

Planning & Zoning Application

(Council Use Permit, Rezone & Major Site Plan Modification)

PROJECT NARRATIVE

Park North Multi-Family



NEC Power & Guadalupe Roads (Mesa, Arizona)

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Case No. ZON24-00708

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I. Purpose of Request

“*Park North*” is a proposed luxury multi-family residential development, located just east of the northeast corner of Power Road and Guadalupe Road in the City of Mesa (the “City”) on 5.05 total acres comprising APN 304-05-982A (the “Site”) as shown on **Exhibit A – Aerial Vicinity Map** attached hereto. The proposed *Park North* project consists of 120 total multi-family apartment units arranged within 4 three-story buildings, and features a large, centralized open space and resort-like amenity area that includes a community pool, clubhouse (including a business center and private gathering rooms), fitness center, leasing office, and an outdoor play area, as well as 2 separate dog parks and a dog washing station. The Mesa 2040 General Plan Character Area designation for the Site is *Neighborhoods* (with a *Suburban* sub-type), and the Site is currently zoned *Limited Commercial (LC)* with a *Planned Area Development (PAD)* overlay.

The proposed *Park North* project will replace a long vacant, non-viable commercially zoned site with a new residential development that provides diverse housing options for the area and will bring in new residents to support the City’s oversupplied existing commercial/retail uses. *Park North* will also result in the addition of lower traffic volumes to the adjacent streets (Power Road and Guadalupe Road) than the uses currently approved for the Site or otherwise permitted pursuant to the Site’s existing zoning (48% - 71% less traffic depending on the time of day), thereby responding to the primary concern expressed by neighbors in the nearby Superstition Springs residential community during the citizen participation process.

The purpose of this request is to pursue approval of the following in order to facilitate the development of the proposed *Park North* luxury multi-family project on the Site:

1. Council Use Permit to modify the standard commercial floor area requirements for multi-family projects within the City’s *LC* zoning district as outlined in Section IV below;
2. Rezone from *LC-PAD* to *LC-PAD* to modify the *PAD* previously approved for the Site in 2010 (Case No. Z10-28), by incorporating a new set of modifications to the development standards of the City’s *LC* zoning district applicable to the Site as outlined in Section V below; and
3. Major Site Plan Modification to modify the previously approved Site Plan for the Site (Case No. Z10-28) to reflect the proposed *Park North* multi-family project as outlined in Section VI below.

II. Existing Conditions

The Site is currently undeveloped land that has sat vacant for many years while the surrounding properties have all been developed with a variety of commercial, multi-family, and single-family residential uses. The Site is bordered on the south by the Maricopa County Flood Control District

("MCFCD") canal, which separates it from Guadalupe Road (an existing 6-lane arterial street). The Site is bordered on the west by an existing commercial corner (planned for redevelopment), on the east by the City's existing Monterey Park, and on the north by the City's recently completed expansion of Monterey Park (see **Exhibit A – Aerial Vicinity Map** attached hereto).

Due to the MCFCD canal, the Site has no physical frontage on Guadalupe Road and currently only has access through the adjacent commercial property to the west pursuant to two existing access easements, one on the north side (providing access out to Power Road) and one on the south side (providing access out to Guadalupe Road). This limited access has significantly hindered the development potential and viability of the Site for many years. It should also be noted that the *Park North* project has recently secured an agreement with MCFCD for a new box culvert/bridge crossing of the canal, and that the existing access easement across the north side of the adjacent commercial property must be released in order for that commercial property's planned redevelopment to move forward.

III. Zoning History & Commercial Use Viability

Zoning History

The Site was originally annexed by the City in 1983 and zoned *R1-7*. In 2001 and 2007 two different commercial/retail and office projects were proposed for the Site but were ultimately determined not to be viable and never went forward. In 2010, the Site was successfully rezoned from *R1-7* to *C-2-PAD* (now *LC-PAD*) via Case No. Z10-28 for a commercial office complex that was never constructed. In 2021, a new single-family residential project was proposed for the Site, but once again that proposal was determined not to be viable and never went forward. The Site is simply a poor location for most commercial, office and/or single-family residential uses for the following reasons:

- Access challenges due to the MCFCD canal require a new bridge/culvert crossing to provide the most direct and efficient access to Guadalupe Road. Single-family residential and most commercial/office uses on a small parcel such as this Site cannot financially support the cost of the required bridge/culvert (estimated at approximately \$1.5M).
- Commercial/offices uses would require a minimum of three access points and therefore not allow the release of the north access easement on the adjacent commercial parcel, thereby hindering their ability to implement their approved redevelopment plans;
- There are existing deed restrictions in place on the Site that prohibit specific commercial uses (auto, gasoline, storage, etc.), thereby significantly limiting commercial development;

- The Site is located within 300’ of a school and therefore alcohol sales for restaurants and other users would be prohibited, further limiting the site for commercial use; and
- The surrounding area has a significant oversupply of existing and zoned commercial and office uses that already serve the residential rooftops that have been in place for decades now (see **Exhibit B – Surrounding Area Use Map** attached hereto).

Commercial Use Viability

It is important to note that the City’s own Economic Development Department agrees that commercial/office uses are not viable on the Site for the reasons stated above. This premise is further supported by the Commercial Market Analysis conducted by Elliott D. Pollack & Company, dated October 2024 (submitted with this request) which concluded that *“The location of the subject site is not considered competitive for retail development”* and *“There is over 10 times the amount of available retail space than expected local resident demand through build out of the primary market area. In fact, the expected retail demand over the next 40 years can nearly be entirely accommodated within currently vacant retail space in the market area. Compared to expected demand, commercial land in the area is considered oversupplied”*. There is over 5,000,000 SF of commercial/retail capacity with only another 9,400 households in the primary market area anticipated until buildout, which would only create demand for another 517,000 SF of commercial/retail space (see summary table below).

Retail Supply/Demand Forecast					
Primary Market Area					
	2030	2040	2050	2060	Total
Demand					
Household Growth	4,494	2,792	1,383	781	9,451
New Retail Demand (acres)	31.4	19.5	9.7	5.5	65.9
New Retail Demand (SF)	245,914	152,738	75,685	42,754	517,091
Supply (Available for Additional Retail Development)				Acres	SF
Existing Retail Vacancy					513,795
Under Construction					247,633
Proposed					604,329
Vacant Land				507	3,974,340
TOTAL					5,340,097
Sources: MAG, 2023; U.S. Consumer Expenditure Survey; AZ DOA; City of Mesa; Town of Gilbert; CoStar; Elliott D. Pollack & Company					

There are several large future commercial/retail parcels with freeway frontage and most of the infill commercial/retail parcels are developed or have proposals for development. There has also been over 200,000 SF of existing commercial/retail demolished recently, the largest site being

redeveloped for multi-family uses. Based on the Commercial Market Analysis, the City should be focused on supporting existing commercial/retail assets with new residential developments such as *Park North*, rather than seeking new commercial/retain development.

IV. Proposed Council Use Permit

As noted above, the Site is a poor and non-viable location for most commercial, office and/or single-family residential uses. The Site is far better suited for multi-family development, which also responds to the primary concern (traffic) expressed by neighbors in the nearby Superstition Springs residential community during the citizen participation process (as more fully explained in Section VIII below). Further, because a multi-family development requires fewer points of access than commercial or office uses, the existing access easement across the north side of the adjacent commercial property could be released, thereby allowing its redevelopment to move forward as planned. The Site's current property owner has secured approval from MCFCD (via a recorded agreement) for one new box culvert/bridge crossing of the existing canal out to Guadalupe Road, which will provide suitable primary access for a multi-family residential development such as *Park North*. The *Park North* development team recently completed a Pre-Application meeting with MCFCD to begin the process of designing the new crossing. The new crossing will be a private access, owned and maintained by the *Park North* project. Secondary access to Guadalupe Road will still occur via the existing access easement through the southeastern portion of the adjacent commercial corner to the west.

The Site is situated on an arterial street (Guadalupe Road), just east of an arterial/arterial intersection, in an area where a variety of multi-family developments already exist. And with easy pedestrian access to the adjacent commercial uses and the City's Monterey Park, the Site is an ideal location for the proposed *Park North* multi-family project. It should also be noted that the Site is well buffered and separated from any single-family residential uses, with the nearest home in the Superstition Springs community being approximately 900' away across Monterey Park, and the nearest home in the residential communities south of Guadalupe Road being approximately 500' away on the other side of a major arterial roadway (Guadalupe Road). *Park North* is located exactly where the Mesa 2040 General Plan contemplates and anticipates this type of multi-family project to be located. It is truly an ideal location.

As outlined in Section 11-31-31 of the City's Zoning Ordinance, the Site's existing LC zoning already allows for multi-family uses up to 25 DU/Acre. However, this comes with the requirement that a certain percentage of the building floor area be reserved for commercial uses as noted in Section 11-31-31(A)(1). However, as noted in Section 11-31-31(E)(2), this requirement may be modified via a Council Use Permit ("CUP").

The CUP proposed with this request would therefore modify the commercial floor area requirements of Section 11-31-31(A)(1) such that zero percent (0%) of the building floor area must be reserved for commercial uses. This modification would not preclude commercial uses

from being developed on the Site but would instead simply remove the requirement. This request satisfies the review criteria for approval of a CUP as outlined in Section 11-70-6(D) and Section 11-31-31(F) of the City's Zoning Ordinance as follows:

Section 11-70-6(D) – General CUP Review Criteria

1. *Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;*

The proposed CUP and the *Park North* project advance the goals and objectives of the City's General Plan and are consistent with the goals and objectives of the General Plan's *Neighborhood* Character Area and *Suburban* sub-type by preserving the Site's existing commercial zoning while simultaneously creating new and diverse housing options in the area. Development of the *Park North* project as proposed can also allow the redevelopment of the adjacent commercial corner to the west to proceed, thereby facilitating the continued development of a great, safe neighborhood with a variety of housing options and supporting commercial services. For additional detail on the project's compatibility with the General Plan, please see Section IX below.

2. *The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;*

The *Neighborhood* Character Area designation contemplates smaller commercial uses that support a variety of adjacent residential uses and housing options. Approval of the *Park North* project is consistent with this purpose and goal. Additionally, the proposed CUP maintains the Site's existing *LC* zoning (which already allows for multi-family uses) and can allow the redevelopment of the adjacent commercial corner to the west to proceed, thereby keeping the project consistent with the purposes of the *LC* zoning district by continuing to provide areas for retail, entertainment and service oriented businesses that serve the surrounding residential trade area. The new City residents that will result from the development of the *Park North* project will provide additional support to the already oversupplied existing commercial uses in the surrounding area.

3. *The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and*

The proposed *Park North* multi-family project will be an excellent complimentary use to the adjacent and surrounding properties and the City as a whole and will not be injurious or detrimental. This multi-family project is uniquely located in that it has no adjacent single-family residential uses. The Site is bordered on the north and east by the City's Monterey Park, on the west by an existing commercial corner, and on the south by the MCFCD canal and Guadalupe Road. The nearest single-family residential homes are 500'

– 900’ away. Additionally, the proposed multi-family use will generate lower traffic volumes than if the Site were to be developed with traditional commercial, office or retail uses (48% - 71% less traffic depending on the time of day).

4. *Adequate public services, public facilities and public infrastructure are available to serve the proposed project.*

The Site has immediate access to Guadalupe Road and is just east of its intersection with Power Road, both existing 6-lane arterial streets. The City already has existing public water and sewer infrastructure in the immediate area to serve the project and is already providing public services such as police and fire in the surrounding area. Any additional required improvements to public infrastructure/facilities will be at the cost of the developer.

Section 11-31-31(F) – Review Criteria for CUP for Residential Uses in Commercial Districts

1. *The use is found to be in compliance with the General Plan, Sub-Area Plans and other recognized development plans or policies, and will be compatible with surrounding uses; and*

As noted above, the proposed multi-family use is in compliance with the General Plan’s *Neighborhood* Character Area and *Suburban* sub-type by preserving the Site’s existing commercial zoning while simultaneously creating new and diverse housing options in the area. Development of the *Park North* project as proposed can also allow the redevelopment of the adjacent commercial corner to the west to proceed, thereby facilitating the continued development of a great, safe neighborhood with a variety of housing options and supporting commercial services. For additional detail on the project’s compatibility with the General Plan, please see Section IX below.

The proposed multi-family use is also compatible with the surrounding uses as noted above. The Site is uniquely located in that it has no adjacent single-family residential uses. The Site is bordered on the north and east by the City’s Monterey Park, on the west by an existing commercial corner, and on the south by the MCFCD canal and Guadalupe Road. The nearest single-family residential homes are 500’ – 900’ away. Additionally, the proposed multi-family use will generate lower traffic volumes than if the Site were to be developed with traditional commercial, office or retail uses (48% - 71% less traffic depending on the time of day).

2. *A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and*

A separate “Plan of Operation” for the *Park North* project, addressing compliance with all zoning, building, and fire safety regulations, has been included with this request.

3. *A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses; including measures to assure that commercial activity will remain as a viable activity on this site; and*

A separate "Good Neighbor Policy" has been provided with this request that outlines how the *Park North* project will ensure ongoing compatibility with adjacent uses, specifically the City park, and addresses the fact the commercial uses are still allowed (though not required) on the Site per its underlying *LC* zoning.

4. *Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines; and*

The site development and buildings proposed for the *Park North* project will be in conformance with all current City development standards, design guidelines, and the modified PAD included with this request. A Major Site Plan Modification application is also part of this request, thereby allowing the City to confirm that the site and building design, including landscaping, parking, screen walls, signage, etc. is in conformance with all applicable requirements.

5. *The overall project conforms to the intent and character of the zoning district and is part of a well integrated mixed-use project.*

As noted above, the proposed CUP maintains the Site's existing *LC-PAD* zoning (which already allows for multi-family uses) and can allow the redevelopment of the adjacent commercial corner to the west to proceed, thereby keeping the project consistent with the purposes of the underlying *LC* zoning district by continuing to provide areas for retail, entertainment and service oriented businesses that serve the surrounding residential trade area. The proposed *Park North* project will be connected to the adjacent commercial corner and the City park both visually and physically (via pedestrian connections) thereby creating a well-integrated horizontally mixed-use area.

V. Proposed Rezone (Modified PAD)

This request proposes to modify the *PAD* previously approved for the Site in 2010 (Case No. Z10-28), by incorporating a new set of modifications to the development standards of the City's *LC* zoning district applicable to the Site. It should be noted that nearly all of the proposed development standards modifications are due to the Site being located adjacent to both the MCFCD canal to the south (which imposes certain existing development restrictions on the Site), and the City's Monterey Park to the west (which is zoned residential despite being a vast open

space area). The table below outlines the development standards that will be modified by the proposed modified *PAD* (proposed modifications shown in **bold**):

Development Standard	LC Standard	Proposed LC - PAD Standard
Building Form & Location		
Max. Building Height (ft)	30	38
Interior Side & Rear Setback (ft), Adjacent to RS District	75 (3-story building)	75 Side (3-story building) 65 Rear (3-story building)
Min. Separation Between Buildings on Same Lot (ft)	30 (building height between 20 & 40 ft)	25 (building height between 20 & 40 ft)
Required Landscape Yards		
Adjacent to 6-Lane Arterial Street (ft)	15	0 (south side)
Adjacent to Single Residence District (ft)	25	5 (north side) 15 (east side)
Front Perimeter Landscaping (Min. Required Trees)	1 Tree per 25 LF	0 Trees per 25 LF
Fences & Freestanding Walls		
Maximum Height - Front Yard (ft)	3.5	6.0
Fence Materials	Chain link may only be used when not visible from public view	Existing MCFCD chain link may remain along the Front (south) property line
Screening		
Parking Areas	Required Screening from Streets (Guadalupe Road)	No Required Screening from Guadalupe Road
Foundation Base		
Exterior Walls with Public Entrance (Entry Plaza Area)	Min. 20' x 20' Min. 900 SF	Not Required

The requested deviations to the *LC* zoning district development standards (as noted in the table above) are necessary and justified for the *Park North* project, especially considering the numerous “superior design” elements incorporated into the project, as explained below:

1. Maximum Building Height - The maximum building height is proposed to be increased from 30' to 38' to facilitate varied rooflines for 3-story buildings. It should be noted that the commercial office project and the *LC-PAD* zoning currently approved for the Site via Case No. Z10-28 already provide for a maximum building height of 35'. This request is less than a 10% increase and is therefore a minor deviation to the maximum building height currently approved for the Site.
2. Interior Rear Setback, Adjacent to RS District – The primary purpose of this additional setback requirement is to provide greater separation between non-residential and single-family residential structures. In this case, the proposed *Park North* structures are also residential (multi-family) and the closest single-family residential structures to the rear

property line are approximately 900' away. The adjacent property to the north (rear) is technically within an RS District, but it is a City park with no residential uses (see **Exhibit B – Surrounding Zoning Map** attached hereto) . This proposed deviation, which is only a 13% reduction in the required rear setback, is therefore justified given the adjacent conditions and the “superior design” elements incorporated into the project as outlined below, and still provides over 115' of separation from the existing pickleball courts in the City park (see **Exhibit C – Preliminary Site Plan** attached hereto). Further, the project will be planting additional trees behind the rear property line on the City park property to provide further buffering from the City park activities, including the pickleball courts. Finally, all tenants of *Park North* will be required to sign a Disclosure & Acknowledgement form (included in the project’s Good Neighbor Policy document) which makes them aware of the City park, its activities, noise, lights, etc., and requires them to waive all rights to file any complaints with the City under penalty of fines and termination of their lease.

3. Minimum Separation Between Buildings on Same Lot - The project provides a minimum of 25 feet of separation between all buildings, where 30 feet is typically required. This small deviation is justified given the small overall size and depth of the Site, as well as the numerous “superior design” elements incorporated into the project as outlined below. All City building code requirements are still satisfied and the spaces between the buildings have been enhanced with pedestrian pathways and landscaping to provide shade and visual interest.
4. Required Landscape Yard Adjacent to 6-Lane Arterial Street – Due to the Site’s adjacency to the MCFCD canal, which sits between the Site and Guadalupe Road (a 6-lane arterial street), there is an existing MCFCD access easement along the south 20’ of the Site which must remain free and clear of any trees and/or bushes. Consequently, the front landscape yard area for the *Park North* Site itself cannot be landscaped per typical City requirements. This is a condition that was imposed on the Site many years ago and presents a unique challenge that requires and justifies the requested deviation. However, the Site is separate from Guadalupe Road by approximately 80’, and the *Park North* project proposes to landscape the portion of the MCFCD canal property south of the canal itself, between the canal and the existing street curb of Guadalupe Road (see **Exhibit D – Preliminary Landscape Plan** attached hereto). This will serve to enhance the appearance of the front of the project and result in a drastic improvement over existing conditions. This deviation is further justified by the numerous “superior design” elements incorporated into the project as outlined below.
5. Required Landscape Yards Adjacent to Single Residence Districts – The primary purpose of these required landscape yards is to provide an open, landscape buffer between non-residential and single-family residential uses. As previously noted, while the adjacent property to the north and east is technically within a Single Residence District, it is a City park with no residential uses (see **Exhibit B – Surrounding Zoning Map** attached hereto). The nearest residential uses to the north and east are approximately 900’ away on the other side of the City park. Further, despite the Site’s existing *LC-PAD* zoning, the

proposed use for *Park North* is also residential (multi-family). The adjacent City park is well landscaped adjacent to the Site, essentially creating a huge landscape yard by itself. The project will still provide 20' of new landscaping on the north boundary despite the landscape yard being reduced to 5'. The landscape yard itself will be landscaped (including shrubs to screen vehicle headlights from impacting the City park), and the project will also be planting new trees behind the rear property line within the first 15' of City park property (to provide further buffering from the City park activities). Additionally, view fencing will be utilized along the north and east perimeter of the Site to provide a visual connection to the City park landscaping (again, with shrubs planted in front of the view fencing to screen vehicle headlights from the park). Therefore, there is no need for the typical landscape buffering on the north and east perimeter of the Site and this proposed deviation to reduce the required landscape yards is justified. The proposed deviation is further justified by the numerous "superior design" elements incorporated into the project as outlined below. It should also be noted that the commercial office project and the *LC-PAD* zoning currently approved for the Site via Case No. Z10-28 already provide for reduced landscape yards on the north (15') and east (15') sides of the Site. Finally, as noted above, all tenants of *Park North* will be required to sign a Disclosure & Acknowledgement form (included in the project's Good Neighbor Policy document) which makes them aware of the City park, its activities, noise, lights, etc., and requires them to waive all rights to file any complaints with the City under penalty of fines and termination of their lease.

6. Front Perimeter Landscaping (Min. Required Trees) – As noted above, the *Park North* project proposes to landscape the portion of the MCFCD canal property south of the canal itself, between the canal and the existing street curb of Guadalupe Road. However, MCFCD will not allow any trees to be planted in this area. The proposed deviation will still allow shrubs and groundcovers to be planted in this area, which will be a significant visual improvement over existing conditions. The proposed deviation is further justified by the numerous "superior design" elements incorporated into the project as outlined below.
7. Maximum Fence/Wall Height (Front Yard) – Due to the Site's adjacency to the MCFCD canal along its southern boundary (front), MCFCD will continue to require the existing 6' tall fence along the canal property to remain. Consequently, the *Park North* project will not be able to install the typical small screen wall that would be required. This is a condition that was imposed on the Site many years ago and presents a unique challenge that requires and justifies the requested deviation. The addition of nearly 1 acre of landscaping south of the canal adjacent to Guadalupe Road the project's enhanced entry design, as well as the numerous "superior design" elements incorporated into the project as outlined below, should serve to offset this existing constraint.
8. Fence/Wall Materials – As noted above, due to the Site's adjacency to the MCFCD canal along its southern boundary (front), MCFCD will continue to require the existing 6' tall chain link fence along the canal property to remain. Consequently, despite being visible from Guadalupe Road to the south, the chain link fence is an existing condition that the

Park North project will not be able to change. This is a condition that was imposed on the Site many years ago and presents a unique challenge that requires and justifies the requested deviation. The addition of nearly 1 acre of landscaping south of the canal adjacent to Guadalupe Road, the project's enhanced entry design, as well as the numerous "superior design" elements incorporated into the project as outlined below, should serve to offset this existing constraint.

9. Screening Parking Areas from Streets (Guadalupe Road) – The majority of the Site's parking areas are located behind the proposed apartment buildings, out of view from the only adjacent street (Guadalupe Road). The only parking areas visible from Guadalupe Road are in front of the clubhouse, and at the very east and west ends of the Site. Screening these parking areas would require the construction of a screen wall within the 20' access easement required for the MCFCD canal, which MCFCD will not allow. Consequently, it is proposed that these small parking areas not be screened from Guadalupe Road, which is justified given the conditions explained herein, the approximately 100' separation of these parking areas from Guadalupe Road, and the numerous "superior design" elements incorporated into the project as outlined below.
10. Foundation Base for Exterior Walls with a Public Entrance (Entry Plaza Area) - This small deviation is justified given the small overall size, depth, and constraints of the Site, along with the numerous "superior design" elements incorporated into the project as outlined below. All City building code requirements are still satisfied and the spaces between and in front of the buildings have been enhanced with pedestrian pathways and landscaping.

Additionally, the *Park North* project has incorporated certain "superior design" elements (per Section 11-31-32) that further support and justify the requested deviations:

- A. *Holistic Approach to Project Design - Varied, high-quality, regionally-appropriate building materials, used in distinctive building forms, building massing and detailing that result in a note-worthy example of holistic site design, architecture, landscaping and signage.*

The *Park North* project has taken a holistic approach to its design as follows:

- Utilization of varied, high-quality, and regionally appropriate building materials to create a luxury community feel and experience.
- Varied use of building massing, forms, and detailing.
- Addition of an "artist mural" on the building most visible upon entry into the project from Guadalupe Road.
- Incorporation of rainwater harvesting systems to utilize stormwater that falls on the project parking lots (via curb cuts into adjacent landscape areas) for landscape irrigation around the perimeter of the Site.

- B. Responsive Approach to Site and Sub-Area Context - Architectural and landscape architecture details and features that reflect the character defined in Sub-Area Plans or Character Area Design Guidelines, that are harmonious with adjacent development patterns, integrate with the physical conditions of the immediate site, and create a unique sense of place.*

The *Park North* project has taken a responsive approach to the Site and Sub-Area context as follows:

- Utilization of architectural design of buildings and site details that are compatible with the surrounding uses and incorporate area appropriate building materials.
- Creation of a visual and physical connection with the City's adjacent Monterey Park through creative site design, landscaping, view fencing, and pedestrian connections to allow the project to feel connected to the vast open space and amenities of the adjacent park.
- Installation of new trees north of the Site's northern property line, on the City park property, to provide enhanced landscape buffering from the City park activities (pickleball, etc.).
- Creation of a physical connection with the adjacent commercial re-development projects to the west through pedestrian connections to allow for a horizontal "mixed-use" feel between the residential and commercial uses.

- C. Sustainable Design - Site design, architecture and landscaping features that address the local climate to reduce summer sun penetration and provide summer sun shade protection for pedestrians, promote energy and water conservation, promote the preservation or creation of open space, provide for and encourage the use of multiple modes of transportation, utilize existing infrastructure, and create the opportunity for social interaction.*

The *Park North* project incorporates numerous elements of sustainable design, including the following:

- Incorporation of rainwater harvesting systems to utilize stormwater that falls on the project parking lots for landscape irrigation around the perimeter of the Site, thereby promoting water conservation.
- Incorporation of 18 total EV charging/parking stations within the project, thereby promoting energy conservation and alternative modes of transportation (electric vehicles).

- Orientation of the buildings such that the majority of the residential units face out to the north and south, thereby avoid direct sun exposure from the east in the morning and west in the evening. Shade is provided to every unit with recessed balconies and patios, metal awning and overhangs over windows where necessary, and trees at the ground level to further reduce summer sun penetration and provide sun shade protection.
- Utilization of a shared community pool that all apartment residents can enjoy while conserving water, as compared to a single-family residential project with multiple individual pools.
- The Site location and design encourages walking and biking because of its proximity to both the adjacent commercial re-development (to the west) and the City's Monterey Park (located and accessed from the north side of the Site), where residents can enjoy the facilities located there such as the pickleball, basketball, and volleyball courts.
- Inclusion of an on-site fitness center, allowing residents to opt out of paying for a private gym membership and instead walk to the centrally located fitness center, reducing the need to get in a car and drive.
- Inclusion of a centralized amenity area where people can congregate to use the fitness center, pool, or clubhouse, thereby fostering social interaction among residents. This centralized hub serves as a safe place of community where residents can get to know their neighbors and enjoy each other's company, encouraging and creating the opportunity for social interaction.
- The project will also be mindful of energy consumption through the use of energy star certified appliances, programmable thermostats, water efficient plumbing, and mindful landscaping.

D. Exceeds Standards - Provision of details and features that exceed the criteria and standards specified in Sections 11-5-3, 11-5-5, 11-6-3, 11-6-4 (AS applicable), 11-7-3, 11-8-5, 11-8-6 and Chapters 30 through 34, where applicable.

The *Park North* exceeds many of these City design standards applicable to the project as more fully explained above, and additionally including the following:

- The *Park North* project will exceed the standards of Chapter 30 (Landscaping). Currently, there is no existing landscaping between the MCFCD canal and Guadalupe Road along the project's frontage, as this property is not City ROW, but rather owned by MCFCD. The *Park North* project will work with MCFCD to add nearly 1 acre of new landscaping to this area. This will serve to enhance the

appearance of the front of the project and result in a drastic improvement over existing conditions (see **Exhibit D – Preliminary Landscape Plan** attached hereto).

- The *Park North* project will exceed the Private Open Space standards of Section 11-5-5(A)(3)(a) by providing private patios and balconies that significantly exceed the minimum requirements of 60 SF for 1-bedroom units, 100 SF for 2-bedroom units, and 120 SF for 3-bedroom units. At *Park North* all 1-bedroom units will have 90 SF of private patio/balcony space (50% more than the minimum requirement), all 2-bedroom units will have 118 SF of private patio/balcony space (18% more than the minimum requirement), and all 3-bedroom units will have 220 SF of private patio/balcony space (83% more than the minimum requirement).
- The *Park North* project will exceed the Outdoor Living Area standards of Section 11-6-3 by providing Outdoor Living Area (Private Open Space + Common Open Space) per unit that significantly exceeds the minimum requirement of 100 SF per unit. At *Park North*, a total of 178 SF of Outdoor Living Area is provided for all 1-bedroom units (78% more than the minimum requirement), a total of 206 SF of Outdoor Living Area is provided for all 2-bedroom units (106% more than the minimum requirement), and a total of 308 SF of Outdoor Living Area is provided for all 3-bedroom units (208% more than the minimum requirement).

E. Great Public Spaces - Details and features that create attractive, comfortable environments for pedestrians; ensure safe, useful and well integrated open or public spaces; and include high quality amenities.

The *Park North* project creates great public spaces as follows:

- Creation of a centrally located amenity area where residents of all age groups can enjoy a comfortable and resort inspired environment, fostering social interaction within the community.
- Incorporation of enhanced amenities such as a community pool, BBQ with outdoor seating, fitness center, both indoor and outdoor lounging areas, outdoor ping pong table, two separate dog parks, and a dog washing station.
- Connection to the City's adjacent Monterey Park, allowing easy pedestrian access that facilitates a unique opportunity for residents to walk and enjoy the amenities of the City park, including pickleball, basketball, and volleyball.
- Installation of new trees north of the Site's northern property line, on the City park property, to provide enhanced landscape buffering between the project and the

City park to ensure ongoing compatibility and to preserve the City park as a great public space.

- Inclusion of pedestrian walkways that connect to the parking spaces, other buildings on Site, the commercial re-development to the west, and to the City park north of the Site.

Finally, the proposed modified *PAD* satisfies the intent that *PAD*'s provide for creative, high-quality development as outlined in Section 11-22-1 of the City's Zoning Ordinance as follows:

A. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use;

The project's open space and recreational facilities will be owned and maintained by the property owners' association, have been appropriately sized and scaled to support the 120 multi-family units, and have been designed to provide a superior living experience for residents. The project will feature a centrally located community pool and clubhouse facility with landscaped pedestrian walkways throughout. Enhanced amenities such as dog parks, a dog washing station, and a fitness center will be provided on-site. Additionally, connectivity to the City's adjacent Monterey Park, will allow easy pedestrian access that facilitates a unique opportunity for residents to walk and enjoy the amenities of the City park, including pickleball, basketball, and volleyball.

B. Options for the design and use of private or public streets;

The project's drive aisles and streets, including the new box culvert/bridge across the MCFCD canal, will all be privately owned and maintained, thereby reducing maintenance cost implication so the City.

C. Preservation of significant aspects of the natural character of the land;

There are no significant natural character features to preserve on this small 5.05 acre Site itself, which is essentially just a vacant, undeveloped lot. However, it is significant that it is located immediately adjacent to the vast open space and amenities of the City's Monterey Park. The project design incorporated both physical and visual connections to the City park, thereby preserving this existing condition and enhancing it for residents.

D. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development;

The unique and sustainable design of the *Park North* project conserves water by having a shared community pool that all apartment residents can enjoy while conserving water, as compared to a single-family residential project with multiple individual pools. The sustainable design of the Site encourages walking and biking because of its proximity to

the adjacent commercial re-development (to the west), and the City's Monterey Park (located and accessed from the north side of the Site).

Because the project has an on-site fitness center, many residents can opt out of paying for a private gym membership and instead walk to the centrally located fitness center, thereby reducing the need to get in a car and drive. By having a centralized amenity area where people can congregate to use the fitness center, pool, or clubhouse, a gathering place is created that allows for social interaction among residents and typically doesn't exist within conventional developments.

Additionally, the site design includes 18 EV charging/parking stations to encourage the use of electric vehicles, and incorporates a rainwater harvesting system to irrigate perimeter landscaping.

Finally, each building type provides shade to every unit with recessed balconies and patios that significantly exceed minimum size requirements, metal awnings and overhangs over windows, and trees at the ground level. The project will also be mindful of energy consumption by use of energy star certified appliances, programmable thermostats, water efficient plumbing, and mindful landscaping.

E. Sustainable property owners' associations;

A property owners' association will be established for the project.

F. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions; and

As noted above, a property owners' association will be established for the project to ensure the continued maintenance of the project's commonly owned elements. A set of CC&Rs will be developed and recorded.

G. Single or multiple land use activities organized in a comprehensive manner, and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.

The modified PAD will facilitate the development of the proposed *Park North* multi-family project, thereby creating additional and diverse housing options for the area. Development of the *Park North* project will also allow the redevelopment of the adjacent commercial corner to the west to proceed. The proposed *Park North* project will be connected to the adjacent commercial corner and the City park both visually and physically (via pedestrian connections) thereby creating a well-integrated and synergistic horizontally mixed-use area.

VI. Proposed Major Site Plan Modification

This request also proposes to modify the previously approved Site Plan for the Site (Case No. Z10-28) and replace it with the Site Plan for the proposed *Park North* multi-family project which features the following:

Multi-Family Apartment Concept

The proposed *Park North* multi-family project consists of 120 total multi-family apartment units, arranged within 4 three-story (38' tall maximum) buildings, with each building containing approximately 30 total units. This represents a total density of 23.8 DU/Acre for the 5.05-acre Site, just below the 25 DU/Acre allowed by the Site's existing *LC-PAD* zoning. The buildings have been strategically pushed to the front of the Site, as close as possible to Guadalupe Road, in order to provide the majority of the required parking behind the buildings, and to provide significant buffering and separation from the adjacent uses, including the newly expanded portion of the City's Monterey Park which includes pickleball courts (see **Exhibit C – Preliminary Site Plan** attached hereto).

Open Space, Landscaping & Amenities

Primary access for the *Park North* project will occur from Guadalupe Road by passing over a new box culvert/bridge that will be constructed across the existing MCFCD canal. This dramatic entrance will be enhanced through the addition of nearly 1 acre of new landscaping between the MCFCD canal and Guadalupe Road along the project's frontage. After passing through the project's entrance, residents will be greeted by a large "artist mural" on the side of one of the residential buildings, and will arrive at a large, centralized open space and amenity area that includes a community pool, 4,000+ SF clubhouse/leasing office (including a business center and private gathering rooms), fitness center, and an outdoor play area, all of an exceptional level of quality suitable for a multi-family project of this kind (see **Exhibit C – Preliminary Site Plan** attached hereto).

Additionally, *Park North* will provide 2 dog parks and a dog washing station for residents. These common open space areas, in combination with private open space provided in the form of the individual units' patios and balconies, create total outdoor living space per unit for *Park North* that far exceeds the minimum requirements of the *LC* zoning district.

Other passive landscaped open space and pedestrian corridors have been provided adjacent to and between the project's buildings, thereby allowing easy pedestrian access throughout the Site and connectivity to the central amenity area. It should also be noted that pedestrian access has been provided to the adjacent City park, allowing residents easy access to the vast open space and amenities there, as well as to the commercial corner to the west that is planned for redevelopment.

Finally, perimeter landscape buffers have been provided on the north, east, and west sides of the Site to provide some sense of separation from the adjacent uses and additional visual interest for the project as a whole (see **Exhibit D – Preliminary Landscape Plan** attached hereto). It should be noted that the project will plant additional trees on the City park side of the north property line in order to provide enhanced landscape buffering from the City park activities and ensure the project’s long-term compatibility with the City park.

Vehicular Access & Circulation

Primary access to the Site will be provided from Guadalupe Road via the new box culvert/bridge crossing that will be constructed over the adjacent MCFCD canal. This new box culvert/bridge will be privately owned and maintained by the project. This access will be aligned with the existing school site access on the south side of Guadalupe Road. Aligning these two access points provides for the safest possible vehicle movements and turning conditions. As noted above, approval for this new crossing has already been secured from MCFCD. Secondary/resident-only access to the Site will be provided through the adjacent commercial corner to the west via the existing easement already in place across its southeastern corner (see **Exhibit C – Preliminary Site Plan** attached hereto). Both access points will be gated. Internal vehicular circulation will be provided via drives that comply with the City’s requirements, including fire access.

Parking

The City requires a parking ratio of 2.1 parking spaces per unit for multi-family projects. *Park North* has been designed with a total of 252 parking spaces (including 4 ADA spaces), which complies with this City standard. Of these 252 total parking spaces, 124 will be covered and reserved spaces for each unit. The remaining 128 spaces will be uncovered and unreserved for use by both residents and guests alike. It should be noted that *Park North* will also provide 40 bicycle parking spaces, exceeding the City’s requirement of 1 per 10 required vehicle parking spaces, as well as 18 EV charging/parking stations.

Pedestrian Circulation & Connectivity

Pedestrian connectivity is provided throughout the Site via a network of passive open space and pedestrian corridors provided adjacent to and between all of the buildings. These pedestrian corridors will also provide connectivity to the adjacent commercial development to the west and the City park facility to the north, thereby creating a mixed-use feel and environment for the *Park North* project. Pedestrian connectivity out to Guadalupe Road will also be provided via the new box culvert/bridge crossing of the MCFCD canal.

Entry Monumentation & Signage

The *Park North* project will feature entry monumentation at the main project entry off of Guadalupe Road. The exact placement will be coordinated with MCFCD.

Drainage & Retention

Site drainage and retention will be designed to meet City requirements and standards. It should be noted that the project has been designed to send 100% of the Site's required retention volume into the adjacent MCFCD canal, following pre-treatment. This concept has already been discussed with the MCFCD and they are supportive of it. There are no significant off-site drainage features/flows impacting the Site.

VII. Proposed Housing Product

As noted above, the proposed multi-family apartment units will be arranged within 4 three-story buildings (38' maximum height to facilitate varied rooflines). The *Park North* project will offer a strategic mix of 1-bedroom (24 units), 2-bedroom (72 units), and 3-bedroom (24 units) apartment units, ranging in size from 673 SF to 1,346 SF respectively, each with its own oversized private patio/balcony space. The current architectural design concept anticipated for the *Park North* project is shown on **Exhibit E – Conceptual Building Elevations** attached hereto.

The *Park North* project features four total apartment buildings consisting of two different building types (each three-stories), along with one community clubhouse/leasing office building type (single-story). The architecture style is modern contemporary with various materials, varied parapet heights (all of which are used to fully screen the rooftop mounted mechanical equipment), prominent primary entries, and oversized patios and balconies that encourage outdoor living. The masses of the buildings are organized as a series of elements that include the patios and balconies, various materials such as stone veneer, horizontal siding, and stucco painted in several different colors to create variety and visually interesting elevations. Every individual apartment unit faces out to a vast and open area, to the City's Monterey Park to the north and east, and to the MCFCD canal to the south. Because the units primarily face out to the north and south, units avoid direct sun exposure from the east in the morning and west in the evening. Nevertheless, metal awnings and overhangs over windows have been provided as necessary to provide protection from the sun. Overall, the building and apartment unit design aims to enrich the lives of residents by encouraging them to socialize with their neighbors, live an active lifestyle, and reduce the use of their car by exploring their own immediate "backyard".

Alternative Compliance for Section 11-6-3(B)(5)(g) – Base and Top Treatments

Section 11-6-3(B)(5)(g) outlines certain requirements for façade base and top treatments intended to create a "recognizable" base and top for each building façade. The proposed building elevations for *Park North* do not strictly comply with all of the requirements of this Section. However, the proposed design still meets this Section's intent and results in a "superior design". Consequently, Alternative Compliance to this Section is being proposed.

In this case, Alternative Compliance for the creation of a recognizable “base” is achieved through the incorporation of a wide range of materials and paint colors set up in a vertical manner to accentuate the building heights. These materials include brick veneers, siding, and several paint/stucco combinations with window awnings used as both shading devices and building elevation accents. Alternative Compliance for the creation of a recognizable “top” is achieved through variation in parapet heights (stepped parapets), overhangs on certain windows to provide shade and variation, and the use of different paint colors on tops/bands across the building elevations (see **Exhibit E – Conceptual Building Elevations** attached hereto).

VIII. Neighborhood Compatibility

The proposed *Park North* project is fully compatible with the surrounding area and will serve to further the creation of a great neighborhood, with a diversity of housing options and connectivity and interaction of uses, all in furtherance of the goals of the Mesa 2040 General Plan. As noted above, the *Park North* project is bordered on the south by the MCFCD canal and Guadalupe Road, on the west by the existing commercial corner, on the east by the City’s Monterey Park, and on the north by the City’s recently completed expansion of Monterey Park. The nearest home in the Superstition Springs community is approximately 900’ away across Monterey Park, and the nearest home in the residential communities south of Guadalupe Road is approximately 500’ away on the other side of a major arterial roadway (Guadalupe Road).

The project also responds to the primary concerns expressed to date by neighbors in the surrounding area. On March 28, 2024, the *Park North* project team held a preliminary neighborhood outreach meeting at the Superstition Springs Elementary School near the Site (summary provided in the Citizen Participation Plan included with this request). The purpose of this meeting was to gauge the neighborhood’s response to the proposed project and to understand any concerns they might have. The most common and primary concern expressed at the meeting was traffic; existing traffic near the Guadalupe/Power Roads intersection, specifically traffic during school drop-off and pick-up hours (which is busy at every school in the City during these times), and the additional traffic that would result from the development of the Site. Consequently, despite the *Park North* project not generating enough traffic to meet the City’s threshold requirements for submission of a formal traffic study, a formal traffic study has nevertheless been prepared and included to support this request and to address the concerns of the surrounding neighborhood. According to this traffic study, the proposed *Park North* project will generate 48% - 71% less additional traffic (depending on the time of day) than any of the commercial, retail, or office uses previously proposed and currently approved for the Site, and the nearby 6-lane arterial streets (Power Road and Guadalupe Road) have adequate capacity for the additional traffic. Therefore, in terms of potential uses for the Site under its existing zoning, the *Park North* project best addresses the primary concern of the neighbors.

A second follow-up neighborhood meeting was held at the same location on November 14, 2024. The purpose of this second neighborhood meeting was to update neighbors on the status of the

project, including efforts made to address previously expressed concerns. Despite this 2nd neighborhood meeting being well advertised and notices, only 15 neighbors attended, primarily with traffic concerns specific to school drop-off and pick-up hours (see summary provided in the Citizen Participation Report included with this request)

Finally, a formal “Good Neighbor Policy” document has been included in support of this request, outlining both the measures taken in the design of the *Park North* project to ensure its compatibility with the surrounding uses, and measures that can and will be taken in the future to ensure that the *Park North* project is a good neighbor in perpetuity, specifically with the adjacent City park.

IX. 2040 Mesa General Plan Compatibility

The Mesa 2040 General Plan Character Area designation for the Site is *Neighborhoods* (with a *Suburban* sub-type). The *Neighborhood* Character Area allows for multi-family uses and the Site’s existing *LC-PAD* zoning. The proposed *Park North* project is also compatible with the goals and policies of the General Plan for *Neighborhoods*, the key elements to create and maintain a variety of great and strong *Neighborhoods*, and the specific elements of the General Plan’s *Neighborhoods* Character Area as follows:

Goals & Policies for Character Areas:

Goal: Foster a development pattern that creates and maintains a variety of great neighborhoods, grows a diverse and stable economy, and develops rich public spaces:

1. *Character Areas P1: In areas with a Neighborhoods character, development will be reviewed for the impact on improving or maintaining the existing neighborhood and achieving the development and design standards for neighborhoods set forth in Chapter 4, and for compliance with any approved sub-area or neighborhood plan for the specific area.*

The proposed *Park North* project will serve to improve and compliment the existing neighborhood by providing additional diverse housing options, creating a horizontally mixed-use corner with the adjacent commercial development and the City park, and yield lower traffic volumes than if the Site were to be developed with traditional commercial, office or retail uses. The *Park North* project will also achieve the development and design standards for *Neighborhoods* as outlined below.

2. *Land Use P1: Develop a land use pattern throughout the City that helps create and maintain diverse neighborhoods, maintains locations for employment uses, provides for dynamic and inviting locations for shopping and recreation, achieves compatibility with surrounding communities, and is consistent with other plans and programs of the City.*

The proposed *Park North* project introduces a new diverse housing option into the existing neighborhood and will result in a horizontally mixed-use area with the adjacent commercial corner and the City park, all compatible with, and extremely well-buffered from, the surrounding community.

Goals & Policies for Neighborhoods:

Goal: Create and maintain a variety of great neighborhoods:

1. *Neighborhoods P1: Encourage the appropriate mix of uses that will bring life and energy to neighborhoods while protecting them from encroachment by incompatible development.*

The proposed *Park North* project introduces a new diverse housing option (already allowed within the existing LC zoning district) into the existing neighborhood and will result in a horizontally mixed-use area with the adjacent commercial corner and the City park, all compatible with the surrounding community. The *Park North* project is extremely well-buffered from the existing single-family residential uses in the area by the vast open space of the adjacent City park.

2. *Neighborhoods P2: Review new development for the mix of uses and form of development needed to establish lasting neighborhoods.*

The proposed *Park North* project will provide a diverse mix of uses and housing opportunities consistent with the City's vision for the *Neighborhood Character Area* and will satisfy the forms and guidelines of this Character Area as outlined below.

3. *Neighborhoods P3: Continue positive working relationship with local schools to provide parks, meeting locations, and support for neighborhoods.*

The project team for the proposed *Park North* project will continue to work with the local schools, including Highland Jr. High School across Guadalupe Road, to ensure the educational needs and safety of all students in the neighborhood continue to be met.

4. *Neighborhoods S2: Enhance the neighborhood outreach program to improve development of neighborhood leaders, educate neighborhood residents regarding property maintenance responsibilities, and provide a better forum for citizen engagement and communication with the City, with businesses and with each other.*

The *Park North* project team has already held two formal neighborhood meetings and will continue to meet and work with neighbors throughout the application process to ensure concerns are addressed as best as possible.

5. *Neighborhoods S4: Establish and maintain ongoing process for improving connections and walkability in existing neighborhoods by installing sidewalks where needed and improving the amount of shade and other amenities along sidewalks.*

The proposed *Park North* project will include pedestrian connection to the adjacent City park, commercial corner to the west, and Guadalupe Road, thereby creating a completely walkable community and improving the walkability of the neighborhood as a whole.

6. *Neighborhoods S5: Investigate strategies and incentives to encourage appropriate infill consistent with neighborhood goals and values.*

The proposed *Park North* project is effectively an “infill” project in this neighborhood, and as noted above, it is compatible and consistent with the surrounding neighborhood and uses.

7. *Housing P1: Encourage a range of housing options in all areas of the City in order to allow people to stay in their neighborhood as their housing needs change.*

The proposed *Park North* project will provide a new housing option (multi-family apartments) for the neighborhood, allowing another opportunity for people to remain in the neighborhood as their needs and situations change.

8. *Redevelopment P1: All new developments will be evaluated for consistency with the character area form standards for their area and with criteria listed above for creating great neighborhoods.*

As noted above and below, the proposed *Park North* project is consistent with the *Neighborhood Character Area* form standards and will help create and maintain a great overall neighborhood that provides diverse housing options for its residents.

9. *Redevelopment P2: Encourage and facilitate infill development that improves the quality of the neighborhood.*

As noted above, the proposed *Park North* project is effectively an “infill” project in this neighborhood and will improve the quality of the neighborhood by introducing new housing options that allow people to remain in the neighborhood as their needs and situations change.

Key Elements Needed for Great/Strong Neighborhoods:

1. *Safe, Clean and Healthy Living Environment.*

The *Park North* project will be gated, thereby providing additional safety and security for residents. The project will be maintained by the property owners’ associations, thereby

ensuring a clean and well-kept living environment. Finally, in addition to onsite amenities that will foster a healthy lifestyle for residents, the project is immediately adjacent to the City's Monterey Park, which will allow residents to regularly utilize the outdoor recreational activities the park provides.

2. Build Community and Foster Social Interaction.

The design of the central amenity area of the *Park North* project, including the community pool and clubhouse, is intended to foster social interaction among residents and will help build a great sense of community. Further, as a sort of "infill" project, its relationship to the surrounding properties and uses will help strengthen the sense of community and social interaction in the area as a whole.

3. Connectivity and Walkability.

The *Park North* project is relatively small (5.05 acres) and has been designed with walkways throughout, so it is extremely walkable. Additionally, pedestrian connections have been provided to the adjacent City park, adjacent commercial corner to the west, and out to Guadalupe Road and the school across the street, thereby creating maximum connectivity with the surrounding area.

4. Provide for Diversity.

This new multi-family apartment project will provide another housing option in the surrounding area, thereby providing additional diversity complimenting the existing single-family residential and commercial uses in the area.

5. Neighborhood Character and Personality.

The architectural design of the *Park North* site elements and the housing product itself will create a character and personality for the project that is both distinct from and compliments the existing residential and commercial projects in the area.

6. Quality Design and Development.

The *Park North* project has been designed to result in a high-quality, first class development that will be an asset to the City and the surrounding community.

Elements of the *Neighborhoods* Character Area:

- 1. Focus: The primary focus of the Neighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community.*

The proposed *Park North* project is a high-quality, gated development that will provide a safe place for residents. The use is complimentary to the adjacent City park, commercial uses and residential neighborhood and will serve to continue the creation of a truly diverse and walkable neighborhood for everyone to enjoy.

2. *Suburban Sub-Type: This is the predominant neighborhood pattern in Mesa. As part of a total neighborhood area, this character type may also contain areas of duplexes and other multi-residence properties and commercial uses along arterial frontages and at major street intersections.*

“Multiple residence” is identified as one of the primary land uses within the *Suburban* sub-type. The proposed *Park North* project is a multi-family apartment development, consistent with the *Suburban* Sub-Type of the *Neighborhood* Character Area. Further, the *Park North* project is located at the intersection of two major arterial streets (Guadalupe Road and Power Road) along the frontage of Guadalupe Road, exactly the location contemplated by the Mesa 2040 General Plan for this type of multiple residence project.

3. *Forms & Guidelines: The predominant building height is one- and two-stories, but there will be areas with three and four story buildings where higher density development is appropriate.*

The proposed *Park North* multi-family project will feature three-story buildings located exactly where the *Suburban* sub-type deems higher density development to be appropriate, consistent with the forms and guidelines of the *Neighborhoods* Character Area.

4. *Forms & Guidelines: Density is generally between 2 and 12 dwelling units per acre, but higher densities may occur along the arterial streets and at major intersections; changes in density should be gradual.*

The proposed *Park North* multi-family project is located along an arterial street (Guadalupe Road) and at the major intersection of Guadalupe Road and Power Road, exactly where higher densities are desired and anticipated to occur. The change in density from the nearest single-family residential developments is definitely gradual, as the Site is buffered by the vast open spaces of the City’s Monterey Park and the adjacent major arterial streets. Finally, the Site’s existing *LC-PAD* zoning, which is identified as compatible with the *Suburban* sub-type, already allows residential densities up to 25 DU/Acre and the proposed *Park North* project is below that threshold at 23.8 DU/Acre.

5. *Forms & Guidelines: Lot coverage is generally less than 40% but may be increased in small lot developments and Planned Area Developments.*

The maximum lot coverage already allowed per the Site's existing *LC-PAD* zoning is actually 80%. The lot coverage for the proposed *Park North* project is at 79.5%, just below this 80% threshold.

6. *Forms & Guidelines: Homes are setback from the street to provide a front yard.*

As multi-family dwelling units the proposed *Park North* project will not have traditional front yards for each unit, but all dwelling units will be set back over 100' from Guadalupe Road.

7. *Forms & Guidelines: Sidewalks are generally available on both sides of the street.*

As noted above, the proposed *Park North* project has been designed with walkways throughout, so it is extremely walkable. Additionally, pedestrian connections have been provided to the adjacent City park, adjacent commercial corner to the west, and out to Guadalupe Road and the school across the street, thereby creating maximum connectivity with the surrounding area.

