Council Use Permit Rezone & Major Site Plan Modification

CITIZEN PARTICIPATION REPORT

FOR

Park North Multi-Family

NEC Power & Guadalupe Roads

Mesa, Arizona

August 5, 2024

Updated December 13, 2024

Case No. ZON24-00708

I. Purpose

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

The implemented Citizen Participation Plan ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposal. We have used these meeting opportunities to engage and inform stakeholders and other members of the public of the benefits this project 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 were 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 received a letter describing the project, project schedule and proposed site plan.
- 3. Two neighborhood meetings were held for all neighbors and surrounding property owners.
- 4. Direct communication with the direct and only neighbor to the west.

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. Schedule & Status of Completion

1st Neighborhood Meeting – March 28, 2024
Pre-Submittal Conference – May 7, 2024
Application 1st Submittal – August 5, 2024
Application 2nd Submittal – November 4, 2024
2nd Neighborhood Meeting – November 14, 2024
Application Final Submittal – December 16, 2024
Submittal of Citizen Participation Report – December 16, 2024

VIII. Attached

Notification Area Map Notification Area Addresses

1st Neighborhood Notification Letter

1st Neighborhood Meeting Sign in Sheet

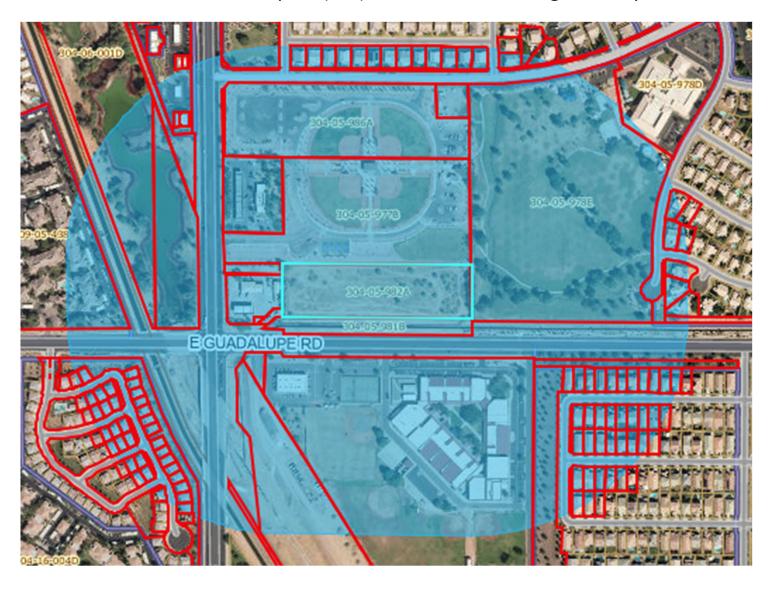
1st Neighborhood Meeting Summary

2nd Neighborhood Notification Letter

2nd Neighborhood Meeting Sign in Sheet

2nd Neighborhood Meeting Summary

1,000' Buffer Area (141 properties; 2nd meeting notice)



FLOOD CONTROL DISTRICT OF MARICOPA COUNTY 2801 W DURANGO ST

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

COUNTY 2801 W DURANGO ST PHOENIX, AZ 85009 Parcel 304-06-806B

FLOOD CONTROL DISTRICT OF MARICOPA

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

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

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

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 KANOA/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

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

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

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

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

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 313-27-487

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

Superstition Springs HOA C/o Dave Hubalik 6929 E Medina Ave Mesa, AZ 85209 GUO LINLIN/SHI BINCHENG 4724 E BARBARITA AVE GILBERT, AZ 85234 Parcel 313-27-454

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

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

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

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

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 313-27-488

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

Superstition Springs HOA C/o Eric Jorgenson 7345 E Milagro Ave Mesa, AZ 85209 BOOTH GAVIN 4716 E BARBARITA AVE GILBERT, AZ 85234 Parcel 313-27-455

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

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

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

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 313-27-485

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

Sunland Village East Association c/o Denise Wilson 2145 S Farnsworth Dr 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 <u>Jessica@UpfrontPlanning.com</u> 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.

