Council Use Permit Rezone & Major Site Plan Modification

CITIZEN PARTICIPATION PLAN (CPP)

FOR

Park North Multi-Family

NEC Power & Guadalupe Roads

Mesa, Arizona

August 5, 2024

Case No. ZON24-XXXX

I. Purpose

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

This Public Participation Plan will ensure that those affected by this application have an adequate opportunity to learn about and comment on the proposal. We will use these meeting opportunities to engage and inform stakeholders and other members of the public of the benefits this business can bring to the community and to address any concerns.

II. Contact

Jessica Sarkissian, Upfront Planning & Entitlements, LLC 1811 S. Alma School Rd #283, Mesa, AZ 85210 Ph: 480-221-6150

III. Pre-Submittal Conference

The Pre-Submittal conference was held with the City of Mesa on May 7th, 2024.

IV. Action Plan

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. A contact list was developed for citizens and agencies in this area including:

- a. All registered neighborhood associations within one mile of the project.
- b. Homeowners Associations within one half mile of the project.
- c. Interested neighbors focused on 1,000 feet from site.

2. All persons listed on the contact list will receive a letter describing the project, project schedule and proposed site plan.

3. Presentations will be made to groups of citizens or associations upon request.

4. Direct communication with the direct and only neighbor to the west will be in person.

V. Parties Affected by the Application

The property to the north is the City of Mesa Monterey Park. Directly to the east is a continuation of that park and the Superstition Springs Elementary School within the Superstition Springs

Community. Directly to the west is an existing commercial corner with a gas station and car wash. Across Guadalupe Road to the south is Highland Junior High School.

VI. Notification Area

The outreach area is a 1,000-foot notification buffer.

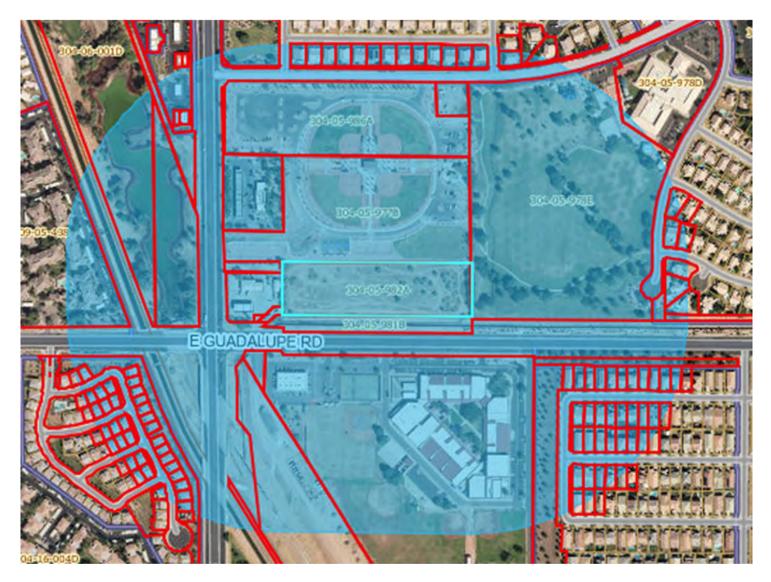
VII. Draft Schedule for Completion

1st Neighborhood Meeting – March 28, 2024
Pre-Submittal Conference – May 7, 2024
Application Submittal – August 5, 2024
2nd Neighborhood Meeting - TBD
Submittal of Citizen Participation Report and Notification materials – TBD

VIII. Attached

Notification Area Map Notification Area Addresses 1st Neighborhood Notification Letter 1st Neighborhood Meeting Sign in Sheet 1st Neighborhood Meeting Minutes

<u>1,000' Buffer Area</u> (141 properties; 2nd meeting notice)



FLOOD CONTROL DISTRICT OF MARICOPA COUNTY 2801 W DURANGO ST PHOENIX, AZ 85009 Parcel 304-05-018Q

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY 2801 W DURANGO ST PHOENIX, AZ 85009 Parcel 304-05-394A

GILBERT UNIFIED SCHOOL DIST #41 140 S GILBERT RD GILBERT, AZ 85234 Parcel 304-05-978D

DR ONE LLC 4445 E HOLMES AVE STE 107 MESA, AZ 85206 Parcel 304-05-981C

DR ONE LLC 4445 E HOLMES AVE STE 107 MESA, AZ 85206 Parcel 304-05-982E

MESA CITY OF 20 E MAIN STE 500 MESA, AZ 85201 Parcel 304-05-986A

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY 2801 W DURANGO ST PHOENIX, AZ 85009 Parcel 304-06-001E

SONOMA LANDING APARTMENTS LLC 9757 NE JUANITA DR STE 300 KIRKLAND, WA 98033 Parcel 309-05-438

RED ROCK CPA RE HOLDINGS LLC 1290 S STATE ROUTE 260 COTTONWOOD, AZ 86326 Parcel 309-05-487

CIPOLLA FRANK A/TATUM J 7149 E NOPAL AVE MESA, AZ 85209 Parcel 309-09-400 FLOOD CONTROL DISTRICT OF MARICOPA COUNTY 2801 W DURANGO ST PHOENIX, AZ 85009 Parcel 304-05-020G

KIRSCHNER RICHARD/SHIRLEY/HENRY M TODD/ETAL PO BOX 3475 TULSA, OK 74101 Parcel 304-05-977A

MESA CITY OF 20 E MAIN ST STE 650 MESA, AZ 85211 Parcel 304-05-978E

DR ONE LLC 4445 E HOLMES AVE STE 107 MESA, AZ 85206 Parcel 304-05-981D

DR ONE LLC 4445 E HOLMES AVE STE 107 MESA, AZ 85206 Parcel 304-05-982G

MESA CITY OF 20 E MAIN STE 500 MESA, AZ 85203 Parcel 304-05-986B

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY 2801 W DURANGO ST PHOENIX, AZ 85009 Parcel 304-06-806B

ECH PROPERTIES LLC 2500 S POWER RD STE 127 MESA, AZ 85209 Parcel 309-05-484

FAIRWAYS SS DEVELOPMENT LC 3850 E BASELINE RD STE 128 MESA, AZ 85206 Parcel 309-05-524A

ROMERO RENE/GLORIA 7143 E NOPAL AVE MESA, AZ 85208 Parcel 309-09-401 GILBERT UNIFIED SCHOOL DIST #41 140 S GILBERT RD GILBERT, AZ 85234 Parcel 304-05-020R

MESA CITY OF 20 E MAIN ST STE 650 MESA, AZ 85211 Parcel 304-05-977B

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY 2801 W DURANGO ST PHOENIX, AZ 85009 Parcel 304-05-981B

P & G LAND DEVELOPMENT LLC 11232 N 136TH PL SCOTTSDALE, AZ 85259 Parcel 304-05-982A

MESA CITY OF PO BOX 1466 MESA, AZ 85211 Parcel 304-05-985

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY 2801 W DURANGO ST PHOENIX, AZ 85009 Parcel 304-06-001D

DESERT PLACE AT MORRISON RANCH HOA 633 E RAY RD STE 122 GILBERT, AZ 85296 Parcel 304-17-767

TRENTON PROPERTIES LLC 2500 S POWER RD STE 128 MESA, AZ 85208 Parcel 309-05-485

SUPERSITION SPRINGS COMMUNITY HOA 7255 E HAMPTON AVE STE 101 MESA, AZ 85209 Parcel 309-07-001

ROY H URBAN LIVING TRUST 7142 E NARANJA AVE MESA, AZ 85209 Parcel 309-09-402 J & M SOULIA TRUST 7150 E NARANJA AVE MESA, AZ 85209 Parcel 309-09-403

MANTEL CHRISTINE VANDERLOO 2746 S 72ND CIR MESA, AZ 85208 Parcel 309-09-450

TAKAGISHI HIROYUKI/CHIANG YINGHUNG 6837 E MONTE AVE MESA, AZ 85209 Parcel 309-09-550

NORMAN GRANT WILLIAM/AMANDA 6861 E MONTE AVE MESA, AZ 85209 Parcel 309-09-553

FELDER ROGER E SR/ANITA LOUISE 6925 E MONTE AVE MESA, AZ 85208 Parcel 309-09-556

DOBIS AUDRA 6949 E MONTE AVE MESA, AZ 85209 Parcel 309-09-559

ROBINSON JEFF/KILEY 6965 E MONTE AVE MESA, AZ 85209 Parcel 309-09-562

DICKER ADAM/ASHLEY 7029 E MONTE CIR MESA, AZ 85209 Parcel 309-09-582

SUPERSTITION SPRINGS COMMUNITY HOA 2500 S POWER RD 126-3 MESA, AZ 85209 Parcel 309-09-588

PARKER KORY CHRISTOPHER/AMELIA KAY 7050 E OLLA AVE MESA, AZ 85212 Parcel 312-08-569 CORONADO MANUEL 2762 S 72ND CIR MESA, AZ 85209 Parcel 309-09-448

SUPERSTITION SPRINGS COMMUNITY HOA 4201 N 24TH ST PHOENIX, AZ 85016 Parcel 309-09-454

REDWITZ ROBERT ERIC/JENNIFER ANNE 6845 E MONTE AVE MESA, AZ 85209 Parcel 309-09-551

DALY PAUL J/ANNA F 6909 E MONTE AVE MESA, AZ 852084978 Parcel 309-09-554

FRANZEN FAMILY TRUST 6933 E MONTE AVE MESA, AZ 85209 Parcel 309-09-557

PITTS PHILLIP J/ELIZABETH J 14610 E SHADOW CANYON DR FOUNTAIN HILLS, AZ 85268 Parcel 309-09-560

ANDREAS JOHN D III/AYAME M 2563 S REVOLTA ST MESA, AZ 85209 Parcel 309-09-563

HOSTETTER GEOFFREY D/TINA T 7037 E MONTE CIR MESA, AZ 85209 Parcel 309-09-583

CATHEY LARRY/IRA 7038 E OLLA AVE MESA, AZ 85212 Parcel 312-08-567

ZAPATA FREDDY/KI SUN 7056 E OLLA AVE MESA, AZ 85212 Parcel 312-08-570 COTE CHUCK/LYNN 2754 S 72ND CIR MESA, AZ 85208 Parcel 309-09-449

SUPERSTITION SPRINGS COMMUNITY HOA 2500 S POWER RD 126 MESA, AZ 85209 Parcel 309-09-455

MOUM JAY/NICOLE BRADY 6853 E MONTE AVE MESA, AZ 85209 Parcel 309-09-552

SCALETTI SHANE/ALEXSIS 6917 E MONTE AVE MESA, AZ 85209 Parcel 309-09-555

EVANS RICHARD A/LINDA I 6941 E MONTE AVE MESA, AZ 85208 Parcel 309-09-558

SAVESKI BRANKO V/BARICA 6961 E MONTE AVE MESA, AZ 85208 Parcel 309-09-561

TIKKU RAKESH/DEEPIKA 7670 BALMORAL WAY SAN RAMON, CA 94582 Parcel 309-09-564

SUPERSTITION SPRINGS COMMUNITY HOA PO BOX 6419 MESA, AZ 85216 Parcel 309-09-587

COX PAUL D/JENNIFER A 7044 E OLLA AVE MESA, AZ 85212 Parcel 312-08-568

CHAVEZ EDWARD J/GARCIA MONICA E 7062 E OLLA AVE MESA, AZ 85212 Parcel 312-08-571 AKENOVA ANDREA/MAYIAWO 7102 OLLA AVE MESA, AZ 85212 Parcel 312-08-572

LEONARD RICHARD/REBECCA J 7120 E OLLA AVE MESA, AZ 85212 Parcel 312-08-575

ESQUIBEL JEREME DON/ANNA MIN 7138 E OLLA AVE MESA, AZ 85212 Parcel 312-08-578

Parcel 312-08-591

BAUMBAUER JOHN E 7063 E OLLA AVE MESA, AZ 85212 Parcel 312-08-594

LEEPER CHAD JR/MICKLE LAUREN 7045 E OLLA AVE MESA, AZ 85212 Parcel 312-08-597

BELTRAN ANTHONY L JR/SABRINA B 6216 S COBBLESTONE ST GILBERT, AZ 85298 Parcel 312-08-600

SAAVEDRA ALBERTO C/DOMINIQUE A 7110 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-603

ELMES GARY/SONIA 7111 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-622

CHARLES T COWAN LIVING TRUST 7059 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-625 WARE JENNIFER MARIE 7108 E OLLA AVE MESA, AZ 85212 Parcel 312-08-573

WARSI SYED MOHAMMEDALI/AKHTER 7126 E OLLA AVE MESA, AZ 85212 Parcel 312-08-576

DIEHL DAVID J/KATHRYN R 7127 E OLLA AVE MESA, AZ 85212 Parcel 312-08-589

RHONE JENA/JAMES 7109 E OLLA AVE MESA, AZ 85212 Parcel 312-08-592

QUIRING SCOTT ANDREW/STEPHANIE L 7057 E OLLA AVE MESA, AZ 85212 Parcel 312-08-595

BUCKLEY GRANT J 7046 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-598

PEEL RICHARD/KATHERINE 7064 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-601