8. *Forms & Guidelines: Some form of accessible, usable community space is spread throughout the community and provides a focus for smaller neighborhood areas.*

The proposed *Park North* project will feature a centralized amenity area that includes a community pool and clubhouse. Additionally, the project is located immediately adjacent to the City park and will have pedestrian connection linking residents to the amenities it provides.

Exhibit A – Aerial Vicinity Map



EXHIBIT A – AERIAL VICINITY MAP

Exhibit B – Surrounding Zoning Map

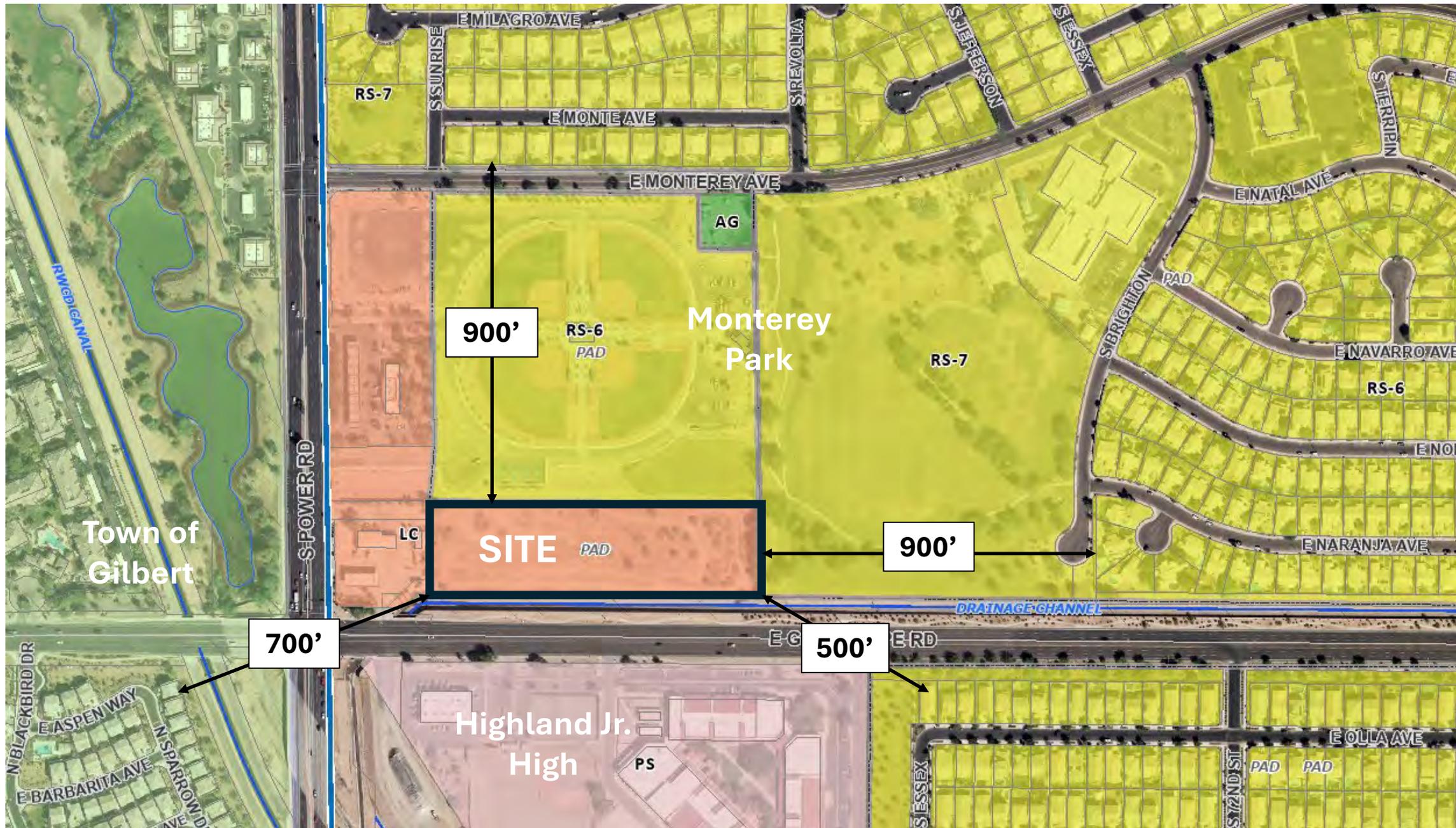


EXHIBIT B – SURROUNDING ZONING MAP

Exhibit C – Preliminary Site Plan

PROJECT DATA

DEVELOPER: EXCOLO DEVELOPMENT
6628 E. BASELINE RD, SUITE 102
MESA, AZ 85206
ATTN: ROB STEPHAN

ARCHITECT: BMA ARCHITECTURE
2915 E. BASELINE RD, SUITE 120
GILBERT, AZ 85234
ATTN: BRIAN M. ANDERSEN, AIA

SITE DATA
ADDRESS: 6912 E. GUADALUPE RD.
MESA, AZ 85212

APN NUMBER: 304-05-982A

SITE AREA: APPROX GROSS 5.05 ACRES (219,864 SF)
APPROX NET 5.05 ACRES (219,864 SF)

CURRENT ZONING: LC-PAD
PROPOSED ZONING: LC-PAD-CUP
PROPOSED USE: MULTI-FAMILY APARTMENTS

BUILDING HEIGHT
CURRENT: 35'-0" MAX
PROPOSED: 38'-0" MAX

LOT COVERAGE: 174,732/219,864 = 79.5%

DENSITY
ALLOWED: 120 UNITS/5.05 ACRES = 23.8 DU/AC
PROVIDED:

UNIT TYPE	NO. BEDROOMS	# OF UNITS	% OF UNITS	PATIO/BALCONY (OPEN SPACE)
A1	1-BEDROOM	24 UNITS	20.0 %	90 SF
B1	2-BEDROOM	72 UNITS	60.0 %	118 SF
C1	3-BEDROOM	24 UNITS	20.0 %	220 SF
TOTAL		120 UNITS	100 %	

BUILDING TYPE	BUILDING FOOTPRINT AREA	NET BUILDING AREA	GROSS BUILDING AREA	USE	SPRINKLER TYPE	CONST TYPE
BUILDING 1	10,157	29,536	29,536	R2	NFPA 13R	VA
BUILDING 2	13,298	38,590	38,590	R2	NFPA 13R	VA
LEASING/CLUBHOUSE	4,053	4,053	4,053	B/A2	NFPA 13	VB
GROSS AREA:		5	137,652±			

GROSS PARKING REQUIRED	# UNITS	SPACES REQUIRED
	120 X 2.1 =	252 P.S.

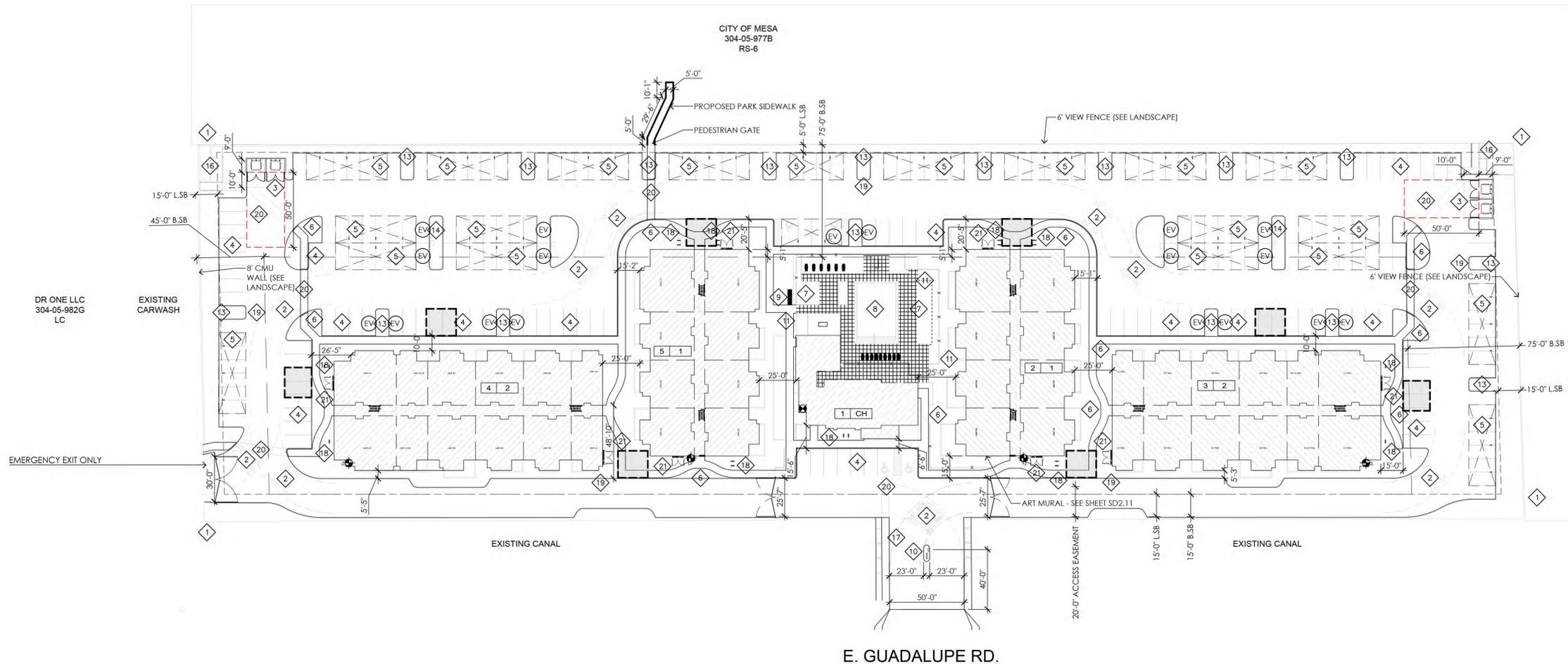
PROVIDED:	SPACES
OPEN	= 126 P.S. (INCLUDING 18 EV PARKING SPOTS)
COVERED	= 122 P.S.
ADA OPEN	= 2 P.S.
ADA COVERED	= 2 P.S.

PROVIDED TOTAL: 252 P.S. (INCLUDING 18 EV PARKING SPOTS)

BICYCLE PARKING	REQUIREMENT
REQUIRED	= 26 REQUIRED (252 TOTAL PARKING SPACES/10 = 25.2)
PROVIDED	= 40 BICYCLE PARKING SPACES (20 RACKS @ 2 BIKES/RACK)

LOT COVERAGE (BREAKDOWN):
PARKING, COVERED PARKING, AND DRIVING AISLES: 106,786 SF
CLUBHOUSE: 4,053 SF
BUILDING TYPE 1: 10,157 SF x 2 = 20,314 SF
BUILDING TYPE 2: 13,298 SF x 2 = 26,596 SF
TRASH ENCLOSURES: 632 SF
SIDEWALKS: 10,001 SF
AMMENITY AREA: 5,467 SF
DOG WALKS: 1,012 SF
TOTAL: 174,861 SF / 219,864 SF = 79.5%

OUTDOOR LIVING AREA:
TOTAL COMMON OPEN SPACE = 10,532 SF/120 UNITS = 88 SF COMMON OPEN SPACE/UNIT
1-BEDROOM UNITS (UNIT A1): 90 SF PRIVATE OPEN SPACE + 88 SF COMMON OPEN SPACE = 178 SF OPEN SPACE/UNIT
2-BEDROOM UNITS (UNIT B1): 118 SF PRIVATE OPEN SPACE + 88 SF COMMON OPEN SPACE = 206 SF OPEN SPACE/UNIT
3-BEDROOM UNITS (UNIT C1): 220 SF PRIVATE OPEN SPACE + 88 SF COMMON OPEN SPACE = 308 SF OPEN SPACE/UNIT



SITE PLAN

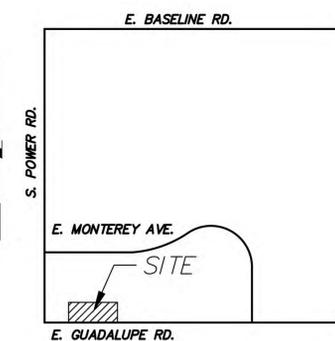
SCALE: 1" = 40'-0"

SITE KEY NOTES

- 1 PROPERTY LINE
- 2 FIRE TRUCK TURNING RADIUS (PER CITY OF MESA DETAIL 503.2.4) TYPICAL WHERE SHOWN
- 3 REFUSE ENCLOSURE
- 4 PARKING SPACE 9'X18', TYPICAL
- 5 COVERED PARKING STRUCTURE WHERE INDICATED
- 6 NEW PEDESTRIAN WALKWAY (5'-0" TYPICAL)
- 7 AMENITY AREA
- 8 POOL AREA (POOL UNDER SEPARATE PERMIT)
- 9 GAS BBQ AT AMENITY AREA
- 10 KEYPAD ACCESS CONTROLLER AND KNOX EMERGENCY ACCESS OVERRIDE PER MESA FIRE PREVENTION DIVISION REGULATIONS FOR AUTOMATIC GATES.
- 11 POOL ENCLOSURE WALL AND GATE (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- 12 LANDSCAPE FENCE AND GATE (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- 13 LANDSCAPE ISLAND (SINGLE ROW), 9'-0"W x 18'-0"L, TYPICAL
- 14 LANDSCAPE ISLAND (DOUBLE ROW), 9'-0"W x 36'-0"L, TYPICAL
- 15 5'-0" WIDE PEDESTRIAN SIDEWALK, TYPICAL
- 16 DOG WALK
- 17 5'-0" WIDE SIDEWALK ALONG CULVERT TO GUADALUPE ROAD
- 18 BICYCLE RACKS (NOTE: 2 BIKES PER RACK) - PLEASE SEE LANDSCAPE SHEET L1.51 DETAIL 5 FOR BIKE RACK DETAILS.
- 19 FIRE HYDRANTS
- 20 CROSSWALK - PLEASE SEE LANDSCAPE SHEET L1.51 DETAIL 6 FOR CROSSWALK DETAIL.
- 21 ELECTRICAL PANEL METAL SCREEN GATE

SITE PLAN LEGEND

- 1 CH BUILDING NUMBER
- [Symbol] BUILDING TYPE
- [Symbol] BUILDING TYPE 1 - 3 STORY
- [Symbol] BUILDING TYPE 2 - 3 STORY
- [Symbol] CLUBHOUSE
- [Symbol] 20'-0 WIDE UN-OBSTRICTED FIRE AERIAL APPARATUS STAGING AREA
- [Symbol] FIRE RISER NFPA 13R
- [Symbol] FIRE RISER NFPA 13
- [Symbol] FIRE HYDRANT
- [Symbol] EV PARKING SPOT
- [Symbol] EV CHARGING STATION (CHARGEPOINT CT4000) - SEE SHEET SD4.20 FOR DETAILS



PROPOSED NEW MULTI-FAMILY PROJECT FOR:
EXCOLO DEVELOPMENT
PARK NORTH
6912 E. GUADALUPE RD
MESA, AZ

dwg name: PRELIMINARY SITE PLAN

dwg no: SD1.10

date: 01-23-2025

job no: 2024.02

log no:

Exhibit D – Preliminary Landscape Plan

PARK NORTH

6912 E. GUADALUPE RD
MESA, AZ, 85206

PROJECT TEAM

OWNER / DEVELOPER

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

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

LANDSCAPE ARCHITECT

WERK | URBAN DESIGN
7520 E. 2ND STREET, SUITE 1004
SCOTTSDALE, AZ, 85251
CONTACT: JESSE WESTAD
PHONE: (602) 429-9922
EMAIL: JESSE@WERKURBANDESIGN.COM

CIVIL ENGINEER

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

PROJECT INFORMATION

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

SHEET INDEX

L1.00 PRELIMINARY LANDSCAPE PLAN
L1.01 CLUBHOUSE AMENITY AREA
L1.51 LANDSCAPE DETAIL SHEET

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	HEIGHT	WIDTH	MATURE SIZE	VEG CREDIT
TREES								
	3	Bismarckia nobilis Bismarck Palm	36" Box	2.0"-3.0"	8.0'-10.0'	4.0'-5.0'	45' x 10'	25
	44	Eucalyptus papuana Ghost Gum	24" Box	1.0"-1.5"	8.0'-10.0'	3.0'-4.0'	40' x 25'	100
	36	Pistacia x 'Red Push' Pistache	24" Box	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'	25' x 25'	50
	46	Quercus fusiformis 'Joan Lionetti' Joan Lionetti Texas Live Oak	36" Box	1.0"-1.5"	8.0'-10.0'	5.0'-6.0'	40' x 25'	100
	129	SUBTOTAL:						

SYMBOL	QTY	DESCRIPTION	VEG CREDIT
	136	Aloe barbadensis Medicinal Aloe	5 gal 10
	48	Asclepias subulata Desert Milkweed	5 gal 5
	49	Muhlenbergia capillaris 'Regal Mist' Regal Mist Muhly	5 gal 5
	52	Muhlenbergia rigens Deer Grass	5 gal 5
	133	Portulacaria afra Elephant's Food	5 gal 10
	418	SUBTOTAL:	

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	1/2" Screened - 2" Depth Color: Mahogany	61,060 sf
	DECOMPOSED GRANITE - STABILIZED 1/4" Minus Stabilized, 3" Depth Color: Desert Tan	1,050 sf
	Athletic and Recreational Surfacing	
	TURF - SYNTHETIC Product: SYNTIPED 343 By: Paradise Greens and Turf - (480) 586-0655	2,036 sf

GROUND COVER & SHRUBS

SYMBOL	QTY	DESCRIPTION	VEG CREDIT
	86	Caesalpinia mexicana Mexican Bird of Paradise	15 gal 50
	116	Dodonaea viscosa Hop Bush	5 gal 50
	138	Encelia farinosa Brittlebush	5 gal 10
	42	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 gal 25
	159	Lantana montevidensis Purple Trailing Lantana	5 gal 25
	131	Lantana x 'New Gold' New Gold Lantana	5 gal 25
	152	Ruellia brittoniana Purple Ruellia	5 gal 10
	9	Sophora secundiflora Texas Mountain Laurel	15 gal 50
	40	Sphagneticola trilobata Yellow Dot	5 gal 25
	87	Tecoma x 'sparky' Tecoma Sparky	5 gal 25
	960	SUBTOTAL:	

SITE DISTANCE TRIANGLE

PER COM EDM SECTION 1105.3 PLANT MATERIAL WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30-INCHES IN HEIGHT AT FULL MATURITY. 1105.4 TREES PLANTED WITH THE SIGHT DISTANCE TRIANGLES SHALL BE 24-INCH TO 42-INCH BOX SPECIMENS WITH NO BRANCHES LOWER THAN 8-FEET ABOVE THE SIDEWALK ELEVATION, AND 14-FEET OVER VEHICULAR TRAFFIC WAYS.

LANDSCAPE CALCULATIONS

PERIMETER LANDSCAPE:	VEG CREDIT	VEG CREDIT	VEG CREDIT
NORTH PERIMETER: 885.19 LF 4 Trees 20 Shrubs per 100 LF	35.4	177	36 Trees, 194 Shrubs
EAST PERIMETER: 248.34 LF 4 Trees 20 Shrubs per 100 LF	9.93	49.67	10 Trees, 76 Shrubs
WEST PERIMETER: 248.32 LF 3 Trees 20 Shrubs per 100 LF	7.45	49.66	8 Trees, 51 Shrubs
Perimeter Tree Sizes: 36" box: 25" min; 24" box: 50% min; no trees smaller than 15 gallon.			53 Trees, 13.25 x 36" Box min, 26.5 x 24" Box min.
OPEN SPACE REQUIREMENTS 50% of all open space shall contain live plant material		PROVIDED	
Total landscape area = 64246 SF			39235 SF
SIGHT VISIBILITY TRIANGLE:			
MINIMUM SHRUB SIZE Min 50% 5-gallon or larger, all shrubs 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. 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) Min 1 tree per 50 LF, (trees in parking lot and within 30' of the building may be counted). 10% min 36" box, and remainder shall be min 24" box			
			39 Trees

PROJECT NARRATIVE

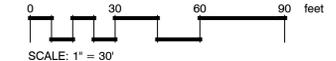
PARK NORTH IS A NEW MULTI-FAMILY DEVELOPMENT SIZED APPROXIMATELY 220,000 SQ. FT. ON 5 ACRES OF UNDEVELOPED LAND. THE OVERALL LANDSCAPE DESIGN APPROACH WILL BE TO DEVELOP AN ATTRACTIVE ENVIRONMENT WITH PLANT MATERIAL THAT IS CONTEXTUAL TO ITS SURROUNDING ENVIRONMENT, AESTHETICALLY PLEASING, SEASONALLY 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

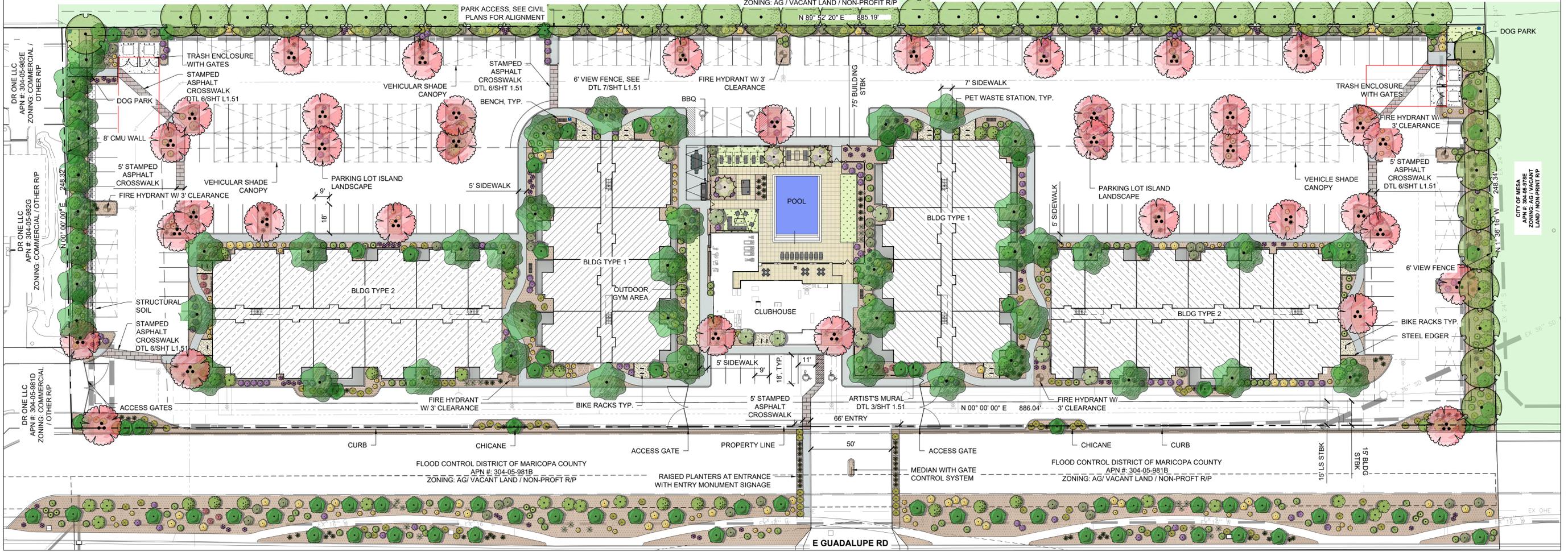
TOTAL LANDSCAPE AREA = 64,246 SF
(64,246 SF/2) = 32,123 SF REQUIRED
TOTAL TREE COVER = 10,875 SF
TOTAL SHRUB COVER = 28,360 SF
TOTAL PROVIDED = 39,235 SF

LEGAL DESCRIPTION

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



CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



EXCOLO DEVELOPMENT

REV	DESCRIPTION	DATE	APPR

PRELIMINARY LANDSCAPE PLAN

PARK NORTH PREPARED FOR 6912 E. GUADALUPE RD, MESA, ARIZONA

PROJECT NO:	24021
SCALE (H):	1"=30'-0"
SCALE (V):	NONE
DRAWN BY:	CE
DESIGN BY:	JAW
CHECK BY:	JAW
DATE:	01/27/2025



REV	DESCRIPTION	BY	DATE	APPR

PROJECT No.
24021

SCALE (H): 1"=10'-0"

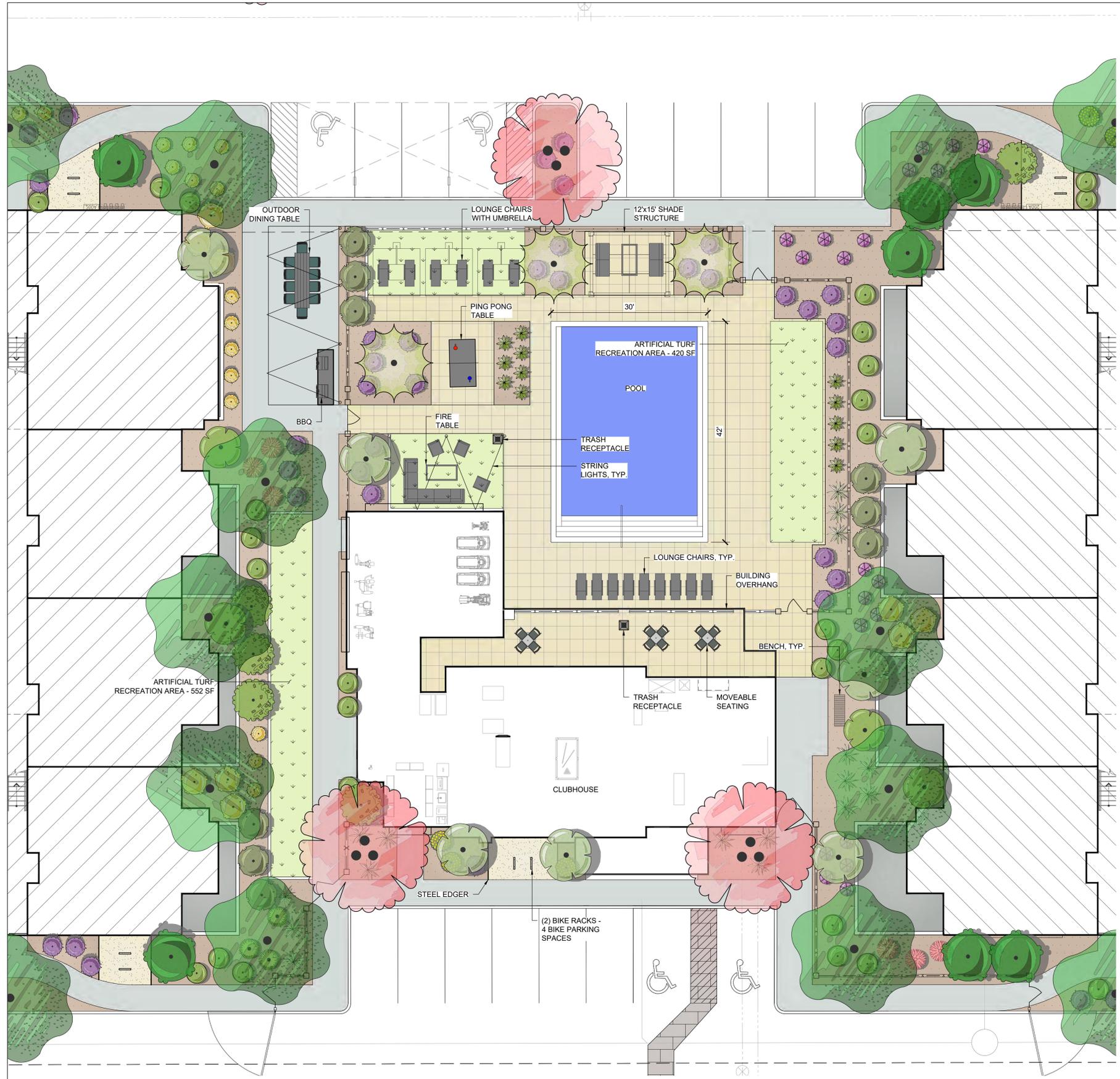
SCALE (V): NONE

DRAWN BY: CBL

DESIGN BY: JAW

CHECK BY: JAW

DATE: 01/27/2025



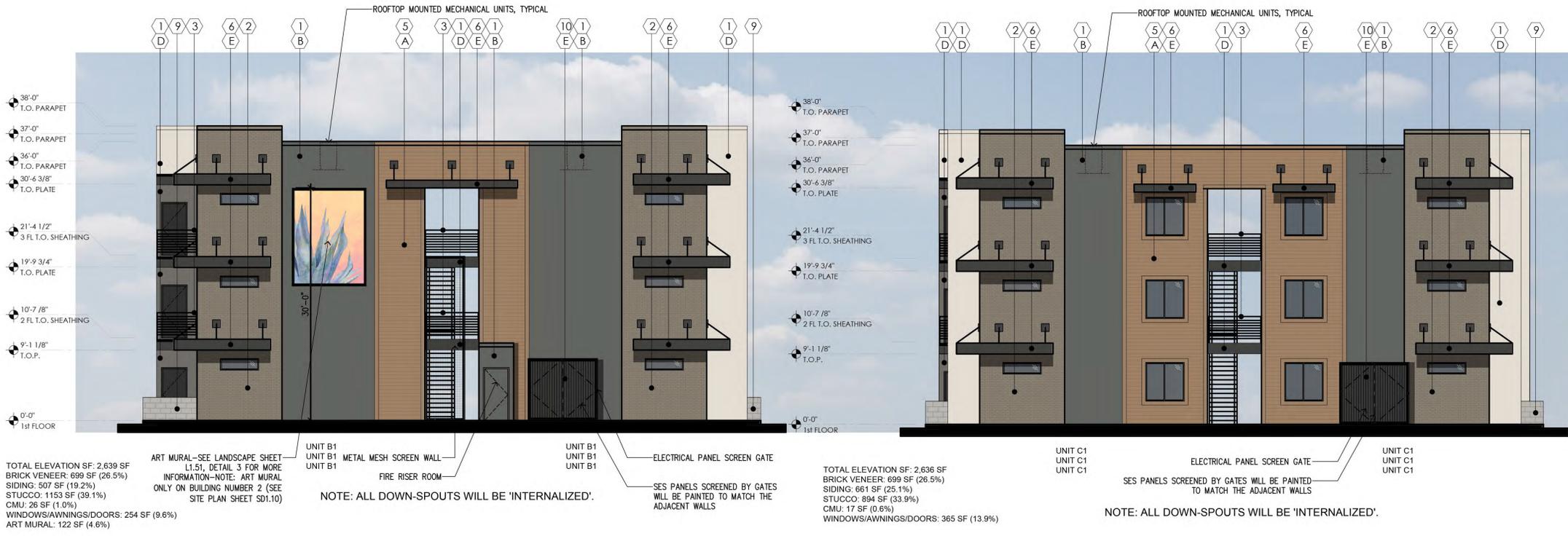
CLIENT: MESA CITY OF WERK, LLC. PROJECT: EXCOLO DEVELOPMENT. SHEET: L1.01. DATE: 01/27/2025. SCALE: 1"=10'-0".
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC CHAIRMAN AND CLIENT FOR WHICH IT WAS PREPARED.
 WERK, LLC AND ITS DESIGNERS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION OR MAINTENANCE COSTS OR DELAYS ARISING FROM THIS DOCUMENT.

Exhibit E – Conceptual Building Elevations



BLD TYPE 1 - FRONT/REAR ELEVATION

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



BLD TYPE 1 - LEFT ELEVATION

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

BLD TYPE 1 - RIGHT ELEVATION

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

EXTERIOR PAINT SCHEDULE			
TAG	MANUFACTURER	COLOR	NOTES
(A)	SHERWIN-WILLIAMS	MEADOWLARK (SW-7522)	PLANK LAP SIDING
(B)	SHERWIN-WILLIAMS	GRIZZLY GRAY (SW-7068)	ACCENT
(C)	SHERWIN-WILLIAMS	CITYSCAPE (SW-7067)	ACCENT
(D)	SHERWIN-WILLIAMS	AESTHETIC WHITE (SW-7035)	ACCENT
(E)	SHERWIN-WILLIAMS	IRON ORE (SW-7069)	METAL AWNINGS, METAL SCREEN GATE

EXTERIOR MATERIAL SCHEDULE				
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./COLOR/TEXTURE	NOTES
(1)	1 COAT STUCCO SYSTEM			
(2)	BRICK VENEER	ELDORADO STONE	COLOR:TUNDRABRICK-ASHLAND	HEIGHT: 2.5" LENGTH: 7.75"-8" THICKNESS: .688"-.813"
(3)	METAL GUARD RAILING			
(4)	6" FOAM BAND			STUCCO FINISH
(5)	PLANK LAP SIDING	JAMESHARDIE	HARDIE PLANK (SELECT CEDARMILL)	6.250" WIDTH, 1.44" LENGTH, 0.312" THICK PRIMED FOR PAINT
(6)	METAL AWNING	TBD	TBD	METAL AWNING PRIMED FOR PAINT
(7)	METAL SIDING	TBD	TBD	METAL SIDING PRIMED FOR PAINT
(8)	TILE	DALTILE	MATTE ARCTIC WHITE (0790)	
(9)	CMU BLOCK			16"x8"x8"
(10)	METAL SCREEN GATE			FOR SCREENING SES ELECTRICAL PANELS



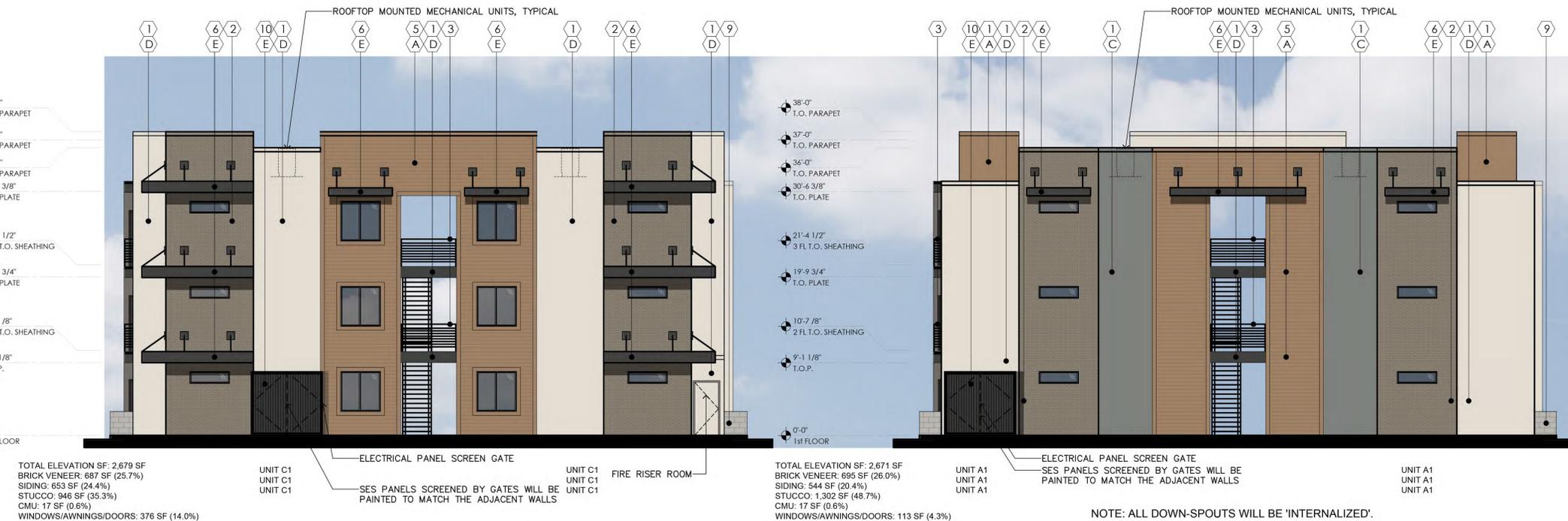
PROPOSED NEW MULTI-FAMILY PROJECT FOR:
EXCOLO DEVELOPMENT
PARK NORTH
6912 E. GUADALUPE RD
MESA, AZ

dwg name: BUILDING TYPE 1
COLORED ELEVATIONS
SD2.11
dwg no: SD2.11
date: 01-29-2025
job no: 2024.02 log no:



BLD TYPE 2 - FRONT/REAR ELEVATION

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



BLD TYPE 2 - LEFT ELEVATION

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

BLD TYPE 2 - RIGHT ELEVATION

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

EXTERIOR PAINT SCHEDULE			
TAG	MANUFACTURER	COLOR	NOTES
(A)	SHERWIN-WILLIAMS	MEADOWLARK (SW-7522)	PLANK LAP SIDING
(B)	SHERWIN-WILLIAMS	GRIZZLY GRAY (SW-7068)	ACCENT
(C)	SHERWIN-WILLIAMS	CITYSCAPE (SW-7067)	ACCENT
(D)	SHERWIN-WILLIAMS	AESTHETIC WHITE (SW-7035)	ACCENT
(E)	SHERWIN-WILLIAMS	IRON ORE (SW-7069)	METAL AWNINGS, METAL SCREEN GATE

EXTERIOR MATERIAL SCHEDULE				
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./COLOR/TEXTURE	NOTES
(1)	1 COAT STUCCO SYSTEM			
(2)	BRICK VENEER	ELDORADO STONE	COLOR:TUNDRABRICK-ASHLAND	HEIGHT: 2.5" LENGTH: 7.75"-8" THICKNESS: .688"-.813"
(3)	METAL GUARD RAILING			
(4)	6" FOAM BAND			STUCCO FINISH
(5)	PLANK LAP SIDING	JAMESHARDIE	HARDIE PLANK (SELECT CEDARMILL)	6.250" WIDTH, 1.44" LENGTH, 0.312" THICK PRIMED FOR PAINT
(6)	METAL AWNING	TBD	TBD	METAL AWNING PRIMED FOR PAINT
(7)	METAL SIDING	TBD	TBD	METAL SIDING PRIMED FOR PAINT
(8)	TILE	DALTILE	MATTE ARCTIC WHITE (0790)	
(9)	CMU BLOCK			16"x8"x8"
(10)	METAL SCREEN GATE			FOR SCREENING SES ELECTRICAL PANELS



PROPOSED NEW MULTI-FAMILY PROJECT FOR:
EXCOLO DEVELOPMENT
PARK NORTH
6912 E. GUADALUPE RD
MESA, AZ

dwg name: BUILDING TYPE 2
COLORED ELEVATIONS
dwg no: SD2.21
date: 01-29-2025
job no: 2024.02 log no:



TOTAL ELEVATION SF: 1,628 SF
 CMU: 259 SF (15.9%)
 SIDING: 160 SF (9.8%)
 STUCCO: 756 SF (46.4%)
 METAL SIDING: 142 SF (8.8%)

FRONT ELEVATION

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



TOTAL ELEVATION SF: 1,322 SF
 CMU: 400 SF (30.3%)
 SIDING: 351 SF (26.6%)
 STUCCO: 272 SF (20.6%)
 METAL SIDING: 114 SF (8.6%)

RIGHT ELEVATION

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



TOTAL ELEVATION SF: 1,618 SF
 CMU: 325 SF (20.1%)
 SIDING: 376 SF (23.2%)
 STUCCO: 336 SF (20.8%)
 METAL SIDING: 243 SF (15.0%)
 WINDOWS/AWNINGS/DOORS: 338 SF (20.9%)

DOG WASH STATION

REAR ELEVATION

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



TOTAL ELEVATION SF: 1,319 SF
 CMU: N/A
 SIDING: 403 SF (30.6%)
 STUCCO: 646 SF (48.9%)
 METAL SIDING: 47 SF (3.6%)
 WINDOWS/AWNINGS/DOORS: 223 SF (16.9%)

LEFT ELEVATION

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

EXTERIOR PAINT SCHEDULE			
TAG	MANUFACTURER	COLOR	NOTES
(A)	SHERWIN-WILLIAMS	MEADOWLARK (SW-7522)	PLANK LAP SIDING
(B)	SHERWIN-WILLIAMS	GRIZZLY GRAY (SW-7068)	ACCENT
(C)	SHERWIN-WILLIAMS	CITYSCAPE (SW-7067)	ACCENT
(D)	SHERWIN-WILLIAMS	AESTHETIC WHITE (SW-7035)	ACCENT
(E)	SHERWIN-WILLIAMS	IRON ORE (SW-7069)	METAL AWNINGS

EXTERIOR MATERIAL SCHEDULE				
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
(1)	1 COAT STUCCO SYSTEM			
(2)	BRICK VENEER	ELDERADO STONE	COLOR:TUNDRABRICK-ASHLAND	HEIGHT: 2.5" LENGTH: 7.75"-8" THICKNESS: .688"-.813"
(3)	METAL GUARD RAILING			
(4)	6" FOAM BAND			STUCCO FINISH
(5)	PLANK LAP SIDING	JAMESHARDIE	HARDIE PLANK (SELECT CEDARMILL)	6.250" WIDTH, 1.44" LENGTH, 0.312" THICK PRIMED FOR PAINT
(6)	METAL AWNING	TBD	TBD	METAL AWNING PRIMED FOR PAINT
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(8)	TILE	DALTILE	MATTE ARCTIC WHITE (0790)	
(9)	CMU BLOCK			16"x8"x8"



PROPOSED NEW MULTI-FAMILY PROJECT FOR:
EXCOLO DEVELOPMENT
PARK NORTH
 6912 E. GUADALUPE RD
 MESA, AZ

dwg name: CLUBHOUSE
 ELEVATIONS

dwg no: SD4.11

date: 12-10-2024

job no: 2024.02 log no:

PARK NORTH

6912 E. GUADALUPE RD
MESA, AZ, 85206

PROJECT TEAM

OWNER / DEVELOPER

EXCOLO DEVELOPMENT
6628 E. BASELINE RD, SUITE 102
MESA, AZ, 85206
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PHONE: (480) 659-1524
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LANDSCAPE ARCHITECT

WERK | URBAN DESIGN
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CIVIL ENGINEER

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

PROJECT INFORMATION

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

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L1.00 PRELIMINARY LANDSCAPE PLAN
L1.01 CLUBHOUSE AMENITY AREA
L1.51 LANDSCAPE DETAIL SHEET

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	46	Quercus fusiformis 'Joan Lionetti' Joan Lionetti Texas Live Oak	36" Box	1.0"-1.5"	8.0'-10.0'	5.0'-6.0'	40' x 25'	100
	129	SUBTOTAL:						

ACCENTS & GRASSES

	136	Aloe barbadensis Medicinal Aloe	5 gal	10
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	49	Muhlenbergia capillaris 'Regal Mist' Regal Mist Muhly	5 gal	5
	52	Muhlenbergia rigens Deer Grass	5 gal	5
	133	Portulacaria afra Elephant's Food	5 gal	10
	418	SUBTOTAL:		

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	32 Exterior Improvements	61,060 sf
	1/2" Screened - 2" Depth Color: Mahogany	1,050 sf
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	Athletic and Recreational Surfacing	
	TURF - SYNTHETIC Product: SYNTIPED 343 By: Paradise Greens and Turf - (480) 586-0655	

GROUND COVER & SHRUBS

	86	Caesalpinia mexicana Mexican Bird of Paradise	15 gal	50
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	87	Tecoma x 'sparky' Tecoma Sparky	5 gal	25
	960	SUBTOTAL:		

SITE DISTANCE TRIANGLE

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LANDSCAPE CALCULATIONS

PERIMETER LANDSCAPE:			
NORTH PERIMETER: 885.19 LF	35.4	177	36 Trees, 194 Shrubs
4 Trees 20 Shrubs per 100 LF			
EAST PERIMETER: 248.34 LF	9.93	49.67	10 Trees, 76 Shrubs
4 Trees 20 Shrubs per 100 LF			
WEST PERIMETER: 248.32 LF	7.45	49.66	8 Trees, 51 Shrubs
3 Trees 20 Shrubs per 100 LF			
Perimeter Tree Sizes:			
36" box: 25% min;	53 Trees, 13.25 x		
24" box: 50% min;	36" Box min, 26.5 x		
no trees smaller than 15 gallon;	24" Box min.		
OPEN SPACE REQUIREMENTS			
50% of all open space shall contain live plant material	Total landscape area = 64246 SF	PROVIDED	
	64246 SF / 2 = 32123 SF		39235 SF
SIGHT VISIBILITY TRIANGLE:			
MINIMUM SHRUB SIZE			
Min 50% 5-gallon or larger;			
all shrubs 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;			Confirmed
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 (8.5762 = 4,288 sf required)			
FOUNDATION BASE PLANTING			
FOUNDATION: 261.5 LF (not including play area)	36 Trees, 4 x 36"		39 Trees
Min 1 tree per 50 LF. (trees in parking lot and within 30' of the building may be counted).	Box, 32 x 24" Box		
10% min 36" box, and remainder shall be min 24" box			

PROJECT NARRATIVE

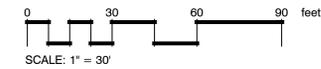
PARK NORTH IS A NEW MULTI-FAMILY DEVELOPMENT SIZED APPROXIMATELY 220,000 SQ. FT. ON 5 ACRES OF UNDEVELOPED LAND. THE OVERALL LANDSCAPE DESIGN APPROACH WILL BE TO DEVELOP AN ATTRACTIVE ENVIRONMENT WITH PLANT MATERIAL THAT IS CONTEXTUAL TO ITS SURROUNDING ENVIRONMENT, AESTHETICALLY PLEASING, SEASONALLY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

VEGETATIVE COVER CALCULATIONS

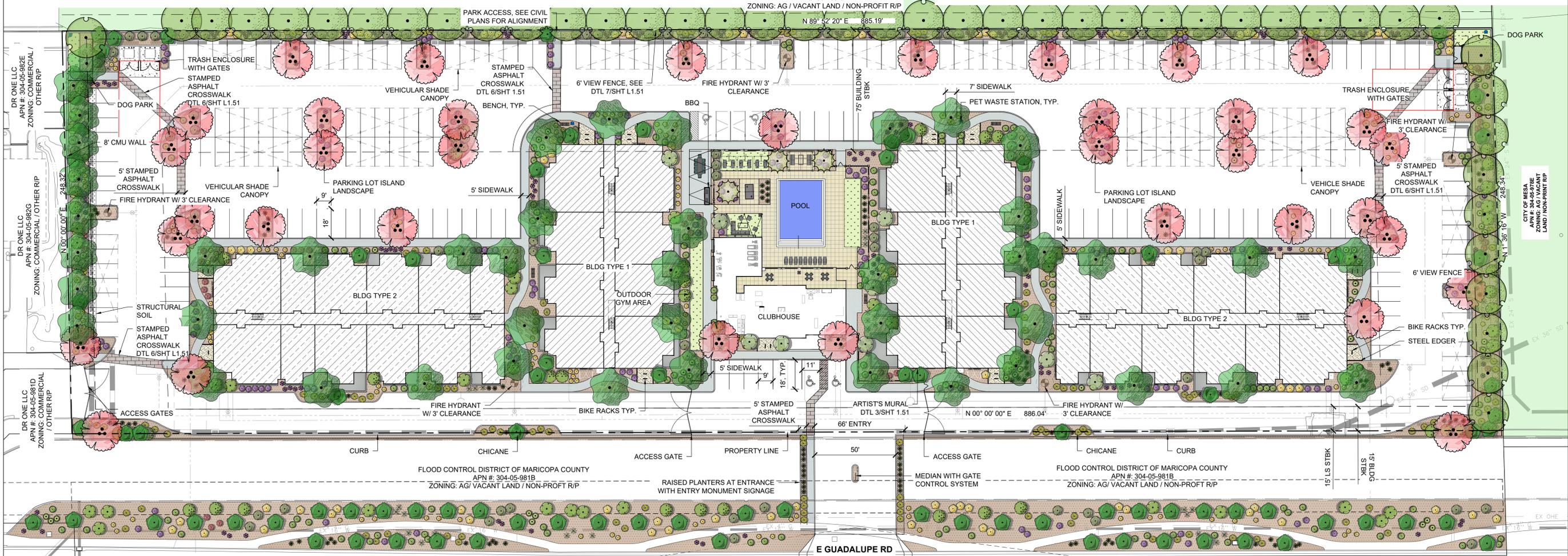
TOTAL LANDSCAPE AREA = 64,246 SF
(64,246 SF / 2) = 32,123 SF REQUIRED
TOTAL TREE COVER = 10,875 SF
TOTAL SHRUB COVER = 28,360 SF
TOTAL PROVIDED = 39,235 SF

LEGAL DESCRIPTION

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



CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



EXCOLO DEVELOPMENT

REV	DESCRIPTION	DATE	APPR

LANDSCAPE PLAN

PARK NORTH
PREPARED FOR
6912 E. GUADALUPE RD,
MESA
ARIZONA

PROJECT NO:	24021
SCALE (H):	1"=30'-0"
SCALE (V):	NONE
DRAWN BY:	CE
DESIGN BY:	JAW
CHECK BY:	JAW
DATE:	01/27/2025



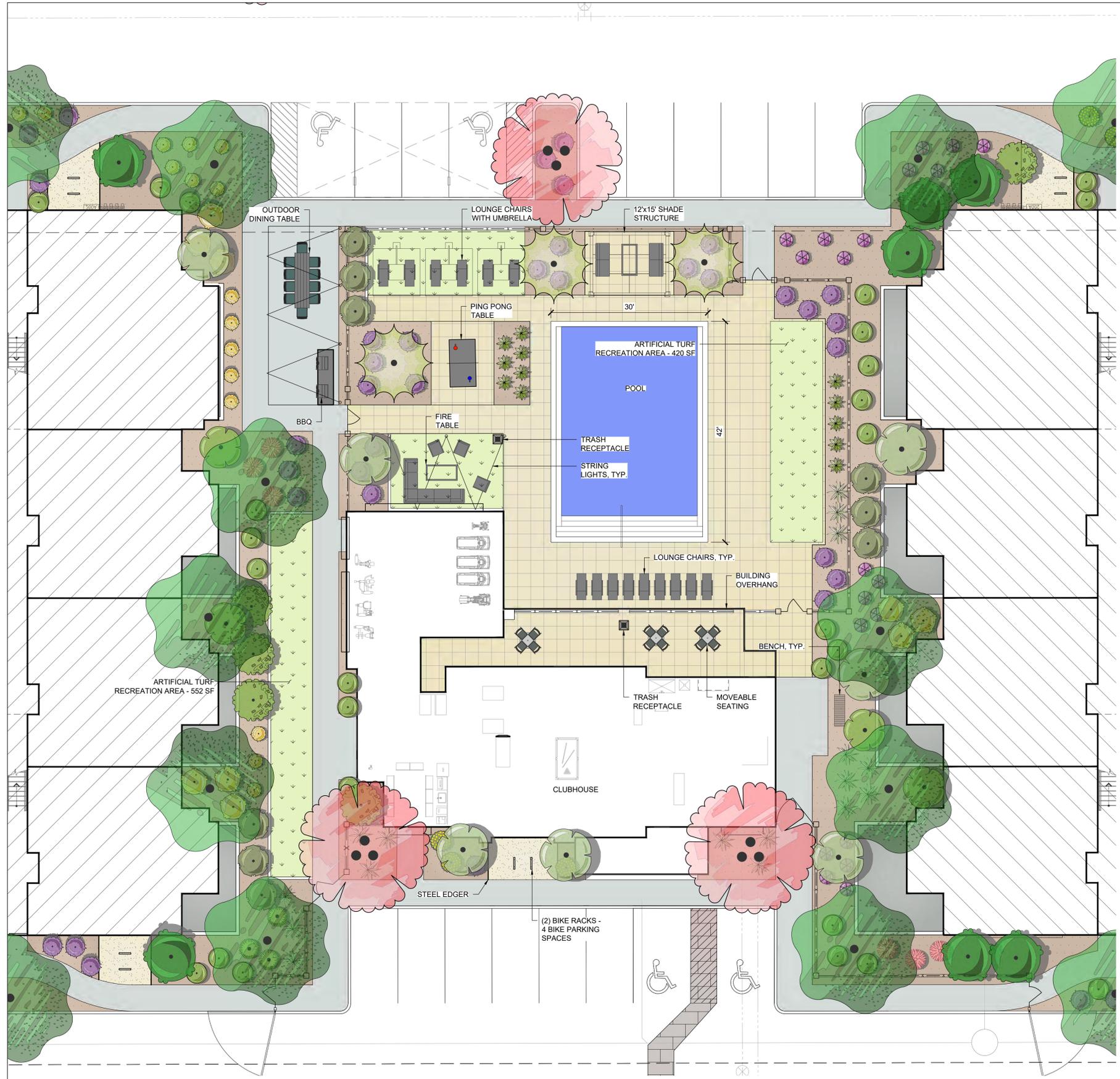
**EXCOLO
 DEVELOPMENT**

REV	DESCRIPTION	BY	DATE	APPR

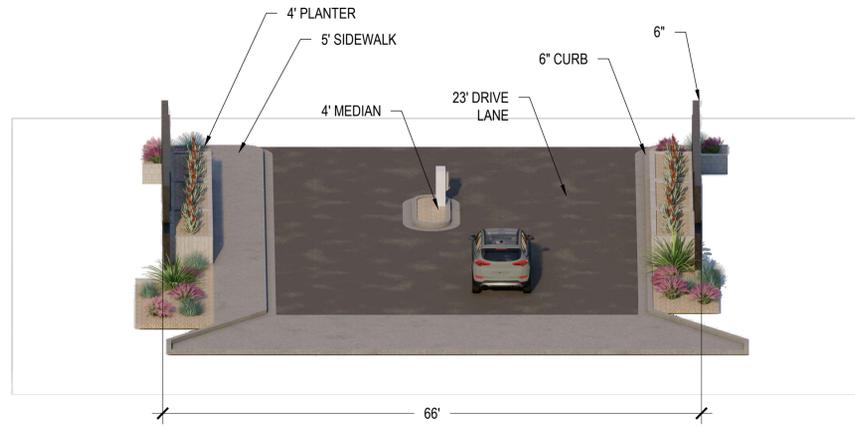
**CLUBHOUSE
 AMENITY AREA**

PARK NORTH
 PREPARED FOR
6912 E. GUADALUPE RD.,
 MESA, ARIZONA

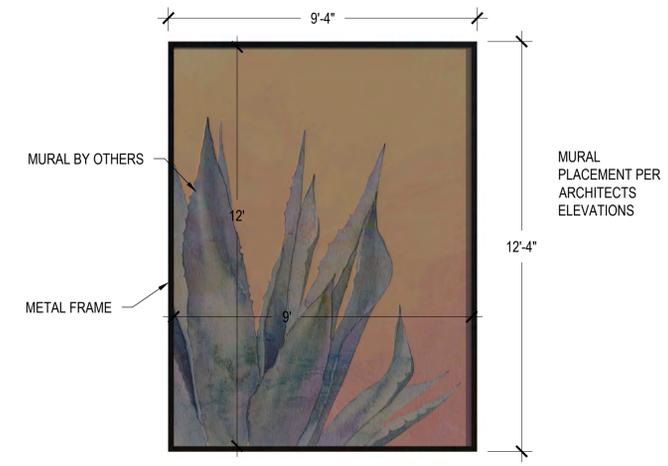
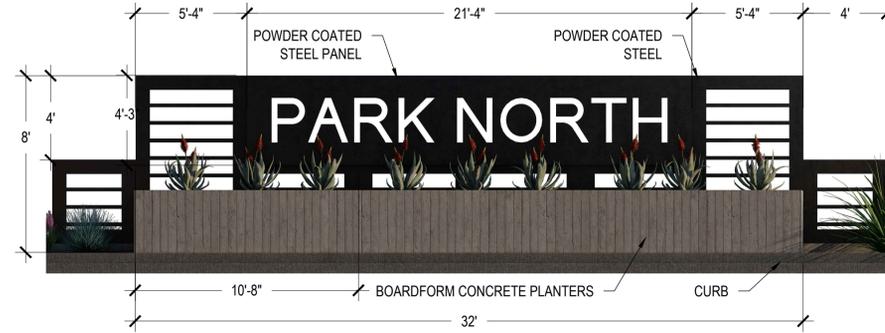
PROJECT No.
24021
 SCALE (H): 1"=10'-0"
 SCALE (V): NONE
 DRAWN BY: CBL
 DESIGN BY: JAW
 CHECK BY: JAW
 DATE: 01/27/2025



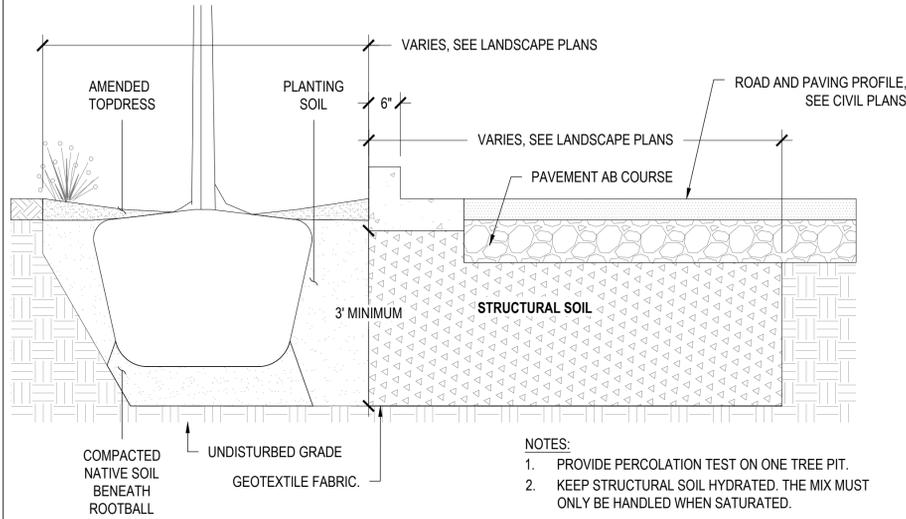
CLIENT: MESA CITY CLERK WERK, LLC PROJECT: 24021, 6912 E. GUADALUPE RD., MESA, AZ 85205. WERK, LLC IS PROVIDING THESE SERVICES TO THE CLIENT FOR THE CLIENT'S USE ONLY. WERK, LLC IS NOT PROVIDING ANY OTHER SERVICES TO THE CLIENT. WERK, LLC IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DOCUMENT. WERK, LLC IS NOT PROVIDING ANY OTHER SERVICES TO THE CLIENT. WERK, LLC IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DOCUMENT. WERK, LLC IS NOT PROVIDING ANY OTHER SERVICES TO THE CLIENT. WERK, LLC IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DOCUMENT.