Neighborhood Meeting Sign-In Sheet

Thursday, March 28, 2024; 6:30 pm

	· · · · · · · · · · · · · · · · · · ·		
NAME	ADDRESS	PHONE	EMAIL
KEUN THOMPSON	7140 E MONTE AVE	1	KHOMPZIZO@GMAIL. COM
CHERYL KIRBY	6917 E. MIRABEL AVE		CHERYLKIRBY AZ @COORIL, COM
Sherie Ryder	7231 E Nopal Ave		desertheatazamsn.com
Donimullins	7503 EN avarro Ave	4805709730	donimullins@cox.nct
Victoria Vega	7439 E. Monte Aue	4602-6123434	Vicrose 1978 Ogmail.
JEFF LAVINE	7245 É NAVARRO APR		jlavine 2K7eyahoo.com
Angela Henry	7413 ENAMARRO AVE	480-371-1733	FUTTY WKING @ hornell.com
Shauntel Chillen	2303 S Ananea	480-643-0801	schilton@gmail.com
Jose Orozco	7249 E Nopal Ave		JOROZCO37@MSN.COM
KarenMcCarthy	J	-	mccarthyplanetegmail.
Trevor Cardey	2440 5. Rower	661-909-1561	trevor. cardey egmail. Com
Sandie Brunenolt	7003 E Milagro Cir Mesa	480-710-3111	Sankie brenemetteg mail
Delbert Brummott	7003 E Melagro Cir Mesa	480-710-9336	()
Tammy Evans	7244 & Nido Ave mesa		pandtevans Ocoxinet
Denise Camon-Rush	L7122FMadero Ave Mesa	480-703-778	5 seedenisego Ogmoil por
,			

Neighborhood Meeting Sign-In Sheet

Thursday, March 28, 2024; 6:30 pm

NAME	ADDRESS	PHONE	EMAIL	
Kylie Howard	7429 E. Nido Ave	701-261-8773	Kyhwrd 17@gmail.com	
Erin Clayden	7458 E. Lobo Ave	502-325-3143	erinvclayden@hotmaila	
Jessica Radiife	24025 Temipu	480-323-6800	azjessegmail.wn	
Tim Lesher	7558 E. Lobo Ave.	503-754-4702	tinkesher-egmil-com	
Dave Vanderloo	6944 E. Milagro Ave	486-469-9559	VANDERLOODARTH@GMAIL	
Christine Matel	2746 5.72m2 Cin	480 495-5259	Christine - montel eyshow	
Elan Borr	26165 Angustur			
Carrie Gili	7450 E medina ALP	4803201350	Packetmail.com	
Scott Herper	7363 E Navarro Ave	602-502-5489	SHarpurasage Gravil con	
Asney Phelps	7105 E Natay Ave	4807104131	ashley phelps7 Comail	

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
Tim Carrie	7245 E Navarro Aux	##	Havine QU@ surail, com
Calos Henry	1413 E Navers Ave		Mishenry Quthak. Com
April Lesher	7558 E. Lobo AL		resherapril@gmail.
Christina Mayes	1302 E Medina Ave		lesherapril@gmail.com christinnmayestagmail.com
Lynn Cote	2754 5.72nol civ		My S
Chuck Cor	2754 5-72 more		Ociel
Laura Modrell	7514 E Medina Ave		Law Ma
Kevin Modrett	7514E, Madina Are.		Knodreck & gmail. Con
Tina Hosteller	7037 E Monte Cir		tinaltroy@gmail.com
			J

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
	Muswell Bridges	Coly of Mesa		
/	Ponnie Hickma	n 7238 Espo Nido	Mesg 602	4308234 jehideman
			- Albania And Albania - Andrews - An	810 gman
				Sign

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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 Lesher, 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 Clavden, Neighbor Jessica Radcliffe, Neighbor Tim Lesher, 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)
 - o Commercial/ Office
 - o <u>Retail</u>
 - o Residential
- Access Restrictions with Easements and Crossing Flood Control

- Proposed Park North Multi-Family Residential Development Site Plan
 - o Proposed lease rates @ \$2500/ month
 - o 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 Guadalup 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 the 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. 1st-6th 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 it 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















PARK NORTH - NOTICE OF 2nd NEIGHBORHOOD MEETING



Excolo Development is holding a second neighborhood meeting about the proposed development project on the 5.05-acre empty lot located near the NE corner of Power Rd & Guadalupe Rd in Mesa.