YEN CHLOE/JOHNSON ERICH 1971 FULTON AVE MONTEREY PARK, CA 91755 Parcel 312-08-604

BONNIE AND THOMAS FOSTER FAMILY TRUST 7105 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-623

MOOREHOUSE KELLY/ELLIOT 7053 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-626 TACINC2 LLC PO BOX 7038 SHERIDAN, WY 82801 Parcel 312-08-574

PASSMANN CATHERINE RENEE 7132 E OLLA AVE MESA, AZ 85212 Parcel 312-08-577

FOSTER THOMAS S/MARGARET R 7121 E OLLA AVE MESA, AZ 85212 Parcel 312-08-590

STRATFORD DANIEL/CARMICHAEL LANAE 7103 E OLLA AVE MESA, AZ 85212 Parcel 312-08-593

COOPER JOSHUA 7051 E OLLA AVE MESA, AZ 85212 Parcel 312-08-596

CALWAG ARTURO A JR/GLENDA Z 7052 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-599

VANDEHEI JASON /KATHRYN /BESSEMBINDERS 7104 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-602

HANCOCK FAMILY TRUST 7122 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-605

CROUT MARIA A/FELIX LINETTE K 7065 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-624

7047 EAST OSAGE AVENUE LLC 2834 E BLOOMFIELD PKWY GILBERT, AZ 85296 Parcel 312-08-627 IGO AMANDA/KELBY 7044 E ONZA AVE MESA, AZ 85212 Parcel 312-08-628

DESERT PLACE AT MORRISON RANCH HOA 633 E RAY RD STE 122 GILBERT, AZ 85296 Parcel 312-08-766

WONG KANOA/ANNA 706 N SPARROW CT GILBERT, AZ 85234 Parcel 313-27-421

HOLLINGSHEAD ZACHARY/ELIZABETH 695 N SPARROW CT GILBERT, AZ 85234 Parcel 313-27-431

SBAIH KHALIL MAHMUD/SUZANNE HIJAZI 709 N SPARROW DR GILBERT, AZ 85234 Parcel 313-27-434

NGUYEN BRIAN P 729 N SPARROW DR GILBERT, AZ 85234 Parcel 313-27-437

ERTEN ONUR/KI SEOL 747 N SPARROW DR GILBERT, AZ 85234 Parcel 313-27-440

IH6 PROPERTY PHOENIX L P 8665 E HARTFORD DR STE 200 SCOTTSDALE, AZ 85255 Parcel 313-27-443

KANUHO JERMIAH/KIMBERLY L SILENTMAN 4706 E ASPEN WAY GILBERT, AZ 85234 Parcel 313-27-446

STEINBRONER BRITTANY JO/CORY CARLTON 4717 E ASPEN WAY GILBERT, AZ 852348813 Parcel 313-27-450 GREEN JEFFREY MICHAEL/ALEX 7050 E ONZA AVE MESA, AZ 85212 Parcel 312-08-629

DESERT PLACE AT MORRISON RANCH HOA 633 E RAY RD STE 122 GILBERT, AZ 85296 Parcel 312-08-768

GONZALEZ MONICA JEANNE 687 N SPARROW CT GILBERT, AZ 85234 Parcel 313-27-429

KELLY D AND JACQUELINE A HAMPTON LIVING TRUST 699 N SPARROW CT GILBERT, AZ 85234 Parcel 313-27-432

TODD WILLIAM 715 N SPARROW DR GILBERT, AZ 85234 Parcel 313-27-435

HICKS TROY/MELINDA 737 N SPARROW DR GILBERT, AZ 85234 Parcel 313-27-438

IH6 PROPERTY PHOENIX L P 8665 E HARTFORD DR STE 200 SCOTTSDALE, AZ 85255 Parcel 313-27-441

ADOLINE SHANE/MCNERNEY KELLIE 767 N SPARROW DR GILBERT, AZ 85234 Parcel 313-27-444

NASTO MICHAEL/NANCY 4705 E ASPEN WAY GILBERT, AZ 85234 Parcel 313-27-448

SCHENCK ANDRE/DARIA 4725 E ASPEN WAY GILBERT, AZ 85234 Parcel 313-27-451 KRAMER KEVIN/RILEY 7056 E ONZA AVE MESA, AZ 85212 Parcel 312-08-630

DESERT PLACE AT MORRISON RANCH HOA 8360 E VIA DE VENTURA STE L 100 SCOTTSDALE, AZ 85258 Parcel 312-08-778

TODD WILLIAM 18374 BLUE SKY ST RIVERSIDE, CA 92508 Parcel 313-27-430

NADENDLA ASHWIN/PRASHANTHI 703 N SPARROW CT GILBERT, AZ 85234 Parcel 313-27-433

HINES RONALD EUGENE/LEE JOSEPHINE 721 N SPARROW DR GILBERT, AZ 85234 Parcel 313-27-436

PROGRESS RESIDENTIAL BORROWER 21 LLC PO BOX 4090 SCOTTSDALE, AZ 85261 Parcel 313-27-439

BAKER JOHN T III/BENNETT JORDAN C 759 N SPARROW DR GILBERT, AZ 85234 Parcel 313-27-442

HERNANDEZ BENITO JR/DENISE 4714 E ASPEN WAY GILBERT, AZ 85234 Parcel 313-27-445

CARAN JON JR 4711 E ASPEN WAY GILBERT, AZ 85234 Parcel 313-27-449

THIELE PROPERTIES LLC 2548 E THORNTON CT GILBERT, AZ 85297 Parcel 313-27-452 BERCZY 2 LLC 110 GENTLE BREEZE IRVINE, CA 92602 Parcel 313-27-453

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

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

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

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

EASTPOINT HOMEOWNERS ASSOCIATION 450 N DOBSON RD STE 201 MESA, AZ 852015287 Parcel 313-27-481

EASTPOINT HOMEOWNERS ASSOCIATION 450 N DOBSON RD STE 201 MESA, AZ 852015287 Parcel 313-27-487

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

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

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

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

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

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

EASTPOINT HOMEOWNERS ASSOCIATION 450 N DOBSON RD STE 201 MESA, AZ 852015287 Parcel 313-27-483

EASTPOINT HOMEOWNERS ASSOCIATION 450 N DOBSON RD STE 201 MESA, AZ 852015287 Parcel 313-27-488

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

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

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

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

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

CYNTHIA L KELLY REVOCABLE TRUST 64 E KENNEDIA DR QUEEN CREEK, AZ 85140 Parcel 313-27-477

EASTPOINT HOMEOWNERS ASSOCIATION 450 N DOBSON RD STE 201 MESA, AZ 852015287 Parcel 313-27-485

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

Sunland Village East Association c/o Denise Wilson 2145 S Farnsworth Dr Mesa, AZ 85209

NOTICE OF NEIGHBORHOOD MEETING

Excolo Development is proposing a development project on the vacant parcel located near the northeast corner of Power Rd. & Guadalupe Rd. in Mesa. This notice is being sent to provide you with an opportunity to share any questions, comments or concerns regarding the proposal and invite you to attend a meeting for more details.

This letter is being sent to all property owners within 1,000 feet of the property and HOAs and neighborhoods within 1 mile. Enclosed for your review is a copy of the site plan and some potential elevations of the proposed development.

Request: Update to the existing Planned Area Development (PAD), Council Use Permit (CUP), Site Plan and Design Review in the existing Limited Commercial (LC-PAD) zoning district.

Proposal: For a proposed 3-story multi-family community with amenities up to 126 units as allowed within the existing zoning.

Property Location: 6912 E Guadalupe Road, Mesa, AZ 85209



Size: 5.05 acres

You are cordially invited to a neighborhood meeting regarding this proposed project in your area. A neighborhood meeting will be held at the time and place listed below to discuss the proposed changes and answer any questions you may have.

The Neighborhood Meeting is scheduled:

Thursday: March 28th, 2023 at 6:30 PM

Superstition Springs Elementary School Library

7125 E. Monterey Avenue, Mesa, AZ 85209

If you have any questions regarding this Neighborhood Meeting, please contact Jessica Sarkissian at <u>Jessica@UpfrontPlanning.com</u> or by phone at: (480) 221-6150.

THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL. IF AN APPLICATION IS SUBMITTED AND A PUBLIC HEARING SCHEDULED THEN YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE.

NAME	ADDRESS	PHONE	EMAIL
KEVIN THEMPSON	7140 E MONTE AVE		KATEMP2120@ CMAIL. COM
CHERY ICIRBY	CHERYL KIRBY 6917 E. MIRABEL AVE		CHERYLKIRBY AZ COMPIL, COM
Sherie Ryder	7231 E NODAL AVE		deserthertaz amsn. com
$\langle \rangle$	7503E. Navario Ave	4605709730	4905709730 donimullinsecox.nct
	7439 E. Monte Aue	4602-6 (23434	4002-6123434 Vitrose 19780gmail.
JEFF LANNE	7245 E NAVARKO ANE		javir 2K7 eyghoo.com
Angele Henry	7413 E NANARDO AVE	480-371-1735	480-371-1735 FURYWILLING Bhum1.00
Shauntel Chilten	2303 S Ananea	480-643-0801	schiltone gmail.com
Jose Orozco	7249 F. NODAL AVC		JOrOZCO37BMSN.COM
KarenMccarthy	Karrn McCarthy 7416 E. Lompocare Mesu	١	mccarthyplanetegmenil.
Trevor Carley		661-904-1561	trever cardex equal. Con
Sandie Brunnett	703 E Milagro Cir Mese 480-710-3111 Sandre brunnottegnail	480-710-3111	Sankie brunnettegnail
Dellevt Brummett	Dellert Brunnett 7003 E Nulagre Ci Musa 480-710-9336	480-710-9336	
Journey Evans	7244 E Nido Ave Meda		pandtevens & rox .net
Penjse Camon Bud	Penjse Canon Bush 7122 F Madero Me Mesa 450-703-7796 Seedenisego Egmailon	HEO- 103-748	55cedenisego@gmailæn

NAME	ADDRESS	PHONE	EMAIL
Kylie Havard	7429 E. Nido Ave	701-261-8773	Kyhusch 17 @gmail.com
Erin Clayden	1458 E. LODO AVE	502-325-3143	502-325-3143 erinvclaydenehotmaila
Tessua Padrik	essua pablike 2402 2 Rominn	4 pc 523-6 Pc	azjessegnaj (. wn
Tim Lesher	7558 E. Loso Mrc.	2022-754-4302	tinkshere guil-con
Dave Vanderloc	6944 E. Milagro Ave	480-469-9559	VANDERLOODARTH @ GMAIL
Christine Matel	2746 S.722 Ci	480 495 - 5259	Unit the -instal explore
Elan Borry	2 leigs Angustur)
Carrie Sill	TYSO E MODING AUP	48032W1350	CARIREARD
Scott Herper	7363 È Nevarro Ave	607-503-5489	SHERPURSSAC SWEVILCON
BUTEN PRELOS	THOSE Nater Ave	4807104131	ashley phelpsi Cameril
-			

NAME	ADDRESS	PHONE	EMAIL
T. m. Callie	7245 C Navarro Auc	<u> </u>	Harrine WO gwarl, com
Carlos Henry	7413 E Navir, Aur		Witheary Q athek. com
April Lesher	7558 E. Lora Are		(esherapril @) qmail.
Christing Nayes	7302 F Medina ANP		christinningestagnail.com
Lunn Cate	2754 S. Zamal civ		, South
Chuck Cor	2754 5-72 white		Derel
Laura Modrell	7514 E Medina Ave		Law Wal
Kevin Modreck	DSIGE Media Are		Knodrell @ gmail. Con
Frina Hosteller	7037 E Mante Cir		ting (troya) amail long

Mesa, AZ 85209	EMAIL		idd Ness 602 4308234 ie hideman	BIC 9 Mar						
6:30 pm Monterey Avenue,	PHONE		Ness 602							
Thursday, March 28, 2024; 6:30 pm Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209	ADDRESS	Outro t Mexe	7338 EQUEN							
Superstition 5	NAME	UN WARDER BM RDS	Tonnie Hickman							

Park North Neighborhood Meeting Sign-In Sheet



Park North Neighborhood Meeting Minutes Superstition Springs Elementary School 7125 E. Monterey Avenue, Mesa, AZ March 28, 2024; 6:30 PM

In attendance:

Chris Webb, Rose Law Group Jon Gillespie, Rose Law Group Rob Stephan, Excolo Jessica Sarkissian, UpFront Planning Shalini Manoharan, UpFront Planning Councilmember Scott Somers, City of Mesa Charlotte Bridges, City of Mesa Bonnie Hickman, Neighbor Tim LaVine, Neighbor Carlos Henry, Neighbor April Lesher, Neighbor Christina Mayes, Neighbor Lynn and Kevin Cote, Neighbors Lauren and Kevin Modrell, Neighbors Tina Hostetter, Neighbor Kevin Thompson, Neighbor Victoria Vega, Neighbor Ceryl Kirby, Neighbor Sherrie Ryder, Neighbor Doni Mullins, Neighbor

Jeff Lavine, Neighbor Angela Henery, Neighbor Shauntel Chilton, Neighbor Jose Orozco, Neighbor Karen McCarthy, Neighbor Trevor Cardey, Neighbor Sandie and Delbert Brummett, Neighbor Tammy Evans, Neighbor Denise Camon-Bush, Neighbor Kyle Howard, Neighbor Erin Clayden, Neighbor Jessica Radcliffe, Neighbor Tim Lesher, Neighbor Dave Vanderloo, Neighbor Christina Martel, Neighbor Elam Bishop, Neighbor Carrie Gill. Neighbor Scott Harper, Neighbor Ashley Phelps, Neighbor

Meeting Notes:

This meeting is part of the neighborhood outreach process for the City of Mesa and 128 neighbors and listed associations within 1,000 feet were invited to this meeting as well as the previous contacts were contacted who had previously reached out to City staff and officials. The meeting was held on Thursday, March 28, 2024 at 6:30PM at the nearest school facility: Superstition Springs Elementary School at: 7125 E. Monterey Avenue in Mesa, AZ. Meeting details and contact information were provided in the neighborhood letter.

