterey Avenue, Mesa, AZ  
March 28, 2024; 6:30 PM**

**In attendance:**

Chris Webb, Rose Law Group  
Jon Gillespie, Rose Law Group  
Rob Stephan, Excolo  
Jessica Sarkissian, UpFront Planning  
Shalini Manoharan, UpFront Planning  
Councilmember Scott Somers, City of Mesa  
Charlotte Bridges, City of Mesa  
Bonnie Hickman, Neighbor  
Tim LaVine, Neighbor  
Carlos Henry, Neighbor  
April Leshner, Neighbor  
Christina Mayes, Neighbor  
Lynn and Kevin Cote, Neighbors  
Lauren and Kevin Modrell, Neighbors  
Tina Hostetter, Neighbor  
Kevin Thompson, Neighbor  
Victoria Vega, Neighbor  
Ceryl Kirby, Neighbor  
Sherrie Ryder, Neighbor  
Doni Mullins, Neighbor

Jeff Lavine, Neighbor  
Angela Henery, Neighbor  
Shauntel Chilton, Neighbor  
Jose Orozco, Neighbor  
Karen McCarthy, Neighbor  
Trevor Cardey, Neighbor  
Sandie and Delbert Brummett, Neighbor  
Tammy Evans, Neighbor  
Denise Camon-Bush, Neighbor  
Kyle Howard, Neighbor  
Erin Clayden, Neighbor  
Jessica Radcliffe, Neighbor  
Tim Leshner, Neighbor  
Dave Vanderloo, Neighbor  
Christina Martel, Neighbor  
Elam Bishop, Neighbor  
Carrie Gill, Neighbor  
Scott Harper, Neighbor  
Ashley Phelps, Neighbor

**Meeting Notes:**

This meeting is part of the neighborhood outreach process for the City of Mesa and 128 neighbors and listed associations within 1,000 feet were invited to this meeting as well as the previous contacts were contacted who had previously reached out to City staff and officials. The meeting was held on Thursday, March 28, 2024 at 6:30PM at the nearest school facility: Superstition Springs Elementary School at: 7125 E. Monterey Avenue in Mesa, AZ. Meeting details and contact information were provided in the neighborhood letter.

The meeting was presented to attendees as a presentation format with a Power Point:

Chris Webb presented a prepared PowerPoint which went over the following:

- Team Members
- Aerial Photo of the Site
- Site History/ Existing Entitlements
- Possible Development Options for the Site (pros and cons)
  - Commercial/ Office
  - Retail
  - Residential
- Access Restrictions with Easements and Crossing Flood Control

- Proposed Park North Multi-Family Residential Development Site Plan
  - Proposed lease rates @ \$2500/ month
  - Conceptual Building Designs

*Chris Webb then opened the meeting to attendee's questions or comments.*

The following is a list of questions and comments from the neighbors in attendance.

Kate Question: Where did the letters go out to? Not far enough out as this impacts the entire area around us? Does the site access the park and will there be vehicle access into the park?

- *Response: Mailing went out to 1,000' per City requirements as well as further out to anyone who contacted us about the previous proposal. It was also mailed out to the HOAs within 1, mile of the site to let their residents know and also to the Councilmember.*

No vehicle access into the park is proposed, we are looking into possible pedestrian access for the residents.

David V. Question: I prefer you make this a park with more pickleball courts. Traffic on Guadalupe is already unbearable and this has little effect on the Superstition Springs HOA internal roadways.

- *Response: Through previous negotiations over the years the City has not acquired the property and it is not part of the park property.*

Denise Question: Highland Jr. High and Power Road/ Guadalupe Road traffic have constant accidents. I want more pickleball courts. Cars are barely missing hitting kids after school on Guadalupe already. Not safe.

- *Response: Any time there is a school on a major roadway there will be a major traffic impact. Residents should have further discussion with the city and school for a crosswalk during beginning and ending hours.*

Carri Question: You need to discuss the possibility of a lower intensity use than residential as an option.

- *Response: Other uses for the site may be less intense but they are also not financially viable options for development of the site.*

Neighborhood Question: Who owns the land? Does the City own it? Traffic is bad for 30 minutes everyday at 7 am and 2 pm.

- *Response: The site is privately owned and not owned by the city.*

April Question: I want the park to be expanded. The Schools and Highland are already at maximum school capacity. Inexperienced new drivers from the High schools are making this a busy road. Kids are almost getting hit and too many fatalities. The sites only option should be for a park.

Sherri Question: I have traffic concerns and concerns about the Canal on Baseline project which is a horrible situation with halfway housing and illegal drugs. Police are there all the time and will this apartment become that?

- *Response: This site has and will have deed restrictions to prevent homeless, social services, and other uses of those types on this site. It is 100% prohibited from those uses occurring on this site.*



Neighborhood Question: I understand the viability of the site but Superstition Springs is a unique community. What about preserving our community and what it if effects more than the notification area. Need to send out more notices and would you want this in your own community?

- *Response: I have a similar situation in my community in Queen Creek and maybe because of how I review things or have seen these projects I am in support of the multifamily as opposed to the commercial use. We have several schools nearby on major corners as well and it is very busy with traffic there as well. I prefer a multifamily use which typically has less of a traffic impact than commercial uses.*

Bonnie Question: There are traffic and access issues. Additionally, there are three (3) separate jurisdictions that manage that intersection if there is an accident and it takes a while to someone to assist and help. If we OK this project then how can we get kids across the street to access the school safely? Can we get an improved crossing.