Since our first meeting, we have updated our plan significantly to account for community member and City of Mesa suggestions. We invite you to come learn about and share comments regarding the updates to Park North - Luxury Living.

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 most recent site plan.

Case No: ZON24-00708 & DRB24-00707 Parcel Location: 6912 E Guadalupe Rd, Mesa, AZ 85209

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 120 units as allowed within the existing zoning.



PARK NORTH - NOTICE OF 2nd NEIGHBORHOOD MEETING



You are cordially invited to our 2nd neighborhood open house regarding Park North – Luxury Living. Please feel free to come and go as you please as our team will be available to answer questions for the entire open house. Details are as follows:

Thursday November 14th, 2024 from 6:30 PM to 7:30 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 or by phone at: (480) 221-6150.

PARK NORTH

PLANTING SIZE CALIPER

36" Box

24" Box

24" Box

5 gal

5 gal 5

5 gal 5

6912 E. GUADALUPE RD MESA, AZ, 85206

BOTANICAL / COMMON NAME

Bismarckia nobilis

Eucalyptus papuana

Pistacia x 'Red Push'

Quercus fusiformis 'Joan Lionetti'

Muhlenbergia capillaris 'Regal Mist'

Joan Lionetti Texas Live Oak

Bismarck Palm

Ghost Gum

Pistache

SUBTOTAL

Aloe barbadensis

Asclepias subulata

Desert Milkweed

Medicinal Aloe

131

ACCENTS & GRASSES

PLANT SCHEDULE

TREES

PROJECT TEAM OWNER / DEVELOPER

EXCOLO DEVELOPMENT 6628 E. BASELINE RD. SUITE 102 MESA, AZ, 85206 CONTACT: ROB STEPHAN PHONE: (602) 714-8184

8.0`-10.0` 4.0`-5.0` 45` x 10`

3.0`-4.0`

2.5`-3.5` 25` x 25`

8.0`-10.0`

7.0`-9.0`

1.0"-1.5" 8.0`-10.0` 5.0`-6.0` 40` x 25`

DESCRIPTION

Color: Mahogany

Aggregate Surfacing

HARDSCAPE SCHEDULE

1/2" Screened - 2" Depth

EMAIL: RSTEPHAN@EXCOLOMGMT.COM

MATURE SIZE

40` x 25`

ARCHITECT BMA ARCHITECTURE 2915 E. BASELINE RD, SUITE 120 **GILBERT**, AZ, 85234 CONTACT: BRIAN M. ANDERSEN, AIA PHONE: (480) 659-1524

EMAIL: BRIAN@BMAARCHITECTURE.COM

GROUNDCOVER & SHRUBS

Caesalpinia mexicana

Dodonaea viscosa

Encelia farinosa

Outback Sunrise Emu

Lantana montevidensis

Purple Trailing Lantana

Lantana x `New Gold`

New Gold Lantana

Ruellia brittoniana

Sophora secundiflora

Texas Mountain Laurel

Sphagneticola trilobata

Tecoma x `sparky`

Tecoma Sparky

Purple Ruellia

Yellow Dot

SUBTOTAL:

Brittlebush

Mexican Bird of Paradise

Eremophila glabra 'Mingenew Gold'

VEG

CREDIT

25

100

100

QTY

62,101 sf

LANDSCAPE ARCHITECT WERK | URBAN DESIGN 7520 E. 2ND STREET, SUITE 1004 SCOTTSDALE, AZ. 85251 CONTACT: JESSE WESTAD

PHONE: (602) 429-9922

CIVIL ENGINEER EPS GROUP 1130 ALMA SCHOOL ROAD, SUITE 120 MESA, AZ, 85201 CONTACT: DANIEL AUXIER, PE PHONE: (480) 352-3431 EMAIL: JESSE@WERKURBANDESIGN.COM EMAIL: DAN.AUXIER@EPSGROUPINC.COM

SITE

DISTANCE

TRIANGLE

WITHIN THE SIGHT

DISTANCE TRIANGLE

SHALL NOT EXCEED

PER COM EDSM SECTION

1105.3 PLANT MATERIAL

30-INCHES IN HEIGHT AT

FULL MATURITY. 1105.4

TREES PLANTED WITH

THE SIGHT DISTANCE

TRIANGLES SHALL BE

SPECIMENS WITH NO

SIDEWALK ELEVATION.