The meeting was presented to attendees as a presentation format with a Power Point:

Chris Webb presented a prepared PowerPoint which went over the following:

- Team Members
- Aerial Photo of the Site
- Site History/ Existing Entitlements
- Possible Development Options for the Site (pros and cons)
 - o Commercial/Office
 - o <u>Retail</u>
 - o **Residential**
- <u>Access Restrictions with Easements and Crossing Flood Control</u>

Proposed Park North Multi-Family Residential Development Site Plan

- Proposed lease rates @ \$2500/ month
- o Conceptual Building Designs

Chris Webb then opened the meeting to attendee's questions or comments.

The following is a list of questions and comments from the neighbors in attendance.

Kate Question: Where did the letters go out to? Not far enough out as this impacts the entire area around us? Does the site access the park and will there be vehicle access into the park?

• Response: Mailing went out to 1,000' per City requirements as well as further out to anyone who contacted us about the previous proposal. It was also mailed out to the HOAs within 1, mile of the site to let their residents know and also to the Councilmember.

No vehicle access into the park is proposed, we are looking into possible pedestrian access for the residents.

David V. Question: I prefer you make this a park with more pickleball courts. Traffic on Guadalupe is already unbearable and this has little effect on the Superstition Springs HOA internal roadways.

• Response: Through previous negotiations over the years the City has not acquired the property and it is not part of the park property.

Denise Question: Highland Jr. High and Power Road/ Guadalupe Road traffic have constant accidents. I want more pickleball courts. Cars are barely missing hitting kids after school on Guadalup already. Not safe.

• Response: Any time there is a school on a major roadway there will be a major traffic impact. Residents should have further discussion with the city and school for a crosswalk during beginning and ending hours.

Carri Question: You need to discuss the possibility of a lower intensity use than residential as an option.

• Response: Other uses for the site may be less intense but they are also not financially viable options for development of the site.

Neighborhood Question: Who owns the land? Does the City own it? Traffic is bad for 30 minutes everyday at 7 am and 2 pm.

• Response: The site is privately owned and not owned by the city.

April Question: I want the park to be expanded. The Schools and Highland are already at maximum school capacity. Inexperienced new drivers from the High schools are making this a busy road. Kids are almost getting hit and too many fatalities. The sites only option should be for a park.

Sherri Question: I have traffic concerns and concerns about the Canal on Baseline project which is a horrible situation with halfway housing and illegal drugs. Police are the all the time and will this apartment become that?

• Response: This site has and will have deed restrictions to prevent homeless, social services, and other uses of those types on this site. It is 100% prohibited from those uses occurring on this site.

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Neighborhood Question: I understand the viability of the site but Superstition Springs is a unique community. What about preserving our community and what it if effects more than the notification area. Need to send out more notices and would you want this in your own community?

 Response: I have a similar situation in my community in Queen Creek and maybe because of how I review things or have seen these projects I am in support of the multifamily as opposed to the commercial use. We have several schools nearby on major corners as well and it is very busy with traffic there as well. I prefer a multifamily use which typically has less of a traffic impact than commercial uses.

Bonnie Question: There are traffic and access issues. Additionally, there are three (3) separate jurisdictions that manage that intersection if there is an accident and it takes a while to someone to assist and help. If we OK this project then how can we get kids across the street to access the school safely? Can we get an improved crossing.

• Response: That is something we will can talk to the jurisdiction about and you should also place requests into your councilmember and City currently to help address these safety concerns which exist currently.

Tina Question: This is a big corner and the school is overcrowded. 1st-6th grade is packed. Where is the turning left into the site or what is it in line with the opposing school entrance and is there any access to the park?

• Response: We will review pedestrian access to the park with the City Traffic will be required to be formally reviewed through the City. We will also be meeting with the schools and district regarding school capacity as we move through the process.

Neighborhood Question: I prefer pickleball courts. The owner will never sell to the City however. He currently has trouble not keeping the site clean. They should further gate to keep others out of the site and gate the amenities off?

• Response: The area in front you are referring to is owned by Flood Control. We obviously also don't want trash and debris on our site as people enter and want to rent here so we will want to coordinate with the district to keep it clean and free of weeds/ debris and etc. The property frontage is not controlled by the applicant because the Flood Control district parcel cuts it off from the right-of-way.

Kevin T. Question: A New Leaf used to be on this site with the previous house which has since been removed. In 2019 the park site was voted on and the City bought the site minus this piece despite trying twice to acquire it. The park proceeded to be built without the piece.

• Response: Acknowledged thank you.

Kevin T. Question: Under the LC zone, the site can provide multifamily as long as 65% of it remains commercial. I don't see the City Council approving an SUP on the site. City Council will also not eminent domain the site for the park. He should build a food truck park. Residential doesn't belong at this site.

Tami Question: The 2010 zoning approval was for 34' tall. What is this height? What would the plan be to develop it as commercial with multi family? What type of rezone is requested?

• Response: This site would need 32' to 33' likely in height. Commercial does not work here as an access issue and this process is not for a rezone but for a Council Use Permit.

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Tim Question: Please don't do mixed use here, the traffic would be far worse. The foot traffic is bad and this site will attract more families with its proximity to a park and school. Kids will walk over Guadalupe unsupervised and there will be more accidents. Location is not good. Financial viability should not trump safety.

Neighbor Question: Can we use the apartment amenities since they will use the park?

• Response: Park North is proposed as a private gated community.

Neighbor Question: How many parking spaces are being provided? There will not be enough parking. May be up to 500 kids in that many apartments. Too many kids and then possibly 2 cars per unit makes 300 cars. Each unit will have 3-4 roommates to pay that rent. Original proposal had 81 townhomes, why is this more now?

• Response: 250 parking spaces is proposed which meets the city code requirement for spaces and visitor spaces. The previous townhomes backed up to the park and perimeter and the development team was asked to pull the units away from the property line and move everything more internal, so as a result the units went internal and up higher into apartments vs. townhomes to still meet roadway, parking amenity and drainage requirements.

Neighbor Question: The current owner is not maintaining the street and sidewalk. Who will maintain it?

• Response: The current owner of the property in the sidewalk and by the street landscaping is the flood control district as they control the canal and access along Guadalupe. We want it to be maintained as well to keep the proposed community looking good so we hope to work with them to agree to upkeep.

Neighbor Question: I play pickleball a lot and I will miss my views when I play if this is built.

Neighbor Question: The pickleball courts will be flooded with more people and then we won't be able to play anymore.

• Response: The City Park is open to anyone to play, not just nearby residents but people visiting also from Gilbert, Chandler or anywhere. You cannot restrict a city park's access.

Neighbor Question: Have you considered what the future residents will have to deal with? This is nearby William's gateway airport, Will they know about the school, the traffic and safety regarding flood control, this is a bad site for people to live.

• Response: The flood control area is fenced off and needs to remain as such for safety and security. The area is occupied by a lot of residential homes already including Superstition Springs and other homes in the area and we will comply with any required notices of the airport by the City.

Neighbor Question: Can we all just privately purchase the property and then flip it to the City for a park and pickleball?

Neighbor Question: As a mom my point of view with the traffic is that many kids have narrowly missed being hit even in the neighborhood by drivers. My younger son has been hit and these young inexperienced drivers from the Highschool are bad and adding 215 more parking spots nearby will make it worse for kids crossing.

Neighbor Question: Why not put in single family homes?

• Response: The 2021 single family proposal was not viable as it required 2 access points onto Guadalupe and there were not enough homes which could fit onto a narrow site to justify the cost of the canal bridge crossing.

Neighbor Question: What is the minimum number of units to make it work, are you just throwing out high numbers to get us down to what number?

• Response: Our intent it not to start off with a big number and put in as much as possible. We are trying to find the point where it makes good planning sense, conforms with the area, and also makes financial sense to put in the cost of the bridge and develop the site.

Neighbor Question: The site needs an SUP to develop and move forward, correct?

 Response: We want to develop anything that will work for this site and be positive with regards to traffic concerns and safety even if it is a 3' story retail. We just don't feel that the retail will be best in terms of causing an even higher impact than the multi family here.

Neighbor Question: As a young mom I walk around that park to the north and adjacent to the site is a really dark corner and sketchy area. I am concerned that people living here are transient type and only stay 4-6 months at a time and come and go. They will not be as invested in their apartment as we are in our homes?

• Response: We can reach out to the city about your concern over the dark area of the park.

Chris Webb then asked if there were any further questions or comments and seeing none, concluded by again reiterating the contact information for the project and to communicate any additional questions or concerns they may have.



Meeting End Time: 7:57 PM











Council Use Permit Rezone & Major Site Plan Modification

CITIZEN PARTICIPATION REPORT

FOR

Park North Multí-Famíly

NEC Power & Guadalupe Roads

Mesa, Arizona

August 5, 2024 Updated December 13, 2024 Updated May 28, 2025

Case No. ZON24-00708

I. Purpose

The purpose of this Citizen Participation Report is to provide a summary for the City of our project team's efforts to inform neighbors, property owners, neighborhood associations, agencies, schools and businesses near the project site regarding the proposed Park North project and the associated applications for a Council Use Permit, Rezone & a Major Site Plan Modification (with an accompanying Design Review). The Park North site is 5.05 acres located just east of the northeast corner of Power Road and Guadalupe Road in the City of Mesa.

The implemented Citizen Participation Plan ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposal. We have used these engagement opportunities to inform and converse with neighbors, stakeholders and other members of the public of the benefits this project can bring to the community and to address any concerns they have expressed.

II. Contact

Chris Webb, Rose Law Group pc 7144 E. Stetson Drive, Suite 300, Scottsdale, AZ 85251 Ph: 480-240-5648

Jessica Sarkissian, Upfront Planning & Entitlements, LLC 1811 S. Alma School Rd #283, Mesa, AZ 85210 Ph: 480-221-6150

III. Application Submittals

The Pre-Submittal conference was held with the City of Mesa on May 7th, 2024. The formal project applications were submitted to the City on August 5, 2024. City Staff has now completed its review of the project applications and is recommending approval. The City's Planning & Zoning Board heard the project applications on February 26, 2025 and unanimously recommended approval to the City Council. The City Council will take final action on the project applications On June 2, 2025.

IV. Action Plan Results

In order to provide effective citizen participation in conjunction with the project applications, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. A contact list was developed for citizens and agencies in this area including:

- a. All registered neighborhood associations within one mile of the project.
- b. Homeowners Associations within one half mile of the project.
- c. Interested neighbors focused on 1,000 feet from site.

2. All persons listed on the contact list received a letter describing the project, project schedule and proposed site plan, as well as invitations to the two neighborhood meetings that were held.

