

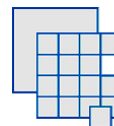
Smiles for Special Needs

Zoning, SCIP and Site Plan Review Narrative

1858 E Brown Rd

Submitted by:

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Vanessa MacDonald
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Mesa, AZ 85204
P. 480.461.4670



Pew & Lake, P.L.L.C.
Real Estate and Land Use Attorneys

On behalf of:

Smiles for Special Needs
Joseph Hughes

May 8, 2024

1. Introduction

Pew and Lake, PLC, on behalf of our client, Smiles for Special Needs, is pleased to submit this project narrative for approval of a rezoning from RS-9 to Office Commercial (OC), with a Substantial Conformance Use Permit (SCIP) to facilitate the Smiles for Special Needs adult day care center. The approximately 1-acre subject site is located at 1858 E. Brown Road, which is approximately 600 feet west of the NWC Gilbert Road and Brown Road (APN 136-27-014C). An aerial photo of the site is shown below with the parcel outlined in red.

Figure 1 – Site Aerial



2. Specific Requests

Our specific requests to the City of Mesa are for approval of the following:

1. Rezoning of the property from RS-9 to OC.
2. A Substantial Conformance Improvement Permit (SCIP)
3. Site Plan Review

3. Existing Site Conditions and Relationship to Surrounding Properties

As noted above, the subject site is zoned RS-9 and located at 1858 E. Brown Road, approximately 600 feet west of the NWC Gilbert Road and Brown Road in Mesa. According to historic aerial photography the building was originally constructed in 1969, largely with the same current configuration. In 2003, the parking and drive aisles within the site were added and remain to this day. Figures 2 and 3 on the next page show the historic aerial photos. It is our understanding that the site was previously used as the East Valley Academy Charter School.

Figure 2 – 1969 Site Aerial

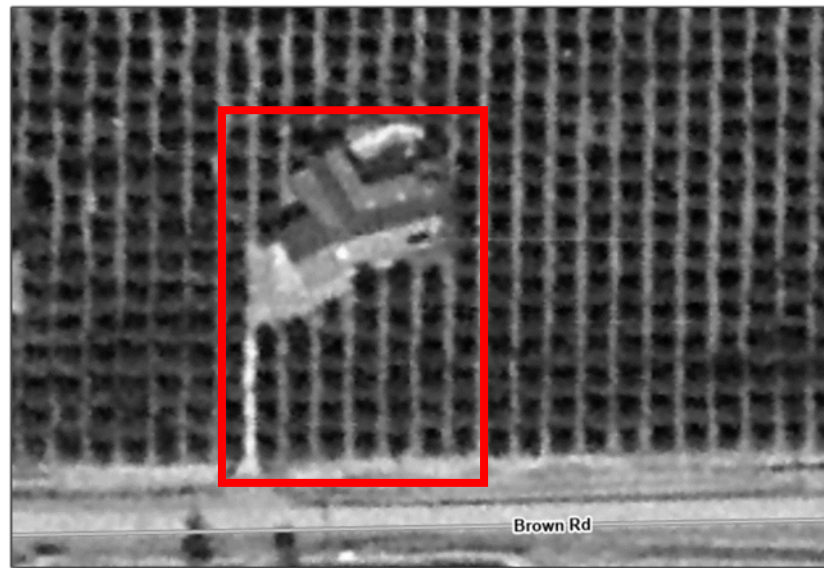
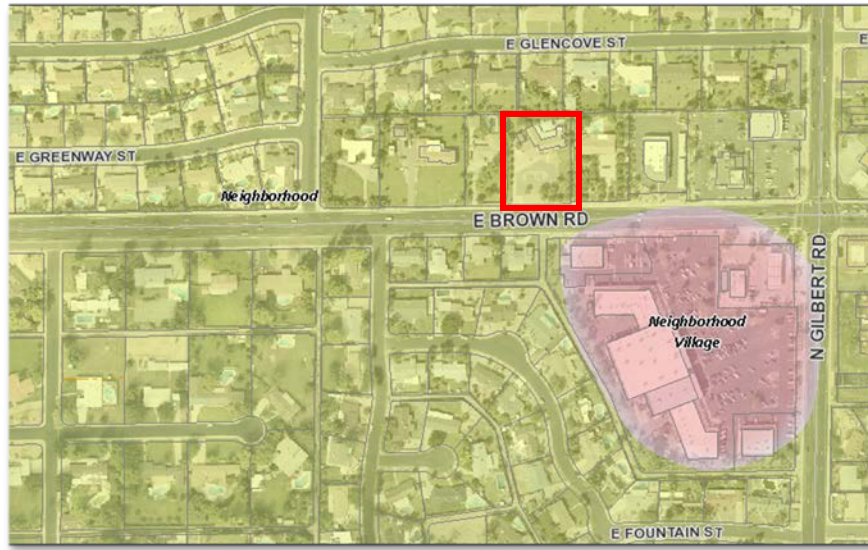


Figure 3 – 2003 Site Aerial



The property is designated under the City of Mesa General Plan as Neighborhood as shown on Figure 4 on the next page with the site outlined in red.

Figure 4 – Existing City of Mesa General Plan Map



This site is currently zoned RS-9 having received this zoning designation as adjacent residential properties were developed under R1-9 standards. While the zoning designation anticipates a smaller lot, this property is 42,776 sq. ft. There are several properties along Brown Road which are zoned OC along Brown Road as shown in Figure 5, below.

Figure 5 – Existing City of Mesa Zoning Map

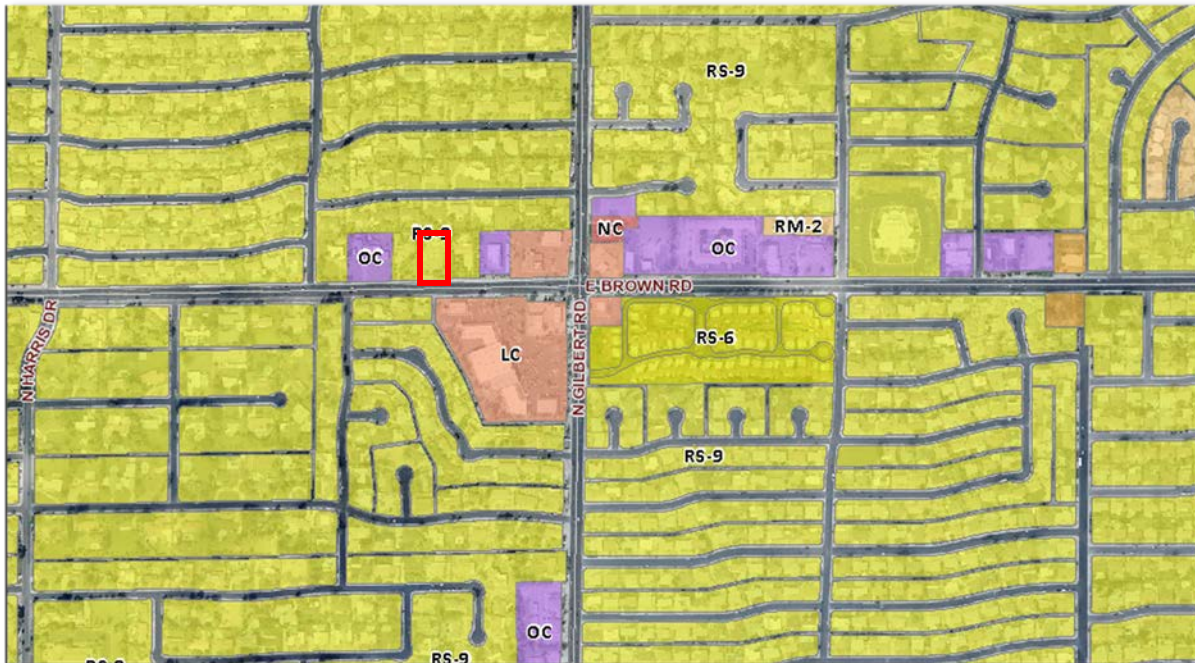
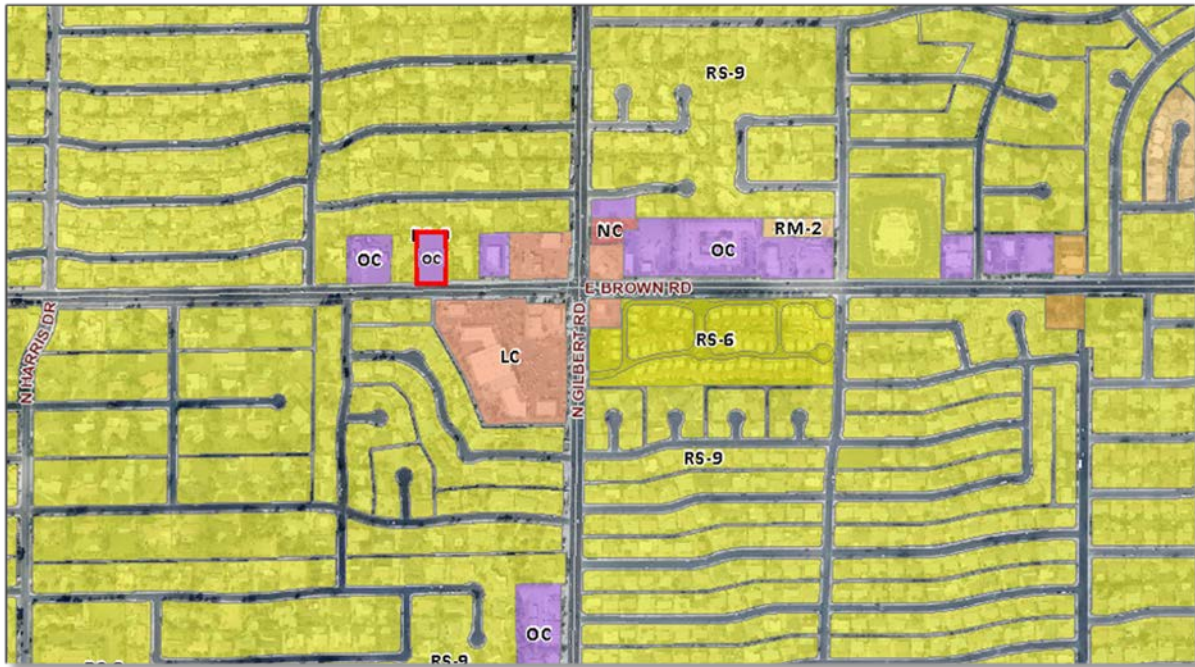


Figure 6 – Proposed City of Mesa Zoning Map



South of the site is Brown Road, a major arterial, followed by the Luna Tierra commercial development and a single-family home. West of the site is a single-family home followed by the Citrus Manor nursing home. North of the site is the East Orangewood Estates residential subdivision. East of the site is a single-family home followed by the Orangewood Plaza office building and additional commercial uses.

The table below further details the adjacent land uses.

Table 1 – Surrounding Context

Direction	Existing Zoning	Existing Use
Subject Property	RS-9	Subject Site - TBD
North	RS-9	Single Family Residential
East	RS-9	Single Family Residential
South	LC/RS-9	Dry Cleaner & Commercial/Single Family Residential
West	RS-9	Single Family Residential

4. Project Description

The Smiles for Special Needs program is a day program for adults with intellectual and physical disabilities. It provides a safe place for this important segment of our community to go during the day while their primary caregivers are at work or have other commitments. At Smiles for Special Needs these individuals find a place where they are loved, accepted and respected for who they are. The program helps participants work on life skills with an emphasis on peer

interaction. The program also helps our community by providing respite care for family members and primary care providers of the participants, allowing these providers to attend work and other obligations.

Adult individuals attend the center between the hours of 7am and 5pm (M-F) with no overnight stays. Individuals are dropped off to the center by family members, friends, or caregivers or by using transit options offered by Smiles for Special Needs. In other words, the only people parking on site for more than a few minutes are the employees.

Proposed Site Improvements

The existing site layout includes a driveway built to commercial standards which leads to a rounded drive aisle route which facilitates drop-offs. The 4,890 square feet of building area (including outdoor eating area, separate entrance offices and the main facility) is located towards the rear of the lot along with a covered patio and play area in the rear of the building. There are no proposed changes to the exterior of the building except minor changes related to the installation of an updated ADA compliant front entry.

The proposed changes to the site include adding additional asphalt to meet commercial parking requirements and installing a sidewalk connection to provide safe connectivity between the building, parking, and public street. While the site currently has only 10 marked parking spaces, it is being improved to provide the required 14 spaces. A new 32" high parking screen wall will be added to screen new parking spaces and match the existing wall.

The existing citrus-based landscaping provides a buffer to neighboring properties and will be enhanced and complemented with new landscaping installed along the property lines and street frontage. Given the limited impact of the proposed site improvements, no additional stormwater retention basins are being proposed for the site. Changes are also proposed inside the building in order to meet or exceed the occupancy rating and building code requirements.

Development Standards

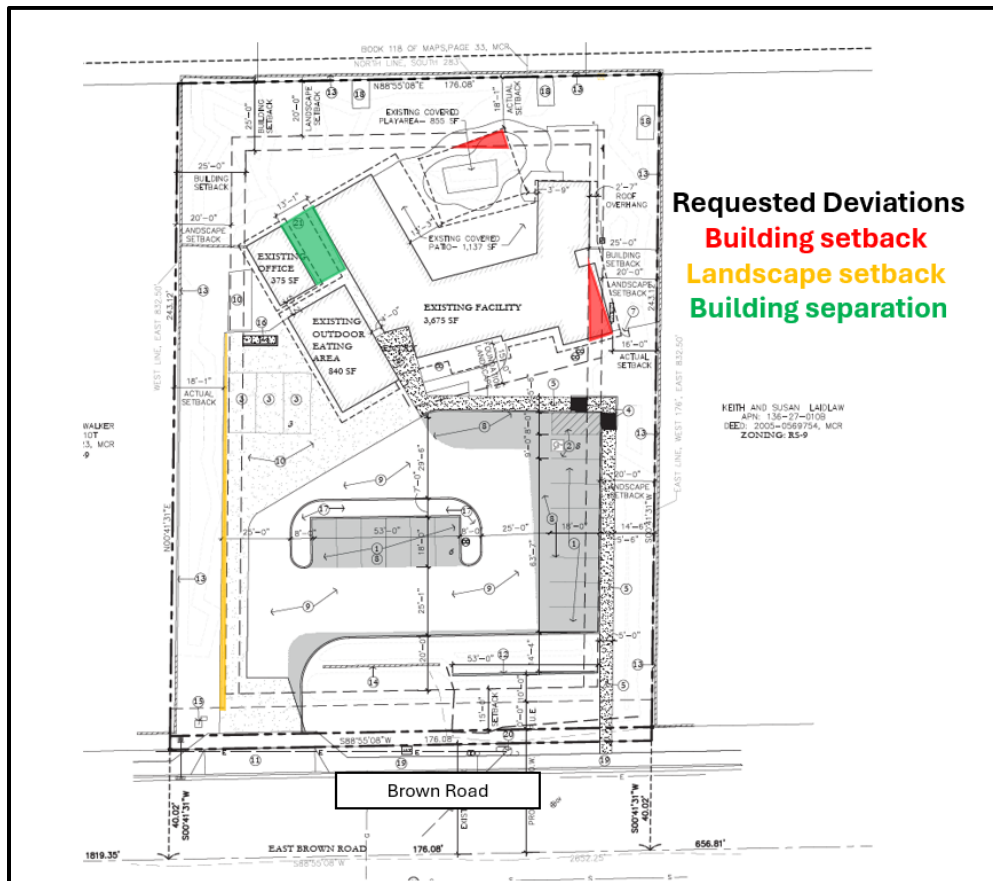
The proposed site plan seeks to balance the current residential configuration of the site while also providing general conformance with today's commercial standards. Shown below are the Office Commercial development standards from which we are requesting modification through the SCIP.

