

Sienna Ridge

A Single-Family Home and Townhome Community Citizen Participation Plan



**Request for a Rezoning to RM-2 PAD with Site Plan on Approximately 3.7
Acres**

**Generally located east of the Loop 202 Freeway, at the NWC and SWC of E.
Aspen Avenue and South 90th Street**

**SUBMITTED TO:
City of Mesa Planning Division**

**PREPARED BY:
Iplan Consulting**

Prepared: February 2023



PURPOSE

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, and businesses in the area of the proposed residential project. Iplan Consulting, on behalf of 5228 S. Blackstone LLC, presents to these groups a request for a Multiple Residence (RM-2) rezoning with a Planned Area Development (PAD) overlay on approximately 3.7 acres located just east and south of the Loop 202 freeway, west of 90th Street. The existing zoning is RS-43 and the triangular shaped parcel is a remnant, under-utilized parcel left over after the freeway developed and was not needed by ADOT.

The plan has been prepared to clearly outline the applicant's intent to inform the community about the details and schedule surrounding the development request for rezoning and residential development. This plan will ensure that those who are impacted by the proposal have an adequate opportunity to learn about the project and provide comments back to the developer and the City.

Over the course of the plan, it is anticipated that comments will be received via email, phone, and letter to either the developer or the city. Those will be carefully collected and tracked, and provided in the form of a final Citizen Participation Report which is due to the City a minimum of 10 days prior to the PZ public hearing.

Also, as the applicant, we will host a neighborhood meeting to inform those interested in the project of the proposal details. This meeting may be held in person or via Zoom video conference rather than in person, and we will carefully track all of the attendees to create a virtual sign in sheet. We will notate each of the public's inquiry into a neighborhood meeting summary, where as we will present the question that was posed by a neighbor, then further outline the response provided to the neighbor by the applicant. We will include additional details such as the time the meeting began and ended, and ensure to note any further follow-up required with the neighbors as necessary. We also intend to present to the neighbors the prospective hearing schedule for the project once that is determined by staff. Based on the rolling "Planning and Zoning Board 2023 Meeting Calendar", it is anticipated that this project could be presented to PZ at their May 24, 2023 hearing. City staff contact information will be provided to the neighbors at that time in case they would like to follow up directly with the City.

The anticipated Citizen Participation Plan schedule for neighborhood outreach is as follows:

- 1) March 1, 2023 – Notice of Neighborhood Meeting sent to all property owners within 500' of subject property. The letter will be prepared to follow the City's preferred format from the Citizen Participation Plan guide provided to use. The exact date of the Neighborhood Meeting will be determined prior to March 1st notices being sent and is anticipated to occur either March 15th or 16th (Wednesday or Thursday) at 6:30pm via in person or Zoom video conference (or hybrid)



- 2) March 15-16, 2023 @ 6:30pm – Neighborhood Meeting via in-person, Zoom video conference, or hybrid
- 3) May 5, 2023 - Notice of Public Hearings will be prepared by the applicant, but sent by City staff, to all property owners within 500' of subject property. The letter will be prepared to follow the City's preferred format from the Citizen Participation Plan guide provided to use and dropped off to City Staff on or before May 5th. Public hearing sign(s) will be placed on the property per the City's adopted sign template by May 9th. The PZ date is anticipated to be Wednesday, May 24, 2023 at 4:00pm in City Council Chambers.

The CC dates for the project are projected to be in June 2023 with Ordinance introduction anticipated on June 19, 2023 and Ordinance adoption on the second regularly scheduled meeting for July 3, 2023. We will coordinate with City staff to ensure we can publicly notice for both the PZ and CC hearing dates on the same letter once those dates are confirmed during the project's 2nd City review.

