

Sienna Ridge

A Single-Family Home and Townhome Community ZON23-00140 PAD Amendment Citizen Participation Report



**Request to Amend the Development Standard for Residential Garage Dimensions
for the RM-2 PAD Zoned Parcel on Approximately 3.7 Acres**

**Generally located east of the Loop 202 Freeway, at the NWC and SWC of E. Aspen
Avenue and South 90th Street**

**SUBMITTED TO:
City of Mesa Planning Division**

**PREPARED BY:
Iplan Consulting**

**CC Approved: November 2023
Amendment Submitted: April 2025
Citizen Participation Report Submitted: June 2025**



OVERVIEW

This report provides results of the implementation of the Citizen Participation Plan for the Sienna Ridge PAD Amendment. This site is located at 144 S. 90th Street, and is an application for an amendment to the approved PAD ZON23-00140 related to interior vehicular garage dimensions. This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. The public noticing letter, sign, and affidavits are attached for reference.

CONTACT

Jason Sanks

Company: Iplan Consulting

3317 S. Higley Road #114-622, Gilbert, AZ 85297

(602) 326-05814

jason@iplanconsulting.com

NEIGHBORHOOD MEETING

Due to the very limited nature of this request, the City determined that a Neighborhood Meeting for the proposed amendment was not necessary as there would be virtually no impact on surrounding properties.

CORRESPONDENCE AND TELEPHONE CALLS

- 1) Planning and Zoning Board notices of public hearing were mailed to 103 owners of property within 500' of the subject site as well as HOAs within ½ mile on June 24, 2025. A copy of this letter, list of property owners notified, and affidavit attesting to this action have been provided as part of this report.
- 2) A notice of hearing sign was placed on the property on January 23, 2025 by GDI signs and a photo was taken of the sign immediately following installation. The sign photo and an affidavit of posting attesting to this action have been provided as part of this report.

RESULTS

- 1) No public input has been received from the community.

HEARINGS

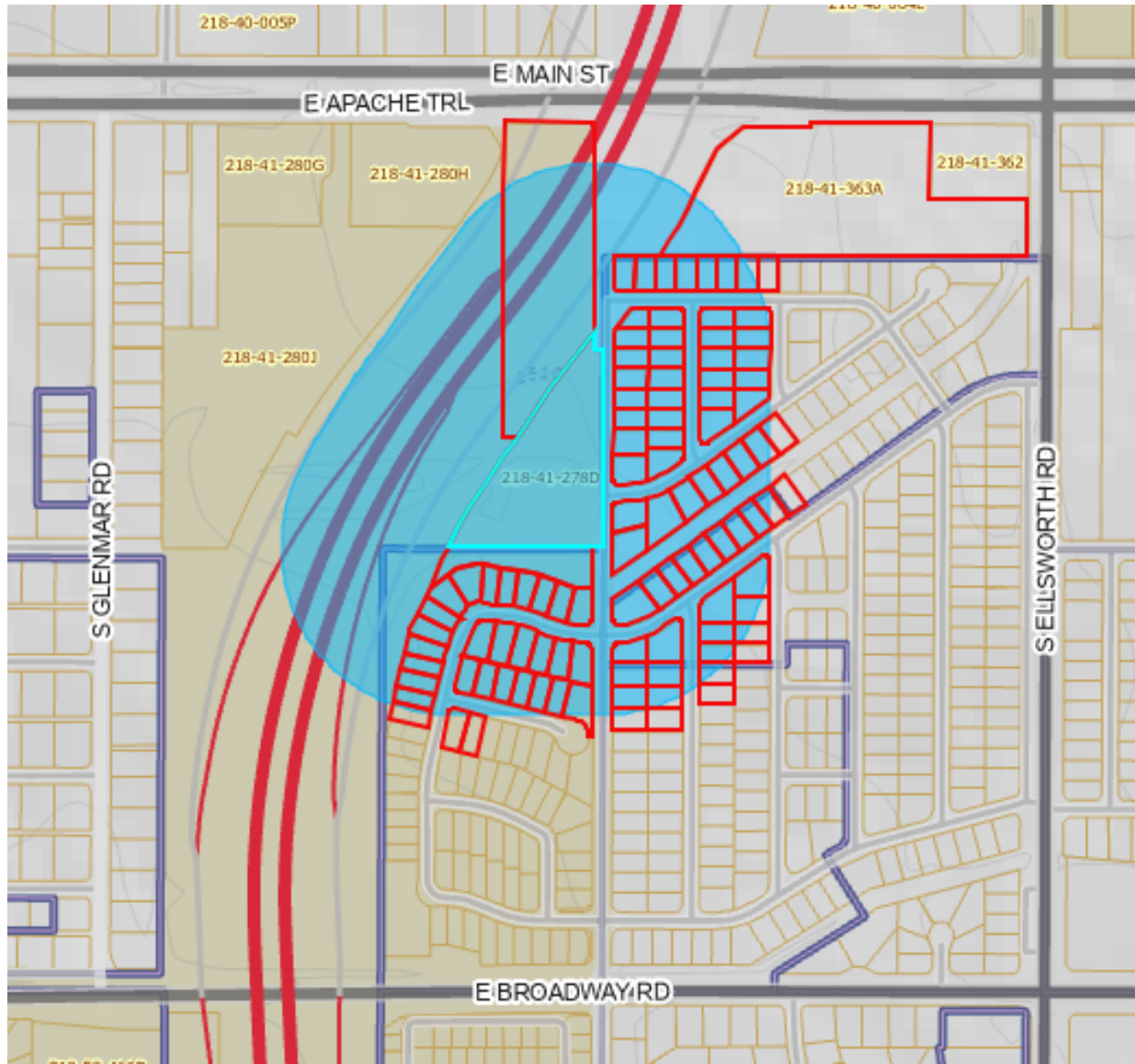
- 1) July 9 – Planning and Zoning Board Hearing
- 2) TBD – City Council Ordinance Introduction
- 3) TBD – City Council Ordinance Adoption