Development Standards Modification

Development Standards	Office Commercial- required	Provided with SCIP
Building Setbacks		
Side-East	25-feet	16-feet
Rear	25-feet	18-feet
Landscape Setbacks		
Side-East	20-feet	16-feet
Side-West	20-feet	18-feet
Building Separation	25-feet	13-feet

Justification for Development Standard Modifications

The modifications listed in the table on the previous page may be easily identified in the graphic below. It is important to note that these requests do not propose any new encroachments into the setback areas. In each instance where a modification is requested, the condition currently exists, and the modification, if granted, will allow the continued use of the structure while substantially conforming with the Mesa Zoning Ordinance. So, while the zoning might be changing to allow a new use and site improvements will be made to parking, landscaping, and pedestrian connections, the project seeks to maintain the existing configuration of the buildings on the property.



a. Side Building Setback modification

The requested OC zoning district requires a 25-foot building setback. However, the building is currently angled on the property and is only 16-feet from the eastern property line, creating an encroachment into the required building setback. When constructed, the residential zoning district had a smaller setback requirement, which permitted the construction of the building in its current location and orientation. A minor modification is needed to preserve the current location of the building without any major modifications.

b. Side Landscape Setback modifications

On the western and eastern sides of the property, there are encroachments of pavement into the required landscape setbacks. This pavement was installed while the property was in use as a charter school, to provide the necessary width of the drive aisles, required sidewalks and parking areas in the front portion of the lot. While the landscape buffers in the front portion of the lot are slightly narrower than required, the rear portion of the lot has more than the required amount of landscaping. This abundance of landscaping contributes to a lot coverage of only 52.9%, where 80% is allowed in the OC zoning district.

c. Rear Setback modification

When the property was used as a charter school, a covered play area was installed in the rear yard of the property. The fabric-covered accessory structure continues to provide a shaded area for the patrons of the adult day care as they seek outdoor activity. The existing location of this covered structure is not proposed to be changed. The structure is 14'-6" feet in height which, under the current residential zoning district, would be allowed within the rear yard setback. However, the OC development standards do not contemplate accessory structures, therefore a deviation is required to allow the structure to remain in place.

d. Building Separation modification

The building separation distance that requires a deviation occurs between the existing office building and the larger facility. Like the play area discussed above, the office was constructed as an accessory structure by the prior user of the property. The office is just over 13-feet away from the principal building on the property, which is permitted in the current residential zoning district. However, the OC district, which contemplates several buildings on a single property, requires a building separation of 25-feet. The deviation will allow the continued use of the property without the removal or costly relocation of the office building.

5. Compliance with the General Plan

This applicant requests a rezone to OC zoning. The Office Commercial zoning is appropriate under the General Plan because the property is along an arterial street and in the vicinity of similarly zoned commercial properties. In the Mesa General Plan, Neighborhood Suburban subtype, the Office Commercial (OC) District is considered an allowed "secondary" zoning district and a day care center (public/semi-public use) is considered an allowed "secondary" land use.

The Smiles for Special Needs project also achieves important objectives under the General Plan, namely:

a. Neighborhood Policy #1: Encourage the appropriate mix of uses that will bring life and energy to neighborhoods while protecting them from encroachment by incompatible development.

Response: The proposed Adult Day Care Use provides a key Quality of Life aspect for both the patrons of Smiles for Special Needs and for their families, who benefit from the needed respite and are also enabled to add value at jobs within the City. The proposed upgrades to the site will ensure that the needs of surrounding development are respected by not requesting deviations above those historically in place at the property.

b. Neighborhood Strategy #5: Investigate strategies and incentives to encourage appropriate infill and property reuse consistent with neighborhood goals and values.

Response: Residents of the City of Mesa value the personal well-being of those individuals in our society who cannot take care of themselves. Residents also value the needs of family members who endeavor to provide for these individuals. Utilizing this property along the Brown Road arterial is an appropriate location for a commercial while also achieving a “neighborhood” feel with a residential style building and landscaping.

6. Substantial Conformance Use Permit (SCIP)

As stated in Section 1-73-1 of the Mesa Zoning Ordinance, a SCIP is a process by which improvement standards required by the ordinance can be incrementally modified on non-conforming sites when such sites are enlarged; buildings are replaced, extended or have additions constructed; or other site modification is proposed. A SCIP recognizes that there may be existing site constraints, and encourages improvements that are proportionate to the degree of improvement being sought by the applicant. With the approval of a SCIP, non-conforming developments may be brought into substantial conformance with the zoning ordinance. The only development standards that may be modified with a SCIP are building setbacks, landscape design, on-site parking, building height, right of way dedications, and other site development standards contained in the ordinance.

There are findings outlined in Section 11-7-3 of the Zoning Ordinance, that need to be met prior to the approval of a SCIP. The findings are shown below in bold text, with the manner in which this application meets them following in italics.

A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without (emphasis added) causing or creating any of the following conditions:

1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or

2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.

3. The creation of new non-conforming conditions.

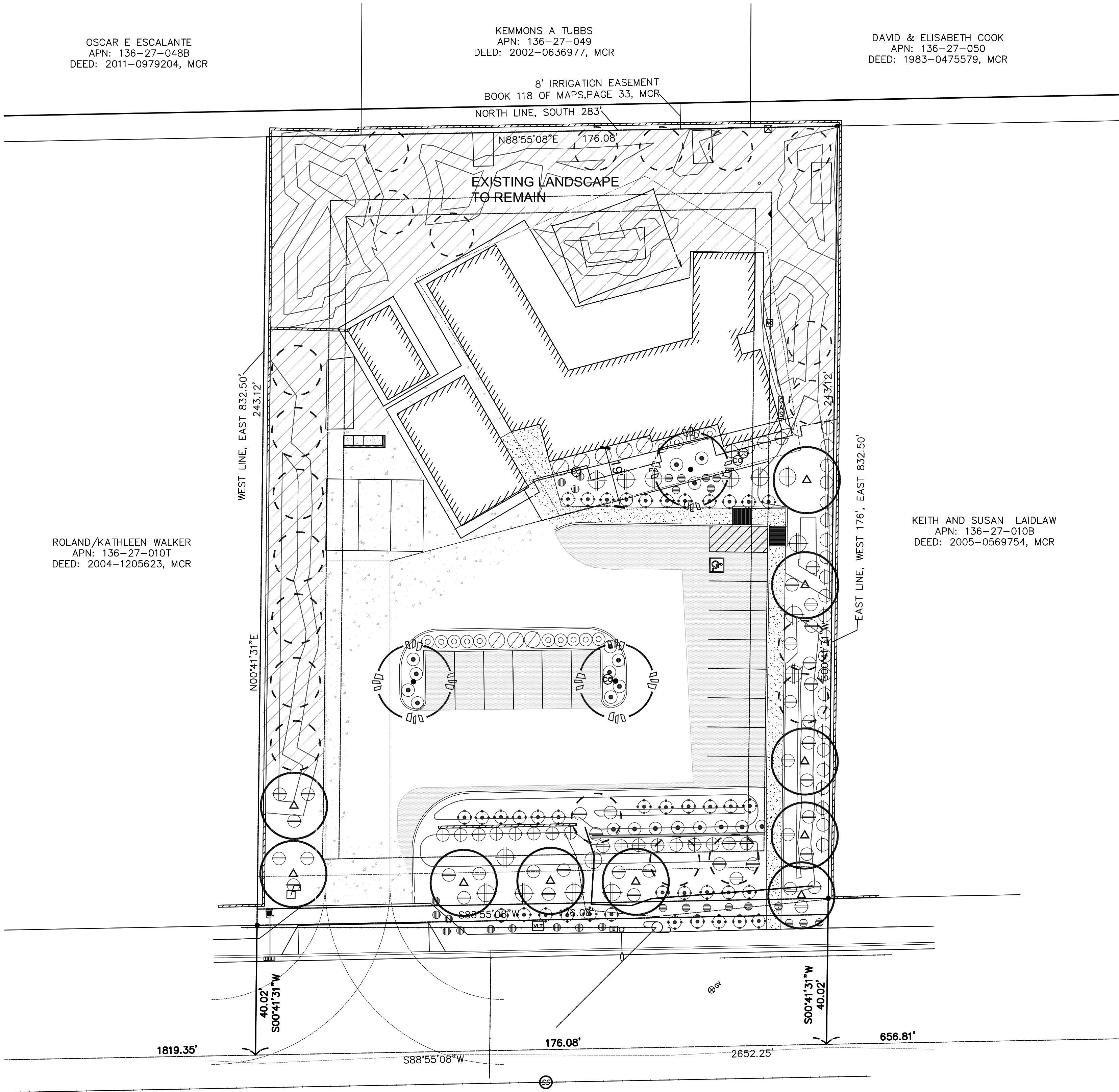
RESPONSE: The modifications requested with this rezoning and SCIP application are requested so that the Smiles for Special Needs adult day care can continue operating at its existing location without interruption. No buildings will be demolished or reconfigured, and the approval of these requests will not create further non-conformities on the site.

B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.

RESPONSE: Authorizing the SCIP will establish an existing use on the property that is consistent and compatible with many of the properties along Brown Road that have been converted to business uses. The traffic along Brown Road has discouraged residential development in this area, and instead favors conversions of residential properties into small businesses. For example, there is an assisted living facility and law firm, also on the north side of Brown Road, that are office/commercial uses that have retained the residential character of the neighborhood.

7. Conclusion

The proposed adult day care use is appropriately designed and located along the arterial road along with other office-type uses. We look forward to working with staff to ensure that this important community service is provided in the City of Mesa.

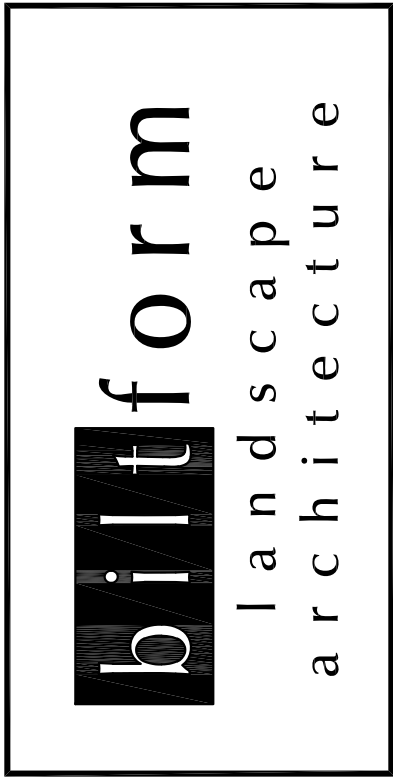
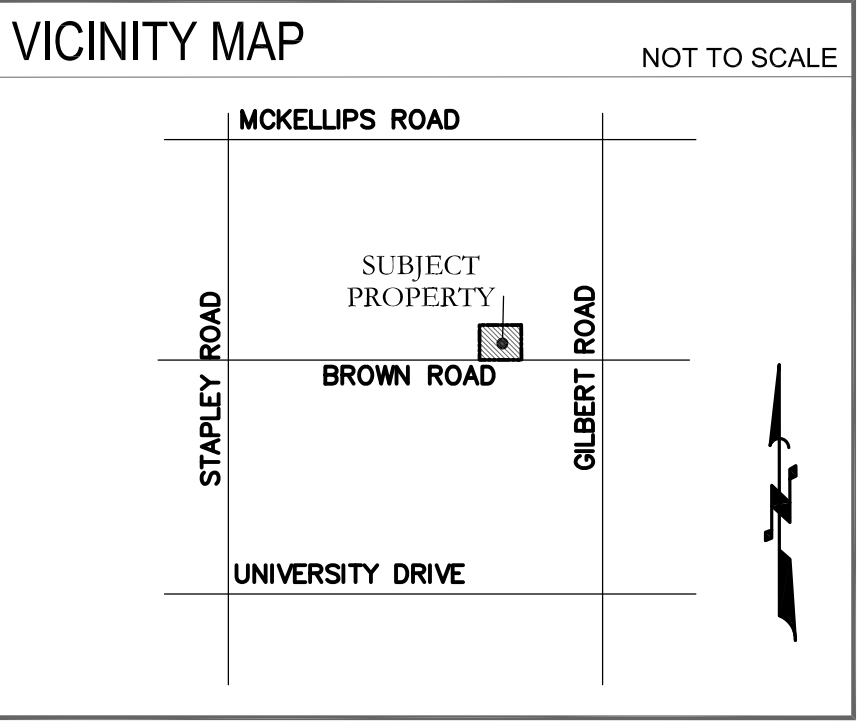
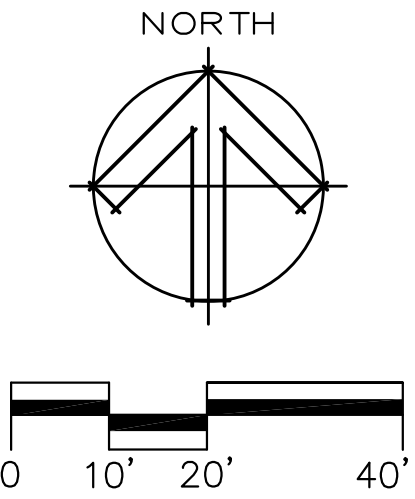


PLANT LEGEND

TREES	SIZE	QTY
<i>Existing Tree</i> Citrus	To Remain	21
<i>Citrus</i> Washington Navel Orange	18" B&B	9
<i>Ulmus parvifolia</i> Evergreen Elm	36" Box Standard	4
SHRUBS	SIZE	QTY
<i>Tecoma hybrid</i> Orange Jubilee	5 Gallon	8
<i>Leucophyllum candida</i> "Thundercloud" Sage	5 Gallon	36
<i>Dodonaea viscosa</i> Hopseed Bush	5 Gallon	23
<i>Caesalpinia pulcherrima</i> Red Bird of Paradise	5 Gallon	16
<i>Nerium oleander</i> Petite Pink Dwarf Oleander	5 Gallon	21
<i>Tecomaria capensis</i> Cape Honeysuckle	5 Gallon	14
<i>Senna phyllodenia</i> Silver- Leaf Senna	5 Gallon	23
<i>Muhlenbergia capillaris</i> "Regal Mist" Deer Grass	5 Gallon	41
GROUNDCOVERS	SIZE	QTY
<i>Lantana montevidensis</i> Gold Mound Lantana	1 Gallon	13
<i>Convolvulus cneorum</i> Bush Morning Glory	1 Gallon	15
LANDSCAPE MATERIALS		QTY
<i>Decomposed granite</i> Express Arizona Gold	1/2" Screened 2" Depth	
<i>Existing Landscape to remain</i>		

LANDSCAPE CALCULATIONS:

ARTERIAL STREETS (176')	REQUIRED (7)	PROVIDED
TREES		
36" BOX	2	8
24" BOX	4	
15 GALLON	1	
SHRUBS	REQUIRED (42)	PROVIDED
5 GALLON	21	8
1 GALLON	21	21
LANDSCAPE YARDS		
EAST PROPERTY LINE (120')		
TREES	REQUIRED	PROVIDED
24" BOX	5	6
SHRUBS	REQUIRED	PROVIDED
5 GALLON	25	43
WEST PROPERTY LINE (160')		
TREES	REQUIRED	PROVIDED
24" BOX	7	9
SHRUBS	REQUIRED	PROVIDED
5 GALLON	40	(6) EXISTING TURF
FOUNDATION BASE (110' EXTERIOR WALL LENGTH)		
TREES	REQUIRED (2)	PROVIDED
36" BOX	1	2
24" BOX	1	0
PARKING LOT PLANTERS (2)		
TREES	REQUIRED (2)	PROVIDED
24" BOX	2	2
SHRUBS	REQUIRED	PROVIDED
5 GALLON	6	9



biltform landscape
architecture group,
inc.

