

Good Neighbor Policy

FOR

Main 45 *Townhomes*

SWC Sossaman Road & Main Streets (Mesa, Arizona)

March 2025

Case No. ZON24-01020

Developer:

Elliot Barkan Development, LLC
Elliot Barkan
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Scottsdale, AZ

**Zoning Attorney & Developer
Rep:**

ROSE LAW GROUP_{PC}
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Purpose

The purpose of this Good Neighbor Policy for the proposed *Main 45* Townhomes project is to describe the measures to be taken to ensure the *Main 45* Townhome project's ongoing compatibility with adjacent uses. These measures are intended to maintain the quality of life for existing residents and businesses while integrating this new community into the neighborhood. This Good Neighbor Policy is provided in support of the project's pending Multiple Residence (RM-2) with a PAD overlay Rezoning and Site Plan Review applications to ensure that this infill residential project is a positive addition to the surrounding area.

General Information & Background

Main 45 Townhomes is a proposed 45-unit, two-story, multi-family townhome-style community located at the southwest corner of Sossaman Road and Main Street in Mesa (the "City"), on 3.51 net acres (APNs 218-18-001K and 218-18-001J). The Site is currently vacant and is bordered by:

- North: Main Street, followed by the Sun Valley Plaza shopping center
- East: Sossaman Road, followed by a commercial flooring business
- South: A 20-foot-wide public alleyway, followed by the Mesa East Mobile Home Subdivision
- West: An existing professional office building

The developer, Elliot Barkan Development LLC, is committed to delivering a high-quality, well-managed community. Once development is completed and the units are occupied, the project will be professionally managed by a reputable property management company with an onsite leasing/management office to ensure cleanliness, well-maintained landscaping, and compatibility with surrounding uses.

The *Main 45* contact below is available to answer questions and address issues arising from this Good Neighbor Policy. Additionally, *Main 45* confirms its intent to abide by the conditions of the City's approvals, as applicable to this Good Neighbor Policy.

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Ensuring Neighborhood Compatibility – Project Design

The *Main 45* project team has designed the project to be compatible with the surrounding neighborhood as follows:

1. Location

The *Main 45* project is designed to fit seamlessly into the existing residential neighborhood, with careful consideration given to integrating the development into the surrounding urban fabric. Thoughtful design choices have been made to ensure a smooth transition between existing homes and this missing-middle housing development. Utilizing a public alley which creates an additional barrier, the project features a 40-foot building setback from the Mesa East Mobile Home Subdivision property line and a total separation in excess of 60 feet to mobile home units. A six-foot perimeter wall, coupled with an enhanced landscaping buffer featuring two trees per rear yard (one of which will be installed at 36" box), will provide both visual screening and noise reduction, enhancing privacy for both new residents and adjacent mobile home lots. Additionally, the public alley to the south will not only serve as an added buffer but will also be improved to provide greater security to the neighborhood. These measures work in concert to create a well-balanced, thoughtful transition between different housing types and land uses.

Vehicle access in and out of *Main 45* will be restricted to Main Street, eliminating any impact on nearby residential streets or alleys and maintaining the character of the existing neighborhood. A traffic statement has been created to describe that resident traffic will not be expected to traverse through the Mesa East HOA public streets. Furthermore, the 2.3 parking spaces per unit (exceeding the City's 2.1-space requirement) ensures ample onsite parking, preventing overflow into surrounding streets.

Finally, in order to ensure compatibility with the Mesa East HOA community, all *Main 45* tenants will be prohibited from utilizing the Mesa East HOA amenities as a condition of their Lease Agreement. They also will be required to sign a separate Disclosure & Acknowledgement form which makes each and every tenant aware of the private nature of the Mesa East HOA community, existing urban fabric, its activities and potential impacts, and requires them to waive all rights to file any complaints with the City under penalty of fines and termination of their lease.

Ensuring Ongoing Neighborhood Compatibility – Complaint Response

The *Main 45* project team will ensure ongoing neighborhood compatibility by quickly responding to any complaints that may arise. The following situations, conditions, and/or circumstances may be reported by *Main 45* residents, surrounding neighbors, and/or the City to the onsite property manager and will be resolved appropriately:

1. Resident Restrictions

Residential tenants of *Main 45* will be required to observe all ordinances and rules of the City, along with additional rules implemented by the property management company. All

resident obligations, to the fullest extent of the law, will be enforced through specific lease provisions when a tenant signs their rental lease. These items within the lease will be updated and modified as needed to properly enforce the quality and integrity of the project.

2. Noise from Residents

Noise complaints are of great concern to everyone, especially neighbors and rule-abiding tenants of the project, and the future property management company will take noise complaints seriously. Tenants within *Main 45* will be required to comply with the same noise ordinance and obligations that all residents of the City must comply with. This obligation will be further re-enforced through their lease.

3. Traffic & Parking

The *Main 45* project has been designed to minimize traffic impacts on the surrounding community while ensuring ample onsite parking for residents and guests. *Main 45* will be accessed exclusively from Main Street, avoiding impacts on nearby residential streets and alleys. The site's proximity to transit options and pedestrian-friendly design will also reduce reliance on vehicles, aligning with the City's 2050 General Plan goals for walkable, transit-oriented development.

As discussed above, parking provisions exceed City requirements, with 2.3 spaces per unit, surpassing the required 2.1 spaces per unit for multi-family developments. Each townhome will include a dedicated garage space, supplemented by reserved parking for an additional vehicle. To prevent overflow parking in adjacent neighborhoods, the future property management company will implement and enforce parking policies, including requiring tenants to utilize their designated garage spaces for vehicle storage.

Should legitimate traffic or parking-related concerns arise, the property manager will collaborate with the City to identify appropriate mitigation measures that maintain safe and efficient circulation within and around the community.

By ensuring responsible parking management and minimizing traffic impacts, the Main 45 Townhomes project enhances the livability and accessibility of the surrounding neighborhood while supporting the City's vision for smart infill development.

4. Project Lighting

Building lighting will be provided in conformance with all City lighting standards and the approved lighting plans. Tenants will not be allowed to alter any building lighting. This obligation will be further enforced through their lease.

5. Use of Mesa East Amenities

The lease agreement will explicitly prohibit tenants from using Mesa East community amenities (e.g., pool, clubhouse). The project will provide and maintain its own amenities, including a BBQ ramada, children playground, grassed open space areas, and a dog park.

Conclusion

The Main 45 Townhomes project has been carefully designed to ensure compatibility with its surroundings. Through enhanced buffering, traffic mitigation, and strict property management policies, the project will integrate seamlessly into the neighborhood while addressing key community concerns.

This Good Neighbor Policy reflects the commitment of Elliot Barkan Development, LLC and Rose Law Group, PC to responsible infill development and positive community engagement.