8-FEET ABOVE THE

AND 14-FEET OVER

WAYS.

VEHICULAR TRAFFIC

24-INCH TO 42-INCH BOX

BRANCHES LOWER THAN

CREDIT

15 gal 50

5 gal 50

5 gal 25

5 gal 25

5 gal 25

15 gal 50

5 gal 25

5 gal 25

PROJECT INFORMATION

ADDRESS 6912 E. GUADALUPE RD, MESA, AZ, 85206 304-05-982A A.P.N.: **GROSS AREA** 219,864 SQ. FT. 219,864 SQ. FT. **NET AREA**

49.67

8 Trees, 53 Shrubs

LEGAL DESCRIPTION

9.93

7.45

LANDSCAPE CALCULATIONS

PERIMETER LANDSCAPE:

4 Trees 20 Shrubs per 100 LF

4 Trees 20 Shrubs per 100 LF

3 Trees 20 Shrubs per 100 LF

the building may be counted),

10% min 36" box, and remainder shall be min 24" box

EAST PERIMETER: 248.34 LF

WEST PERIMETER: 248.32 LF

NORTH PERIMETER: 885,19 LF

VACANT LOT WITH PLANNED DEVELOPMENT AND REZONING TO MULTI-FAMILY RESIDENTIAL.

E MONTE AVE E MONTEREY AVE PROJECT SITE E GUADALUPE RD 38 Trees, 179 Shrubs 10 Trees, 82 Shrubs

VICINITY MAP CITY OF MESA

N.T.S.

PROJECT NARRATIVE

PARK NORTH IS A NEW MULTI-FAMILY DEVELOPMENT SIZED APPROXIMATELY 220,000 SQ.FT. ON 5 ACRES OF UNDEVELOPED LAND. THE OVERALL LANDSCAPE DESIGN APPROACH WILL BE TO DEVELOP AN ATTRACTIVE ENVIRONMENT WITH PLANT MATERIAL THAT IS CONTEXTUAL TO IT'S SURROUNDING ENVIRONMENT, AESTHETICALLY PLEASING, SEASONALLY COLORFUL. AND SUSTAINABLE IN A LOW DESERT ENVIRONMENT. THE MATURE SIZE AND LOCATION OF TREES WILL BE DESIGNED TO NOT ENCROACH ON THE CIRCULATION VEHICLES.

VEGETATIVE COVER CALCULATIONS

TOTAL LANDSCAPE AREA = 75,162 SF (75,162 SF/2) = 37,581 SF REQUIREDTOTAL TREE COVER = 10,875 SF TOTAL SHRUB COVER = 27,165 SF