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phoenix, arizona 85020
Phone: 602.285.9200 Fax: 602.285.9229
email: dave@biltform.com



1140 E GREENWAY ST SUITE 4
MESA, ARIZONA 85203
WWW.ONPOINTARCHITECTURE.COM
PHONE: (480) 227-5259



JOB NO: 2123

REZONING
for
SMILES FOR SPECIAL NEEDS
1858 E BROWN ROAD
MESA, ARIZONA 85203

202. THIS DRAWING IS AN INSTRUMENT OF SERVICE
AND IS THE SOLE PROPERTY OF ON POINT
ARCHITECTURE, LLC. ANY USE OF THIS DRAWING
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ONLY AND ARE NOT INTENDED TO ACCURATELY
DEPICT ACTUAL OR DESIGN CONDITIONS. WRITTEN
DIMENSIONS SHALL GOVERN.

ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE
NOT TO BE SCALED.

DATE	ITEM
05/04/23	ZONING SUB 1
02/15/24	CITY FIRST REVIEW
05/08/24	CITY SECOND REVIEW

FINAL
LANDSCAPE PLAN

DWG NO:

L 1.1

GENERAL NOTES:

- THE FOLLOWING "GENERAL NOTES" SHALL BE INCLUDED ON ALL PRIVATE LAND DEVELOPMENT PROJECTS THAT INVOLVE PUBLIC IMPROVEMENTS SUCH AS PUBLIC STREETS, OR CITY OF MESA UTILITIES AND FACILITIES.
- ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS FURNISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
 - SEPARATE RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL PUBLIC UTILITIES, PUBLIC STREET IMPROVEMENTS, AND RIGHT-OF-WAY LANDSCAPING. FOR INFORMATION REGARDING AVAILABILITY AND COST OF RIGHT-OF-WAY PERMITS, CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT (480) 644-4273 OR AT [HTTP://WWW.MESAAZ.GOV/DEVSUSTAIN/CONSTRUCTIONPERMITS.ASPX](http://www.mesaaz.gov/devsustain/constructionpermits.aspx). THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED UNLESS OTHERWISE NOTED. CONTRACTORS MUST HOLD THE APPROPRIATE CLASS OF LICENSE AND SHALL HAVE ON FILE WITH THE PERMIT SERVICES SECTION PROOF OF INSURANCE COVERAGE. PERMITS BECOME INVALID AND MUST BE UPDATED IF WORK HAS NOT BEGUN WITHIN NINETY (90) DAYS. PERMITS ALSO BECOME INVALID IF THE CONTRACTOR'S INSURANCE LAPSES OR IS VOIDED.
 - TWENTY FOUR (24) HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATIONS ASSOCIATED WITH THIS PERMIT, THE PERMITTEE SHALL NOTIFY CITY OF MESA ENGINEERING DEPARTMENT AT (480)644-2251 OF INTENT TO BEGIN AND REQUEST/SCHEDULE PRELIMINARY FIELD REVIEW AT THE PROJECT SITE WITH THE CITY OF MESA ENGINEERING DEPARTMENT CONSTRUCTION INSPECTOR (CITY INSPECTOR). FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS PRESCRIBED ABOVE SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.
 - CONTRACTOR'S SHALL COMPLY WITH THE REQUIREMENTS TO OBTAIN THE NECESSARY RIGHT-OF-WAY PERMITS AND SHALL COMPLY WITH THE RIGHT-OF-WAY PERMIT CONDITIONS AS FOUND ON THE BACK OF THE PERMIT FORM.
 - THE CITY OF MESA PARKS & RECREATION DIVISION IS NOT REPRESENTED BY BLUE STAKE. WHEN THE CONTRACTOR EXCAVATES NEAR OR ADJACENT TO A CITY PARK, THE CONTRACTOR SHALL CONTACT THE PARKS & RECREATION ADMINISTRATION SECTION AT (480) 644-2354 TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND FACILITIES.
 - THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.
 - THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL AFFECTED UTILITY COMPANIES BOTH PUBLIC AND PRIVATE HAVE BEEN CONTACTED AND ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSFERRED ONTO THESE PLANS. THE ENGINEER OR ARCHITECT ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN CORRECTLY PLOTTED/SHOWN.
 - THE ENGINEER, OR LAND SURVEYOR OF RECORD SHALL CERTIFY UPON COMPLETION OF CONSTRUCTION THAT ALL PUBLIC IMPROVEMENTS (WATER AND SEWER UTILITIES, STORM SEWER, CONCRETE, PAVING, STREET LIGHTS, ETC.) HAVE BEEN INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE APPROVED PLANS. ANY CHANGES SHALL BE REFLECTED ON "AS-BUILT" DRAWINGS PROVIDED BY THE ENGINEER TO THE CITY'S ENGINEERING DEPARTMENT.
 - THE REGISTERED ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE MINIMUM HORIZONTAL AND VERTICAL SEPARATIONS BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN MAINTAINED AS REQUIRED BY LAW OR POLICY.
 - THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.
 - THE DEVELOPER OR THE ENGINEER IS RESPONSIBLE FOR ARRANGING FOR THE RELOCATION OR REMOVAL OF ALL UTILITIES OR FACILITIES THAT ARE IN CONFLICT WITH THE PROPOSED PUBLIC IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ALL UTILITIES, POWER POLES, IRRIGATION DRY-UPS, RESETS REMOVALS BY OTHERS, ETC.
 - THE CONTRACTORS SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATION AND AVOID DAMAGE TO SAME. CALL (602)263-1100 FOR BLUE STAKE TWO WORKING DAYS PRIOR TO DIGGING. CALL SALT RIVER PROJECT FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT (602) 273-8888.
 - WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 644-2261 FOR INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.
 - CONTRACTORS SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND BARRICADING PER THE CURRENT CITY OF MESA TRAFFIC BARRICADE MANUAL.
 - IF A FIRE HYDRANT IS NEEDED TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FROM PERMIT SERVICES AND PAY ALL APPLICABLE FEES AND CHARGES.
 - IF DURING THE CONSTRUCTION OF A PUBLIC FACILITY, THE CONTRACTOR FAILS TO OR IS UNABLE TO COMPLY WITH A REQUEST OF THE CITY INSPECTOR, AND IT IS NECESSARY FOR CITY FORCES TO DO WORK THAT IS NORMALLY THE CONTRACTOR'S RESPONSIBILITY, THE CITY SHALL BE JUSTIFIED IN BILLING THE CONTRACTOR. EACH INCIDENT REQUIRING WORK BY CITY FORCES SHALL BE COVERED BY A SEPARATE BILLING AT THE CURRENT APPLICABLE RATES.
 - THE CONTRACTOR IS ADVISED THAT DAMAGE TO PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE CITY INSPECTOR. UNLESS OTHERWISE APPROVED BY THE CITY, ALL REPAIRS SHALL BE DONE WITHIN 24 HOURS. THE CONTRACTOR IS ADVISED THAT ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES AND SYSTEMS AS A RESULT OF CONTRACTOR'S ACTIVITIES SHALL BE BORNE BY THE CONTRACTOR.

STORMWATER DRAINAGE & RETENTION NOTES:

SITE IS PROPOSED WITH NO ADDITIONAL RETENTION. SITE IS SELF-RETAINING AND ADDITIONAL PAVEMENT WILL PRODUCE NEGGLIGIBLE RUNOFF TO THE STORM DRAIN IN BROWN ROAD.

ENGINEER'S NOTES:

- THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES UPON HIMSELF THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO THE SAME WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THERE OF.

SMILES FOR SPECIAL NEEDS
EXISTING RETENTION SUMMARY

BASIN NO.	DRAINAGE AREA	RUNOFF COEFFICIENT	AREA (Sqft)	R _R (CF)	D (FT)	A _T (SF)	A _B (SF)	UG Ret Dia (FT)	L _{UG} (FT)	R _P (CF)	Excess (CF)	% excess
Basin A	SITE	0.75	49831.86	6,852	2.0	1,595	346			1,941		
Basin B					1.0	723	156			440		
Basin C					0.4	108	1			22		
Basin D					1.0	1,840	695			1,268		
Basin E					1.0	776	84			430		
Basin F					1.0	711	61			386		
Basin G					2.0	793	74			867		
Basin H					2.0	558	2			560		
Basin I					1.0	509	99			304		
Basin J					1.0	504	83			294		
Basin K					1.0	806	80			443		
TOTAL			49831.86	6852.00						6955.00	103	2%

100yr-2hr precipitation depth¹ = 2.20 inches = 0.1833 ft

Retention Required (R_R)¹ = C x P/12 x A

Where:
C = Weighted runoff coefficient
P = 100-year 2-hour rainfall depth
A = Contributing Area (SF)

Surface Retention

Retention Provided (R_P) = [(A_T + A_B)/2] x D

Where:
A_T = Basin Top Area (SF)
A_B = Basin Bottom Area (SF)
D = Basin Depth (FT)

FINAL GRADING & DRAINAGE PLAN FOR SMILES FOR SPECIAL NEEDS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH,
RANGE 05 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

APN# 136-27-014C

1858 E BROWN RD. MESA, ARIZONA 85203

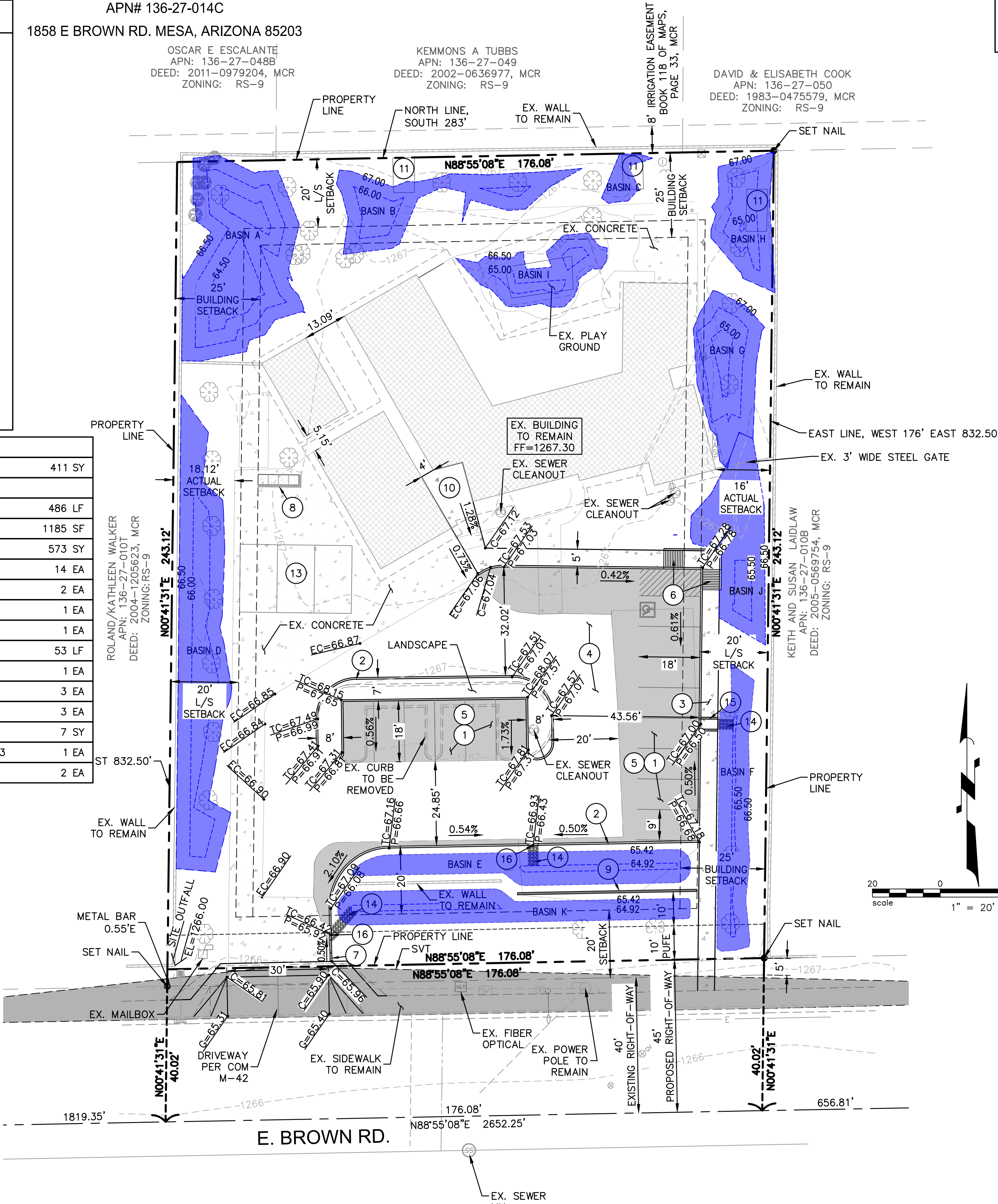
OSCAR E ESCALANTE
APN: 136-27-0488
DEED: 2011-0979204, MCR
ZONING: RS-9

KEMMONS A TUBBS
APN: 136-27-049
DEED: 2002-0636977, MCR
ZONING: RS-9

DAVID & ELISABETH COOK
APN: 136-27-050
DEED: 1983-0475579, MCR
ZONING: RS-9

LEGEND	
	CENTERLINE/MONUMENT LINE
	PROPERTY LINE
	SETBACK LINE
	EASEMENT
	RIGHT-OF-WAY
	NATIVE AREA OPEN SPACE
	PUBLIC UTILITY & FACILITY EASEMENT
	EXISTING CONTOUR
	PROPOSED SINGLE CURB
	EXISTING VERTICAL CURB & GUTTER
	EXISTING WATER
	EXISTING SEWER
	EXISTING RETENTION BASIN
	SIGHT VISIBILITY TRIANGLE

PAVING NOTES		
1	INSTALL PAVEMENT 3" AC/6" ABC & COM DET	411 SY
M-19.1, M-19.2, M-19.3		
2	INSTALL SINGLE CURB, PER MAG 222, TYPE 'B'	486 LF
3	INSTALL SIDEWALK PER MAG 230, 5' WIDE	1185 SF
4	EXISTING ASPHALT PAVEMENT TO REMAIN	573 SY
5	NEW PARKING SPACES	14 EA
6	INSTALL RAMP	2 EA
7	INSTALL CURB TERMINATION PER MAG 222	1 EA
8	NEW TRASH BARREL CORRAL	1 EA
9	NEW 32" HIGH MASONRY SCREEN WALL. TO MATCH EXISTING.	53 LF
10	ADA ACCESS TO FRONT DOOR	1 EA
11	EXISTING PLAY STRUCTURES TO REMAIN	3 EA
13	NEW BUS PARKING SPACES	3 EA
14	RIP-RAP	7 SY
15	INSTALL SCUPPER PER MAG STD DTL 206-1, 206-2 & 206-3	1 EA
16	CURB OPENING 3' WIDE	2 EA



MCKELLIPS ROAD

STAPLEY ROAD

GILBERT ROAD

SEC. 12
T01N, R05E

SITE

BROWN ROAD

ARCHITECT

ON POINT ARCHITECTURE
1140 E GREENWAY ST, SUITE 4
MESA, AZ 85203
PH: (480) 227-5259

ENGINEER

BABBITT SMITH ENGINEERING
1140 E. GREENWAY ST., SUITE 2
MESA, ARIZONA 85203
OFFICE: (480) 610-1341
DIRECT: (480) 757-8021
CONTACT: DARREN SMITH
EMAIL: darren@babbittsmith.com

PROJECT DESCRIPTION

REZONING FROM RS-9 TO OC FOR NEW ADULT DAYCARE. REDUCTION IN REQUIRED ONSITE RETENTION.