- 3. Two neighborhood meetings were held for all neighbors and surrounding property owners. The first meeting was held on March 28, 2024, prior to the submittal of the formal project applications. Approximately 35 neighbors attended. The 2nd meeting was held on November 14, 2024 and only about 15 neighbors attended. The concerns expressed at the meeting were primarily focused on traffic and school capacity for new students. It is our understanding that many of these neighbors (approximately 30 in total) have since provided emails to the City expressing their concerns with the project (some have provided multiple emails).
- 4. Direct follow-up phone calls were made during April and May of 2025 to all neighbors who attended the neighborhood meetings and provided us with their phone numbers. Discussions were had about their concerns and how we might be able to address them. This resulted in a couple of neighbors sending emails of support for the project to the City (attached hereto).
- 5. Direct communication with the neighbor to the west (commercial corner owner). No concerns were expressed.
- 6. Direct communication with the Gilbert School District and the Principal of Highland Jr. High School across the street from the project site. No concerns were expressed and the ability to accommodate new students was confirmed. The Principal of Highland Jr. High School expressed support for the project.
- 7. Finally, a neighborhood walking campaign was conducted between May 19, 2025 May 30, 2025 in an effort to reach additional neighbors within the Superstition Springs community. As of the date of this report, our project team members visited approximately 70 homes in the community during this time. 21 of these homeowners answered and were willing to discuss the project. The majority of these homeowners were pretty neutral about the project, but 5 of them were very supportive and signed a petition of support provided by our team (see attached). They also indicated they would send emails of support to the City. While this is only a representative sample of the community, almost 25% of the neighbors we discussed the project with are supportive. This certainly indicates that while some of our neighbors have concerns with the project, there is also a good deal of support for the project in the surrounding neighborhood.

V. Parties Affected by the Application

The property to the north is the City of Mesa Monterey Park. Directly to the east is a continuation of that park and the Superstition Springs Elementary School within the Superstition Springs Community. Directly to the west is an existing commercial corner with a gas station and car wash, planned for redevelopment. Across Guadalupe Road to the south is Highland Junior High School.

VI. Notification Area

The outreach area is a 1,000-foot notification buffer.

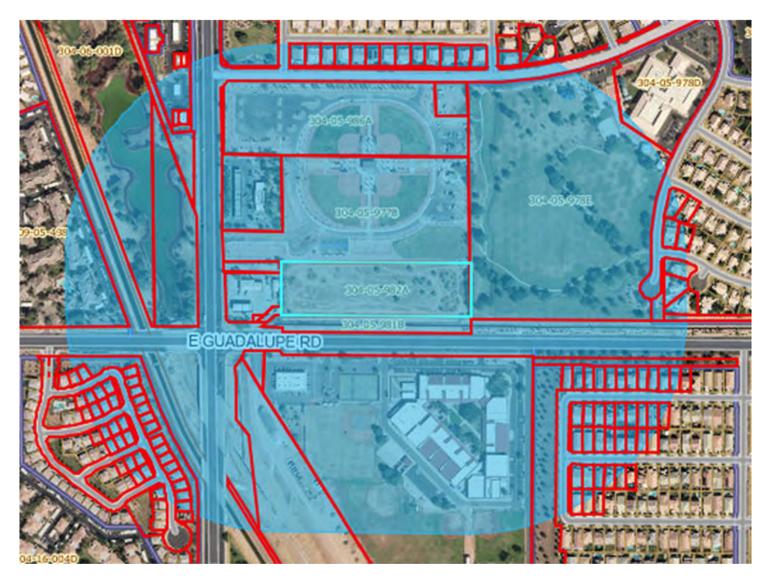
VII. Schedule & Status of Completion

1st Neighborhood Meeting – March 28, 2024 Pre-Submittal Conference – May 7, 2024 Application 1st Submittal – August 5, 2024 Application 2nd Submittal – November 4, 2024 2nd Neighborhood Meeting – November 14, 2024 Application Final Submittal – December 16, 2024 Submittal of Citizen Participation Report – December 16, 2024 Planning & Zoning Board Hearing – February 26, 2025 Follow-Up Phone Calls to Neighbors – April/May 2025 City Council Introduction – May 12, 2025 Neighborhood Walking Campaign – May 19, 2025 – May 30, 2025 City Council Action – June 2, 2025

VIII. Attached

Notification Area Map Notification Area Addresses 1st Neighborhood Notification Letter 1st Neighborhood Meeting Sign in Sheet 1st Neighborhood Meeting Summary 2nd Neighborhood Notification Letter 2nd Neighborhood Meeting Sign in Sheet 2nd Neighborhood Meeting Summary Neighbor Emails of Support Neighborhood Walking Campaign Support Petition

<u>1,000' Buffer Area</u> (141 properties; 2nd meeting notice)



FLOOD CONTROL DISTRICT OF MARICOPA COUNTY 2801 W DURANGO ST PHOENIX, AZ 85009 Parcel 304-05-018Q

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY 2801 W DURANGO ST PHOENIX, AZ 85009 Parcel 304-05-394A

GILBERT UNIFIED SCHOOL DIST #41 140 S GILBERT RD GILBERT, AZ 85234 Parcel 304-05-978D

DR ONE LLC 4445 E HOLMES AVE STE 107 MESA, AZ 85206 Parcel 304-05-981C

DR ONE LLC 4445 E HOLMES AVE STE 107 MESA, AZ 85206 Parcel 304-05-982E

MESA CITY OF 20 E MAIN STE 500 MESA, AZ 85201 Parcel 304-05-986A

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY 2801 W DURANGO ST PHOENIX, AZ 85009 Parcel 304-06-001E

SONOMA LANDING APARTMENTS LLC 9757 NE JUANITA DR STE 300 KIRKLAND, WA 98033 Parcel 309-05-438

RED ROCK CPA RE HOLDINGS LLC 1290 S STATE ROUTE 260 COTTONWOOD, AZ 86326 Parcel 309-05-487

CIPOLLA FRANK A/TATUM J 7149 E NOPAL AVE MESA, AZ 85209 Parcel 309-09-400 FLOOD CONTROL DISTRICT OF MARICOPA COUNTY 2801 W DURANGO ST PHOENIX, AZ 85009 Parcel 304-05-020G

KIRSCHNER RICHARD/SHIRLEY/HENRY M TODD/ETAL PO BOX 3475 TULSA, OK 74101 Parcel 304-05-977A

MESA CITY OF 20 E MAIN ST STE 650 MESA, AZ 85211 Parcel 304-05-978E

DR ONE LLC 4445 E HOLMES AVE STE 107 MESA, AZ 85206 Parcel 304-05-981D

DR ONE LLC 4445 E HOLMES AVE STE 107 MESA, AZ 85206 Parcel 304-05-982G

MESA CITY OF 20 E MAIN STE 500 MESA, AZ 85203 Parcel 304-05-986B

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY 2801 W DURANGO ST PHOENIX, AZ 85009 Parcel 304-06-806B

ECH PROPERTIES LLC 2500 S POWER RD STE 127 MESA, AZ 85209 Parcel 309-05-484

FAIRWAYS SS DEVELOPMENT LC 3850 E BASELINE RD STE 128 MESA, AZ 85206 Parcel 309-05-524A

ROMERO RENE/GLORIA 7143 E NOPAL AVE MESA, AZ 85208 Parcel 309-09-401 GILBERT UNIFIED SCHOOL DIST #41 140 S GILBERT RD GILBERT, AZ 85234 Parcel 304-05-020R

MESA CITY OF 20 E MAIN ST STE 650 MESA, AZ 85211 Parcel 304-05-977B

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY 2801 W DURANGO ST PHOENIX, AZ 85009 Parcel 304-05-981B

P & G LAND DEVELOPMENT LLC 11232 N 136TH PL SCOTTSDALE, AZ 85259 Parcel 304-05-982A

MESA CITY OF PO BOX 1466 MESA, AZ 85211 Parcel 304-05-985

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY 2801 W DURANGO ST PHOENIX, AZ 85009 Parcel 304-06-001D

DESERT PLACE AT MORRISON RANCH HOA 633 E RAY RD STE 122 GILBERT, AZ 85296 Parcel 304-17-767

TRENTON PROPERTIES LLC 2500 S POWER RD STE 128 MESA, AZ 85208 Parcel 309-05-485

SUPERSITION SPRINGS COMMUNITY HOA 7255 E HAMPTON AVE STE 101 MESA, AZ 85209 Parcel 309-07-001

ROY H URBAN LIVING TRUST 7142 E NARANJA AVE MESA, AZ 85209 Parcel 309-09-402 J & M SOULIA TRUST 7150 E NARANJA AVE MESA, AZ 85209 Parcel 309-09-403

MANTEL CHRISTINE VANDERLOO 2746 S 72ND CIR MESA, AZ 85208 Parcel 309-09-450

TAKAGISHI HIROYUKI/CHIANG YINGHUNG 6837 E MONTE AVE MESA, AZ 85209 Parcel 309-09-550

NORMAN GRANT WILLIAM/AMANDA 6861 E MONTE AVE MESA, AZ 85209 Parcel 309-09-553

FELDER ROGER E SR/ANITA LOUISE 6925 E MONTE AVE MESA, AZ 85208 Parcel 309-09-556

DOBIS AUDRA 6949 E MONTE AVE MESA, AZ 85209 Parcel 309-09-559

ROBINSON JEFF/KILEY 6965 E MONTE AVE MESA, AZ 85209 Parcel 309-09-562

DICKER ADAM/ASHLEY 7029 E MONTE CIR MESA, AZ 85209 Parcel 309-09-582

SUPERSTITION SPRINGS COMMUNITY HOA 2500 S POWER RD 126-3 MESA, AZ 85209 Parcel 309-09-588

PARKER KORY CHRISTOPHER/AMELIA KAY 7050 E OLLA AVE MESA, AZ 85212 Parcel 312-08-569 CORONADO MANUEL 2762 S 72ND CIR MESA, AZ 85209 Parcel 309-09-448

SUPERSTITION SPRINGS COMMUNITY HOA 4201 N 24TH ST PHOENIX, AZ 85016 Parcel 309-09-454

REDWITZ ROBERT ERIC/JENNIFER ANNE 6845 E MONTE AVE MESA, AZ 85209 Parcel 309-09-551

DALY PAUL J/ANNA F 6909 E MONTE AVE MESA, AZ 852084978 Parcel 309-09-554

FRANZEN FAMILY TRUST 6933 E MONTE AVE MESA, AZ 85209 Parcel 309-09-557

PITTS PHILLIP J/ELIZABETH J 14610 E SHADOW CANYON DR FOUNTAIN HILLS, AZ 85268 Parcel 309-09-560

ANDREAS JOHN D III/AYAME M 2563 S REVOLTA ST MESA, AZ 85209 Parcel 309-09-563

HOSTETTER GEOFFREY D/TINA T 7037 E MONTE CIR MESA, AZ 85209 Parcel 309-09-583

CATHEY LARRY/IRA 7038 E OLLA AVE MESA, AZ 85212 Parcel 312-08-567

ZAPATA FREDDY/KI SUN 7056 E OLLA AVE MESA, AZ 85212 Parcel 312-08-570 COTE CHUCK/LYNN 2754 S 72ND CIR MESA, AZ 85208 Parcel 309-09-449

SUPERSTITION SPRINGS COMMUNITY HOA 2500 S POWER RD 126 MESA, AZ 85209 Parcel 309-09-455

MOUM JAY/NICOLE BRADY 6853 E MONTE AVE MESA, AZ 85209 Parcel 309-09-552

SCALETTI SHANE/ALEXSIS 6917 E MONTE AVE MESA, AZ 85209 Parcel 309-09-555

EVANS RICHARD A/LINDA I 6941 E MONTE AVE MESA, AZ 85208 Parcel 309-09-558

SAVESKI BRANKO V/BARICA 6961 E MONTE AVE MESA, AZ 85208 Parcel 309-09-561

TIKKU RAKESH/DEEPIKA 7670 BALMORAL WAY SAN RAMON, CA 94582 Parcel 309-09-564

SUPERSTITION SPRINGS COMMUNITY HOA PO BOX 6419 MESA, AZ 85216 Parcel 309-09-587

COX PAUL D/JENNIFER A 7044 E OLLA AVE MESA, AZ 85212 Parcel 312-08-568

CHAVEZ EDWARD J/GARCIA MONICA E 7062 E OLLA AVE MESA, AZ 85212 Parcel 312-08-571 AKENOVA ANDREA/MAYIAWO 7102 OLLA AVE MESA, AZ 85212 Parcel 312-08-572

LEONARD RICHARD/REBECCA J 7120 E OLLA AVE MESA, AZ 85212 Parcel 312-08-575

ESQUIBEL JEREME DON/ANNA MIN 7138 E OLLA AVE MESA, AZ 85212 Parcel 312-08-578

Parcel 312-08-591

BAUMBAUER JOHN E 7063 E OLLA AVE MESA, AZ 85212 Parcel 312-08-594

LEEPER CHAD JR/MICKLE LAUREN 7045 E OLLA AVE MESA, AZ 85212 Parcel 312-08-597

BELTRAN ANTHONY L JR/SABRINA B 6216 S COBBLESTONE ST GILBERT, AZ 85298 Parcel 312-08-600

SAAVEDRA ALBERTO C/DOMINIQUE A 7110 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-603

ELMES GARY/SONIA 7111 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-622

CHARLES T COWAN LIVING TRUST 7059 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-625 WARE JENNIFER MARIE 7108 E OLLA AVE MESA, AZ 85212 Parcel 312-08-573