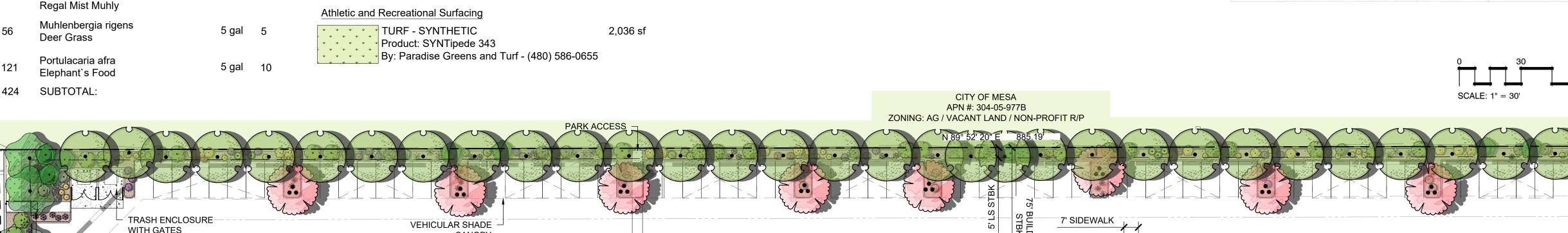


TOTAL PROVIDED = 38,040 SF



53 Trees, 13.25 x 36" Perimeter Tree Sizes: Box min., 26.5 x 24" 36" box: 25% min; 24" box: 50% min; Box min. no trees smaller than 15 gallon OPEN SPACE REQUIREMENTS PROVIDED 50% of all open space shall contain live plant material Confirmed SIGHT VISIBILITY TRIANGLE: MINIMUM SHRUB SIZE Min 50% 5-gallon or larger, all shurbs to be 5 gallon PARKING LOT LANDSCAPE Landscape islands shall be Min 8' wide and 15' in length for single row parking, 30' in length for double row 1 tree 3 shrubs per island, 49 Trees, 5 x 36" 147 Box, 44 x 24" Box Min 10% trees shall be 36" box. other trees to be at least 24" box OVERLAY / SPECIAL DISTRICTS: N/A **ADDITIONAL NOTES:** Min 50% landscape shall be vegetative material at maturity (8,576/2 = 4,288 sf required)FOUNDATION BASE PLANTING FOUNDATION: 261.5 LF (not including play area) 36 Trees, 8 x 36"

Min 1 tree per 50 LF, (trees in parking lot and within 30' of Box, 28 x 24" Box



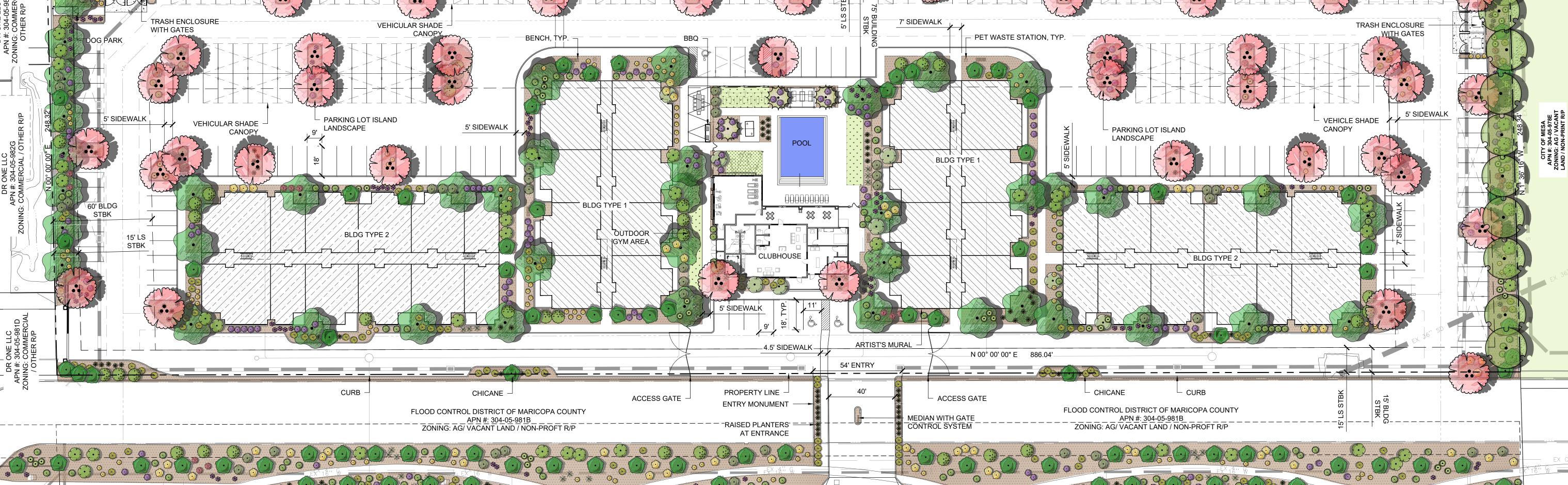
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ELIMINA SCAPE I

EXCOLO)EVELOPMENT

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Park North 2nd Neighborhood Meeting November 14, 2024 6:30pm Start Time