Sienna Ridge Townhomes

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NEIGHBORHOOD NOTIFICATION 500' BUFFER MAP





NEIGHBORHOOD NOTIFICATION 500' ADDRESS LIST

Parcel Number	Owner	Property Address
218-41-278D	5228 S BLACKSTONE LLC	
218-41-153	ACHINO RONALD	227 S 90TH PL MESA 85208
218-41-294	AMH 2014-2 BORROWER LLC	244 S 89TH ST MESA 85208
218-41-154	ANDERSON JOHN MICHAEL	233 S 90TH PL MESA 85208
218-41-129	APACHE PLACE LLC	227 S 90TH ST MESA 85208
218-41-279A	ADOT	8955 E APACHE MESA 85207
218-41-245	ARIZONA STATE OF	9014 E ALDER AVE MESA 85208
218-41-356	ATKINS JAMES/TAMMY	8953 E BALSAM AVE MESA 85208
218-41-268	BARASHKOVA TAMARA	129 S 90TH PL MESA 85208
218-41-127	BOYD DARLENE D	9102 E BALSAM AVE MESA 85208
218-41-123	BOYKIN KEN/STANLEY-BOYKIN KRISTI L	9024 E BALSAM AVE MESA 85208
218-41-358A	BROADWAY MANOR HOA	202 S 90TH ST MESA 85208
218-41-114	BRUCE E GORDON DECLARATION OF TRUST	217 S 90TH PL MESA 85208
218-41-289	BUSSO JORGE/ESTOPELLAN LUZ MARIA	214 S 89TH ST MESA 85208
218-41-264	CAIN MICHAEL L	101 S 90TH PL MESA 85208
218-41-119A	CHAPMAN TRAYNOR TRUST/ELLA JANE	9002 E BALSAM AVE MESA 85208
218-41-253	CHAVEZ ELQUEN M ROCHA/CARLOS	135 S 90TH ST MESA 85208
218-41-243	CORDOVA CANDELARIO/EUGENIO	9026 E ALDER AVE MESA 85208
218-41-353	CURTIS SHELDON L/SHORTER DOMINIQUE	8929 E BALSAM AVE MESA 85208
218-41-281	DACOSTA DANIEL	8962 E BALSAM AVE MESA 85208
218-41-287	EGELHOFF JULIE RENEE	8914 E BALSAM AVE MESA 85208
218-41-272	FELIX EDUARDO/DEBBIE	118 S 91ST ST MESA 85208
218-41-263	FERNANDEZ DONNA	102 S 90TH PL MESA 85208
218-41-242	FIGUEROA EMMANUEL/HAMELIN DESIREE	9032 E ALDER AVE MESA 85208
218-41-121	FLANARY JASPER J/BRENDA C	9014 E BALSAM AVE MESA 85208
218-41-357	GIOVANETTI MICHAEL J/KINDELLY K	8961 E BALSAM AVE MESA 85208
218-41-256	GRESKO CARRIE LYNNE	148 S 90TH PL MESA 85208
218-41-217	GRILL MICHAEL R/MARTHA E	9019 E ASPEN AVE MESA 85208
218-41-240	GUTIER VICTOR MANUEL RODRIGUEZ	9046 E ALDER AVE MESA 85208
218-41-131	HAMBY TIMOTHY WAYNE/MISTY MARIE	239 S 90TH ST MESA 85208
218-41-124	HANCOCK WILLIAM D	9028 E BALSAM AVE MESA 85208
218-41-267	HARTER JAMES/ROBERTA	123 S 90TH PL MESA 85208
218-41-284	HARTWIG DAVID/CAROL TR	8938 E BALSAM AVE MESA 85208
218-41-252	HATHORN TODD/CAROLYN	129 S 90TH ST MESA 85208
218-41-117A	HERNANDEZ JUDY L	202 S 90TH PL MESA 85208
218-41-349	HICKS JUSTIN L	8932 E BIRCHWOOD CIR MESA 85208
218-41-222	HILL CHRISTIANNE D	9045 E ASPEN AVE MESA 85208

