

Citizen Participation Report

Springs at Eastmark

SEC Ellsworth Road & Warner Road
Mesa, Arizona

Overview

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts to be made by Continental 552 Fund, LLC (“Continental”) to inform citizens and property owners concerning the Applicant’s request to the City of Mesa for a PAD zoning and Site Plan. These requests are for Springs at Eastmark, a proposed luxury multi-family development on the approximately 16.6-acre vacant property located in Eastmark at the southeast corner of Ellsworth Road and the planned alignment of Warner Road in Mesa. The property is further identified on the Maricopa County Assessor’s Map as parcel number 312-19-556 (the “Property”).

By providing opportunities for citizen participation, the Applicant has ensured that those affected by this application had an adequate opportunity to learn about and comment on the proposed plan.

Contact Information

Those coordinating the Citizen Participation activities were as follows:

Reese L. Anderson
Pew & Lake, PLC
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480) 461-4670 (direct)
reese.anderson@pewandlake.com

Erin Conway
Continental 552 Fund, LLC – Springs at Eastmark
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051
(262) 532-9332 (direct)
econway@cproperties.com

Actions Taken

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

1. A contact list has been developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;

- b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).
2. A notice letter was mailed to all property owners on the above contact list, which included a description of the proposed request to the City and a copy of the development plan. The notice also included the applicant's contact information to enable surrounding property owners an opportunity to learn more about the project, share any comments and concerns, and receive feedback from the applicant.
 3. Continental worked extensively with the Eastmark Community Association, which has reviewed and approved the plans for Springs at Eastmark. Continental will continue to work with Eastmark, which is the only registered neighborhood within the required radius of the property.
 4. No additional presentations were made by groups of citizens or neighborhood associations.
 5. In accordance with ARS § 9-462.04 (A) (4) and Mesa Zoning Ordinance Section 11-67-5, property owners within 500-feet of the property were notified of the hearing before the Planning and Zoning Board at least 14-days prior to the scheduled hearing.

Additionally, one (1) 4' x 4' public meeting notice sign was posted on the Property as coordinated with Planning Staff. The sign was posted at least two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign is attached to this report.

Summary of Concerns, Issues, Problems and Resolutions

There were no major citizen concerns voiced throughout the process. The applicant worked extensively with Eastmark Community Association to achieve necessary approvals for the project. Partnering with Eastmark to resolve any possible future concerns will continue.

Schedule

| | |
|----------------------------------|--------------------|
| Pre-Submittal Meeting | September 8, 2020 |
| Formal Submittal to City | September 21, 2020 |
| Follow-Up Submittal | October 26, 2020 |
| Planning & Zoning Public Hearing | December 16, 2020 |

Attached Exhibits:

- A. Copy of the citizen notice letter
- B. Notification map of surrounding property owners
- C. List of property owners within 1000 ft. of the subject property, HOAs within ½ mile, and registered neighborhood contacts within 1 mile of the property (none on HOA list per note from City Staff).
- D. Public Hearing (P&Z) Notification Materials
 - a. Notification Letter
 - b. Notification Map of surrounding property owners
 - c. List of property owners within 500 ft. of the subject property, Neighborhood Associations within 1 mile of the project, HOAs within ½ mile of the property, and all attendees at the neighborhood meeting.
- E. Public Notice Sign Posting Affidavit



Continental552 Fund LLC
c/o Erin Conway
Continental Properties Company, Inc.
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051

Re: **Notice of City of Mesa Site Plan Review Application – Springs at Eastmark**
Southeast Corner of Ellsworth Road and Warner Road, Mesa, AZ

Dear Neighbor:

Our company, Continental Properties Company, Inc. (“Continental”) is working on a proposal to develop, own and operate a high-quality, market-rate multifamily community in the Eastmark area in Mesa, known as “The Springs at Eastmark.” At approximately 16.6 acres in size, the vacant land is located at the southeast corner of Ellsworth Road and Warner Road; also known as Maricopa County Assessor Parcel No. 312-19-556. We have submitted a request to the City of Mesa for Site Plan Review on this property to allow for this proposed development.

