

THE LANDING at FALCON FIELD

Employment/MUAD

LOCATED AT 1919 N. 46TH ST. IN MESA, ARIZONA

CITIZEN PARTICIPATION REPORT

March 11, 2024

1. PURPOSE

The purpose of this Citizen Participation Report (CPR) was to inform citizens, property owners, neighborhood associations, schools, and businesses in the vicinity of the proposed project rezoning. The Landing at Falcon Field is located at 1919 N. 46th Street (east of the southeast corner of Greenfield Road and McKellips Road. This plan ensured that anyone potentially impacted from this application will have adequate opportunity to learn and comment about the proposal. Records and communications of outreach efforts have been provided to the City of Mesa Planner.

2. CONTACT

Evergreen Devco. Inc.
Jazzmine Clifton
2390 E. Camelback Rd. Suite 410
Phoenix, Arizona 85016
602-808-8600
yclifton@evgre.com

3. PRE-SUBMITTAL MEETING

A pre-submittal meeting was held on April 13, 2021. Staff indicated that all property owners within 1,000 feet of the site and all registered neighborhoods and HOAs within 1 mile be notified of the public hearing.

4. ADJACENT PROPERTY OWNERSHIP OUTREACH

In June 2021, the applicant team met with adjacent parcel owners and stakeholders to discuss the proposed project. In December 2021 outreach to Falcon Field Airport was done. The applicant sent follow up details to those they had met with prior immediately after the first submittal in February. Details of this outreach will be documented in the Citizen Participation Report.

5. ACTION PLAN

In order to provide effective outreach, the following actions will be implemented.

- A. Contact list created for notification.
 - 1. *All property owners within 1,000 feet of the site.*
 - 2. *All registered neighborhoods & HOAs within one mile of the site.*
- B. Letter to Applicable School District (Mesa Public Schools) for Elementary, Jr. High, and High School.
- C. Notification for Planning and Zoning Commission were mailed out by May 7, 2024.
- D. Notification for City Council will be mailed to those outlined in the notification list above.
- E. Notification Signs detailing Planning and Zoning Commission and City Council Hearings have been posted on site as required and directed by the City and required evidence of postings will be provided.