ZONING (EXISTING)

RS-9

ZONING (REQUEST)

OC-BIZ

BENCHMARK

NAIL WITH TAG FOUND AT THE SOUTHEAST CORNER OF GILBERT & MCKELLIPS.
ELEVATION=1309.68' NAVD88 CITY DATUM

BASIS OF BEARING

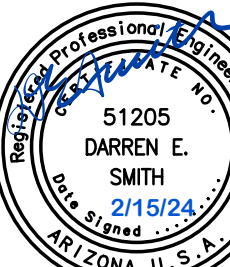
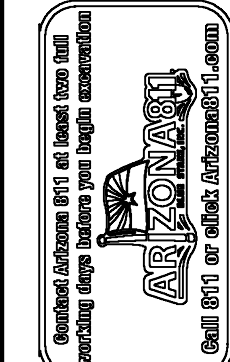
THE SOUTH LINE OF THE SOUTHEAST QTR OF SEC. 12, TS 01N, R 05E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, AZ.
BEARING = S88°55'08"W

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2290M DATED APRIL 11, 2015, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS OF FUTURE CONDITIONS OF 1% ANNUAL CHANCE FLOOD HAZARD".

FINAL GRADING & DRAINAGE PLAN

PROJECT:
1958 E BROWN RD
SMILES FOR SPECIAL NEEDS
MESA, ARIZONA



JOB NO.
20308

23129CS01.DWG

SHEET NO.

CS1

1 OF 1

Google Street Views - 1858 E Brown Rd



Smiles for Special Needs

Citizen Participation Plan & Preliminary Report

June 12, 2023

Purpose:

The purpose of this Citizen Participation Plan and Preliminary Report is to provide the City of Mesa staff with information regarding the neighborhood outreach efforts made and to be made by the Applicant concerning the Applicant's requests to the City of Mesa for Rezoning and Site Plan approval. These requests are being made to facilitate the Smiles for Special Needs adult day care center located at 1858 E. Brown Road, which is approximately 600 feet west of the NWC Gilbert Road and Brown Road (APN 136-27-014C).

By providing opportunities for citizen participation, the Applicant will ensure that those affected by this application have an adequate opportunity to learn about and comment on the proposed plan. The Applicant will provide neighborhood notice for future public hearings and any other meetings requested by citizens.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Reese L. Anderson

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
reese.anderson@pewandlake.com

Jon Gillespie

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
jon.gillespie@pewandlake.com

Planned and Taken Actions:

A neighborhood meeting was held on June 28, 2022 and the developer will continue with outreach as requested by interested parties.

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 relating to the proposed development:

1. A neighborhood meeting was held with the applicant, citizens and interested parties to discuss the proposed project. A "Neighborhood Meeting Summary" was created. Additional meetings can be arranged as needed.
2. The notification list for the neighborhood meeting included all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts

within 1-mile of the property were notified (the registered neighborhood contacts list was obtained from the City of Mesa).

3. The Applicant will add to a contact list provided by the City of Mesa for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from the parcel and
 - b. Registered neighborhood associations and Homeowners Associations within 1 mile of the project.
4. 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 will be notified of future hearings at least 14-days prior to any scheduled hearing. Attendees at the neighborhood meeting will also be notified.
5. For public hearing notice, the applicant will post a minimum of one (1) 4' x 4' sign(s) on the property. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Summary of Comments Received:

Attendees at the neighborhood meeting included adjacent neighbors and other parties in the nearby vicinity. They generally were curious about the Smiles for Special Needs program and population. Questions were also asked about vehicular parking and circulation. No opposition to the proposal was stated.

Schedule:

Pre-Application Conference (PRS22-00409)	April 12, 2022
Neighborhood Meeting	June 28, 2022
Formal Submittal to City	June 12, 2023
Follow-Up Submittal	TBD
Planning & Zoning Public Hearing	TBD
City Council Public Hearings	TBD

Attached Exhibits:

- A) Neighborhood Meeting Summary and Sign-in List
- B) List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property
- C) 1000' Notification Map of surrounding property owners
- D) Notification letter for the Neighborhood Meeting

Smiles for Special Needs Neighborhood Meeting Summary
PRS22-00409
1858 E Brown Rd

June 28, 2022 at 6:00 pm

Held at the proposed Smiles for Special Needs site
1858 E. Brown Rd. Mesa, AZ 85203

The neighborhood meeting began at 6:00 pm. Five total neighbors, from three households, attended the meeting including Keith & Susan Laidlaw who own the residence directly to the east of the project (See attached sign-in sheets). Present for the applicant was Joe Hughes and several other members of the Smiles for Special Needs leadership team, Nicole Posten-Thompson from On Point Architecture (Architect), and Reese L. Anderson and Jon Gillespie from Pew & Lake, PLC (Legal Representatives).

The format of the meeting took on an open house format given the limited number of attendees. Easels featuring 24x36 color prints of the conceptual site plan and proposed zoning map were used to answer questions and describe the project. Mr. Anderson's comments are summarized below:

- Provided information on the Existing General Plan and Zoning classifications and the Request
- Described the Smiles for Special Needs program
- Explained the Site Plan considerations such as parking, landscaping, and building configuration
- Provided outline of next steps in the city review process

Mr. Anderson then responded to attendees comments, questions, and suggestions. After questions and comments were taken, including responses given by Mr. Anderson, the meeting concluded around 6:40 pm.

Questions from attendees were presented throughout and are encapsulated on the next page with answers provided by Mr. Anderson summarized in *red* italics.

1. How many persons attend the facility at any one time? How much staff? *Fifty is the maximum occupancy we can hold based on our staff limitations, parking, and size of our building and facilities. We typically have 15-20 staff present each day.*
2. What are the needs of the patrons? Are any developmentally ill? *Our patrons primarily have cognitive delays, not physical delays. 90% of the patrons are autistic. We have some with down syndrome.*
3. Is this a profit or non-profit? *We are registered as a for-profit business.*
4. What are the plans for parking and landscaping along the eastern property line? *We will be installing improvements to the parking and landscaping. Landscaping will be mixture of existing and desert xeriscape.*

5. Are the patrons dropped off? How often is traffic coming and going? *Most of our patrons are picked up by our van service. Some parents drop their family members off. We typically have outings three times a week with our van service providing transportation.*
6. Why rezoning? How long have you been operating? *There has been no zoning violation and we voluntarily wanted to make sure the use conformed with the zoning. We have been operating without incident for about 1 year.*
7. Are you adding signage? *We do not intend to change any of the existing signage.*
8. If the Smiles for Special Needs group sells the site then what could be the site use? *Low scale neighborhood uses within the Office-Commercial zoning district would be allowed.*
9. What are the plans for parking and landscaping along the eastern property line? *We will be installing improvements to the parking and landscaping. Landscaping will be mixture of the existing citrus arrangement along with desert xeriscape.*
10. I have a special needs daughter and I know there is a need for this in our City. *Comment acknowledged thank you.*
11. I like that you provide group transportation. *Comment acknowledged thank you.*
12. Sounds like you are avoiding an institutional look and prefer the residential appearance. *Yes that is correct thank you.*
13. Do you know about the Marks Center? *Yes and we do not want to be that.*
14. What are the next steps? I emailed the notice letter to some acquaintances who are about ½ mile from the site because I figured they might have thrown their letter away, we almost threw ours away. *We expect to have a hearing 3-4 months from today. You can always call us and check in on the status.*

Summary completed by Jon Gillespie on June 29, 2022

Neighborhood Meeting Sign-In Sheet

Applicant:

Pew & Lake, PLC/ Smiles for Special Needs

Property Location:

600' west of the NWC of Gilbert Road & Brown Road
136-27-014C
(1858 E Brown Rd Mesa, AZ)

Date:

June 28, 2022

Meeting Location:

On Site

(1858 E Brown Rd, Mesa, Arizona 85203)

Time:

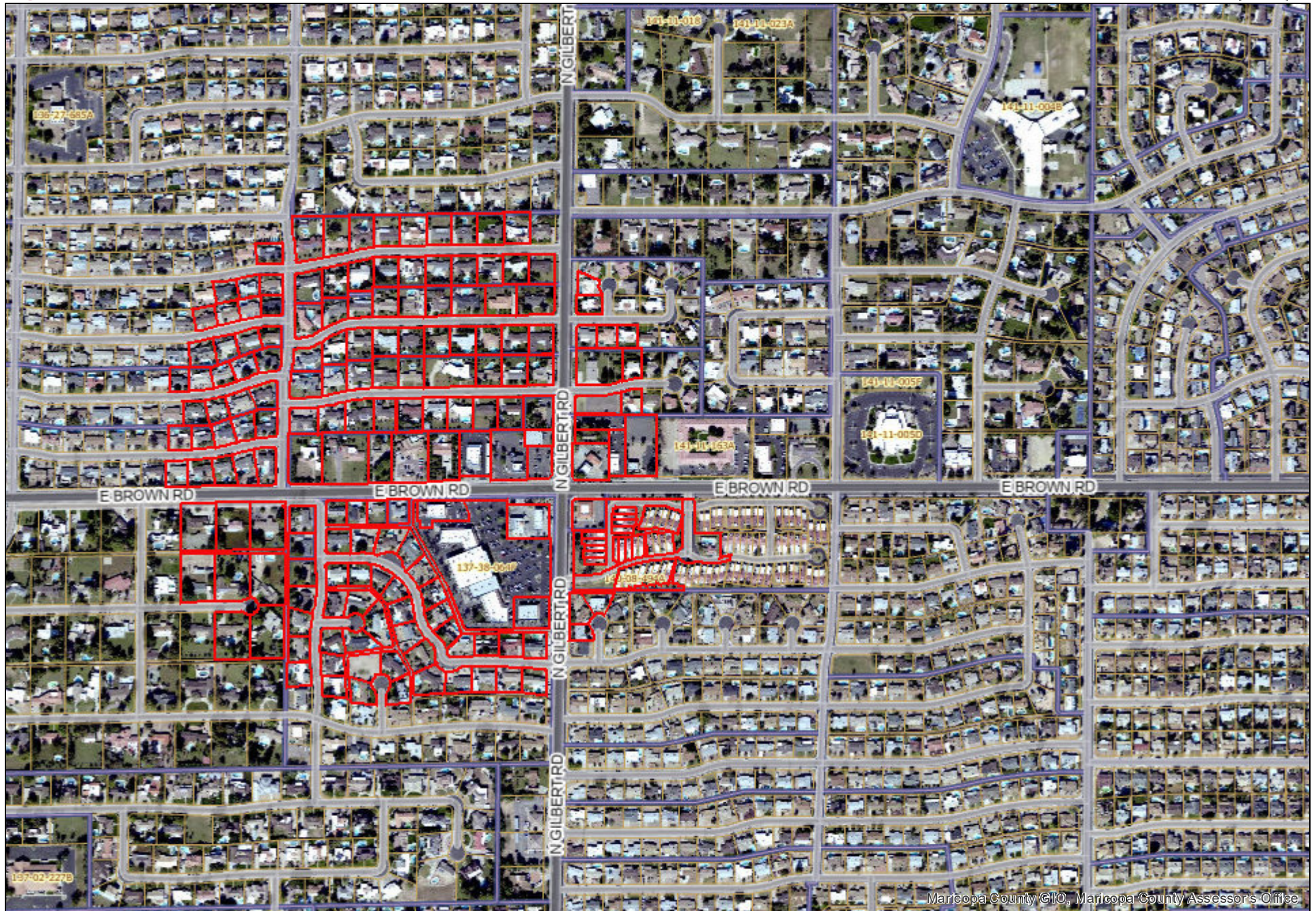
6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Nicole Posten, RA	2152 S. Vineyard St 116 MESA	85210	Nicole@onpointarchitecture.com	480 227 5259
2	Michael Douglas	1725 E Brown rd mesa	85203		
3	MARY HUGHES	1725 E Brown rd mesa	85203		480-835-6207
4	GLORIA RUSK	1857 E. FOUNTAIN ST	85203	grask65@gmail.com	480-540-8296
5	KEITH & SUSAN LAIDLAW	1908 E. BROWN RD	85203	keithlaidlaw75@hotmail.com	480 898 7488
6					
7					
8					
9					
10					
11					
12					
13					



1000' Property Owner Map



1000' Property Owner List

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_S	MAIL_ZIP
1747 GARY LLC	4040 E MCLELLAN RD UNIT 6	MESA	AZ	85205
1845 GRANDVIEW LLC	4040 E MCLELLAN RD UNIT 6	MESA	AZ	85205
1930 E BROWN OWNER LLC	1930 E BROWN RD STE 103	MESA	AZ	85203
ANC PROPERTY LLC	2040 E BROWN RD	MESA	AZ	85213
ANDERSON REESE G/JERILYN TR	1823 E BROWN RD	MESA	AZ	85203
ARREDONDO RAFAEL PENUELAS/ALVARADO ISAMAR	2010 E FOUNTAIN ST	MESA	AZ	85213
ARRINGTON DENNIS W	1759 E GRANDVIEW ST	MESA	AZ	85203-4524
AZG BROWN & GILBERT LLC	1129 S OAKLAND #101	MESA	AZ	85206
AZG BROWN & GILBERT LLC	1129 S OAKLAND STE 101	MESA	AZ	85206
BALLENTYNE FAMILY TRUST	1929 E FOUNTAIN ST	MESA	AZ	85203
BAUDER WILLIAM CHRISTOPHER	1735 E GARY ST	MESA	AZ	85203
BENNION DAVID B	1841 E FOX CIR	MESA	AZ	85203-5126
BENSON RUSSELL G & BARBARA W TR	1932 E GRANDVIEW	MESA	AZ	85203
BERGER ERIK CARL/LORRAINE MARIA	1823 E GRANDVIEW ST	MESA	AZ	85203
BETZHOLD ASHLEY NICOLE/YOUNGBLOOD MATTHEW HOWARD	1746 E GREENWAY ST	MESA	AZ	85203
BH CHRISTIE FAMILY LIVING TRUST	1744 E GLENCOVE ST	MESA	AZ	85203
BLAYLOCK JAMES WAYNE & DIANA LYNN	1714 E GLENCOVE	MESA	AZ	85203
BORRMANN DONALD W/MARY JO	2560 E SARATOGA ST	GILBERT	AZ	85296
BOURASSA TRUST	1833 E GLENCOVE ST	MESA	AZ	85203
BRADLEY E AND DIANE K HEMKEN REV TRUST	1754 E GLENCOVE	MESA	AZ	85203
BRADNEY GERALD K/MELINDA C	1837 E FOUNTAIN ST	MESA	AZ	85201
BRIMHALL FAMILY TRUST ETAL	1759 E FOUNTAIN	MESA	AZ	85204
BRINTON DILWORTH C JR & JOAN	1905 E FOUNTAIN	MESA	AZ	85203
BROWN DAVID/CHERYL	1744 E FOUNTAIN ST	MESA	AZ	85203
BUESING DANIEL RAY/CARLY D	1915 E GLENCOVE ST	MESA	AZ	85203
BUNDY ROBERT K/KERREN D	1834 E GARY ST	MESA	AZ	85203
BURNELL AND JUDITH RUNDALL FAMILY TRUST	1734 E GLENCOVE ST	MESA	AZ	85203
BURR KEVIN C/BEVERLY F	1941 E FOUNTAIN ST	MESA	AZ	85203
BUSH JOHN TYLER/LANGE-BUSH HEATHER LEIGH	1721 E GLENCOVE ST	MESA	AZ	85203
CACCIATORE JEFFERY L/SAORI	1970 E GARY ST	MESA	AZ	85203
CARDENAS AMADO SOLANO/NANCY/LIU DAVID W	1941 E GLENCOVE ST	MESA	AZ	85203
CARLO DERRICK	1109 N FOREST	MESA	AZ	85203
CAROLYN MARY BARNETT REVOCABLE LIVING TRUST	1915 E GARY ST	MESA	AZ	85203

