

Citizen Participation Report

Brightpath Child Care

NWC of Val Vista Drive and Brown Road

July 31, 2023

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a Site Plan and Design Review. These requests are for the proposed development on the approximately 1.6 acres located on the northwest corner of Val Vista Drive and Brown Road in Mesa.

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. The applicant provided neighborhood notice for a neighborhood meeting and public hearings. The format proposed is consistent with the City's notice with updated guidelines for the Citizen Participation and Neighborhood Outreach process for site plan and design review cases.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.

1744 S. Val Vista Drive, Ste. 217

Mesa, Arizona 85204

(480) 461-4670 (office)

(480) 461-4676 (fax)

Sean.Lake@pewandlake.com

Sarah Fitzgerald

Pew & Lake, P.L.C.

1744 S. Val Vista Drive, Ste. 217

Mesa, Arizona 85204

(480) 461-4670 (office)

(480) 461-4676 (fax)

sarah.fitzgerald@pewandlake.com

Action Plan:

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

1. A contact list was provided by the City of Mesa for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more (provided by the City)
 - b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (list of any associations to be provided by the City).
2. An in-person neighborhood meeting was held by the applicant to provide the

opportunity for members of the public to discuss the proposed project. It was held at Highland Elementary School. A copy of the attendance/participation list and a summary of the meeting has been submitted to the Planning Division.

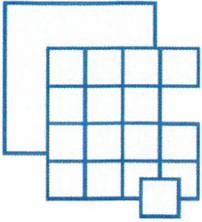
3. The notification list for the neighborhood meeting included the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within ½ mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list is attached to this Plan.
4. The notice letter listed the options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. This procedure allowed the neighbors to view the project details and contact the applicant regarding the project.
5. Those who provide contact information to the applicant were added to the public hearing notification list. A meeting summary and outline of the comments and issues provided to the applicant will be submitted to the City Staff along with the Citizen Participation Report for this case.
6. On July 7, 2023, the applicant met with concerned neighbors to understand their concerns and receive feedback to make necessary changes. The revised plans were shared with the neighbors prior to the July 18, 2023, resubmittal and the neighbors were more comfortable with the proposed development.
7. After the July 18, 2023, resubmittal, the applicant continued to work with City of Mesa Planning and Development staff and Ryan Smith to implement further modifications to the elevations and site plans. Through Phone and email communication, Ryan Smith (the neighborhood representative) was provided with the most up to date site plans and elevations. Ryan Smith and the neighbors he represents have had the opportunity to review all plans and remain comfortable with the proposed development.
8. For public hearing notice, the applicant complied with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. The sign(s) were placed on the property on June 12 ,2023, two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) has been submitted to the Planning Staff to be kept in the case file.

Schedule:

Neighborhood Meeting	January 31, 2023
Formal Submittal to City	March 20, 2023
Follow-Up Submittals	April 24, 2023, May 18, 2023 & May 24, 2023
Design Review Board	June 13, 2023
Planning & Zoning Public Hearing	June 28, 2023
Meeting with Neighbors	July 7, 2023
5 th Submittal	July 18, 2023
6 th Submittal	July 31, 2023
Planning & Zoning Public Hearing	August 9, 2023

Attached Exhibits:

- 1) Notification map of surrounding property owners
- 2) List of property owners within 1000 ft. of the subject property, HOAs within ½ mile, and registered neighborhood contacts within 1 mile of the property (The city noted there are no registered neighborhoods in the surrounding area).
- 3) Neighborhood meeting notice letter, summary, and sign in sheets
- 4) Neighbor correspondence
- 5) Public Hearing notice letter
- 6) Sign posting affidavit and photos.



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

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

January 20, 2023

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client Buttry & Brown Development, LLC we are pleased to invite you to a neighborhood meeting to receive your comments regarding a proposed development of a childcare facility on approximately 1.23 acres located at the northeast corner of Val Vista Drive & Brown Road in Mesa. The property is identified as Maricopa County Assessor Parcel numbers 141-13-006G & 141-13-006B. The approximate boundaries of the proposed development site are shown below outlined in red.



We have scheduled a virtual neighborhood meeting to meet with the community, share additional details on the plans, and discuss the project. The details of the meeting are listed below.