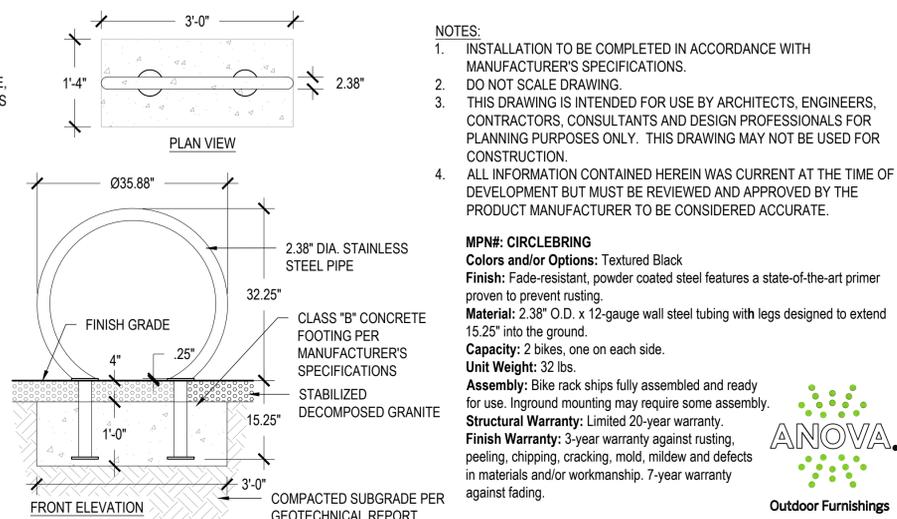
- NOTES:
1. DETAIL SHOWS CONCEPTUAL SIGN DESIGN ONLY.
2. POWDER COATED STEEL PANELS TO BE IRON ORE OR APPROVED EQUAL.



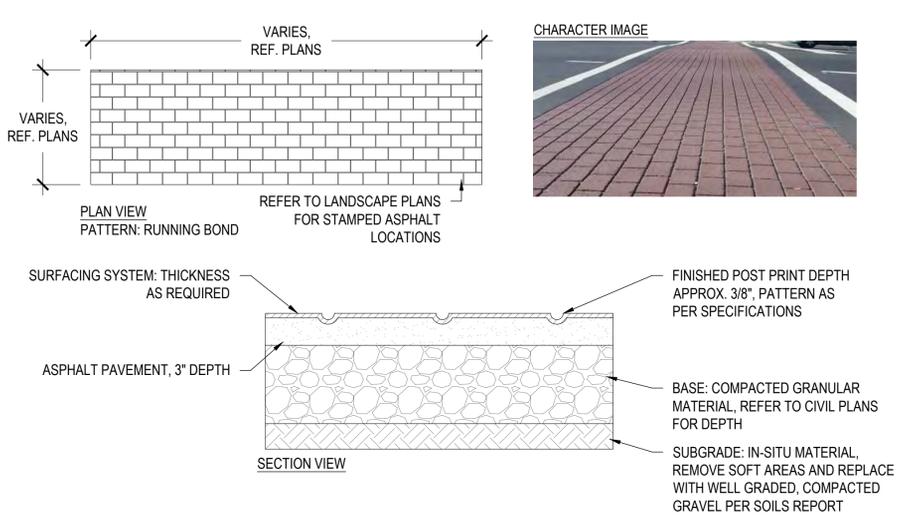
1 BRIDGE SCALE: 1 1/2" = 1'-0"



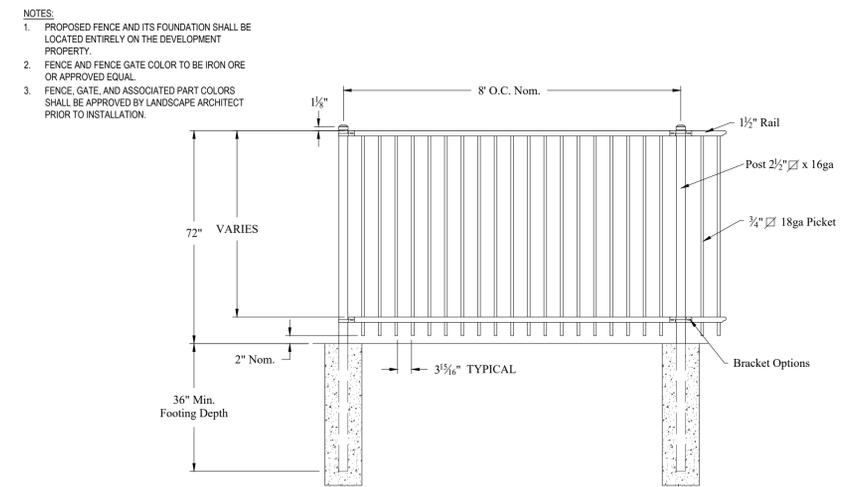
2 ENTRY MONUMENT ENLARGEMENT SCALE: 1 1/2" = 1'-0"



3 MURAL SCALE: 1 1/2" = 1'-0"



4 STRUCTURAL SOIL SCALE: 3/4" = 1'-0"



5 ANOVA TANDEM POWDER COATED BIKE RACK - INGROUND MOUNT SCALE: 1/2" = 1'-0"

6 STAMPED ASPHALT ACCENT PAVING SCALE: NTS

7 VIEW FENCE SCALE: 1/2" = 1'-0"

REV	DESCRIPTION	DATE	APPR

PROJECT No. 24021

SCALE (H):	1"=30'-0"
SCALE (V):	NONE
DRAWN BY:	CEI
DESIGN BY:	JAW
CHECK BY:	JAW
DATE:	01/27/2025



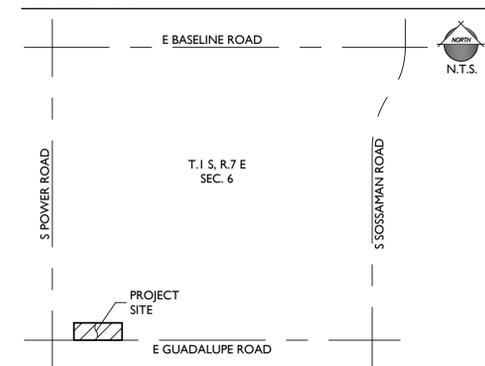
CLIENT: MESA/EXCOLO/WERK DEVELOPMENT/24021, 6912 E. GUADALUPE RD., MESA, AZ 85205
 PROJECT: EXCOLO DEVELOPMENT/24021, 6912 E. GUADALUPE RD., MESA, AZ 85205
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PROJECT AND CLIENT FOR WHICH IT WAS PREPARED.
 REUSE OF ANY INFORMATION CONTAINED HEREIN FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF WERK, LLC IS STRICTLY PROHIBITED.

Preliminary Utility Plan

for
Park North
6912 E Guadalupe Road
Mesa, Arizona 85206

A PORTION OF THE SOUTHWEST QUARTER (SW1/4), SECTION 6, TOWNSHIP 1
SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA

VICINITY MAP



CIVIL ENGINEER:

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
CONTACT: DANIEL AUXIER, P.E.
EMAIL: dan.auxier@epsgruoinc.com

DEVELOPER:

EXCOLO DEVELOPMETN
6628 E BASELINE ROAD, SUITE 102
MESA, ARIZONA 85206
PHONE: (602) 714-8184
CONTACT: ROB STEPHAN
EMAIL: rstephana@excolomgmt.com

ARCHITECT:

BMA ARCHITECTURE
2915 E BASELINE ROAD SUITE 120
GILBERT, ARIZONA 85234
PHONE: (480) 659-1524
CONTACT: BRIAN M. ANDERSEN, AIA
EMAIL: brian@bmaarchitecture.com

LANDSCAPE ARCHITECT:

WERK 1 URBAN DESIGN
7520 E 2ND STREET, SUITE 1004
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 429-9922
CONTACT: JESSE WESTAD
EMAIL: jesse@werkurban.com

PROJECT DATA

APN: 304-05-982A
CURRENT LAND USE: VACANT
EXISTING ZONING: LC
PROPOSED ZONING: MULTI-FAMILY RESIDENTIAL
GROSS AREA: ± 5.05 ACRES
NET AREA: ± 5.05 ACRES

BUILDING AREA: 48,084 SQ FT

BASIS OF BEARING

THE MONUMENTED CENTERLINE OF GUADALUPE ROAD, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, RECORDED IN SPECIAL WARRANTY DEED 2023-0185770 MARICOPA COUNTY RECORDERS. THE BEARING OF WHICH IS: NORTH 89 DEGREES 52 MINUTES 20 SECONDS EAST

BENCHMARK

CITY OF MESA 2021 BENCHMARK LOCATED AT POWER ROAD AND MADERO, BEING A BRASS TAG AT THE TOP OF THE CURB IN THE NORTHWEST CORNER OF THE INTERSECTION CITY OF MESA NAVD88 DATUM ELEVATION: 1341.13 FEET

FLOOD ZONE INFORMATION

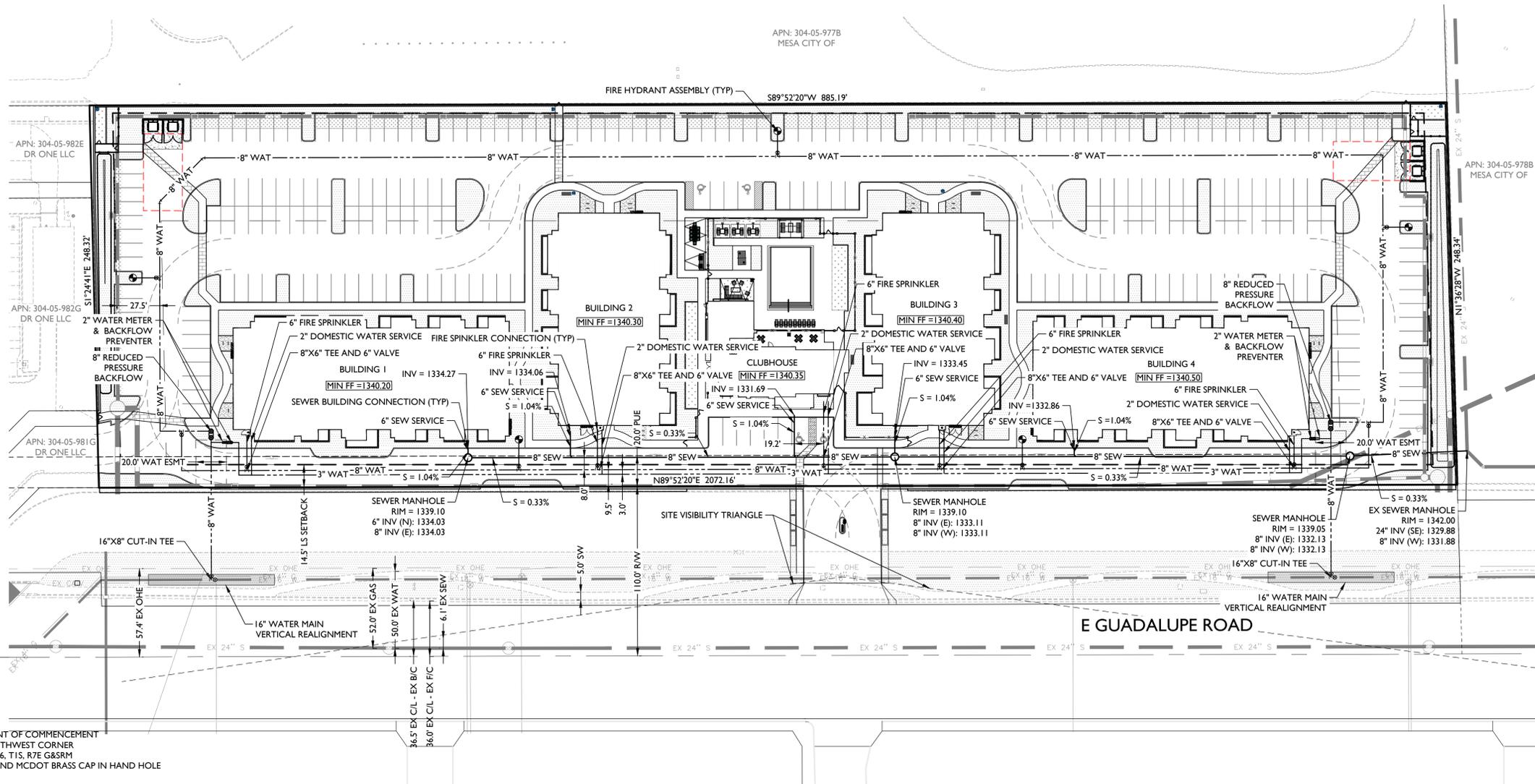
THIS SITE IS LOCATED WITHIN ZONE X. SHADED AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 04013C2760L, DATED OCTOBER 16, 2013.

FLOOD ZONE X SHADED IS DEFINED AS:

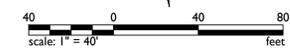
AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD

LEGEND

- SEWER LINE
- SEWER MANHOLE
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- FINISHED FLOOR
- STORM DRAIN PIPE
- TRENCH DRAIN
- CATCH BASIN
- DRYWELL
- CAST IN PLACE UNDERGROUND RETENTION
- HEADWALL



POINT OF COMMENCEMENT
SOUTHWEST CORNER
SEC 6, T1S, R7E G&SRM
FOUND MCDOT BRASS CAP IN HAND HOLE



23-0217 - Park North

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgruoinc.com



Park North
6912 E Guadalupe Rd
Mesa, Arizona 85206
Preliminary Utility Plan

Project: _____

Revisions:

No.	Description

Call at least two full working days before you begin excavation.

ARIZONA 811
Dial 811 or 1-800-878-4242 for utility location in Maricopa County. (0223-1100)

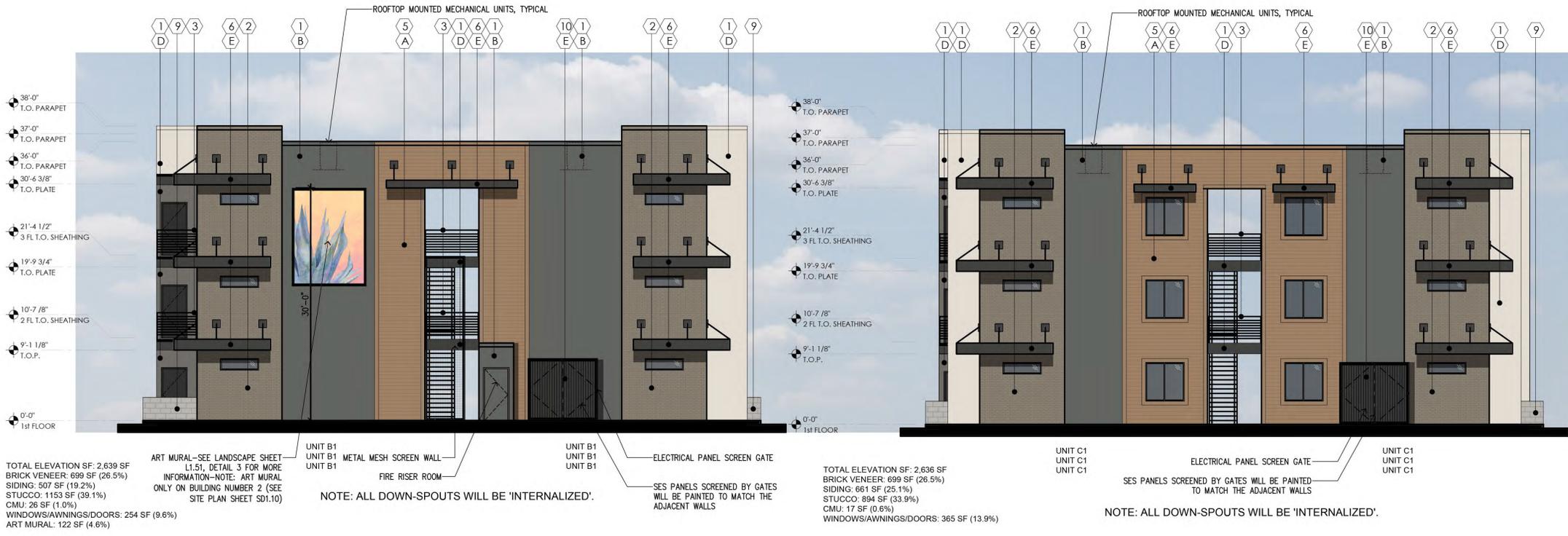
Designer: NAG
Drawn by: GDT

Job No.
23-0217
PUOI
Sheet No.
1
of 1



BLD TYPE 1 - FRONT/REAR ELEVATION

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



BLD TYPE 1 - LEFT ELEVATION

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

BLD TYPE 1 - RIGHT ELEVATION

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

EXTERIOR PAINT SCHEDULE			
TAG	MANUFACTURER	COLOR	NOTES
(A)	SHERWIN-WILLIAMS	MEADOWLARK (SW-7522)	PLANK LAP SIDING
(B)	SHERWIN-WILLIAMS	GRIZZLY GRAY (SW-7068)	ACCENT
(C)	SHERWIN-WILLIAMS	CITYSCAPE (SW-7067)	ACCENT
(D)	SHERWIN-WILLIAMS	AESTHETIC WHITE (SW-7035)	ACCENT
(E)	SHERWIN-WILLIAMS	IRON ORE (SW-7069)	METAL AWNINGS, METAL SCREEN GATE

EXTERIOR MATERIAL SCHEDULE				
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./COLOR/TEXTURE	NOTES
(1)	1 COAT STUCCO SYSTEM			
(2)	BRICK VENEER	ELDORADO STONE	COLOR:TUNDRABRICK-ASHLAND	HEIGHT: 2.5" LENGTH: 7.75"-8" THICKNESS: .688"-.813"
(3)	METAL GUARD RAILING			
(4)	6" FOAM BAND			STUCCO FINISH
(5)	PLANK LAP SIDING	JAMESHARDIE	HARDIE PLANK (SELECT CEDARMILL)	6.250" WIDTH, 1.44" LENGTH, 0.312" THICK PRIMED FOR PAINT
(6)	METAL AWNING	TBD	TBD	METAL AWNING PRIMED FOR PAINT
(7)	METAL SIDING	TBD	TBD	METAL SIDING PRIMED FOR PAINT
(8)	TILE	DALTILE	MATTE ARCTIC WHITE (0790)	
(9)	CMU BLOCK			16"x8"x8"
(10)	METAL SCREEN GATE			FOR SCREENING SES ELECTRICAL PANELS



PROPOSED NEW MULTI-FAMILY PROJECT FOR:
EXCOLO DEVELOPMENT
PARK NORTH
6912 E. GUADALUPE RD
MESA, AZ



dwg name: BUILDING TYPE 1
COLORED ELEVATIONS
SD2.11

dwg no: SD2.11

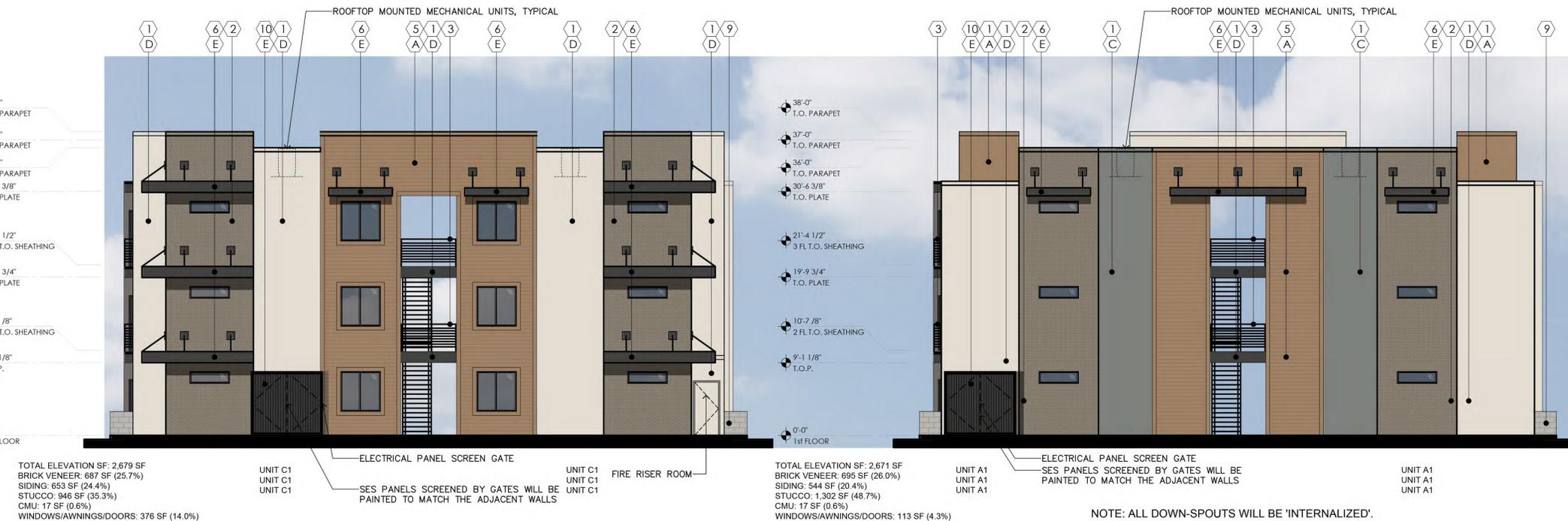
date: 01-29-2025

job no: 2024.02 log no:



BLD TYPE 2 - FRONT/REAR ELEVATION

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



BLD TYPE 2 - LEFT ELEVATION

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

BLD TYPE 2 - RIGHT ELEVATION

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

EXTERIOR PAINT SCHEDULE			
TAG	MANUFACTURER	COLOR	NOTES
(A)	SHERWIN-WILLIAMS	MEADOWLARK (SW-7522)	PLANK LAP SIDING
(B)	SHERWIN-WILLIAMS	GRIZZLY GRAY (SW-7068)	ACCENT
(C)	SHERWIN-WILLIAMS	CITYSCAPE (SW-7067)	ACCENT
(D)	SHERWIN-WILLIAMS	AESTHETIC WHITE (SW-7035)	ACCENT
(E)	SHERWIN-WILLIAMS	IRON ORE (SW-7069)	METAL AWNINGS, METAL SCREEN GATE

EXTERIOR MATERIAL SCHEDULE				
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./COLOR/TEXTURE	NOTES
(1)	1 COAT STUCCO SYSTEM			
(2)	BRICK VENEER	ELDORADO STONE	COLOR:TUNDRABRICK-ASHLAND	HEIGHT: 2.5" LENGTH: 7.75"-8" THICKNESS: .688"-.813"
(3)	METAL GUARD RAILING			
(4)	6" FOAM BAND			STUCCO FINISH
(5)	PLANK LAP SIDING	JAMESHARDIE	HARDIE PLANK (SELECT CEDARMILL)	6.250" WIDTH, 1.44" LENGTH, 0.312" THICK PRIMED FOR PAINT
(6)	METAL AWNING	TBD	TBD	METAL AWNING PRIMED FOR PAINT
(7)	METAL SIDING	TBD	TBD	METAL SIDING PRIMED FOR PAINT
(8)	TILE	DALTILE	MATTE ARCTIC WHITE (0790)	
(9)	CMU BLOCK			1 6"x8"x8"
(10)	METAL SCREEN GATE			FOR SCREENING SES ELECTRICAL PANELS



PROPOSED NEW MULTI-FAMILY PROJECT FOR:
EXCOLO DEVELOPMENT
PARK NORTH
6912 E. GUADALUPE RD
MESA, AZ

dwg name: BUILDING TYPE 2
COLORED ELEVATIONS
dwg no: SD2.21
date: 01-29-2025
job no: 2024.02 log no:



TOTAL ELEVATION SF: 1,628 SF
 CMU: 259 SF (15.9%)
 SIDING: 160 SF (9.8%)
 STUCCO: 756 SF (46.4%)
 METAL SIDING: 142 SF (8.8%)

FRONT ELEVATION

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



TOTAL ELEVATION SF: 1,322 SF
 CMU: 400 SF (30.3%)
 SIDING: 351 SF (26.6%)
 STUCCO: 272 SF (20.6%)
 METAL SIDING: 114 SF (8.6%)

RIGHT ELEVATION

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



TOTAL ELEVATION SF: 1,618 SF
 CMU: 325 SF (20.1%)
 SIDING: 376 SF (23.2%)
 STUCCO: 336 SF (20.8%)
 METAL SIDING: 243 SF (15.0%)
 WINDOWS/AWNINGS/DOORS: 338 SF (20.9%)

DOG WASH STATION

REAR ELEVATION

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



TOTAL ELEVATION SF: 1,319 SF
 CMU: N/A
 SIDING: 403 SF (30.6%)
 STUCCO: 646 SF (48.9%)
 METAL SIDING: 47 SF (3.6%)
 WINDOWS/AWNINGS/DOORS: 223 SF (16.9%)

LEFT ELEVATION

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

EXTERIOR PAINT SCHEDULE			
TAG	MANUFACTURER	COLOR	NOTES
(A)	SHERWIN-WILLIAMS	MEADOWLARK (SW-7522)	PLANK LAP SIDING
(B)	SHERWIN-WILLIAMS	GRIZZLY GRAY (SW-7068)	ACCENT
(C)	SHERWIN-WILLIAMS	CITYSCAPE (SW-7067)	ACCENT
(D)	SHERWIN-WILLIAMS	AESTHETIC WHITE (SW-7035)	ACCENT
(E)	SHERWIN-WILLIAMS	IRON ORE (SW-7069)	METAL AWNINGS

EXTERIOR MATERIAL SCHEDULE				
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
(1)	1 COAT STUCCO SYSTEM			
(2)	BRICK VENEER	ELDERADO STONE	COLOR:TUNDRABRICK-ASHLAND	HEIGHT: 2.5" LENGTH: 7.75"-8" THICKNESS: .688"-.813"
(3)	METAL GUARD RAILING			
(4)	6" FOAM BAND			STUCCO FINISH
(5)	PLANK LAP SIDING	JAMESHARDIE	HARDIE PLANK (SELECT CEDARMILL)	6.250" WIDTH, 1.44" LENGTH, 0.312" THICK PRIMED FOR PAINT
(6)	METAL AWNING	TBD	TBD	METAL AWNING PRIMED FOR PAINT
(7)	METAL SIDING	TBD	TBD	METAL SIDING PRIMED FOR PAINT
(8)	TILE	DALTILE	MATTE ARCTIC WHITE (0790)	
(9)	CMU BLOCK			16"x8"x8"



PROPOSED NEW MULTI-FAMILY PROJECT FOR:
EXCOLO DEVELOPMENT
PARK NORTH
 6912 E. GUADALUPE RD
 MESA, AZ

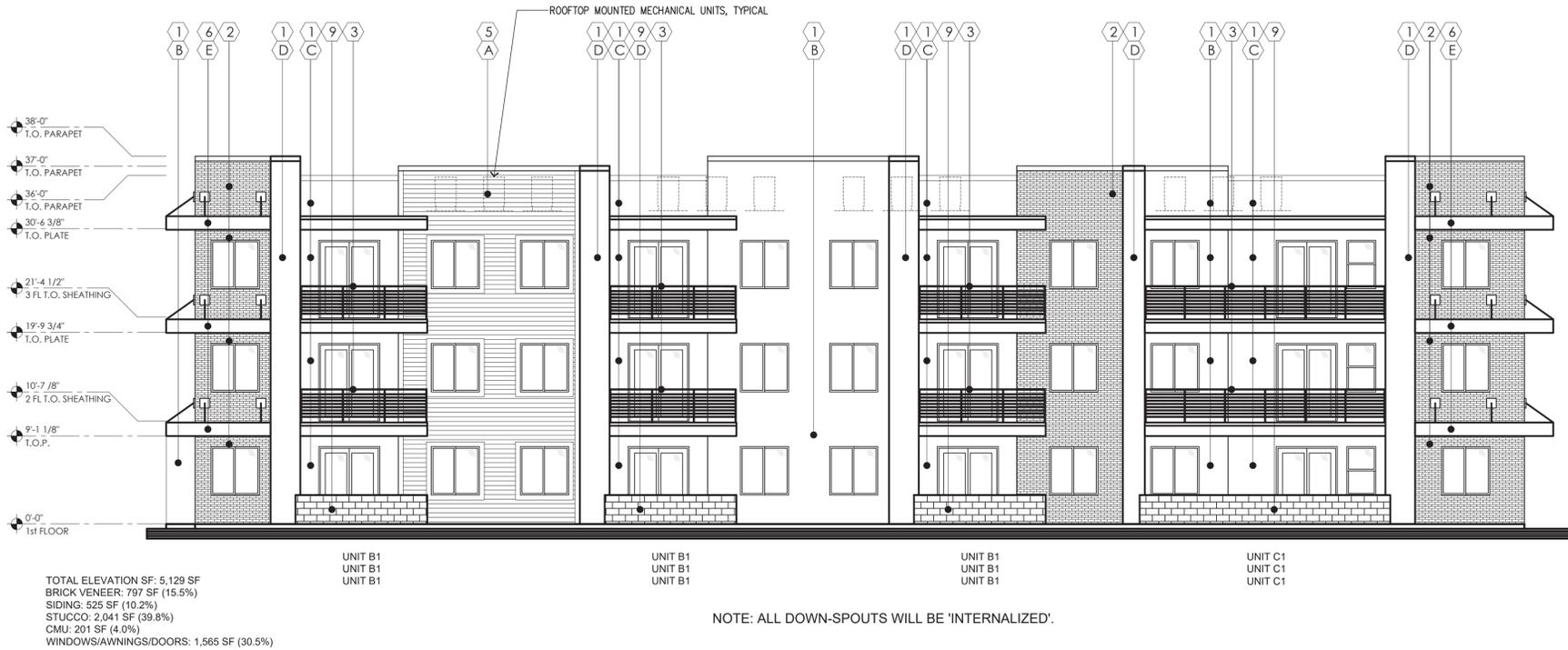
dwg name: **CLUBHOUSE ELEVATIONS**

dwg no: **SD4.11**

date: **12-10-2024**

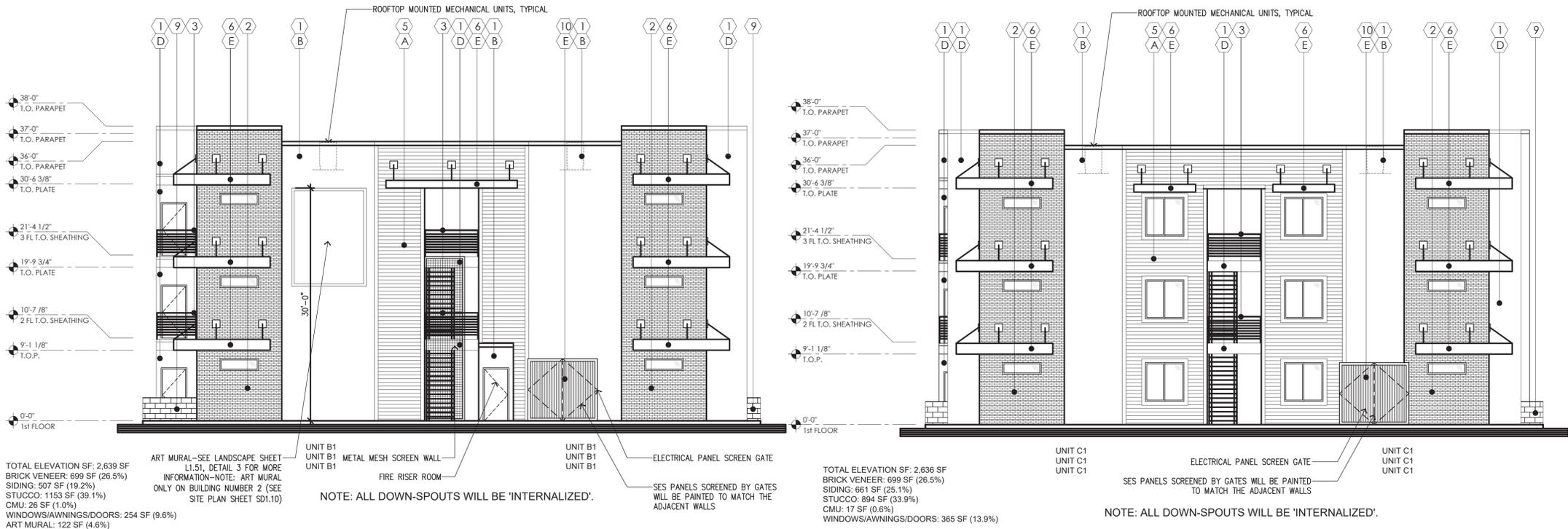
job no: **2024.02**

log no:



BLD TYPE 1 - FRONT/REAR ELEVATION

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



BLD TYPE 1 - LEFT ELEVATION

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

BLD TYPE 1 - RIGHT ELEVATION

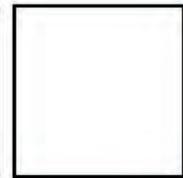
SCALE: 1/8" = 1'-0"

EXTERIOR PAINT SCHEDULE			
TAG	MANUFACTURER	COLOR	NOTES
(A)	SHERWIN-WILLIAMS	MEADOWLARK (SW-7522)	PLANK LAP SIDING
(B)	SHERWIN-WILLIAMS	GRIZZLY GRAY (SW-7068)	ACCENT
(C)	SHERWIN-WILLIAMS	CITYSCAPE (SW-7067)	ACCENT
(D)	SHERWIN-WILLIAMS	AESTHETIC WHITE (SW-7035)	ACCENT
(E)	SHERWIN-WILLIAMS	IRON ORE (SW-7069)	METAL AWNINGS, METAL SCREEN GATE

EXTERIOR MATERIAL SCHEDULE				
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
(1)	1 COAT STUCCO SYSTEM			
(2)	BRICK VENEER	ELDORADO STONE	COLOR:TUNDRABRICK-ASHLAND	HEIGHT: 2.5" LENGTH: 7.75"-8" THICKNESS: .688-.813"
(3)	METAL GUARD RAILING			
(4)	6" FOAM BAND			STUCCO FINISH
(5)	PLANK LAP SIDING	JAMESHARDIE	HARDIE PLANK (SELECT CEDARMILL)	6.250" WIDTH, 1.44" LENGTH, 0.312" THICK PRIMED FOR PAINT
(6)	METAL AWNING	TBD	TBD	METAL AWNING PRIMED FOR PAINT
(7)	METAL SIDING	TBD	TBD	METAL SIDING PRIMED FOR PAINT
(8)	TILE	DALTILE	MATTE ARCTIC WHITE (0790)	
(9)	CMU BLOCK			16"x8"x8"
(10)	METAL SCREEN GATE			FOR SCREENING SES ELECTRICAL PANELS



PROPOSED NEW MULTI-FAMILY PROJECT FOR:
EXCOLO DEVELOPMENT
PARK NORTH
 6912 E. GUADALUPE RD
 MESA, AZ



dwg name: BUILDING TYPE 1
 COLORED ELEVATIONS
 SD2.11
 dwg no: SD2.11
 date: 01-29-2025
 job no: 2024.02
 log no:



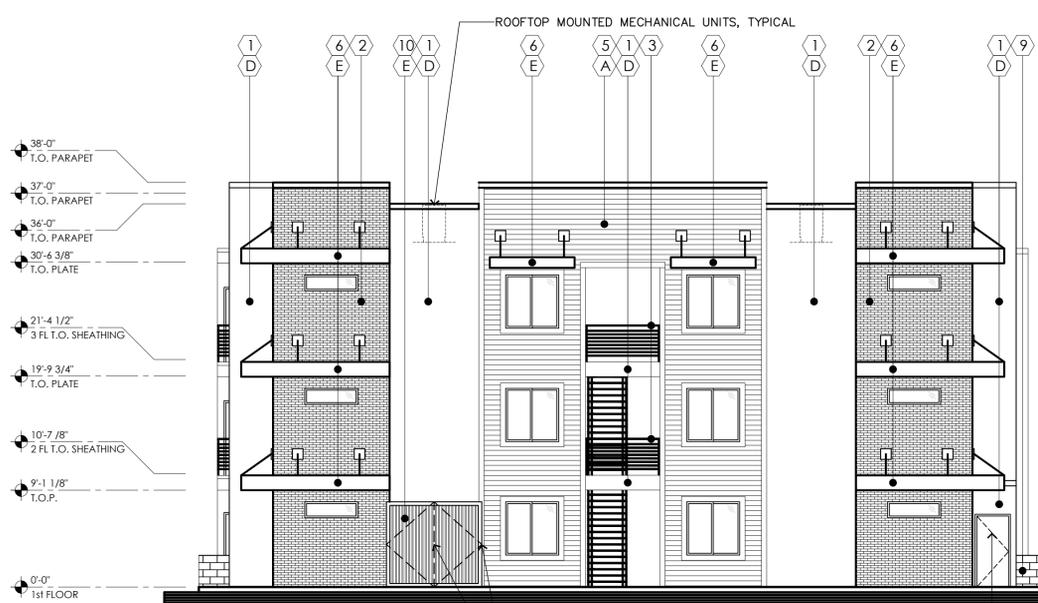
TOTAL ELEVATION SF: 6,666 SF
 BRICK VENEER: 846 SF (12.7%)
 SIDING: 1,155 SF (17.3%)
 STUCCO: 2,371 SF (35.6%)
 CMU: 268 SF (4.0%)
 WINDOWS/AWNINGS/DOORS: 2,026 SF (30.4%)

UNIT C1
UNIT C1
UNIT C1
UNIT A1
UNIT A1
UNIT A1
UNIT B1
UNIT B1
UNIT B1
UNIT B1
UNIT B1
UNIT B1
UNIT A1
UNIT A1
UNIT A1

NOTE: ALL DOWN-SPOUTS WILL BE 'INTERNALIZED'.

BLD TYPE 2 - FRONT/REAR ELEVATION

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



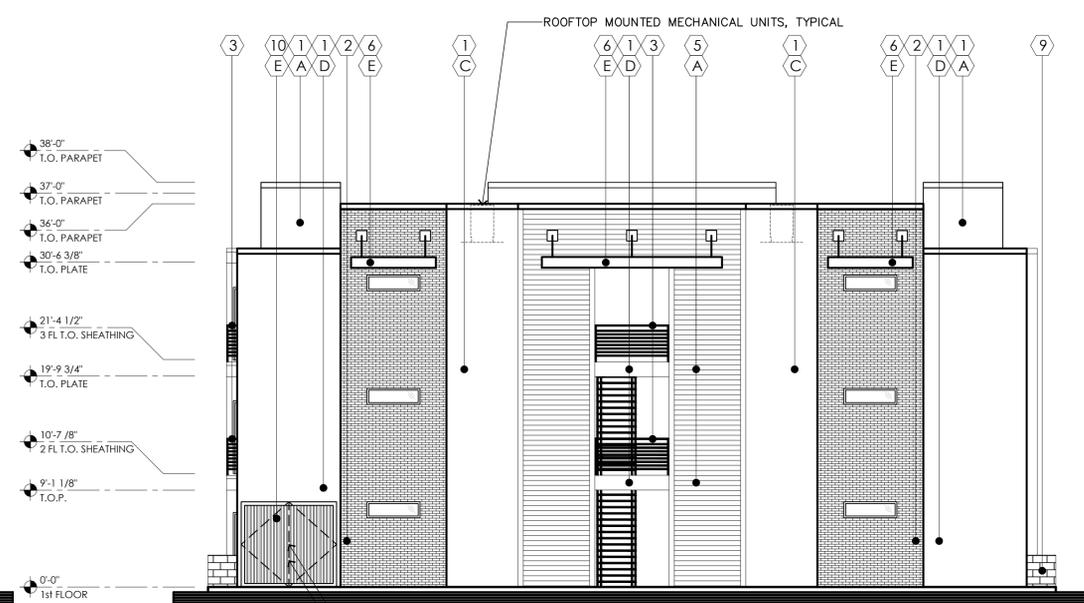
TOTAL ELEVATION SF: 2,679 SF
 BRICK VENEER: 687 SF (25.7%)
 SIDING: 653 SF (24.4%)
 STUCCO: 946 SF (35.3%)
 CMU: 17 SF (0.6%)
 WINDOWS/AWNINGS/DOORS: 376 SF (14.0%)

UNIT C1
UNIT C1
UNIT C1
UNIT C1
UNIT C1
UNIT C1
UNIT A1
UNIT A1
UNIT A1
UNIT A1
UNIT A1
UNIT A1
FIRE RISER ROOM
ELECTRICAL PANEL SCREEN GATE
SES PANELS SCREENED BY GATES WILL BE PAINTED TO MATCH THE ADJACENT WALLS

NOTE: ALL DOWN-SPOUTS WILL BE 'INTERNALIZED'.

BLD TYPE 2 - LEFT ELEVATION

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



TOTAL ELEVATION SF: 2,671 SF
 BRICK VENEER: 695 SF (26.0%)
 SIDING: 544 SF (20.4%)
 STUCCO: 1,302 SF (48.7%)
 CMU: 17 SF (0.6%)
 WINDOWS/AWNINGS/DOORS: 113 SF (4.3%)

UNIT A1
FIRE RISER ROOM
ELECTRICAL PANEL SCREEN GATE
SES PANELS SCREENED BY GATES WILL BE PAINTED TO MATCH THE ADJACENT WALLS

NOTE: ALL DOWN-SPOUTS WILL BE 'INTERNALIZED'.