Springs at Eastmark will be a luxury, gated multifamily community that features approximately 276 homes, offering a range of studio, 1-, 2-, and 3-bedroom homes in ten (10), three-story residential apartment buildings. All exterior architectural elevations consist of aesthetically pleasing character and durable materials, including stucco and stone masonry. The Springs at Eastmark will be designed with generous landscaping and quality lifestyle amenity package that will benefit the community. Enclosed for your review is a copy of the preliminary development plan and elevations.

Upon review of the enclosed plans, should you have any questions, comments or wish to discuss the proposed request, please contact me or our local land use council at the contact information below. We value and look forward to your input.

Erin Conway
Continental Properties Company, Inc.
Email: econway@cproperties.com
Phone: (262) 532-9420

Reese L. Anderson
Pew & Lake, PLC
Email: reese.anderson@pewandlake.com
Phone: (480) 461-4670

At this time, no public hearing before the City of Mesa Planning and Zoning Commission has been scheduled. When any meeting date is known, the property will be posted, and notice letters will be sent to the City’s required notice list and to anyone who reaches out to us and provides their contact information.

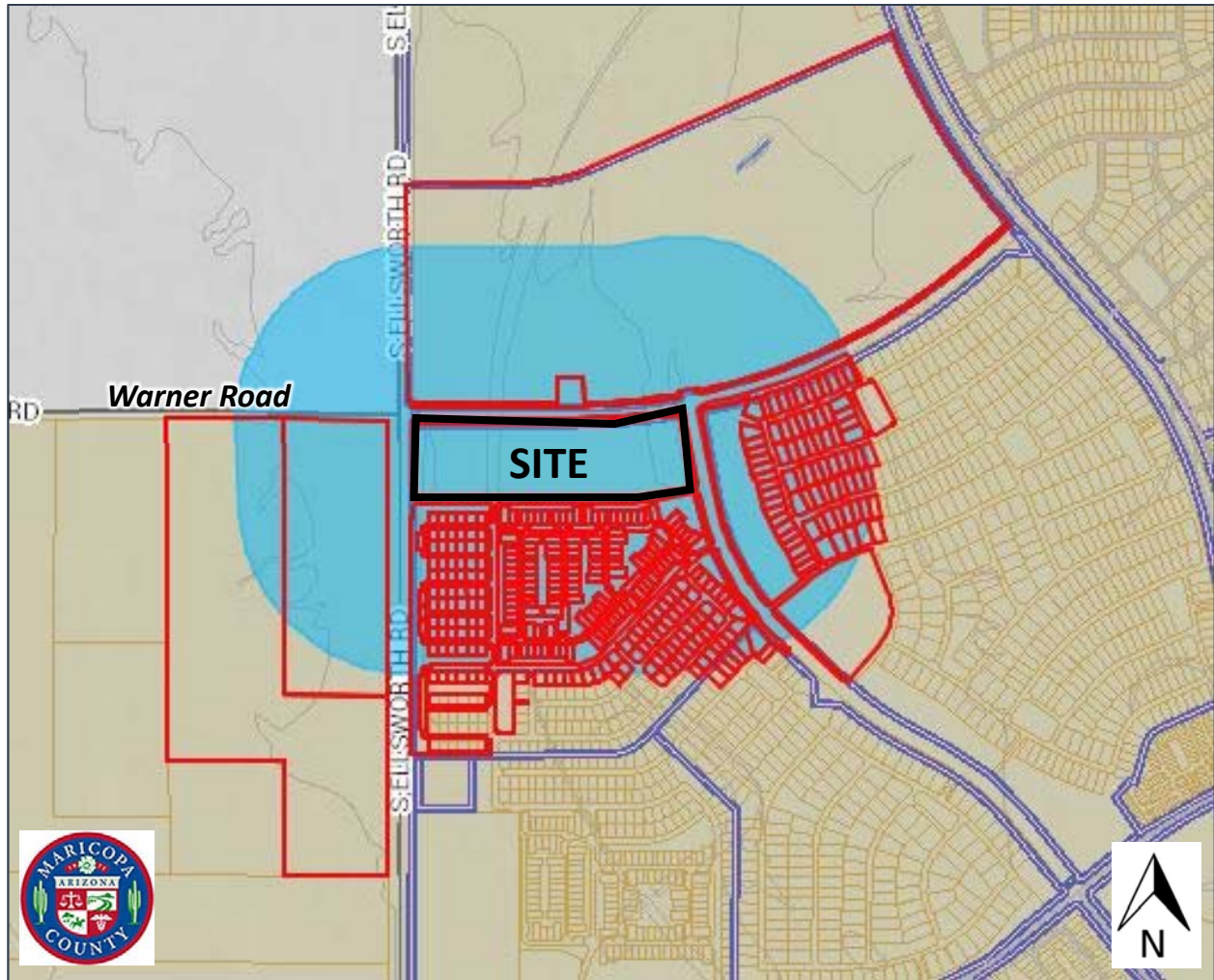
Please give us the opportunity to address any specific questions or comments of yours. We look forward to hearing from you.