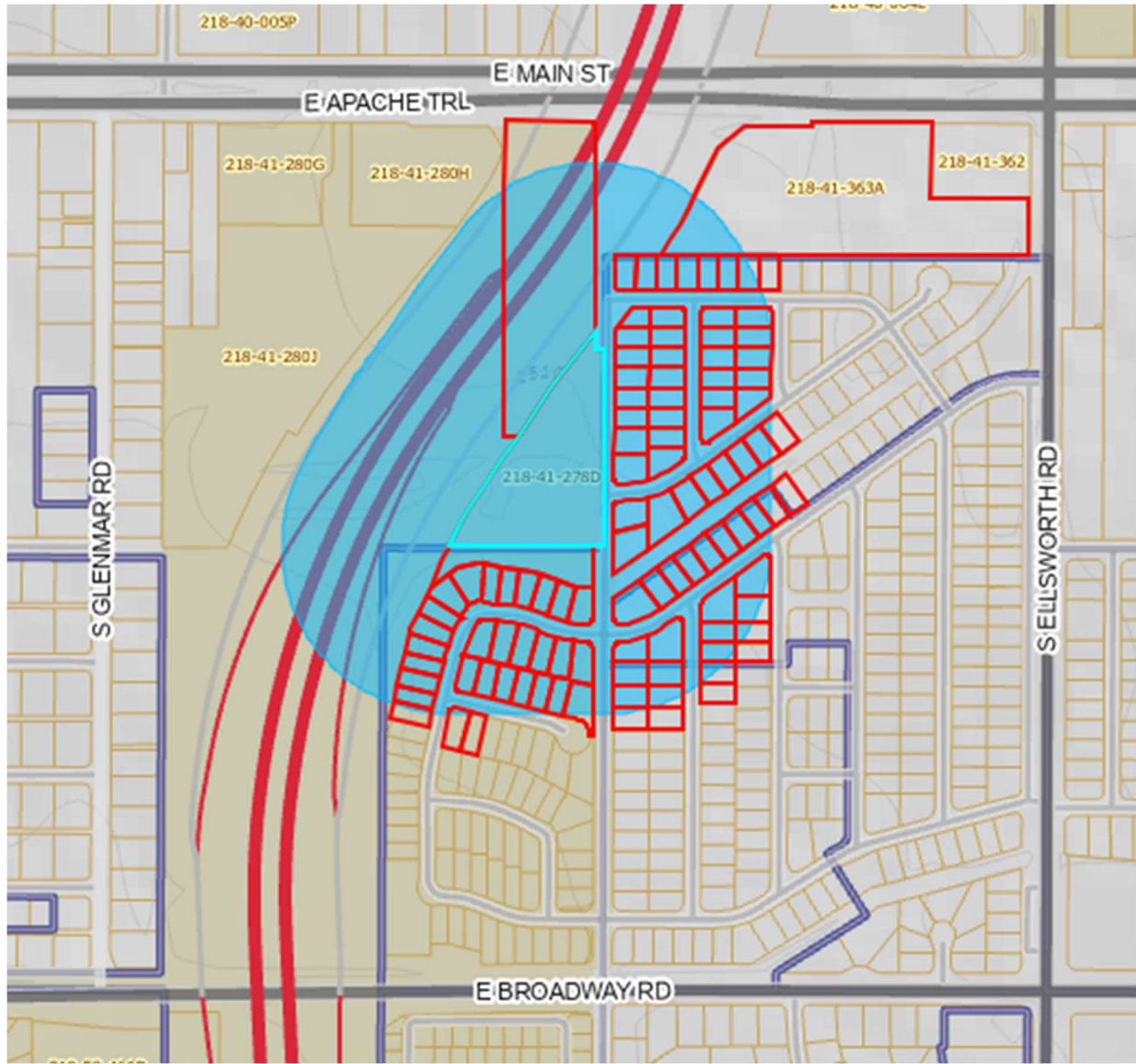
- 4) May 14, 2023 – Citizen Participation Report due to City Staff
- 5) May 24, 2023 – PZ public hearing on the rezoning and site plan “combo” application.
- 6) June 19, 2023 – CC public hearing, ordinance introduction
- 7) July 3, 2023 – CC ordinance adoption

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NEIGHBORHOOD NOTIFICATION 500' BUFFER MAP