CHILDERS CAROLYN MCNIECE	1049 N FOREST	MESA	AZ	85203
CLARK EZRA T JR & VIRGINIA M	1034 N RIDGE CIR	MESA	AZ	85203
CLEMENT MICHAEL S & ROBERTA E	1820 E GARY	MESA	AZ	85203
CLIVE MYNDI/JEFFREY	1858 E FOUNTAIN ST	MESA	AZ	85203
COLE FAMILY TRUST	1858 E GLENCOVE ST	MESA	AZ	85203
COOK DAVID & ELISABETH	201 S 31ST DR	SHOWLOW	AZ	85901
COTTEN CHARLES/LISA	1918 E GRANDVIEW ST	MESA	AZ	85203
COX CATHERINE R/WESTIN THOMAS	2011 E GARY CIR	MESA	AZ	85213
CP GIBSON FAMILY TRUST	1114 N FOREST ST	MESA	AZ	85203
CROSBY CHRIS/JESSICA	1929 E GLENCOVE ST	MESA	AZ	85203
D & S SHREEVE FAMILY TRUST	1726 E FAIRFIELD ST	MESA	AZ	85203-5110
D THERESE KESTNER REVOCABLE TRUST	1930 E GLENCOVE ST	MESA	AZ	85203
DAVIS JACK/CATHERINE	1039 N FOREST	MESA	AZ	85203
DENTON TUCKER/KARLI	2312 E GRANDVIEW CIR	MESA	AZ	85213
DODEZ LOUIS E/ MARGARET R TR	1824 E GRANDVIEW ST	MESA	AZ	85203
DOREY PHILIP R/SIRIANNNA DOREY CYNTHIA J	1714 E GREENWAY ST	MESA	AZ	85203
DOUBLE Z MESA LLC	2192 E DESERT GARDEN DR	TUCSON	AZ	85718
DRAGONS KEEP TRUST	1808 E GRANDVIEW ST	MESA	AZ	85203
DTK PROPERTIES LLC	1930 E GLENCOVE ST	MESA	AZ	85203
DUANE AND JUDITH NELSON FAMILY TRUST	1152 N FOREST	MESA	AZ	85203
ERIC A LITVAK GST EXEMPT TRUST/AAL TR/IAL TR	1918 E FOUNTAIN ST	MESA	AZ	85203
ERTZNER DELMAR E/CAROL L	1945 E GRANDVIEW ST	MESA	AZ	85203-4528
ESCALANTE OSCAR E	1845 E GLENCOVE ST	MESA	AZ	85203
ESSLEY ARVELLA J	1845 E FOUNTAIN	MESA	AZ	85203
FEDOCK ROBERT D	1821 E FOX CIR	MESA	AZ	85203
FIRETHUNDER BRADLEY DOUGLAS/KRISTINE M	2031 E GARY CIR	MESA	AZ	85213
FLETCHER ROBERT/JESSICA LEE	1736 E GREENWAY ST	MESA	AZ	85203
GAITAN GILBERT P	1953 E GARY ST	MESA	AZ	85203
GALLIGHER DIANNE/GORDON THOMAS E JR	2059 E BROWN RD UNIT 7	MESA	AZ	85213
GARCIA EVELYN/CHOATE DAVID	1903 E GRANDVIEW ST	MESA	AZ	85203
GLAZEBROOK RICHARD B ETAL	1807 E GRANDVIEW	MESA	AZ	85203
GLIDEWELL CHRISTOPHER M/HEIDI M	1140 N FOREST	MESA	AZ	85203
GONZALES DANIEL H JR	1735 E GREENWAY ST	MESA	AZ	85203
GREEN ENERGY FINANCIAL LLC	1816 E BROWN RD	MESA	AZ	85203

GREGGERSEN MARK ALAN/KAREN LORRAINE	1836 E GRANDVIEW ST	MESA	AZ	85203
GUARDI LUCILLE H/SHAW RICHARD L	2016 E GARY CIR	MESA	AZ	85213
HAAS TERRY R/ADRIENNE B	1861 E FOUNTAIN	MESA	AZ	85207
HELEN SUTTON TRUST	1866 E FOUNTAIN ST	MESA	AZ	85203
HET HOLDINGS LLC	3095 E SILO DR	GILBERT	AZ	85296
HICKS GREGG A/KIMBERLY L	1838 E FOUNTAIN ST	MESA	AZ	85203
HOFFMAN RYAN DEAN	1754 N SETON	MESA	AZ	85205
HOLBERT KRISTA J/JASON	1724 E GLENCOVE ST	MESA	AZ	85203
HOWARD NATHANIEL C/CAITLIN MARIE	1809 E GARY ST	MESA	AZ	85203
HUFFAKER DARIN C/TRACY	1757 E GARY ST	MESA	AZ	85203
HUGHES ANTHONY/GIHW	1748 E GARY ST	MESA	AZ	85203
HUGHES MICHAEL T & MARY MARGARET	1725 E BROWN	MESA	AZ	85203
HUNSAKER GARY W	1724 E FOUNTAIN ST	MESA	AZ	85203
JACKSON ROSE ANNE	2059 E BROWN RD UNIT 24	MESA	AZ	85213-5243
JAMES AND JANYCE MILLER REVOCABLE TRUST	1843 E GARY ST	MESA	AZ	85203
JAMES JOSEPH ERNZEN AND MARYLU IREDALE ERNZEN TRU'	1910 E GLENCOVE ST	MESA	AZ	85203
JEROME & KAREN LAROCK FAMILY TRUST	1835 E GRANDVIEW ST	MESA	AZ	85203
JEROME F KLEIN TRUST	1934 E GARY ST	MESA	AZ	85203
JOHNSON EDWARD/MARCIA	16422 N 59TH ST	SCOTTSDALE	AZ	85254
JOSEPH J GLENN AND JANA F GLENN TRUST	1942 E FOUNTAIN ST	MESA	AZ	85203
KEEBLE DOUGLAS H/JONNIE L	1809 E GLENCOVE ST	MESA	AZ	85203
KELLOGG MICHAEL J/ROBIN M	1955 E GRANDVIEW ST	MESA	AZ	85203
KELLS WILLIAM/CHRISTINA	1724 E GREENWAY ST	MESA	AZ	85203
KEMPTON KEVIN A/REBECCA L	1808 E GLENCOVE ST	MESA	AZ	85203
KLINE GARRY/VALERIE	1819 E GARY ST	MESA	AZ	85203
KULISH ADAM B/MELISSA L	1929 E GARY ST	MESA	AZ	85203
LAIDLAW KEITH/SUSAN	1908 E BROWN RD	MESA	AZ	85203
LANDERS FAMILY TRUST	1743 E FOUNTAIN ST	MESA	AZ	85203
LAUBER MARTIN/LORI	1906 E FOUNTAIN ST	MESA	AZ	85203
LAVALLE SCOTT/SHASTA	1954 E GLENCOVE ST	MESA	AZ	85203
LEHL JOHN C/CAROLYN A	1942 E GLENCOVE ST	MESA	AZ	85203
LEMIEUX BEVERLY	1760 E GRANDVIEW ST	MESA	AZ	85203
LEMIEUX FAMILY TRUST	1251 N GILBERT RD	MESA	AZ	85213
LENIO SANDRA S	2059 EAST BROWN RD NO 3	MESA	AZ	85213

LEONA A PARSONS REVOCABLE LIVING TRUST	2059 E BROWN RD	MESA	AZ	85213
LININGER LISA	1831 E FOX CIR	MESA	AZ	85203
LITTLE DALE M/JANE A	1761 E BROWN RD	MESA	AZ	85203
LYFTOGT TIMOTHY L/DONA	1944 E GRANDVIEW ST	MESA	AZ	85203
MACK TERRI A	1904 E GRANDVIEW	MESA	AZ	85203
MADSEN DORIANNE MICHELLE	642 N GENTRY CIR	MESA	AZ	85213
MANN PRESTON J/TARA L	1733 E GRANDVIEW ST	MESA	AZ	85203
MANSKE WAYNE A	1758 E GARY ST	MESA	AZ	85203
MATHEWS ROBERT JR/ALISON KAYE	1711 E GREENWAY ST	MESA	AZ	85203
MAX THORNTON FAMILY TRUST	2012 E GARY CIR	MESA	AZ	85213
MCDONALD FAMILY TRUST	1810 E GARY ST	MESA	AZ	85203
MCDONALD RENTAL HOMES LLC	1810 E GARY ST	MESA	AZ	85203
MCCLPRANG CORY/MAKIEA	1725 E GARY ST	MESA	AZ	85203
MCG FAMILY TRUST	1917 E GRANDVIEW ST	MESA	AZ	85203
MCLANE DAVID JAY/AMANDA PAULETTE	1751 E GLENCOVE ST	MESA	AZ	85203
MELENDEZ RAUL/ANGELA R	1843 E BROWN RD	MESA	AZ	85203
MELIN JENNIFER M/JACOB E	1745 E GRANDVIEW ST	MESA	AZ	85203
MENCHACA JOSE/LORETO	10608 E MCLELLAN RD	MESA	AZ	85207
MESA INVESTMENT PROPERTY LLC	8283 CROSS CANYONS RD	PASO ROB	CA	93446
MICHAEL/JOSEPHINE BAILEY FAM REVOC LIV TRUST	1755 E GREENWAY	MESA	AZ	85203
MILETTA JOSEPH B/EDILTA M	2059 E BROWN RD UNIT 1	MESA	AZ	85213
MILLER JORDON/LAUREN	1043 N RIDGE CIR	MESA	AZ	85203
MUNOZ DONALD & DEBRA	1846 E FOUNTAIN	MESA	AZ	85203
OLANO ALLEN/CRYSTAL	1825 E FOUNTAIN ST	MESA	AZ	85203
OLSEN AUSTIN/COURTNEY	1760 E FOUNTAIN ST	MESA	AZ	85203
PAFS PROPERTIES LLC	1225 N GILBERT RD	MESA	AZ	85203
PALAZZOLO JOE J	1930 E FOUNTAIN ST	MESA	AZ	85203
PASKO FAMILY TRUST	1044 N FOREST	MESA	AZ	85203
PATTERSON MICHAL/TERRESSA	2018 E FOUNTAIN ST	MESA	AZ	85213
PENNINGTON JERRI L	1931 E GRANDVIEW ST	MESA	AZ	85210
PERKINS DEBRA E	PO BOX 335	CLAY SPRIN	AZ	85923
PERSBACKER JANE E	2059 E BROWN RD UNIT 9	MESA	AZ	85213
PETS LLC	2020 E BROWN RD	MESA	AZ	85213
PFEIFF ANN M/MARK A	1857 E GARY ST	MESA	AZ	85203

REICHERT SHANE D/JULIE MARIE	1035 N RIDGE CIR	MESA	AZ	85203
ROBINSON FAMILY TRUST	1859 E GRANDVIEW ST	MESA	AZ	85203
ROGERS JEANETTE L TR	1906 E GARY	MESA	AZ	85203
ROGERS TYSON BENTON/IURA ROZINES KIO	1736 E GARY ST	MESA	AZ	85203
RONAN EMMET J & PRISCILLA	1821 E GLENCOVE	MESA	AZ	85203
ROSS FRANKLIN BRUCE	1834 E GLENCOVE ST	MESA	AZ	85203
RUDY R REYES AND LUPE L REYES REVOCABLE TRUST	1860 E GRANDVIEW ST	MESA	AZ	85203
RUIZ CINTHIA L	1745 E GREENWAY ST	MESA	AZ	85203
RUSK GLORIA E TR	1857 E FOUNTAIN ST	MESA	AZ	85203
SABA SIHAM H	6050 N RICHMOND	CHICAGO	IL	60659
SCHINZEL MICHAEL JOHN	1056 N FOREST	MESA	AZ	85203-5132
SCHOENFELD KENNETH	2012 E FOUNTAIN ST	MESA	AZ	85213
SENE MARISA M/LEMIGAO JR	1920 E GARY ST	MESA	AZ	85203
SHELLEY CHERYL ANN	1745 E BROWN RD	MESA	AZ	85203
SHULER MARGARET E	2059 E BROWN RD UNIT 23	MESA	AZ	85213
SILVERMAN STEVEN M/SHERRIE L	1854 E FOUNTAIN ST	MESA	AZ	85203
SMILES FOR SPECIAL NEEDS LLC	2424 E SOUTHERN AVE	MESA	AZ	85204
SOLITUDE VENTURES LLC	1853 E BROWN RD	MESA	AZ	85203
SOUTHARD JASON/PETRA	1917 E FOUNTAIN ST	MESA	AZ	85203
SPEEDSMART 117 INC	6807 E BROADWAY RD	MESA	AZ	85204
SPURLING DAVID SCOTT/KATHERINE ELIZABETH	1846 E GLENCOVE ST	MESA	AZ	85203
STEVEN MARK AND WENDY BERGSMAN REV LIV TRUST	1862 E FOUNTAIN ST	MESA	AZ	85203-5123
STEWART FAMILY TRUST	1846 E GRANDVIEW ST	MESA	AZ	85203
STEWART RICHARD/CAITLIN	2032 E GLENCOVE CIR	MESA	AZ	85213
STORMENT JOHN B/MARTHA A	1939 E GARY ST	MESA	AZ	85203
SUMMERS DANIEL E TR	1905 E GARY ST	MESA	AZ	85203
SUMMIT PROPERTIES GROUP LLC	18653 VENTURA BLVD UNIT 107	TARZANA	CA	91356
SWINNEY FAMILY TRUST/SWINNEY THOMAS R ESTATE OF	2033 E GLENCOVE CIR	MESA	AZ	85213
TALENO MARLON/DEBORAH	1822 E GLENCOVE ST	MESA	AZ	85203
TALLEY JEFFERSON/LINDSEY	1723 E GREENWAY ST	MESA	AZ	85203
TERRELL HURLEY D/EVELYN R	2059 E BROWN RD 2	MESA	AZ	85213
THOMAS AND DIANE MILLER FAMILY TRUST	1128 N FOREST	MESA	AZ	85203-5118
TMK2 PROPERTIES LLC	780 E SEATTLE SLEW LN	GILBERT	AZ	85296
TRUJILLO GABRIEL/MEGAN	1865 EAST FOUNTAIN ST	MESA	AZ	85203

TUBBS KEMMONS A	2036 N GILBERT RD STE 2	MESA	AZ	85203
TYCAS TRUST	1221 N FOREST	MESA	AZ	85203
VILLAS VALENCIA TOWNHOUSE ASSOCIATION INC	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
VIRGINIA C FREYE TRUST	2059 E BROWN RD UNIT 8	MESA	AZ	85213
VON BURG RONALD L/VICTORIA L	1731 E GLENCOVE ST	MESA	AZ	85203
WALKER ROLAND/KATHLEEN M	1848 E BROWN RD	MESA	AZ	85203
WARDROP INVESTMENTS LLC	1129 S OAKLAND SUITE 101	MESA	AZ	85206
WILLIAMS CORY WILLIS/CARI ANN	1102 N FOREST	MESA	AZ	85203
WINTER NICHOLAS/RADJASSEGARANE PRIYANGA	1826 E FOUNTAIN ST	MESA	AZ	85203
WISEMAN FAMILY TRUST	1858 E GARY ST	MESA	AZ	85203
Z1954K MESA LLC	849 BIG TIMBER CANYON RD	BIG TIMBER	MT	59011
ZIPPER JOHN/ROMAN DIANE	1741 E GLENCOVE ST	MESA	AZ	85203

Smiles for Special Needs

Citizen Participation Report

May 27, 2024

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the neighborhood outreach efforts made by the Applicant concerning the Applicant's requests to the City of Mesa for Rezoning, a Substantial Conformance Improvement Permit (SCIP) and Site Plan approval. These requests have been made to facilitate the continued operation of the Smiles for Special Needs adult day care center located at 1858 E. Brown Road, (APN 136-27-014C).