Date: January 31, 2023 **Time:** 6:00 pm
Location: Highland Elementary, **Media Center**
Address: 3042 E Adobe Street, Mesa, AZ 85213

If you have any questions regarding this matter prior to the neighborhood meeting, please contact me or Sarah Fitzgerald in my office at sean.lake@pewandlake.com or sarah.fitzgerald@pewandlake.com or by phone at (480) 461-4670.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC

1000' Property Owner and HOA List (01-10-2023) - Neighborhood Meeting

3555 E FOUNTAIN STREET LLC
3555 E FOUNTAIN ST
MESA, AZ 85213

ALVARADO CARLOS JOSEPH/ALYSSA
JANE
3649 E FAIRBROOK ST
MESA, AZ 85205

ARROYO FAMILY LLC
3505 E BROWN RD
MESA, AZ 85213

BACKALUKAS FAMILY TRUST
3415 E FAIRBROOK ST
MESA, AZ 85213

BALLEW SEAN/ARYN
3534 E FOUNTAIN ST
MESA, AZ 85213

BARBPUB LLC
PO BOX 4008
MESA, AZ 85211

BARRIOS ANA M TRUST
3437 E GRANDVIEW ST
MESA, AZ 85213

BELLON JENNA/DION
3503 E FAIRBROOK ST
MESA, AZ 85213

BOA SORTE LTD PARTNERSHIP
1819 E SOUTHERN AVE STE B10
MESA, AZ 85204

BOLIN ERIK M/DYANN
3636 E FARGO ST
MESA, AZ 85205

BORGE MICHAEL D/MISTINA M
1136 N 35TH CIR
MESA, AZ 85213

BRAVE MICHAEL A
34522 N SCOTTSDALE RD SUITE 120-
PMB-600
SCOTTSDALE, AZ 85266

BREINHOLT FRANKLIN L/DEBRA
1151 N 35TH CIR
MESA, AZ 85213

BRIDGES CHRISTOPHER J
3505 E FAIRBROOK ST
MESA, AZ 85213

BRIMLEY EVAN/MORGAN
3508 E FOX ST
MESA, AZ 85213

BRISTOL RONALD E/MANETTE
3548 E GRANDVIEW ST
MESA, AZ 85213

BRUCE RYAN T/ANDREA B
3526 E FOX ST
MESA, AZ 85213

BURSH DARIUS O
3504 E FAIRBROOK CIR
MESA, AZ 85213

CAMPBELL ALLISON
WILDE/MICHAEL WAYNE
3510 E FOX ST
MESA, AZ 85213

CANTRELL DAWN/CHRISTOPHER J
1147 N MIRAMAR
MESA, AZ 85213

CARROLL FAMILY TRUST
3530 E KNOLL ST
MESA, AZ 85213

CASTLE CHRISTOPHER/ANGELA
3717 E FAIRBROOK ST
MESA, AZ 85213

CCLK MOCK TRUST
1135 N MIRAMAR
MESA, AZ 85213

COLE CARMEN
3504 E FOX ST
MESA, AZ 85213

COLLON WILLIAM P II/BEVERLY G
3509 E FAIRBROOK ST
MESA, AZ 85213

CREED CYNTHIA S
3660 E FARGO ST
MESA, AZ 85205

CURTIS MCCONNELL TRUST
3704 E FARGO ST
MESA, AZ 85205

DARREN W WRIGHT AND JERILYN H
WRIGHT TRUST
3637 E FAIRBROOK ST
MESA, AZ 85205

DAVIS BENJAMIN D/ELIZABETH M
3517 E FAIRBROOK CIR
MESA, AZ 85213

DAVIS BRYAN KEITH/LINDSIE MARIE
3705 E FAIRBROOK ST
MESA, AZ 85205

1000' Property Owner and HOA List (01-10-2023) - Neighborhood Meeting

DONNELLY LIVING TRUST
3702 E FOUNTAIN ST
MESA, AZ 85205

DOUG AND BONNIE FIELDING
REVOCABLE TRUST
3643 E HUBER ST
MESA, AZ 85205

DOUGHERTY
MARK/BONNIE/SAUNDERS EDWARD
3422 E FOX ST
MESA, AZ 85213

DUWEL ROBERT J/CHRISTINA
3543 E FOX ST
MESA, AZ 85213

FORD DAVID
3440 E GRANDVIEW ST
MESA, AZ 85213

GOODMANSEN AARON P/MEGAN R
3448 E FOUNTAIN CIR
MESA, AZ 85213

GROVES TENNIS COURT PARTNERS
3505 E FOX ST
MESA, AZ 85213