6. SCHEDULE

Pre-Submittal Meeting – April 13, 2021

Individual Stakeholder Meetings – June 2021 – December 2021

Letter to Mesa Public School District – January 26, 2022

Application/CPP 1st Submittal – January 4, 2024

Application/CPP 2nd Submittal – March 11, 2024

Planning & Zoning Commission Hearing – May 22, 2024

City Council Hearing – TBD

1000' – Addresses

Mailing Address1	Mailing Address2	Mailing Address City	Mailing Address State	Mailing Address Zip Code	Property Street Number	Property Street Direction	Property Street Name	Property Street Type	Property Suite	Property City	Property Zip Code
539 N ARIZONA AVE	<Null>	CHANDLER	AZ	85225	1915 N		48TH	ST	<Null>	MESA	85205
4801 E MCKELLIPS RD	<Null>	MESA	AZ	85205	4801 E		MCKELLIPS	RD	<Null>	MESA	85205
2390 E CAMELBACK RD UNIT 410	<Null>	MESA	AZ	85205	1919 N		46TH	ST	<Null>	MESA	85205
PO BOX 1464	<Null>	MESA	AZ	85211	1805 N		46TH	ST	<Null>	MESA	85205
20 E MAIN ST STE 650	PO BOX 1466	MESA	AZ	85211	1804 N		46TH	ST	<Null>	MESA	85205
8007 E COPPER CYN	<Null>	MESA	AZ	85207	1709 N		GREENFIELD	RD	<Null>	MESA	85205
6502 E BAMBI DR	<Null>	MESA	AZ	85215	1745 N		GREENFIELD	RD	<Null>	MESA	85205
27540 DETROIT RD STE 201	<Null>	WESTLAKE	OH	44145	4442 E		IVY	ST	<Null>	MESA	85205
9106 BLAZING STAR LN	<Null>	PROSPECT	KY	40059	1750 N		PARKCREST	<Null>	<Null>	MESA	85205
13142 N 136TH PL	<Null>	SCOTTSDALE	AZ	85259	1734 N		PARKCREST	<Null>	<Null>	MESA	85205
6748 N 19TH ST	<Null>	PHOENIX	AZ	85016	4511 E		IVY	ST	<Null>	MESA	85205
3311 N CHESTNUT	<Null>	MESA	AZ	85213	4655 E		IVY	ST	<Null>	MESA	85205
5123 E CALLE DEL NORTE	<Null>	PHOENIX	AZ	85018	4711 E		IVY	ST	<Null>	MESA	85205
11 W JEFFERSON ST 1	<Null>	PHOENIX	AZ	85003	4751 E		INDIGO	ST	<Null>	MESA	85205
740 N 52ND ST STE 200	<Null>	PHOENIX	AZ	85008	4807 E		INDIGO	ST	<Null>	MESA	85205
4749 E INGRAM ST	<Null>	MESA	AZ	85205	4749 E		INGRAM	ST	<Null>	MESA	85205
4723 E INGRAM ST STE 201	<Null>	MESA	AZ	85205	4723 E		INGRAM	ST	<Null>	MESA	85205
PO BOX 707	<Null>	GILBERT	AZ	85299	1661 N		QUAIL	<Null>	<Null>	MESA	85205
1367 S COUNTRY CLUB DR UNIT 1276	<Null>	MESA	AZ	85210	1711 N		QUAIL	<Null>	<Null>	MESA	85205
1550 N 40TH ST	<Null>	MESA	AZ	85205	1725 N		QUAIL	<Null>	<Null>	MESA	85205
3118 DOUGLAS CIR	<Null>	LAKE OSWEGO	OR	97035	1718 N		QUAIL	<Null>	<Null>	MESA	85205
1385 KINGSWAY AVE	<Null>	PORT COQUITLAM	BC		1721 N		46TH	ST	<Null>	MESA	85205
1409 S NASSAU	<Null>	MESA	AZ	85206	1720 N		46TH	ST	<Null>	MESA	85205
1755 N 48TH ST	<Null>	MESA	AZ	85205	4540 E		IVY	ST	<Null>	MESA	85205
21615 E PEGASUS PKWY	<Null>	QUEEN CREEK	AZ	85142	4522 E		IVY	ST	<Null>	MESA	85205
1261 E FAIRFIELD ST	<Null>	MESA	AZ	85203	4610 E		INGRAM	ST	<Null>	MESA	85205
3230 E FAIRFIELD	<Null>	MESA	AZ	85213	4624 E		INGRAM	ST	<Null>	MESA	85205
1550 N 40TH ST UNIT 8	<Null>	MESA	AZ	85213	4660 E		INGRAM	ST	<Null>	MESA	85205
PO BOX 10	<Null>	SCOTTSDALE	AZ	85252	4738 E		INGRAM	ST	201 MESA	85205	
PO BOX 10	<Null>	SCOTTSDALE	AK	85252	1754 N		48TH	ST	<Null>	MESA	85205
3062 N MAPLE ST	<Null>	MESA	AZ	85215	4814 E		INGRAM	ST	<Null>	MESA	85205
1831 N ROCHESTER	<Null>	MESA	AZ	85205	1831 N		ROCHESTER	<Null>	<Null>	MESA	85205
1440 N BEL AIR DR	<Null>	MESA	AZ	85201	1909 N		ROCHESTER	<Null>	<Null>	MESA	85205
PO BOX 1464	<Null>	MESA	AZ	85211	4852 E		JULEP	ST	<Null>	MESA	85205
1929 VAN NESS AVE	<Null>	SAN FRANCISCO	CA	94109	4811 E		JULEP	ST	<Null>	MESA	85205
4001 N 3RD ST 405	<Null>	PHOENIX	AZ	85012	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>
PO BOX 72342	<Null>	SAN CLEMENTE	CA	92573	4863 E		INGRAM	ST	<Null>	MESA	85205
1744 N LINDSAY RD	<Null>	MESA	AZ	85213	4825 E		INGRAM	ST	<Null>	MESA	85205
16009 E CHOLLA DR	<Null>	FOUNTAIN HILLS	AZ	85268	4836 E		INDIGO	ST	<Null>	MESA	85205