BLD TYPE 2 - RIGHT ELEVATION

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

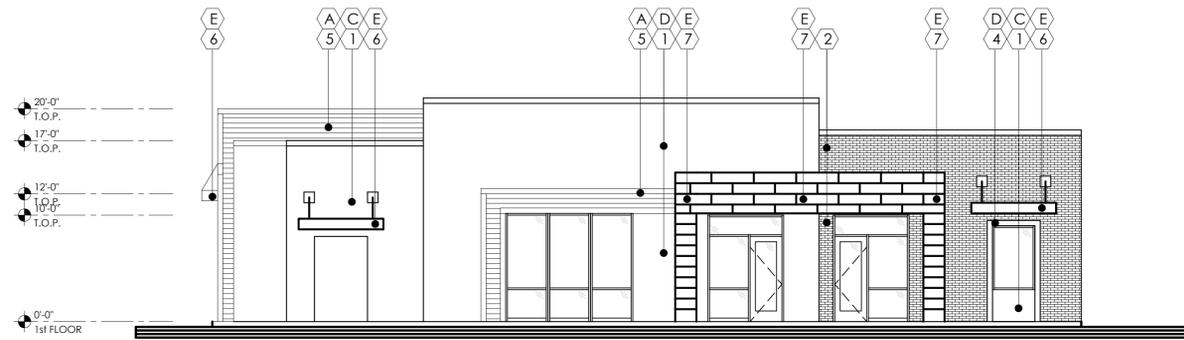
EXTERIOR PAINT SCHEDULE			
TAG	MANUFACTURER	COLOR	NOTES
(A)	SHERWIN-WILLIAMS	MEADOWLARK (SW-7522)	PLANK LAP SIDING
(B)	SHERWIN-WILLIAMS	GRIZZLY GRAY (SW-7068)	ACCENT
(C)	SHERWIN-WILLIAMS	CITYSCAPE (SW-7067)	ACCENT
(D)	SHERWIN-WILLIAMS	AESTHETIC WHITE (SW-7035)	ACCENT
(E)	SHERWIN-WILLIAMS	IRON ORE (SW-7069)	METAL AWNINGS, METAL SCREEN GATE

EXTERIOR MATERIAL SCHEDULE				
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./COLOR/TEXTURE	NOTES
(1)	1 COAT STUCCO SYSTEM			
(2)	BRICK VENEER	ELDORADO STONE	COLOR:TUNDRABRICK-ASHLAND	HEIGHT: 2.5" LENGTH: 7.75"-8" THICKNESS: .688"-.813"
(3)	METAL GUARD RAILING			
(4)	6" FOAM BAND			STUCCO FINISH
(5)	PLANK LAP SIDING	JAMESHARDIE	HARDIE PLANK (SELECT CEDAR/MILL)	6.250" WIDTH, 1.44" LENGTH, 0.312" THICK PRIMED FOR PAINT
(6)	METAL AWNING	TBD	TBD	METAL AWNING PRIMED FOR PAINT
(7)	METAL SIDING	TBD	TBD	METAL SIDING PRIMED FOR PAINT
(8)	TILE	DALTILE	MATTE ARCTIC WHITE (0790)	
(9)	CMU BLOCK			16"x8"x8"
(10)	METAL SCREEN GATE			FOR SCREENING SES ELECTRICAL PANELS



PROPOSED NEW MULTI-FAMILY PROJECT FOR:
EXCOLO DEVELOPMENT
PARK NORTH
 6912 E. GUADALUPE RD
 MESA, AZ

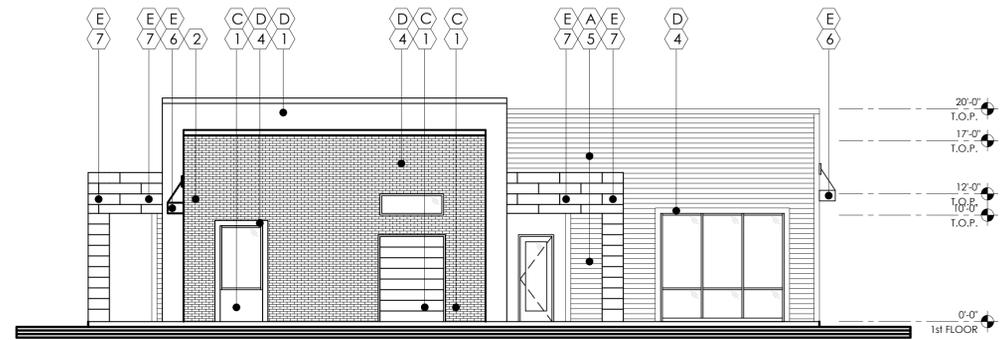
dwg name: BUILDING TYPE 2
 COLORED ELEVATIONS
 dwg no: SD2.21
 date: 01-29-2025
 job no: 2024.02 log no:



TOTAL ELEVATION SF: 1,628 SF
 CMU: 259 SF (15.9%)
 SIDING: 160 SF (9.8%)
 STUCCO: 756 SF (46.4%)
 METAL SIDING: 142 SF (8.8%)

FRONT ELEVATION

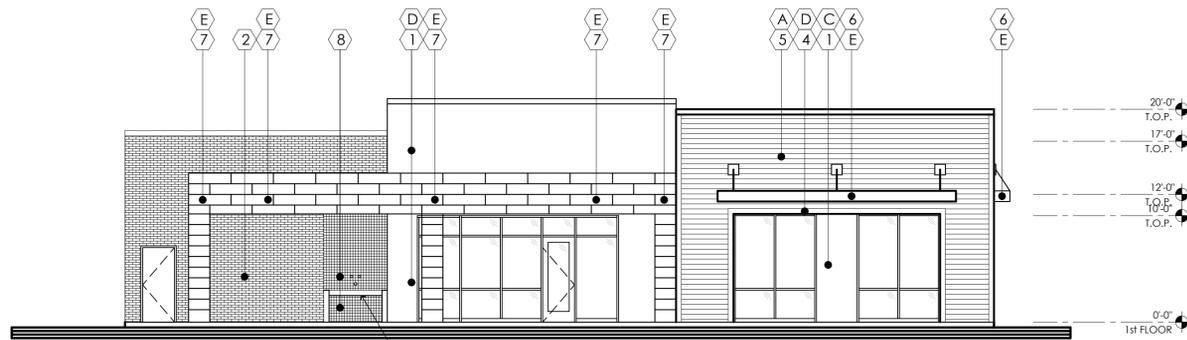
SCALE: 1/8" = 1'-0"



TOTAL ELEVATION SF: 1,322 SF
 CMU: 400 SF (30.3%)
 SIDING: 351 SF (26.6%)
 STUCCO: 272 SF (20.6%)
 METAL SIDING: 114 SF (8.6%)

RIGHT ELEVATION

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

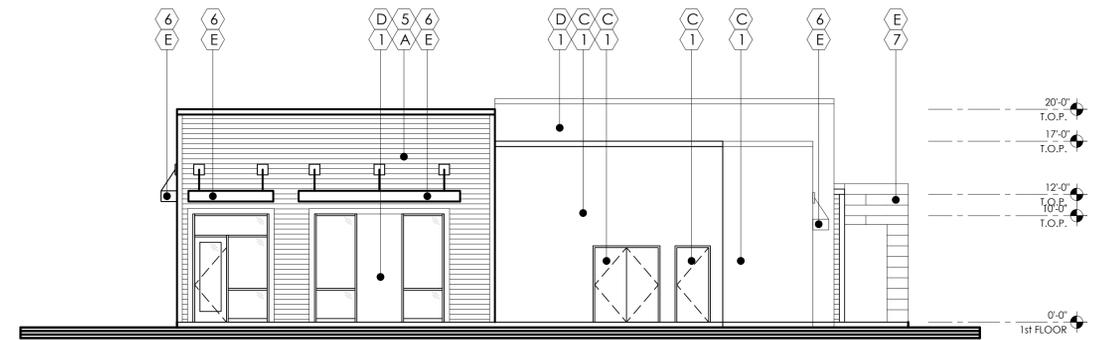


TOTAL ELEVATION SF: 1,618 SF
 CMU: 325 SF (20.1%)
 SIDING: 376 SF (23.2%)
 STUCCO: 336 SF (20.8%)
 METAL SIDING: 243 SF (15.0%)
 WINDOWS/AWNINGS/DOORS: 338 SF (20.9%)

DOG WASH STATION

REAR ELEVATION

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



TOTAL ELEVATION SF: 1,319 SF
 CMU: N/A
 SIDING: 403 SF (30.6%)
 STUCCO: 646 SF (48.9%)
 METAL SIDING: 47 SF (3.6%)
 WINDOWS/AWNINGS/DOORS: 223 SF (16.9%)

LEFT ELEVATION

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

EXTERIOR PAINT SCHEDULE			
TAG	MANUFACTURER	COLOR	NOTES
(A)	SHERWIN-WILLIAMS	MEADOWLARK (SW-7522)	PLANK LAP SIDING
(B)	SHERWIN-WILLIAMS	GRIZZLY GRAY (SW-7068)	ACCENT
(C)	SHERWIN-WILLIAMS	CITYSCAPE (SW-7067)	ACCENT
(D)	SHERWIN-WILLIAMS	AESTHETIC WHITE (SW-7035)	ACCENT
(E)	SHERWIN-WILLIAMS	IRON ORE (SW-7069)	METAL AWNINGS

EXTERIOR MATERIAL SCHEDULE				
TAG	MATERIAL	MANUFACTURER	PRODUCT NO./ COLOR/ TEXTURE	NOTES
(1)	1 COAT STUCCO SYSTEM			
(2)	BRICK VENEER	ELDERADO STONE	COLOR:TUNDRABRICK-ASHLAND	HEIGHT: 2.5" LENGTH: 7.75"-8" THICKNESS: .688"-.813"
(3)	METAL GUARD RAILING			
(4)	6" FOAM BAND			STUCCO FINISH
(5)	PLANK LAP SIDING	JAMESHARDIE	HARDIE PLANK (SELECT CEDARMILL)	6.250" WIDTH, 1.44" LENGTH, 0.312" THICK PRIMED FOR PAINT
(6)	METAL AWNING	TBD	TBD	METAL AWNING PRIMED FOR PAINT
(7)	METAL SIDING	TBD	TBD	METAL SIDING PRIMED FOR PAINT
(8)	TILE	DALTILE	MATTE ARCTIC WHITE (0790)	
(9)	CMU BLOCK			16"x8"x8"



PROPOSED NEW MULTI-FAMILY PROJECT FOR:
EXCOLO DEVELOPMENT
PARK NORTH
 6912 E. GUADALUPE RD
 MESA, AZ

dwg name: CLUBHOUSE
 ELEVATIONS

dwg no: SD4.11

date: 12-10-2024

job no: 2024.02 log no:









PARK NORTH









Exhibit A

Disclosure & Acknowledgement Form

Subject: Acknowledgment of Proximity to City Park and Associated Activities

Property Address: [Apartment Address]

Tenant Name(s): [Tenant Name(s)]

Date: [Date]

This disclosure acknowledges that the apartments for lease at the above address are in close proximity to the City of Mesa's Monterey Park (the "Park"). This Park hosts a variety of events and activities, including but not limited to pickleball and baseball, which are often accompanied by lighting at night, noise from paddles, bats, etc., and crowd noise. The Park is also permitted to host other activities such as community events, festivals, concerts, and recreational programs.

The intensity and frequency of such activities may vary over time, including potential increases in the capacity of sports facilities. These Park activities and amenities are an important part of our community and may also be used and enjoyed by tenant(s) as residents of the City of Mesa.

By signing below, the tenant(s) acknowledge the existence of these activities within the adjacent Park, and their potential externalities, and hereby waive any right to make a formal or informal complaint about such activities and their associated noise, lights, etc. to the City, County, neighborhood groups, the lessor, or to publicly organize or negatively comment on same.

This waiver and acknowledgment are material conditions of the lease, and any violation of this waiver subjects the lessee to a \$200 fee per occurrence, and potential lease termination within 30 days if the tenant's actions continue following notification of violation of this waiver. If the Tenant's conduct results in a violation of this lease agreement and the lease is subsequently terminated due to such conduct, the Tenant shall remain responsible for payment of rent and all other applicable charges under the lease until the rental unit is reoccupied and a new lease agreement is executed.

Tenant Signature(s): _____ Date: _____



Paul E. Basha, PE, PTOE
 Traffic Engineering Manager
 Suite 300, 7144 E. Stetson Drive
 Scottsdale, Arizona 85251
 Phone 480.505.3931
 PBasha@SummitLandMgmt.com

30 July 2024

TO: City of Mesa

FROM: Paul E. Basha, PE, PTOE, Summit Land Management
 Kayla Amado

RE: Traffic Statement for Park North

Introduction

Excolo Management is planning the development of 120 multi-family homes, identified as Park North, on approximately 5 acres in Mesa, Arizona. The property is adjacent to and north of Guadalupe Road and east of Power Road.

The Park North residential community location is indicated in the large vicinity aerial photograph of **Figure 1**. **Figure 2** provides an aerial photograph of the intermediate vicinity of the proposed Park North residential community.

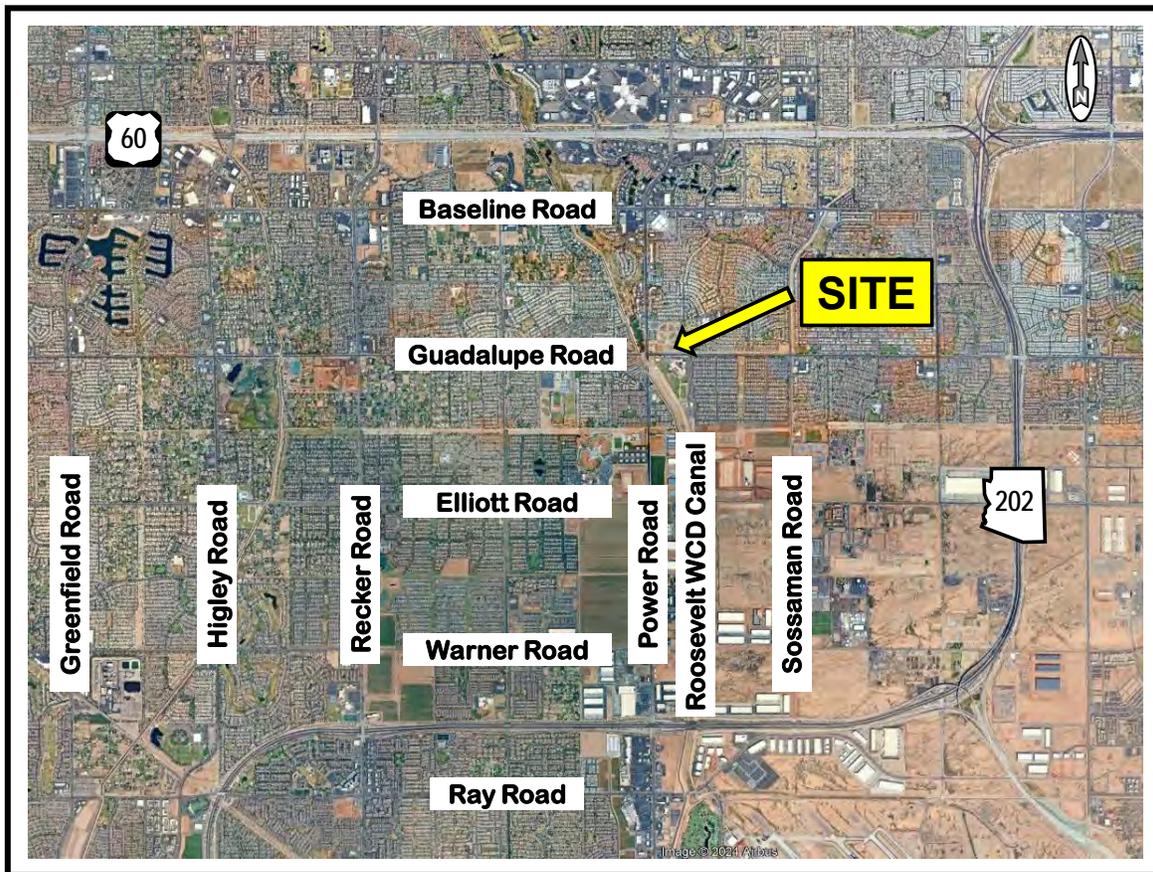


Figure 1: Aerial Photograph Greater Vicinity Park North Residential Community



Paul E. Basha, PE, PTOE
 480.505.3931
 PBasha@SummitLandMgmt.com



Figure 2: Aerial Photograph Intermediate Vicinity Park North Residential Community

Figure 3 provides an aerial photograph of the immediate vicinity of the proposed Park North residential community.



Figure 3: Aerial Photograph Immediate Vicinity Park North Residential Community

Proposed Multi-Family Trip Generation

Trip generation for proposed developments is estimated with the procedures and data contained within the Institute of Transportation Engineers *Trip Generation Manual, 11th Edition*, published in 2021. This document provides traffic volume data from existing developments throughout the United States and Canada, from 1980 through 2021, that can be utilized to estimate trips from proposed developments. The traffic data are provided for 179 land use categories separated into 10 major land use categories. The estimated traffic volume is dependent upon independent variables defined by the characteristics and size of each land use category. Data are typically provided for five (5) weekday time periods and four (4) weekend time periods.

For this multi-family property use, the land use category of multi-family low-rise code 220, was utilized. Low-rise is defined as three (3) stories or less. Both the average rate and the fitted curve equation were utilized, and the maximum of the two (2) values was utilized. The **Attachment** provides the complete trip generation calculations results, and **Table 1** provides a summary.

Table 1: Park North Estimated Trip Generation

	AVERAGE RATE			EQUATION			LARGEST		
	IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
WEEKDAY DAILY	405	404	809	423	422	845	423	422	845
AM PEAK HOUR STREET	12	36	48	14	46	60	14	46	60
AM PEAK HOUR GENERATOR	13	43	56	17	53	70	17	53	70
PM PEAK HOUR STREET	38	23	61	38	27	65	38	27	65
PM PEAK HOUR GENERATOR	42	26	68	53	32	85	53	32	85
SATURDAY DAILY	273	273	546	NA	NA	NA	273	273	546
PEAK HOUR GENERATOR	25	24	49	NA	NA	NA	25	24	49
SUNDAY DAILY	232	231	463	NA	NA	NA	232	231	463
PEAK HOUR GENERATOR	22	21	43	NA	NA	NA	22	21	43

The maximum exiting traffic generated by Park North is estimated as 53 vehicles-per-hour during the weekday morning peak hour of generator. The maximum entering traffic generated by Park North is also estimated as 53 vehicles-per-hour during the weekday evening peak hour of generator.

Existing Zoning Multi-Family Trip Generation

The existing property is zoned for a combination of retail and office, consisting of three (3) two (2) story buildings. The office use consists of 50,800 square feet, and the retail use consists of 18,000 square feet. The trip generation for the existing zoning was estimated utilizing the same *Trip Generation Manual, 11th Edition* data and procedures. The Attachment includes the results of this calculation. **Table 2** compares the estimated trip generation of the proposed multi-family homes to that of the existing zoning.

Table 2: Trip Generation Comparison of Proposed Multi-family to Existing Zoning

	PROPOSED MULTI-FAMILY			EXISTING ZONING			CHANGE
	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL	
WEEKDAY DAILY	423	422	845	817	816	1,633	-48%
AM PEAK HOUR STREET	14	46	60	108	28	136	-56%
AM PEAK HOUR GENERATOR	17	53	70	152	79	231	-70%
PM PEAK HOUR STREET	45	27	72	93	79	172	-58%
PM PEAK HOUR GENERATOR	53	32	85	162	129	291	-71%
SATURDAY DAILY	273	273	546	NA	NA	NA	NA
PEAK HOUR GENERATOR	25	24	49	75	70	145	-66%
SUNDAY DAILY	232	231	463	NA	NA	NA	NA
PEAK HOUR GENERATOR	22	21	43	NA	NA	NA	NA

The proposed residential community is estimated to generate substantially less traffic than the existing zoning; ranging from 48% to 71% less traffic depending on the time period.

Conclusions and Recommendations

The Park North residential community is estimated to generate a maximum of 53 hourly exiting vehicles in the morning peak hour and 53 hourly entering vehicles in the evening peak hour.

No other street improvements will be necessary.

Please contact me at (480) 505-3931 or pbasha@summitlandmgmt.com, if you have any questions or would like to discuss this traffic statement.

Attachment: Trip Generation

Commercial Market Analysis

E of NEC Guadalupe Road & Power Road

6912 E Guadalupe Road

Mesa, Arizona



Prepared for:

Excolo Development

October 2024

Prepared by:



Elliott D. Pollack & Company
5111 North Scottsdale Road, Suite 202
Scottsdale, Arizona 85250

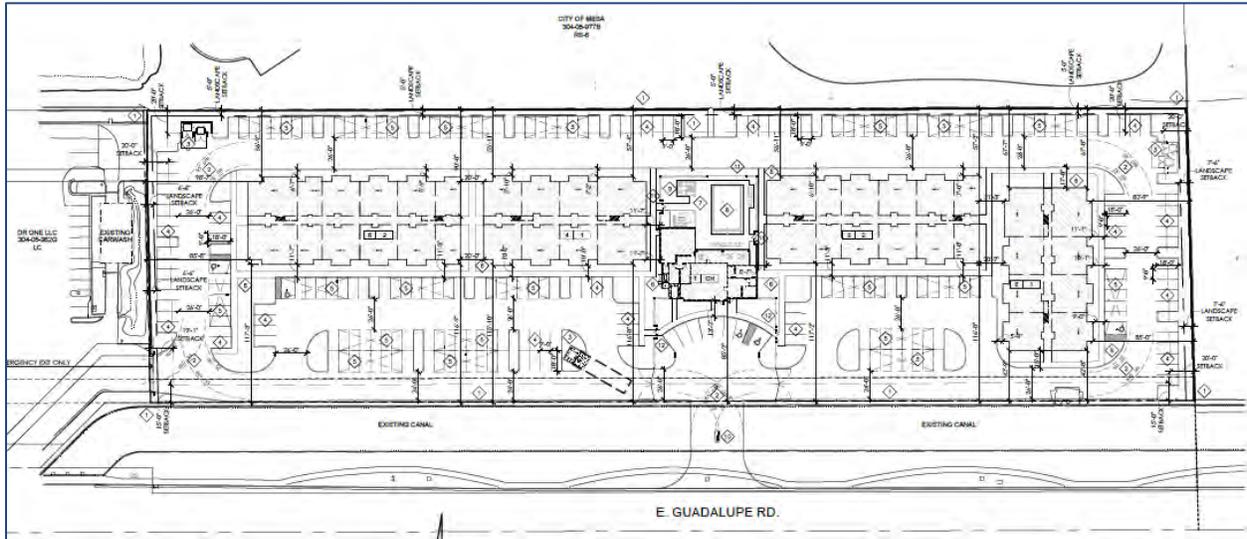
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Executive Summary

Elliott D. Pollack & Company was retained to conduct an economic analysis of a proposed rezoning of a vacant parcel totaling approximately 5.05 acres at the east of the northeast corner of Guadalupe Road and Power Road in Mesa, Arizona. The proposal includes rezoning the property to allow for multifamily residential totaling 120 homes. The scope of this engagement is to evaluate the various economic and real estate aspects of the proposed change and its impact on future neighborhood and local serving retail development.



Findings & Conclusions

The retail marketplace has been significantly impacted by recent recessions (both the Great Recession and COVID-19), e-commerce, and the rise of supercenters and warehouse clubs. For the Greater Phoenix area, the Great Recession resulted in slower population and employment growth and retailers have become much more cautious planning for new stores. Some 14 years after the end of the Great Recession, retail development has not returned to prior construction levels. This trend may continue for the foreseeable future, especially with the continued rise of e-commerce over brick and mortar stores.

The Primary Market Area is also well represented by a wide variety of local-serving and regional-serving retailers. Currently, the primary market area is over-retailed compared to local population and household incomes, indicating the presence of regional serving retail locations. Vacancy in the market area is also elevated relative to the Phoenix Metro average (7.8% versus 4.8%). There is currently 513,795 square feet of vacant retail space within existing centers.

Going forward, new neighborhood retail development will be induced by population growth. There is also retail development currently under construction, largely in the local-serving



neighborhood sector, totaling 247,600 square feet. These new developments, which are expected to be delivered by the end of 2024, will also mute future local serving retail supply for some time.

An important question related to the proposed zoning change is its potential impact on the inventory of land available for future retail development. The latest forecast for population growth in the Primary Market Area concludes that the demand for additional retail land will total approximately 517,100 square feet or the equivalent of 65.9 acres over the next 40 years (through 2060) which represents near buildout. Furthermore, the subject site can only accommodate local serving retail (non-grocery) and restaurants. The projected demand over the next few decades in these categories is 238,750 square feet (30.4 acres).

This compares favorably with the over 5.3 million square feet acres of available retail space and land within the Primary Market Area, the majority within the City of Mesa. **There is over 10 times the amount of available retail space than expected local resident demand through build out of the primary market area.** In fact, the expected retail demand over the next 40 years can nearly be entirely accommodated within currently vacant retail space in the market area. Compared to expected demand, commercial land in the area is considered oversupplied. Several sites will likely not have enough future market demand for commercial development.

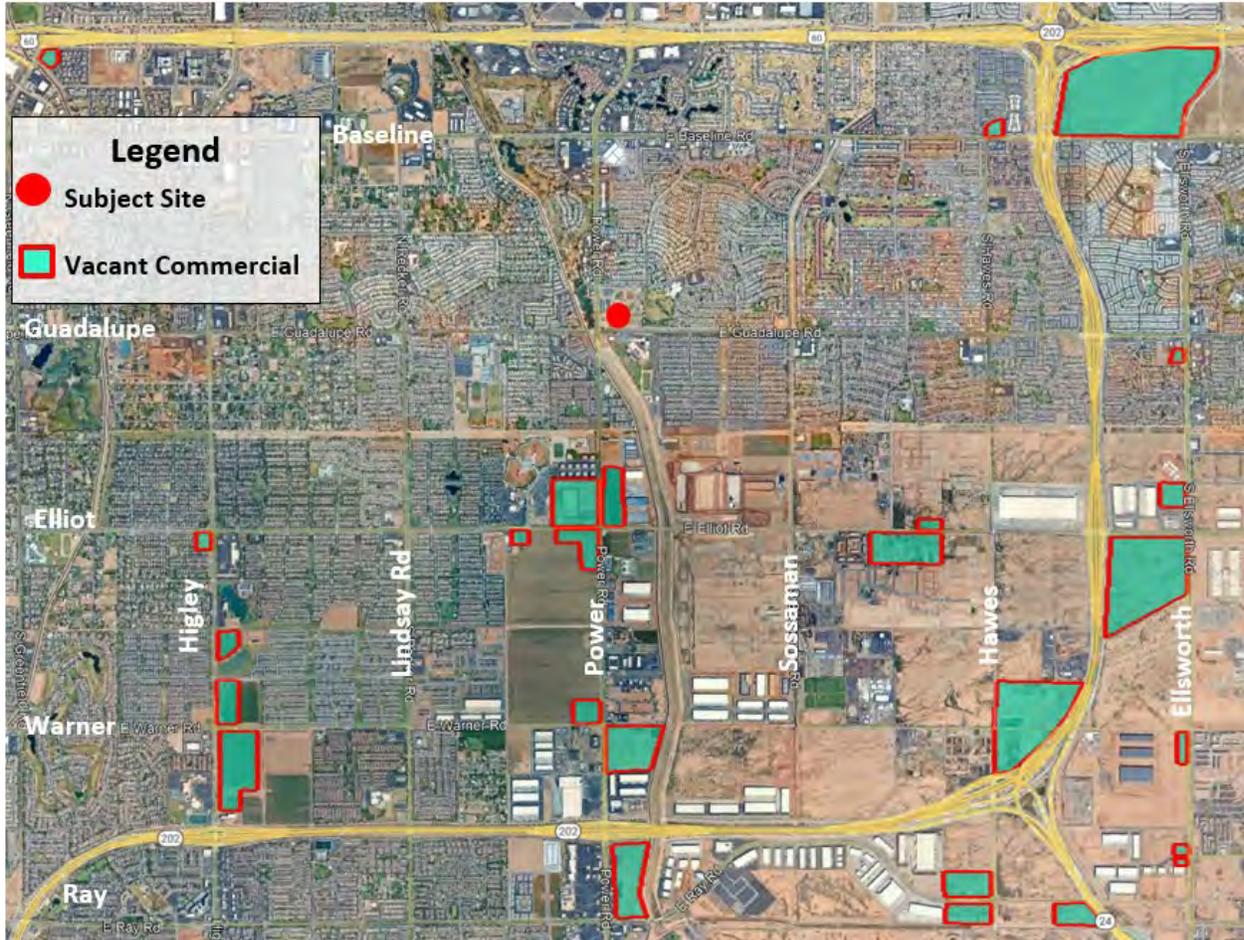
Retail Supply/Demand Forecast					
Primary Market Area					
	2030	2040	2050	2060	Total
Demand					
Household Growth	4,494	2,792	1,383	781	9,451
New Retail Demand (acres)	31.4	19.5	9.7	5.5	65.9
New Retail Demand (SF)	245,914	152,738	75,685	42,754	517,091
Supply (Available for Additional Retail Development)				Acres	SF
Existing Retail Vacancy					513,795
Under Construction					247,633
Proposed					604,329
Vacant Land				507	3,974,340
TOTAL					5,340,097
Sources: MAG, 2023; U.S. Consumer Expenditure Survey; AZ DOA; City of Mesa; Town of Gilbert; CoStar; Elliott D. Pollack & Company					

The following map displays future supply in proximity to the subject site. As the map illustrates, there are several commercial sites located to the south and east within a short driving distance



to the subject site. Any one of these sites are an equivalent substitute to the subject site property in terms of their ability to accommodate local or regional serving retail demand within a very short driving distance to residential homes in the area.

Retail Supply Map – Primary Market Area

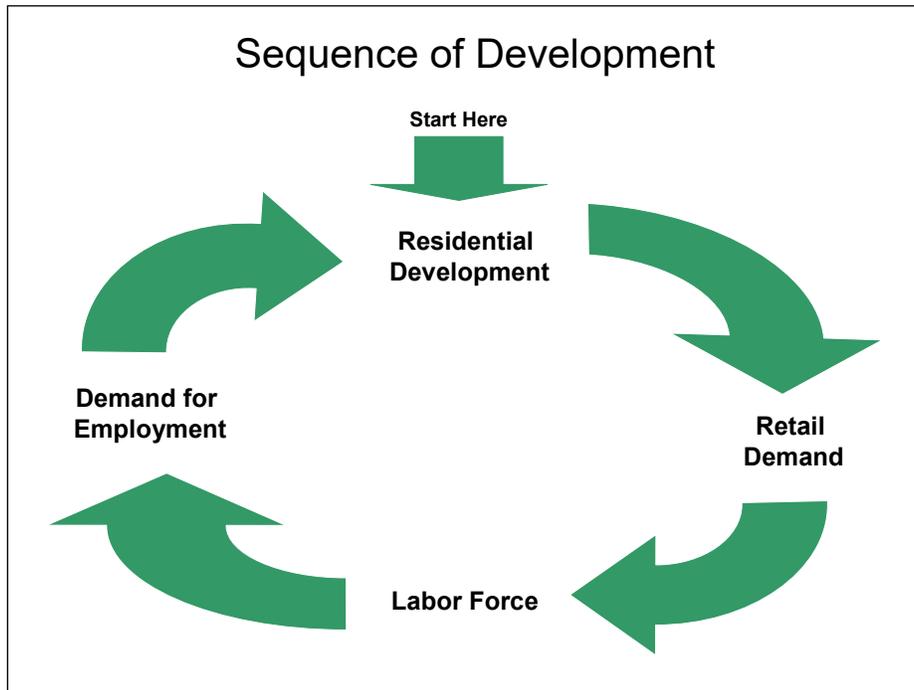


The location of the subject site is not considered competitive for retail development. The site is not located on any of the hard corners at Power Road and Guadalupe, which are most attractive to retailers. There is also no visibility from the more highly trafficked Power Road. The site lacks critical ingress and egress access and is set 75 feet back from Guadalupe Road with fenced barriers created by the canal fronting Guadalupe Road.

There are numerous competing sites within the PMA that are considered more attractive for retail development. Not surprisingly, several of these sites have proposed retail development plans, though development timing is uncertain. By contrast, the subject site has received no identified interest for commercial development.



The proposed change to residential development will help to support the retail assets within the City of Mesa. Despite the surplus of development in most of the retail categories, each new additional resident will create demand for additional local serving retail. Continued residential development in all forms within the market area will be critical to the eventual success of existing retail assets and additional commercial development. As the following graphic helps to illustrate, local residents will be the main source of retail demand. Residential development must come first, before eventually building to a critical mass of residents to attract additional retailers.



In our opinion, the rezoning of the subject site to residential uses will not affect the City of Mesa’s efforts to continue to attract new commercial to the community. The City has a significant inventory of commercial land that will provide for the long-term economic health of the community. Additionally, as a residential project, new residents will support existing and planned commercial development as well as provide additional local workforce for employers. Overall, the proposed change for residential uses:

- Is compatible for the site given its characteristics, neighboring developments, and location.
- Will accommodate new resident growth which will support existing and planned commercial development.
- Will not harm the city’s efforts to continue to attract new commercial development to the community based on available land compared to expected demand.



1.0 Introduction & Background

The purpose of this analysis is to determine the current and future demand for commercial development (including restaurants) in the market area surrounding the subject site located east of the northeast corner of Power Road and Guadalupe Road. Our analysis will consist of evaluating the current size of the Primary Market Area, its potential development capacity, the supply of retail and available land, as well as the demand for commercial uses based on the surrounding market area population, the demographic characteristics of that population, and future growth.

1.1 Report Outline

Our study will consist of the following tasks.

1. Identification of the market area surrounding the subject site that would provide most of the demand for the project.
2. A summary of the demographic characteristics of the population in the market area.
3. Current and forecasted population growth estimates for the market area.
4. Supply of available retail space and land in the market area.
5. A forecast and summary of recommendations on the potential demand for commercial uses within the Primary Market Area based on market conditions.



This has created a large commercial region. To the south is a large employment region consisting mainly of industrial properties. There are additional master planned residential communities in the region as well as a significant amount of well-established residential neighborhoods and neighborhood shopping centers.

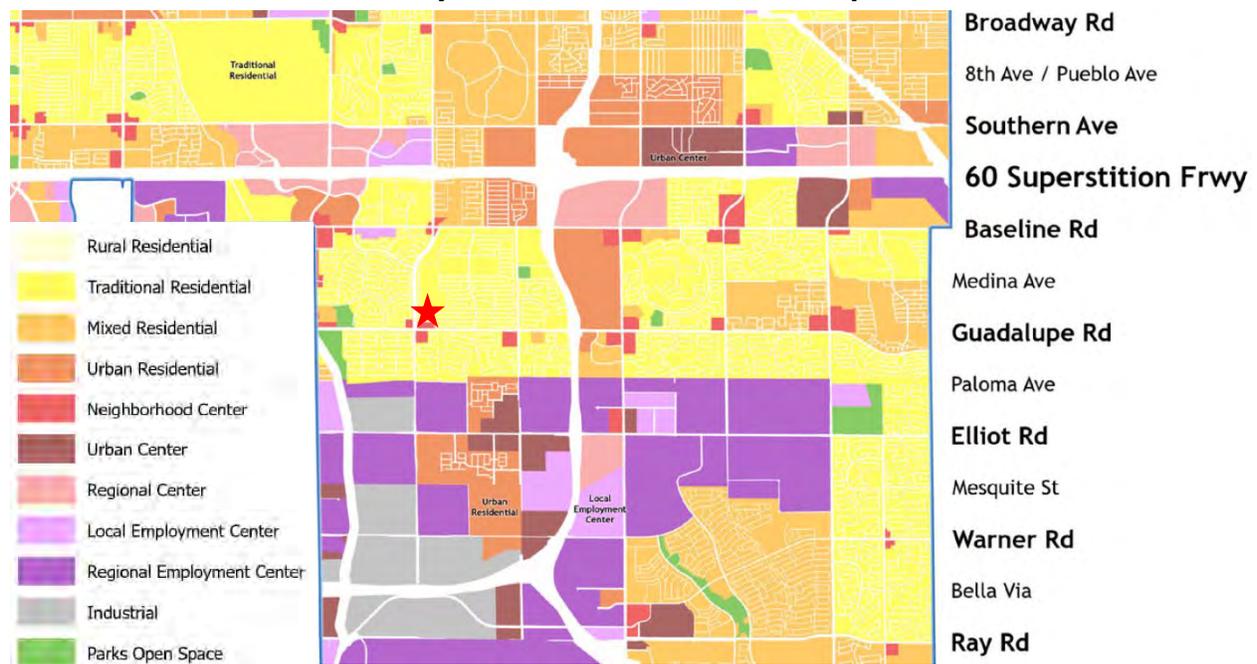


1.3 General Plan & Zoning

City of Mesa has designated the subject site as “Neighborhood Center”. Neighborhood Center allows for local serving retail, personal services, eating and drinking establishments, office, multi-family residential, and public gathering space. Developments in these areas are envisioned as commercial and mixed-use nodes of activity that serve surrounding neighborhoods and also to become a gathering place for local residents.

There are also several vacant parcels within the primary market area designated “Urban Center” and “Regional Center”. These are typically large parcels and serve the larger community. They are reserved primarily for retail, employment, and entertainment. Several of these districts are located three to five miles of the subject site strategically located along or near the Loop 202 corridor (Loop 202 and Baseline, Loop 202 and Elliot, Loop 202 and Hawes, Elliot and Hawes).

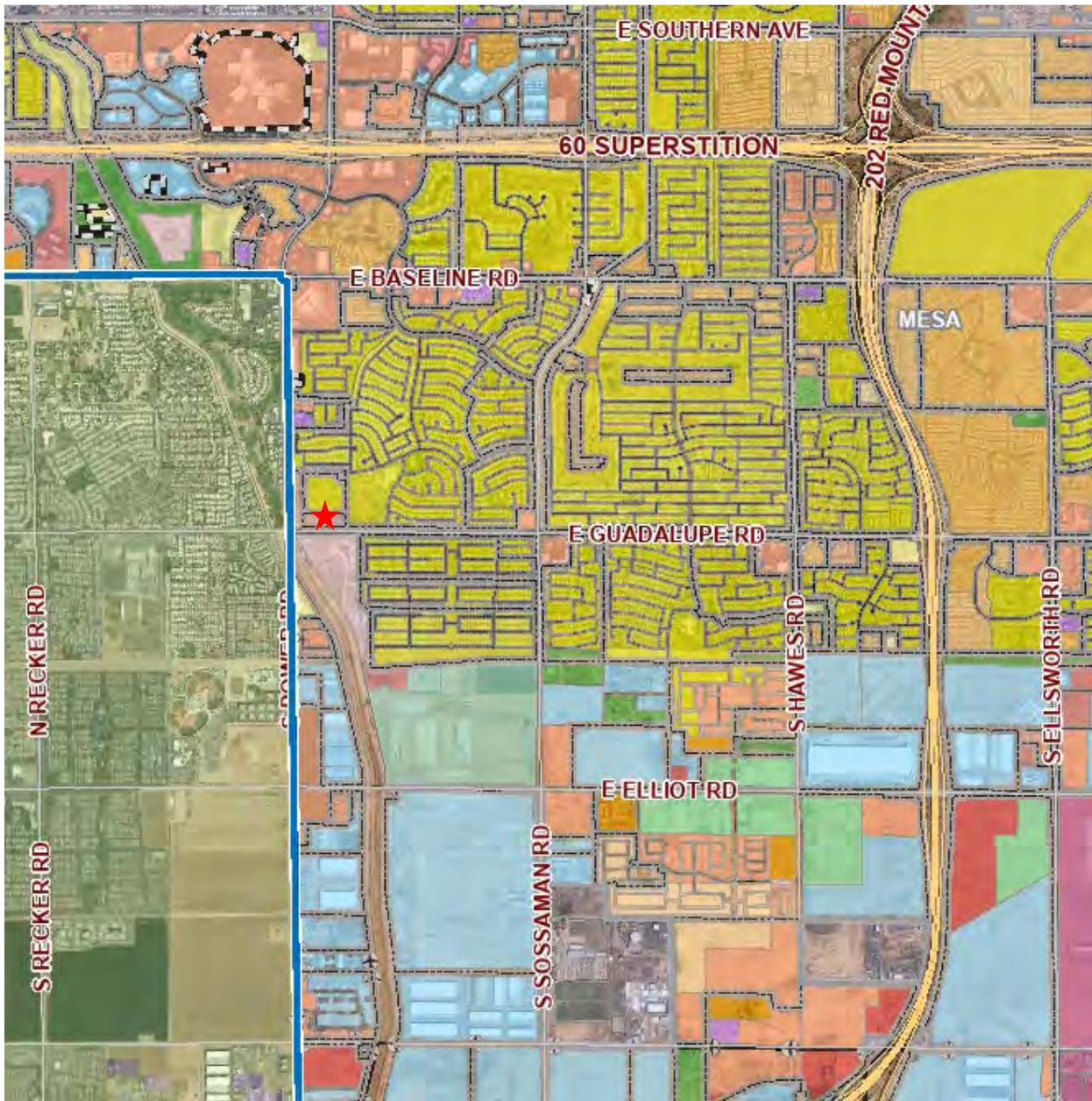
City of Mesa General Plan Map



According to City of Mesa zoning records, the subject parcel is zoned LC – Limited Commercial with a PAD overlay. There are a number of deed restrictions assessed to the site prohibiting uses such as schools, agricultural operations, auto paint and body repair, vehicle storage, machine shops, fabrication and light assembly, animal boarding kennels, nursing and convalescent homes, outpatient care, rehabilitation centers, hospice, gasoline stations, massage, and alcohol sales.



City of Mesa Zoning Map



1.4 Market Area Description

The Primary Market Area (PMA) is defined as the geographic area from which demand for a particular real estate product will arise. It is also the area containing similar and, therefore, directly competitive real estate projects. For this analysis, the focus of the primary market area surrounding the subject site is for local-serving, neighborhood retail development. For purposes of this report, the competitive market area will be called the Primary Market Area (PMA).



When conducting a market study, one of the most important steps is defining the project's primary trade, or market area. The first step in evaluating an appropriate market area is to analyze the characteristics of the neighborhoods immediately adjacent to the subject property. Typically, the market area includes the property three to five miles from the subject site, adjusted for the real estate product (in this case local serving retail such as grocery, personal and households services, restaurants, etc.), geographic features, socioeconomic conditions or economic circumstances.

It is common to utilize major freeways, or roads near major freeways, as market area borders since they often define neighborhoods within which people reside, shop, and recreate. People become accustomed to residing in a particular part of the metro area and often do not stray far from those areas when relocating their place of residence. Natural topographic features are also a factor that affects people's living preferences and habits.

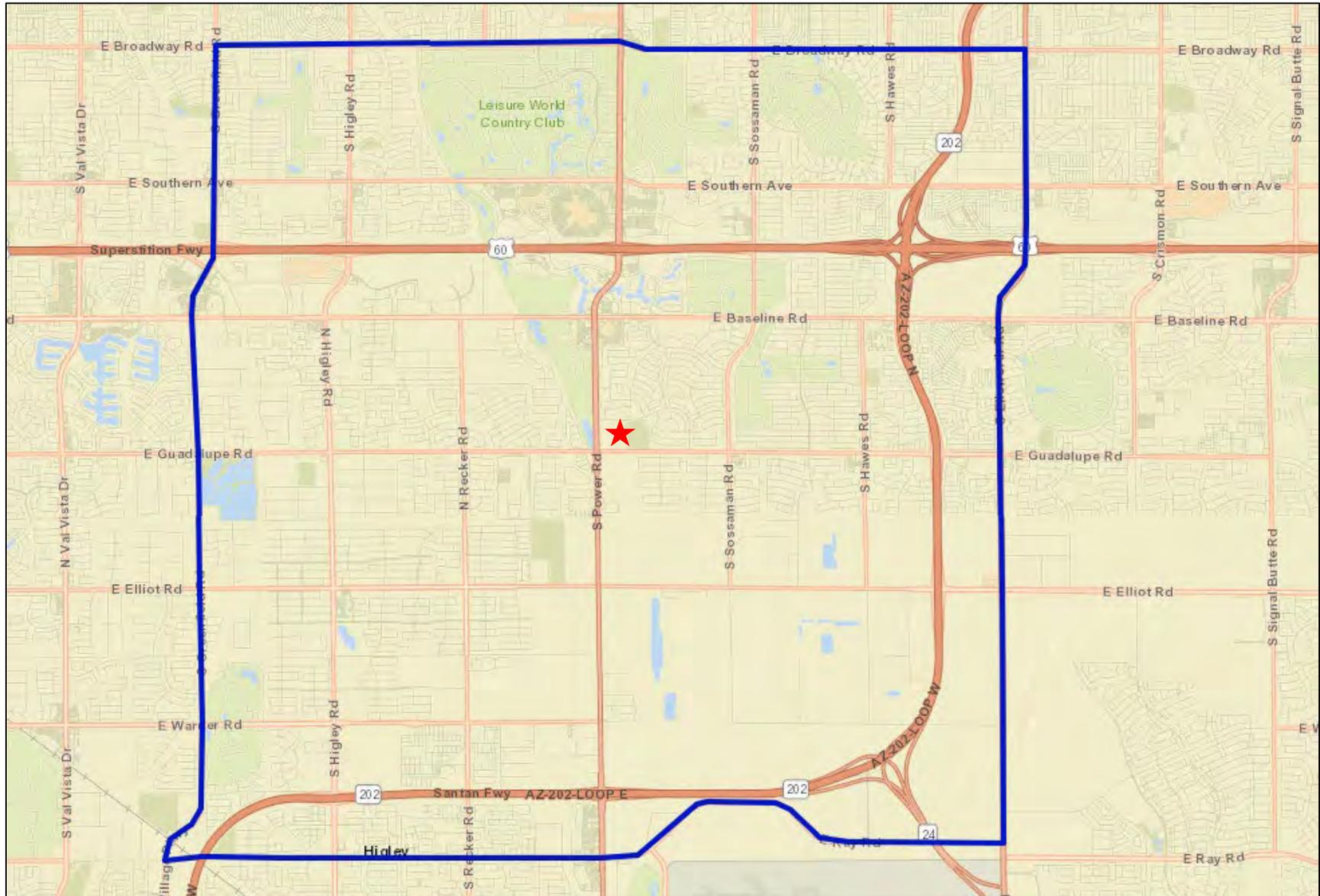
Based on analysis of the geographic features of the area and the layout of census tracts, existing neighborhood retail assets, preferable drive time, interviews with developers and economic development experts, as well as the experience of this firm in conducting market studies for neighborhood retail developments, it is the professional opinion of this firm that the primary market area is identified by the following: the Broadway Road to the north; Ellsworth Road to the east; Ray Road to the south; and Greenfield Road to the west.

This market area does not capture total resident spending, meaning residents likely spend a portion of their disposable income for goods outside of these boundaries. The boundary extends approximately 3.0 miles from the subject site in each direction.

The following map illustrates the PMA. Total area is approximately 35 square miles.



Primary Market Area



1.5 Limiting Conditions

This study prepared by Elliott D. Pollack & Company is subject to the following considerations and limiting conditions.

- It is our understanding that this study is for the client’s due diligence and other planning purposes.
- The reported recommendation(s) represent the considered judgment of Elliott D. Pollack and Company based on the facts, analyses and methodologies described in the report.
- Except as specifically stated to the contrary, this study does not give consideration to the following matters to the extent they exist: (i) matters of a legal nature, including issues of legal title and compliance with federal, state and local laws and ordinances; and (ii) environmental and engineering issues, and the costs associated with their correction. The user of this study will be responsible for making his/her own determination about the impact, if any, of these matters.
- This study is intended to be read and used as a whole and not in parts.
- Our analysis is based on currently available information and estimates and assumptions about long-term future development trends. Such estimates and assumptions are subject to uncertainty and variation. Accordingly, we do not represent them as results that will be achieved. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur; therefore, the actual results achieved may vary materially from the forecasted results. The assumptions disclosed in this analysis are those that are believed to be significant to the projections of future results.



2.0 Commercial Market Overview

2.1 Retail

Market conditions existing today in the retail real estate sector have been severely affected by the growth of E-Commerce and the Great Recession. The latest business cycle exposed significant longer-term challenges for the brick-and-mortar retail market in Greater Phoenix and across the country. Future changes in shopping trends that will affect how the market performs over the long term. Following are some of those trends and challenges.

- **Domination:** The market has become dominated by big box retailers and power/community shopping centers. The retail market in the PMA illustrates a similar trend. There are numerous power centers and anchored shopping centers along the length of the I-10 with nearly every retail segment and brand found within the retail centers.
- **Obsolescence:** Retailing is constantly changing resulting in some companies going out of business as others are entering the marketplace. Part of the problem for companies that are experiencing difficulties is the inability to anticipate trends in shopping patterns and the impact of alternative methods of purchasing goods and services. Currently, restaurants and value-oriented retail such as Walmart, Target, Ross, TJ Maxx, and others are the most viable in the market and actively expanding. The list of retailers and restaurants that are in bankruptcy or have been in bankruptcy is extensive and include:

- Sears
- Toys “R” Us
- Sport Authority
- Aeropostale
- Beauty Brands
- Shopko
- Gymboree
- Charlotte Russe
- Payless Shoe Source
- Diesel
- Z Gallerie
- Kona Grill
- Perkins and Marie Callender’s
- Barneys New York
- Forever 21
- Destination Maternity
- Avenue
- Pier One
- David’s Bridal
- Mattress Firm
- Gump’s
- Brookstone
- Rockport
- Nine West
- Claire’s
- Winn-Dixie
- Bon-Ton
- Rue21
- BCBG Maxazria
- Wet Seal
- The Limited
- Charming Charlie
- FTD



The types of retailers that have experienced bankruptcies fall into a few categories. Bookstores long ago experienced significant declines in sales. More recently, clothing, and accessory retailers, including shoe retailers, have experienced the most difficulties along with department stores and grocery chains. Department store sales have been declining for decades with the growth of low-cost supercenters and warehouse outlets. Grocery stores have come under attack from a wide range of retailers that have moved into the grocery business.

The traditional department store will continue to likely see declining sales. Macy's and Kohl's have reported sales slumps. JC Penney is most vulnerable to changing shopping trends and has been hit with declining foot traffic for the past decade. It has been able to stay in business but has closed 20% of stores in recent years including 140 in 2018.

- **Greater Phoenix is Over-Retailled:** Because of the region's tremendous history of growth, virtually all national retail chains want to be here, resulting in more retail space than is demanded by the population. In the past, many national retail chains built stores in advance of growth to establish their market area. When growth slowed during the Great Recession, many planned stores were put on hold or abandoned.
- **Consolidation:** As retail market conditions change, consolidation of companies within the industry occurs. This trend has been particularly evident in the grocery store sector as chains try to compete with Walmart, Target, and Costco. Local grocer Bashas' has been through bankruptcy and is likely still vulnerable.
- **Internet or E-Commerce Sales:** The long-term threat to brick and mortar retailing is E-Commerce. Within the last 15 years, the market has seen seismic shifts in the manner in which people purchase retail goods and services. Certain segments of the retail market have been particularly hard hit. A later section of this report will provide further information on the E-Commerce trend.

In summary, there are two major trends that have had a significant impact the retail market.

1. E-Commerce and
2. The rise of off-price retailers and low-price supercenters and warehouse outlets.

2.2 E-Commerce

The U.S. Census defines E-commerce as:

“sales of goods and services where the buyer places an order, or the price and terms of the sale are negotiated, over an Internet, mobile device, extranet, Electronic Data

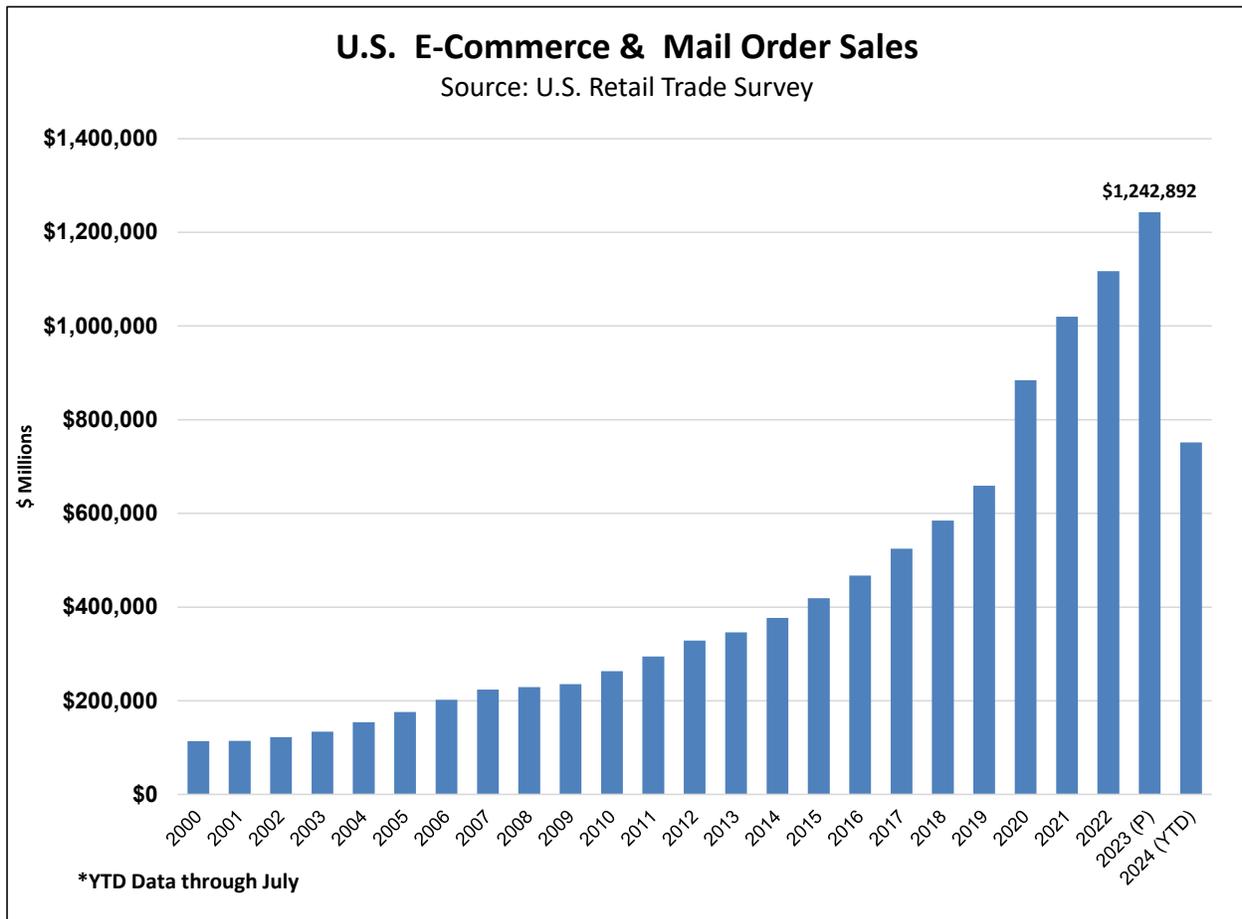


Interchange (EDI) network, electronic mail, or other comparable online system. Payment may or may not be made online”.