HALL LARRY M/BILLIE L TR
3424 E FAIRBROOK ST
MESA, AZ 85213

HANSEN FAMILY REVOCABLE TRUST
3458 E GRANDVIEW ST
MESA, AZ 85213

HOFFMAN LIVING TRUST
3518 E FOX ST
MESA, AZ 85213

IPSEN ROBERT L/BARBARA P
3131 N 82ND PL
SCOTTSDALE, AZ 85251

JUXTAPOSITION RECORDS LLC
3535 E GRANDVIEW ST
MESA, AZ 85213

JUXTAPOSITION RECORDS LLC
3931 E HUBER ST
MESA, AZ 85205

K CREAGER AND H WIHONGI
REVOCABLE LIVING TRUST
3522 E FOUNTAIN ST
MESA, AZ 85213

KAILAS MICHAEL C
3431 E FOX
MESA, AZ 85213

KANATZAR KATHRYN
14472 W WOODSPRING DR
BOISE, ID 83713

KAUR AMANPREET/WADHWA
HARPREET
1301 N VAL VISTA DR
MESA, AZ 85213

KETCHOYIAN PATRICK
CHARLES/CHUROSH JENNIFER LYNN
3715 E FARGO ST
MESA, AZ 85205

KING DANIEL/MICHELLE
3416 E FAIRBROOK ST
MESA, AZ 85213

KING DARIN/LAURA
117 N GUTHRIE ST
MESA, AZ 85203

KLEINSORGE RYAN JAY/MELANIE
DIANE
3544 E FOX ST
MESA, AZ 85213

KT LIVING TRUST/RIG LIVING TRUST
3537 E FOX ST
MESA, AZ 85213

LECHNER ANDREA/BECKER JACOB
3504 E FOUNTAIN CIR
MESA, AZ 85213

LEES ROBERT A II/CYNTHIA L
3436 E FOUNTAIN CIR
MESA, AZ 85213

LEPORTE JASON C
1123 N MIRAMAR
MESA, AZ 85213

LIVING WORD BIBLE CHURCH THE
3520 E BROWN RD
MESA, AZ 85213

LIZARRAGA LIVING TRUST
4866 SW 95TH TER
GAINESVILLE, FL 32608

LUCAS A RUIZ REVOCABLE TRUST
AGREEMENT
3629 E FOUNTAIN ST
MESA, AZ 85205

MAALOUF ELIE/ROLA A TR
3538 E FOX ST
MESA, AZ 85213

MABB WILLIAM B
3507 E FOUNTAIN CIR
MESA, AZ 85213

1000' Property Owner and HOA List (01-10-2023) - Neighborhood Meeting

MAKANA LP
2812 N NORWALK STE 105
MESA, AZ 85215

MALTOS JESUS M CHAVEZ/JIMENEZ
JUDITH
3740 E FARGO ST
MESA, AZ 85205

MARSH ALLEN R/KAREN O
3741 E FAIRBROOK ST
MESA, AZ 85205

MAY JAMES DEON/SYLVIA LYN
3641 E FOUNTAIN ST
MESA, AZ 85205

MCGUCKIN FAMILY TRUST
1120 N 35TH ST
MESA, AZ 85213

MCLAUGHLIN MATTHEW J/BLOSSER
KATHERINE P
3727 E FARGO ST
MESA, AZ 85205

MEHAN KYLE
3938 E DES MOINES ST
MESA, AZ 85205

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

MIDDLETON BRIAN C/DEBERA M TR
3423 E FAIRBROOK ST
MESA, AZ 85213

MONTOYA MANUEL C
3716 E FARGO ST
MESA, AZ 85205

MTK TRUST
3711 E HUBER ST
MESA, AZ 85205

MYERS WALTER/LEAH
3558 E FOUNTAIN ST
MESA, AZ 85213

N&M MYNENI LIVING TRUST
3530 E GRANDVIEW ST
MESA, AZ 85213

ODELL JAMES B/CARLA M
3512 E FOUNTAIN CIR
MESA, AZ 85213

PARA MIS HIJOS FAMILY TRUST
3838 E ELMWOOD ST
MESA, AZ 85205

PATEL SURESHCHANDRA
N/VANITABEN S
3625 E FAIRBROOK ST
MESA, AZ 85205

PETERSON TRUST
3703 E FARGO ST
MESA, AZ 85205

PHILLIPS C DAVID/JEANETTE
3549 E GRANDVIEW ST
MESA, AZ 85213

R&D RICHMOND TRUST
3528 E FAIRBROOK CT
MESA, AZ 85213

REMINGTON DARREN
BRANDON/KIMBERLY MCKEETH
3648 E FARGO ST
MESA, AZ 852054974

ROBENS JEFFREY F/JANICE L TR
3529 E FOUNTAIN ST
MESA, AZ 85213

ROMERO JASON J/SONYA J