1301 S E 10TH ST	<Null>	BENTONVILLE	AR		4505 E		MCKELLIPS	RD	<Null>	MESA	85205
PO BOX 847	<Null>	CARLSBAD	CA	92018	1805 N		GREENFIELD	RD	<Null>	MESA	85205
6067 JOHN MUIR RD	<Null>	HIDDEN HILLS	CA	91302	4405 E		MCKELLIPS	RD	<Null>	MESA	85205
7329 VIA LORADO	<Null>	RANCHO PALOS VERDES	CA	90274	4515 E		MCKELLIPS	RD	<Null>	MESA	85205
PO BOX 2609	<Null>	CARLSBAD	CA	92018	4525 E		MCKELLIPS	RD	<Null>	MESA	85205
5701 E INDIAN SCHOOL RD	<Null>	PHOENIX	AZ	85018	4722 E		IVY	ST	101 MESA	85205	
1350 E PARKSIDE DR	<Null>	GILBERT	AZ	85234	4722 E		IVY	ST	104 MESA	85205	
10725 HESS DR	<Null>	LA MESA	CA	91941	4722 E		IVY	ST	<Null>	MESA	85205
13912 FM 1730	<Null>	LUBBOCK	TX	79424	4521 E		JENSEN	ST	101 MESA	85205	
4749 E INGRAM ST	<Null>	MESA	AZ	85205	4521 E		JENSEN	ST	102 MESA	85205	
4521 E JENSEN ST 103	<Null>	MESA	AZ	85205	4521 E		JENSEN	ST	103 MESA	85205	
3046 N SAWYER	<Null>	MESA	AZ	85207	4521 E		JENSEN	ST	104 MESA	85205	
PO BOX 21887	<Null>	MESA	AZ	85277	4521 E		JENSEN	ST	105 MESA	85205	
1635 N GREENFIELD RD 104/105	<Null>	MESA	AZ	85205	4521 E		JENSEN	ST	106 MESA	85205	
627 E LEHI RD	<Null>	MESA	AZ	85213	4521 E		JENSEN	ST	107 MESA	85205	
4521 E JENSEN UNIT 109	<Null>	MESA	AZ	85205	4521 E		JENSEN	ST	109 MESA	85205	
4521 E JENSEN ST 110	<Null>	MESA	AZ	85205	4521 E		JENSEN	ST	110 MESA	85205	
936 N SINOA	<Null>	MESA	AZ	85205	4521 E		JENSEN	ST	<Null>	MESA	85205
4710 E FALCON DR UNIT 209	<Null>	MESA	AZ	85215	4813 E		MCKELLIPS	RD	<Null>	MESA	85205
7505 E MALLORY ST	<Null>	MESA	AZ	85207	1925 N		48TH	ST	<Null>	MESA	85205
2120 FAIRMONT AVE	<Null>	READING	PA	19612	1705 N		48TH	ST	<Null>	MESA	85205
226 W RANCH RD	<Null>	TEMPE	AZ	85284	1850 N		ROSEMONT	<Null>	<Null>	MESA	85205
13027 CROSSROADS PKWY S	<Null>	CITY OF INDUSTRY	CA	91746	4946 E		INGRAM	ST	<Null>	MESA	85205
549 N STARLEY	<Null>	MESA	AZ	85203	4925 E		INGRAM	ST	<Null>	MESA	85205
2016 E NORCROFT ST	<Null>	MESA	AZ	85213	1908 N		ROSEMONT	<Null>	<Null>	MESA	85205
PO BOX 1464	<Null>	MESA	AZ	85211	5000 E		MCKELLIPS	RD	<Null>	MESA	85205
4711 E FALCON DR STE 312	<Null>	MESA	AZ	85215	4542 E		MCKELLIPS	RD	101 MESA	85215	
3003 N CENTRAL STE 2600	<Null>	PHOENIX	AZ	85012	4542 E		MCKELLIPS	RD	103 MESA	85215	
3905 N SAPPHIRE	<Null>	MESA	AZ	85215	4542 E		MCKELLIPS	RD	104 MESA	85215	
907 GREENWAY DR	<Null>	ROCK VALLEY	IA	51247	4542 E		MCKELLIPS	RD	105 MESA	85215	
PO BOX 9949	<Null>	FARGO	ND	58106	4542 E		MCKELLIPS	RD	106 MESA	85215	
2620 310TH ST	<Null>	ROCK VALLEY	IA	51247	4542 E		MCKELLIPS	RD	107 MESA	85215	
4542 E MCKELLIPS RD 108	<Null>	MESA	AZ	85215	4542 E		MCKELLIPS	RD	108 MESA	85215	
4558 E MCKELLIPS RD 101	<Null>	MESA	AZ	85215	4558 E		MCKELLIPS	RD	101 MESA	85215	
175 S ARIZONA AVE	<Null>	CHANDLER	AZ	85225	4550 E		MCKELLIPS	RD	101 MESA	85215	
2575 E PROVIDENCE CT	<Null>	HOLLADAY	UT	84121	4550 E		MCKELLIPS	RD	102 MESA	85215	
4122 E MCLELLAN RD UNIT 13	<Null>	MESA	AZ	85205	4550 E		MCKELLIPS	RD	103 MESA	85215	
6532 E RUSTIC DR	<Null>	MESA	AZ	85215	4550 E		MCKELLIPS	RD	104 MESA	85215	
718 NW 8TH AVE	<Null>	FORT LAUDERDALE	FL	33311	4550 E		MCKELLIPS	RD	105 MESA	85215	
7260 E EAGLE CREST DR UNIT 17	<Null>	MESA	AZ	85207	4550 E		MCKELLIPS	RD	110 MESA	85215	
8015 -49 AVE	<Null>	RED DEER	AB		4550 E		MCKELLIPS	RD	111 MESA	85215	
4350 W EARHART WY	<Null>	CHANDLER	AZ	85226	4550 E		MCKELLIPS	RD	112 MESA	85215	
4710 E FALCON DR STE 111	<Null>	MESA	AZ	85215	4542 E		MCKELLIPS	RD	<Null>	MESA	85215
4710 E FALCON DR STE 111	<Null>	MESA	AZ	85215	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>
PO Box 1466	<Null>	Mesa	AZ	85211-1466							
PO Box 1466	<Null>	Mesa	AZ	85211-1466							
ATTN: Josh Grandlienard	PO Box 1466	Mesa	AZ	85211-1466							