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

Contact Information:

The individuals who have coordinated the Citizen Participation activities are:

Reese L. Anderson

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
reese.anderson@pewandlake.com

Vanessa MacDonald

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
vanessa.macdonald@pewandlake.com

Citizen Outreach Actions:

To provide effective citizen participation in conjunction with this application, the following actions have been 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 neighborhood meeting was held on June 28, 2022. The notification list for the neighborhood meeting included all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts within 1-mile of the property were notified (the registered neighborhood contacts list was obtained from the City of Mesa). A copy of the neighborhood meeting notice, notification map and notification list are attached to this report.

2. The neighborhood meeting was attended by five interested neighbors, along with members of the Development Team. A Neighborhood Meeting Summary and sign-in sheets are attached to this report.
3. Due to the amount of time elapsed since the neighborhood meeting and at the request of Planning Staff, on May 10, 2024, an update letter was sent to neighbors within 1000-feet of the proposed development to provide information on the current status of the applications pending in the City of Mesa. A copy of the update letter is attached to this report.
4. On May 20, 2024, a Notice of Public Hearing was mailed to all property owners within 1000-feet of the proposed development. The letter provided notice for the Board of Adjustment hearing on June 5, 2024, and the Planning & Zoning Board meeting on June 12, 2024.
5. On May 23, 2024, the applicant met with the owners of the adjacent property, Keith and Susan Laidlaw, to discuss the applications and answer any concerns about the use of the property. After discussing the land use applications and with the understanding that the existing use was not going to be expanded, the Laidlaw's indicated that their initial concerns had been addressed.
6. On June 24, 2024, the applicant posted a 4' x 4' sign(s) on the property to provide further notice for the Planning & Zoning Board meeting in accordance with City requirements. A notarized affidavit with a photograph of the posted sign has been submitted to the Planning Staff, and is attached to this report.

Summary of Comments Received:

Attendees at the neighborhood meeting included adjacent neighbors and other parties in the nearby vicinity. They generally were curious about the Smiles for Special Needs program and population. Questions were also asked about vehicular parking and circulation. No opposition to the proposal was stated.

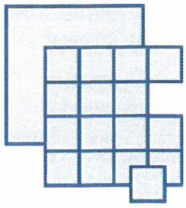
Schedule:

Pre-Application Conference (PRS22-00409)	April 12, 2022
Neighborhood Meeting	June 28, 2022
Formal Submittal to City	June 12, 2023
2 nd Submittal	April 10, 2024
3 rd Submittal	May 13, 2024
Board of Adjustment Public Hearing	June 5, 2024
Planning & Zoning Public Hearing	June 12, 2024

City Council Public Hearings	TBD
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Attached Exhibits:

- A. Notification letter for the Neighborhood Meeting
- B. 1000' Notification Map of surrounding property owners
- C. List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property
- D. Neighborhood Meeting Summary
- E. Neighborhood Meeting Sign-in Sheet
- F. May 10, 2024- Update Letter
- G. Public Hearing Notification letter.
- H. Public Hearing sign photo and affidavit of posting.



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

June 10, 2022

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

We are pleased to invite you to a neighborhood meeting to discuss the proposed rezoning of a property located at 1858 E. Brown Road. The rezoning will facilitate operation of the Smiles for Special Needs adult day care center. You will see the subject property outlined in red on the aerial picture below. The approximately 1-acre property is 600 feet west of the NWC Gilbert Road and Brown Road and identified as Maricopa County Assessor parcel number 136-27-014C.



The Smiles for Special Needs program is a day program for adults with intellectual and physical disabilities. It provides a safe place for this important segment of our community to go during the day while their primary caregivers are at work or have other commitments. We note that there are no proposed changes to the existing site layout or exterior of the building. The adult day care use can efficiently operate without any significant changes to the property. However, the proposed use necessitates the rezoning from Single Residence 9 (RS-9) to Office Commercial (OC) with a Bonus Intensity Zone (BIZ) Overlay.

A neighborhood meeting will be held at the property at the time listed below to discuss the day care center and to answer any questions you may have. We value and look forward to any input and comments which you may have.

Date:	June 28, 2022
Time:	6:00 p.m.
Place:	1858 E. Brown Road Mesa, AZ 85203

If you are unable to join us for the neighborhood meeting, either myself or Reese Anderson in our office will be happy to discuss the proposed project with you via telephone or email. You can contact Reese or I on the phone at 480-461-4670 or via email at jon.gillespie@pewandlake.com or reese.anderson@pewandlake.com.

A summary of this neighborhood meeting will be created and provided to the Planning & Zoning Board and City Council as part of the public record for this project. At this time, no public hearing before the City of Mesa Planning and Zoning Board has been scheduled. When that meeting date is known, the property will be properly noticed and those who attend the neighborhood meeting and provide their contact information will also be notified.

The City of Mesa has assigned this case to Ms. Charlotte Bridges, who can be reached at charlotte.bridges@mesaaz.gov or 480-644-6712.

If you have any questions regarding this proposed development, please don't hesitate to contact me.

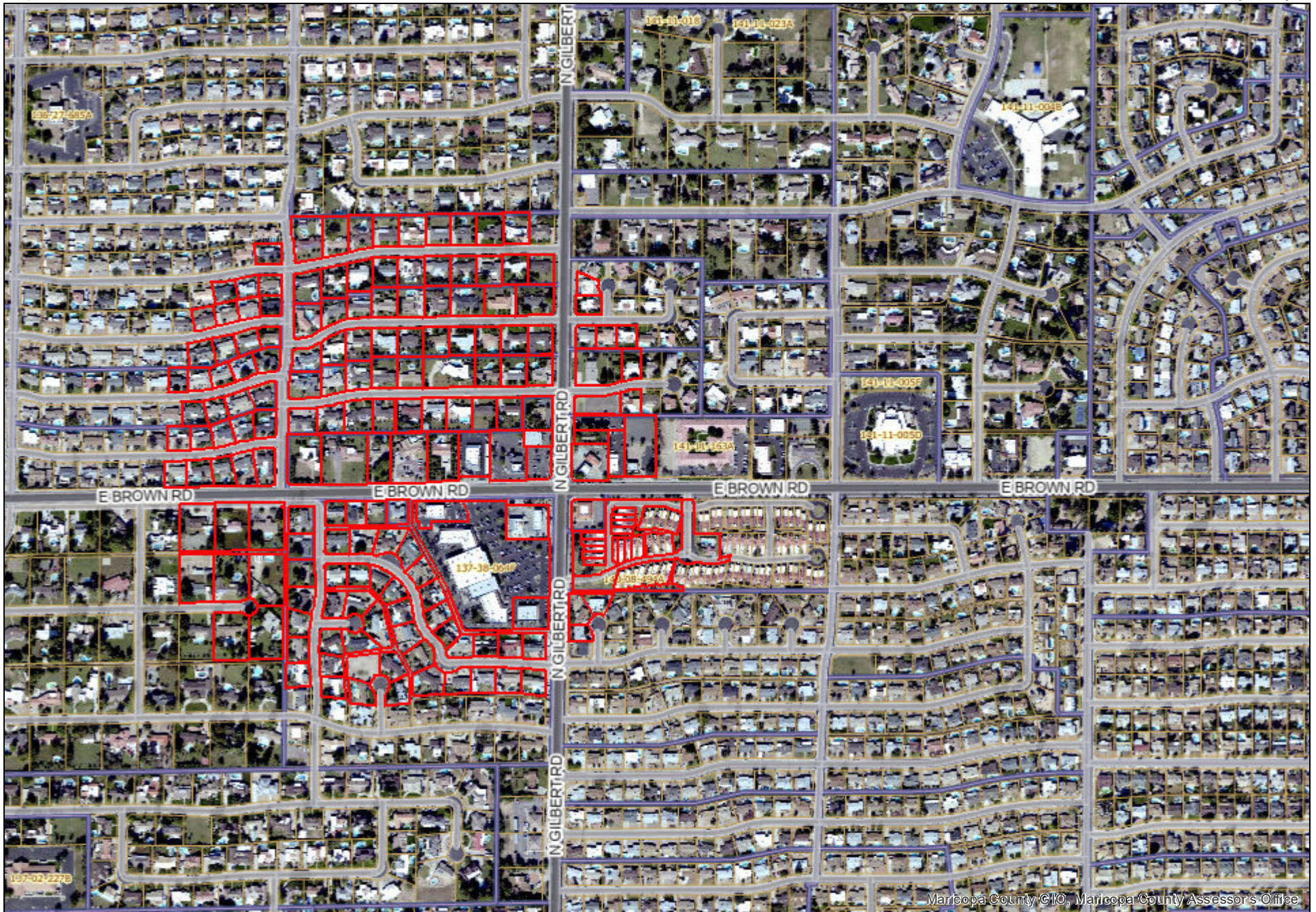
Sincerely,



Jon C. Gillespie
PEW & LAKE, PLC



1000' Property Owner Map



1000' Property Owner List

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_S	MAIL_ZIP
1747 GARY LLC	4040 E MCLELLAN RD UNIT 6	MESA	AZ	85205
1845 GRANDVIEW LLC	4040 E MCLELLAN RD UNIT 6	MESA	AZ	85205
1930 E BROWN OWNER LLC	1930 E BROWN RD STE 103	MESA	AZ	85203
ANC PROPERTY LLC	2040 E BROWN RD	MESA	AZ	85213
ANDERSON REESE G/JERILYN TR	1823 E BROWN RD	MESA	AZ	85203
ARREDONDO RAFAEL PENUELAS/ALVARADO ISAMAR	2010 E FOUNTAIN ST	MESA	AZ	85213
ARRINGTON DENNIS W	1759 E GRANDVIEW ST	MESA	AZ	85203-4524
AZG BROWN & GILBERT LLC	1129 S OAKLAND #101	MESA	AZ	85206
AZG BROWN & GILBERT LLC	1129 S OAKLAND STE 101	MESA	AZ	85206
BALLENTYNE FAMILY TRUST	1929 E FOUNTAIN ST	MESA	AZ	85203
BAUDER WILLIAM CHRISTOPHER	1735 E GARY ST	MESA	AZ	85203
BENNION DAVID B	1841 E FOX CIR	MESA	AZ	85203-5126
BENSON RUSSELL G & BARBARA W TR	1932 E GRANDVIEW	MESA	AZ	85203
BERGER ERIK CARL/LORRAINE MARIA	1823 E GRANDVIEW ST	MESA	AZ	85203
BETZHOLD ASHLEY NICOLE/YOUNGBLOOD MATTHEW HOWARD	1746 E GREENWAY ST	MESA	AZ	85203
BH CHRISTIE FAMILY LIVING TRUST	1744 E GLENCOVE ST	MESA	AZ	85203
BLAYLOCK JAMES WAYNE & DIANA LYNN	1714 E GLENCOVE	MESA	AZ	85203
BORRMANN DONALD W/MARY JO	2560 E SARATOGA ST	GILBERT	AZ	85296
BOURASSA TRUST	1833 E GLENCOVE ST	MESA	AZ	85203
BRADLEY E AND DIANE K HEMKEN REV TRUST	1754 E GLENCOVE	MESA	AZ	85203
BRADNEY GERALD K/MELINDA C	1837 E FOUNTAIN ST	MESA	AZ	85201
BRIMHALL FAMILY TRUST ETAL	1759 E FOUNTAIN	MESA	AZ	85204
BRINTON DILWORTH C JR & JOAN	1905 E FOUNTAIN	MESA	AZ	85203
BROWN DAVID/CHERYL	1744 E FOUNTAIN ST	MESA	AZ	85203
BUESING DANIEL RAY/CARLY D	1915 E GLENCOVE ST	MESA	AZ	85203
BUNDY ROBERT K/KERREN D	1834 E GARY ST	MESA	AZ	85203
BURNELL AND JUDITH RUNDALL FAMILY TRUST	1734 E GLENCOVE ST	MESA	AZ	85203
BURR KEVIN C/BEVERLY F	1941 E FOUNTAIN ST	MESA	AZ	85203
BUSH JOHN TYLER/LANGE-BUSH HEATHER LEIGH	1721 E GLENCOVE ST	MESA	AZ	85203
CACCIATORE JEFFERY L/SAORI	1970 E GARY ST	MESA	AZ	85203
CARDENAS AMADO SOLANO/NANCY/LIU DAVID W	1941 E GLENCOVE ST	MESA	AZ	85203
CARLO DERRICK	1109 N FOREST	MESA	AZ	85203
CAROLYN MARY BARNETT REVOCABLE LIVING TRUST	1915 E GARY ST	MESA	AZ	85203

CHILDERS CAROLYN MCNIECE	1049 N FOREST	MESA	AZ	85203
CLARK EZRA T JR & VIRGINIA M	1034 N RIDGE CIR	MESA	AZ	85203
CLEMENT MICHAEL S & ROBERTA E	1820 E GARY	MESA	AZ	85203
CLIVE MYNDI/JEFFREY	1858 E FOUNTAIN ST	MESA	AZ	85203
COLE FAMILY TRUST	1858 E GLENCOVE ST	MESA	AZ	85203
COOK DAVID & ELISABETH	201 S 31ST DR	SHOWLOW	AZ	85901
COTTEN CHARLES/LISA	1918 E GRANDVIEW ST	MESA	AZ	85203
COX CATHERINE R/WESTIN THOMAS	2011 E GARY CIR	MESA	AZ	85213
CP GIBSON FAMILY TRUST	1114 N FOREST ST	MESA	AZ	85203
CROSBY CHRIS/JESSICA	1929 E GLENCOVE ST	MESA	AZ	85203
D & S SHREEVE FAMILY TRUST	1726 E FAIRFIELD ST	MESA	AZ	85203-5110
D THERESE KESTNER REVOCABLE TRUST	1930 E GLENCOVE ST	MESA	AZ	85203
DAVIS JACK/CATHERINE	1039 N FOREST	MESA	AZ	85203
DENTON TUCKER/KARLI	2312 E GRANDVIEW CIR	MESA	AZ	85213
DODEZ LOUIS E/ MARGARET R TR	1824 E GRANDVIEW ST	MESA	AZ	85203
DOREY PHILIP R/SIRIANNNA DOREY CYNTHIA J	1714 E GREENWAY ST	MESA	AZ	85203
DOUBLE Z MESA LLC	2192 E DESERT GARDEN DR	TUCSON	AZ	85718
DRAGONS KEEP TRUST	1808 E GRANDVIEW ST	MESA	AZ	85203
DTK PROPERTIES LLC	1930 E GLENCOVE ST	MESA	AZ	85203
DUANE AND JUDITH NELSON FAMILY TRUST	1152 N FOREST	MESA	AZ	85203
ERIC A LITVAK GST EXEMPT TRUST/AAL TR/IAL TR	1918 E FOUNTAIN ST	MESA	AZ	85203
ERTZNER DELMAR E/CAROL L	1945 E GRANDVIEW ST	MESA	AZ	85203-4528
ESCALANTE OSCAR E	1845 E GLENCOVE ST	MESA	AZ	85203
ESSLEY ARVELLA J	1845 E FOUNTAIN	MESA	AZ	85203
FEDOCK ROBERT D	1821 E FOX CIR	MESA	AZ	85203
FIRETHUNDER BRADLEY DOUGLAS/KRISTINE M	2031 E GARY CIR	MESA	AZ	85213
FLETCHER ROBERT/JESSICA LEE	1736 E GREENWAY ST	MESA	AZ	85203
GAITAN GILBERT P	1953 E GARY ST	MESA	AZ	85203
GALLIGHER DIANNE/GORDON THOMAS E JR	2059 E BROWN RD UNIT 7	MESA	AZ	85213
GARCIA EVELYN/CHOATE DAVID	1903 E GRANDVIEW ST	MESA	AZ	85203
GLAZEBROOK RICHARD B ETAL	1807 E GRANDVIEW	MESA	AZ	85203
GLIDEWELL CHRISTOPHER M/HEIDI M	1140 N FOREST	MESA	AZ	85203
GONZALES DANIEL H JR	1735 E GREENWAY ST	MESA	AZ	85203
GREEN ENERGY FINANCIAL LLC	1816 E BROWN RD	MESA	AZ	85203

