

Sienna Ridge

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



**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**



PURPOSE

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, and businesses in the area of the proposed amendment to the Sienna Ridge PAD through case number ZON23-00140. Iplan Consulting, on behalf of 5228 S. Blackstone LLC, presents these groups a request to amend the minimum residential garage dimensions for the project to be a minimum of 19' wide and 20' deep whereas the standard minimum requirements are 20' x 22'.

The plan has been prepared to clearly outline the applicant's intent to inform the community about the details and schedule surrounding the development schedule for the proposed residences. This plan will ensure that those who may have a concern about the proposal have an adequate opportunity to learn about the project and provide comments back to the developer and the City.

Over the course of the plan, it is anticipated that comments will be received via email, phone, and letter to either the developer or the city. Those will be carefully collected and tracked and provided in the form of a final Citizen Participation Report which is due to the City a minimum of 10 days prior to the PZ public hearing.

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.

PZ public hearing notices (approximately 103) will be dropped off at the City to be mailed (DATE), and any inquiries resulting from these notices will be added to the report and submitted to the City of Mesa for the public record.

The Citizen Participation Plan for this project can be summarized as follows:

- 1) Coordination and information sharing with District 5 Councilmember Alicia Goforth.
- 2) DATE TBD - Notice of Public Hearings were prepared by the applicant, but sent by City staff, to all property owners within 500' of subject property. The letters were prepared following the City's preferred format from the Citizen Participation Plan guide provided and dropped off to City Staff on (DATE) in advance of the (DATE) deadline.

One public hearing sign was placed on the property per the City's adopted sign template on (DATE). An affidavit of public posting and hearing sign photos were provided to the City by the (DATE) deadline. The PZ hearing date is scheduled for (DAY/DATE/TIME) in City Council Chambers.

The CC dates for the project are projected to be in (MONTH) and (MONTH) with

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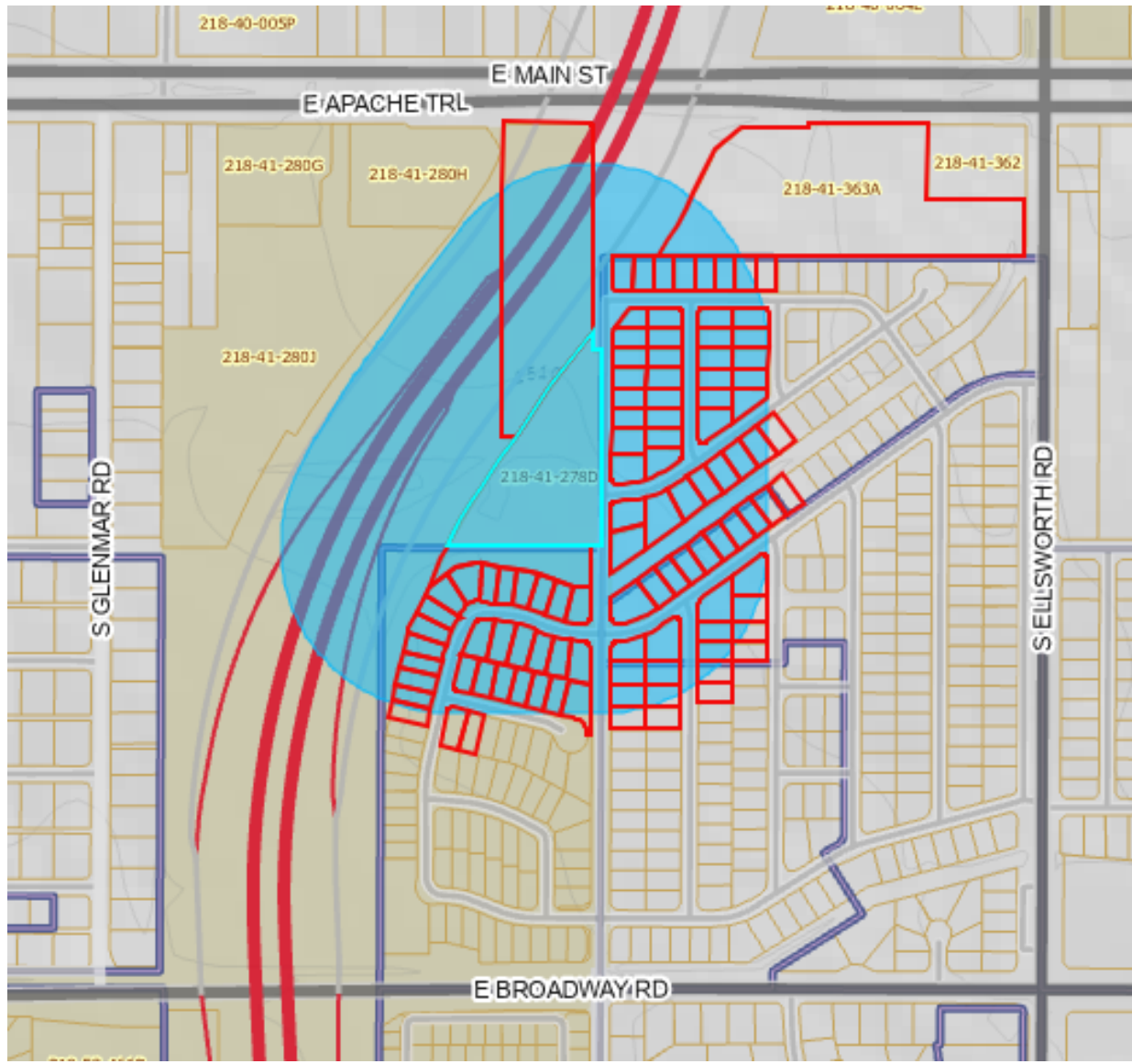
Ordinance introduction anticipated on (DATE) and Ordinance adoption on (DATE).

- 3) DATE TBD – Citizen Participation Report was provided to City Staff on (DATE). Any correspondence received after that date will be added to the report on file at the City
- 4) DATE TBD – PZ public hearing on the proposed amendment ZON23-00140.
- 5) DATE TBD – CC public hearing, ordinance introduction
- 6) DATE TBD – CC ordinance adoption

NEIGHBORHOOD NOTIFICATION 500' BUFFER MAP

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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

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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
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

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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
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

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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