HOA Addresses

Registered Neighborhoods and City of Mesa

Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	City	State	Zip
Estate Groves & Valencia Estates	William	Toperzer	4049 E		Huber	St	Mesa	AZ	85205
Alta Mesa Estates HOA	Barb	Gaudio	5345 E		McLellan	Rd #80	Mesa	AZ	85205
Alta Mesa Community Association	Dorne	Ellsworth	5966 E		Fountain	Cir	Mesa	AZ	85205
Mesa Commerce Center - HOA	Peggy	Maxwell	4001 N		3rd	St #405	Phoenix	AZ	85012
Mesa Commerce Center - HOA	Anne	Kleefisch	5060 E		Falcon	Dr	Mesa	AZ	85205
Apache Wells	Judy	Teague	2223 N		56th	St	Mesa	AZ	85215
Princess Park	Joseph	Hansen	4707 E		Hannibal	St	Mesa	AZ	85205
Princess Park	Geri	Nichols	4608 E		Greenway	St	Mesa	AZ	85205
Desert Springs	Lori	Percival	1901 E		University	Dr #440	Mesa	AZ	85203
Villa Sendero HOA	Terri	Jonas	1600 W		Broadway	Rd #200	Tempe	AZ	85282
Villa Sendero HOA	Lori	Percival	1901 E		University	Dr #440	Mesa	AZ	85203
Alta Mesa Community Association	Mitch	Kellogg	150 E		Alamo #3		Chandler	AZ	85225
Mira Mesa	Tracy	Childers	4937 E		Grandview	St	Mesa	AZ	85015
Apache Wells	Apache	Wells HOA	2223 N		56th	St	Mesa	AZ	85215
Alta Mesa Community Association	Thomas	Speropulos	5802 E		Fountain	St	Mesa	AZ	85205
Estate Groves & Valencia Estates	Jared	Langkilde	4228 E		Hope	St	Mesa	AZ	85205
Apache Wells	Kimberly	Cogill	2223 N		56th	St	Mesa	AZ	85215

HOA Name	Corp Comm Link
Falcon Estates	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=11222015
Los Estados	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07583870
Park Avenue	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08256551
Spyglass Estates	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01848439
Terra Mesa	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=02445223
Crossroads Estates	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08189240
The Estates at High Grove	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07921010
The Village at Apache Wells	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=02130652
Villa Sendero	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01662703
Villa Tuscano	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10895939
Vista Estancia	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09460713
Parklinks at Alta Mesa Townhomes	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=06015306
Desert Springs at Alta Mesa Condominiums	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09453795
Alta Mesa Estates	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01753580
Apache Wells	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01930890
El Portillo	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10355330
The Alta Mesa Community	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01674054
Alta Mesa Resort Village Condominiums	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08542834