- *Response: That is something we will can talk to the jurisdiction about and you should also place requests into your councilmember and City currently to help address these safety concerns which exist currently.*

Tina Question: This is a big corner and the school is overcrowded. 1<sup>st</sup>-6<sup>th</sup> grade is packed. Where is the turning left into the site or what is it in line with the opposing school entrance and is there any access to the park?

- *Response: We will review pedestrian access to the park with the City Traffic will be required to be formally reviewed through the City. We will also be meeting with the schools and district regarding school capacity as we move through the process.*

Neighborhood Question: I prefer pickleball courts. The owner will never sell to the City however. He currently has trouble not keeping the site clean. They should further gate to keep others out of the site and gate the amenities off?

- *Response: The area in front you are referring to is owned by Flood Control. We obviously also don't want trash and debris on our site as people enter and want to rent here so we will want to coordinate with the district to keep it clean and free of weeds/ debris and etc. The property frontage is not controlled by the applicant because the Flood Control district parcel cuts it off from the right-of-way.*

Kevin T. Question: A New Leaf used to be on this site with the previous house which has since been removed. In 2019 the park site was voted on and the City bought the site minus this piece despite trying twice to acquire it. The park proceeded to be built without the piece.

- *Response: Acknowledged thank you.*

Kevin T. Question: Under the LC zone, the site can provide multifamily as long as 65% of it remains commercial. I don't see the City Council approving an SUP on the site. City Council will also not eminent domain the site for the park. He should build a food truck park. Residential doesn't belong at this site.

Tami Question: The 2010 zoning approval was for 34' tall. What is this height? What would the plan be to develop it as commercial with multi family? What type of rezone is requested?

- *Response: This site would need 32' to 33' likely in height. Commercial does not work here as an access issue and this process is not for a rezone but for a Council Use Permit.*

Tim Question: Please don't do mixed use here, the traffic would be far worse. The foot traffic is bad and this site will attract more families with its proximity to a park and school. Kids will walk over Guadalupe unsupervised and there will be more accidents. Location is not good. Financial viability should not trump safety.

Neighbor Question: Can we use the apartment amenities since they will use the park?

- *Response: Park North is proposed as a private gated community.*

Neighbor Question: How many parking spaces are being provided? There will not be enough parking. May be up to 500 kids in that many apartments. Too many kids and then possibly 2 cars per unit makes 300 cars. Each unit will have 3-4 roommates to pay that rent. Original proposal had 81 townhomes, why is this more now?

- *Response: 250 parking spaces is proposed which meets the city code requirement for spaces and visitor spaces. The previous townhomes backed up to the park and perimeter and the development team was asked to pull the units away from the property line and move everything more internal, so as a result the units went internal and up higher into apartments vs. townhomes to still meet roadway, parking amenity and drainage requirements.*

Neighbor Question: The current owner is not maintaining the street and sidewalk. Who will maintain it?

- *Response: The current owner of the property in the sidewalk and by the street landscaping is the flood control district as they control the canal and access along Guadalupe. We want it to be maintained as well to keep the proposed community looking good so we hope to work with them to agree to upkeep.*

Neighbor Question: I play pickleball a lot and I will miss my views when I play if this is built.

Neighbor Question: The pickleball courts will be flooded with more people and then we won't be able to play anymore.

- *Response: The City Park is open to anyone to play, not just nearby residents but people visiting also from Gilbert, Chandler or anywhere. You cannot restrict a city park's access.*

Neighbor Question: Have you considered what the future residents will have to deal with? This is nearby William's gateway airport, Will they know about the school, the traffic and safety regarding flood control, this is a bad site for people to live.

- *Response: The flood control area is fenced off and needs to remain as such for safety and security. The area is occupied by a lot of residential homes already including Superstition Springs and other homes in the area and we will comply with any required notices of the airport by the City.*

Neighbor Question: Can we all just privately purchase the property and then flip it to the City for a park and pickleball?

Neighbor Question: As a mom my point of view with the traffic is that many kids have narrowly missed being hit even in the neighborhood by drivers. My younger son has been hit and these young inexperienced drivers from the Highschool are bad and adding 215 more parking spots nearby will make it worse for kids crossing.

Neighbor Question: Why not put in single family homes?

- *Response: The 2021 single family proposal was not viable as it required 2 access points onto Guadalupe and there were not enough homes which could fit onto a narrow site to justify the cost of the canal bridge crossing.*

Neighbor Question: What is the minimum number of units to make it work, are you just throwing out high numbers to get us down to what number?

- *Response: Our intent is not to start off with a big number and put in as much as possible. We are trying to find the point where it makes good planning sense, conforms with the area, and also makes financial sense to put in the cost of the bridge and develop the site.*

Neighbor Question: The site needs an SUP to develop and move forward, correct?

- *Response: We want to develop anything that will work for this site and be positive with regards to traffic concerns and safety even if it is a 3' story retail. We just don't feel that the retail will be best in terms of causing an even higher impact than the multi family here.*

Neighbor Question: As a young mom I walk around that park to the north and adjacent to the site is a really dark corner and sketchy area. I am concerned that people living here are transient type and only stay 4-6 months at a time and come and go. They will not be as invested in their apartment as we are in our homes?

- *Response: We can reach out to the city about your concern over the dark area of the park.*

Chris Webb then asked if there were any further questions or comments and seeing none, concluded by again reiterating the contact information for the project and to communicate any additional questions or concerns they may have.

**Meeting End Time: 7:57 PM**

