



# **MILLENNIUM SUPERSTITION SPRINGS**

ZON22-01129

1910 South Sunview

## CITIZEN PARTICIPATION REPORT



**H**UELLMANTEL  
AFFILIATES

P.O. Box 1833, Tempe, Arizona 85280-1833 ✦ T: (480) 921-2800 ✦ E: [charles@huellmantel.com](mailto:charles@huellmantel.com)

**Date:** November 1, 2022

**Record of Citizen Participation:** The notification letters for the Planning and Zoning Commission hearing was sent to property owners within 500 feet of the site and the registered neighborhood associations and HOAs within 1 mile of the site on October 27, 2022, through USPS.

On November 1, 2022, at 11:25 a.m., the City requested that property owners within 1,000 feet of the site be notified in addition to registered neighborhood associations and HOAs within 1 mile of the site. A second mailing was prepared consistent with this request and dropped off at the City of Mesa on November 1, 2022. The site was posted with the hearing notification sign on November 1, 2022.

Huellmantel & Affiliates conducted significant outreach, including meetings, telephone calls and correspondence with representatives of A. T. Still University, the property owner across Sunview from the subject site who owns much of the surrounding land. As a result of our interactions with A. T. Still, they support the project – the letter of support from the university is included in this participation report.

# HUELLMANTEL AFFILIATES

November 1, 2022

Dear Neighbor,

The purpose of this letter is to inform you that we have applied for a Minor General Plan Amendment from Specialty – Medical Campus to Specialty – Educational Campus for the property located at the northwest corner of Baseline Road and Sunview. This request will allow for a multiple residence development. The case number assigned to this project is ZON22-01129. This letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa Planning Division.

Enclosed for your review is a copy of the site plan and rendering of the proposed development. If you have any questions regarding this proposal, please feel free to contact me at (480) 921-2800 or via e-mail me at [charles@huellmantel.com](mailto:charles@huellmantel.com)

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on November 16, 2022, in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](http://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](http://www.youtube.com/user/cityofmesa11/live), or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak. For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Cassidy Welch of their Planning Division staff. Cassidy can be reached at 480-644-2591 or via e-mail at [Cassidy.Welch@MesaAZ.gov](mailto:Cassidy.Welch@MesaAZ.gov), should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



Charles Huellmantel



Enclosures:

- Site Plan
- Rendering









biltform architecture  
group, inc.  
11460 north cave creek road, suite 11  
phoenix, arizona 85020  
Phone 602.285.9200  
www.biltform.com