GREGGERSEN MARK ALAN/KAREN LORRAINE	1836 E GRANDVIEW ST	MESA	AZ	85203
GUARDI LUCILLE H/SHAW RICHARD L	2016 E GARY CIR	MESA	AZ	85213
HAAS TERRY R/ADRIENNE B	1861 E FOUNTAIN	MESA	AZ	85207
HELEN SUTTON TRUST	1866 E FOUNTAIN ST	MESA	AZ	85203
HET HOLDINGS LLC	3095 E SILO DR	GILBERT	AZ	85296
HICKS GREGG A/KIMBERLY L	1838 E FOUNTAIN ST	MESA	AZ	85203
HOFFMAN RYAN DEAN	1754 N SETON	MESA	AZ	85205
HOLBERT KRISTA J/JASON	1724 E GLENCOVE ST	MESA	AZ	85203
HOWARD NATHANIEL C/CAITLIN MARIE	1809 E GARY ST	MESA	AZ	85203
HUFFAKER DARIN C/TRACY	1757 E GARY ST	MESA	AZ	85203
HUGHES ANTHONY/GIHW	1748 E GARY ST	MESA	AZ	85203
HUGHES MICHAEL T & MARY MARGARET	1725 E BROWN	MESA	AZ	85203
HUNSAKER GARY W	1724 E FOUNTAIN ST	MESA	AZ	85203
JACKSON ROSE ANNE	2059 E BROWN RD UNIT 24	MESA	AZ	85213-5243
JAMES AND JANYCE MILLER REVOCABLE TRUST	1843 E GARY ST	MESA	AZ	85203
JAMES JOSEPH ERNZEN AND MARYLU IREDALE ERNZEN TRU'	1910 E GLENCOVE ST	MESA	AZ	85203
JEROME & KAREN LAROCK FAMILY TRUST	1835 E GRANDVIEW ST	MESA	AZ	85203
JEROME F KLEIN TRUST	1934 E GARY ST	MESA	AZ	85203
JOHNSON EDWARD/MARCIA	16422 N 59TH ST	SCOTTSDALE	AZ	85254
JOSEPH J GLENN AND JANA F GLENN TRUST	1942 E FOUNTAIN ST	MESA	AZ	85203
KEEBLE DOUGLAS H/JONNIE L	1809 E GLENCOVE ST	MESA	AZ	85203
KELLOGG MICHAEL J/ROBIN M	1955 E GRANDVIEW ST	MESA	AZ	85203
KELLS WILLIAM/CHRISTINA	1724 E GREENWAY ST	MESA	AZ	85203
KEMPTON KEVIN A/REBECCA L	1808 E GLENCOVE ST	MESA	AZ	85203
KLINE GARRY/VALERIE	1819 E GARY ST	MESA	AZ	85203
KULISH ADAM B/MELISSA L	1929 E GARY ST	MESA	AZ	85203
LAIDLAW KEITH/SUSAN	1908 E BROWN RD	MESA	AZ	85203
LANDERS FAMILY TRUST	1743 E FOUNTAIN ST	MESA	AZ	85203
LAUBER MARTIN/LORI	1906 E FOUNTAIN ST	MESA	AZ	85203
LAVALLE SCOTT/SHASTA	1954 E GLENCOVE ST	MESA	AZ	85203
LEHL JOHN C/CAROLYN A	1942 E GLENCOVE ST	MESA	AZ	85203
LEMIEUX BEVERLY	1760 E GRANDVIEW ST	MESA	AZ	85203
LEMIEUX FAMILY TRUST	1251 N GILBERT RD	MESA	AZ	85213
LENIO SANDRA S	2059 EAST BROWN RD NO 3	MESA	AZ	85213

LEONA A PARSONS REVOCABLE LIVING TRUST	2059 E BROWN RD	MESA	AZ	85213
LININGER LISA	1831 E FOX CIR	MESA	AZ	85203
LITTLE DALE M/JANE A	1761 E BROWN RD	MESA	AZ	85203
LYFTOGT TIMOTHY L/DONA	1944 E GRANDVIEW ST	MESA	AZ	85203
MACK TERRI A	1904 E GRANDVIEW	MESA	AZ	85203
MADSEN DORIANNE MICHELLE	642 N GENTRY CIR	MESA	AZ	85213
MANN PRESTON J/TARA L	1733 E GRANDVIEW ST	MESA	AZ	85203
MANSKE WAYNE A	1758 E GARY ST	MESA	AZ	85203
MATHEWS ROBERT JR/ALISON KAYE	1711 E GREENWAY ST	MESA	AZ	85203
MAX THORNTON FAMILY TRUST	2012 E GARY CIR	MESA	AZ	85213
MCDONALD FAMILY TRUST	1810 E GARY ST	MESA	AZ	85203
MCDONALD RENTAL HOMES LLC	1810 E GARY ST	MESA	AZ	85203
MCCLPRANG CORY/MAKIEA	1725 E GARY ST	MESA	AZ	85203
MCG FAMILY TRUST	1917 E GRANDVIEW ST	MESA	AZ	85203
MCLANE DAVID JAY/AMANDA PAULETTE	1751 E GLENCOVE ST	MESA	AZ	85203
MELENDEZ RAUL/ANGELA R	1843 E BROWN RD	MESA	AZ	85203
MELIN JENNIFER M/JACOB E	1745 E GRANDVIEW ST	MESA	AZ	85203
MENCHACA JOSE/LORETO	10608 E MCLELLAN RD	MESA	AZ	85207
MESA INVESTMENT PROPERTY LLC	8283 CROSS CANYONS RD	PASO ROB	CA	93446
MICHAEL/JOSEPHINE BAILEY FAM REVOC LIV TRUST	1755 E GREENWAY	MESA	AZ	85203
MILETTA JOSEPH B/EDILTA M	2059 E BROWN RD UNIT 1	MESA	AZ	85213
MILLER JORDON/LAUREN	1043 N RIDGE CIR	MESA	AZ	85203
MUNOZ DONALD & DEBRA	1846 E FOUNTAIN	MESA	AZ	85203
OLANO ALLEN/CRYSTAL	1825 E FOUNTAIN ST	MESA	AZ	85203
OLSEN AUSTIN/COURTNEY	1760 E FOUNTAIN ST	MESA	AZ	85203
PAFS PROPERTIES LLC	1225 N GILBERT RD	MESA	AZ	85203
PALAZZOLO JOE J	1930 E FOUNTAIN ST	MESA	AZ	85203
PASKO FAMILY TRUST	1044 N FOREST	MESA	AZ	85203
PATTERSON MICHAL/TERRESSA	2018 E FOUNTAIN ST	MESA	AZ	85213
PENNINGTON JERRI L	1931 E GRANDVIEW ST	MESA	AZ	85210
PERKINS DEBRA E	PO BOX 335	CLAY SPRIN	AZ	85923
PERSBACKER JANE E	2059 E BROWN RD UNIT 9	MESA	AZ	85213
PETS LLC	2020 E BROWN RD	MESA	AZ	85213
PFEIFF ANN M/MARK A	1857 E GARY ST	MESA	AZ	85203

REICHERT SHANE D/JULIE MARIE	1035 N RIDGE CIR	MESA	AZ	85203
ROBINSON FAMILY TRUST	1859 E GRANDVIEW ST	MESA	AZ	85203
ROGERS JEANETTE L TR	1906 E GARY	MESA	AZ	85203
ROGERS TYSON BENTON/IURA ROZINES KIO	1736 E GARY ST	MESA	AZ	85203
RONAN EMMET J & PRISCILLA	1821 E GLENCOVE	MESA	AZ	85203
ROSS FRANKLIN BRUCE	1834 E GLENCOVE ST	MESA	AZ	85203
RUDY R REYES AND LUPE L REYES REVOCABLE TRUST	1860 E GRANDVIEW ST	MESA	AZ	85203
RUIZ CINTHIA L	1745 E GREENWAY ST	MESA	AZ	85203
RUSK GLORIA E TR	1857 E FOUNTAIN ST	MESA	AZ	85203
SABA SIHAM H	6050 N RICHMOND	CHICAGO	IL	60659
SCHINZEL MICHAEL JOHN	1056 N FOREST	MESA	AZ	85203-5132
SCHOENFELD KENNETH	2012 E FOUNTAIN ST	MESA	AZ	85213
SENE MARISA M/LEMIGAO JR	1920 E GARY ST	MESA	AZ	85203
SHELLEY CHERYL ANN	1745 E BROWN RD	MESA	AZ	85203
SHULER MARGARET E	2059 E BROWN RD UNIT 23	MESA	AZ	85213
SILVERMAN STEVEN M/SHERRIE L	1854 E FOUNTAIN ST	MESA	AZ	85203
SMILES FOR SPECIAL NEEDS LLC	2424 E SOUTHERN AVE	MESA	AZ	85204
SOLITUDE VENTURES LLC	1853 E BROWN RD	MESA	AZ	85203
SOUTHARD JASON/PETRA	1917 E FOUNTAIN ST	MESA	AZ	85203
SPEEDSMART 117 INC	6807 E BROADWAY RD	MESA	AZ	85204
SPURLING DAVID SCOTT/KATHERINE ELIZABETH	1846 E GLENCOVE ST	MESA	AZ	85203
STEVEN MARK AND WENDY BERGSMAN REV LIV TRUST	1862 E FOUNTAIN ST	MESA	AZ	85203-5123
STEWART FAMILY TRUST	1846 E GRANDVIEW ST	MESA	AZ	85203
STEWART RICHARD/CAITLIN	2032 E GLENCOVE CIR	MESA	AZ	85213
STORMENT JOHN B/MARTHA A	1939 E GARY ST	MESA	AZ	85203
SUMMERS DANIEL E TR	1905 E GARY ST	MESA	AZ	85203
SUMMIT PROPERTIES GROUP LLC	18653 VENTURA BLVD UNIT 107	TARZANA	CA	91356
SWINNEY FAMILY TRUST/SWINNEY THOMAS R ESTATE OF	2033 E GLENCOVE CIR	MESA	AZ	85213
TALENO MARLON/DEBORAH	1822 E GLENCOVE ST	MESA	AZ	85203
TALLEY JEFFERSON/LINDSEY	1723 E GREENWAY ST	MESA	AZ	85203
TERRELL HURLEY D/EVELYN R	2059 E BROWN RD 2	MESA	AZ	85213
THOMAS AND DIANE MILLER FAMILY TRUST	1128 N FOREST	MESA	AZ	85203-5118
TMK2 PROPERTIES LLC	780 E SEATTLE SLEW LN	GILBERT	AZ	85296
TRUJILLO GABRIEL/MEGAN	1865 EAST FOUNTAIN ST	MESA	AZ	85203

TUBBS KEMMONS A	2036 N GILBERT RD STE 2	MESA	AZ	85203
TYCAS TRUST	1221 N FOREST	MESA	AZ	85203
VILLAS VALENCIA TOWNHOUSE ASSOCIATION INC	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
VIRGINIA C FREYE TRUST	2059 E BROWN RD UNIT 8	MESA	AZ	85213
VON BURG RONALD L/VICTORIA L	1731 E GLENCOVE ST	MESA	AZ	85203
WALKER ROLAND/KATHLEEN M	1848 E BROWN RD	MESA	AZ	85203
WARDROP INVESTMENTS LLC	1129 S OAKLAND SUITE 101	MESA	AZ	85206
WILLIAMS CORY WILLIS/CARI ANN	1102 N FOREST	MESA	AZ	85203
WINTER NICHOLAS/RADJASSEGARANE PRIYANGA	1826 E FOUNTAIN ST	MESA	AZ	85203
WISEMAN FAMILY TRUST	1858 E GARY ST	MESA	AZ	85203
Z1954K MESA LLC	849 BIG TIMBER CANYON RD	BIG TIMBER	MT	59011
ZIPPER JOHN/ROMAN DIANE	1741 E GLENCOVE ST	MESA	AZ	85203

Smiles for Special Needs Neighborhood Meeting Summary
PRS22-00409
1858 E Brown Rd

June 28, 2022 at 6:00 pm

Held at the proposed Smiles for Special Needs site
1858 E. Brown Rd. Mesa, AZ 85203

The neighborhood meeting began at 6:00 pm. Five total neighbors, from three households, attended the meeting including Keith & Susan Laidlaw who own the residence directly to the east of the project (See attached sign-in sheets). Present for the applicant was Joe Hughes and several other members of the Smiles for Special Needs leadership team, Nicole Posten-Thompson from On Point Architecture (Architect), and Reese L. Anderson and Jon Gillespie from Pew & Lake, PLC (Legal Representatives).

The format of the meeting took on an open house format given the limited number of attendees. Easels featuring 24x36 color prints of the conceptual site plan and proposed zoning map were used to answer questions and describe the project. Mr. Anderson's comments are summarized below:

- Provided information on the Existing General Plan and Zoning classifications and the Request
- Described the Smiles for Special Needs program
- Explained the Site Plan considerations such as parking, landscaping, and building configuration
- Provided outline of next steps in the city review process

Mr. Anderson then responded to attendees comments, questions, and suggestions. After questions and comments were taken, including responses given by Mr. Anderson, the meeting concluded around 6:40 pm.

Questions from attendees were presented throughout and are encapsulated on the next page with answers provided by Mr. Anderson summarized in *red* italics.