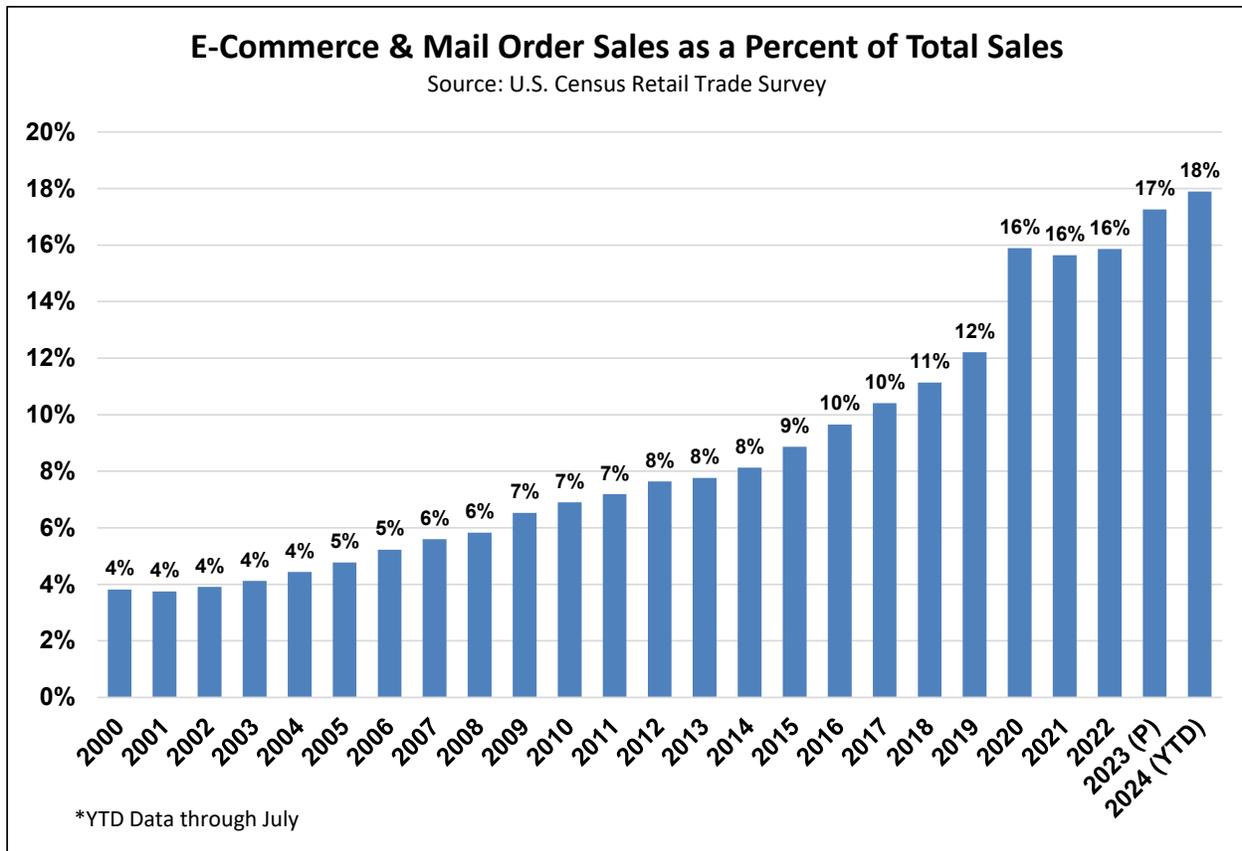
The above definition technically excludes mail order sales from catalogs or other mail-order businesses. It does not include such businesses as mail-order book clubs. However, most catalog and book club purchases today are made over the internet and should properly be categorized as E-Commerce. For this study, mail order sales will be included in E-Commerce sales data.

Between 2000 and 2019, E-Commerce sales grew over five-fold to \$659.2 billion, accounting for nearly 12.2% of all retail sales by 2019. The coronavirus pandemic had a significant impact on retail sales patterns pushing normal in-store purchases to online in 2020. Online sales grew by over 34% that year. In the ensuing years, online sales have continued to grow and gain market share. In 2021, online sales grew another 15%, followed by 9.5% growth in 2022. Online sales reported another 11.3% growth in 2023, surpassing \$1.2 trillion in sales.

2024 retail sales data is only available through July, but the latest data from the U.S. Census shows that YTD 2024 E-Commerce sales have increased by 10.2% over the same period in 2023.



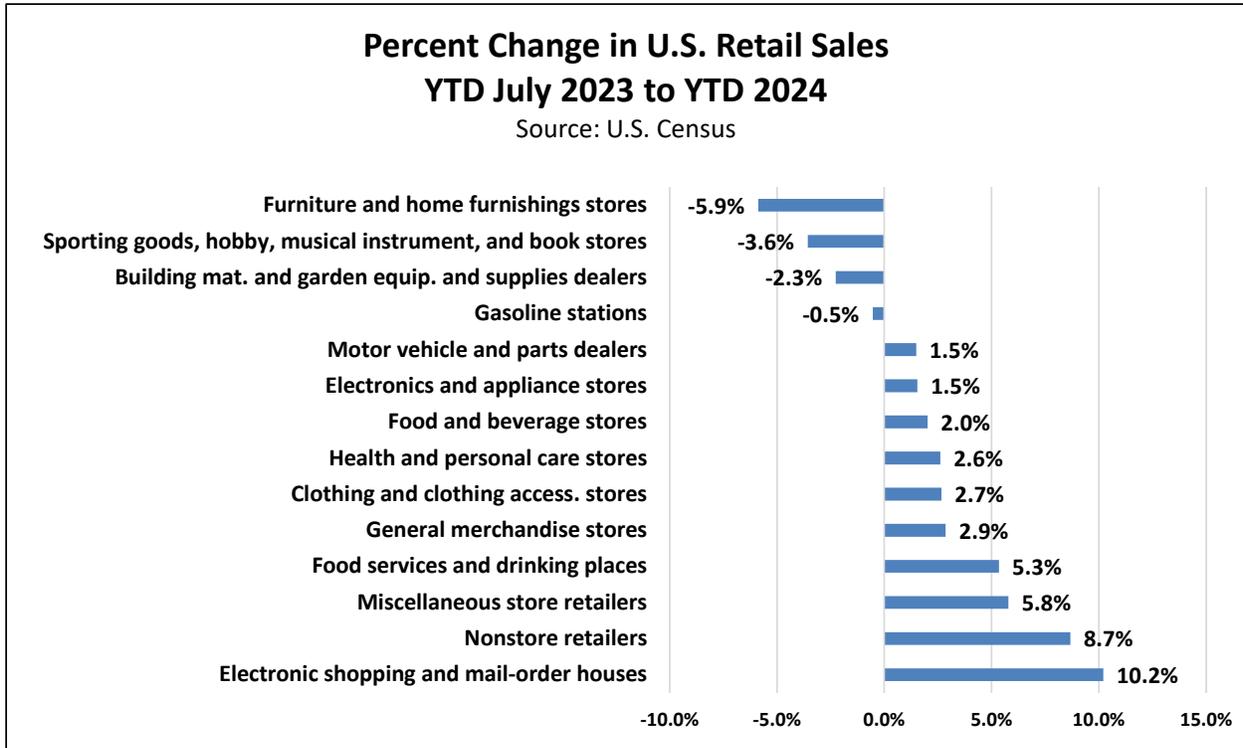
E-commerce sales as a percent of total retail sales grew gradually from 2000 at 4% to 9% in 2015. Market share then grew by nearly 1% per year from 2015 to 2019, then spiked to 16% of total retail sales in 2020. E-commerce market share now stands at nearly 18% of total retail sales.



The following table demonstrates where E-Commerce is having the most impact on retailers. The economic period that followed the economic shutdown brought the U.S. its highest inflation growth since the 1980s. The data does not account for the high levels of inflation and slowdown experienced over the last two years.

While total retail sales are up 2.6% through July 2024, the retail categories that are heavily influenced by inflation and price volatility have shown the smallest declines in sales including gasoline stations, furniture stores, building material stores, sporting goods, hobby, & bookstores and department stores. Many of these sectors of the retail market were already impacted by E-Commerce and by the rise of supercenters and warehouse clubs. By comparison, the retailers that continued to see growth in 2024 include e-commerce, food services and drinking places, health stores, other non-store retailers (direct selling), motor vehicle and parts, miscellaneous stores, food and beverages and clothing stores.





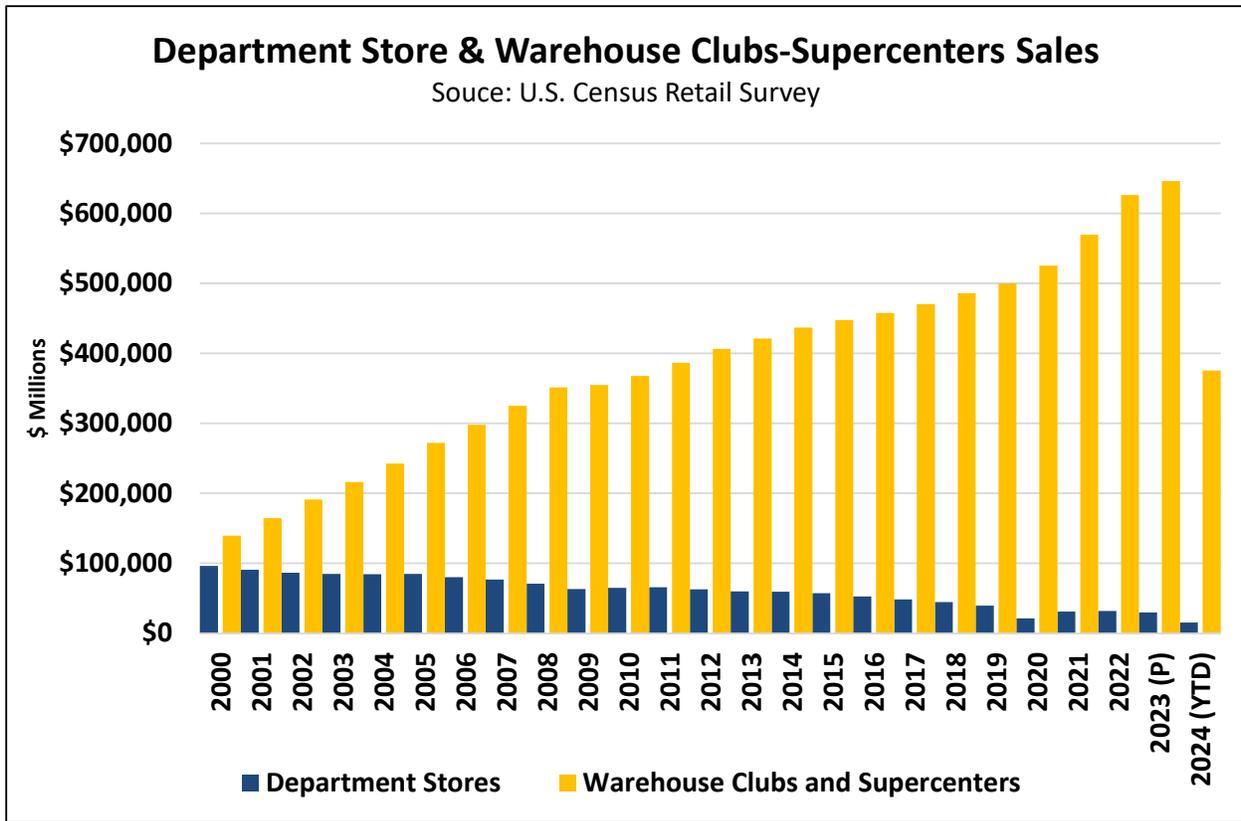
2.3 Impact of Superstores and Warehouse Clubs

In addition to the impact of E-Commerce on brick-and-mortar outlets, the expansion of superstores, such as Target and Walmart, and warehouse clubs, such as Costco, has resulted in a shift of retail spending from traditional department stores and small retailers. Off-price and value-oriented retailing has become the driving force in the retail sector. The following chart illustrates the shift in spending.

In 2000, spending at traditional department stores in the U.S. totaled more than \$96 billion. In 2023, that spending has declined to less than \$30 billion, resulting in the closure of many national and regional department store chains and bankruptcies such as Sears. By comparison, spending at supercenters and warehouse clubs ballooned from \$140 billion in 2000 to \$646 billion in 2023.

Through July 2024, total sales at the supercenters and warehouse clubs have reached \$375 billion so far. Power centers anchored by Walmart, Target, Home Depot, Lowes and similar big-box retailers have become the primary outlets for retail sales.





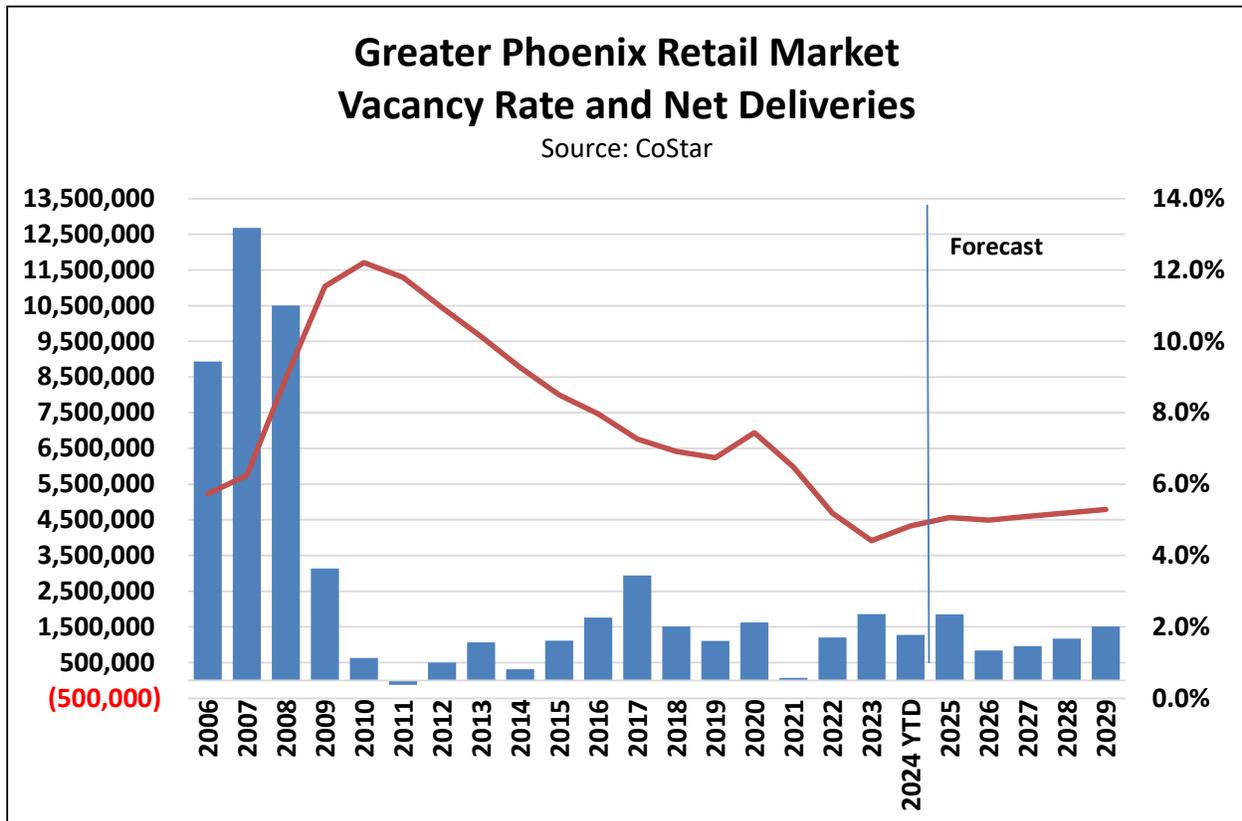
2.4 Greater Phoenix Retail Market

The Greater Phoenix retail market vacancy rate has been improving over the past 13 years from a previous peak of 12.4% in 2010 to a recent trough of 4.4% in the fourth quarter of 2023. The current vacancy rate is reported at 4.8%. Construction activity is dominated by grocery-anchored projects with Sprouts and Fry’s as primary tenants. Power center development has been absent from the market until recently. Absorption in the overall retail market has been strong from 2021 through 2023 averaging 3.4 million square feet per year. However, 2024 absorption has been modest with only 222,800 square feet year to date

Even with the tightening of the market, new construction activity has been disciplined. Construction activity has been dominated by grocery-anchored projects with Sprouts, Fry’s and Whole Foods as primary tenants. Power center development has largely been absent from the market with the exception of Prasada located in Surprise which was delivered in 2023 at nearly 100% pre-leased. There is currently 2.9 million square feet of retail space under construction with a reported 80% pre-lease rate. This shows that the market is not at risk of overbuilding currently.



Even with the population and employment growth of Greater Phoenix area over the past ten years, the retail market has not responded with significant construction activity. Greater Phoenix is in the top three metro areas in the country in job and population growth. Delivered retail space still is well below historic levels. E-Commerce and the popularity of supercenters and warehouse outlets is likely limiting extensive development of new retail space to some extent. However, the retail sector is a bright spot among commercial asset classes and development is likely to remain strong, commensurate with population growth.



2.5 Primary Market Area Retail Overview

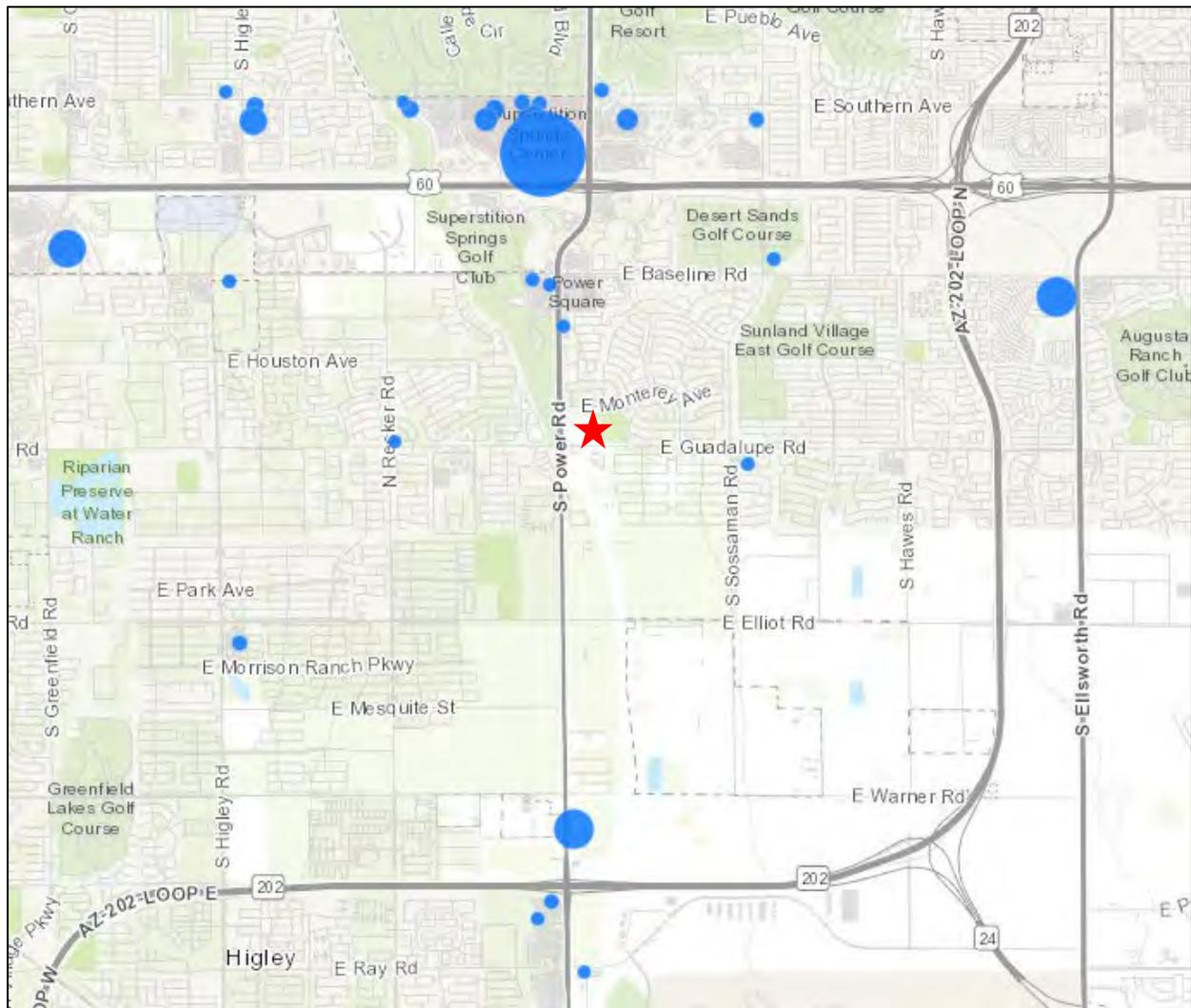
There is an estimated 6.6 million square feet of retail space in the Primary Market Area. Most retail space in the PMA is concentrated either along the U.S. 60 corridor between Southern and Baseline or south along the Loop 202 freeway. Additional retail space can be found at hard corner intersections throughout the PMA.

Vacancy is estimated at 7.8%, substantially above the Greater Phoenix average of 4.8%. There is no sublet space currently reported in the PMA. This equates to 513,795 square feet of vacant retail space. Of the vacant space, just over half (272,600 square feet) is located in and around the Superstition Springs regional mall. Other vacant spaces are located in scattered neighborhood



centers or freestanding buildings throughout the PMA or in newly delivered space near Cannon Beach Surf Park as illustrated on the following map.

Retail Vacancies – 513,795 SF



Source: CoStar

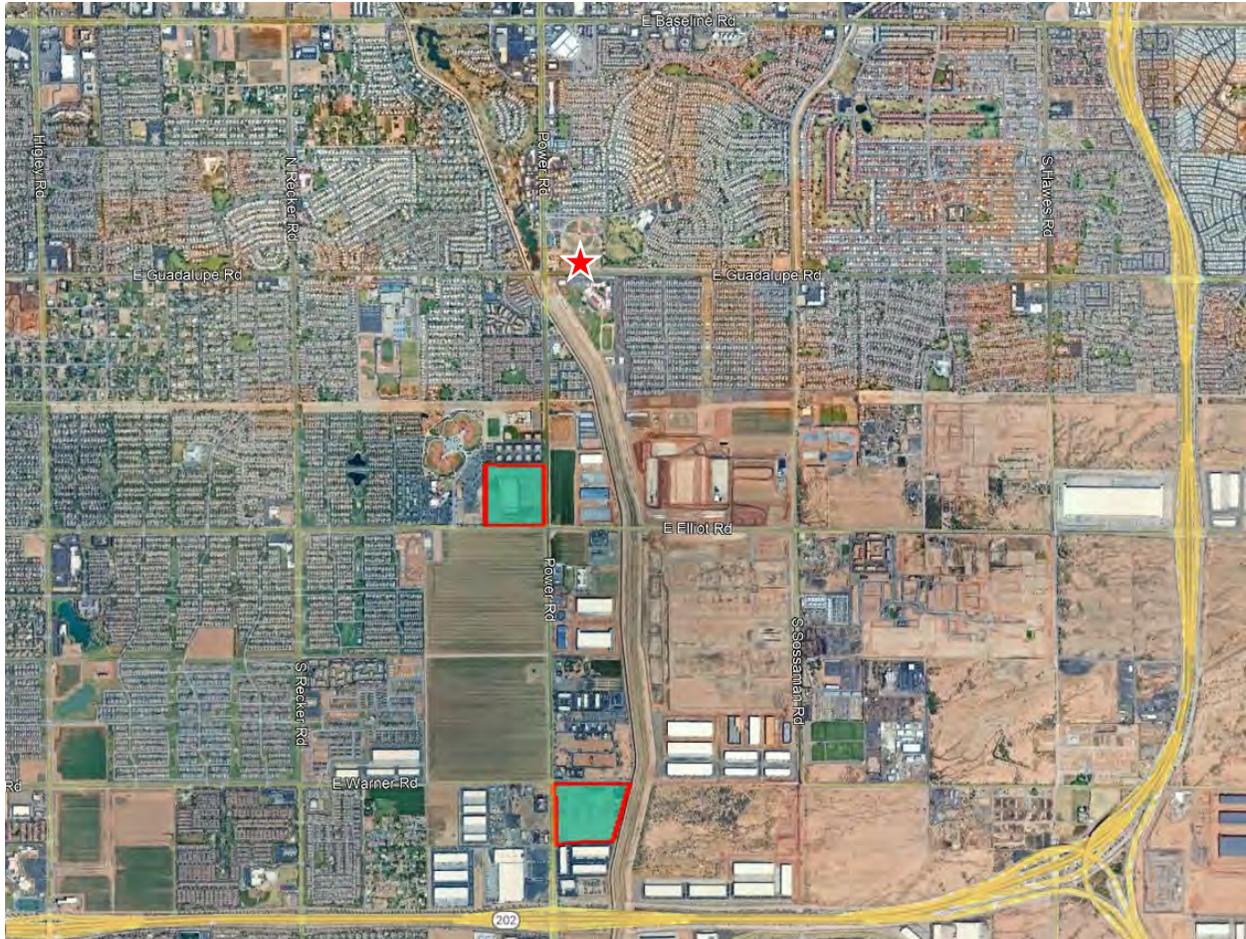
Construction activity was muted until 2020 when 180,800 square feet was delivered followed by 135,400 square feet in 2021. An additional 90,000 square feet was delivered in 2022 but 175,800 square feet was demolished in the same year east of the Superstition Springs Mall (currently being redeveloped as multifamily). In 2023, 72,300 square feet was delivered and 2024 is on pace to deliver approximately 85,000 square feet.

There is currently 247,600 square feet retail space under construction. This includes the Fry's Marketplace anchored neighborhood center located one mile south of the subject site (167,166 square feet) and the first phase of retail shops and restaurants surrounding the Cannon Beach



Surf Park located two miles south of the subject site (80,467 square feet). Both sites are expected to be delivered by the end of 2024.

Retail Under Construction – 247,600 SF



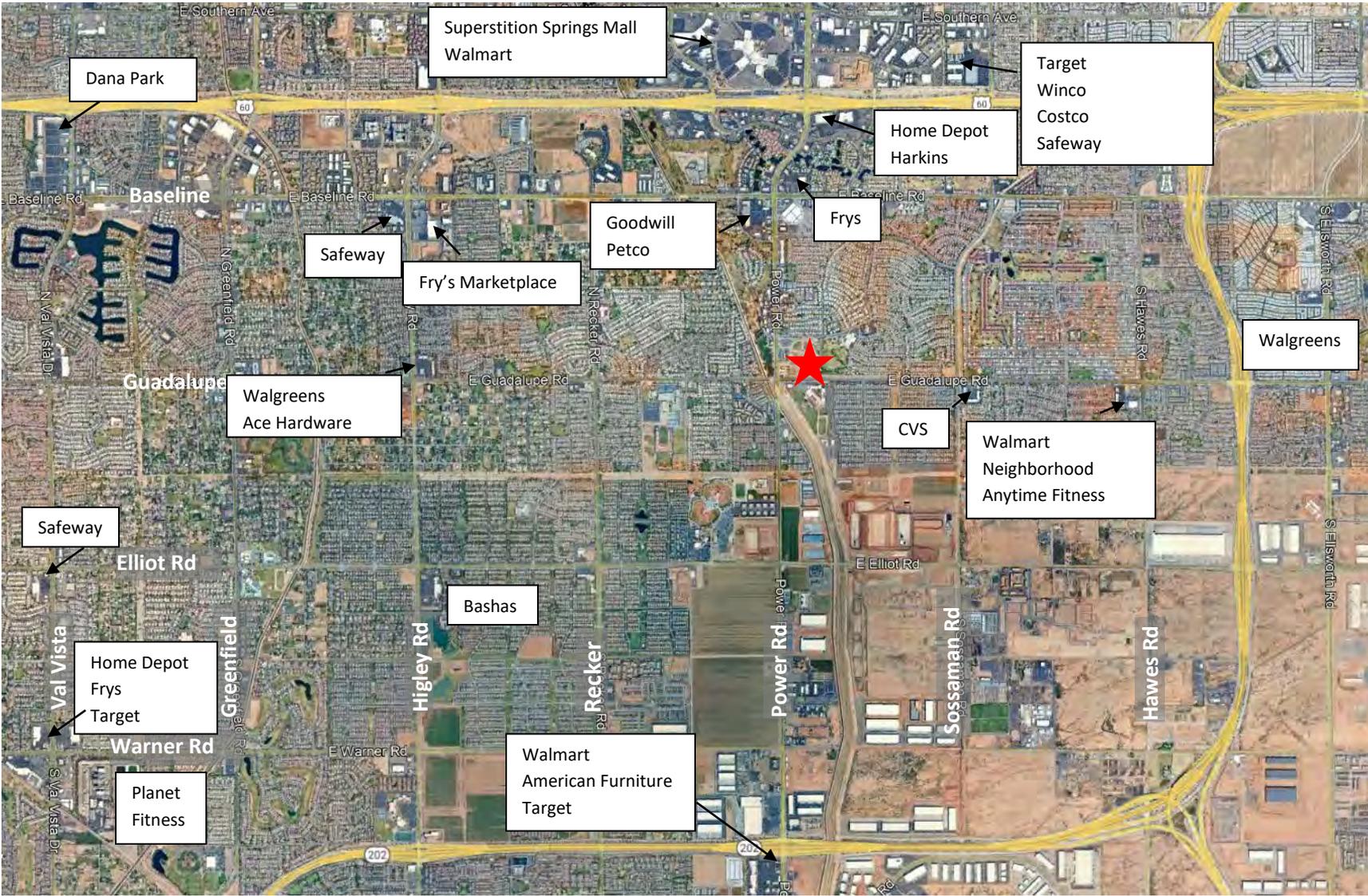
Source: CoStar

Despite new construction activity, net absorption over the past 12 months has been negative. There has been 217,000 square feet of net retail space vacated. Over the last four years, net absorption averaged 174,100 square feet.

There is currently 604,300 square feet of retail space proposed throughout the Primary Market Area at 15 different sites. The largest proposed project is the Hawes Crossing power center comprising 202,200 square feet at Hawes Road and Elliot, located just over two miles driving distance from the subject site. There are also two mid-size retail centers proposed one mile south of the subject site at Power Road and Elliot, totaling a combined 136,700 square feet. The following map illustrates all proposed retail developments in relation to the subject site.



Major Retailers



3.0 Market Area Overview

3.1 Population & Households

The following table shows the estimated population of the PMA, Mesa, Gilbert, and Maricopa County. From 2010 to 2020, the PMA has grown by an average rate of 2.1% per year compared to 1.4% growth per year in the entire City of Mesa, 2.6% in Gilbert, and 1.5% in the county. From 2020 to 2024, the PMA has grown by an average rate of 1.3% per year compared to 0.8% growth per year in Mesa, 1.9% in Gilbert, and 1.4% in the county. There are an estimated 2.64 persons per household within the Market Area.

Population Estimates								
	Market Area		Mesa		Gilbert		Maricopa County	
	Persons	Annual Percent Growth	Persons	Annual Percent Growth	Persons	Annual Percent Growth	Persons	Annual Percent Growth
2010	92,123		439,723		208,277		3,817,117	
2020	113,376	2.1%	504,353	1.4%	267,931	2.6%	4,420,568	1.5%
2024	119,343	1.3%	521,604	0.8%	289,260	1.9%	4,674,502	1.4%

Source: ESRI Business Analyst, U.S. Census Bureau, Census 2010, Census 2020, Esri forecasts for 2024.

Income

Household incomes in the Primary Market Area are on par with Maricopa County incomes, higher than Mesa citywide averages, and lower than Gilbert as a whole. Median incomes are typically used to judge the well-being of a geographic area since they represent the mid-point of the range of incomes.

The overall Market Area median income is substantially higher than that of the entire City of Mesa. Median income in the PMA is an estimated \$90,249 per household versus \$79,614 for all of Mesa, \$121,543 in Gilbert, and \$88,096 across Maricopa County. This data still indicates there is healthy spending power and above average disposable incomes among the residents.



Household Income - 2024				
	Market Area	Mesa	Gilbert	Maricopa County
Total households	45,203	201,120	97,201	1,755,349
Less than \$15,000	4.9%	6.5%	3.0%	6.3%
\$15,000 to \$24,999	3.9%	5.3%	1.6%	4.5%
\$25,000 to \$34,999	5.2%	6.2%	2.7%	5.5%
\$35,000 to \$49,999	8.7%	10.9%	5.3%	9.3%
\$50,000 to \$74,999	17.4%	17.6%	11.6%	16.1%
\$75,000 to \$99,999	14.6%	14.7%	12.4%	14.2%
\$100,000 to \$149,999	22.1%	19.5%	24.5%	20.0%
\$150,000 to \$199,999	11.5%	9.6%	16.9%	11.0%
\$200,000 or more	11.6%	9.6%	21.8%	13.2%
Median Income	\$90,249	\$79,614	\$121,543	\$88,096
Mean Income	\$116,390	\$105,861	\$154,441	\$120,381

Source: ESRI Business Analyst, U.S. Census Bureau, Census 2020, Esri forecasts for 2024.

3.2 Forecasts

Forecasts for the Primary Market Area from the Maricopa Association of Governments (MAG) are shown on the following table. The Primary Market Area population is expected to grow an additional approximately 20,000 persons until build out close to 2040. The PMA is only expected to grow by an additional 3,600 persons from 2040 to 2050 (1,400 new households) equating to a 0.3% annual growth rate. The current decade between 2020 and 2030 is expected to bring an additional 11,800 residents (4,600 new households), or 1.0% growth per year. A portion of that growth has already occurred.

Employment in the market area is anticipated to grow 3.7% per year from 2020 to 2030 which would add 13,140 new employees to the area. Jobs are expected to increase by another 14,860 over the following decade (2030-2040) and by an additional 15,100 jobs from 2040 to 2060.



Primary Market Area Forecasts					
2020-2060					
	2020	2030	2040	2050	2060
Population					
Household Population	112,452	124,318	131,688	135,340	137,403
Households	43,591	48,191	51,048	52,463	53,263
HH Growth		4,600	2,857	1,416	800
Avg Annual Growth %		1.0%	0.6%	0.3%	0.3%
Employment					
Total Employment	29,622	42,759	57,619	64,319	72,719
Employment Growth		13,137	14,860	6,700	8,400
Avg Annual Growth %		3.7%	3.0%	1.1%	2.5%
Source: Maricopa Association of Governments Socioeconomic Projections, 2023					

3.3 Summary

The population of the Market Area today is estimated at 119,343 persons. The Market Area is expected to increase by 9,451 households between 2020 and 2060. Household incomes are above the County and City averages. Overall, we conclude that the Primary Market Area should continue to experience modest growth trends with a forecasted average annual increase in population averaging 1.0% per year over the next decade and declining to 0.3-0.6% per year in the longer term as the area reaches full build out.



4.0 Retail Supply & Demand Analysis

4.1 Market Area Retail Demand

The current population of the Primary Market Area is estimated at 119,343 persons (45,203 households). This population level is considered strong to provide support for an extensive array of commercial and retail development. This area has a large, well-established presence of retail space, bolstered by the presence of U.S. 60 and the Loop 202.

The Market Area is continuing to add retail space, most notably a new Fry's Marketplace neighborhood center and the Cannon Beach Surfpark entertainment, lodging, retail, and restaurant mixed use project. There are also numerous proposals for additional retail, ranging from freestanding buildings and pads to neighborhood centers, to regional power centers.

Grocery stores are an important anchor for local-serving retail shopping centers, drawing shoppers to the center, and creating foot traffic for smaller retailers who occupy the inline shops. From a demand perspective, across the Greater Phoenix area, there are approximately 22,200 persons for every traditional grocery chain (Fry's, Safeway, Bashas' and Albertson's). When natural food stores (Whole Foods and Sprouts) and specialty stores such as AJ's and Trader Joe's are added to the total, the demand level declines to 18,400 persons per store. The ratio of persons per grocery store has been growing over the last 20 years due to increased competition from major chains such as Walmart, Target, and Costco, to name a few. This has resulted in consolidation in the grocery industry, the latest of which is the purchase of the Safeway chain by Albertson's.

At a population of 119,343 persons, the Primary Market Area today can support approximately six grocery stores. Based on MAG forecasts through 2060, one to two additional grocery stores could be warranted in the market area. The nearly completed Fry's Marketplace will satisfy much of this demand.

When comparing these metrics to the Primary Market Area, there are already 10 grocery store options (Fry's Marketplace, Bashas, Walmart, Winco, Costco, Walmart Neighborhood Market, and Sprouts). Stores such as Walmart and Costco have a much broader reach than just the Primary Market Area, but the existing and future supply of grocery stores appears to satisfy future demand for decades.

Prior to the Great Recession, retailers were very aggressive in forward planning for store locations based on expectations of population growth. Greater Phoenix, with its tremendous history of



rapid growth, is one region that historically has seen retailers anticipate where demand will develop and then enter the market in advance of that demand. The impact of the Great Recession, however, has resulted in the delay or cancellation of planned retail centers. Many of these planned centers have still not come to fruition. Retailers are also much more cautious today given the impact of online sales and slower population growth across the country.

E-Commerce has had a significant impact on the development of brick-and-mortar retail centers. Through July 2024, E-Commerce accounted for nearly 18% of all retail sales in the U.S., up from just 1.1% in 2001. Since 2010, E-Commerce has been growing at an average rate of 13% per year. The country has witnessed the loss of traditional shopping center retailers such as bookstores, shoe stores, sporting goods stores, toy stores, and florists. The consolidation of businesses has also occurred in many segments of the market (groceries, office supplies, electronics). As a result, retailers have become much more cautious in planning for new outlets unless there are significant signs of demand and/or population growth.

Based on the ratios of persons per retail store, we can conclude that the demand for retail services in the Primary Market Area is likely satisfied by the current level of retail development in the community. The retail assets in the PMA appear to also rely on additional regional draw from a wider geographic area.

A second method of determining demand for commercial development is to evaluate the spending potential of the Primary Market Area population based on the U.S. Consumer Expenditure Survey (CES). The Survey is a long-term nationwide household survey conducted by the U.S. Bureau of Labor Statistics (BLS) to find out how Americans spend their money. It is the only federal government survey that provides information on the complete range of consumers' expenditures as well as their incomes and demographic characteristics. The CES is used by analysts to determine the demand for retail goods and services based on household income levels.

As noted previously, the 2024 median income of Primary Market Area residents is estimated at \$90,249 based on U.S. Census data. An economic model was prepared for this study to estimate the amount of retail and restaurant spending that may be derived from residents living in the Primary Market Area.

The following table outlines the spending that may be generated from the Market Area. Area residents would be expected to spend approximately 26.4% of gross income or \$23,782 per household on retail goods and services and restaurants, excluding spending on the purchase of a vehicle. Retail spending is then divided into two groups: local-serving retail spending and regional-serving retail spending. Local-serving spending includes groceries and other



convenience goods and services (medical prescriptions, household supplies, tobacco products, and personal care products and services). Regional-serving spending is related to big-ticket items that typically are sold in large-format retail centers such as furniture, electronics, appliances, flooring, and apparel.

The following table shows that the typical Primary Market Area household is expected to spend an estimated \$10,986 on local-serving retail items and \$9,104 on regional-serving items. The remaining \$3,692 is spent in restaurants and bars. Local-serving retail spending is then divided into grocery spending and non-grocery spending (household goods, day care, medical prescriptions and supplies, personal care products, etc.)

The lower part of the table converts the local-serving spending to potential retail square footage. For instance, grocery spending in the Primary Market Area is estimated at over \$254.1 million for the 45,203 households. At an average retail sales rate of \$500 per square foot for a supermarket, the Primary Market Area can justify 508,300 square feet of grocery store space. Likewise, non-grocery retail spending of \$5,364 per household will generate demand for 808,200 square feet of additional retail space at \$300 per square foot retail sales.

Demand from market area households for regional serving retail totals 823,000 square feet.

Restaurant spending supports another 333,755 square feet of space.

Together, approximately 2.5 million square feet of retail space can be supported in the Primary Market Area from the current population.



2024 Retail Spending Analysis Primary Market Area		
Income & Spending Assumptions	Dollars	% of Income
Market Area Median Household Income 2024	\$90,249	
Total Retail Spending/Hhld (Excluding vehicles)	\$23,782	26.4%
Local-Serving Retail Spending	\$10,986	12.2%
Grocery Spending/Hhld	\$5,622	6.2%
Other Non-Grocery Local-Serving Retail Spending/Hhld	\$5,364	5.9%
Regional-Serving Retail Spending/Hhld	\$9,104	10.1%
Restaurant Spending/Hhld	\$3,692	4.1%
2024 Population	119,343	
Households	45,203	
Supportable Local-Serving Retail Demand	Retail Demand	
Total Grocery Spending	\$254,144,317	
Supportable SF at \$500 Per SF in Sales	508,289	
Other Local-Serving Retail Spending (excluding Groceries)	\$242,463,046	
Supportable SF at \$300 Per SF in Sales	808,210	
Regional-Serving Retail	\$411,520,117	
Supportable SF at \$500 Per SF in Sales	823,040	
Restaurant Spending	\$166,877,615	
Supportable SF at \$500 Per SF in Sales	333,755	
TOTAL RETAIL DEMAND (Square Feet)	2,473,294	
Sources: U.S. Consumer Expenditure Survey; AZ DOA; Elliott D. Pollack & Company		

Today, retail space of approximately 6.6 million square feet far exceeds the local demand within the Primary Market Area, which indicates the presence of regional serving retail. This is also logical given proximity to U.S. 60 and the Loop 202 with access to larger populations. It may also explain the elevated vacancy rate relative to the metro-wide average (7.8% in the PMA versus 4.8% in the Phoenix Metro).

Given the mix of local serving retail, restaurants, and regional serving retail currently present in the market area, it appears that the area is essentially in equilibrium and potentially oversupplied. Future retail development will be dependent on new residential growth in the area.



4.2 Retail Demand Forecast

The most recent population forecast for the Primary Market Area is for growth of 4,500 new households over the next ten years (some of this growth has already occurred). In addition, the longer-term forecast anticipates 2,800 new households between 2030 and 2040 as well as 2,200 new households from 2040 to 2060. By 2060, the PMA is expected to be near buildout.

Based on the above analysis, a 40-year demand forecast for retail and restaurants was prepared for the Primary Market Area for the timeframe from 2020 to 2060. The forecast concludes that the demand for local serving retail within the Primary Market Area will total approximately 65.9 acres, or 517,100 square feet of commercial space through 2060.

Retail Supply/Demand Forecast					
Primary Market Area					
	2030	2040	2050	2060	Total
Demand					
Household Growth	4,494	2,792	1,383	781	9,451
New Retail Demand (acres)	31.4	19.5	9.7	5.5	65.9
New Retail Demand (SF)	245,914	152,738	75,685	42,754	517,091
Sources: MAG, 2023; U.S. Consumer Expenditure Survey; AZ DOA; City of Mesa; Town of Gilbert; CoStar; Elliott D. Pollack & Company					

4.3 Retail Supply

The supply of future available retail space can be found within existing retail or mixed-use developments as well as parcels of land currently planned for commercial uses. The following is a summary of available inventory located within the Primary Market Area.

Vacancy

There are 29 existing retail developments that have either vacant space, available pads, or both. The vacancies identified in this report total 513,795 square feet. This equates to 7.8% vacancy, substantially above the Greater Phoenix average of 4.8%.

As mentioned previously, of the vacant space, just over half (272,600 square feet) is located in and around the Superstition Springs regional mall. Other vacant spaces are located in scattered neighborhood centers or freestanding buildings throughout the PMA or in newly delivered space near Cannon Beach Surf Park.

The following table details current vacancies by location within the PMA.



Commercial Real Estate Assets Primary Market Area	
Existing Projects	Available SF
1555 N Higley Rd	2,300
1835-1847 S Greenfield Rd	52,500
2060 S Power Rd	2,000
2235 S Power Rd	1,500
4551 S Power Rd	57,000
4904 S Power Rd	3,995
5110 E Southern Ave	1,060
5215 E Southern Ave	9,490
5221 S Power Rd	1,082
5925 E Southern Ave	1,555
5959 E Southern Ave	9,480
6465 E Southern Ave	4,988
6505 E Southern Ave	40,534
6535 E Southern Ave	154,646
9101 E Baseline Rd	57,809
Best Buy	21,320
Fuddruckers	5,780
Gilbert Gateway Towne Center	1,500
Highland Corner	928
Lakeview Village	4,731
Monte Vista Village Center Shops	1,260
Sossaman Shops	5,019
Sossaman Square	2,400
Sprout's Center	30,990
Superstition Marketplace	3,714
Superstition Springs Albertsons Ctr	2,834
Superstition Springs Power Center	13,100
The Shops At Sossaman	2,280
Tuesday Morning	18,000
Total Vacant SF	513,795
Source: Elliott D. Pollack & Company; City of Mesa; Maricopa Association of Governments; Maricopa County Assessor; CoStar	



Pipeline – Under Construction and Proposed

Previous maps illustrated the location of retail developments currently under construction or proposed. All of these locations are within a short driving distance to the subject site, with some just one mile away. Total retail space under construction is approximately 247,600 square feet with an additional 604,300 square feet proposed. Combined the pipeline of future retail space totals 852,000 square feet.

Commercial Real Estate Assets Primary Market Area	
Under Construction	Available SF
Fry's Marketplace Neighborhood Center	167,166
4631 S Power Rd	41,947
Cannon Beach Park Retail	38,520
Total New SF	247,633
Proposed	Available SF
6901 E Baseline Rd	2,800
The Shops at Aviva	28,300
Gallery Park	62,050
2736 S Sossamon Rd	14,443
Hawes Crossing Power Center	202,174
New Eastmark Retail Shops	13,650
NWC of 82nd St & Elliot Rd	20,000
Sossaman & Hampton Ave	3,450
SWC Ellsworth Rd & Warner Rd	23,537
The Shops at Baseline	14,500
Parkview at Morrison Ranch	56,325
The Power Plant	76,670
Bashas' Pad Additions	25,000
SWC Power & Warner Rd	1,430
Power Ranch Retail	60,000
Total Pipeline SF	604,329
Source: Elliott D. Pollack & Company; City of Mesa; Maricopa Association of Governments; Maricopa County Assessor; CoStar	



Available Vacant Retail Land

In addition to existing centers with available space, parcels under construction, and parcels with proposed retail, 13 vacant retail parcels were located within the Primary Market Area, not including the subject site. Combined, these vacant parcels total 506.9 acres. Utilizing a 0.18 Floor Area Ratio (FAR), these parcels could accommodate nearly 4.0 million square feet of future retail or commercial development.

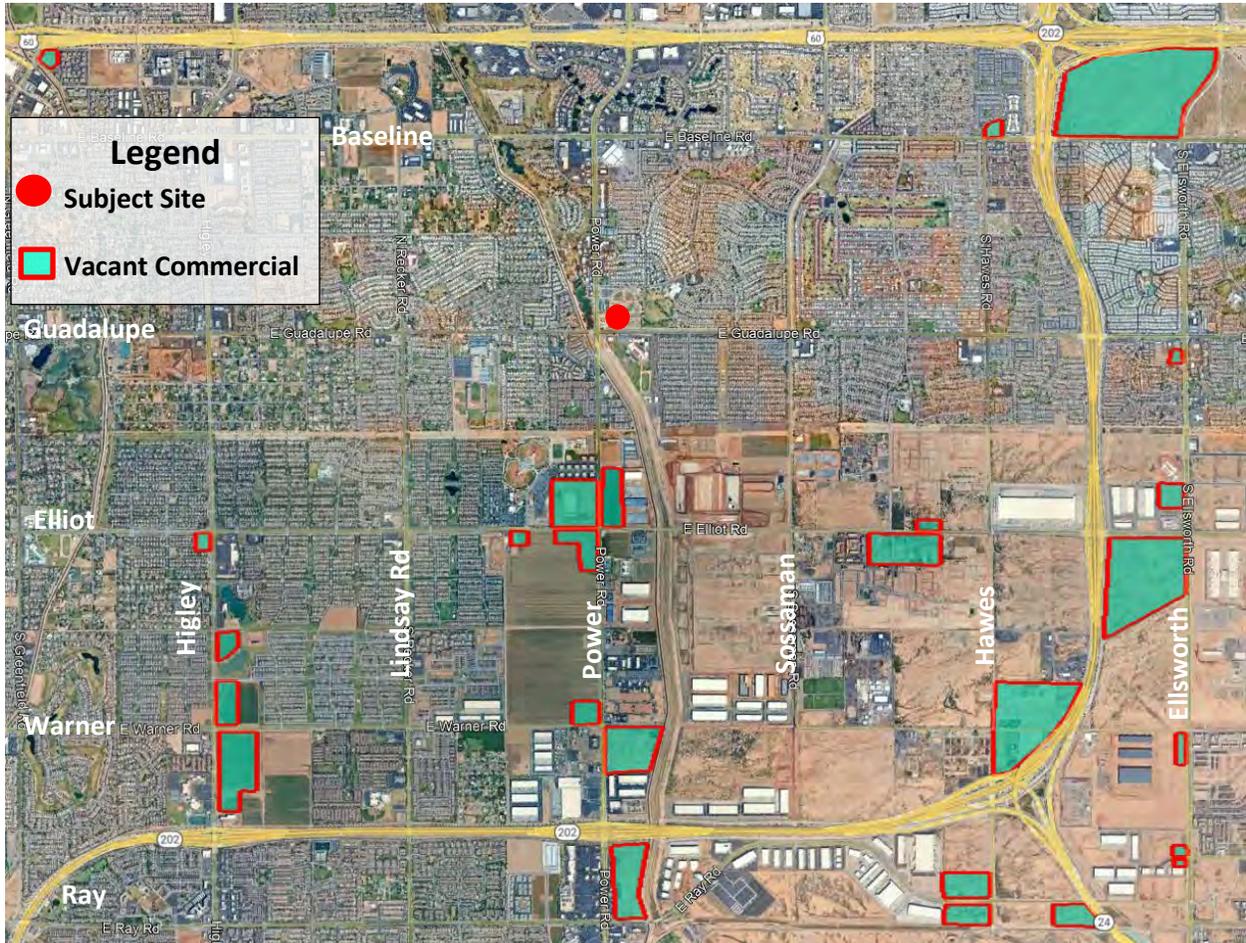
Commercial Real Estate Assets Primary Market Area	
Commercial Land Parcels	Acres
Mesa	
SWC Greenfield & U.S 60	4.4
NEC Old Greenfield & Banner Gateway Dr	10.4
SWC Ellsworth & U.S. 60	180.4
SWC Ellsworth & Elliot	106.0
NEC & SEC Warner & Hawes	84.0
NWC Ray & Hawes	20.0
SWC Ray & SR 24	15.0
NWC Ellsworth & Ray	4.2
SWC Ray & Hawes	16.0
Sub-Total Mesa	440.4
Gilbert	
SWC Higley & Elliot	4.5
NWC Power & Warner	10.0
SEC Higley & Mesquite	8.0
SEC Higley & Warner	44.0
Sub-Total Gilbert	66.5
Total Acres	506.9
Gross SF	22,079,688
Yield SF (0.18 FAR)	3,974,340
Source: Elliott D. Pollack & Company; City of Mesa; Town of Gilbert; Maricopa Association of Governments; Maricopa County Assessor; CoStar	

In total, there is over 5.3 million square feet of vacant space or land available for future retail development within the Primary Market Area.



The following map displays future supply in proximity to the subject site. As the map illustrates, there are several commercial sites located to the south and east within a short driving distance to the subject site. Any one of these sites are an equivalent substitute to the subject site property in terms of their ability to accommodate local or regional serving retail demand within a very short driving distance to residential homes in the area. Additionally, compared to expected demand, commercial land in the area is considered oversupplied. Many of the sites may not be needed for commercial development.