WARSI SYED MOHAMMEDALI/AKHTER 7126 E OLLA AVE MESA, AZ 85212 Parcel 312-08-576

DIEHL DAVID J/KATHRYN R 7127 E OLLA AVE MESA, AZ 85212 Parcel 312-08-589

RHONE JENA/JAMES 7109 E OLLA AVE MESA, AZ 85212 Parcel 312-08-592

QUIRING SCOTT ANDREW/STEPHANIE L 7057 E OLLA AVE MESA, AZ 85212 Parcel 312-08-595

BUCKLEY GRANT J 7046 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-598

PEEL RICHARD/KATHERINE 7064 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-601

YEN CHLOE/JOHNSON ERICH 1971 FULTON AVE MONTEREY PARK, CA 91755 Parcel 312-08-604

BONNIE AND THOMAS FOSTER FAMILY TRUST 7105 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-623

MOOREHOUSE KELLY/ELLIOT 7053 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-626 TACINC2 LLC PO BOX 7038 SHERIDAN, WY 82801 Parcel 312-08-574

PASSMANN CATHERINE RENEE 7132 E OLLA AVE MESA, AZ 85212 Parcel 312-08-577

FOSTER THOMAS S/MARGARET R 7121 E OLLA AVE MESA, AZ 85212 Parcel 312-08-590

STRATFORD DANIEL/CARMICHAEL LANAE 7103 E OLLA AVE MESA, AZ 85212 Parcel 312-08-593

COOPER JOSHUA 7051 E OLLA AVE MESA, AZ 85212 Parcel 312-08-596

CALWAG ARTURO A JR/GLENDA Z 7052 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-599

VANDEHEI JASON /KATHRYN /BESSEMBINDERS 7104 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-602

HANCOCK FAMILY TRUST 7122 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-605

CROUT MARIA A/FELIX LINETTE K 7065 E OSAGE AVE MESA, AZ 85212 Parcel 312-08-624

7047 EAST OSAGE AVENUE LLC 2834 E BLOOMFIELD PKWY GILBERT, AZ 85296 Parcel 312-08-627 IGO AMANDA/KELBY 7044 E ONZA AVE MESA, AZ 85212 Parcel 312-08-628

DESERT PLACE AT MORRISON RANCH HOA 633 E RAY RD STE 122 GILBERT, AZ 85296 Parcel 312-08-766

WONG KANOA/ANNA 706 N SPARROW CT GILBERT, AZ 85234 Parcel 313-27-421

HOLLINGSHEAD ZACHARY/ELIZABETH 695 N SPARROW CT GILBERT, AZ 85234 Parcel 313-27-431

SBAIH KHALIL MAHMUD/SUZANNE HIJAZI 709 N SPARROW DR GILBERT, AZ 85234 Parcel 313-27-434

NGUYEN BRIAN P 729 N SPARROW DR GILBERT, AZ 85234 Parcel 313-27-437

ERTEN ONUR/KI SEOL 747 N SPARROW DR GILBERT, AZ 85234 Parcel 313-27-440

IH6 PROPERTY PHOENIX L P 8665 E HARTFORD DR STE 200 SCOTTSDALE, AZ 85255 Parcel 313-27-443

KANUHO JERMIAH/KIMBERLY L SILENTMAN 4706 E ASPEN WAY GILBERT, AZ 85234 Parcel 313-27-446

STEINBRONER BRITTANY JO/CORY CARLTON 4717 E ASPEN WAY GILBERT, AZ 852348813 Parcel 313-27-450 GREEN JEFFREY MICHAEL/ALEX 7050 E ONZA AVE MESA, AZ 85212 Parcel 312-08-629

DESERT PLACE AT MORRISON RANCH HOA 633 E RAY RD STE 122 GILBERT, AZ 85296 Parcel 312-08-768

GONZALEZ MONICA JEANNE 687 N SPARROW CT GILBERT, AZ 85234 Parcel 313-27-429

KELLY D AND JACQUELINE A HAMPTON LIVING TRUST 699 N SPARROW CT GILBERT, AZ 85234 Parcel 313-27-432

TODD WILLIAM 715 N SPARROW DR GILBERT, AZ 85234 Parcel 313-27-435

HICKS TROY/MELINDA 737 N SPARROW DR GILBERT, AZ 85234 Parcel 313-27-438

IH6 PROPERTY PHOENIX L P 8665 E HARTFORD DR STE 200 SCOTTSDALE, AZ 85255 Parcel 313-27-441

ADOLINE SHANE/MCNERNEY KELLIE 767 N SPARROW DR GILBERT, AZ 85234 Parcel 313-27-444

NASTO MICHAEL/NANCY 4705 E ASPEN WAY GILBERT, AZ 85234 Parcel 313-27-448

SCHENCK ANDRE/DARIA 4725 E ASPEN WAY GILBERT, AZ 85234 Parcel 313-27-451 KRAMER KEVIN/RILEY 7056 E ONZA AVE MESA, AZ 85212 Parcel 312-08-630

DESERT PLACE AT MORRISON RANCH HOA 8360 E VIA DE VENTURA STE L 100 SCOTTSDALE, AZ 85258 Parcel 312-08-778

TODD WILLIAM 18374 BLUE SKY ST RIVERSIDE, CA 92508 Parcel 313-27-430

NADENDLA ASHWIN/PRASHANTHI 703 N SPARROW CT GILBERT, AZ 85234 Parcel 313-27-433

HINES RONALD EUGENE/LEE JOSEPHINE 721 N SPARROW DR GILBERT, AZ 85234 Parcel 313-27-436

PROGRESS RESIDENTIAL BORROWER 21 LLC PO BOX 4090 SCOTTSDALE, AZ 85261 Parcel 313-27-439

BAKER JOHN T III/BENNETT JORDAN C 759 N SPARROW DR GILBERT, AZ 85234 Parcel 313-27-442

HERNANDEZ BENITO JR/DENISE 4714 E ASPEN WAY GILBERT, AZ 85234 Parcel 313-27-445

CARAN JON JR 4711 E ASPEN WAY GILBERT, AZ 85234 Parcel 313-27-449

THIELE PROPERTIES LLC 2548 E THORNTON CT GILBERT, AZ 85297 Parcel 313-27-452 BERCZY 2 LLC 110 GENTLE BREEZE IRVINE, CA 92602 Parcel 313-27-453

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

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

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

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

EASTPOINT HOMEOWNERS ASSOCIATION 450 N DOBSON RD STE 201 MESA, AZ 852015287 Parcel 313-27-481

EASTPOINT HOMEOWNERS ASSOCIATION 450 N DOBSON RD STE 201 MESA, AZ 852015287 Parcel 313-27-487

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

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

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

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

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

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

EASTPOINT HOMEOWNERS ASSOCIATION 450 N DOBSON RD STE 201 MESA, AZ 852015287 Parcel 313-27-483

EASTPOINT HOMEOWNERS ASSOCIATION 450 N DOBSON RD STE 201 MESA, AZ 852015287 Parcel 313-27-488

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

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

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

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

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

CYNTHIA L KELLY REVOCABLE TRUST 64 E KENNEDIA DR QUEEN CREEK, AZ 85140 Parcel 313-27-477

EASTPOINT HOMEOWNERS ASSOCIATION 450 N DOBSON RD STE 201 MESA, AZ 852015287 Parcel 313-27-485

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

Sunland Village East Association c/o Denise Wilson 2145 S Farnsworth Dr Mesa, AZ 85209

NOTICE OF NEIGHBORHOOD MEETING

Excolo Development is proposing a development project on the vacant parcel located near the northeast corner of Power Rd. & Guadalupe Rd. in Mesa. This notice is being sent to provide you with an opportunity to share any questions, comments or concerns regarding the proposal and invite you to attend a meeting for more details.

This letter is being sent to all property owners within 1,000 feet of the property and HOAs and neighborhoods within 1 mile. Enclosed for your review is a copy of the site plan and some potential elevations of the proposed development.

Request: Update to the existing Planned Area Development (PAD), Council Use Permit (CUP), Site Plan and Design Review in the existing Limited Commercial (LC-PAD) zoning district.

Proposal: For a proposed 3-story multi-family community with amenities up to 126 units as allowed within the existing zoning.

Property Location: 6912 E Guadalupe Road, Mesa, AZ 85209



Size: 5.05 acres

You are cordially invited to a neighborhood meeting regarding this proposed project in your area. A neighborhood meeting will be held at the time and place listed below to discuss the proposed changes and answer any questions you may have.

The Neighborhood Meeting is scheduled:

Thursday: March 28th, 2023 at 6:30 PM

Superstition Springs Elementary School Library

7125 E. Monterey Avenue, Mesa, AZ 85209

If you have any questions regarding this Neighborhood Meeting, please contact Jessica Sarkissian at <u>Jessica@UpfrontPlanning.com</u> or by phone at: (480) 221-6150.

THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL. IF AN APPLICATION IS SUBMITTED AND A PUBLIC HEARING SCHEDULED THEN YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE.

NAME	ADDRESS	PHONE	EMAIL
KEVIN THEMPSON	7140 E MONTE AVE		KATEMP2120@ CMAIL. COM
CHERY ICIRBY	CHERYL KIRBY 6917 E. MIRABEL AVE		CHERYLKIRBY AZ COMPIL, COM
Sherie Ryder	7231 E NODAL AVE		deserthertaz amsn. com
$\langle \rangle$	7503E. Navario Ave	4605709730	4905709730 donimullinsecox.nct
	7439 E. Monte Aue	4602-6 (23434	4002-6123434 Vitrose 19780gmail.
JEFF LANNE	7245 E NAVARKO ANE		javir 2K7 eyghoo.com
Angele Henry	7413 E NANARDO AVE	480-371-1735	480-371-1735 FURYWILLING Bhum1.00
Shauntel Chilten	2303 S Ananea	480-643-0801	schiltone gmail.com
Jose Orozco	7249 F. NODAL AVC		JOrOZCO37BMSN.COM
KarenMccarthy	Karrn McCarthy 7416 E. Lompocare Mesu	١	mccarthyplanetegmenil.
Trevor Carley		661-904-1561	trever cardex equal. Con
Sandie Brunnett	703 E Milagro Cir Mese 480-710-3111 Sandre brunnottegnail	480-710-3111	Sankie brunnettegnail
Dellevt Brummett	Dellert Brunnett 7003 E Nulagre Ci Musa 480-710-9336	480-710-9336	
Journey Evans	7244 E Nido Ave Meda		pandtevens & rox .net
Penjse Camon Bud	Penjse Canon Bush 7122 F Madero Me Mesa 450-703-7796 Seedenisego Egmailon	HEO- 103-748	55cedenisego@gmailæn

NAME	ADDRESS	PHONE	EMAIL
Kylie Havard	7429 E. Nido Ave	701-261-8773	Kyhusch 17 @gmail.com
Erin Clayden	7458 E. LODO AVE	502-325-3143	502-325-3143 erinvclaydenehotmaila
Tessua Padrik	essua pablike 2402 2 Rominn	4 pc 523-6 Pc	azjessegnaj (. wn
Tim Lesher	7558 E. Loso Mrc.	2022-157-23	tinkshere guil-con
Dave Vanderloc	6944 E. Milagro Ave	480-469-9559	VANDERLOODARTH @ GMAIL
Christine Matel	2746 S.722 Ci	480 495 - 5259	Unit the -instal explore
Elan Borry	2 leigs Angustur)
Carrie Sill	TYSO E MODING AUP	48032W1350	CARIREARD
Scott Herper	7363 È Nevarro Ave	607-503-5489	SHERPURSSAC SWEVILCON
BUTEN PRELOS	THOSE Nater Ave	4807104131	ashley phelpsi Cameril
-			

NAME	ADDRESS	PHONE	EMAIL
T. m. Callie	7245 C Navarro Auc	<u> </u>	Harrine WO gwarl, com
Carlos Henry	7413 E Navir, Aur		Witheary Q athek. com
April Lesher	7558 E. Lora Are		(esherapril @) qmail.
Christing Mayes	7302 F Medina ANP		christinningestagnail.com
Lunn Cate	2754 S. 72m civ		, South
Chuck Cor	2754 5-72 white		Derel
Laura Modrell	7514 E Medina Ave		Law Wal
Kevin Modreck	DSIGE Media Are		Knodrell @ gmail. Con
Frina Hosteller	7037 E Mante Cir		ting (troya) amail long

nue, Mesa, AZ 85209	EMAIL		idd Ness 602 4308234 ie hideman	BIC 9 Mar						
6:30 pm Monterey Avenue,	PHONE		Ness 602							
Thursday, March 28, 2024; 6:30 pm Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209	ADDRESS	Outro t Mexe	7338 EQUEN							
Superstition 5	NAME	UN WARDER BM RDS	Tonnie Hickman							