In attendance:

Jessica Sarkissian, UpFront Planning & Entitlements, LLC Parker Lewis, UpFront Planning & Entitlements, LLC Kessiah Meeks, UpFront Planning & Entitlements, LLC Chris Webb, Rose Law Group Kayla Amado, Rose Law Group Paul Basha, Traffic Engineer Rob Stephan, Developer Mike Stephan, Development Partner Kevin & Donna Thompson Mary Schneider Kylie Howard Cheryl Kirby Tommy Evans Erin Clayden Jason and A. Kukkola Victor Saraiva Jeff Lavine Matt & Lynn Vig Stacy Shepard N. Ferris Charlotte Bridges, City of Mesa

Jessica@upfrontplanning.com parkerlewis2103@gmail.com kessiah@upfrontplanning.com cwebb@roselawgroup.com kbertoldo@roselawgroup.com

thompson4@cox.net

kylie.anne@live.net cherylkirbyaz@gmail.com panoltevans@cox.net

jasonkukkola@msn.com vsaraiva1@q.com jlavine2k7@yahoo.com mlmsvig@gmail.com sabshepard@gmail.com

Meeting Notes:

The meeting was held on Thursday, November 14, 2024 at 6:30pm at Superstition Springs Elementary School. Meeting details and contact information were provided in the letters sent out to residents within 1,000 feet of the subject parcel as well as those from the previous meeting who attended. The meeting was noticed on the Superstition Springs community social media pages.

The meeting was presented to attendees as an open house:

Jessica Sarkissian, Chris Webb, Rob Stephan, and Mike Stephan presented five boards with project images to attendees.

- Aerial Photo: An aerial photo of the undeveloped project site
- Initial Site Plan: The proposed site plan for the project
- Revised Site Plan: The new site plan created after revisions
- <u>3D Rendering:</u> A 3D rendering of what the proposed project would look like after completion
- <u>Unit Layout Diagrams</u>: Diagrams of what the units in the proposed apartment site would look like

Attendees began sign-in at 6:30 and were welcomed by Parker, Kessiah, and Kayla. Attendees chose what boards to approach and Jessica, Chris, Rob, and Mike began presenting boards and answering questions. The presenters explained to attendees the changes that were made from the first iteration of the project to the updated plan reflecting neighbor and City comments.

General Feedback and Concerns:

<u>Concern:</u> The most common concern was increased traffic congestion during the Highland Junior High School pick-up and drop-off hours and on Guadalupe Road as a result of the development. <u>Response:</u> Traffic data obtained by the traffic study conducted by Paul was shared with concerned parties. The traffic data indicates the project will not disrupt existing traffic patterns and would be less disruptive than commercial uses.

<u>Concern:</u> Preference for less intense development or something smaller-scale.

<u>Response</u>: The developer informed those with concerns that for the parcel to be developed, a small but very expensive bridge must be instructed to connect it to the main road. This expense requires a development that will be able to pay for the bridge. The residential development is the only proposed use that would meet this requirement.

Concern: The development would cause stress on the surrounding schools.

<u>Response:</u> The developer has been in contact with Gilbert Public Schools and the administration provided their own assessment that they will be fully capable of absorbing students that may come from the development, which would only be about 8 students at each the elementary and junior high levels.

Question: Why can't the parcel become part of the nearby park?

<u>Response:</u> The developer previously approached the city to buy the parcel but the city declined the opportunity.

Meeting End Time: 7:30 PM

Attendance: Approximately 15 members of the public attended the open house. The presenters noted significantly less people attended this open house compared to the first meeting with much of the comments on traffic being the same.