Retail Supply Map – Primary Market Area



4.4 Summary

The forecasted retail demand of 517,100 square feet (land demand of 65.9 acres) compares favorably with the estimated 5.3 million square feet of availability (combining 513,800 square feet of vacant space, 852,000 square feet of under construction or proposed square feet, and an additional 507 acres of vacant commercial land) within the Primary Market Area.

Retail Supply/Demand Forecast					
Primary Market Area					
	2030	2040	2050	2060	Total
Demand					
Household Growth	4,494	2,792	1,383	781	9,451
New Retail Demand (acres)	31.4	19.5	9.7	5.5	65.9
New Retail Demand (SF)	245,914	152,738	75,685	42,754	517,091
Supply (Available for Additional Retail Development)				Acres	SF
Existing Retail Vacancy					513,795
Under Construction					247,633
Proposed					604,329
Vacant Land				507	3,974,340
TOTAL					5,340,097
Sources: MAG, 2023; U.S. Consumer Expenditure Survey; AZ DOA; City of Mesa; Town of Gilbert; CoStar; Elliott D. Pollack & Company					



5.0 Conclusions & Recommendations

Currently, the primary market area is likely either at equilibrium or possibly over-retailed compared to local population and household incomes. Vacancy is elevated with 513,795 square feet of vacant retail space within existing centers. These shopping centers could be strengthened with new residents being added to the area. Going forward, new neighborhood retail development will be induced by population growth. Retail development currently under construction, largely in the local-serving neighborhood sector, totaling 247,600 square feet, will also mute future local serving retail development for some time.

The retail marketplace has been significantly impacted by recent recessions (both the Great Recession and COVID-19), e-commerce, and the rise of supercenters and warehouse clubs. For the Greater Phoenix area, the Great Recession resulted in much slower population and employment growth and retailers have become much more cautious planning for new stores. Some 14 years after the end of the Great Recession, retail development has not returned to prior construction levels. This trend may continue for the foreseeable future, especially with the continued rise of e-commerce over brick and mortar stores.

The latest forecast for population growth in the Primary Market Area concludes that the demand for additional retail land will total approximately 517,100 square feet or the equivalent of 56.9 acres over the next 40 years (through 2060). Furthermore, the subject site can only accommodate local serving retail (non-grocery) and restaurants. The projected demand over the next few decades in these categories is 238,750 square feet (30.4 acres).

This compares favorably with the over 5.3 million square feet acres of available retail space and land within the Primary Market Area, the majority within the City of Mesa. **There is over 10 times the amount of available retail space than expected local resident demand through build out of the primary market area.** In fact, the expected retail demand over the next 35 years can nearly be entirely accommodated within currently vacant retail space in the market area. Compared to expected demand, commercial land in the area is considered oversupplied. Several sites will likely not have enough future market demand for commercial development.

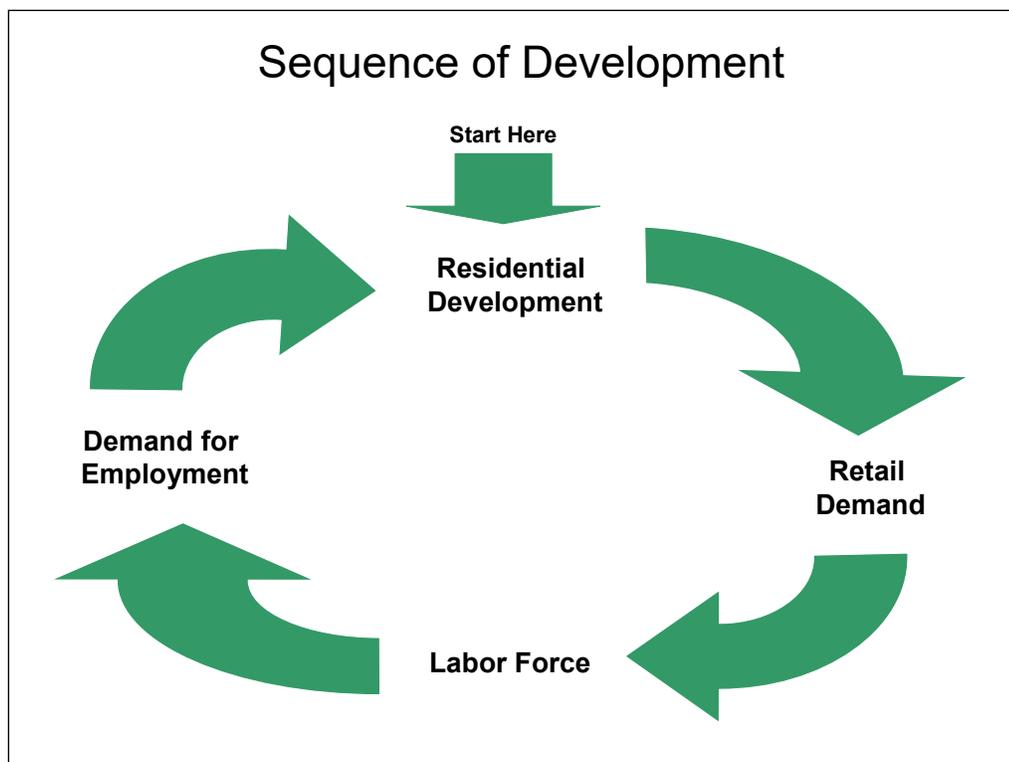
The location of the subject site is not considered competitive for retail development. The site is not located on any of the hard corners at Power Road and Guadalupe, which are most attractive to retailers. There is also no visibility from the more highly trafficked Power Road. The site lacks critical ingress and egress access and is set 75 feet back from Guadalupe Road with fenced barriers created by the canal fronting Guadalupe Road.



There are numerous competing sites within the PMA that are considered more attractive for retail development. Not surprisingly, several of these sites have proposed retail development plans, though development timing is uncertain. By contrast, the subject site has received no identified interest for commercial development.

The proposed residential development at the subject site will help to support the retail assets within the City of Mesa. Despite the obvious surplus in most of the retail categories, each new additional resident will create demand for additional local serving retail. Continued residential development in all forms within the market area will be critical to the eventual success of existing retail assets and additional commercial development.

As the following graphic helps to illustrate, local residents will be the main source of retail demand and also provide a local workforce for additional commercial development. This residential development must come first, eventually building to a critical mass of residents to attract additional retailers.



In our opinion, the rezoning of the subject site to residential uses will not affect the City of Mesa’s efforts to continue to attract new commercial to the community. The City has a significant inventory of commercial land that will provide for the long-term economic health of the community. Additionally, as a residential project, new residents will support existing and planned commercial development.



From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: Condo proposal at Monterey park
Date: Wednesday, July 05, 2023 4:39:43 PM

Charlotte,

Below is another email for the case file.

Thanks,
Rachel

-----Original Message-----

From: Shauna Kruse <shauna.kruse2@icloud.com>
Sent: Wednesday, July 5, 2023 4:30 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: Condo proposal at Monterey park

To whom it may concern

I live a couple streets from the proposed condo site. My children attend both SSE as well as Highland Jr. I am also a landlord and large capacity Airbnb owner in Prescott AZ. I have lived in many different types of properties including high rise apartments. This proposal as it stands is terrible for the community and the potential residents who would live in them. My concerns are below:

*I just drove past the lot. It is so small. The idea of parking plus 88 units leaves only multiple floor towers as an option. Totally out of place for our community and would destroy residents views.

*The traffic is already bad and hasn't even seen the Mesa Softball fields open for their 1st game. Where will the traffic go for a big game? Most likely side streets. Where will overflow parking for residents be? Into softball field parking then likely onto Monterey Ave right in front of the park and elementary school? This sounds very dangerous considering the nature of our elementary students is to ride bikes and walk to school, park, QT gas station etc. It's a wonderful part of our community that would be destroyed by this.

*Entrance to development has been said to be right turn only onto Guadalupe or Power. So then the "short cut" for those needing left will inevitably become Monterey Ave again, RIGHT in front of Elementary school again. Speeding down short cuts is also inevitable.

* Fitting 88 units would leave little living space for residents on such a small site. It begs the question where would children and pets get outside movement? The park at Monterey is the only obvious answer. Why should we absorb the strain, traffic, noise, and crowding of a poorly planned complex that did not include outdoor living space?

* The strain on the school system that is already stretched is concerning. If these are rentals, are they paying taxes into these schools?

*The proximity of these buildings to a very bright and loud softball park would be terrible for residents.

* Guadalupe in front of the JR high is badly crowded with traffic and dangerous now with electric scooters, walking kids, bikes, etc. Added these units will increase that.

* What would the price point be for these units? Would they be owned or rented? Would Section 8 be allowed?

What crime would be increased with section 8 housing? We won't know any of these answers until after it would be out of our hands.

* If a similar proposal was already brought to the table on this site, and turned down, why are we doing this again.

The quality of life for these condo residents as well as for the surrounding community sounds terrible. This proposal serves one person, the developer. Please put it down.

Thank you

Shauna Kruse
7407 E Medina Ave.

Sent from my iPhone

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Evan Balmer](#); [Mary Kopaskie-Brown](#)
Subject: FW: PRS23-00472 park north multi family 88 town homes
Date: Wednesday, July 05, 2023 5:01:00 PM

Another email

-----Original Message-----

From: Itzel W <belem1815@hotmail.com>
Sent: Wednesday, July 5, 2023 4:55 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: PRS23-00472 park north multi family 88 town homes

Hi my name is Itzel wade I am a resident in superstition springs community and have been for the past 18 years and I love what they have done with r he park, but I do not agree with them trying to build 88 homes in that small area, we're just now getting our nice view of park and it's going to be ruined with more homes? Me & few of my other neighbors have spoke about this matter and would like to know what can be done for this not to happen.. WE DONT NEED MORE HOMES HERE.

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: PRS23-00472 Park North Multi-Family 88 Unit Attached Townhome Project
Date: Wednesday, July 05, 2023 4:38:27 PM

Charlotte,

This email came in through our special projects email. Can you add it to your case file?

Thank you,
Rachel

From: Katie AZ <zonak8e@gmail.com>
Sent: Wednesday, July 5, 2023 3:52 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: PRS23-00472 Park North Multi-Family 88 Unit Attached Townhome Project

I'm writing today as a resident of Superstition Springs for the last 20 years to join with my fellow Superstition Springs neighbors in opposing this Townhome project. I've spoken to no one who feels this is anything but a VERY short-sighted, insane proposal. This is an extremely bad idea in our neighborhood which has 3000 single family homes.

This small lot would not only infringe on the aesthetic of our community and be out of place, but when looking at the lot size and location, this request by the land owner is unacceptable. This land is zoned for business as we were told, NOT housing.

Reasons for rejection include the following:

- No way to enter or exit except through business property onto already crazy-busy intersection with children walking to both the elementary and high school.
- Traffic is already so bad/dangerous at the Power/Guadalupe intersection with both the high school and the elementary school and ballpark close by.
- 88 units mean these would have to be TOWERS, wouldn't fit into our neighborhood and would be an eyesore.
- Parking wouldn't be available on this tiny lot for 88 townhome units if each unit had two cars!! Parking accommodations wouldn't exist! They'd have to park in our neighborhood streets or at our new ballpark!
- Water, why do we never think of how this will affect water supply!!

Why we would even consider squeezing this into our neighborhood is beyond me. This greedy property owner/developer who has zero concern for children/people, traffic, safety, zoning and feelings of our community with only dollars and greed driving this proposal needs to sit down and listen to residents!

This needs to be rejected NOW.

Thank you,

D Kathleen Rodriguez
2011 S. Avoca
Mesa AZ 85209
Voter in District 6
(Yes I'm watching...)

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: Townhomes on Guadalupe and Power
Date: Thursday, July 06, 2023 7:41:43 AM

Kellie Rorex
Senior Planner
480-644-6711
Kellie.Rorex@MesaAZ.gov
M-Th 7 AM – 6 PM

-----Original Message-----

From: Patrice Millett <patricemillett@yahoo.com>
Sent: Wednesday, July 5, 2023 7:46 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: Townhomes on Guadalupe and Power

Please do NOT rezone that area for townhomes. I am very uncomfortable with the rezoning of Mesa neighborhoods - this seems like the beginning of what Gilbert is doing in creating 15 minute cities.

In theory it sounds good, but in reality it is a societal change that will effect our personal choices and freedoms in the long term.

Just because the government offers the City money to change zoning and create these multiple housing units in the middle of single home neighborhoods, doesn't mean you should. It is NOT free money - it comes at a cost to all of your constituents and the quality of living will decrease in our neighborhoods.

We have lived in this area over 20 years - unfortunately in the last 5 we have already started to see a decline in the quality of living in this area and adding more multiple housing units will only add to its decline.

Please do not approve the rezoning and keep our community as a single family home community - 1 apartment complex and townhomes on the opposite corner are more than enough for this area.

Sent from my iPhone

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472 Power & Guadalupe Rd
Date: Thursday, July 06, 2023 7:41:47 AM
Attachments: [image001.png](#)

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Angel LaVine <ajlavine@sbcglobal.net>
Sent: Wednesday, July 5, 2023 10:53 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: PRS23-00472 Power & Guadalupe Rd

To whom it may concern:

This proposal is absolutely a waste of time and should never even been given the time of day. It doesn't have the zoning or even access to this lot. The city offered fair market value in the past and this owner got greedy. His mistake should not be our problem.

100% shut this down and down for good. The owner has no access and was informed of this years ago.

I will also be asking the HOA to decline this project.

Sincerely,

Angel LaVine
7245 Navarro Ave
85209

[Sent from AT&T Yahoo Mail on Android](#)

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: Prs23-00472
Date: Thursday, July 06, 2023 7:41:57 AM
Attachments: [image001.png](#)

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Julia Barnes <juliabarnes1121@gmail.com>
Sent: Wednesday, July 5, 2023 11:13 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: Prs23-00472

I am writing in regards to the proposed plan Prs23-00472 to place 88 town houses near Monterey Park. As a home owner in that neighborhood, I have so many concerns. The schools in that area are busting at the seams, we do not have room for the amount of kids that would bring in. Not to mention there is no way access to drive to the proposed location. I also have kids that walk to highland Jr high and the traffic in that area already masked me sick with worry for all the kids walking, I can't imagine how much worst this would make it. Please consider carefully the families already living here and reject this proposal. This is a proposal being made by a greedy land owner. I know he had a chance to sell did a good price when land was purchased to expand the park and he chose not to accept, that is on him and this is a terrible solution for all of us living in the area. It works be unsafe for the people trying to get in and out of the proposed town homes, unsafe for those trying to enjoy the brand new beautiful park, unsafe to the kids walking to and from school, and very unfair to the kids and staff at that school. Please support this community and say no to this development.

Julia Barnes

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472 Power & Guadalupe Rd
Date: Thursday, July 06, 2023 8:44:44 AM
Attachments: [image001.png](#)

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Jeff LaVine <JeffL@Climatec.com>
Sent: Thursday, July 6, 2023 8:43 AM
To: Special Projects <specialprojects@mesaaz.gov>
Cc: Angel Lavine (ajlavine@sbcglobal.net) <ajlavine@sbcglobal.net>
Subject: PRS23-00472 Power & Guadalupe Rd

To whom it may concern:

This proposal is one of the easiest ones that can be declined. It does not have the correct zoning and also does not have its own entrance and exit. Also the only way to get out of there would be a right turn onto Power or a right turn onto Guadalupe which is going to be very dangerous for anyone trying to go south on Power cutting across multiple lanes in a very short distance. This happened while Shell was there and was very dangerous and the last thing that we need to do is add even more traffic there. This also happens to be a very busy crossing for kids going back and forth to Highland Jr and Highland High. A couple of questions that should be thought of:

- How much traffic is expected from the new Monterey Park?
- How much traffic is expected from the new business at Shell?
- How much traffic is expected from this new project?

Either way you look at this it will be too much traffic especially for kids using the same corner (Power and Guadalupe) for schools crossings.

Thank you,

Jeff LaVine
7245 E Navarro Ave
Mesa, AZ 85209

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472
Date: Thursday, July 06, 2023 3:05:36 PM
Attachments: [image001.png](#)

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Stacy Shepard <sassygril@yahoo.com>
Sent: Thursday, July 6, 2023 2:47 PM
To: Special Projects <SpecialProjects@MesaAZ.gov>
Subject: PRS23-00472

To those whom it may concern.

We have lived in the Superstition Springs community for the past 22 years on Lomita Ave. We have enjoyed living in this community. The upgrades to Monterey Park haven't even been finished and you are proposing more change when we haven't adjusted to the changes the ball fields, mini library, and pickleball courts are going to bring.

- *This plot of land for 88 units of family living is way to small.
- *Traffic on Guadalupe during school sessions is already dangerous enough.
- *Parking will not be sufficient.
- *Our local schools are already over flowing.

I'm sure there are plenty of other reasons NOT to go forward with this project!

How about a dog park? A splash pad for the kids that don't want to watch their sibling playing on the ball fields? Even more parking for the fields and Monterey Park?

We are a HARD NO for this project to be considered!!!

Sincerely,
Stacy & Troy Shepard

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: Power and Guadalupe
Date: Monday, July 10, 2023 7:12:41 AM
Attachments: [image001.png](#)

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Erica Early <enearly@gmail.com>
Sent: Friday, July 7, 2023 4:30 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: Power and Guadalupe

To Whom it May Concern,

It is my understanding there is an application for a multi-family zoning request for Mesa district 6 at Power and Guadalupe. As a resident at those cross-roads, I'd like to voice my concerns with this request. The area has an elementary school, jr high school, high school, and at least two charter schools within a mile of this corner. I drive through this intersection several times per day to take my children to and from school. It's already a very dangerous situation, especially during those times of the day. We frequently see accidents in this area as well. I can only imagine adding an additional 88 homes to the intersection would increase both the number of cars and the number of students walking to school. I'm a lifelong resident of Mesa, and I know the city values its citizens and families. I sincerely hope you will consider the safety implications for our students and families and deny this application.

Thank you for your time and consideration.

Sincerely,
Erica Early

From: [Sean Pesek](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472
Date: Monday, March 18, 2024 7:48:50 AM

Best Regards,

Sean Pesek, AICP

Senior Planner, Development Services

480.644.6716

55 North Center Street, Mesa, AZ 85201

Office hours are Monday through Thursday 7:00am – 6:00pm



From: Alishia Kukkola <alishiakukkola@gmail.com>

Sent: Sunday, March 17, 2024 8:55 AM

To: Special Projects <specialprojects@mesaaz.gov>

Subject: PRS23-00472

Hello,

I am writing expressing my concern for this project and wondering how I can vote against this? We absolutely do not want this to go through, there are too many houses and apartments already being built in and around our community.

Thank you

Alishia Kukkola

From: [Charlotte Bridges](#)
To: [Kimberly DeArmond](#)
Bcc: [Evan Balmer](#); [Rachel Nettles](#); [Mary Kopaskie-Brown](#); [Cassidy Welch](#)
Subject: RE: Case # PRS23-00472 - Superstition Springs
Date: Tuesday, March 19, 2024 10:50:00 AM

Hi Kim,

The meeting on March 28th is an early outreach meeting hosted by the developer to present the project and gather feedback from the surrounding neighborhood. It will be an opportunity for you to make comments about the project directly to the developer. A formal Planning "Rezoning" application has not been submitted for this project, yet. As part of a formal Planning "Rezoning" application, once the application is scheduled for a public hearing, the applicant will mail a notification letter to all property owners within 1,000 feet of the project site with the date, time and location of the public hearing. The public hearing before the Planning and Zoning Board is another opportunity for you to comment on the project in the future. Finally, the proposed project must be approved by the City Council, which hold another public hearing prior to a final decision.

Please contact me if you have questions about this information.

Regards,
Charlotte Bridges
Planner II
City of Mesa
480-644-6712

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays

-----Original Message-----

From: Kimberly DeArmond <kimberlyshep@msn.com>
Sent: Friday, March 15, 2024 8:41 PM
To: Special Projects <SpecialProjects@MesaAZ.gov>
Subject: Case # PRS23-00472 - Superstition Springs

Hello,

I'm reaching out because I'm a current resident of Superstition Springs. I've been notified that the developer of the land behind the park has a proposal to rezone that area to build multi-family communities. I'm not sure how I go about this, but I would like to voice my concerns for this proposal. It would greatly affect the congestion in the neighborhood and our parks. As a family, we wouldn't want to see apartment homes in our neighborhood. Will going to the meeting on Thursday, March 28th be the best way to go about to objecting to the rezoning plans?

Thank you!

Kim DeArmond

Sent from my iPhone

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472 Application for Apartments Next to Monterey Park
Date: Monday, March 25, 2024 8:27:00 AM
Attachments: [image001.png](#)

Good morning Charlotte,

Special Projects received the email below regarding a 2023 Pre-submittal you were assigned.

Best,

Kellie Rorex
Senior Planner
480-644-6711
Kellie.Rorex@MesaAZ.gov
M-Th 7 AM – 6 PM



From: Stacy Shepard <sabshepard@gmail.com>
Sent: Saturday, March 23, 2024 2:27 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: PRS23-00472 Application for Apartments Next to Monterey Park

To Whom it may concern,

This proposal to develop the vacant land near Power and Guadalupe, South of Monterey Park is NOT acceptable for our neighborhood.

1. Traffic near this intersection is already an issue because of Highland Jr. High and Highland High School being in close proximity. Drop offs and pick ups have made this intersection a hazard every day that school is in session.

2. Monterey Park baseball fields and Pickleball courts have just recently opened and have added to the traffic and parking problem. There are not enough spots for those participants. We don't need overflow parking from the apartments to be added.

3. Any access in and out of an apartment complex will cause added congestion and issues that already exist. Many children walk to the jr. high and even at the cross walks, I have seen children close to being hit from drivers running yellow/red lights.

4. Can Superstition Springs Elementary handle the additional potential enrollment that more apartments will bring? At what cost to the children that already attend? More overloading of classes.

These are just a few of the reasons many of my neighbors and myself are AGAINST this proposal. PLEASE listen to those that will be impacted by this proposal and tell Excolo Development NO!

Thank you,
Stacy Shepard

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472 rezoning request
Date: Tuesday, March 26, 2024 1:34:50 PM

Good afternoon Charlotte,

Special Projects got another email about PRS23-00472. Thank you!

Best,

Kellie Rorex
Senior Planner
480-644-6711
Kellie.Rorex@MesaAZ.gov
M-Th 7 AM – 6 PM

-----Original Message-----

From: Doni Mullins <donimullins@cox.net>
Sent: Tuesday, March 26, 2024 12:30 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: PRS23-00472 rezoning request

Re:

I'm asking for the rezoning request that has been submitted for a developer to built multi family housing in the 5 acre lot next to Monterey park to PLEASE be DENIED.

That small area of land would serve the community better if it remained zoned as limited commercial.

Rezoning to a multi family would be a huge detriment to the community. This would present a large safety concern and increase traffic congestion in an already very busy area - there are two schools directly across the street from this location which means there is alot of traffic from pick up and drop off times along with various events. In addition it also means many children walking and riding bicycles and adding 126 apartments with a potential for increase of over 250 vehicles in this exact area would be a huge problem.

The schools nearby are already over crowded as well - yes even the charter schools too.

There is already a significant number of multi family builds within a mile or two. Having limited commercial here would help businesses serve the already established communities versus adding a huge number of people to an already overpopulated area.

A three story building would not be appropriate for the area either - the buildings nearby are all one story and this would not be a cohesive addition to the space.

Not to mention it's in the flight path of Williams gateway airport. Residents in this building would experience an incredible amount of sound disruption to their everyday lives from the air traffic flying close by daily.

Everyone in the superstition springs neighborhood is in agreement that denying the rezoning of this small parcel for such a huge project would be in the community's best interest.

Thank you for your consideration.

Doni Mullins

480-570-9730

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Cc: [Special Projects](#)
Subject: FW: Case #PRS23-00472, Excolo Development Power/Guadalupe Rd.
Date: Tuesday, March 26, 2024 4:05:08 PM
Attachments: [image001.png](#)

Please see below. Thank you, Charlotte.

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Lauren M <lmickle.lm@gmail.com>
Sent: Tuesday, March 26, 2024 4:01 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: Case #PRS23-00472, Excolo Development Power/Guadalupe Rd.

To Whom It May Concern,

I hope this email finds you well. I am writing to express my strong opposition to the proposed Park North Housing complex by Excolo Development in our community.

One of my primary concerns regarding this project is its proximity to our local school, particularly the intersection at Power Road and Guadalupe Road. As a resident of this area, I can attest to the fact that this intersection is already heavily congested, especially during peak traffic hours. Introducing additional apartments through the Park North Housing complex will only exacerbate the congestion issues we currently face.

Of utmost concern is the safety of the children who attend the nearby school. With increased traffic resulting from the addition of more residential units, the risks to these children as they come and go from school will only escalate. It is imperative that we prioritize their safety by keeping traffic volumes at a manageable level.

Furthermore, the construction of the Park North Housing complex may also lead to other negative impacts on our community, such as noise pollution, strain on existing infrastructure, and potential decreases in property values.

In light of these concerns, I urge you to reconsider the approval of the Park North Housing complex development. Instead, I encourage the exploration of alternative solutions that prioritize the safety and well-being of our community members,

particularly our children.

Thank you for considering my perspective on this matter. I hope that together, we can work towards solutions that benefit all residents of our community.

Sincerely,

Lauren and Chad Leeper, Jr.

7045 E. Olla Ave.

Mesa, AZ 85212

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: ZON24-00708 and DRB24-00707
Date: Wednesday, August 14, 2024 7:01:27 AM

Charlotte,

Below is another email for the case file.

Thanks,
Rachel

From: erinvclayden@hotmail.com <erinvclayden@hotmail.com>
Sent: Tuesday, August 13, 2024 8:38 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: ZON24-00708 and DRB24-00707

This Message Is From an Unknown Sender

You have not previously corresponded with this sender. Use caution when clicking links/attachments or replying.

[Report Suspicious](#) 

To the members of the P&Z Board and the Mesa City Council,

I am writing to voice my strong objections to the project proposals submitted for the corner of Guadalupe and Power roads in Mesa, district 6. This is proposal ZON24-00708 and DRB24-00707.

As a member of the Superstition Springs Community for the last 10 years we have constantly been fighting against any rezoning or building of apartment complexes or condos on this corner for many reasons. The owner of this land has refused to sell it to the City of Mesa so it can be incorporated into the newly renovated Monterey Park. The owner and his developers held a community meeting last year at Superstition Springs Elementary for our input. There was a rather large turnout and not one person spoke in favor of this monstrosity of a complex to be built there.

First and foremost, this is an extremely dangerous intersection. There have been many accidents, including a fatal crash just last year, because vision is obscured coming from both directions.

Secondly, this parcel of land is directly in front of Highland Junior high School which sees

around 1100 students coming and going, via buses, bikes, scooters, or on foot both in the morning and the afternoons, crossing Guadalupe Road along Power Road. It is also right down the street from Highland High School where 3,100 students attend. There is already so much traffic in this small area and putting a huge apartment or condo complex in this corner would only cause further congestion.

Thirdly, Building an access bridge across the canal would be positioned not far from both crosswalks into the junior high. As of now people are already making illegal u-turns in the middle of the road, endangering our children. With a hundred or more new families living in a newly constructed building, this would add anywhere from 100 to 200 additional cars attempting to illegally and dangerously cross Guadalupe to go east or cause more traffic going west.

Additionally, 100 or more new families could mean anywhere from 100 to 300 more students enrolling at the nearby Superstition Springs Elementary School and Highland Junior High School. Our schools are already overcrowded with large classroom sizes, not enough teachers, and not to mention a bus driver shortage to transport our children safely. We need to make sure we are not overburdening our schools.

Thank you for your time and consideration on this matter.

Erin Clayden

7458 E Lobo Ave

Mesa, AZ 85209

Mom of 2 children, attending Highland Junior and Highland High and Teacher in Gilbert Public Schools.

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: Park North. ZON24-00708. DRB24-00707.
Date: Tuesday, August 13, 2024 3:59:57 PM

Charlotte,

Can you please keep this with the case file for when this goes to P&Z and CC.

Thank you,
Rachel

From: Mich Ael <mtotheic@gmail.com>
Sent: Tuesday, August 13, 2024 3:57 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: Park North. ZON24-00708. DRB24-00707.

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As a resident and voter that resides in Superstition Springs I strongly oppose approving to allow this project to continue to be developed into an apartment complex.

Allowing this to continue is not in the best interest of our neighborhood, our city, or our kids who go to the school directly across the street.

Allowing this to continue will send a clear message to us residents and voters where our elected officials loyalties lay.

Are you with developers or with constituents?

We DO NOT NEED another apartment complex in this area.

Please please please DO NOT ALLOW THIS TO CONTINUE.

Sincerely,
Concerned voter

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: Park north apartment project
Date: Thursday, August 15, 2024 7:07:33 AM

Charlotte,
For the case file.

Best,
Rachel

From: Tina Martin <mtina6065@gmail.com>
Sent: Wednesday, August 14, 2024 7:19 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: Park north apartment project

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I am writing to say that I don't think that this project would be a good idea for the location right next to where the school is. The traffic already is so crowded and busy I feel it's not safe for the children there and I don't think it would be a good idea to have it built there, especially in apartment, it will cause so much traffic and it could be dangerous for the children by the school. I disagree and I do not want to see this happen here in my neighborhood. I live over by the school and I don't want to see more and more traffic than what it already is so my answer to this is no , Tina Martin

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: Park North Apartments - ZON24-00708/DRB24-00707
Date: Thursday, August 15, 2024 7:07:44 AM

Charlotte,
For the case file.

Best,
Rachel

From: Kevin T <kthomp2120@gmail.com>
Sent: Wednesday, August 14, 2024 10:33 PM
To: Special Projects <specialprojects@mesaaz.gov>
Cc: District 6 <District6@mesaaz.gov>; Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Park North Apartments - ZON24-00708/DRB24-00707

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As a long time resident of the Superstition Springs community, and former Councilmember of District 6, I can't tell you how disappointed I am to see the developer come back once again with their proposed apartments at Power and Guadalupe.

As you may know, the City originally tried to acquire the parcel at the same time as the property to the north was purchased for the expansion of Monterey Park. However, the owners asking price far exceeded the market value of the property, so the City passed on the opportunity. Prior to my terming off council, the owner tried to sell the property. The prospective buyer brought forward a design for multifamily development for the site. I ensured the developer that there would be no opportunity to build multifamily residential at that location.

Fast forward to my terming off council, and a new prospective buyer reached out to get my opinion on what he was looking to build. I told this developer that the community would not support multifamily being built on that site. His response was to threaten retail, which I assured him would get a better response from the community, but that I thought the property should either be sold to the City to be an addition to Monterey Park, or sold to a developer that would want to bring amenities like a food truck court or other use that would accommodate the adjacent neighborhoods and

schools.

After a community meeting, the developer assured us that he heard us (the community) loud and clear, so imagine everyone's surprise to see that he has once again tried to run his project through the City with no consideration to the neighborhood or community. As myself and Nana used to tell developers, "We are not opposed to you project, but we are opposed to you project at this location."

I appreciate your time and I hope that you will take into consideration the communities opposition to this development and ensure the site is something that will blend with the neighborhood and its surroundings.

Thank you!

Kevin Thompson

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: (ZON24-00708 and DRB24-00707)
Date: Thursday, August 15, 2024 7:08:03 AM

Charlotte,
For the case file.

Best,
Rachel

From: Angel LaVine <ajlavine@sbcglobal.net>
Sent: Wednesday, August 14, 2024 9:42 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: (ZON24-00708 and DRB24-00707)

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There is a huge amount of negative feedback on this project. Are they hoping we, neighbors, stop paying attention?

Please, please, please think of our residents when reviewing this project. Not only will the requirement of the canal bridge be costly but the location of this bridge in relation to a major intersection and the local schools and community building is a really bad mix.

This is not the right location for this type of project.

I encourage the owner to reconsider the multiple offers the City has offered to purchase this land that would be a better fit for Monterey Park for more pickleball courts or a nice dog park.

Thank you for your time and consideration,

Angel LaVine
7245 E Navarro Ave

[Sent from AT&T Yahoo Mail on Android](#)

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: Case numbers ZON24-00708 and DRB24-00707
Date: Monday, August 19, 2024 7:20:27 AM

For the case file.

From: Stacy Shepard <sabshepard@gmail.com>
Sent: Thursday, August 15, 2024 8:33 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: Case numbers ZON24-00708 and DRB24-00707

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To Whom it may concern,

This proposal to develop the vacant land near Power and Guadalupe, South of Monterey Park is NOT acceptable for our neighborhood.

1. Traffic near this intersection is already an issue because of Highland Jr. High and Highland High School being in close proximity. Drop offs and pick ups have made this intersection a hazard every day that school is in session.

2. Monterey Park baseball fields and Pickleball courts have just recently opened and have added to the traffic and parking problem. There are not enough spots for those participants. We don't need overflow parking from the apartments to be added.

3. Any access in and out of an apartment complex will cause added congestion and issues that already exist. Many children walk to the jr. high and even at the cross walks, I have seen children close to being hit from

drivers running yellow/red lights.

4. Can Superstition Springs Elementary handle the additional potential enrollment that more apartments will bring? At what cost to the children that already attend? More overloading of classes.

These are just a few of the reasons many of my neighbors and myself are AGAINST this proposal. PLEASE listen to those that will be impacted by this proposal and tell Excolo Development NO!

Thank you,
Stacy Shepard

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: ZON24-00708 and DRB24-00707
Date: Monday, August 19, 2024 7:21:19 AM

For the case file.

From: Erica Early <enearly@gmail.com>
Sent: Friday, August 16, 2024 6:06 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: ZON24-00708 and DRB24-00707

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To Whom It May Concern,

I'm writing as a concerned neighbor who has lived in Superstition Springs neighborhood for over 10 years. I'd like to voice my disagreement with building apartment housing at Power and Guadalupe. The main reason for my concern is the traffic at that intersection, especially related to the nearby schools. It's a high traffic area with lots of accidents and near accidents. With many students walking and riding bikes/scooters to school, it seems highly dangerous to add more housing and, therefore, more traffic. I invite you to observe the area during peak school start and end times to see the danger for the students. Please strongly reconsider allowing more housing to be built in this area with several nearby schools.

Thanks for your time and consideration,
Erica Early

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: ZON24-00708 & DRB24-00707
Date: Monday, August 19, 2024 7:22:12 AM

For the case file.

From: Monique <monique@sshoa.com>
Sent: Sunday, August 18, 2024 11:40 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: ZON24-00708 & DRB24-00707

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To Whom it May Concern,

It has been brought to our attention that several homeowners within our HOA, Superstition Springs CMA, are against this project. We are writing on behalf of that concern as our HOA is over 5,000 people in the community. The concerns reported are the location to the middle school, community building and major intersection.

We thank you in advance for your review and consideration.

Sincerely,

Monique

Community Director - SSCMA
7235 E. Hampton Ave. Suite 105
Mesa, AZ 85209
Ph: [480-854-1123](tel:480-854-1123) Fax: [480-854-1324](tel:480-854-1324)
monique@sshoa.com

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PRIVILEGED AND CONFIDENTIAL

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW:
Date: Monday, August 19, 2024 7:29:56 AM
Attachments: [image001.png](#)

Someone probably already sent this to you but just in case!

Best,

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Brownie Eight <brownie8@cox.net>

Sent: Friday, August 16, 2024 1:24 PM

To: Special Projects <SpecialProjects@mesaaz.gov>; LaVine Angel <ajlavine@sbcglobal.net>; Jeff Brown <jeffcpa63@gmail.com>

Subject:

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To the members of the P&Z Board and Mesa City Council,

I am writing to voice my strong objections to the project proposals submitted for the corner of Guadalupe and Power roads in Mesa, District 6. This is proposal ZON24-00708 and DRB24-00707.

As a member of the Superstition Springs Community for the last 29 years I have observed many changes in this area. We have constantly been trying to figure out what needs to be put on this corner, that would serve the nearby Students of the Elementary & Junior high students and the residential community. There has been a continuous fight against rezoning this area for apartment complexes and/or condos. For example, just last year the neighborhood held a meeting with the owner and developers at the

elementary school for our input. There was a large community support for NOT having this small area developed into more housing.

The owners have refused to negotiate with the City of Mesa to include it in the newly designed Monterey Park, citing reasons of financial responsibility to build a bridge across the large sewer canal containment area.

I believe there should not be any more housing development at this corner because there is a huge amount of congestion there already for the following reasons;

-This parcel of land is directly in front of Highland Junior High School. HJHS sees around 1200 students coming and going daily in cars, scooters, bikes, walking, and riding buses. Twice a day the traffic crossing Guadalupe Road and Power Road is congested and uncontrolled. Multiple car accidents and tickets are happening during the school year.

-Highland high school also uses this corner for their 3100 students to come and go from home to school. This includes student drivers and people attending sporting events and concerts.

-Parents are making illegal U-turns in the middle of the road to head west back towards their houses, even though it has been posted and tickets are issued.

To add 100+ more families to this area would be a tragedy. It would be hard for them to exit and enter GUADALUPE to go east into traffic. If they plan to add the exit to the traffic light used by the junior high, it would not be helpful because students use that crosswalk. There is currently not any Crosswalk Directors there. Plus adding more students to both schools will adversely effect the attendance at both schools.

The use of this tiny parcel has been debated again and again. It was overturned just last year. Why does the owner think they can just keep asking and wasting everyone time? A new Housing Development is NOT wanted or NEEDED in this already congested area.

Thank you for your consideration and time on this matter,

Debra Brown

[Sent from Yahoo Mail](#)

From: [Mich Ael](#)
To: [Planning Info](#)
Subject: Park North. ZON24-00708. DRB24-00707.
Date: Tuesday, November 12, 2024 9:25:30 PM

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As a resident and voter that resides in Superstition Springs I completely oppose approving to allow this project to continue to be developed into an apartment complex.

Allowing this to continue is not in the best interest of our neighborhood, our city, or our kids who go to the school directly across the street.

This area is already congested with vehicles and dangerous enough for the students across the street.

Allowing this to continue will send a clear message to us residents and voters where our elected officials loyalties lay.

Are you with developers or with constituents?

We DO NOT NEED another apartment complex in this area.

Please please please DO NOT ALLOW THIS TO CONTINUE.

Sincerely,
Concerned voter

From: [Erica Early](#)
To: [Planning Info](#)
Subject: ZON24-00708 & DRB24-00707 Park North Community
Date: Saturday, November 09, 2024 7:55:35 AM

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To Whom It May Concern,

I am a Mesa resident living in Superstition Springs community. My home is very near this proposed Park North Community. I have sent emails voicing my concerns regarding this proposal in the past. Please hear the concerns of the surrounding neighborhoods regarding this proposed development. WE DO NOT WANT IT!

As a mother and community member, I want my children and all children to live in a safe community. One where they can walk or ride their bikes to school, less than a mile away, where bussing is NOT provided due to the proximity of the school to our home. I cannot let my children walk or ride their bikes to school without fear for their safety and well being, due to the traffic at the intersection of Power and Guadalupe. There are frequent accidents and daily close calls, as it is. Adding another whole community with over 120 homes, will only make this situation worse! I beg you to protect our children as they attend the nearby community schools. Enough is enough!

Thank you for your time and consideration.

Erica Early

From: [Erin Clayden](#)
To: [Planning Info](#); SpecialProjects@mesaaz.gov
Subject: ZON24-00708 & DRB24-00707 Park North
Date: Sunday, November 17, 2024 3:38:48 PM

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Hello Mesa City Council and members of the P&Z board,

I am writing for the 3rd time to voice my opinion on the Park North project proposal.

As a member of the Superstition Springs Community for the last 10 years we have constantly been fighting against any rezoning or building of apartment complexes or condos on this corner for many reasons. The owner of this land has refused to sell it to the City of Mesa so it can be incorporated into the newly renovated Monterey Park. The owner and his developers held a community meeting last year at Superstition Springs Elementary for our input. There was a rather large turnout and not one person spoke in favor of this monstrosity of a complex to be built there.

First and foremost, this is an extremely dangerous intersection. There have been many accidents, including a fatal crash just last year, because vision is obscured coming from both directions.

Secondly, this parcel of land is directly in front of Highland Junior high School which sees around 1100 students coming and going, via buses, bikes, scooters, or on foot both in the morning and the afternoons, crossing Guadalupe Road along Power Road. It is also right down the street from Highland High School where 3,100 students attend. There is already so much traffic in this small area and putting a huge apartment or condo complex in this corner would only cause further congestion.

Thirdly, Building an access bridge across the canal would be positioned not far from both crosswalks into the junior high. As of now people are already making illegal u-turns in the middle of the road, endangering our children. With a hundred or more new families living in a newly constructed building, this would add anywhere from 100 to 200 additional cars attempting to illegally and dangerously cross Guadalupe to go east or cause more traffic going west.

Additionally, 100 or more new families could mean an abundance of students enrolling at the nearby Superstition Springs Elementary School and Highland Junior High School. Our schools are already overcrowded with large classroom sizes, not enough teachers, and not to mention a bus driver shortage to transport our children safely. We need to make sure we are not overburdening our schools.

I attended the most recent community meeting on 11/14 where I spoke to Rob, the developer.

He had a lot of statistics to throw my way but none of them sounded remotely accurate. He is telling people that he called Gilbert public schools who informed him the addition of these apartments would only add 16 children to our local schools. He also said that fair market value for this parcel of land was \$15 per sqft and that he would sell to to the city for this amount but that the city of Mesa was only offering him \$9 which would not be close to market value. Can you please tell me what your research has shown the market value of this property to be? He also said that if he built, as is, without rezoning, he could build commercial on bottom and 3 stories high of apartments without needing out or your support/approval which would increase traffic by 71% more than his current proposal would. I speak for many of my neighbors when I write this email, we do not want more apartments in this location! Please, please deny his proposal again!!!!

We want this land to go back to the city, and my neighbors and I are ready and willing to fight and do whatever we can to try to raise money, get donations, and plead our case to you so that you will also do what you can to buy back this land and incorporate it into Monterrey Park.

Thank you for your time and consideration on this matter.

Erin Clayden
7458 E Lobo Ave
Highland Junior and Highland High mom
562-325-3143

From: [Sara Mraz](#)
To: [Planning Info](#)
Subject: ZON24-00708 & DRB24-00707
Date: Thursday, November 14, 2024 8:13:48 PM

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I'm writing in regards the proposed apartment buildings on Power and Guadalupe. I think I speak for many in the community when I say I strongly oppose this project.

Apartments in that area will create a greater flow of traffic, at an already problematic intersection, and other traffic issues, especially during school times. Both the elementary and middle school are located in that area with children walking along those streets and parents driving to pick up/drop off. I am very concerned for the safety of the children, including my own, that attend these schools with the increased traffic.

In addition, I am concerned the apartment will impact the community's ability to enjoy the newly built park due to overcrowding and that there will be increased parking issues at said park as the apartments will use that as overflow. There is already very limited parking near the library and pickle ball courts.

Please consider the opinions of those of us who already live in this area and do not allow this to proceed.

Sara Henson

From: [Angel LaVine](#)
To: [Planning Info](#)
Subject: Park North (ZON24-00708 and DRB24-00707)
Date: Thursday, November 14, 2024 11:16:43 PM

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Subject: Re: Park North (ZON24-00708 and DRB24-00707)

Talk about trying to gaslight a community this evening. Community meeting #2 was held tonight. Again, this is not the right project for this property. Now that the park is finally finished, we do not want to stare at 4, 3 story buildings blocking views. We do not want the traffic, parking issues and increase in accidents potentially for our students and neighbors.

- This property is zone light commercial, not residential.
- Apartments were already proposed where the park parking lot is and was rejected over 10 years ago. Why now is it ok to consider on an even smaller lot?
- The City has offered this owner fair market value numerous times. Now, it is landlocked.
- Luxury apartments, every one has been putting "luxury" on their apartments. We have had apartments go in on almost every corner, no more! We have a complex right across the street. Why do we need another??? Power & Guadalupe, Sossaman & Elliot, Baseline & Recker, Baseline & Meadows Dr. The huge complex that went in off the 60 & Hampton. Seriously, please stop. Traffic has become more dangerous as a result of all the construction, building and homes/apartments. We have an elementary school, junior high, and high school along with a community education building all right there.

Please kill this proposal once and for all.

Sincerely,
Angel LaVine
7245 E Navarro Ave, 85209

PS - I am writing letter as a homeowner that will be impacted and as the HOA President for Superstition Springs HOA.

[Sent from AT&T Yahoo Mail on Android](#)

On Wed, Aug 14, 2024 at 9:42 PM, Angel LaVine
<ajlavine@sbcglobal.net> wrote:

|

There is a huge amount of negative feedback on this project. Are they hoping we, neighbors, stop paying attention?

Please, please, please think of our residents when reviewing this project. Not only will the requirement of the canal bridge be costly but the location of this bridge in relation to a major intersection and the local schools and community building is a really bad mix.

This is not the right location for this type of project.

I encourage the owner to reconsider the multiple offers the City has offered to purchase this land that would be a better fit for Monterey Park for more pickleball courts or a nice dog park.

Thank you for your time and consideration,

Angel LaVine
7245 E Navarro Ave

[Sent from AT&T Yahoo Mail on Android](#)

From: [Jamie Clark](#)
To: [Planning Info](#)
Subject: ZON24-00708 & DRB24-00707 New apartments
Date: Monday, November 18, 2024 2:57:40 PM

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To whom it may concern--

I am concerned about the proposed Park North luxury apartments. That corner already has enough traffic problems as it is between both Highland Jr and Highland High School. The intersection of Power & Guadalupe is one of the most dangerous and has many accidents each year. Adding hundreds of drivers and pedestrians would be detrimental to hundreds of students each day as well as the community.

I'm also concerned with the numbers brought up at the meeting. The income values needed are quite large and I doubt it will be filled or even sustainable. People with that income are not going to want to live in apartments. I worry that it will fail and turn into low income housing.

We are a vibrant community and want the best for our kids and neighbors alike. Squishing "luxury apartments" into a small corner lot is not adding to our community. Please consider the strong voice of the community it is being proposed to. I have yet to hear anyone who welcomes the idea.

Sincerely,
Jamie Clark
Resident of the Superstition Springs community
Sent from my iPhone

From: [Elizabeth Pratt](#)
To: [Planning Info](#)
Subject: ZON24-00708 & DRB24-00707 New apartments
Date: Friday, November 15, 2024 4:57:19 PM

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To whom it may concern--

I am concerned about the proposed Park North luxury apartments. That corner already has enough traffic problems as it is between both Highland Jr and Highland High School. The intersection of Power & Guadalupe is one of the most dangerous and has many accidents each year. Adding hundreds of drivers and pedestrians would be detrimental to hundreds of students each day as well as the community.

I'm also concerned with the numbers brought up at the meeting. The income values needed are quite large and I doubt it will be filled or even sustainable. People with that income are not going to want to live in apartments. I worry that it will fail and turn into low income housing.

We are a vibrant community and want the best for our kids and neighbors alike. Squishing "luxury apartments" into a small corner lot is not adding to our community. Please consider the strong voice of the community it is being proposed to. I have yet to hear anyone who welcomes the idea.

Sincerely,
Elizabeth Pratt
resident of the Superstition Springs community

From: [Michael](#)
To: [Planning Info](#)
Subject: Park North. ZON24-00708. DRB24-00707.
Date: Thursday, November 21, 2024 9:40:30 AM

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Hello,

I am a resident and a voter living in the Superstition Springs community.
I do not approve of this space being used for residential use, especially an apartment complex.

This area is already congested with traffic. Particularly during school drop off and pickup. Adding another 123 vehicles or more to the area will increase the likelihood of traffic accidents and human harm. The residents of this apartment complex will no doubt be in a hurry to get to work at the same time as school drop off. We don't need more ways for these kids to be killed.

Besides the physical threat of vehicles and people, the proximity to the school and the height of the complex really concerns me. I have kids that go to this school, and friends and family with kids that go to the school now and in the future. As tall as this complex will be it creates a perfect view right into the courtyard of the school. How many predators will be allowed to live here? How many closet pedophiles with binoculars will pay whatever it takes to live here? What happens when a mentally ill resident takes aim with a rifle into the school yard, from the safety of their balcony?? Is this something the city supports?

Please do not allow this space to be developed into a residential apartment complex ripe with opportunity for awful things to happen.

Anybody that votes to allow this happen would be sending a clear message to all citizens of Mesa that we do not matter. Our voices as voters do not matter, and city officials are proponents of pedophilia and other sex offenses.

Please do not allow this to happen.

Sincerely,
Concerned citizen, parent, friend, voter.

From: [To Ca](#)
To: [Planning Info](#)
Subject: ZON24-00708
Date: Sunday, November 24, 2024 2:16:00 AM

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I'm writing in regards to the proposed multi unit housing project on the NE corner of Power Rd./Guadalupe. As a resident of the Superstition Springs neighborhood with three young children I cannot emphasize how much I disapprove of building a multi unit housing complex here. There are three schools right near that intersection that do not need any additional traffic or hazards to our children.

Additionally a multi unit housing complex would no doubtedly increase crime and vagrancy in the park and the nearby QT gas station.

The best thing the city could do with that plot of land would be to purchase it or enact eminent domain. Turn that area into a nice dog park as an extension of the park itself.

From: [Mary Schneider](#)
To: [Planning Info](#)
Subject: Case number ZON24-00708 & DBR24-00707
Date: Monday, November 25, 2024 10:14:14 AM

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Hello,

I would like to state that the Apartments planned for the North East corner of Power Road and Guadalupe Road would not be a good fit for the area.

Thank you,

Mary Schneider

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From: [April Lesher](#)
To: [Planning Info](#); [Jessica Sarkissian](#)
Subject: Development at Monterey Park/ Park North
Date: Tuesday, December 03, 2024 4:29:34 PM

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Dear City of Mesa,

ZON24-00708 & DRB24-0070

I am against the development of apartments at this location. I am not against responsible development as there are other nearby areas that could use development (i.e., Sossaman and Elliot). This particular stretch of roadway in Mesa (Guadalupe & Power) already poses a risk to children and pedestrians. Any development of apartments/ addition of traffic would be making an informed decision to place monetary gain over human life.

I took a video of the traffic on Guadalupe on Power Rd at 3:36 pm. Take note of the high level of traffic. People trying to exit Canyon Valley, Highland Junior High, and Gilbert School District Community Education Building. The traffic for school backs up to the intersection of Power and Guadalupe. There are people weaving in and out of the center lane, as well as students walking, riding bikes, and riding scooters.

Adding more traffic to this already congested area would be detrimental to our kids who are walking. In addition, Highland High School is on Guadalupe just on the other side of Power with brand new drivers. The school population is 3200 and most juniors and seniors obtain their driver's licenses with freshmen and sophomores earning their permits.

We have 1) a congested traffic area 2) known new drivers 3) pedestrians crossing the major intersection from HJHS, CVHS, and HHS every day. Adding additional traffic would be a great danger to our community. Any accident from a resident of the new apartments would be the legacy of the City of Mesa and the developer as I have emailed several times, have voiced my opinion in an open house meeting, and have posted in our FB group to warn the developers (and the city) of the dangers of this intersection.

I am open to doing my part to make this section of land a true legacy. I am willing to write grants, host fundraisers, and attend city council meetings to help find a solution for this property that would be mutually beneficial to the developer, the city, and its residents. One solution is a nature preserve or park extension with focus on community education.

Sincerely,
April Lesher
Mesa Resident
7558 E. Lobo Ave.

Mesa, AZ 85209

--



20241203_153554.mp4

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#); [Cassidy Welch](#)
Subject: FW: ZON24-00708, DRB24-00707
Date: Wednesday, February 12, 2025 7:10:24 AM

Charlotte,

This came to my email.