Park North Neighborhood Meeting Sign-In Sheet



Park North Neighborhood Meeting Minutes Superstition Springs Elementary School 7125 E. Monterey Avenue, Mesa, AZ March 28, 2024; 6:30 PM

In attendance:

Chris Webb, Rose Law Group Jon Gillespie, Rose Law Group Rob Stephan, Excolo Jessica Sarkissian, UpFront Planning Shalini Manoharan, UpFront Planning Councilmember Scott Somers, City of Mesa Charlotte Bridges, City of Mesa Bonnie Hickman, Neighbor Tim LaVine, Neighbor Carlos Henry, Neighbor April Lesher, Neighbor Christina Mayes, Neighbor Lynn and Kevin Cote, Neighbors Lauren and Kevin Modrell, Neighbors Tina Hostetter, Neighbor Kevin Thompson, Neighbor Victoria Vega, Neighbor Ceryl Kirby, Neighbor Sherrie Ryder, Neighbor Doni Mullins, Neighbor

Jeff Lavine, Neighbor Angela Henery, Neighbor Shauntel Chilton, Neighbor Jose Orozco, Neighbor Karen McCarthy, Neighbor Trevor Cardey, Neighbor Sandie and Delbert Brummett, Neighbor Tammy Evans, Neighbor Denise Camon-Bush, Neighbor Kyle Howard, Neighbor Erin Clayden, Neighbor Jessica Radcliffe, Neighbor Tim Lesher, Neighbor Dave Vanderloo, Neighbor Christina Martel, Neighbor Elam Bishop, Neighbor Carrie Gill. Neighbor Scott Harper, Neighbor Ashley Phelps, Neighbor

Meeting Notes:

This meeting is part of the neighborhood outreach process for the City of Mesa and 128 neighbors and listed associations within 1,000 feet were invited to this meeting as well as the previous contacts were contacted who had previously reached out to City staff and officials. The meeting was held on Thursday, March 28, 2024 at 6:30PM at the nearest school facility: Superstition Springs Elementary School at: 7125 E. Monterey Avenue in Mesa, AZ. Meeting details and contact information were provided in the neighborhood letter.

The meeting was presented to attendees as a presentation format with a Power Point:

Chris Webb presented a prepared PowerPoint which went over the following:

- Team Members
- Aerial Photo of the Site
- Site History/ Existing Entitlements
- Possible Development Options for the Site (pros and cons)
 - o Commercial/Office
 - o <u>Retail</u>
 - o Residential
- <u>Access Restrictions with Easements and Crossing Flood Control</u>

Proposed Park North Multi-Family Residential Development Site Plan

- Proposed lease rates @ \$2500/ month
- o <u>Conceptual Building Designs</u>

Chris Webb then opened the meeting to attendee's questions or comments.

The following is a list of questions and comments from the neighbors in attendance.

Kate Question: Where did the letters go out to? Not far enough out as this impacts the entire area around us? Does the site access the park and will there be vehicle access into the park?

• Response: Mailing went out to 1,000' per City requirements as well as further out to anyone who contacted us about the previous proposal. It was also mailed out to the HOAs within 1, mile of the site to let their residents know and also to the Councilmember.

No vehicle access into the park is proposed, we are looking into possible pedestrian access for the residents.

David V. Question: I prefer you make this a park with more pickleball courts. Traffic on Guadalupe is already unbearable and this has little effect on the Superstition Springs HOA internal roadways.

• Response: Through previous negotiations over the years the City has not acquired the property and it is not part of the park property.

Denise Question: Highland Jr. High and Power Road/ Guadalupe Road traffic have constant accidents. I want more pickleball courts. Cars are barely missing hitting kids after school on Guadalup already. Not safe.

• Response: Any time there is a school on a major roadway there will be a major traffic impact. Residents should have further discussion with the city and school for a crosswalk during beginning and ending hours.

Carri Question: You need to discuss the possibility of a lower intensity use than residential as an option.

• Response: Other uses for the site may be less intense but they are also not financially viable options for development of the site.

Neighborhood Question: Who owns the land? Does the City own it? Traffic is bad for 30 minutes everyday at 7 am and 2 pm.

• Response: The site is privately owned and not owned by the city.

April Question: I want the park to be expanded. The Schools and Highland are already at maximum school capacity. Inexperienced new drivers from the High schools are making this a busy road. Kids are almost getting hit and too many fatalities. The sites only option should be for a park.

Sherri Question: I have traffic concerns and concerns about the Canal on Baseline project which is a horrible situation with halfway housing and illegal drugs. Police are the all the time and will this apartment become that?

• Response: This site has and will have deed restrictions to prevent homeless, social services, and other uses of those types on this site. It is 100% prohibited from those uses occurring on this site.

Page 3 Park North Meeting Minutes March 28, 2024

Neighborhood Question: I understand the viability of the site but Superstition Springs is a unique community. What about preserving our community and what it if effects more than the notification area. Need to send out more notices and would you want this in your own community?

 Response: I have a similar situation in my community in Queen Creek and maybe because of how I review things or have seen these projects I am in support of the multifamily as opposed to the commercial use. We have several schools nearby on major corners as well and it is very busy with traffic there as well. I prefer a multifamily use which typically has less of a traffic impact than commercial uses.

Bonnie Question: There are traffic and access issues. Additionally, there are three (3) separate jurisdictions that manage that intersection if there is an accident and it takes a while to someone to assist and help. If we OK this project then how can we get kids across the street to access the school safely? Can we get an improved crossing.

• Response: That is something we will can talk to the jurisdiction about and you should also place requests into your councilmember and City currently to help address these safety concerns which exist currently.

Tina Question: This is a big corner and the school is overcrowded. 1st-6th grade is packed. Where is the turning left into the site or what is it in line with the opposing school entrance and is there any access to the park?

• Response: We will review pedestrian access to the park with the City Traffic will be required to be formally reviewed through the City. We will also be meeting with the schools and district regarding school capacity as we move through the process.

Neighborhood Question: I prefer pickleball courts. The owner will never sell to the City however. He currently has trouble not keeping the site clean. They should further gate to keep others out of the site and gate the amenities off?

• Response: The area in front you are referring to is owned by Flood Control. We obviously also don't want trash and debris on our site as people enter and want to rent here so we will want to coordinate with the district to keep it clean and free of weeds/ debris and etc. The property frontage is not controlled by the applicant because the Flood Control district parcel cuts it off from the right-of-way.

Kevin T. Question: A New Leaf used to be on this site with the previous house which has since been removed. In 2019 the park site was voted on and the City bought the site minus this piece despite trying twice to acquire it. The park proceeded to be built without the piece.

• Response: Acknowledged thank you.

Kevin T. Question: Under the LC zone, the site can provide multifamily as long as 65% of it remains commercial. I don't see the City Council approving an SUP on the site. City Council will also not eminent domain the site for the park. He should build a food truck park. Residential doesn't belong at this site.

Tami Question: The 2010 zoning approval was for 34' tall. What is this height? What would the plan be to develop it as commercial with multi family? What type of rezone is requested?

• Response: This site would need 32' to 33' likely in height. Commercial does not work here as an access issue and this process is not for a rezone but for a Council Use Permit.

Page 4 Park North Meeting Minutes March 28, 2024

Tim Question: Please don't do mixed use here, the traffic would be far worse. The foot traffic is bad and this site will attract more families with its proximity to a park and school. Kids will walk over Guadalupe unsupervised and there will be more accidents. Location is not good. Financial viability should not trump safety.

Neighbor Question: Can we use the apartment amenities since they will use the park?

• Response: Park North is proposed as a private gated community.

Neighbor Question: How many parking spaces are being provided? There will not be enough parking. May be up to 500 kids in that many apartments. Too many kids and then possibly 2 cars per unit makes 300 cars. Each unit will have 3-4 roommates to pay that rent. Original proposal had 81 townhomes, why is this more now?

• Response: 250 parking spaces is proposed which meets the city code requirement for spaces and visitor spaces. The previous townhomes backed up to the park and perimeter and the development team was asked to pull the units away from the property line and move everything more internal, so as a result the units went internal and up higher into apartments vs. townhomes to still meet roadway, parking amenity and drainage requirements.

Neighbor Question: The current owner is not maintaining the street and sidewalk. Who will maintain it?

• Response: The current owner of the property in the sidewalk and by the street landscaping is the flood control district as they control the canal and access along Guadalupe. We want it to be maintained as well to keep the proposed community looking good so we hope to work with them to agree to upkeep.

Neighbor Question: I play pickleball a lot and I will miss my views when I play if this is built.

Neighbor Question: The pickleball courts will be flooded with more people and then we won't be able to play anymore.

• Response: The City Park is open to anyone to play, not just nearby residents but people visiting also from Gilbert, Chandler or anywhere. You cannot restrict a city park's access.

Neighbor Question: Have you considered what the future residents will have to deal with? This is nearby William's gateway airport, Will they know about the school, the traffic and safety regarding flood control, this is a bad site for people to live.

• Response: The flood control area is fenced off and needs to remain as such for safety and security. The area is occupied by a lot of residential homes already including Superstition Springs and other homes in the area and we will comply with any required notices of the airport by the City.

Neighbor Question: Can we all just privately purchase the property and then flip it to the City for a park and pickleball?

Neighbor Question: As a mom my point of view with the traffic is that many kids have narrowly missed being hit even in the neighborhood by drivers. My younger son has been hit and these young inexperienced drivers from the Highschool are bad and adding 215 more parking spots nearby will make it worse for kids crossing.

Neighbor Question: Why not put in single family homes?

• Response: The 2021 single family proposal was not viable as it required 2 access points onto Guadalupe and there were not enough homes which could fit onto a narrow site to justify the cost of the canal bridge crossing.

Neighbor Question: What is the minimum number of units to make it work, are you just throwing out high numbers to get us down to what number?

• Response: Our intent it not to start off with a big number and put in as much as possible. We are trying to find the point where it makes good planning sense, conforms with the area, and also makes financial sense to put in the cost of the bridge and develop the site.

Neighbor Question: The site needs an SUP to develop and move forward, correct?

Response: We want to develop anything that will work for this site and be
positive with regards to traffic concerns and safety even if it is a 3' story retail.
We just don't feel that the retail will be best in terms of causing an even higher
impact than the multi family here.

Neighbor Question: As a young mom I walk around that park to the north and adjacent to the site is a really dark corner and sketchy area. I am concerned that people living here are transient type and only stay 4-6 months at a time and come and go. They will not be as invested in their apartment as we are in our homes?

• Response: We can reach out to the city about your concern over the dark area of the park.

Chris Webb then asked if there were any further questions or comments and seeing none, concluded by again reiterating the contact information for the project and to communicate any additional questions or concerns they may have.



Meeting End Time: 7:57 PM











PARK NORTH - NOTICE OF 2nd NEIGHBORHOOD MEETING



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

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

This letter is being sent to all property owners within 1,000 feet of the property and HOAs and neighborhoods within 1 mile. Enclosed for your review is a copy of the most recent site plan.

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

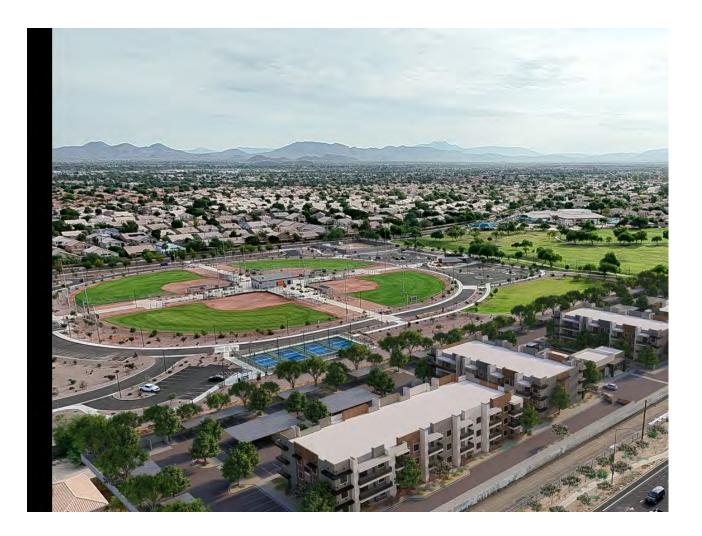
Request: Update to the existing Planned Area Development (PAD), Council Use Permit (CUP), Site Plan and Design Review in the existing Limited Commercial (LC-PAD) zoning district.

Proposal: For a proposed 3-story multi-family community with amenities up to 120 units as allowed within the existing zoning.



THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

PARK NORTH - NOTICE OF 2nd NEIGHBORHOOD MEETING



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

Thursday November 14th, 2024 from 6:30 PM to 7:30 PM

Superstition Springs Elementary School Library

7125 E. Monterey Avenue, Mesa, AZ 85209

If you have any questions regarding this Neighborhood Meeting, please contact Jessica Sarkissian at Jessica@UpfrontPlanning.com or by phone at: (480) 221-6150.

THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

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

PLANT SCHEDULE

•

121

424

Regal Mist Muhly

Portulacaria afra

Elephant's Food

Deer Grass

SUBTOTAL:

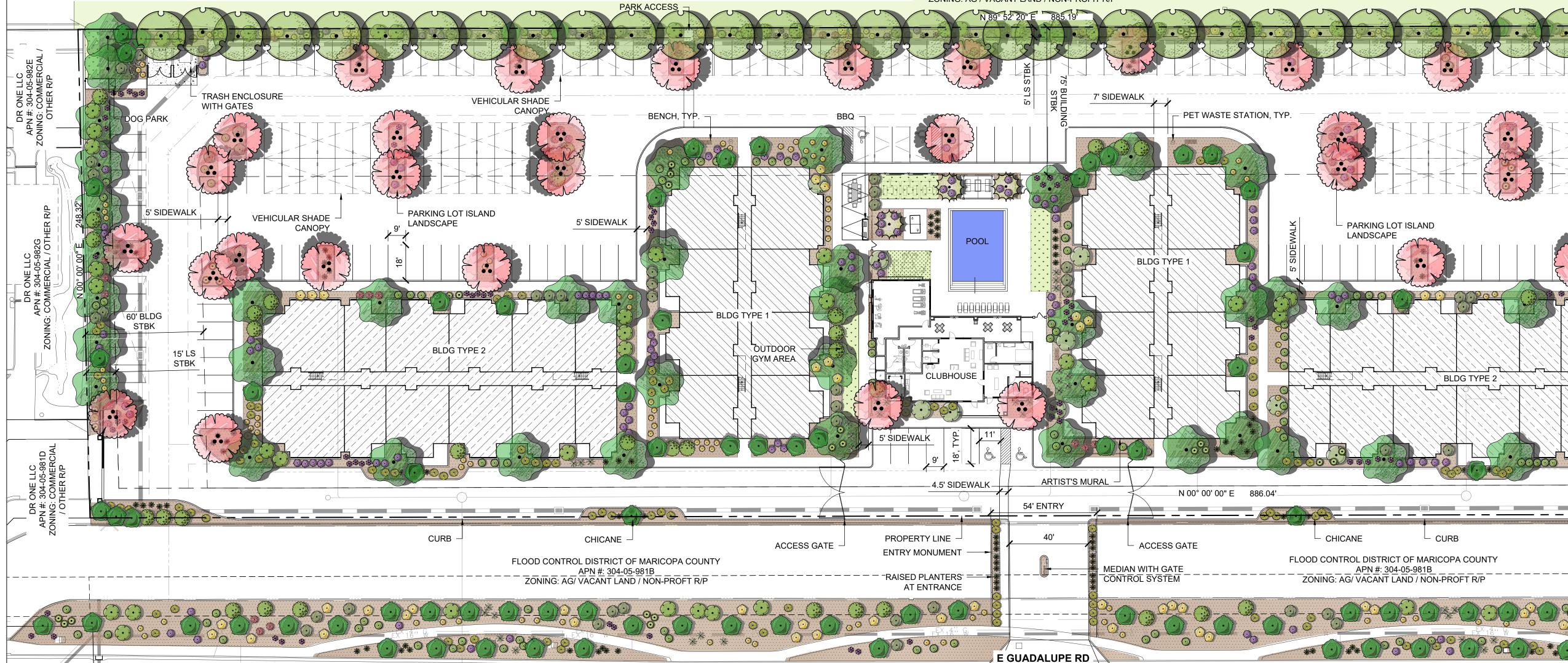
Muhlenbergia rigens

SYMBOL	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>PLANT</u>	ING 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
	45	Eucalyptus papuana Ghost Gum	24" Box	¢	1.0"-1.5"	8.0`-10.0`	3.0`-4.0`	40` x 25`	100
	40	Pistacia x `Red Push` Pistache	24" Box	¢	1.0"-1.5"	7.0`-9.0`	2.5`-3.5`	25` x 25`	50
	43	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
	131	SUBTOTAL:		VEG					
ACCENTS & GRASSES			CREDIT	HAR	DSCAF	PE SC	HEDULE		
	134	Aloe barbadensis Medicinal Aloe	5 gal	10	SYMBOL	DESCRIP	TION		QTY
×	68	Asclepias subulata Desert Milkweed	5 gal 5		Aggregate Surfacing				00 404 6
	45	Muhlenbergia capillaris `Regal Mist` TM Bagal Mist Mubly	5 gal	5		1/2" Screened - 2" Depth Color: Mahogany		62,101 sf	

5 gal 5

5 gal 10

Athletic and Recreational Surfacing	
TURF - SYNTHETIC Product: SYNTipede 343 By: Paradise Greens and Turf - (480) 586-0655	2,036 sf



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

SITE DISTANCE TRIANGLE

PER COM EDSM 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.

ADDRESS A.P.N.: GROSS AREA NET AREA

LANDSCAPE CALCULATIONS

PERIMETER LANDSCAPE:			
NORTH PERIMETER: 885.19 LF	35.4	177	38 Trees, 179 Shrubs
4 Trees 20 Shrubs per 100 LF			
EAST PERIMETER: 248.34 LF	9.93	49.67	10 Trees, 82 Shrubs
4 Trees 20 Shrubs per 100 LF			
WEST PERIMETER: 248.32 LF	7.45	49.66	8 Trees, 53 Shrubs
3 Trees 20 Shrubs per 100 LF			
Perimeter Tree Sizes:	53 Trees, 13.25 x 36"		
36" box: 25% min;	Box min., 26.5 x 24"		
24" box: 50% min;	Box min.		
no trees smaller than 15 gallon.			
OPEN SPACE REQUIREMENTS			PROVIDED
50% of all open space shall contain live plant material			Confirmed
SIGHT VISIBILITY TRIANGLE:			
MINIMUM SHRUB SIZE			
Min 50% 5-gallon or larger,			
all shurbs to be 5 gallon			
PARKING LOT LANDSCAPE			
Landscape islands shall be Min 8' wide and 15' in length for			
single row parking, 30' in length for double row			
1 tree 3 shrubs per island,	49 Trees, 5 x 36"	147	49 Trees, 188 Shrubs
Min 10% trees shall be 36" box,	Box, 44 x 24" Box		
other trees to be at least 24" box			
OVERLAY / SPECIAL DISTRICTS: N/A			
ADDITIONAL NOTES:			
Min 50% landscape shall be vegetative material at maturity			
(8,576/2 = 4,288 sf required)			
FOUNDATION BASE PLANTING			
FOUNDATION: 261.5 LF (not including play area)	36 Trees, 8 x 36"		36 Trees, 384 Shrubs
Min 1 tree per 50 LF, (trees in parking lot and within 30' of	Box, 28 x 24" Box		
the building may be counted),			
10% min 36" box, and remainder shall be min 24" box			

SCALE: 1" = 30'

BLDG TYPE 2

GROUNDCC	VER & S	SHRUBS		VEG CREDIT
	99	Caesalpinia mexicana Mexican Bird of Paradise	15 gal	50
	64	Dodonaea viscosa Hop Bush	5 gal	50
	125	Encelia farinosa Brittlebush	5 gal	10
0 200 0 17 0 17 0 17 0 17 0 17 0 17 0 17 0	49	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 gal	25
\bigcirc	138	Lantana montevidensis Purple Trailing Lantana	5 gal	25
$\langle \circ \rangle$	142	Lantana x `New Gold` New Gold Lantana	5 gal	25
	100	Ruellia brittoniana Purple Ruellia	5 gal	10
$\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{\mathbf{$	9	Sophora secundiflora Texas Mountain Laurel	15 gal	50
$\overline{\mathbf{O}}$	60	Sphagneticola trilobata Yellow Dot	5 gal	25
\bigcirc	75	Tecoma x `sparky` Tecoma Sparky	5 gal	25
	861	SUBTOTAL:		

CITY OF MESA APN #: 304-05-977B ZONING: AG / VACANT LAND / NON-PROFIT R/P



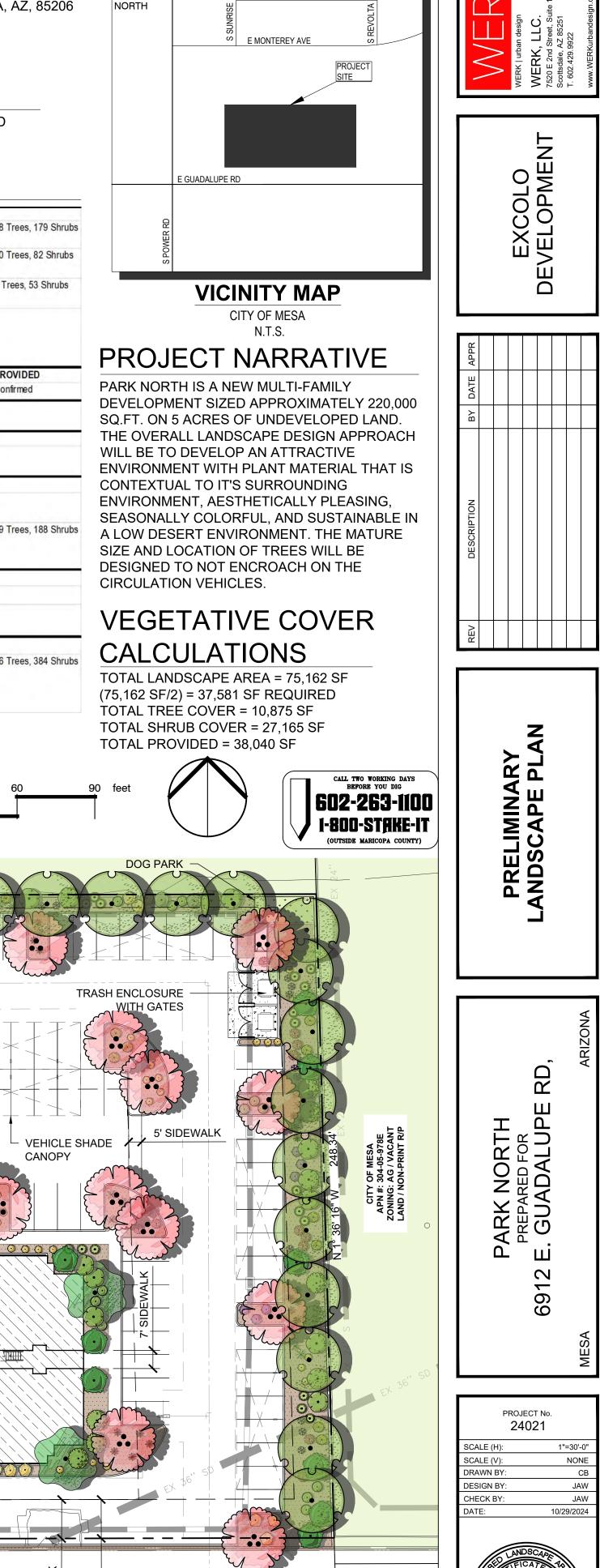
6912 E. GUADALUPE RD, MESA, AZ, 85206 304-05-982A 219,864 SQ. FT. 219,864 SQ. FT.

 $\mathbf{\widehat{1}}$

E MONTE AVE

LEGAL DESCRIPTION

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





1 OF 1 SHEETS



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

In attendance:

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

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

thompson4@cox.net

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

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

Meeting Notes:

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

The meeting was presented to attendees as an open house:

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

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

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

General Feedback and Concerns:

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

Concern: Preference for less intense development or something smaller-scale.