Sincerely,

Erin Conway
Continental Properties Company, Inc.

Property Owners, 1,000 Feet+ Springs at Eastmark

SEC Ellsworth Rd. & Warner Rd.



**Ctiizen Participation Notice List
Springs at Eastmark
SEC Ellsworth Road Warner Road**

Property Owners, 1,000 Feet+

| Owner | Address | City | State | Zip |
|----------------------------------|---------------------------------|-------------|--------------|------------|
| BD218 LLC | 5110 N 40TH ST STE 110 | PHOENIX | AZ | 85018 |
| DMB MESA PROVING GROUNDS LLC | 14646 N KIERLAND BLVD | SCOTTSDALE | AZ | 85254 |
| DMB MESA PROVING GROUNDS LLC | 14646 N KIERLAND BLVD STE 165 | SCOTTSDALE | AZ | 85254 |
| TAYLOR MORRISON ARIZONA INC | 9000 E PIMA CENTER PKWY STE 350 | SCOTTSDALE | AZ | 85258-4472 |
| Source: Maricopa County Assessor | | | | |

HOAs, 1/2 Mile+ and Neighborhood Associations, 1 Mile+

| Community | Name | Address | City, State | Zip |
|-----------------------------------|-----------------------------------|--------------------------------------|--------------------|------------|
| Eastmark | Suzanne Walden-Wells | 10100 E. Ray Road | Mesa, AZ | 85212 |
| Eastmark Community Alliance, Inc. | 6263 N. Scottsdale Road, Ste. 330 | 6263 N. Scottsdale Road, Ste. 330 | Scottsdale, AZ | 85250 |

Source: Mesa Neighborhood Services



Continental552 Fund LLC
c/o Erin Conway
Continental Properties Company, Inc.
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051

November 30, 2020

NOTICE OF PUBLIC HEARING

Dear Neighbor,

Our company, Continental Properties Company, Inc. (“Continental”) is working on a proposal to develop, own and operate a high-quality, market-rate multifamily community in the Eastmark area of Mesa, known as “The Springs at Eastmark.” We have submitted a request to the City of Mesa for Site Plan Review on this property to allow for this proposed development.

The development is located on approximately 16.6 acres located at the southeast corner of Ellsworth Road and Warner Road; also known as Maricopa County Assessor Parcel No. 312-19-556. Springs at Eastmark will be a luxury, gated multifamily community that features approximately 276 homes, offering a range of studio, 1-, 2-, and 3-bedroom homes in ten (10), three-story residential apartment buildings. All exterior architectural elevations consist of aesthetically pleasing character and durable materials, including stucco and stone masonry. The Springs at Eastmark will be designed with generous landscaping and quality lifestyle amenity package that will benefit the community. Enclosed for your reference is a copy of the proposed site plan.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on December 16, 2020 in the City Council Chambers. The meeting will begin at 4:00 p.m. The case number assigned to this project is ZON20-00627.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. It is also being sent to those who attended the neighborhood meeting and provided their contact information.

Because of the current public health emergency, the City Council Chambers is closed for Planning and Zoning Meetings. However, the live meeting may be watched on local cable **Mesa channel 11**, online at [Mesa11.com/live](https://www.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 530 123 2921 and following the prompts.**

Public participation will be available electronically. If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** at <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online->



[meeting-comment-card](#) at **least 1 hour prior to the start of the meeting.** If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