NEIGHBORHOOD NOTIFICATION 500' ADDRESS LIST

Parcel Number	Owner	Property Address
218-41-278D	5228 S BLACKSTONE LLC	
218-41-153	ACHINO RONALD	227 S 90TH PL MESA 85208
218-41-294	AMH 2014-2 BORROWER LLC	244 S 89TH ST MESA 85208
218-41-154	ANDERSON JOHN MICHAEL	233 S 90TH PL MESA 85208
218-41-129	APACHE PLACE LLC	227 S 90TH ST MESA 85208
218-41-279A	ADOT	8955 E APACHE MESA 85207
218-41-245	ARIZONA STATE OF	9014 E ALDER AVE MESA 85208
218-41-356	ATKINS JAMES/TAMMY	8953 E BALSAM AVE MESA 85208
218-41-268	BARASHKOVA TAMARA	129 S 90TH PL MESA 85208
218-41-127	BOYD DARLENE D	9102 E BALSAM AVE MESA 85208
218-41-123	BOYKIN KEN/STANLEY-BOYKIN KRISTI L	9024 E BALSAM AVE MESA 85208
218-41-358A	BROADWAY MANOR HOA	202 S 90TH ST MESA 85208
218-41-114	BRUCE E GORDON DECLARATION OF TRUST	217 S 90TH PL MESA 85208
218-41-289	BUSSO JORGE/ESTOPELLAN LUZ MARIA	214 S 89TH ST MESA 85208
218-41-264	CAIN MICHAEL L	101 S 90TH PL MESA 85208
218-41-119A	CHAPMAN TRAYNOR TRUST/ELLA JANE	9002 E BALSAM AVE MESA 85208
218-41-253	CHAVEZ ELQUEN M ROCHA/CARLOS	135 S 90TH ST MESA 85208
218-41-243	CORDOVA CANDELARIO/EUGENIO	9026 E ALDER AVE MESA 85208
218-41-353	CURTIS SHELDON L/SHORTER DOMINIQUE	8929 E BALSAM AVE MESA 85208
218-41-281	DACOSTA DANIEL	8962 E BALSAM AVE MESA 85208
218-41-287	EGELHOFF JULIE RENEE	8914 E BALSAM AVE MESA 85208
218-41-272	FELIX EDUARDO/DEBBIE	118 S 91ST ST MESA 85208
218-41-263	FERNANDEZ DONNA	102 S 90TH PL MESA 85208
218-41-242	FIGUEROA EMMANUEL/HAMELIN DESIREE	9032 E ALDER AVE MESA 85208
218-41-121	FLANARY JASPER J/BRENDA C	9014 E BALSAM AVE MESA 85208
218-41-357	GIOVANETTI MICHAEL J/KINDELLY K	8961 E BALSAM AVE MESA 85208
218-41-256	GRESKO CARRIE LYNNE	148 S 90TH PL MESA 85208
218-41-217	GRILL MICHAEL R/MARTHA E	9019 E ASPEN AVE MESA 85208
218-41-240	GUTIER VICTOR MANUEL RODRIGUEZ	9046 E ALDER AVE MESA 85208
218-41-131	HAMBY TIMOTHY WAYNE/MISTY MARIE	239 S 90TH ST MESA 85208
218-41-124	HANCOCK WILLIAM D	9028 E BALSAM AVE MESA 85208
218-41-267	HARTER JAMES/ROBERTA	123 S 90TH PL MESA 85208
218-41-284	HARTWIG DAVID/CAROL TR	8938 E BALSAM AVE MESA 85208
218-41-252	HATHORN TODD/CAROLYN	129 S 90TH ST MESA 85208
218-41-117A	HERNANDEZ JUDY L	202 S 90TH PL MESA 85208
218-41-349	HICKS JUSTIN L	8932 E BIRCHWOOD CIR MESA 85208
218-41-222	HILL CHRISTIANNE D	9045 E ASPEN AVE MESA 85208

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218-41-116	HOLDER KYLE PATRICK	201 S 90TH PL MESA 85208
218-41-269	HOLDERBY NATHAN N SR	137 S 90TH PL MESA 85208
218-41-346	HUANG ANDY/YONEMASU SAYAKA	8952 E BIRCHWOOD CIR MESA 85208
218-41-125	HUGHES FIDEL/MARY	9032 E BALSAM AVE MESA 85208
218-41-219	JONES DANIELLE M	9029 E ASPEN AVE MESA 85208
218-41-292	JONES JANET LOUISE	232 S 89TH ST MESA 85208
218-41-118	JUDKINS JARON D	201 S 90TH ST MESA 85208
218-41-251	JUN SUNG	123 S 90TH ST MESA 85208
218-41-218	KANSCHAT RONALD E	9025 E ASPEN AVE MESA 85208
218-41-354	KATIFI AMEER	8937 E BALSAM AVE MESA 85208
218-41-258	KHAN SHAFAT U/JANICE L	136 S 90TH PL MESA 85208
218-41-130	KIMBER BRIAN/POWELL CHERYL BROOKE	233 S 90TH ST MESA 85208
218-41-274	KINNARD DANNY D JR	102 S 91ST ST MESA 85208
218-41-111	LAZCANO ALVARO	212 S 91ST ST MESA 85208
218-41-115	LAZCANO ALVARO	209 S 90TH PL MESA 85208
218-41-257	LLOYD ELIZABETH J	142 S 90TH PL MESA 85208
218-41-270	LONG XIAOZHOU	130 S 91ST ST MESA 85208
218-41-338	LOPEZ JOSEPH A	8925 E BIRCHWOOD CIR MESA 85208
218-41-110	LUGO VERONICA URIBE	202 S 91ST ST MESA 85208
218-41-113	LUNA MIGUEL GARCIA/JAIMES ROSALES	222 S 91ST ST MESA 85208
218-41-291	MALDONADO LISA ANNA	226 S 89TH ST MESA 85208
218-41-128	MARIN JUVENTINO	9108 E BALSAM AVE MESA 85208
218-41-259	MARTINEZ DANIEL SALVADOR F	130 S 90TH PL MESA 85208
218-41-122	MARTINEZ MARIA/MACIAS LUIS	9020 E BALSAM AVE MESA 85208
218-41-348	MAURIZO PAUL J	8938 E BIRCHWOOD CIR MESA 85208
218-41-337	MCCUNE PATRICK D/BRENDA	8919 E BIRCHWOOD CIR MESA 85208
218-41-112	MERANTE DOROTHY/PALAFIX FRANCISCO	218 S 91ST ST MESA 85208
218-41-126	MERCADO SAUL SOSA	9038 E BALSAM AVE MESA 85208
218-41-266	MESSMER RONALD F/MARILYN TR	117 S 90TH PL MESA 85208
218-41-262	MIRANDA JESUS A/LUNA MARIA C	112 S 90TH PL MESA 85208
218-41-295	MMR REAL ESTATE HOLDINGS LLC	250 S 89TH ST MESA 85208
218-41-260	MONK DAVID/CINDRA	124 S 90TH PL MESA 85208
218-41-350	MOSTRALES JESSE	8926 E BIRCHWOOD CIR MESA 85208
218-41-273	MOUSY HELMEY K/HANNA EIZABIL E	112 S 91ST ST MESA 85208
218-41-265	MOUSY HELMY/HANNA EIZABIL	111 S 90TH PL MESA 85208
218-41-249A	NGABU HUBERT NSONA	111 S 90TH ST MESA 85208
218-41-352	NOWAKOWSKI KURTIS	8921 E BALSAM AVE MESA 85208
218-41-248A	ORTEGA EDER VALDEZ	101 S 90TH ST MESA 85208
218-41-250	PAMELA LYNETTE NORRIS PROP TRUST	117 S 90TH ST MESA 85208
218-41-150	PATRON AGUSTIN/VIZCARRA MELVA	240 S 90TH PL MESA 85208