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

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

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

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

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

Meeting End Time: 7:30 PM

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

Photos:



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Park North

2nd Neighborhood Meeting Sign-In Sheet

Thursday, November 14, 2024; 6:30 pm

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

ADDRESS	PHONE	EMAIL
Moson 7140 E. Marte Que 85209	602 318 9927	Ithompson 40 cox. net
7438 Emilagro AVE		
7429 E. Nido Ave 85209	701-261-8773	kylie.anne@live.net
6917 E. MIRABEL AVE 85209	480-518-0404	CHERYLKIRBY AZ @GMAIL.COM
7244 ENido Ave	480-545-8640	
7458 E. Lobo Are	562-325-3143	behbendichstration
2145 S. Annea	480 322 3638	jason Kukkala @ msn.com
	Mpson 7140 E. Mante Que 85209 7438 E Milagro AVE 7429 E. Nido Ave 85209 6917 E. Mido Ave 85209 7244 E Nido Ave 7458 E. Lobo Are	Mpson 7140 E. Mante Que 85209 602 318 9927 7438 E Milagro AVE 7429 E. Nido Ave 85209 701-261-8773 6917 E. MIRABEL AVE 85209 480-578-0404 7244 E Nido Ave 480-545-8640 7458 E. Lobo Are 562-325-3183

Park North

2nd Neighborhood Meeting Sign-In Sheet

Thursday, November 14, 2024; 6:30 pm

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

NAME	ADDRESS	PHONE	EMAIL
VICTOR SAVAIVE	7211 E Navalio Aur, Masa	480316 9355	VSAJEANAL CQ. Com
JEFF LAVINE	7245 E NAVARE AVE	6026191729	Shalline 2k7 a yultoo.com
MATT VIG	7053 E MONTE CHZ	480-586-8938	MEMSVIGE GMALL. Can
LYNN Vica	7053 E MONTE CIE	420-586-0938	MUMSUKE RGMAIL. Can
Stacy Shepard	7158 E. Lomita Ave	602 318 6595	Sabshepardggnail.com

Park North

2nd Neighborhood Meeting Sign-In Sheet

Thursday, November 14, 2024; 6:30 pm

Superstition Springs Elementary School Library: 7125 E. Monterey Avenue, Mesa, AZ 85209

NAME	ADDRESS	PHONE	EMAIL
N. Ferris	2145 S. Anarea 2145 S. Anarea Cutyof Mesa Planney		
A. Kukkola	2145 S. Ananea		
Charate Bridges	refer Mesa Planner		
0	D		

From:	Charlotte Bridges
To:	Jessica Sarkissian
Cc:	Chris Webb; Tye Hodson; Evan Balmer
Subject:	FW: Zone24-00708 Park North Apartments Feedback
Date:	Monday, April 14, 2025 2:09:18 PM
Attachments:	image001.jpg

Hi Jessica,

Please see the email below regarding ZON24-00708.

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



From: sdebralh@aol.com <sdebralh@aol.com>
Sent: Wednesday, March 26, 2025 10:01 AM
To: Charlotte Bridges <Charlotte.Bridges@MesaAZ.gov>; Council <council@mesaaz.gov>
Subject: Zone24-00708 Park North Apartments Feedback

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 Here is his actual email that just came through!!!

Sincerely,

Rob Stephan | Excolo Office (602) 609-7388 | Cell (602) 469-9988

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From: Jeff Work <Jeff@bestdealaz.com>
Sent: Wednesday, March 26, 2025 4:14 PM
To: Charlotte.Bridges@mesaaz.gov; council@mesaaz.gov
Subject: Letter of Support – Park North ZON24-00708

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 muchneeded 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

Excolo Development – Park North Project (ZON24-00708)

After reviewing the Site Plan and project renderings for the Park North project – I/we do not oppose the addition of this multi-family residential project at the northeast corner of Power Road & Guadalupe Road.

Name	Address or Business	Email	Phone
Paliyah .T	7054 ELacenew		
Mile CLARK	2155 S. LONGWOUD CIR		
DAMON HUNSEN	21,62 5. Languard cir		
Nool Taylor	2+56 S. Longwood cir		
· DAVID JANSEN	7011 E Lakeview Ave.		

Plan of Operation

FOR

Park North Multi-Family



NEC Power & Guadalupe Roads (Mesa, Arizona)

August 2, 2024

Case No. ZON24-XXXX

PROJECT TEAM



Landscape Architect:	VVERK ur · ban design 7520 E. 2nd Street, Suite 1004 Scottsdale, Arizona 85251 Phone: (602) 429-9922
Civil Engineering:	EPS Group, Inc. 1130 N Alma School Rd., Suite 120 Mesa, AZ 85201
	Phone: (480) 503-2250
Property Owner:	P&G Land Development, LLC 11232 North 136 th Place Scottsdale, AZ 85259

<u>Purpose</u>

Per Section 11-31-31(F)(2) of the City of Mesa (the "City") Zoning Ordinance, for proposed residential uses in commercial zoning districts, a Plan of Operation must be submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations. This Plan of Operation is therefore provided in support of the proposed *Park North* project's pending Council Use Permit ("CUP"), Rezone and Major Site Plan Modification applications, to confirm its compliance with the City's zoning, building, and fire safety regulations.

General Operation Information & Background

Park North is a proposed 120-unit multi-family residential (apartments) development, located just east of the northeast corner of Power Road and Guadalupe Road on 5.05 total acres comprising APN 304-05-982A (the "Site"). 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. It should be noted that the nearest home in the adjacent Superstition Springs community is approximately 900' away from the Site on the other side of the City park. and the nearest home in the residential communities south of Guadalupe Road is approximately 500' away across a major arterial roadway.

Excolo Development ("Excolo") will be the developer of the *Park North* project. Once development is completed and the units are occupied, the project will be professionally managed and operated by a reputable property management company with an onsite leasing/management office to ensure that it maintains the quality standards of design, cleanliness, appearance, and operations, and acts as a good neighbor to the surrounding uses. Residential tenants of *Park North* will be required to observe all ordinances and rules of the City, along with additional rules implemented by Excolo and the property management company. All resident obligations, to the fullest extent of the law, will be enforced through specific lease provisions when a tenant signs their rental lease. These items within the lease will be updated and modified as needed to properly enforce the quality, integrity, and property operation of the project.

Compliance with Zoning Regulations

As noted above, *Park North* proposes multi-family residential uses in an existing commercial zoning district, which in this case is *Limited Commercial (LC)* with a *Planned Area Development (PAD)* overlay. The Site's existing *LC-PAD* 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 CUP. The pending CUP application for *Park North* therefore proposes to modify the commercial floor area must be reserved for commercial uses. If the pending CUP is approved by the City, the *Park North* project will be in

compliance with these requirements of the *LC-PAD* zoning as a multi-family residential project at a density of 23.8 DU/Acre with no associated commercial uses.

Additionally, a Rezone application for *Park North* has been submitted to the City to modify the *PAD* previously approved for the Site in 2010, by incorporating a new set of modifications to the development standards of the City's *LC* zoning district applicable to the Site. The *Park North* project has been designed in compliance with this new set of modified development standards, which includes building height, building setbacks adjacent to residential zoning districts, required landscape yards, and perimeter walls/fencing. If the pending Rezone is approved by the City, the *Park North* project will be in compliance with the new modified development standards of the Site's *LC-PAD* zoning.

Finally, a Major Site Plan Modification application for *Park North* has been submitted to the City to modify the previously approved Site Plan for the Site and replace it with the Site Plan for the proposed *Park North* project, thereby completing and ensuring the project's compliance with all applicable zoning regulations and requirements of the City.

Compliance with Building Regulations

The *Park North* project has been designed to adhere to all applicable building regulations adopted by the City, including the 2018 International Building Code ("IBC").

Compliance with Fire Safety Regulations

The *Park North* project has been designed to adhere to all applicable fire safety regulations adopted by the City, including the 2018 International Fire Code ("IFC").

Good Neighbor Policy

FOR

Park North Multi-Family



NEC Power & Guadalupe Roads (Mesa, Arizona)

August 2, 2024 Revised December 11, 2024

Case No. ZON24-00708

PROJECT TEAM

Developer:	Excolo Development, LLC 6628 E. Baseline Road, Suite 102 Mesa, Arizona, 85206 Phone: (602) 469-9988
Zoning Attorney & Developer Rep:	ROSE LAW GROUPPC RICH • CARTER • FISHER Jordan Rose & Chris Webb 7144 E. Stetson Drive, Suite 300 Scottsdale, AZ 85251 Phone: (480) 240-5648
Planning:	UPFRONT Planning & Entitlements, LLC 1811 S. Alma School Rd., Suite 283 Mesa, Arizona 85210
Site Design/Architecture:	2915 E. Baseline Road, Suite 120 Gilbert, Arizona 85234 Phone: (480) 659-1524

Landscape Architect:



7520 E. 2nd Street, Suite 1004 Scottsdale, Arizona 85251 Phone: (602) 429-9922

Civil Engineering:

EPS Group, Inc. 1130 N Alma School Rd., Suite 120 Mesa, AZ 85201 Phone: (480) 503-2250

:42

Property Owner:

P&G Land Development, LLC 11232 North 136th Place Scottsdale, AZ 85259

<u>Purpose</u>

The purpose of this Good Neighbor Policy for the proposed *Park North* multi-family apartment project is to provide descriptions of measures taken by the project to ensure its ongoing compatibility with adjacent uses, including measures to ensure that commercial activity will remain as a viable activity on the project Site. This Good Neighbor Policy is provided in support of the project's pending Council Use Permit, Rezone and Major Site Plan Modification applications, to ensure that this infill project remains compatible with the existing uses and neighbors in the surrounding area.

General Information & Background

Park North is a proposed 120-unit multi-family residential (apartments) 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"). 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. It should be noted that the nearest home in the adjacent Superstition Springs community is approximately 900' away from the Site on the other side of the City park, and the nearest home in the residential communities south of Guadalupe Road is approximately 500' away across a major arterial roadway.

Excolo Development ("Excolo") will be the developer of the *Park North* project. Once development is completed and the units are occupied, the project will be professionally managed by a reputable property management company with an onsite leasing/management office to ensure that it maintains the quality standards of cleanliness, appearance, operations, well maintained landscaping, and acts as a "good neighbor" to the surrounding uses and neighbors.

The Excolo contact below is available to answer questions and address issues arising from this Good Neighbor Policy. Additionally, Excolo confirms its intent to abide by the conditions of the City's approvals, as applicable to this Good Neighbor Policy. Following development of the project, Excolo can provide the City with replacement contact information for the selected property management company.

Contact:

Rob Stephen – Principal Excolo Development, LLC 6628 E. Baseline Road, Suite 102 Mesa, Arizona, 85206 Phone: (602) 609-7388 rstepehn@excolomgmt.com

Ensuring Neighborhood Compatibility – Project Design

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

1. Location

As noted above, the *Park North* project is extremely well buffered and surrounded by compatible uses. It 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).

2. Connectivity

Park North has been designed to provide pedestrian connectivity and interaction with 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 area. Pedestrian connectivity out to Guadalupe Road will also be provided via the new box culvert/bridge with both a vehicular and pedestrian crossing of the MCFCD canal.

3. Land Use

Park North is fully compatible with the surrounding neighborhood and will serve to further the creation of a great neighborhood by adding new diverse housing options (multi-family apartments) and providing connectivity and interaction of uses in the area, all in furtherance of the goals of the City's 2040 General Plan.

Additionally, the proposed use and design of the project responds to the primary concerns expressed to date by neighbors in the surrounding area; existing traffic near the Guadalupe/Power Roads intersection, specifically traffic during school drop-off and pick-up hours, and the additional traffic that would result from the development of *Park North*. 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 submitted to the City to address the concerns of the surrounding neighborhood. According to this traffic study, *Park North* 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. Therefore, in terms of potential uses for the Site under its existing zoning, *Park North* best addresses the primary concern of the neighbors.

Finally, in order to ensure compatibility with the activities, noise, lights, etc. from the

adjacent City park and eliminate the potential for complaints to the City by tenants of the *Park North* project, all tenants will be required to sign the Disclosure & Acknowledgement form attached hereto as **Exhibit A**. This Disclosure & Acknowledgement form makes each and every tenant aware of the City park, its activities and potential impacts, and requires them to waive all rights to file any complaints with the City under penalty of fines and termination of their lease.

Ensuring Ongoing Neighborhood Compatibility – Complaint Response

The *Park North* project team will ensure ongoing neighborhood compatibility by quickly responding to any complaints that may arise. The following situations, conditions, and/or circumstances may be reported by *Park North* residents, surrounding neighbors, and/or the City either to Excolo directly using the contract information above, or the onsite property manager (post development) and will be resolved appropriately:

1. Resident Restrictions

Residential tenants of *Park North* will be required to observe all ordinances and rules of the City, along with additional rules implemented by Excolo and the property management company. All resident obligations, to the fullest extent of the law, will be enforced through specific lease provisions when a tenant signs their rental lease. These items within the lease will be updated and modified as needed to properly enforce the quality and integrity of the project.

2. Noise from Residents

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

3. Traffic

As noted above, *Park North* 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. Nevertheless, should legitimate traffic-related complaints or safety concerns arise, Excolo and/or the future property manager will work with the City on mutually agreeable mitigation measures to address those concerns.

4. Project Lighting

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

obligation will be further enforced through their lease.

5. Parking

Ample parking has been provided onsite for both *Park North* residents and guests alike. The parking provided meets all the City's parking requirements for multi-family projects. Excolo and the future property manager will monitor and control the parking situation and will adjust as needed to maintain adequate onsite parking onsite and ensure it is not impactful to the adjoining commercial corner or the City park.

Ensuring Commercial Activity Remains Viable

While commercial activity on the Site may not be financially or practically viable as articulated in the pending Council Use Permit, Rezone and Major Site Plan Modification applications, from a land use and zoning perspective the Park North project won't preclude or prevent its future viability. The proposed Council Use Permit does not preclude commercial uses from being developed on the Site but would instead simply remove the requirement.

Further, should the *Park North* development be able to proceed as proposed, the planned redevelopment of the adjacent commercial corner to the west will also be able to proceed as planned, thereby ensuring that commercial activity remains viable in the immediate area.