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218-41-116	HOLDER KYLE PATRICK	201 S 90TH PL MESA 85208
218-41-269	HOLDERBY NATHAN N SR	137 S 90TH PL MESA 85208
218-41-346	HUANG ANDY/YONEMASU SAYAKA	8952 E BIRCHWOOD CIR MESA 85208
218-41-125	HUGHES FIDEL/MARY	9032 E BALSAM AVE MESA 85208
218-41-219	JONES DANIELLE M	9029 E ASPEN AVE MESA 85208
218-41-292	JONES JANET LOUISE	232 S 89TH ST MESA 85208
218-41-118	JUDKINS JARON D	201 S 90TH ST MESA 85208
218-41-251	JUN SUNG	123 S 90TH ST MESA 85208
218-41-218	KANSCHAT RONALD E	9025 E ASPEN AVE MESA 85208
218-41-354	KATIFI AMEER	8937 E BALSAM AVE MESA 85208
218-41-258	KHAN SHAFAT U/JANICE L	136 S 90TH PL MESA 85208
218-41-130	KIMBER BRIAN/POWELL CHERYL BROOKE	233 S 90TH ST MESA 85208
218-41-274	KINNARD DANNY D JR	102 S 91ST ST MESA 85208
218-41-111	LAZCANO ALVARO	212 S 91ST ST MESA 85208
218-41-115	LAZCANO ALVARO	209 S 90TH PL MESA 85208
218-41-257	LLOYD ELIZABETH J	142 S 90TH PL MESA 85208
218-41-270	LONG XIAOZHOU	130 S 91ST ST MESA 85208
218-41-338	LOPEZ JOSEPH A	8925 E BIRCHWOOD CIR MESA 85208
218-41-110	LUGO VERONICA URIBE	202 S 91ST ST MESA 85208
218-41-113	LUNA MIGUEL GARCIA/JAIMES ROSALES	222 S 91ST ST MESA 85208
218-41-291	MALDONADO LISA ANNA	226 S 89TH ST MESA 85208
218-41-128	MARIN JUVENTINO	9108 E BALSAM AVE MESA 85208
218-41-259	MARTINEZ DANIEL SALVADOR F	130 S 90TH PL MESA 85208
218-41-122	MARTINEZ MARIA/MACIAS LUIS	9020 E BALSAM AVE MESA 85208
218-41-348	MAURIZO PAUL J	8938 E BIRCHWOOD CIR MESA 85208
218-41-337	MCCUNE PATRICK D/BRENDA	8919 E BIRCHWOOD CIR MESA 85208
218-41-112	MERANTE DOROTHY/PALAFIX FRANCISCO	218 S 91ST ST MESA 85208
218-41-126	MERCADO SAUL SOSA	9038 E BALSAM AVE MESA 85208
218-41-266	MESSMER RONALD F/MARILYN TR	117 S 90TH PL MESA 85208
218-41-262	MIRANDA JESUS A/LUNA MARIA C	112 S 90TH PL MESA 85208
218-41-295	MMR REAL ESTATE HOLDINGS LLC	250 S 89TH ST MESA 85208
218-41-260	MONK DAVID/CINDRA	124 S 90TH PL MESA 85208
218-41-350	MOSTRALES JESSE	8926 E BIRCHWOOD CIR MESA 85208
218-41-273	MOUSY HELMEY K/HANNA EIZABIL E	112 S 91ST ST MESA 85208
218-41-265	MOUSY HELMY/HANNA EIZABIL	111 S 90TH PL MESA 85208
218-41-249A	NGABU HUBERT NSONA	111 S 90TH ST MESA 85208
218-41-352	NOWAKOWSKI KURTIS	8921 E BALSAM AVE MESA 85208
218-41-248A	ORTEGA EDER VALDEZ	101 S 90TH ST MESA 85208
218-41-250	PAMELA LYNETTE NORRIS PROP TRUST	117 S 90TH ST MESA 85208
218-41-150	PATRON AGUSTIN/VIZCARRA MELVA	240 S 90TH PL MESA 85208