Best,
Rachel

From: Itzel W <belem1815@hotmail.com>
Sent: Tuesday, February 11, 2025 11:09 PM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: ZON24-00708, DRB24-00707

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To whom it may concern:

Hello, I am a home owner in superstitions springs community. WE DO NOT WANT MORE HOUSING. I strongly oppose to apartments/homes on power and Guadalupe. There are countless reasons why there should not be a community bill in that small section, but I will name a few, The intersection already is too busy for the communities we already have and especially on school days. There are lots of kids walking to school and from school I myself and my mother and my kids will soon be joining did junior high & high school and I fear adding more traffic, It's going to become even more dangerous as you can already see how many car accidents we've had. Realistically that area is way too small to be having that many people because the way rents are nowadays we need multiple families living in a home and it's just going to add more cars to the park.

If anyone knows the traffic in that area as well it's me I head south on power to the 202 and it's already so congested. Adding more incoming and outgoing traffic in that small area is just too dangerous for our community. Thank you for your time.

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: FW: Zone24-00708 drb24-00707
Date: Wednesday, February 12, 2025 5:53:11 PM

Can you add this to the file?

From: Steve Gai; <gailensteve09@yahoo.com>
Sent: Wednesday, February 12, 2025 4:34 PM
To: council@mesaaz.com
Cc: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: Zone24-00708 drb24-00707

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As a homeowner for 32 years I do not want another apartment complex especially right across from the school this is very dangerous we have apartment complexes all around us it's getting out of control. Especially with the increase of traffic!!! This does not fit with what our neighborhood needs.

Thank you

Gail English

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: FW: ZON24-00708; DRB24-00707
Date: Thursday, February 13, 2025 7:01:56 AM

From: Angel LaVine <ajlavine@sbcglobal.net>
Sent: Wednesday, February 12, 2025 10:07 PM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: ZON24-00708; DRB24-00707

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Planning & Zoning Board in care of Rachel Nettles
RE: Park North (Power Rd & Guadalupe Rd, East Mesa, District 6)

Ms. Nettles,

I strongly oppose this potential project. My neighbors and myself have been sending letters, attending community meetings and voicing our concerns regarding this project.

This owner has been offered fair market value for his property numerous times. He has declined. There is not enough room for this size project. It already requires a bridge for access over the canal dropping entry & exit extremely close to a main intersection at Power Rd & Guadalupe Rd.

Sonoran Landing directly to the west of this property has numerous apartments and they are constantly advertising leasing now flags, etc. showing their lack of tenants/occupants.

One of the more recent developments close to this project at N Meadows Dr and Baseline Rd were developed under the status of luxury condos. They were then turned into section 8 housing because the lack of interest due to the constant annoyance of flashing street lights into their homes. Red, yellow, green....

About 10 years ago there was a proposal for apartments where the park expansion

occurred. It was turned down then...what would have changed now? And would the developer of that said property now have legal recourse against the city? That was going to be a huge project that offered way more apartments and land but was rejected because myself and neighbors stated it wasn't the right project for our area. Since then we offered way more housing options within the development in our area.

Most residents are concerned with traffic accidents, student safety and blocked views from our city park. Who wants to stare at a quad of 3 story buildings at sunset? Not me and not my neighbors.

Please put this project to rest for the final time. We are not going away. We do not want this project. This owner should have taken the offer from the city years ago. He has limited access which creates even more problems. Please hear our voices and listen to our complaints. I urge each one of you to at least drive past this property and see how unfortunate the location, size and access difficulty will be on our community.

Options for lot:

Dog park

Expansion of pickleball courts

Batting cages

Large ramada for hosting picnics/parties

Community garden

Skate park

Disc golf that can extend into the rest of Monterey park.

Sincerely,

Angel LaVine

7245 E Navarro Ave

[Sent from AT&T Yahoo Mail on Android](#)

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: FW: ZON24-00708, DRB24-0070
Date: Thursday, February 13, 2025 2:29:54 PM

From: Sara Mraz <saramraz@hotmail.com>
Sent: Thursday, February 13, 2025 11:13 AM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: ZON24-00708, DRB24-0070

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Attention Rachel Nettles

I am writing to express my strong opposition to the proposed apartment complex near the intersection of Power and Guadalupe. As a concerned member of the community, I believe this development poses several serious issues that will negatively impact both the residents and the broader area.

One of the primary concerns is the significant increase in traffic that the complex would bring. The intersection of Power and Guadalupe is already known for a high number of accidents, and adding more residents to the area would only exacerbate the situation.

The increased congestion would make it difficult for residents of the surrounding community who have to access Guadalupe in that area, specifically given where the entrance of the apartment complex is currently planned. Many of the parents of the local middle school use the nearby community of Desert Place to pick up/drop off their students. Due to this that specific area of 72nd is already a nightmare traffic wise for residents of the community to enter/exit and it is the only entrance/exit for that side of the community.

Another pressing issue is the safety of the local middle school students who cross Guadalupe to reach the school and nearby parks. With the anticipated traffic increase,

crossing the street would become even riskier, creating an unsafe environment for children on their way to and from school.

Additionally, the community is already facing overcrowding at the local park, which was recently upgraded, as well as at both the elementary and middle schools in the area. The addition of hundreds of new residents would only strain already limited resources, further exacerbating the issue of overcrowding and parking in these public spaces.

There is already an excessive number of apartment complexes in the vicinity. The area cannot sustain more high-density housing without a significant negative impact on the quality of life for the current residents. It is clear that the community is not in favor of this project, as it would only contribute to an overburdened infrastructure.

I feel I represent the vast majority of the people in this community that we are strongly opposed to this project.

Sara Henson

From: [Mary Kopaskie-Brown](#)
To: [Councilmember Somers](#); [Planning Info](#)
Cc: [Nana Appiah](#); [Evan Balmer](#); [Charlotte Bridges](#)
Subject: RE: Park North (development proposal) , DRB24-00707
Date: Thursday, February 13, 2025 4:13:35 PM
Attachments: [image001.png](#)

Thank you Vice Mayor Somers

We will include this with the comments received on this project.

Appreciate it!

Mary Kopaskie-Brown, AICP, OPPI, CIP
Planning Director
City of Mesa
480-644-3850
mary.kopaskie-brown@mesaaz.gov
M-Th (7am to 6pm) – Closed Holidays and Fridays

The City of Mesa is located on the traditional lands of the O’Odham (Pima) and the Piipaash (Maricopa).



From: Councilmember Somers <Councilmember.Somers@MesaAZ.gov>
Sent: Thursday, February 13, 2025 4:04 PM
To: Planning Info <Planning.Info@MesaAZ.gov>
Cc: Mary Kopaskie-Brown <Mary.Kopaskie-Brown@mesaaz.gov>
Subject: Fwd: Park North (development proposal) , DRB24-00707

I received the attached resident email concerning Park North. Would you please include in the P&Z packet for their forthcoming agenda?

Scott Somers
Vice Mayor
Mesa City Council | District 6

Begin forwarded message:

From: Rick Hedden <rickheddeno4@gmail.com>
Date: February 13, 2025 at 2:51:27 PM MST
To: Council <Council@mesaaz.gov>

Subject: Park North (development proposal) , DRB24-00707

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Dear Mesa City Council,

Please consider this development very carefully. Look at the impact of more apartments in this area.

We do not need the increased traffic directly in front of the Junior High. You should really consider the impact on each of the nearby schools.

We already have 4 apartment complexes in a 1 mile radius of this neighborhood. This project just doesn't fit what the neighborhood wants, nor does it fit the City's General Plan for the area. This plan was voted on by the citizens of Mesa. I heard the city has offered to buy the land from the owner/developer at many times market value. The owner/developer appears to be greedy and wants an amount way over market value!!

We have lived here over 30 years and have seen many changes. Mesa has done a good job managing the growth to minimize the impact on the neighborhoods in this area. I believe about 10 years ago another developer wanted to build apartments on the land just north of this area, which is now the new softball fields and Pickle Ball court area adjacent to Monterey Park. I think the city rejected that proposal and will hopefully reject this one.

Thank you,

Rick and Kay Hedden
7558 E Laguna Azul Ave

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: Fw: ZON24-00708, DRB24-00707
Date: Friday, February 14, 2025 1:53:29 PM

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From: Victoria Vega <vicrose1978@gmail.com>
Sent: Thursday, February 13, 2025 5:55:18 PM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: ZON24-00708, DRB24-00707

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Park North (the development proposal that we have all been fighting against on the corner of Power and Guadalupe) is a HUGE mistake to the neighbors of the Superstition Springs community!! This development is NOT what we want and we've been saying it for YEARS!!!! It's about time someone listen!

Too much increase on traffic, impact on schools, the fact that we already have 4 apartment complexes in a 1 mile radius of our neighborhood, and that the project just doesn't fit what the neighborhood wants, nor does it fit the City's General Plan use for the area, a plan that was voted on by the citizens of Mesa. The city has offered to buy the land from the owner/developer many times at market value but the owner/developer is greedy and wants an amount ridiculously over market value!!

Please just stop! We do NOT want this in our neighborhood!

Victoria Vega

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: Fw: Park North. ZON24-00708. DRB24-00707
Date: Monday, February 17, 2025 11:04:31 AM

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From: Mich Ael <mtotheic@gmail.com>
Sent: Monday, February 17, 2025 9:56:24 AM
To: Planning Info <planning.info@mesaaz.gov>; Council <council@mesaaz.gov>; Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: Park North. ZON24-00708. DRB24-00707

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As a resident and voter that resides in Superstition Springs I completely oppose approving to allow this project to continue to be developed into an apartment complex.

Apartments weren't approved before the other empty lot became the Monterey Park expansion, and this lot should not be approved to become apartments now.

Allowing this to continue is not in the best interest of our neighborhood, our city, or our kids who go to the school directly across the street. This area is already congested with vehicles and dangerous enough for the students across the street.

The height these apartments would be at would allow peering eyes to watch the kids at the school across the street. This is not safe. These kids could become the target of malicious acts. Approving these apartments to be built would show that the City of Mesa elected officials do not value the safety of our students or our community.

There are already so other many apartment complexes within a mile of this location, we do not need another.

Allowing this to continue will send a clear message to us residents and voters where our elected officials loyalties lay.

Are you with developers or with constituents?

We DO NOT NEED another apartment complex in this area.

Please please please DO NOT ALLOW THIS TO CONTINUE.

Sincerely,

Concerned voter

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: Fw: ZON24-00708, DRB24-00707
Date: Monday, February 17, 2025 11:05:21 AM

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From: Erin Clayden <erinclayden@gmail.com>
Sent: Sunday, February 16, 2025 11:04:44 AM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>; Council <council@mesaaz.gov>; Planning Info <planning.info@mesaaz.gov>
Subject: ZON24-00708, DRB24-00707

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Hello Mesa City Council and members of the P&Z board,

My name is Erin Clayden and I am writing for the 4th time to voice my opinion on the Park North project proposal.

As a member of the Superstition Springs Community for the last 10 years we have constantly been fighting against any rezoning or building of apartment complexes or condos on this corner for many reasons. The owner of this land has refused to sell it to the City of Mesa so it can be incorporated into the newly renovated Monterey Park. The owner and his developers held a community meeting last year at Superstition Springs Elementary for our input. There was a rather large turnout and not one person spoke in favor of this monstrosity of a complex to be built there.

First and foremost, this is an extremely dangerous intersection. There have been many accidents, including a fatal crash just last year, because vision is obscured coming from both directions.

Secondly, this parcel of land is directly in front of Highland Junior high School which sees around 1100 students coming and going, via buses, bikes, scooters, or on foot both in the morning and the afternoons, crossing Guadalupe Road along Power Road. It is also right down the street from Highland High School where 3,100 students attend. There is already so much traffic in this small area and putting a huge apartment or condo complex in this corner would only cause further congestion.

Thirdly, Building an access bridge across the canal would be positioned not far from both crosswalks into the junior high. As of now people are already making illegal u-turns in the middle of the road, endangering our children. With a hundred or more new families living in a newly constructed building, this would add anywhere from 100 to 200 additional cars attempting to illegally and dangerously cross Guadalupe to go east or cause more traffic going west.

Additionally, 100 or more new families could mean an abundance of students

enrolling at the nearby Superstition Springs Elementary School and Highland Junior High School. Our schools are already overcrowded with large classroom sizes, not enough teachers, and not to mention a bus driver shortage to transport our children safely. We need to make sure we are not overburdening our schools.

I attended the most recent community meeting on 11/14 where I spoke to Rob, the developer. He had a lot of statistics to throw my way but none of them sounded remotely accurate. He is telling people that he called Gilbert public schools who informed him the addition of these apartments would only add 16 children to our local schools. He also said that fair market value for this parcel of land was \$15 per sqft and that he would sell to the city for this amount but that the city of Mesa was only offering him \$9 which would not be close to market value. Can you please tell me what your research has shown the market value of this property to be? He also said that if he built, as is, without rezoning, he could build commercial on bottom and 3 stories high of apartments without needing out or your support/approval which would increase traffic by 71% more than his current proposal would. I speak for many of my neighbors when I write this email, we do not want more apartments in this location! Please, please deny his proposal!!!!

We want this land to go back to the city, and my neighbors and I are ready and willing to fight and do whatever we can to try to raise money, get donations, and plead our case to you so that you will also do what you can to buy back this land and incorporate it into Monterrey Park.

Thank you for your time and consideration on this matter.

Erin Clayden
7458 E Lobo Ave
Highland Junior and Highland High mom
562-325-3143

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: Fw: ZON24-00708, DRB24-00707
Date: Monday, February 17, 2025 11:05:36 AM

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From: Stacy Shepard <sabshepard@gmail.com>
Sent: Saturday, February 15, 2025 10:00:53 AM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>; Council <council@mesaaz.gov>; Planning Info <planning.info@mesaaz.gov>
Subject: ZON24-00708, DRB24-00707

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To all involved,

We do NOT want this development, Park North, bringing more apartments into our community. We have repeatedly expressed our concerns of increased traffic, schools being impacted, children safety, property values decreasing, etc, all to obviously be ignored again.

Please listen to our community and STOP these apartments from ruining our community. Work with us for a better solution.

Sincerely,

Stacy Shepard

From: [Rachel Nettles](#)
To: [Kayla Bluth](#)
Cc: [Charlotte Bridges](#)
Subject: RE: ZON24-00708, DRB24-00707
Date: Thursday, February 20, 2025 1:49:41 PM

Thank you Ms. Bluth. I will forward this on to the case planner to include with the application material that will go to the Planning and Zoning Board and City Council.

Best Regards,
Rachel

From: Kayla Bluth <kayla@johnbrooksinc.com>
Sent: Thursday, February 20, 2025 1:17 PM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: ZON24-00708, DRB24-00707

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Dear Rachel,

I am writing to express my strong opposition to the proposed apartment complex(ZON24-00708, DRB24-00707) at the northeast corner of Power and Guadalupe roads. This development raises serious concerns regarding safety, infrastructure, and the overall well-being of our community.

The proposed site is in close proximity to two schools, where children walk and bike daily. Increased traffic in this area will significantly heighten the risk of accidents and endanger students commuting to and from school. Additionally, our local schools are already operating near or at capacity, and this development would place further strain on their resources.

Furthermore, there are already four existing apartment complexes within a one-mile radius, making this additional development unnecessary and redundant. Studies and statistics show a correlation between high-density housing and increased crime rates, drug activity, and poverty levels. Placing such a development so close to schools only increases potential safety risks for our children and the surrounding neighborhoods.

Most importantly, this project does not align with the city's General Use Plan, which was voted on and approved by the residents. The community has made it clear that we do not support this development, and I urge you to consider the voices of those who live and work here.

I respectfully ask the board to reject this proposal in the best interest of our residents, our children, and the integrity of our city's planning efforts.

Thank you for your time and consideration.

Sincerely,
Kayla Bluth
Superstition Springs Community Resident
480-316-4221

KAYLA BLUTH
MARKETING & PR
JOHN BROOKS
2712 N 68TH ST | SCOTTSDALE, AZ 85257
480-675-8828 | (F) 480-675-7722
CHECK OUT WHAT'S NEW @JOHNBROOKSINC.COM

From: [Chloe Durfee Daniel](#)
To: [Charlotte Bridges](#)
Cc: [Joshua Grandlienard](#)
Subject: FW: Park North Multi Family Concerns
Date: Monday, February 24, 2025 7:58:19 AM

Hi Charlotte,

Another email for your case.

Best,

Chloe Durfee Daniel, Planner II
City of Mesa – Development Services
480-644-6714 – Chloe.DurfeeDaniel@MesaAZ.Gov
Business Hours are Monday – Thursday 7am – 6pm Closed Fridays



From: Lauren D <davisgirl21@gmail.com>
Sent: Friday, February 21, 2025 12:28 PM
To: Planning Info <planning.info@mesaaz.gov>
Subject: Park North Multi Family Concerns

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To the members of the Mesa Planning and Zoning Board,

My name is Lauren Davis and my family lives in the Superstition Springs Community near Power Road and Guadalupe Road. I am writing to you today to ask you to consider the current families residing in the area and block the building of the Park North Multi Family development.

This new development will add to the safety concerns parents already have for children who attend Highland Junior High. The increased traffic directly in front of this school makes it even more of a risk for the children who have to walk across these streets each day.

Additionally, the impact it has on the enrollment at already full schools in the area such as Superstition Springs Elementary leads to strain on resources for all children. The Mesa Planning and Zoning board has made so many wonderful decisions in the past to keep our city beautiful, innovative, thriving, but most importantly, safe. Please

allow the new and always busy Mesa Monterey Park, ball fields, and Express Library to remain undisturbed by the additional traffic this new multi family development will bring.

Please block this development from moving forward.

Sincerely,
Lauren Davis
7248 E Lobo Ave
Mesa, AZ 85209

From: [Chloe Durfee Daniel](#)
To: [Charlotte Bridges](#)
Cc: [Joshua Grandlienard](#)
Subject: FW: ZON24-00708 Apartments @ the Corner of Power Road and Guadalupe
Date: Monday, February 24, 2025 9:53:46 AM
Attachments: [image008.png](#)

Hi Charlotte,

Please see below.

Best,

Chloe Durfee Daniel, Planner II
City of Mesa – Development Services
480-644-6714 – Chloe.DurfeeDaniel@MesaAZ.Gov
Business Hours are Monday – Thursday 7am – 6pm Closed Fridays



From: Mary Schneider <Mary.Schneider@trexis.com>
Sent: Monday, February 24, 2025 9:37 AM
To: Planning Info <planning.info@mesaaz.gov>
Subject: ZON24-00708 Apartments @ the Corner of Power Road and Guadalupe

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Hello,

I'd like to voice my concerns AGAINST the development of this 120 Unit Apartment Complex. I feel that a 3rd high density housing unit near that corner is detrimental to our neighborhood. It would increase traffic around the 3 schools in the area and could lead to an increase in class sizes at each of the schools.

Thank you for your time and consideration.

Mary Schneider

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From: [Planning Info](#)
To: [Charlotte Bridges](#)
Subject: FW: Rezone case number: ZON24-00708
Date: Wednesday, February 26, 2025 8:52:32 AM
Attachments: [image001.png](#)

Hi Charlotte, please see below.

Thank you,

Tulili Tuiteleleapaga-Howard, Planner II
City of Mesa Development Services
480-644-6451
Mon - Thurs 7AM-6PM | Closed Fridays



From: Tammy Evans <pandtevens@cox.net>
Sent: Tuesday, February 25, 2025 6:03 PM
To: Planning Info <planning.info@mesaaz.gov>
Subject: Rezone case number: ZON24-00708

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To Whom it May Concern,

I am writing regarding the Planning and Zoning Board Hearing Meeting taking place tomorrow Wednesday, February 26, 2025. The agenda item I would like to address is the rezone case number: ZON24-00708.

I believe the development planned by Upfront Planning & Entitlements is inappropriate for this location.

My main area of concern is traffic entering and exiting using Guadalupe Road directly across from Highland Junior high and also near the light at Power and Guadalupe. Before and after school this area sees a large amount of traffic. Adding potentially 250 cars (or more) to the street is dangerous for the junior high students walking, riding bikes and being driven to and from school. I believe just in the last week or two there was a junior high student injured during an incident with a vehicle. I have lived in this area for 25 years. I have seen countless accidents at the intersection of Power and Guadalupe including my friend's who was a student at the time who was hit by a car while crossing

which resulted in his leg being broken. Please don't approve this permit allowing unsafe conditions into already congested traffic areas.

Another concern is inadequate parking for the project. At one of the community meetings they said there would be 250 parking spots and the price range of the units was project to be \$2500-\$3300/month. I understand these numbers could have changed since November. However, even if they remain the same I don't believe that will be enough parking to handle 120 units. Most people who can afford that monthly payment are more likely to purchase a home. Those renting the apartments are likely to need a roommate or several in order to reach the income level to qualify for the apartment. More roommates means more vehicles. A 3 bedroom unit could potentially have 6 roommates sharing the space and each needing a parking spot. On a recent visit to the northern area of San Diego, California I noticed the apartments did not have adequate parking necessitating large amounts of vehicles parking on the nearby residential streets. Residents in Superstition Springs do not want excess vehicles clogging our neighborhood streets, blocking traffic and creating unsafe conditions, particularly Brighton Road that runs along the elementary school parent pick up and drop off zone. Please don't approve this permit necessitating overflow parking on neighborhood streets or in Monterey Park.

A 3-story complex is inappropriate for this area. None of the nearby buildings or houses are 3 stories tall. It will be an eyesore blocking beautiful mountain views as well as the wide open sky. With the low elevation of Monterey Park we preserved some open space and the feeling of not being hemmed in on all sides. Have you driven South on Power Road lately? The warehouses and store fronts lining the East side of the road make it feel crowded. It will feel even more so once the West side of power is developed. Please don't approve this permit making suburban Mesa feel like an inner city.

I understand people need a place to live, but do we need more apartments in this part of Mesa? What is the occupancy rate of the nearby complex built on the former K-mart lot, The George? How full is the complex, Canal on Baseline, East of Recker where Rockin R Ranch used to be? What about the new mega complex, Recker Ranch, being built on Baseline just West of there? Please don't approve this permit adding more apartments to an area that has large apartment complexes already in process.

Ideally, I would love to see this land purchased by the city and integrated into Monterey Park. I understand that was not an option at the time the park was built. Please don't reward the owner of the land with a very lucrative sale to a developer when that should be city land.

Sincerely,
Tammy Evans
Mesa Resident



Virus-free www.avg.com

Good afternoon. My name is Cheryl Kirby. Thank you for giving me the opportunity to submit this letter concerning the important decision you will be making regarding case number ZON24-00708 .

I know that some of you have probably already made up your mind on the project but I ask you to keep an open mind for just a moment so that I can perhaps present some information that you may or may not have considered.

You have a very important job that you were elected to by your constituents. That job is to make wise, prudent and protective decisions on behalf of those who elected you and the community you represent. Which of those 3 factors would you say is most important in your decision making. I propose that it is the protection aspect of any decision.

If you approve this project, would that be a wise decision? Perhaps from a business standpoint, it may be, because it would provide more revenue to the city. Would it be a prudent decision? That's questionable and that's what we're here to discuss. Would it be a protective decision? That is an absolute NO.

My 96 year old mom always says, Show Me The Facts, before she makes any decision. The problem is, when you have two different sets of facts, which one do you believe. In this case, you have a company's facts whose business is to make money and then you have the residents' facts, whose only purpose is to stand against anything that will endanger the safety and protection of their families. It is a pure motivation with no monetary gain or underlying benefit.

The only way to know the facts is if all of you or at least some of you have been at the site of the project and determined for yourself the validity of each sides' argument. There are 5 schools within a half mile of the site of the proposed project, one of which has a huge traffic problem when dropping off and picking up students. Parents are literally parked on Power Road just south of Guadalupe and stop traffic!

Also part of your research would be to review the accident occurrences in the area and the schools capacity that would be affected by the additional residences. You may have already received this information from both sides but again, how do you know which side is presenting facts that are actually truthful and not just supporting their side of the argument.

I understand that you can't do that for all the agendas that are brought before you; however, all you have to do is recognize that one argument has something to gain while the other has nothing to gain. I'm guessing that all or most of you have a family and your number one priority is to protect them, over and above anything else. As our representatives, it is your responsibility and your elected duty to protect your community family that you are at the head of. So I ask you to ignore the possible monetary gain of this project or the questionable prudence of this project and vote against this project to remember the people who trusted you enough to take care of us and to make decisions that will protect our families. Thank you.

From: [Noah Bulson](#)
To: [Charlotte Bridges](#)
Cc: [Cassidy Welch](#)
Subject: FW: Opposition to Case PZ 25015
Date: Wednesday, February 26, 2025 3:05:30 PM
Attachments: [image001.png](#)

Additional comment in opposition to ZON24-00708, received through Planning Info this morning.

Best,

Noah Bulson

Planning Technician

City of Mesa Development Services

Office: (480) 644-3654



From: DONNA THOMPSON <dthompson4@cox.net>
Sent: Wednesday, February 26, 2025 11:43 AM
To: Planning Info <planning.info@mesaaz.gov>
Subject: Opposition to Case PZ 25015

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[Report Suspicious](#)



To the Mayor, All Council Members and Staff,

As this meeting is on the agenda today, once again, I've wanted to add my opposition.

I've been reading through past correspondence for this issue prior to today's meeting. As far as I can see, there is NO community support of this project. I cannot even begin to fathom the amount of funding, time, effort and energy that has been spent on this plot of land. As a community, we have been vocal and will continue to Oppose this project. At the last community meeting, I expressed that as a resident I am tired of having my time wasted on this issue.

The owner was offered market value in the past. That's what should happen and whoever they are should take it.

We are not going away and will continue to oppose this use for this plot of land.

Lastly, I am disturbed that with all of the opposition to this that the item was placed on a consent agenda. There has been an abundance of communications from residents that alone should have warranted a discussion. I understand that it will be removed and discussion will be heard, however, it once again feels like an incredible waste of our time. This feels very much like the more persistent the owner is, they think we will just go away. That will not happen.

Thank you,
Donna Thompson
&140 E Monte Ave
Mesa

From: [Mallory Ress](#)
To: [Charlotte Bridges](#)
Cc: [Tye Hodson](#); [Evan Balmer](#)
Subject: FW: Park North Apartments
Date: Thursday, February 27, 2025 7:39:21 AM

FYI, this was received in the Planning Info inbox this morning.

Thanks,
Mallory

From: Councilmember Somers <Councilmember.Somers@MesaAZ.gov>
Sent: Thursday, February 27, 2025 7:17 AM
To: Planning Info <Planning.Info@MesaAZ.gov>
Subject: Fwd: Park North Apartments

For your consideration...

Scott Somers
Vice Mayor
Mesa City Council | District 6

Begin forwarded message:

From: Mike Claycomb <mike_claycomb@hotmail.com>
Date: February 26, 2025 at 9:49:34 PM MST
To: Council <Council@mesaaz.gov>
Subject: Park North Apartments

This Message Is From an Unknown Sender

You have not previously corresponded with this sender. Use caution when clicking links/attachments or replying.

[Report Suspicious](#)



To our esteemed elected officials,

This project has so many negatives.

- increased traffic in an already congested area.
- requires too many variances.

- apartments bring crime, we see enough already
- build them somewhere that is more suited
- too many apartment complexes are going up in Superstition Springs area as it is.

You need to listen to your voters and ignore the corporate entities that lie and deceive to get what they want then renege on promises.

No one wants this except the builder.

SAY NO, Please!

P&Z needs to be investigated for corruption. It shouldn't have gotten this far. Shame on them.

Roger Claycomb
7457 E Knowles Ave
Mesa, AZ 85209

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: Condo proposal at Monterey park
Date: Wednesday, July 05, 2023 4:39:43 PM

Charlotte,

Below is another email for the case file.

Thanks,
Rachel

-----Original Message-----

From: Shauna Kruse <shauna.kruse2@icloud.com>
Sent: Wednesday, July 5, 2023 4:30 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: Condo proposal at Monterey park

To whom it may concern

I live a couple streets from the proposed condo site. My children attend both SSE as well as Highland Jr. I am also a landlord and large capacity Airbnb owner in Prescott AZ. I have lived in many different types of properties including high rise apartments. This proposal as it stands is terrible for the community and the potential residents who would live in them. My concerns are below:

*I just drove past the lot. It is so small. The idea of parking plus 88 units leaves only multiple floor towers as an option. Totally out of place for our community and would destroy residents views.

*The traffic is already bad and hasn't even seen the Mesa Softball fields open for their 1st game. Where will the traffic go for a big game? Most likely side streets. Where will overflow parking for residents be? Into softball field parking then likely onto Monterey Ave right in front of the park and elementary school? This sounds very dangerous considering the nature of our elementary students is to ride bikes and walk to school, park, QT gas station etc. It's a wonderful part of our community that would be destroyed by this.

*Entrance to development has been said to be right turn only onto Guadalupe or Power. So then the "short cut" for those needing left will inevitably become Monterey Ave again, RIGHT in front of Elementary school again. Speeding down short cuts is also inevitable.

* Fitting 88 units would leave little living space for residents on such a small site. It begs the question where would children and pets get outside movement? The park at Monterey is the only obvious answer. Why should we absorb the strain, traffic, noise, and crowding of a poorly planned complex that did not include outdoor living space?

* The strain on the school system that is already stretched is concerning. If these are rentals, are they paying taxes into these schools?

*The proximity of these buildings to a very bright and loud softball park would be terrible for residents.

* Guadalupe in front of the JR high is badly crowded with traffic and dangerous now with electric scooters, walking kids, bikes, etc. Added these units will increase that.

* What would the price point be for these units? Would they be owned or rented? Would Section 8 be allowed?

What crime would be increased with section 8 housing? We won't know any of these answers until after it would be out of our hands.

* If a similar proposal was already brought to the table on this site, and turned down, why are we doing this again.

The quality of life for these condo residents as well as for the surrounding community sounds terrible. This proposal serves one person, the developer. Please put it down.

Thank you

Shauna Kruse
7407 E Medina Ave.

Sent from my iPhone

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Evan Balmer](#); [Mary Kopaskie-Brown](#)
Subject: FW: PRS23-00472 park north multi family 88 town homes
Date: Wednesday, July 05, 2023 5:01:00 PM

Another email

-----Original Message-----

From: Itzel W <belem1815@hotmail.com>
Sent: Wednesday, July 5, 2023 4:55 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: PRS23-00472 park north multi family 88 town homes

Hi my name is Itzel wade I am a resident in superstition springs community and have been for the past 18 years and I love what they have done with r he park, but I do not agree with them trying to build 88 homes in that small area, we're just now getting our nice view of park and it's going to be ruined with more homes? Me & few of my other neighbors have spoke about this matter and would like to know what can be done for this not to happen.. WE DONT NEED MORE HOMES HERE.

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: PRS23-00472 Park North Multi-Family 88 Unit Attached Townhome Project
Date: Wednesday, July 05, 2023 4:38:27 PM

Charlotte,

This email came in through our special projects email. Can you add it to your case file?

Thank you,
Rachel

From: Katie AZ <zonak8e@gmail.com>
Sent: Wednesday, July 5, 2023 3:52 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: PRS23-00472 Park North Multi-Family 88 Unit Attached Townhome Project

I'm writing today as a resident of Superstition Springs for the last 20 years to join with my fellow Superstition Springs neighbors in opposing this Townhome project. I've spoken to no one who feels this is anything but a VERY short-sighted, insane proposal. This is an extremely bad idea in our neighborhood which has 3000 single family homes.

This small lot would not only infringe on the aesthetic of our community and be out of place, but when looking at the lot size and location, this request by the land owner is unacceptable. This land is zoned for business as we were told, NOT housing.

Reasons for rejection include the following:

- No way to enter or exit except through business property onto already crazy-busy intersection with children walking to both the elementary and high school.
- Traffic is already so bad/dangerous at the Power/Guadalupe intersection with both the high school and the elementary school and ballpark close by.
- 88 units mean these would have to be TOWERS, wouldn't fit into our neighborhood and would be an eyesore.
- Parking wouldn't be available on this tiny lot for 88 townhome units if each unit had two cars!! Parking accommodations wouldn't exist! They'd have to park in our neighborhood streets or at our new ballpark!
- Water, why do we never think of how this will affect water supply!!

Why we would even consider squeezing this into our neighborhood is beyond me. This greedy property owner/developer who has zero concern for children/people, traffic, safety, zoning and feelings of our community with only dollars and greed driving this proposal needs to sit down and listen to residents!

This needs to be rejected NOW.

Thank you,

D Kathleen Rodriguez
2011 S. Avoca
Mesa AZ 85209
Voter in District 6
(Yes I'm watching...)

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: Townhomes on Guadalupe and Power
Date: Thursday, July 06, 2023 7:41:43 AM

Kellie Rorex
Senior Planner
480-644-6711
Kellie.Rorex@MesaAZ.gov
M-Th 7 AM – 6 PM

-----Original Message-----

From: Patrice Millett <patricemillett@yahoo.com>
Sent: Wednesday, July 5, 2023 7:46 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: Townhomes on Guadalupe and Power

Please do NOT rezone that area for townhomes. I am very uncomfortable with the rezoning of Mesa neighborhoods - this seems like the beginning of what Gilbert is doing in creating 15 minute cities.

In theory it sounds good, but in reality it is a societal change that will effect our personal choices and freedoms in the long term.

Just because the government offers the City money to change zoning and create these multiple housing units in the middle of single home neighborhoods, doesn't mean you should. It is NOT free money - it comes at a cost to all of your constituents and the quality of living will decrease in our neighborhoods.

We have lived in this area over 20 years - unfortunately in the last 5 we have already started to see a decline in the quality of living in this area and adding more multiple housing units will only add to its decline.

Please do not approve the rezoning and keep our community as a single family home community - 1 apartment complex and townhomes on the opposite corner are more than enough for this area.

Sent from my iPhone

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472 Power & Guadalupe Rd
Date: Thursday, July 06, 2023 7:41:47 AM
Attachments: [image001.png](#)

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Angel LaVine <ajlavine@sbcglobal.net>
Sent: Wednesday, July 5, 2023 10:53 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: PRS23-00472 Power & Guadalupe Rd

To whom it may concern:

This proposal is absolutely a waste of time and should never even been given the time of day. It doesn't have the zoning or even access to this lot. The city offered fair market value in the past and this owner got greedy. His mistake should not be our problem.

100% shut this down and down for good. The owner has no access and was informed of this years ago.

I will also be asking the HOA to decline this project.

Sincerely,

Angel LaVine
7245 Navarro Ave
85209

[Sent from AT&T Yahoo Mail on Android](#)

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: Prs23-00472
Date: Thursday, July 06, 2023 7:41:57 AM
Attachments: [image001.png](#)

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Julia Barnes <juliabarnes1121@gmail.com>
Sent: Wednesday, July 5, 2023 11:13 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: Prs23-00472

I am writing in regards to the proposed plan Prs23-00472 to place 88 town houses near Monterey Park. As a home owner in that neighborhood, I have so many concerns. The schools in that area are busting at the seams, we do not have room for the amount of kids that would bring in. Not to mention there is no way access to drive to the proposed location. I also have kids that walk to highland Jr high and the traffic in that area already masked me sick with worry for all the kids walking, I can't imagine how much worst this would make it. Please consider carefully the families already living here and reject this proposal. This is a proposal being made by a greedy land owner. I know he had a chance to sell did a good price when land was purchased to expand the park and he chose not to accept, that is on him and this is a terrible solution for all of us living in the area. It works be unsafe for the people trying to get in and out of the proposed town homes, unsafe for those trying to enjoy the brand new beautiful park, unsafe to the kids walking to and from school, and very unfair to the kids and staff at that school. Please support this community and say no to this development.

Julia Barnes

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472 Power & Guadalupe Rd
Date: Thursday, July 06, 2023 8:44:44 AM
Attachments: [image001.png](#)

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Jeff LaVine <JeffL@Climatec.com>
Sent: Thursday, July 6, 2023 8:43 AM
To: Special Projects <specialprojects@mesaaz.gov>
Cc: Angel Lavine (ajlavine@sbcglobal.net) <ajlavine@sbcglobal.net>
Subject: PRS23-00472 Power & Guadalupe Rd

To whom it may concern:

This proposal is one of the easiest ones that can be declined. It does not have the correct zoning and also does not have its own entrance and exit. Also the only way to get out of there would be a right turn onto Power or a right turn onto Guadalupe which is going to be very dangerous for anyone trying to go south on Power cutting across multiple lanes in a very short distance. This happened while Shell was there and was very dangerous and the last thing that we need to do is add even more traffic there. This also happens to be a very busy crossing for kids going back and forth to Highland Jr and Highland High. A couple of questions that should be thought of:

- How much traffic is expected from the new Monterey Park?
- How much traffic is expected from the new business at Shell?
- How much traffic is expected from this new project?

Either way you look at this it will be too much traffic especially for kids using the same corner (Power and Guadalupe) for schools crossings.

Thank you,

Jeff LaVine
7245 E Navarro Ave
Mesa, AZ 85209

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472
Date: Thursday, July 06, 2023 3:05:36 PM
Attachments: [image001.png](#)

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Stacy Shepard <sassygril@yahoo.com>
Sent: Thursday, July 6, 2023 2:47 PM
To: Special Projects <SpecialProjects@MesaAZ.gov>
Subject: PRS23-00472

To those whom it may concern.

We have lived in the Superstition Springs community for the past 22 years on Lomita Ave. We have enjoyed living in this community. The upgrades to Monterey Park haven't even been finished and you are proposing more change when we haven't adjusted to the changes the ball fields, mini library, and pickleball courts are going to bring.

- *This plot of land for 88 units of family living is way to small.
- *Traffic on Guadalupe during school sessions is already dangerous enough.
- *Parking will not be sufficient.
- *Our local schools are already over flowing.

I'm sure there are plenty of other reasons NOT to go forward with this project!

How about a dog park? A splash pad for the kids that don't want to watch their sibling playing on the ball fields? Even more parking for the fields and Monterey Park?

We are a HARD NO for this project to be considered!!!

Sincerely,
Stacy & Troy Shepard

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: Power and Guadalupe
Date: Monday, July 10, 2023 7:12:41 AM
Attachments: [image001.png](#)

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Erica Early <enearly@gmail.com>
Sent: Friday, July 7, 2023 4:30 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: Power and Guadalupe

To Whom it May Concern,

It is my understanding there is an application for a multi-family zoning request for Mesa district 6 at Power and Guadalupe. As a resident at those cross-roads, I'd like to voice my concerns with this request. The area has an elementary school, jr high school, high school, and at least two charter schools within a mile of this corner. I drive through this intersection several times per day to take my children to and from school. It's already a very dangerous situation, especially during those times of the day. We frequently see accidents in this area as well. I can only imagine adding an additional 88 homes to the intersection would increase both the number of cars and the number of students walking to school. I'm a lifelong resident of Mesa, and I know the city values its citizens and families. I sincerely hope you will consider the safety implications for our students and families and deny this application.

Thank you for your time and consideration.

Sincerely,
Erica Early

From: [Sean Pesek](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472
Date: Monday, March 18, 2024 7:48:50 AM

Best Regards,

Sean Pesek, AICP

Senior Planner, Development Services

480.644.6716

55 North Center Street, Mesa, AZ 85201

Office hours are Monday through Thursday 7:00am – 6:00pm



From: Alishia Kukkola <alishiakukkola@gmail.com>

Sent: Sunday, March 17, 2024 8:55 AM

To: Special Projects <specialprojects@mesaaz.gov>

Subject: PRS23-00472

Hello,

I am writing expressing my concern for this project and wondering how I can vote against this? We absolutely do not want this to go through, there are too many houses and apartments already being built in and around our community.

Thank you

Alishia Kukkola

From: [Charlotte Bridges](#)
To: [Kimberly DeArmond](#)
Bcc: [Evan Balmer](#); [Rachel Nettles](#); [Mary Kopaskie-Brown](#); [Cassidy Welch](#)
Subject: RE: Case # PRS23-00472 - Superstition Springs
Date: Tuesday, March 19, 2024 10:50:00 AM

Hi Kim,

The meeting on March 28th is an early outreach meeting hosted by the developer to present the project and gather feedback from the surrounding neighborhood. It will be an opportunity for you to make comments about the project directly to the developer. A formal Planning "Rezoning" application has not been submitted for this project, yet. As part of a formal Planning "Rezoning" application, once the application is scheduled for a public hearing, the applicant will mail a notification letter to all property owners within 1,000 feet of the project site with the date, time and location of the public hearing. The public hearing before the Planning and Zoning Board is another opportunity for you to comment on the project in the future. Finally, the proposed project must be approved by the City Council, which hold another public hearing prior to a final decision.

Please contact me if you have questions about this information.

Regards,
Charlotte Bridges
Planner II
City of Mesa
480-644-6712

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays

-----Original Message-----

From: Kimberly DeArmond <kimberlyshep@msn.com>
Sent: Friday, March 15, 2024 8:41 PM
To: Special Projects <SpecialProjects@MesaAZ.gov>
Subject: Case # PRS23-00472 - Superstition Springs

Hello,

I'm reaching out because I'm a current resident of Superstition Springs. I've been notified that the developer of the land behind the park has a proposal to rezone that area to build multi-family communities. I'm not sure how I go about this, but I would like to voice my concerns for this proposal. It would greatly affect the congestion in the neighborhood and our parks. As a family, we wouldn't want to see apartment homes in our neighborhood. Will going to the meeting on Thursday, March 28th be the best way to go about to objecting to the rezoning plans?

Thank you!

Kim DeArmond

Sent from my iPhone

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472 Application for Apartments Next to Monterey Park
Date: Monday, March 25, 2024 8:27:00 AM
Attachments: [image001.png](#)

Good morning Charlotte,

Special Projects received the email below regarding a 2023 Pre-submittal you were assigned.

Best,

Kellie Rorex
Senior Planner
480-644-6711
Kellie.Rorex@MesaAZ.gov
M-Th 7 AM – 6 PM



From: Stacy Shepard <sabshepard@gmail.com>
Sent: Saturday, March 23, 2024 2:27 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: PRS23-00472 Application for Apartments Next to Monterey Park

To Whom it may concern,

This proposal to develop the vacant land near Power and Guadalupe, South of Monterey Park is NOT acceptable for our neighborhood.

1. Traffic near this intersection is already an issue because of Highland Jr. High and Highland High School being in close proximity. Drop offs and pick ups have made this intersection a hazard every day that school is in session.

2. Monterey Park baseball fields and Pickleball courts have just recently opened and have added to the traffic and parking problem. There are not enough spots for those participants. We don't need overflow parking from the apartments to be added.

3. Any access in and out of an apartment complex will cause added congestion and issues that already exist. Many children walk to the jr. high and even at the cross walks, I have seen children close to being hit from drivers running yellow/red lights.

4. Can Superstition Springs Elementary handle the additional potential enrollment that more apartments will bring? At what cost to the children that already attend? More overloading of classes.

These are just a few of the reasons many of my neighbors and myself are AGAINST this proposal. PLEASE listen to those that will be impacted by this proposal and tell Excolo Development NO!

Thank you,
Stacy Shepard

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW: PRS23-00472 rezoning request
Date: Tuesday, March 26, 2024 1:34:50 PM

Good afternoon Charlotte,

Special Projects got another email about PRS23-00472. Thank you!

Best,

Kellie Rorex
Senior Planner
480-644-6711
Kellie.Rorex@MesaAZ.gov
M-Th 7 AM – 6 PM

-----Original Message-----

From: Doni Mullins <donimullins@cox.net>
Sent: Tuesday, March 26, 2024 12:30 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: PRS23-00472 rezoning request

Re:

I'm asking for the rezoning request that has been submitted for a developer to built multi family housing in the 5 acre lot next to Monterey park to PLEASE be DENIED.

That small area of land would serve the community better if it remained zoned as limited commercial.

Rezoning to a multi family would be a huge detriment to the community. This would present a large safety concern and increase traffic congestion in an already very busy area - there are two schools directly across the street from this location which means there is alot of traffic from pick up and drop off times along with various events. In addition it also means many children walking and riding bicycles and adding 126 apartments with a potential for increase of over 250 vehicles in this exact area would be a huge problem.

The schools nearby are already over crowded as well - yes even the charter schools too.

There is already a significant number of multi family builds within a mile or two. Having limited commercial here would help businesses serve the already established communities versus adding a huge number of people to an already overpopulated area.

A three story building would not be appropriate for the area either - the buildings nearby are all one story and this would not be a cohesive addition to the space.

Not to mention it's in the flight path of Williams gateway airport. Residents in this building would experience an incredible amount of sound disruption to their everyday lives from the air traffic flying close by daily.

Everyone in the superstition springs neighborhood is in agreement that denying the rezoning of this small parcel for such a huge project would be in the community's best interest.

Thank you for your consideration.

Doni Mullins

480-570-9730

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Cc: [Special Projects](#)
Subject: FW: Case #PRS23-00472, Excolo Development Power/Guadalupe Rd.
Date: Tuesday, March 26, 2024 4:05:08 PM
Attachments: [image001.png](#)

Please see below. Thank you, Charlotte.

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Lauren M <lmickle.lm@gmail.com>
Sent: Tuesday, March 26, 2024 4:01 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: Case #PRS23-00472, Excolo Development Power/Guadalupe Rd.

To Whom It May Concern,

I hope this email finds you well. I am writing to express my strong opposition to the proposed Park North Housing complex by Excolo Development in our community.

One of my primary concerns regarding this project is its proximity to our local school, particularly the intersection at Power Road and Guadalupe Road. As a resident of this area, I can attest to the fact that this intersection is already heavily congested, especially during peak traffic hours. Introducing additional apartments through the Park North Housing complex will only exacerbate the congestion issues we currently face.

Of utmost concern is the safety of the children who attend the nearby school. With increased traffic resulting from the addition of more residential units, the risks to these children as they come and go from school will only escalate. It is imperative that we prioritize their safety by keeping traffic volumes at a manageable level.

Furthermore, the construction of the Park North Housing complex may also lead to other negative impacts on our community, such as noise pollution, strain on existing infrastructure, and potential decreases in property values.

In light of these concerns, I urge you to reconsider the approval of the Park North Housing complex development. Instead, I encourage the exploration of alternative solutions that prioritize the safety and well-being of our community members,

particularly our children.

Thank you for considering my perspective on this matter. I hope that together, we can work towards solutions that benefit all residents of our community.

Sincerely,

Lauren and Chad Leeper, Jr.

7045 E. Olla Ave.

Mesa, AZ 85212

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: ZON24-00708 and DRB24-00707
Date: Wednesday, August 14, 2024 7:01:27 AM

Charlotte,

Below is another email for the case file.

Thanks,
Rachel

From: erinvclayden@hotmail.com <erinvclayden@hotmail.com>
Sent: Tuesday, August 13, 2024 8:38 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: ZON24-00708 and DRB24-00707

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To the members of the P&Z Board and the Mesa City Council,

I am writing to voice my strong objections to the project proposals submitted for the corner of Guadalupe and Power roads in Mesa, district 6. This is proposal ZON24-00708 and DRB24-00707.

As a member of the Superstition Springs Community for the last 10 years we have constantly been fighting against any rezoning or building of apartment complexes or condos on this corner for many reasons. The owner of this land has refused to sell it to the City of Mesa so it can be incorporated into the newly renovated Monterey Park. The owner and his developers held a community meeting last year at Superstition Springs Elementary for our input. There was a rather large turnout and not one person spoke in favor of this monstrosity of a complex to be built there.

First and foremost, this is an extremely dangerous intersection. There have been many accidents, including a fatal crash just last year, because vision is obscured coming from both directions.

Secondly, this parcel of land is directly in front of Highland Junior high School which sees

around 1100 students coming and going, via buses, bikes, scooters, or on foot both in the morning and the afternoons, crossing Guadalupe Road along Power Road. It is also right down the street from Highland High School where 3,100 students attend. There is already so much traffic in this small area and putting a huge apartment or condo complex in this corner would only cause further congestion.

Thirdly, Building an access bridge across the canal would be positioned not far from both crosswalks into the junior high. As of now people are already making illegal u-turns in the middle of the road, endangering our children. With a hundred or more new families living in a newly constructed building, this would add anywhere from 100 to 200 additional cars attempting to illegally and dangerously cross Guadalupe to go east or cause more traffic going west.

Additionally, 100 or more new families could mean anywhere from 100 to 300 more students enrolling at the nearby Superstition Springs Elementary School and Highland Junior High School. Our schools are already overcrowded with large classroom sizes, not enough teachers, and not to mention a bus driver shortage to transport our children safely. We need to make sure we are not overburdening our schools.

Thank you for your time and consideration on this matter.

Erin Clayden

7458 E Lobo Ave

Mesa, AZ 85209

Mom of 2 children, attending Highland Junior and Highland High and Teacher in Gilbert Public Schools.

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: Park North. ZON24-00708. DRB24-00707.
Date: Tuesday, August 13, 2024 3:59:57 PM

Charlotte,

Can you please keep this with the case file for when this goes to P&Z and CC.

Thank you,
Rachel

From: Mich Ael <mtotheic@gmail.com>
Sent: Tuesday, August 13, 2024 3:57 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: Park North. ZON24-00708. DRB24-00707.

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As a resident and voter that resides in Superstition Springs I strongly oppose approving to allow this project to continue to be developed into an apartment complex.

Allowing this to continue is not in the best interest of our neighborhood, our city, or our kids who go to the school directly across the street.

Allowing this to continue will send a clear message to us residents and voters where our elected officials loyalties lay.

Are you with developers or with constituents?

We DO NOT NEED another apartment complex in this area.

Please please please DO NOT ALLOW THIS TO CONTINUE.

Sincerely,
Concerned voter

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: Park north apartment project
Date: Thursday, August 15, 2024 7:07:33 AM

Charlotte,
For the case file.

Best,
Rachel

From: Tina Martin <mtina6065@gmail.com>
Sent: Wednesday, August 14, 2024 7:19 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: Park north apartment project

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I am writing to say that I don't think that this project would be a good idea for the location right next to where the school is. The traffic already is so crowded and busy I feel it's not safe for the children there and I don't think it would be a good idea to have it built there, especially in apartment, it will cause so much traffic and it could be dangerous for the children by the school. I disagree and I do not want to see this happen here in my neighborhood. I live over by the school and I don't want to see more and more traffic than what it already is so my answer to this is no , Tina Martin

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: Park North Apartments - ZON24-00708/DRB24-00707
Date: Thursday, August 15, 2024 7:07:44 AM

Charlotte,
For the case file.

Best,
Rachel

From: Kevin T <kthomp2120@gmail.com>
Sent: Wednesday, August 14, 2024 10:33 PM
To: Special Projects <specialprojects@mesaaz.gov>
Cc: District 6 <District6@mesaaz.gov>; Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Park North Apartments - ZON24-00708/DRB24-00707

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As a long time resident of the Superstition Springs community, and former Councilmember of District 6, I can't tell you how disappointed I am to see the developer come back once again with their proposed apartments at Power and Guadalupe.

As you may know, the City originally tried to acquire the parcel at the same time as the property to the north was purchased for the expansion of Monterey Park. However, the owners asking price far exceeded the market value of the property, so the City passed on the opportunity. Prior to my terming off council, the owner tried to sell the property. The prospective buyer brought forward a design for multifamily development for the site. I ensured the developer that there would be no opportunity to build multifamily residential at that location.

Fast forward to my terming off council, and a new prospective buyer reached out to get my opinion on what he was looking to build. I told this developer that the community would not support multifamily being built on that site. His response was to threaten retail, which I assured him would get a better response from the community, but that I thought the property should either be sold to the City to be an addition to Monterey Park, or sold to a developer that would want to bring amenities like a food truck court or other use that would accommodate the adjacent neighborhoods and

schools.