Photos:







2nd Neighborhood Meeting Sign-In Sheet

Thursday, November 14, 2024; 6:30 pm

		,	,
NAME	ADDRESS	PHONE	EMAIL
Kevin & Donner Tho	Mpson 7140 E. Monte are 85209	602 318 9927	dthompson4@cox.net
Mary Schneider	7438 Emilagro AVE		
Kylie Howard	7429 E. Nido Ave 85209	701-261-8773	Kylie. onne@ live. net
CHERTL KIRBY	6917 E.MIRABEL AVE 85209	480-518-0404	CHERYLKIRBY AZ @GMAIL. COM
Tammy Evans	7244 E Nido Ave	480-545-8640	pandtevans Ocox. net
Erin Clayden	7458 E. Lobo Are	562-325-3143	behbeut jehotnal on
Jasen Kukkola	2145 S. Anunea	480 322 3638	jason kukkola @ msn.com
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2nd Neighborhood Meeting Sign-In Sheet

Thursday, November 14, 2024; 6:30 pm

NAME	ADDRESS	PHONE	EMAIL
Vicaex Savaiva	7211 E Navario Ave, MASa	480 316 9355	VSARANA1 CQ. com
JEFF LAVINE	7245 E NAVARRAVE	6026191729	Jhline 2k7 a yultoo.com
MATT VIG	7053 E MONTE CIZ	480-586-8938	MLMSVIGO GMAIL. Can
LYNN VIG	7053 E MONTE CIE	420-526-8938	MUMSUKA RGMAK. Can
Stacy Shepard	7158 E. Lomita Ave	602 318 6595	Sabshepard@gnail.com
·			
-			

2nd Neighborhood Meeting Sign-In Sheet

Thursday, November 14, 2024; 6:30 pm

NAME	ADDRESS	PHONE	EMAIL
N. Ferris	7219 F. Mararro Are 2145 S. Ananea Cotof Mesa Plannes		
N. Ferris A. Kukkola Chllrotte Bnidges	2145 S. Ananea		
Cherrotte Bridges	Cotof Mesa Plannes		
В			

Planning & Zoning Board Hearing Meeting Notice

February 5, 2025

Dear Neighbor,

We have applied for a rezone from Limited Commercial with Planned Area Development Overlay (LC-PAD) to Limited Commercial with a new Planned Area Development Overlay (LC-PAD); Council Use Permit, and Site Plan Review for the property located approximately 275 feet east of the northeast corner of South Power Road and East Guadalupe Road on 5+ acres on the NEC of South Power Road and East Guadalupe Road. This request is for the development of a 120-unit multiple residence development.

The case number assigned to this project is **ZON24-00708**.

This letter is being sent to all property owners within <u>1,000</u> 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) 221-6150 or e-mail me at Jessica@upfrontplanning.com.

This application is scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on **Wednesday: February 26th**, **2025** in the **City Council Chambers** located at: **57 East First Street**. The Work Session will begin at **4:00 p.m**. You are invited to attend this meeting and provide any input you may have regarding this proposal.

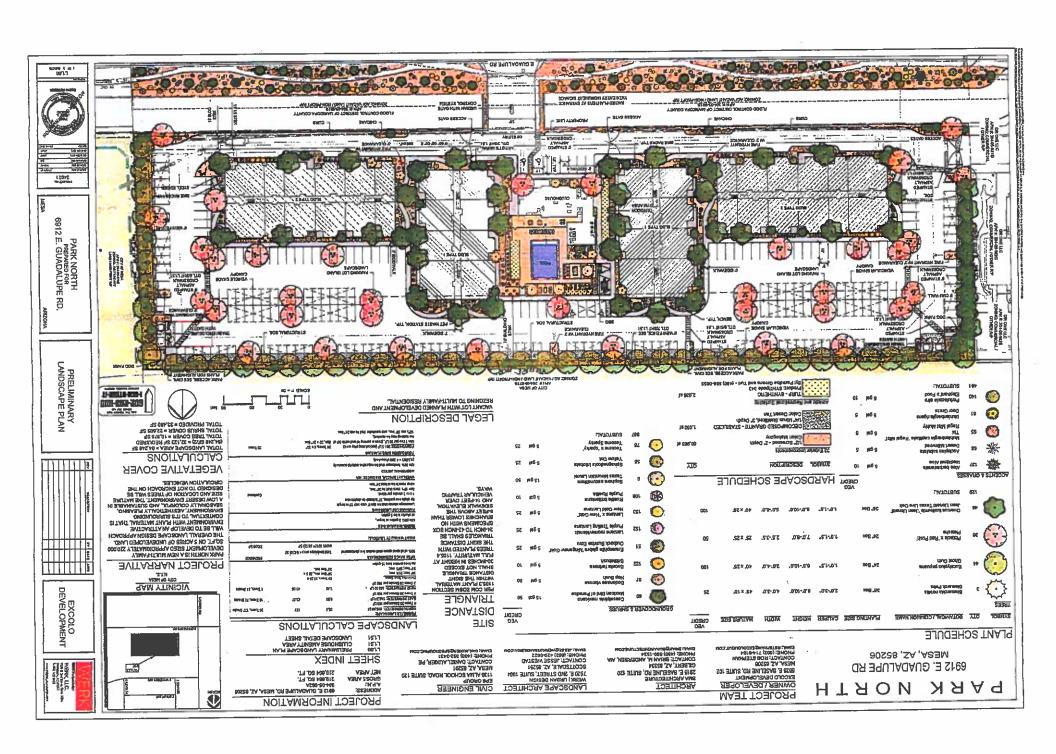
The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code visiting https://www.mesaaz.gov/government/advisory-boardscommittees/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 825 0808 5605 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 Charlotte Bridges of their Planning Division staff. They can be reached at **480-644-6712 or Charlotte.Bridges@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,