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

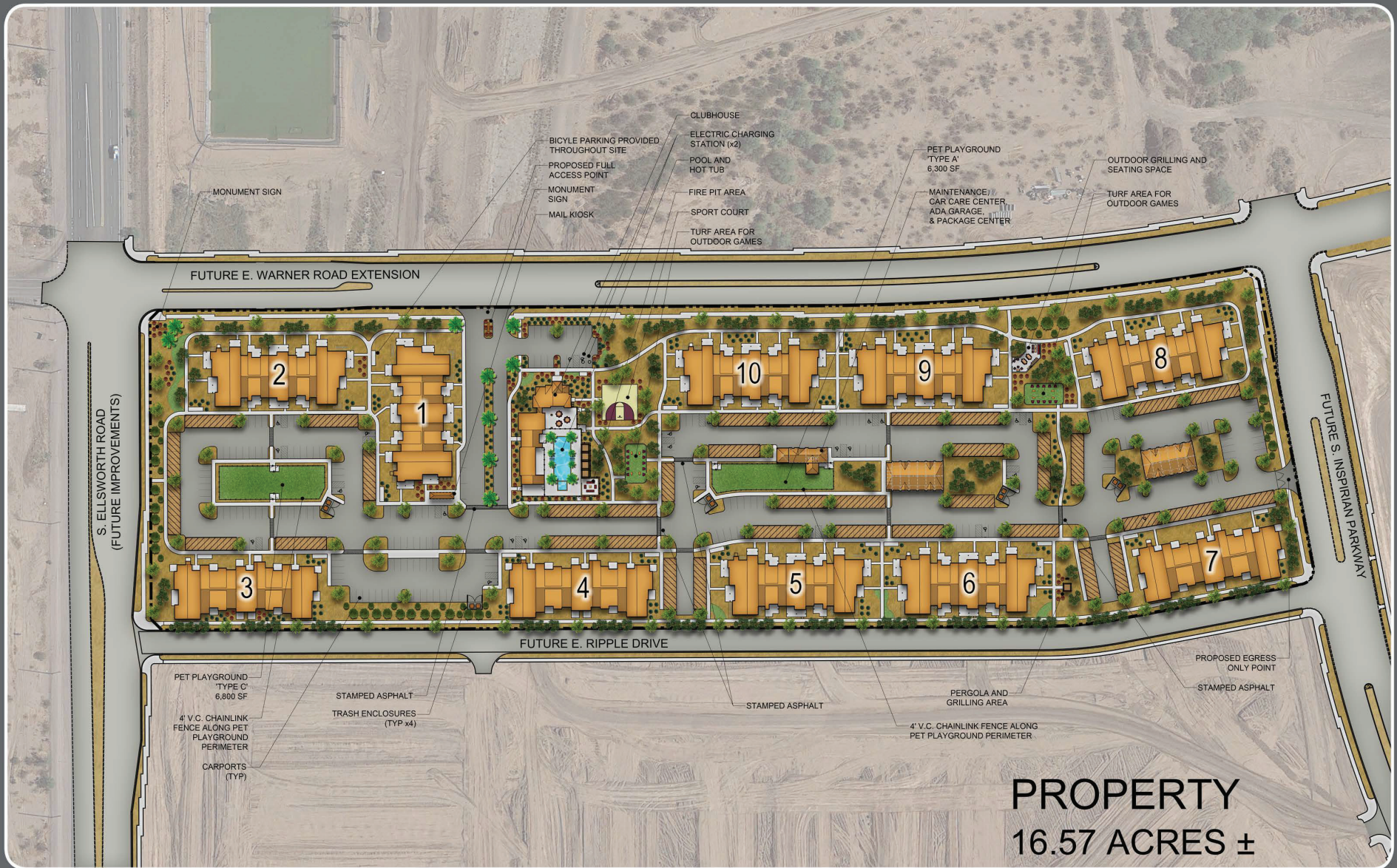
If you have any questions regarding this matter prior to the public hearing, please contact me on the phone at 262-532-9420 or via email at econway@cproperties.com. You may also contact Reese Anderson at Pew & Lake, PLC on the phone at 480-461-4670 or via email at reese.anderson@pewandlake.com.

Sincerely,

A handwritten signature in black ink that reads "Erin Conway". The signature is fluid and cursive, with the first name "Erin" being larger and more prominent than the last name "Conway".

Erin Conway
Continental Properties Company, Inc.

Enclosures



SPRINGS AT EASTMARK

MESA, AZ

CONTINENTAL
PROPERTIES

**Ctiizen Participation Notice List
Springs at Eastmark
SEC Ellsworth Road Warner Road**

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Source: Mesa Neighborhood Services