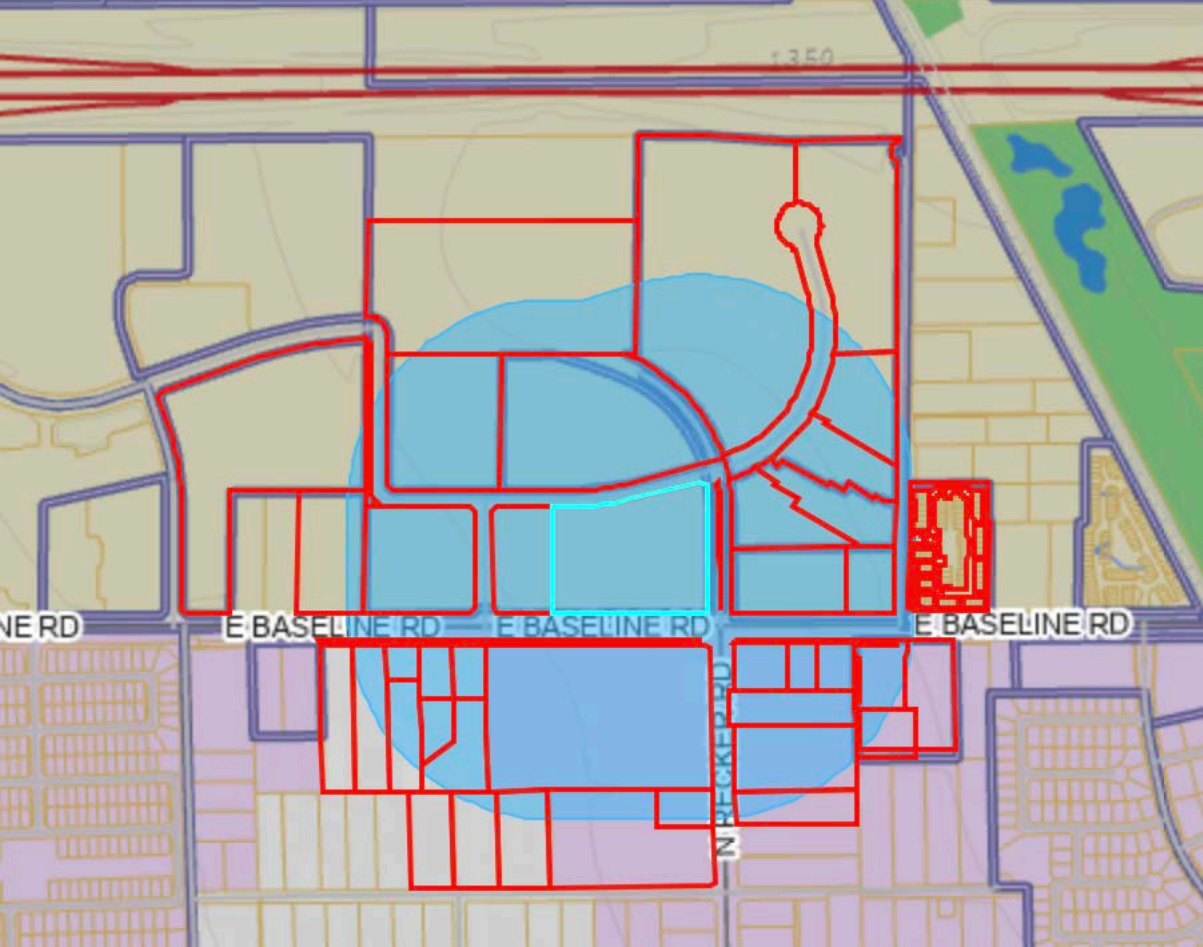
# Millennium Superstition Springs GUARDIAN DEVELOPMENT PARTNERS