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218-41-290	PEREZ GABRIEL RAMOS/DE AVILA ELENA	220 S 89TH ST MESA 85208
218-41-288	PITTMAN CRAIG N	208 S 89TH ST MESA 85208
218-41-282	PROGRESS RESIDENTIAL BORROWER 14 LLC	8954 E BALSAM AVE MESA 85208
218-41-215	RAMOS JOSE	167 S 90TH ST MESA 85208
218-41-151	SAGASTA TOMMY A	234 S 90TH PL MESA 85208
218-41-261	SALINAS JOSE V MARTINEZ	118 S 90TH PL MESA 85208
218-41-351	SARRA L STEVEN	8920 E BIRCHWOOD CIR MESA 85208
218-41-152A	SCHNEBLY DWIGHT WILCOX	228 S 90TH PL MESA 85208
218-41-271	SCHNEIDER JEAN & MARILYN SCHNEIDER	124 S 91ST ST MESA 85208
218-41-363A	SIMONCRE RUBICON V LLC	40 S ELLSWORTH RD MESA 85207
218-41-347	SMITH SUSAN E	8944 E BIRCHWOOD CIR MESA 85208
218-41-214	SPRINGATE KENNETH R/DEANNA K	9114 E BALSAM AVE MESA 85208
218-41-244	STENNERSON WAYNE E/JUDITH A	9020 E ALDER AVE MESA 85208
218-41-355	STRANGIS PASQUALE/THERESA	8945 E BALSAM AVE MESA 85208
218-41-286	TAYLOR KENNETH/TYLER KANDICE	8922 E BALSAM AVE MESA 85208
218-41-254	THIEL JULIE A/DECORSE MICHAEL W	143 S 90TH ST MESA 85208
218-41-241	TORRES ARMANDO/HERNANDEZ OLIVIA	9038 E ALDER AVE MESA 85208
218-41-345	TREVINO MICHEAL/DODGE LINDA J	8960 E BIRCHWOOD CIR MESA 85208
218-41-221	TRIPLETT MAXINE	9039 E ASPEN AVE MESA 85208
218-41-283	VO PROPERTIES LLC	8946 E BALSAM AVE MESA 85208
218-41-220	WEAVER BARBARA J	9035 E ASPEN AVE MESA 85208
218-41-255	WELLMAN COREY	151 S 90TH ST MESA 85208
218-41-293	WINGERTSON STEVEN R/DIANE K	238 S 89TH ST MESA 85208
218-41-285	YAMASA CO LTD	8930 E BALSAM AVE MESA 85208
218-41-216	ZACHARA JENNIE K	159 S 90TH ST MESA 85208
218-41-223	ZAMBRANO BLANCA MARIBEL RODRIGUEZ	9051 E ASPEN AVE MESA 85208



Dear Neighbor,

The Sienna Ridge single-family home and townhome community was approved by the City of Mesa in the Fall of 2023. Since our City approval, we have progressed through the permitting processes and have mass graded the property. During this process, our development team noted that we need an amendment to our "Planned Area Development" (PAD), specifically to Approval Condition #3, concerning the interior garage dimensions. Our amendment will not result in any visible changes for the surrounding community, and no additional units are proposed. Specifically, the property is located within the 100 block of South 90th Street (west side). This is the vacant property west of 90th Street up against the Loop 202 Freeway. The case number assigned to this project is **ZON23-00140**.

This letter is being sent to all property owners within 500 feet of the property, and Homeowner's Associations within ½ mile, at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at **(602) 326-0581** or e-mail me at jason@iplanconsulting.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on July 9, 2025 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts**.

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak. For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Joshua Grandlienard of their Planning Division staff. He can be reached at 480-644-4691 or Joshua.Grandlienard@MesaAZ.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Jason Sanks

Iplan Consulting





City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER
MAILINGS

To be submitted to the Planning Division by **June 24, 2025.**

Date: 6/24/2025

I, Jason Sanks, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON25-00265** on the 24th day of June, 2025.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me this 24th day of June, 2025.

Notary Public



Case Number: **ZON25-00265**

Project Name: Sienna Ridge

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**CITY OF MESA
PUBLIC NOTICE**

ZONING HEARING

PLANNING & ZONING BOARD

57 EAST FIRST STREET

MESA, ARIZONA

4:00 PM DATE: JULY 9, 2025

CASE: ZON23-00140

Request: Modification of an existing Planned Area Development Overlay (PAD) and amending Condition of Approval No. 3 for case ZON23-00140 for a 29-unit multiple residence development. (District 5)

Applicant: JASON SANKS

Phone: 602-326-0581





City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by **June 24, 2025**.

Date: **6/24/2025**

I, Jason Sanks, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case **ZON25-00265** on the 23rd day of June, 2025.

At least one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

Applicant's/Representative's signature: 

SUBSCRIBED AND SWORN before me this 24th day of June, 2025.



Notary Public



Case Number: **ZON25-00265**

Project Name: Sienna Ridge