Jessica Sarkissian
Upfront Planning & Entitlements, LLC





BLD TYPE 1 - FRONT/REAR ELEVATION

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EXTERIOR PAINT SCHEDULE

BLD TYPE 1 - LEFT ELEVATION

SCALE: 1/8" = 1'-0"

SCALE: 1/6" = 1'-0"

BLD TYPE 1 - RIGHT ELEVATION SCALE 1/8" = 1'-8"

BMA ARCHITECTURE

PROPOSIZO NEW MILITE FAMILY PROJECT POR EXCOLO DEVELOPMENT PARK NORTH 6912 E. GUADALUPE RD MESA, AZ



Jung matric BUILDING TYPE 1 COLORED ELEVATIONS

RAIL SD2,11

date: 01-13-2025 job sox 2024.02 log



BLD TYPE 2 - FRONT/REAR ELEVATION

SCALE: 1/8" = 1'-0"



		EXTERIOR	PAINT SO	CHEDULE	
[AG	MANUFACTORIS	60,08		NOTES	
©	SHEEPWING WILLIAMS	MEADOWLAIN (SW-7287)		PLANE LAP SOMG	
3	SHERWIN WILLIAMS	CREAT CRAT (SW 7049) ACCENT			
8	SHERWING-WIRLSAMS	CHYSCAPE (SW-7667) ACCUM			
®	SHEETHING WILLIAMS	AUSINERIC WHITE (NW 7003	ч	ACCENT	
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0	I COAFSRICCO SYSTEM				
(2)	NUCK AGMESS.	BLDORADO SIONE	COLORIUM	MARKEL ASHLAND	HEGHT 2.5" LINGS IL 7.75" 4" PACONTS: ANT-JALT
(a)	HIPTAL GRAPD RALING	1			
3	ETOAM BAND				STUDOCO FEMBRI
(3)	PLANE LAP SEING	AVARSHAPIDE	HARDE PLAN	E (HUIC) CHIMMILI	4.79F WERK, 14F LINGUL GAIT ROL PRIMED FOR PAINE
•	selat ameng	18D	mo		MELAL ARMING PRINCE FOR PAINT
(Ē)	MEAL SERVICE	BiD	HO		ANTAL MONG PRINCE FOR PAINT

BLD TYPE 2 - LEFT ELEVATION

SCALE: 1/8" = 1'-0"

BLD TYPE 2 - RIGHT ELEVATION

SCALE: 1/8" = 1'0"



EXCOLO DEVELOPMENT
PARK NORTH
6912 E. GUADALUPE RD
MESA, AZ



(g) 122

(i) CWIECCX

(I) METAL SCHOOL GARE

DALPLE

BUILDING TYPE 2
COLORED ELEVATIONS

FOR SCREENING SES BLECTRICAL PANE

dwg no: SD2,21 daer ot-13 2025 µb nor 202402

HARTE ARCTIC WHITE (DJPQ)