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218-41-290	PEREZ GABRIEL RAMOS/DE AVILA ELENA	220 S 89TH ST MESA 85208
218-41-288	PITTMAN CRAIG N	208 S 89TH ST MESA 85208
218-41-282	PROGRESS RESIDENTIAL BORROWER 14 LLC	8954 E BALSAM AVE MESA 85208
218-41-215	RAMOS JOSE	167 S 90TH ST MESA 85208
218-41-151	SAGASTA TOMMY A	234 S 90TH PL MESA 85208
218-41-261	SALINAS JOSE V MARTINEZ	118 S 90TH PL MESA 85208
218-41-351	SARRA L STEVEN	8920 E BIRCHWOOD CIR MESA 85208
218-41-152A	SCHNEBLY DWIGHT WILCOX	228 S 90TH PL MESA 85208
218-41-271	SCHNEIDER JEAN & MARILYN SCHNEIDER	124 S 91ST ST MESA 85208
218-41-363A	SIMONCRE RUBICON V LLC	40 S ELLSWORTH RD MESA 85207
218-41-347	SMITH SUSAN E	8944 E BIRCHWOOD CIR MESA 85208
218-41-214	SPRINGATE KENNETH R/DEANNA K	9114 E BALSAM AVE MESA 85208
218-41-244	STENNERSON WAYNE E/JUDITH A	9020 E ALDER AVE MESA 85208
218-41-355	STRANGIS PASQUALE/THERESA	8945 E BALSAM AVE MESA 85208
218-41-286	TAYLOR KENNETH/TYLER KANDICE	8922 E BALSAM AVE MESA 85208
218-41-254	THIEL JULIE A/DECORSE MICHAEL W	143 S 90TH ST MESA 85208
218-41-241	TORRES ARMANDO/HERNANDEZ OLIVIA	9038 E ALDER AVE MESA 85208
218-41-345	TREVINO MICHEAL/DODGE LINDA J	8960 E BIRCHWOOD CIR MESA 85208
218-41-221	TRIPLETT MAXINE	9039 E ASPEN AVE MESA 85208
218-41-283	VO PROPERTIES LLC	8946 E BALSAM AVE MESA 85208
218-41-220	WEAVER BARBARA J	9035 E ASPEN AVE MESA 85208
218-41-255	WELLMAN COREY	151 S 90TH ST MESA 85208
218-41-293	WINGERTSON STEVEN R/DIANE K	238 S 89TH ST MESA 85208
218-41-285	YAMASA CO LTD	8930 E BALSAM AVE MESA 85208
218-41-216	ZACHARA JENNIE K	159 S 90TH ST MESA 85208
218-41-223	ZAMBRANO BLANCA MARIBEL RODRIGUEZ	9051 E ASPEN AVE MESA 85208