07/18/2022

## ENTRY RENDERING

preliminary not for construction





1350

NER RD

E BASELINE RD

E BASELINE RD

E BASELINE RD

N BECKER RD



1000' Notification List & HOA					
Owner	Address	City	State	Zip	APN
VHS Vhs Acquisition Subsidiary Number 11, Inc.	14400 Metcalf Ave	Overland Park	KS	66223	141-53-049D
					141-53-716
					141-53-726B
					141-53-896B
					141-53-045P
					141-53-898
A.T. Still University School of Health Sciences	800 W. Jefferson St.	Kirksville	MO	63501	141-53-729
					141-53-889
					141-53-899
					141-53-900
					141-53-892
					141-53-893
					141-53-730
					141-53-890
					141-53-891
MPT of Mesa Superstition-Steward LLC	1000 Urban Center Dr., Ste. 501	Birmingham	AL	35242	141-53-896A
GMR Mesa LLC	2 Bethesda Metro Center, Ste. 440	Bethesda	MD	20814	141-53-897
Baker-Larkin Family Trust	P.O. Box 2650	Mesa	AZ	85214	304-06-011D
					304-06-021
					304-06-022A
B&R Land Parcel B LLC	875 N. Greenfield Rd., Ste. 105	Gilbert	AZ	85234	313-11-951
B and R Land LLC	1840 E. Guadalupe Rd., No. 110	Tempe	AZ	85283-3287	313-11-950
					313-11-952
B and R Land Owners Association	1840 E. Guadalupe Rd., No. 110	Tempe	AZ	85283-3287	313-11-953
					313-11-954
					313-11-955
Armita Parkhideh Living Trust	10 North Ridge Rd.	Setauket	NY	11733	304-06-023
					304-06-024A
					304-06-025A
					304-06-026A
The LBS Trust	5649 E. Baseline Rd.	Mesa	AZ	85206	304-07-029C
					304-07-030E
CB & CB LLC	2704 E. Gemini St.	Gilbert	AZ	85234	304-07-031C
					304-07-031D
					304-07-031E
					304-07-031F
					304-07-032A
					304-07-034A
CR Gilbert LLC	105 W. Madison St., Ste. 3720	Chicago	IL	60601	304-07-035B
					304-07-036A
					304-07-001T
					304-07-001U
F F F Baseline LLC	14175 W. Indian School Rd., Ste. B	Goodyear	AZ	85395	141-53-043C
GMR Mesa LLC	2 Bethesda Metro Center, Ste.	Bethesda	MD	20814	141-53-897
Craig L/Tammi L Burnham	17418 E. Melody Ln.	Gilbert	AZ	85234	304-07-001N
Troy H/Nicole A Burns	5822 E. Melody Ln.	Gilbert	AZ	85234	304-07-001F
Corporation of the Presiding Bishop LDS	50 E. Temple St., 22nd Fl.	Salt Lake City	UT	84150	304-98-985
San Angelin Apartments LP	3777 E. Broadway Blvd., 200	Tucson	AZ	85716	141-53-880
Pacific Rim Mesa 2 LLC	7029 E. 1st Ave., Ste. 105	Scottsdale	AZ	85251	141-54-862
					141-54-873
					141-54-874
					141-54-934
					141-54-935
					141-54-937
Muhammad and Amatal Salim Family Trust	373 South Balboa Dr.	Gilbert	AZ	85296	304-07-025
					304-07-026A
					304-07-027
					304-07-028A
MPT of Mesa Superstition-Steward LLC	1000 Urban Center Dr., Ste. 501	Birmingham	AL	35242	141-53-896A
Luicla LLC	6912 E. Chaparral Rd.	Paradise Valley	AZ	85253	309-05-482A
Joe and Mary Jo Worischek Revocable Trust	17346 E. Melody Ln.	Gilbert	AZ	85234	304-07-001S
The LBS Trust	5649 E. Baseline Rd.	Mesa	AZ	85206	304-07-029C
					304-07-029D
					304-07-030E
Huellmantel & Affiliates	P.O. Box 1833	Tempe	AZ	85280-1833	
The Guardian Companies c/o Chris Brozina	7377 E. Doubletree Road	Scottsdale	AZ	85258	
City of Mesa - Planning Division c/o Cassidy Welch	P.O. Box 1466	Mesa	AZ	85211-1466	
Superstition Springs Community Master Association c/o Jennifer Campbell	6555 E. Southern Ave.	Mesa	AZ	85206	
Superstition Springs Community Master Association c/o Angel Lavine	7235 E. Hampton Ave., Suite 105	Mesa	AZ	85209	
Superstition Springs Community Master Association c/o Wanda Simeona	7235 E. Hampton Ave., Suite 105	Mesa	AZ	85209	

September 7, 2022

City of Mesa  
Planning Division  
55 N. Center Street  
Mesa, Arizona 85201

Councilmember Julie Spilsbury:

This letter is to express my support for the Millennium Superstition Springs multifamily community that is being proposed at the northwest corner of Baseline and Recker Roads.

Our campus is located adjacent to the proposed residential project, and we would welcome their joining the surrounding academic healthcare university community. The existing gathering of health and education entities form a surrounding community that includes, Mesa's Ross Farnsworth East Valley YMCA, Steward Emergency Center's mini-hospital, Encompass Rehabilitation Hospital of the East Valley, Wesley Community Health Center's Mesa clinic and A.T. Still University.

A.T. Still University is an established, non-profit, national, graduate health professions university, renowned for educating healers that address the needs of the nation's under-served communities. A.T. Still University's Mesa presence includes a medical school (School of Osteopathic Medicine in Arizona); a dental school (Arizona School of Dentistry and Oral Health, including its large community, special needs, and orthodontic clinics); the College of Graduate Health Studies (offering degree programs for health care leaders); and the Arizona School of Health Sciences (with degree programs in Athletic Training, Audiology, Occupational Therapy, Physician Assistant studies, Physical Therapy, and Speech Language Therapy.)

A.T. Still University began working with the City of Mesa to attract an academic community prior to opening of its Mesa presence in 2001. Academic healthcare communities best thrive when there are proximal places to learn, share ideas, exercise, live, eat and practice. We believe that Millennium Superstition Springs would be a great addition to Mesa's academic healthcare university community, and plan on providing input for decisions around density, traffic, aesthetics, and campus fit.

We ask that you also support the Millennium Superstition Springs multifamily project because we believe it will enhance our campus, benefit our students, contribute to the academic healthcare community, and continue the City of Mesa's tradition of being an incredible place to live, work and play.

Thank you for your consideration.

Sincerely,



Gary Cloud, PhD, MBA  
Vice President  
A.T. Still University