1. How many persons attend the facility at any one time? How much staff? *Fifty is the maximum occupancy we can hold based on our staff limitations, parking, and size of our building and facilities. We typically have 15-20 staff present each day.*
2. What are the needs of the patrons? Are any developmentally ill? *Our patrons primarily have cognitive delays, not physical delays. 90% of the patrons are autistic. We have some with down syndrome.*
3. Is this a profit or non-profit? *We are registered as a for-profit business.*
4. What are the plans for parking and landscaping along the eastern property line? *We will be installing improvements to the parking and landscaping. Landscaping will be mixture of existing and desert xeriscape.*

5. Are the patrons dropped off? How often is traffic coming and going? *Most of our patrons are picked up by our van service. Some parents drop their family members off. We typically have outings three times a week with our van service providing transportation.*
6. Why rezoning? How long have you been operating? *There has been no zoning violation and we voluntarily wanted to make sure the use conformed with the zoning. We have been operating without incident for about 1 year.*
7. Are you adding signage? *We do not intend to change any of the existing signage.*
8. If the Smiles for Special Needs group sells the site then what could be the site use? *Low scale neighborhood uses within the Office-Commercial zoning district would be allowed.*
9. What are the plans for parking and landscaping along the eastern property line? *We will be installing improvements to the parking and landscaping. Landscaping will be mixture of the existing citrus arrangement along with desert xeriscape.*
10. I have a special needs daughter and I know there is a need for this in our City. *Comment acknowledged thank you.*
11. I like that you provide group transportation. *Comment acknowledged thank you.*
12. Sounds like you are avoiding an institutional look and prefer the residential appearance. *Yes that is correct thank you.*
13. Do you know about the Marks Center? *Yes and we do not want to be that.*
14. What are the next steps? I emailed the notice letter to some acquaintances who are about ½ mile from the site because I figured they might have thrown their letter away, we almost threw ours away. *We expect to have a hearing 3-4 months from today. You can always call us and check in on the status.*

Summary completed by Jon Gillespie on June 29, 2022

Neighborhood Meeting Sign-In Sheet

Applicant:

Pew & Lake, PLC/ Smiles for Special Needs

Property Location:

600' west of the NWC of Gilbert Road & Brown Road
136-27-014C
(1858 E Brown Rd Mesa, AZ)

Date:

June 28, 2022

Meeting Location:

On Site

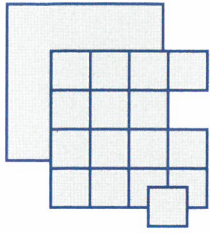
(1858 E Brown Rd, Mesa, Arizona 85203)

Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Nicole Posten, RA	2152 S. Vineyard St 116 MESA	85210	Nicole@onpointarchitecture.com	480 227 5259
2	Michael Douglas	1725 E Brown rd mesa	85203		
3	MARY HUGHES	1725 E Brown rd mesa	85203		480-835-6207
4	GLORIA RUSK	1857 E. FOUNTAIN ST	85203	grask65@gmail.com	480-540-8296
5	KEITH & SUSAN LAIDLAW	1908 E. BROWN RD	85203	keithlaidlaw75@hotmail.com	480 898 7488
6					
7					
8					
9					
10					
11					
12					
13					



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist

Sean B. Lake
Reese L. Anderson

May 10, 2024

NOTICE OF PENDING ZONING APPLICATIONS; BOA24-00402; ZON23-00465

Dear Neighbor:

This letter is being sent to you to provide you with an update on zoning applications that are still pending in the City of Mesa for Smiles for Special Needs Kids, located at 1858 East Brown Road. The property is shown below, for your reference:



You may recall that on June 28, 2022 a neighborhood meeting was held to discuss the proposed rezoning of the property. Since that time, we have been working with the City of Mesa to refine our land use requests. We are currently seeking approval of the following:

1. Rezoning of the property from RS-9 to Office Commercial (OC),
2. A Substantial Conformance Improvement Permit (SCIP), and
3. Site Plan Review.

Notice of Pending Applications
1858 E. Brown Road
May 10, 2024

While the names of our applications have changed, there will be no changes from what was presented at the 2022 neighborhood meeting. We are providing this update to you solely due to the length of time that has passed since that meeting. It is important to note that Smiles for Special Needs Kids will continue its operations at the site, and only minimal modifications will be made to the site, mostly in the form of increased landscaping.

There will be upcoming public hearings on these applications, and you will receive notice about those hearings as well. Our hope is that if you have any questions about the proposed site plan modifications, you will reach out to us for further discussion. You may reach out to me at the above phone number, or you may also contact Vanessa MacDonald in my office as well. Our email addresses are: reese.anderson@pewandlake.com and vanessa.macdonald@pewandlake.com. Alternatively, you may also pose questions to our planner at the City of Mesa Chloe Durfee Daniel. She may be reached at 480-644-6714, or chloe.durfeedaniel@mesaaz.gov. Any of us will be happy to answer your questions.

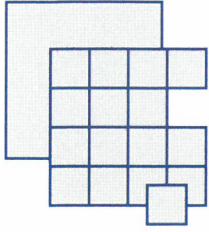
Thank you for your interest in this development. We look forward to hearing from you so that we can understand and answer any of your questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Reese L. Anderson', with a long horizontal flourish extending to the right.

Reese L. Anderson

Pew & Lake, PLC



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

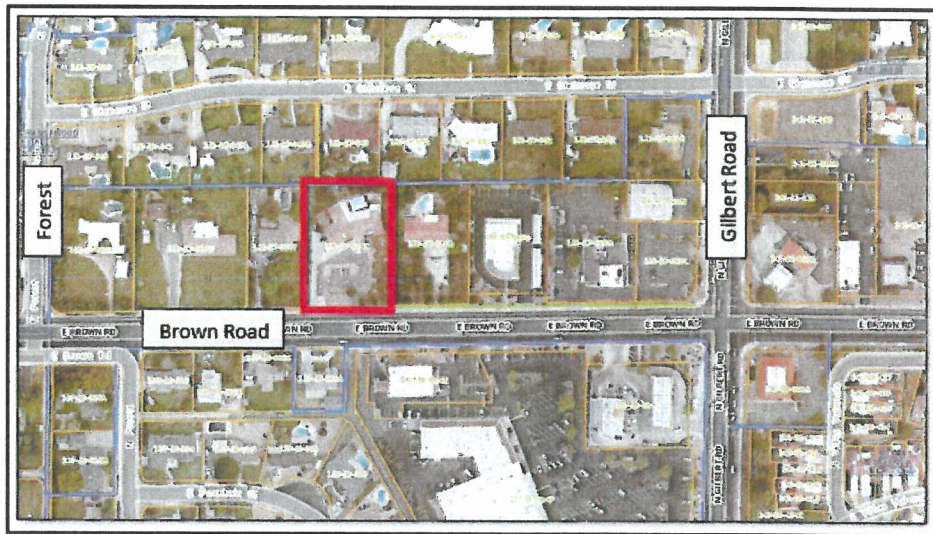
W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

May 20, 2024

**Notice of Public Meetings
Board of Adjustment and Planning & Zoning Board
Case Nos. BOA24-00402 and ZON23-00465**

Dear Neighbor:

Pew & Lake, PLC, on behalf of our client, Smiles for Special Needs, LLC, is providing you with notice of two upcoming public meetings related to requests to the City of Mesa regarding the one-acre property located at 1858 East Brown Road. The property is shown below, outlined in red.



Our requests to the City of Mesa are for approval of the following:

1. Rezoning of the property from RS-9 to Office Commercial (OC).
2. A Substantial Conformance Improvement Permit (SCIP)
3. Site Plan Review

Approval of these requests by the City of Mesa will allow for the continued operation of Smiles for Special Needs, a day program for adults with special needs. For your review, I have enclosed the Site Plan and Landscape Plan provided in the application materials. It is important to note that there are no proposed changes to the exterior of the building except minor changes related to the installation of an updated ADA compliant front entry.

This letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa. These applications will be considered at the following meetings:

Board of Adjustment (SCIP)
City Council Chambers
(lower level)
57 East First Street, Mesa, AZ
June 5, 2024
Public Hearing: 5:30 p.m.

Planning and Zoning Board (Rezone and Site Plan)
City Council Chambers
57 East First Street
Mesa, AZ
June 12, 2024
Public Hearing: 4:00 p.m.

If you want to provide a written comment or speak at the meeting, please submit a comment card to Planning staff at the public hearing or electronically at least one hour prior to the start of the meeting at: **<https://www.mesaaz.gov/government/advisory-boards-committees>** and select either the Board of Adjustment, or Planning & Zoning Board, where you will find instructions for providing comments on either of these cases.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched via Mesa Channel 11, or on Zoom at <https://mesa11.zoom.us/j/82508085605>, 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 wish to speak, you will need to indicate on the comment card that you would like to speak during the meeting, and if not attending the meeting in person you will need to call the phone number provided above prior to the start of the meeting, and follow the prompts provided. When the case number is read, Planning staff will call you up to speak or your line will be taken off mute and you will be given an opportunity to note your support or opposition on the record.

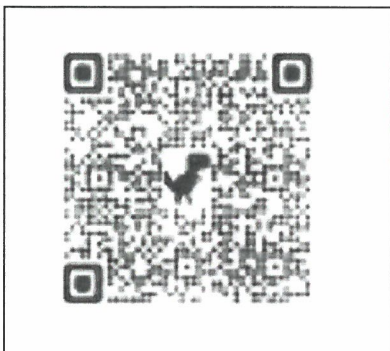
For help with the online comment card, or for any other technical difficulties, please call 480-644-2099. The City of Mesa has assigned this case to Ms. Chloe Durfee Daniel, Planner II of their Planning Division staff. She can be reached at 480-644-6714 or Chloe.DurfeeDaniel@mesaaz.gov, should you have any questions regarding the public hearing process. If you have recently sold this property, please forward this correspondence to the new owner.

Sincerely,

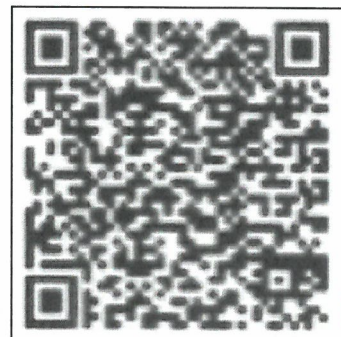
Reese L. Anderson

Reese L. Anderson
Pew & Lake, PLC

Board of Adjustment QR Code



Planning & Zoning QR Code



PL 1.1

THE WEST 176 FEET OF THE EAST 832.5 FEET OF THE SOUTH 283 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT THE SOUTH 40 FEET THEREOF.

DAVID & ELISABETH COOK
APN: 136-27-050
DEED: 1983-0475579, MCR
ZONING: RS-9



SITE PLAN EXHIBIT

[illegible]

- 3 NEW PARKING 5' WIDE X 10' DEEP PARKING SPACES.
- 4 NEW 4" C PARKING SPACES WITH 6" WIDE DRIPS OFF SIDE.
- 5 NEW 1' WIDE X 20' DEEP BUS PARKING SPACES.
- 6 NEW 4" C RAMP & SLOPIDE.
- 7 NEW 5' WIDE CONCRETE SIDEWALK.
- 8 ADA ACCESS TO FRONT DOOR.
- 9 FASTING 3' WIDE SILET GATE IN EXISTING FENCE.
- 10 NEW ASPHALT PAVING.
- 11 EXISTING ASPHALT PAVING.
- 12 EXISTING CONCRETE PAVING.
- 13 NEW 20' WIDE CONCRETE DRIVEWAY & SIDEWALK.
- 14 NEW 30' HIGH MASONRY SCREEN WALL TO MATCH EXISTING.
- 15 EXISTING MASONRY SCREEN WALL AT PROPERTY LINE TO
- 16 EXISTING MASONRY SCREEN WALL TO REMAIN.
- 17 EXISTING 30" HIGH MASONRY SCREEN WALL TO REMAIN.
- 18 EXISTING VALUBOX.
- 19 NEW TRASH BARREL CYPAL.
- 20 NEW LANDSCAPE ISLAND.
- 21 EXISTING PLAY STRUCTURES TO REMAIN.
- 22 EXISTING PUBLIC SIDEWALK TO REMAIN.
- 23 EXISTING POWER POLE TO REMAIN.
- 24 EXISTING 6" WIDE SIDEWALK TO REMAIN.
- 25 EMPLOYE SECURED BUS PARKING.

ASSessor PANEL:	T18-22-04-00
LAND OWNER:	HARRIS, STEVEN / MALE SUZAN 2424 S. SUTHERN AVE. MESA, AZ 85204-4539
DEVELOPER:	SALES FOR THE CITY OF MESA CITY OF MESA planningdevelopment@cityofmesa.com 1800 S. BROWN ROAD MESA, AZ 85203
PROJECT ADDRESS:	1800 S. BROWN ROAD MESA, AZ 85203
EXISTING ZONING REQUEST:	REZONING TO DC FOR NEW LAND ONLY CARE FACILITY
SUBJECT AND USE PROPOSED AND USE REQUESTED:	ADULT DAY CARE FACILITY
GROSS ACREAGE: NET ACREAGE:	42.778 SF (0.98 ACRES) 40.134 SF (0.92 ACRES)
BUILDING AREA:	3,675 SF EXISTING FACILITY 3,675 SF EXISTING OFFICE AREA 375 SF EXISTING OFFICE AREA 1,525 SF COVERED PAT. AREA 6,082 SF TOTAL
PARKING REQUIRED: PARKING PROVIDED:	4,480 SF OF 375-11 PARKING SPACES 1,525 SF OF 375-11 PARKING SPACES + 3 BUS PARKING SPACES
APPROX. AREA: 0.98 AC (43,560 SF):	3,675 SF (0.08 AC EXISTING)
LOT COVERAGE ALLOWED: ACTUAL LOT COVERAGE:	GEN. USE AREA: 5,366 SF (NOT INCLUDING CONCRETE BACK PATIO) 21,229 SF / 40.134 SF= 52.92%
MAXIMUM HEIGHT: 30 FEET	

APN: 136-27-0108
DEED: 2005-0569754, MCR
ZONING: RS-9

1858 E BROWN ROAD
MESA, ARIZONA 85203

1,137 SF COVERED CONCRETE BACK P
 3,775 SF EXISTING ASPHALT DRIVE
 3,775 SF EXISTING OFFICE AREA
 6,982 SF TOTAL

PARKING REQUIRED: 4,800 SF, 13 PARKING SPACES
 PARKING PROVIDED:
 13 STANDARD SPACES (INCLUDES 1 HC SPACE)
 + 3 BUS PARKING SPACES
 + 3 BICYCLE PARKING SPACES

ASPHALT AREA: 2,668 SF (NEW PLUS EXISTING)
 CONCRETE AREA: 2,668 SF (NOT INCLUDING CONCRETE BACK PAVING)

LOT COVERAGE ALLOWED: 80%
 MINIMUM LOT COVERAGE: 11,250 SF / 40.13 Acre SF = 52.9%
 MAXIMUM HEIGHT: 35 FEET
 MAXIMUM LOT AREA: 20,000 SF

BEAR: 25 FEET
VICINITY MAP
NOT TO SCALE

McKELLIPS ROAD

SUBJECT PROPERTY: []

BROWN ROAD

STAP

GLE

UNIVERSITY DRIVE

STRELLMEIER, W. F. K. HIRTON, N. T. F. G. ISTRICH

1152 E GREENWAY ST SUITE 5
LEES, ARIZONA 85033
WWW.NINTAARCHITECTURE.COM
PHONE 1800.222.2222



JOB NO: 2123

SITE PLAN

DWG NO:

A1.1

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 05/23/24

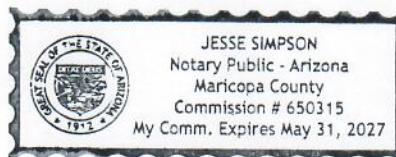
I, Patrick Anspaugh, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON23-00465, on 1858 E Brown Rd. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: Patrick Anspaugh

SUBSCRIBED AND SWORN before me on 05/23/24

J. Simpson
Notary Public
Commission Exp. 5/31/27



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 P.M. DATE: June 12, 2024

CASE: ZON23-00465

Rezone from Single Residence-9 (RS-9) to
Office Commercial (OC) and Site Plan Review.
This request will allow for a day care center.

APPLICANT: Reese Anderson

PHONE: 480-461-4670

Planning Division 480-644-2385

Posting date: 5/23/2024

May 23, 2024 at 12:42 PM
1858 E Brown Rd
Mesa AZ 85203
United States