After a community meeting, the developer assured us that he heard us (the community) loud and clear, so imagine everyone's surprise to see that he has once again tried to run his project through the City with no consideration to the neighborhood or community. As myself and Nana used to tell developers, "We are not opposed to you project, but we are opposed to you project at this location."

I appreciate your time and I hope that you will take into consideration the communities opposition to this development and ensure the site is something that will blend with the neighborhood and its surroundings.

Thank you!

Kevin Thompson

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: (ZON24-00708 and DRB24-00707)
Date: Thursday, August 15, 2024 7:08:03 AM

Charlotte,
For the case file.

Best,
Rachel

From: Angel LaVine <ajlavine@sbcglobal.net>
Sent: Wednesday, August 14, 2024 9:42 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: (ZON24-00708 and DRB24-00707)

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There is a huge amount of negative feedback on this project. Are they hoping we, neighbors, stop paying attention?

Please, please, please think of our residents when reviewing this project. Not only will the requirement of the canal bridge be costly but the location of this bridge in relation to a major intersection and the local schools and community building is a really bad mix.

This is not the right location for this type of project.

I encourage the owner to reconsider the multiple offers the City has offered to purchase this land that would be a better fit for Monterey Park for more pickleball courts or a nice dog park.

Thank you for your time and consideration,

Angel LaVine
7245 E Navarro Ave

[Sent from AT&T Yahoo Mail on Android](#)

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: Case numbers ZON24-00708 and DRB24-00707
Date: Monday, August 19, 2024 7:20:27 AM

For the case file.

From: Stacy Shepard <sabshepard@gmail.com>
Sent: Thursday, August 15, 2024 8:33 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: Case numbers ZON24-00708 and DRB24-00707

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To Whom it may concern,

This proposal to develop the vacant land near Power and Guadalupe, South of Monterey Park is NOT acceptable for our neighborhood.

1. Traffic near this intersection is already an issue because of Highland Jr. High and Highland High School being in close proximity. Drop offs and pick ups have made this intersection a hazard every day that school is in session.

2. Monterey Park baseball fields and Pickleball courts have just recently opened and have added to the traffic and parking problem. There are not enough spots for those participants. We don't need overflow parking from the apartments to be added.

3. Any access in and out of an apartment complex will cause added congestion and issues that already exist. Many children walk to the jr. high and even at the cross walks, I have seen children close to being hit from

drivers running yellow/red lights.

4. Can Superstition Springs Elementary handle the additional potential enrollment that more apartments will bring? At what cost to the children that already attend? More overloading of classes.

These are just a few of the reasons many of my neighbors and myself are AGAINST this proposal. PLEASE listen to those that will be impacted by this proposal and tell Excolo Development NO!

Thank you,
Stacy Shepard

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: ZON24-00708 and DRB24-00707
Date: Monday, August 19, 2024 7:21:19 AM

For the case file.

From: Erica Early <enearly@gmail.com>
Sent: Friday, August 16, 2024 6:06 PM
To: Special Projects <specialprojects@mesaaz.gov>
Subject: ZON24-00708 and DRB24-00707

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To Whom It May Concern,

I'm writing as a concerned neighbor who has lived in Superstition Springs neighborhood for over 10 years. I'd like to voice my disagreement with building apartment housing at Power and Guadalupe. The main reason for my concern is the traffic at that intersection, especially related to the nearby schools. It's a high traffic area with lots of accidents and near accidents. With many students walking and riding bikes/scooters to school, it seems highly dangerous to add more housing and, therefore, more traffic. I invite you to observe the area during peak school start and end times to see the danger for the students. Please strongly reconsider allowing more housing to be built in this area with several nearby schools.

Thanks for your time and consideration,
Erica Early

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#)
Subject: FW: ZON24-00708 & DRB24-00707
Date: Monday, August 19, 2024 7:22:12 AM

For the case file.

From: Monique <monique@sshoa.com>
Sent: Sunday, August 18, 2024 11:40 PM
To: Special Projects <SpecialProjects@mesaaz.gov>
Subject: ZON24-00708 & DRB24-00707

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To Whom it May Concern,

It has been brought to our attention that several homeowners within our HOA, Superstition Springs CMA, are against this project. We are writing on behalf of that concern as our HOA is over 5,000 people in the community. The concerns reported are the location to the middle school, community building and major intersection.

We thank you in advance for your review and consideration.

Sincerely,

Monique

Community Director - SSCMA
7235 E. Hampton Ave. Suite 105
Mesa, AZ 85209
Ph: [480-854-1123](tel:480-854-1123) Fax: [480-854-1324](tel:480-854-1324)
monique@sshoa.com

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have received this message in error, please delete it immediately and call [\(480\) 854-1123](tel:4808541123) to advise my office that you received it.

PRIVILEGED AND CONFIDENTIAL

From: [Kellie Rorex](#)
To: [Charlotte Bridges](#)
Subject: FW:
Date: Monday, August 19, 2024 7:29:56 AM
Attachments: [image001.png](#)

Someone probably already sent this to you but just in case!

Best,

Kellie Rorex
Senior Planner
480-644-6711

Kellie.Rorex@MesaAZ.gov

M-Th 7 AM – 6 PM



From: Brownie Eight <brownie8@cox.net>
Sent: Friday, August 16, 2024 1:24 PM
To: Special Projects <SpecialProjects@mesaaz.gov>; LaVine Angel <ajlavine@sbcglobal.net>; Jeff Brown <jeffcpa63@gmail.com>
Subject:

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To the members of the P&Z Board and Mesa City Council,

I am writing to voice my strong objections to the project proposals submitted for the corner of Guadalupe and Power roads in Mesa, District 6. This is proposal ZON24-00708 and DRB24-00707.

As a member of the Superstition Springs Community for the last 29 years I have observed many changes in this area. We have constantly been trying to figure out what needs to be put on this corner, that would serve the nearby Students of the Elementary & Junior high students and the residential community. There has been a continuous fight against rezoning this area for apartment complexes and/or condos. For example, just last year the neighborhood held a meeting with the owner and developers at the

elementary school for our input. There was a large community support for NOT having this small area developed into more housing.

The owners have refused to negotiate with the City of Mesa to include it in the newly designed Monterey Park, citing reasons of financial responsibility to build a bridge across the large sewer canal containment area.

I believe there should not be any more housing development at this corner because there is a huge amount of congestion there already for the following reasons;

-This parcel of land is directly in front of Highland Junior High School. HJHS sees around 1200 students coming and going daily in cars, scooters, bikes, walking, and riding buses. Twice a day the traffic crossing Guadalupe Road and Power Road is congested and uncontrolled. Multiple car accidents and tickets are happening during the school year.

-Highland high school also uses this corner for their 3100 students to come and go from home to school. This includes student drivers and people attending sporting events and concerts.

-Parents are making illegal U-turns in the middle of the road to head west back towards their houses, even though it has been posted and tickets are issued.

To add 100+ more families to this area would be a tragedy. It would be hard for them to exit and enter GUADLUPE to go east into traffic. If they plan to add the exit to the traffic light used by the junior high, it would not be helpful because students use that crosswalk. There is currently not any Crosswalk Directors there. Plus adding more students to both schools will adversely effect the attendance at both schools.

The use of this tiny parcel has been debated again and again. It was overturned just last year. Why does the owner think they can just keep asking and wasting everyone time? A new Housing Development is NOT wanted or NEEDED in this already congested area.

Thank you for your consideration and time on this matter,

Debra Brown

[Sent from Yahoo Mail](#)

From: [Mich Ael](#)
To: [Planning Info](#)
Subject: Park North. ZON24-00708. DRB24-00707.
Date: Tuesday, November 12, 2024 9:25:30 PM

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As a resident and voter that resides in Superstition Springs I completely oppose approving to allow this project to continue to be developed into an apartment complex.

Allowing this to continue is not in the best interest of our neighborhood, our city, or our kids who go to the school directly across the street.

This area is already congested with vehicles and dangerous enough for the students across the street.

Allowing this to continue will send a clear message to us residents and voters where our elected officials loyalties lay.

Are you with developers or with constituents?

We DO NOT NEED another apartment complex in this area.

Please please please DO NOT ALLOW THIS TO CONTINUE.

Sincerely,
Concerned voter

From: [Erica Early](#)
To: [Planning Info](#)
Subject: ZON24-00708 & DRB24-00707 Park North Community
Date: Saturday, November 09, 2024 7:55:35 AM

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To Whom It May Concern,

I am a Mesa resident living in Superstition Springs community. My home is very near this proposed Park North Community. I have sent emails voicing my concerns regarding this proposal in the past. Please hear the concerns of the surrounding neighborhoods regarding this proposed development. WE DO NOT WANT IT!

As a mother and community member, I want my children and all children to live in a safe community. One where they can walk or ride their bikes to school, less than a mile away, where bussing is NOT provided due to the proximity of the school to our home. I cannot let my children walk or ride their bikes to school without fear for their safety and well being, due to the traffic at the intersection of Power and Guadalupe. There are frequent accidents and daily close calls, as it is. Adding another whole community with over 120 homes, will only make this situation worse! I beg you to protect our children as they attend the nearby community schools. Enough is enough!

Thank you for your time and consideration.

Erica Early

From: [Erin Clayden](#)
To: [Planning Info](#); SpecialProjects@mesaaz.gov
Subject: ZON24-00708 & DRB24-00707 Park North
Date: Sunday, November 17, 2024 3:38:48 PM

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Hello Mesa City Council and members of the P&Z board,

I am writing for the 3rd time to voice my opinion on the Park North project proposal.

As a member of the Superstition Springs Community for the last 10 years we have constantly been fighting against any rezoning or building of apartment complexes or condos on this corner for many reasons. The owner of this land has refused to sell it to the City of Mesa so it can be incorporated into the newly renovated Monterey Park. The owner and his developers held a community meeting last year at Superstition Springs Elementary for our input. There was a rather large turnout and not one person spoke in favor of this monstrosity of a complex to be built there.

First and foremost, this is an extremely dangerous intersection. There have been many accidents, including a fatal crash just last year, because vision is obscured coming from both directions.

Secondly, this parcel of land is directly in front of Highland Junior high School which sees around 1100 students coming and going, via buses, bikes, scooters, or on foot both in the morning and the afternoons, crossing Guadalupe Road along Power Road. It is also right down the street from Highland High School where 3,100 students attend. There is already so much traffic in this small area and putting a huge apartment or condo complex in this corner would only cause further congestion.

Thirdly, Building an access bridge across the canal would be positioned not far from both crosswalks into the junior high. As of now people are already making illegal u-turns in the middle of the road, endangering our children. With a hundred or more new families living in a newly constructed building, this would add anywhere from 100 to 200 additional cars attempting to illegally and dangerously cross Guadalupe to go east or cause more traffic going west.

Additionally, 100 or more new families could mean an abundance of students enrolling at the nearby Superstition Springs Elementary School and Highland Junior High School. Our schools are already overcrowded with large classroom sizes, not enough teachers, and not to mention a bus driver shortage to transport our children safely. We need to make sure we are not overburdening our schools.

I attended the most recent community meeting on 11/14 where I spoke to Rob, the developer.

He had a lot of statistics to throw my way but none of them sounded remotely accurate. He is telling people that he called Gilbert public schools who informed him the addition of these apartments would only add 16 children to our local schools. He also said that fair market value for this parcel of land was \$15 per sqft and that he would sell to to the city for this amount but that the city of Mesa was only offering him \$9 which would not be close to market value. Can you please tell me what your research has shown the market value of this property to be? He also said that if he built, as is, without rezoning, he could build commercial on bottom and 3 stories high of apartments without needing out or your support/approval which would increase traffic by 71% more than his current proposal would. I speak for many of my neighbors when I write this email, we do not want more apartments in this location! Please, please deny his proposal again!!!!

We want this land to go back to the city, and my neighbors and I are ready and willing to fight and do whatever we can to try to raise money, get donations, and plead our case to you so that you will also do what you can to buy back this land and incorporate it into Monterrey Park.

Thank you for your time and consideration on this matter.

Erin Clayden
7458 E Lobo Ave
Highland Junior and Highland High mom
562-325-3143

From: [Sara Mraz](#)
To: [Planning Info](#)
Subject: ZON24-00708 & DRB24-00707
Date: Thursday, November 14, 2024 8:13:48 PM

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I'm writing in regards the proposed apartment buildings on Power and Guadalupe. I think I speak for many in the community when I say I strongly oppose this project.

Apartments in that area will create a greater flow of traffic, at an already problematic intersection, and other traffic issues, especially during school times. Both the elementary and middle school are located in that area with children walking along those streets and parents driving to pick up/drop off. I am very concerned for the safety of the children, including my own, that attend these schools with the increased traffic.

In addition, I am concerned the apartment will impact the community's ability to enjoy the newly built park due to overcrowding and that there will be increased parking issues at said park as the apartments will use that as overflow. There is already very limited parking near the library and pickle ball courts.

Please consider the opinions of those of us who already live in this area and do not allow this to proceed.

Sara Henson

From: [Angel LaVine](#)
To: [Planning Info](#)
Subject: Park North (ZON24-00708 and DRB24-00707)
Date: Thursday, November 14, 2024 11:16:43 PM

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Subject: Re: Park North (ZON24-00708 and DRB24-00707)

Talk about trying to gaslight a community this evening. Community meeting #2 was held tonight. Again, this is not the right project for this property. Now that the park is finally finished, we do not want to stare at 4, 3 story buildings blocking views. We do not want the traffic, parking issues and increase in accidents potentially for our students and neighbors.

- This property is zone light commercial, not residential.
- Apartments were already proposed where the park parking lot is and was rejected over 10 years ago. Why now is it ok to consider on an even smaller lot?
- The City has offered this owner fair market value numerous times. Now, it is landlocked.
- Luxury apartments, every one has been putting "luxury" on their apartments. We have had apartments go in on almost every corner, no more! We have a complex right across the street. Why do we need another??? Power & Guadalupe, Sossaman & Elliot, Baseline & Recker, Baseline & Meadows Dr. The huge complex that went in off the 60 & Hampton. Seriously, please stop. Traffic has become more dangerous as a result of all the construction, building and homes/apartments. We have an elementary school, junior high, and high school along with a community education building all right there.

Please kill this proposal once and for all.

Sincerely,
Angel LaVine
7245 E Navarro Ave, 85209

PS - I am writing letter as a homeowner that will be impacted and as the HOA President for Superstition Springs HOA.

[Sent from AT&T Yahoo Mail on Android](#)

On Wed, Aug 14, 2024 at 9:42 PM, Angel LaVine
<ajlavine@sbcglobal.net> wrote:

|

There is a huge amount of negative feedback on this project. Are they hoping we, neighbors, stop paying attention?

Please, please, please think of our residents when reviewing this project. Not only will the requirement of the canal bridge be costly but the location of this bridge in relation to a major intersection and the local schools and community building is a really bad mix.

This is not the right location for this type of project.

I encourage the owner to reconsider the multiple offers the City has offered to purchase this land that would be a better fit for Monterey Park for more pickleball courts or a nice dog park.

Thank you for your time and consideration,

Angel LaVine
7245 E Navarro Ave

[Sent from AT&T Yahoo Mail on Android](#)

From: [Jamie Clark](#)
To: [Planning Info](#)
Subject: ZON24-00708 & DRB24-00707 New apartments
Date: Monday, November 18, 2024 2:57:40 PM

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To whom it may concern--

I am concerned about the proposed Park North luxury apartments. That corner already has enough traffic problems as it is between both Highland Jr and Highland High School. The intersection of Power & Guadalupe is one of the most dangerous and has many accidents each year. Adding hundreds of drivers and pedestrians would be detrimental to hundreds of students each day as well as the community.

I'm also concerned with the numbers brought up at the meeting. The income values needed are quite large and I doubt it will be filled or even sustainable. People with that income are not going to want to live in apartments. I worry that it will fail and turn into low income housing.

We are a vibrant community and want the best for our kids and neighbors alike. Squishing "luxury apartments" into a small corner lot is not adding to our community. Please consider the strong voice of the community it is being proposed to. I have yet to hear anyone who welcomes the idea.

Sincerely,
Jamie Clark
Resident of the Superstition Springs community
Sent from my iPhone

From: [Elizabeth Pratt](#)
To: [Planning Info](#)
Subject: ZON24-00708 & DRB24-00707 New apartments
Date: Friday, November 15, 2024 4:57:19 PM

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To whom it may concern--

I am concerned about the proposed Park North luxury apartments. That corner already has enough traffic problems as it is between both Highland Jr and Highland High School. The intersection of Power & Guadalupe is one of the most dangerous and has many accidents each year. Adding hundreds of drivers and pedestrians would be detrimental to hundreds of students each day as well as the community.

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We are a vibrant community and want the best for our kids and neighbors alike. Squishing "luxury apartments" into a small corner lot is not adding to our community. Please consider the strong voice of the community it is being proposed to. I have yet to hear anyone who welcomes the idea.

Sincerely,
Elizabeth Pratt
resident of the Superstition Springs community

From: [Michael](#)
To: [Planning Info](#)
Subject: Park North. ZON24-00708. DRB24-00707.
Date: Thursday, November 21, 2024 9:40:30 AM

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Hello,

I am a resident and a voter living in the Superstition Springs community.
I do not approve of this space being used for residential use, especially an apartment complex.

This area is already congested with traffic. Particularly during school drop off and pickup. Adding another 123 vehicles or more to the area will increase the likelihood of traffic accidents and human harm. The residents of this apartment complex will no doubt be in a hurry to get to work at the same time as school drop off. We don't need more ways for these kids to be killed.

Besides the physical threat of vehicles and people, the proximity to the school and the height of the complex really concerns me. I have kids that go to this school, and friends and family with kids that go to the school now and in the future. As tall as this complex will be it creates a perfect view right into the courtyard of the school. How many predators will be allowed to live here? How many closet pedophiles with binoculars will pay whatever it takes to live here? What happens when a mentally ill resident takes aim with a rifle into the school yard, from the safety of their balcony?? Is this something the city supports?

Please do not allow this space to be developed into a residential apartment complex ripe with opportunity for awful things to happen.

Anybody that votes to allow this happen would be sending a clear message to all citizens of Mesa that we do not matter. Our voices as voters do not matter, and city officials are proponents of pedophilia and other sex offenses.

Please do not allow this to happen.

Sincerely,
Concerned citizen, parent, friend, voter.

From: [To Ca](#)
To: [Planning Info](#)
Subject: ZON24-00708
Date: Sunday, November 24, 2024 2:16:00 AM

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I'm writing in regards to the proposed multi unit housing project on the NE corner of Power Rd./Guadalupe. As a resident of the Superstition Springs neighborhood with three young children I cannot emphasize how much I disapprove of building a multi unit housing complex here. There are three schools right near that intersection that do not need any additional traffic or hazards to our children.

Additionally a multi unit housing complex would no doubtedly increase crime and vagrancy in the park and the nearby QT gas station.

The best thing the city could do with that plot of land would be to purchase it or enact eminent domain. Turn that area into a nice dog park as an extension of the park itself.

From: [Mary Schneider](#)
To: [Planning Info](#)
Subject: Case number ZON24-00708 & DBR24-00707
Date: Monday, November 25, 2024 10:14:14 AM

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Hello,

I would like to state that the Apartments planned for the North East corner of Power Road and Guadalupe Road would not be a good fit for the area.

Thank you,

Mary Schneider

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From: [April Lesher](#)
To: [Planning Info](#); [Jessica Sarkissian](#)
Subject: Development at Monterey Park/ Park North
Date: Tuesday, December 03, 2024 4:29:34 PM

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Dear City of Mesa,

ZON24-00708 & DRB24-0070

I am against the development of apartments at this location. I am not against responsible development as there are other nearby areas that could use development (i.e., Sossaman and Elliot). This particular stretch of roadway in Mesa (Guadalupe & Power) already poses a risk to children and pedestrians. Any development of apartments/ addition of traffic would be making an informed decision to place monetary gain over human life.

I took a video of the traffic on Guadalupe on Power Rd at 3:36 pm. Take note of the high level of traffic. People trying to exit Canyon Valley, Highland Junior High, and Gilbert School District Community Education Building. The traffic for school backs up to the intersection of Power and Guadalupe. There are people weaving in and out of the center lane, as well as students walking, riding bikes, and riding scooters.

Adding more traffic to this already congested area would be detrimental to our kids who are walking. In addition, Highland High School is on Guadalupe just on the other side of Power with brand new drivers. The school population is 3200 and most juniors and seniors obtain their driver's licenses with freshmen and sophomores earning their permits.

We have 1) a congested traffic area 2) known new drivers 3) pedestrians crossing the major intersection from HJHS, CVHS, and HHS every day. Adding additional traffic would be a great danger to our community. Any accident from a resident of the new apartments would be the legacy of the City of Mesa and the developer as I have emailed several times, have voiced my opinion in an open house meeting, and have posted in our FB group to warn the developers (and the city) of the dangers of this intersection.

I am open to doing my part to make this section of land a true legacy. I am willing to write grants, host fundraisers, and attend city council meetings to help find a solution for this property that would be mutually beneficial to the developer, the city, and its residents. One solution is a nature preserve or park extension with focus on community education.

Sincerely,
April Lesher
Mesa Resident
7558 E. Lobo Ave.

Mesa, AZ 85209

--



20241203_153554.mp4

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Cc: [Mary Kopaskie-Brown](#); [Evan Balmer](#); [Cassidy Welch](#)
Subject: FW: ZON24-00708, DRB24-00707
Date: Wednesday, February 12, 2025 7:10:24 AM

Charlotte,

This came to my email.

Best,
Rachel

From: Itzel W <belem1815@hotmail.com>
Sent: Tuesday, February 11, 2025 11:09 PM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: ZON24-00708, DRB24-00707

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To whom it may concern:

Hello, I am a home owner in superstitions springs community. WE DO NOT WANT MORE HOUSING. I strongly oppose to apartments/homes on power and Guadalupe. There are countless reasons why there should not be a community bill in that small section, but I will name a few, The intersection already is too busy for the communities we already have and especially on school days. There are lots of kids walking to school and from school I myself and my mother and my kids will soon be joining did junior high & high school and I fear adding more traffic, It's going to become even more dangerous as you can already see how many car accidents we've had. Realistically that area is way too small to be having that many people because the way rents are nowadays we need multiple families living in a home and it's just going to add more cars to the park.

If anyone knows the traffic in that area as well it's me I head south on power to the 202 and it's already so congested. Adding more incoming and outgoing traffic in that small area is just too dangerous for our community. Thank you for your time.

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: FW: Zone24-00708 drb24-00707
Date: Wednesday, February 12, 2025 5:53:11 PM

Can you add this to the file?

From: Steve Gai; <gailensteve09@yahoo.com>
Sent: Wednesday, February 12, 2025 4:34 PM
To: council@mesaaz.com
Cc: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: Zone24-00708 drb24-00707

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As a homeowner for 32 years I do not want another apartment complex especially right across from the school this is very dangerous we have apartment complexes all around us it's getting out of control. Especially with the increase of traffic!!! This does not fit with what our neighborhood needs.

Thank you

Gail English

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: FW: ZON24-00708; DRB24-00707
Date: Thursday, February 13, 2025 7:01:56 AM

From: Angel LaVine <ajlavine@sbcglobal.net>
Sent: Wednesday, February 12, 2025 10:07 PM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: ZON24-00708; DRB24-00707

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Planning & Zoning Board in care of Rachel Nettles
RE: Park North (Power Rd & Guadalupe Rd, East Mesa, District 6)

Ms. Nettles,

I strongly oppose this potential project. My neighbors and myself have been sending letters, attending community meetings and voicing our concerns regarding this project.

This owner has been offered fair market value for his property numerous times. He has declined. There is not enough room for this size project. It already requires a bridge for access over the canal dropping entry & exit extremely close to a main intersection at Power Rd & Guadalupe Rd.

Sonoran Landing directly to the west of this property has numerous apartments and they are constantly advertising leasing now flags, etc. showing their lack of tenants/occupants.

One of the more recent developments close to this project at N Meadows Dr and Baseline Rd were developed under the status of luxury condos. They were then turned into section 8 housing because the lack of interest due to the constant annoyance of flashing street lights into their homes. Red, yellow, green....

About 10 years ago there was a proposal for apartments where the park expansion

occurred. It was turned down then...what would have changed now? And would the developer of that said property now have legal recourse against the city? That was going to be a huge project that offered way more apartments and land but was rejected because myself and neighbors stated it wasn't the right project for our area. Since then we offered way more housing options within the development in our area.

Most residents are concerned with traffic accidents, student safety and blocked views from our city park. Who wants to stare at a quad of 3 story buildings at sunset? Not me and not my neighbors.

Please put this project to rest for the final time. We are not going away. We do not want this project. This owner should have taken the offer from the city years ago. He has limited access which creates even more problems. Please hear our voices and listen to our complaints. I urge each one of you to at least drive past this property and see how unfortunate the location, size and access difficulty will be on our community.

Options for lot:

Dog park

Expansion of pickleball courts

Batting cages

Large ramada for hosting picnics/parties

Community garden

Skate park

Disc golf that can extend into the rest of Monterey park.

Sincerely,

Angel LaVine

7245 E Navarro Ave

[Sent from AT&T Yahoo Mail on Android](#)

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: FW: ZON24-00708, DRB24-0070
Date: Thursday, February 13, 2025 2:29:54 PM

From: Sara Mraz <saramraz@hotmail.com>
Sent: Thursday, February 13, 2025 11:13 AM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: ZON24-00708, DRB24-0070

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Attention Rachel Nettles

I am writing to express my strong opposition to the proposed apartment complex near the intersection of Power and Guadalupe. As a concerned member of the community, I believe this development poses several serious issues that will negatively impact both the residents and the broader area.

One of the primary concerns is the significant increase in traffic that the complex would bring. The intersection of Power and Guadalupe is already known for a high number of accidents, and adding more residents to the area would only exacerbate the situation.

The increased congestion would make it difficult for residents of the surrounding community who have to access Guadalupe in that area, specifically given where the entrance of the apartment complex is currently planned. Many of the parents of the local middle school use the nearby community of Desert Place to pick up/drop off their students. Due to this that specific area of 72nd is already a nightmare traffic wise for residents of the community to enter/exit and it is the only entrance/exit for that side of the community.

Another pressing issue is the safety of the local middle school students who cross Guadalupe to reach the school and nearby parks. With the anticipated traffic increase,

crossing the street would become even riskier, creating an unsafe environment for children on their way to and from school.

Additionally, the community is already facing overcrowding at the local park, which was recently upgraded, as well as at both the elementary and middle schools in the area. The addition of hundreds of new residents would only strain already limited resources, further exacerbating the issue of overcrowding and parking in these public spaces.

There is already an excessive number of apartment complexes in the vicinity. The area cannot sustain more high-density housing without a significant negative impact on the quality of life for the current residents. It is clear that the community is not in favor of this project, as it would only contribute to an overburdened infrastructure.

I feel I represent the vast majority of the people in this community that we are strongly opposed to this project.

Sara Henson

From: [Mary Kopaskie-Brown](#)
To: [Councilmember Somers](#); [Planning Info](#)
Cc: [Nana Appiah](#); [Evan Balmer](#); [Charlotte Bridges](#)
Subject: RE: Park North (development proposal) , DRB24-00707
Date: Thursday, February 13, 2025 4:13:35 PM
Attachments: [image001.png](#)

Thank you Vice Mayor Somers

We will include this with the comments received on this project.

Appreciate it!

Mary Kopaskie-Brown, AICP, OPPI, CIP
Planning Director
City of Mesa
480-644-3850
mary.kopaskie-brown@mesaaz.gov
M-Th (7am to 6pm) – Closed Holidays and Fridays

The City of Mesa is located on the traditional lands of the O’Odham (Pima) and the Piipaash (Maricopa).



From: Councilmember Somers <Councilmember.Somers@MesaAZ.gov>
Sent: Thursday, February 13, 2025 4:04 PM
To: Planning Info <Planning.Info@MesaAZ.gov>
Cc: Mary Kopaskie-Brown <Mary.Kopaskie-Brown@mesaaz.gov>
Subject: Fwd: Park North (development proposal) , DRB24-00707

I received the attached resident email concerning Park North. Would you please include in the P&Z packet for their forthcoming agenda?

Scott Somers
Vice Mayor
Mesa City Council | District 6

Begin forwarded message:

From: Rick Hedden <rickheddeno4@gmail.com>
Date: February 13, 2025 at 2:51:27 PM MST
To: Council <Council@mesaaz.gov>

Subject: Park North (development proposal) , DRB24-00707

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Dear Mesa City Council,

Please consider this development very carefully. Look at the impact of more apartments in this area.

We do not need the increased traffic directly in front of the Junior High. You should really consider the impact on each of the nearby schools.

We already have 4 apartment complexes in a 1 mile radius of this neighborhood. This project just doesn't fit what the neighborhood wants, nor does it fit the City's General Plan for the area. This plan was voted on by the citizens of Mesa. I heard the city has offered to buy the land from the owner/developer at many times market value. The owner/developer appears to be greedy and wants an amount way over market value!!

We have lived here over 30 years and have seen many changes. Mesa has done a good job managing the growth to minimize the impact on the neighborhoods in this area. I believe about 10 years ago another developer wanted to build apartments on the land just north of this area, which is now the new softball fields and Pickle Ball court area adjacent to Monterey Park. I think the city rejected that proposal and will hopefully reject this one.

Thank you,

Rick and Kay Hedden
7558 E Laguna Azul Ave

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: Fw: ZON24-00708, DRB24-00707
Date: Friday, February 14, 2025 1:53:29 PM

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From: Victoria Vega <vicrose1978@gmail.com>
Sent: Thursday, February 13, 2025 5:55:18 PM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: ZON24-00708, DRB24-00707

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Park North (the development proposal that we have all been fighting against on the corner of Power and Guadalupe) is a HUGE mistake to the neighbors of the Superstition Springs community!! This development is NOT what we want and we've been saying it for YEARS!!!! It's about time someone listen!

Too much increase on traffic, impact on schools, the fact that we already have 4 apartment complexes in a 1 mile radius of our neighborhood, and that the project just doesn't fit what the neighborhood wants, nor does it fit the City's General Plan use for the area, a plan that was voted on by the citizens of Mesa. The city has offered to buy the land from the owner/developer many times at market value but the owner/developer is greedy and wants an amount ridiculously over market value!!

Please just stop! We do NOT want this in our neighborhood!

Victoria Vega

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: Fw: Park North. ZON24-00708. DRB24-00707
Date: Monday, February 17, 2025 11:04:31 AM

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From: Mich Ael <mtotheic@gmail.com>
Sent: Monday, February 17, 2025 9:56:24 AM
To: Planning Info <planning.info@mesaaz.gov>; Council <council@mesaaz.gov>; Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: Park North. ZON24-00708. DRB24-00707

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As a resident and voter that resides in Superstition Springs I completely oppose approving to allow this project to continue to be developed into an apartment complex.

Apartments weren't approved before the other empty lot became the Monterey Park expansion, and this lot should not be approved to become apartments now.

Allowing this to continue is not in the best interest of our neighborhood, our city, or our kids who go to the school directly across the street. This area is already congested with vehicles and dangerous enough for the students across the street.

The height these apartments would be at would allow peering eyes to watch the kids at the school across the street. This is not safe. These kids could become the target of malicious acts. Approving these apartments to be built would show that the City of Mesa elected officials do not value the safety of our students or our community.

There are already so other many apartment complexes within a mile of this location, we do not need another.

Allowing this to continue will send a clear message to us residents and voters where our elected officials loyalties lay.

Are you with developers or with constituents?

We DO NOT NEED another apartment complex in this area.

Please please please DO NOT ALLOW THIS TO CONTINUE.

Sincerely,

Concerned voter

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: Fw: ZON24-00708, DRB24-00707
Date: Monday, February 17, 2025 11:05:21 AM

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From: Erin Clayden <erinclayden@gmail.com>
Sent: Sunday, February 16, 2025 11:04:44 AM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>; Council <council@mesaaz.gov>; Planning Info <planning.info@mesaaz.gov>
Subject: ZON24-00708, DRB24-00707

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Hello Mesa City Council and members of the P&Z board,

My name is Erin Clayden and I am writing for the 4th time to voice my opinion on the Park North project proposal.

As a member of the Superstition Springs Community for the last 10 years we have constantly been fighting against any rezoning or building of apartment complexes or condos on this corner for many reasons. The owner of this land has refused to sell it to the City of Mesa so it can be incorporated into the newly renovated Monterey Park. The owner and his developers held a community meeting last year at Superstition Springs Elementary for our input. There was a rather large turnout and not one person spoke in favor of this monstrosity of a complex to be built there.

First and foremost, this is an extremely dangerous intersection. There have been many accidents, including a fatal crash just last year, because vision is obscured coming from both directions.

Secondly, this parcel of land is directly in front of Highland Junior high School which sees around 1100 students coming and going, via buses, bikes, scooters, or on foot both in the morning and the afternoons, crossing Guadalupe Road along Power Road. It is also right down the street from Highland High School where 3,100 students attend. There is already so much traffic in this small area and putting a huge apartment or condo complex in this corner would only cause further congestion.

Thirdly, Building an access bridge across the canal would be positioned not far from both crosswalks into the junior high. As of now people are already making illegal u-turns in the middle of the road, endangering our children. With a hundred or more new families living in a newly constructed building, this would add anywhere from 100 to 200 additional cars attempting to illegally and dangerously cross Guadalupe to go east or cause more traffic going west.

Additionally, 100 or more new families could mean an abundance of students

enrolling at the nearby Superstition Springs Elementary School and Highland Junior High School. Our schools are already overcrowded with large classroom sizes, not enough teachers, and not to mention a bus driver shortage to transport our children safely. We need to make sure we are not overburdening our schools.

I attended the most recent community meeting on 11/14 where I spoke to Rob, the developer. He had a lot of statistics to throw my way but none of them sounded remotely accurate. He is telling people that he called Gilbert public schools who informed him the addition of these apartments would only add 16 children to our local schools. He also said that fair market value for this parcel of land was \$15 per sqft and that he would sell to the city for this amount but that the city of Mesa was only offering him \$9 which would not be close to market value. Can you please tell me what your research has shown the market value of this property to be? He also said that if he built, as is, without rezoning, he could build commercial on bottom and 3 stories high of apartments without needing out or your support/approval which would increase traffic by 71% more than his current proposal would. I speak for many of my neighbors when I write this email, we do not want more apartments in this location! Please, please deny his proposal!!!!

We want this land to go back to the city, and my neighbors and I are ready and willing to fight and do whatever we can to try to raise money, get donations, and plead our case to you so that you will also do what you can to buy back this land and incorporate it into Monterrey Park.

Thank you for your time and consideration on this matter.

Erin Clayden
7458 E Lobo Ave
Highland Junior and Highland High mom
562-325-3143

From: [Rachel Nettles](#)
To: [Charlotte Bridges](#)
Subject: Fw: ZON24-00708, DRB24-00707
Date: Monday, February 17, 2025 11:05:36 AM

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From: Stacy Shepard <sabshepard@gmail.com>
Sent: Saturday, February 15, 2025 10:00:53 AM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>; Council <council@mesaaz.gov>; Planning Info <planning.info@mesaaz.gov>
Subject: ZON24-00708, DRB24-00707

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To all involved,
We do NOT want this development, Park North, bringing more apartments into our community. We have repeatedly expressed our concerns of increased traffic, schools being impacted, children safety, property values decreasing, etc, all to obviously be ignored again.
Please listen to our community and STOP these apartments from ruining our community. Work with us for a better solution.
Sincerely,
Stacy Shepard

From: [Rachel Nettles](#)
To: [Kayla Bluth](#)
Cc: [Charlotte Bridges](#)
Subject: RE: ZON24-00708, DRB24-00707
Date: Thursday, February 20, 2025 1:49:41 PM

Thank you Ms. Bluth. I will forward this on to the case planner to include with the application material that will go to the Planning and Zoning Board and City Council.

Best Regards,
Rachel

From: Kayla Bluth <kayla@johnbrooksinc.com>
Sent: Thursday, February 20, 2025 1:17 PM
To: Rachel Nettles <rachel.nettles@mesaaz.gov>
Subject: ZON24-00708, DRB24-00707

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Dear Rachel,

I am writing to express my strong opposition to the proposed apartment complex(ZON24-00708, DRB24-00707) at the northeast corner of Power and Guadalupe roads. This development raises serious concerns regarding safety, infrastructure, and the overall well-being of our community.

The proposed site is in close proximity to two schools, where children walk and bike daily. Increased traffic in this area will significantly heighten the risk of accidents and endanger students commuting to and from school. Additionally, our local schools are already operating near or at capacity, and this development would place further strain on their resources.

Furthermore, there are already four existing apartment complexes within a one-mile radius, making this additional development unnecessary and redundant. Studies and statistics show a correlation between high-density housing and increased crime rates, drug activity, and poverty levels. Placing such a development so close to schools only increases potential safety risks for our children and the surrounding neighborhoods.

Most importantly, this project does not align with the city's General Use Plan, which was voted on and approved by the residents. The community has made it clear that we do not support this development, and I urge you to consider the voices of those who live and work here.

I respectfully ask the board to reject this proposal in the best interest of our residents, our children, and the integrity of our city's planning efforts.

Thank you for your time and consideration.

Sincerely,
Kayla Bluth
Superstition Springs Community Resident
480-316-4221

KAYLA BLUTH
MARKETING & PR
JOHN BROOKS
2712 N 68TH ST | SCOTTSDALE, AZ 85257
480-675-8828 | (F) 480-675-7722
CHECK OUT WHAT'S NEW @JOHNBROOKSINC.COM

From: [Chloe Durfee Daniel](#)
To: [Charlotte Bridges](#)
Cc: [Joshua Grandlienard](#)
Subject: FW: Park North Multi Family Concerns
Date: Monday, February 24, 2025 7:58:19 AM

Hi Charlotte,

Another email for your case.

Best,

Chloe Durfee Daniel, Planner II
City of Mesa – Development Services
480-644-6714 – Chloe.DurfeeDaniel@MesaAZ.Gov
Business Hours are Monday – Thursday 7am – 6pm Closed Fridays



From: Lauren D <davisgirl21@gmail.com>
Sent: Friday, February 21, 2025 12:28 PM
To: Planning Info <planning.info@mesaaz.gov>
Subject: Park North Multi Family Concerns

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To the members of the Mesa Planning and Zoning Board,

My name is Lauren Davis and my family lives in the Superstition Springs Community near Power Road and Guadalupe Road. I am writing to you today to ask you to consider the current families residing in the area and block the building of the Park North Multi Family development.

This new development will add to the safety concerns parents already have for children who attend Highland Junior High. The increased traffic directly in front of this school makes it even more of a risk for the children who have to walk across these streets each day.

Additionally, the impact it has on the enrollment at already full schools in the area such as Superstition Springs Elementary leads to strain on resources for all children. The Mesa Planning and Zoning board has made so many wonderful decisions in the past to keep our city beautiful, innovative, thriving, but most importantly, safe. Please

allow the new and always busy Mesa Monterey Park, ball fields, and Express Library to remain undisturbed by the additional traffic this new multi family development will bring.

Please block this development from moving forward.

Sincerely,
Lauren Davis
7248 E Lobo Ave
Mesa, AZ 85209

From: [Chloe Durfee Daniel](#)
To: [Charlotte Bridges](#)
Cc: [Joshua Grandlienard](#)
Subject: FW: ZON24-00708 Apartments @ the Corner of Power Road and Guadalupe
Date: Monday, February 24, 2025 9:53:46 AM
Attachments: [image008.png](#)

Hi Charlotte,

Please see below.

Best,

Chloe Durfee Daniel, Planner II
City of Mesa – Development Services
480-644-6714 – Chloe.DurfeeDaniel@MesaAZ.Gov
Business Hours are Monday – Thursday 7am – 6pm Closed Fridays



From: Mary Schneider <Mary.Schneider@trexis.com>
Sent: Monday, February 24, 2025 9:37 AM
To: Planning Info <planning.info@mesaaz.gov>
Subject: ZON24-00708 Apartments @ the Corner of Power Road and Guadalupe

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Hello,

I'd like to voice my concerns AGAINST the development of this 120 Unit Apartment Complex. I feel that a 3rd high density housing unit near that corner is detrimental to our neighborhood. It would increase traffic around the 3 schools in the area and could lead to an increase in class sizes at each of the schools.

Thank you for your time and consideration.

Mary Schneider

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From: [Planning Info](#)
To: [Charlotte Bridges](#)
Subject: FW: Rezone case number: ZON24-00708
Date: Wednesday, February 26, 2025 8:52:32 AM
Attachments: [image001.png](#)

Hi Charlotte, please see below.

Thank you,

Tulili Tuiteleleapaga-Howard, Planner II
City of Mesa Development Services
480-644-6451
Mon - Thurs 7AM-6PM | Closed Fridays



From: Tammy Evans <pandtevens@cox.net>
Sent: Tuesday, February 25, 2025 6:03 PM
To: Planning Info <planning.info@mesaaz.gov>
Subject: Rezone case number: ZON24-00708

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To Whom it May Concern,

I am writing regarding the Planning and Zoning Board Hearing Meeting taking place tomorrow Wednesday, February 26, 2025. The agenda item I would like to address is the rezone case number: ZON24-00708.

I believe the development planned by Upfront Planning & Entitlements is inappropriate for this location.

My main area of concern is traffic entering and exiting using Guadalupe Road directly across from Highland Junior high and also near the light at Power and Guadalupe. Before and after school this area sees a large amount of traffic. Adding potentially 250 cars (or more) to the street is dangerous for the junior high students walking, riding bikes and being driven to and from school. I believe just in the last week or two there was a junior high student injured during an incident with a vehicle. I have lived in this area for 25 years. I have seen countless accidents at the intersection of Power and Guadalupe including my friend's who was a student at the time who was hit by a car while crossing

which resulted in his leg being broken. Please don't approve this permit allowing unsafe conditions into already congested traffic areas.

Another concern is inadequate parking for the project. At one of the community meetings they said there would be 250 parking spots and the price range of the units was project to be \$2500-\$3300/month. I understand these numbers could have changed since November. However, even if they remain the same I don't believe that will be enough parking to handle 120 units. Most people who can afford that monthly payment are more likely to purchase a home. Those renting the apartments are likely to need a roommate or several in order to reach the income level to qualify for the apartment. More roommates means more vehicles. A 3 bedroom unit could potentially have 6 roommates sharing the space and each needing a parking spot. On a recent visit to the northern area of San Diego, California I noticed the apartments did not have adequate parking necessitating large amounts of vehicles parking on the nearby residential streets. Residents in Superstition Springs do not want excess vehicles clogging our neighborhood streets, blocking traffic and creating unsafe conditions, particularly Brighton Road that runs along the elementary school parent pick up and drop off zone. Please don't approve this permit necessitating overflow parking on neighborhood streets or in Monterey Park.

A 3-story complex is inappropriate for this area. None of the nearby buildings or houses are 3 stories tall. It will be an eyesore blocking beautiful mountain views as well as the wide open sky. With the low elevation of Monterey Park we preserved some open space and the feeling of not being hemmed in on all sides. Have you driven South on Power Road lately? The warehouses and store fronts lining the East side of the road make it feel crowded. It will feel even more so once the West side of power is developed. Please don't approve this permit making suburban Mesa feel like an inner city.

I understand people need a place to live, but do we need more apartments in this part of Mesa? What is the occupancy rate of the nearby complex built on the former K-mart lot, The George? How full is the complex, Canal on Baseline, East of Recker where Rockin R Ranch used to be? What about the new mega complex, Recker Ranch, being built on Baseline just West of there? Please don't approve this permit adding more apartments to an area that has large apartment complexes already in process.

Ideally, I would love to see this land purchased by the city and integrated into Monterey Park. I understand that was not an option at the time the park was built. Please don't reward the owner of the land with a very lucrative sale to a developer when that should be city land.

Sincerely,
Tammy Evans
Mesa Resident

Good afternoon. My name is Cheryl Kirby. Thank you for giving me the opportunity to submit this letter concerning the important decision you will be making regarding case number ZON24-00708 .

I know that some of you have probably already made up your mind on the project but I ask you to keep an open mind for just a moment so that I can perhaps present some information that you may or may not have considered.

You have a very important job that you were elected to by your constituents. That job is to make wise, prudent and protective decisions on behalf of those who elected you and the community you represent. Which of those 3 factors would you say is most important in your decision making. I propose that it is the protection aspect of any decision.

If you approve this project, would that be a wise decision? Perhaps from a business standpoint, it may be, because it would provide more revenue to the city. Would it be a prudent decision? That's questionable and that's what we're here to discuss. Would it be a protective decision? That is an absolute NO.

My 96 year old mom always says, Show Me The Facts, before she makes any decision. The problem is, when you have two different sets of facts, which one do you believe. In this case, you have a company's facts whose business is to make money and then you have the residents' facts, whose only purpose is to stand against anything that will endanger the safety and protection of their families. It is a pure motivation with no monetary gain or underlying benefit.

The only way to know the facts is if all of you or at least some of you have been at the site of the project and determined for yourself the validity of each sides' argument. There are 5 schools within a half mile of the site of the proposed project, one of which has a huge traffic problem when dropping off and picking up students. Parents are literally parked on Power Road just south of Guadalupe and stop traffic!

Also part of your research would be to review the accident occurrences in the area and the schools capacity that would be affected by the additional residences. You may have already received this information from both sides but again, how do you know which side is presenting facts that are actually truthful and not just supporting their side of the argument.

I understand that you can't do that for all the agendas that are brought before you; however, all you have to do is recognize that one argument has something to gain while the other has nothing to gain. I'm guessing that all or most of you have a family and your number one priority is to protect them, over and above anything else. As our representatives, it is your responsibility and your elected duty to protect your community family that you are at the head of. So I ask you to ignore the possible monetary gain of this project or the questionable prudence of this project and vote against this project to remember the people who trusted you enough to take care of us and to make decisions that will protect our families. Thank you.

From: [Noah Bulson](#)
To: [Charlotte Bridges](#)
Cc: [Cassidy Welch](#)
Subject: FW: Opposition to Case PZ 25015
Date: Wednesday, February 26, 2025 3:05:30 PM
Attachments: [image001.png](#)

Additional comment in opposition to ZON24-00708, received through Planning Info this morning.

Best,

Noah Bulson

Planning Technician

City of Mesa Development Services

Office: (480) 644-3654



From: DONNA THOMPSON <dthompson4@cox.net>
Sent: Wednesday, February 26, 2025 11:43 AM
To: Planning Info <planning.info@mesaaz.gov>
Subject: Opposition to Case PZ 25015

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To the Mayor, All Council Members and Staff,

As this meeting is on the agenda today, once again, I've wanted to add my opposition.

I've been reading through past correspondence for this issue prior to today's meeting. As far as I can see, there is NO community support of this project. I cannot even begin to fathom the amount of funding, time, effort and energy that has been spent on this plot of land. As a community, we have been vocal and will continue to Oppose this project. At the last community meeting, I expressed that as a resident I am tired of having my time wasted on this issue.

The owner was offered market value in the past. That's what should happen and whoever they are should take it.

We are not going away and will continue to oppose this use for this plot of land.

Lastly, I am disturbed that with all of the opposition to this that the item was placed on a consent agenda. There has been an abundance of communications from residents that alone should have warranted a discussion. I understand that it will be removed and discussion will be heard, however, it once again feels like an incredible waste of our time. This feels very much like the more persistent the owner is, they think we will just go away. That will not happen.

Thank you,
Donna Thompson
&140 E Monte Ave
Mesa

From: [Mallory Ress](#)
To: [Charlotte Bridges](#)
Cc: [Tye Hodson](#); [Evan Balmer](#)
Subject: FW: Park North Apartments
Date: Thursday, February 27, 2025 7:39:21 AM

FYI, this was received in the Planning Info inbox this morning.

Thanks,
Mallory

From: Councilmember Somers <Councilmember.Somers@MesaAZ.gov>
Sent: Thursday, February 27, 2025 7:17 AM
To: Planning Info <Planning.Info@MesaAZ.gov>
Subject: Fwd: Park North Apartments

For your consideration...

Scott Somers
Vice Mayor
Mesa City Council | District 6

Begin forwarded message:

From: Mike Claycomb <mike_claycomb@hotmail.com>
Date: February 26, 2025 at 9:49:34 PM MST
To: Council <Council@mesaaz.gov>
Subject: Park North Apartments

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To our esteemed elected officials,

This project has so many negatives.

- increased traffic in an already congested area.
- requires too many variances.

- apartments bring crime, we see enough already
- build them somewhere that is more suited
- too many apartment complexes are going up in Superstition Springs area as it is.

You need to listen to your voters and ignore the corporate entities that lie and deceive to get what they want then renege on promises.

No one wants this except the builder.

SAY NO, Please!

P&Z needs to be investigated for corruption. It shouldn't have gotten this far. Shame on them.

Roger Claycomb
7457 E Knowles Ave
Mesa, AZ 85209

Sent from my Verizon, Samsung Galaxy smartphone
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From: sdebralh@aol.com
To: [Charlotte Bridges](#); [Council](#)
Subject: Zone24-00708 Park North Apartments Feedback
Date: Wednesday, March 26, 2025 10:00:39 AM

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Dear Ms. Charlotte Bridges,

Since 2004, I have lived in the Superstition Springs neighborhood off of Sossaman/Baseline and my son has attended the Elementary, Jr High, and Highland High School, all schools nearby the Power and Guadalupe location.

I totally see both sides with this new apartment development as everything has pros and cons.

As a parent, I never wanted my son walking to school, but I do see the concerns of other parents that have kids walking to school. The parents see the fear of heavy traffic putting kids at risk, etc. Although, I know a parent that had a teenager hit by a car at that intersection without apartments being there, so an accident can happen at anytime, or on any street whether it be in a school parking lot, neighborhood street, or any intersection around us.

As a plus, I see the area growing fast with new buildings being built. I think growth is great and it brings more money into surrounding businesses. I really like seeing more money and more shoppers entering our small businesses in my area.

I was not happy with the apartments taking over the Kmart on Clearview and Hampton. I loved shopping at Kmart and I had many memories shopping at Kmart with my young son. Now, the apartments seem to appear beautiful and calm. I do not see a lot of traffic going in and out putting us in danger. The new complex seems no different than any other intersection.

Thank you for listening to a parent that sees the pros and cons of a new development!

I will continue to support both the good and bad!!

Sincerely,
Debra Husband-Cowley

From: [Jeff Work](#)
To: [Charlotte Bridges](#); [Council](#)
Subject: Letter of Support – Park North ZON24-00708
Date: Wednesday, March 26, 2025 4:14:14 PM

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Dear Ms. Bridges and City of Mesa Planning Staff,

I am writing to express my strong support for the proposed Park North Multi-Family project (ZON24-00708) at the corner of Guadalupe and Power. I believe this development will be a positive addition to our community by providing much-needed housing options while respecting the existing neighborhood.

I have lived in or owned property in this area for nearly 30 years, and I have seen firsthand how important it is to balance responsible growth with preserving our community's character. This project appears thoughtfully designed and will allow new residents to enjoy nearby city parks and existing amenities without causing significant traffic concerns.

I also want to note that I do not believe retail is a good fit for this location. Without a major anchor tenant, any commercial space would likely struggle, and restrictions such as limitations on alcohol sales due to the school nearby would make it even harder for businesses to succeed. We already have ample retail and commercial space in the area; what we need now is housing to support those businesses and keep them thriving.

I appreciate the efforts the developer has made to engage with the community and address concerns transparently. I fully support this project and encourage you to approve it.

Finally, I find it frustrating that some neighbors oppose this project when they had no issue with their own homes being built years ago. To me, it is hypocritical to limit housing opportunities for others while benefiting from prior development.

Thank you for your time and consideration.

Sincerely,
Jeff Hoodzow