3502 E FAIRBROOK ST
MESA, AZ 85213

RUSH DANIEL E/JUDI J
1148 N 35TH CIR
MESA, AZ 85213

RUSH DANIEL E/JUDI J
1148 N 35TH CIR
MESA, AZ 85213

SAPRA VANEET/KRISTEN
3521 E FOUNTAIN ST
MESA, AZ 85213

SCHMIDT STEPHEN E/DONNA K
3624 E FARGO ST
MESA, AZ 85205

SCHROER DAVID M/LAURA
K/MICHAEL R/DEANNA L
3728 E FARGO ST
MESA, AZ 85205

STALWART STAUNCH LTD
3231 W THUNDERBIRD RD
PHOENIX, AZ 85053

STAUPE FAMILY LIVING TRUST
461 W TEPEE ST
APACHE JUNCTION, AZ 85120

SUSAN K GLUCH TRUST
3543 E FOUNTAIN ST
MESA, AZ 85213

1000' Property Owner and HOA List (01-10-2023) - Neighborhood Meeting

TAM HOLDINGS LTD
539 N ARIZONA AVE
CHANDLER, AZ 85224

TIBSHRAENY TYSON M/REBECCA S
539 N ARIZONA AVENUE
CHANDLER, AZ 85224

TROVITA NORTE HOA
633 E. RAY RD. # 122
GILBERT, AZ 85296

TUNNICLIFF RANDALL/GLENDA
1154 N 35TH CIR
MESA, AZ 85213

UPDIKE FAMILY TRUST
3532 E FAIRBROOK CIR
MESA, AZ 85213

WAGSTAFF STEPHEN T/BRIDGETTE
3661 E FAIRBROOK ST
MESA, AZ 85205

WESTERGARD JARED L/LEXIS K
3729 E FAIRBROOK ST
MESA, AZ 85205

WILLIAMS COLTON
JOSEPH/GIOVANNA MARIA/VASILE
DOMINIC JR/VALERIE LYNN
3538 E FAIRBROOK CIR
MESA, AZ 85213

WRIGHT RICHARD KEITH
560 W EDGEWOOD AVE
MESA, AZ 85210

1000' Property Owner and HOA List (01-10-2023) - Neighborhood Meeting

Centre Court
Jeff Whiteman
1440 N 40th St 3
Mesa, AZ 85205

Cobblestone at the Groves AMD
Scott Kimball
7255 E Hampton Ave 101
Mesa, AZ 85209

El Portillo Homeowners Association
Kris Porter
4135 S Power Rd 122
Mesa, AZ 85212

Estate Groves & Valencia Park Estates
William Toperzer
4049 E Huber St
Mesa, AZ 85205

Estate Groves & Valencia Park Estates
Jared Langkilde
4228 E Hope St
Mesa, AZ 85205

Groves North
Gina Lynn Waddoups
1940 N. Stevens Circle
Mesa, AZ 85205

Groves North
Jill Bingham
1962 N Stevens Circle
Mesa, AZ 85205

Kensington Grove HOA
Skip Carney
2926 E Huber St
Mesa, AZ 85213

Kensington Grove HOA
Sean Glenn
3108 E Huber St
Mesa, AZ 85213

Kensington Grove HOA
Ann Grimes
3121 E Gary St
Mesa, AZ 85213

Los Estados Homeowners Association
Alwyn Geiser
4040 E McLellan Rd 16
Mesa, AZ 85205

Mahogany Homeowners Association, Inc.
Paul Staples
4245 E Fountain
Mesa, AZ 85205

Mariposa Estates Homeowners Association
Mary Ann Hearn
3010 E Presidio St
Mesa, AZ 85213

Montecito Community Association, Inc.
Richard Fanslow
4350 E Enrose St
Mesa, AZ 85205

Montecito Community Association, Inc.
Jesus Melian
4344 E Ellis St
Mesa, AZ 85205

Mountain View Highlands
Richard Fleischer
2944 E Encanto St
Mesa, AZ 85213

The Crossroads Estates Homeowners
Association
Wendell Jones
3950 E McLellan Rd 8
Mesa, AZ 85205

The Estates at High Grove Homeowners
Association
Eric Evans
4122 E McLellan Rd 12
Mesa, AZ 85205

Villa Rica Homeowners Association
John Place
1839 S Alma School Rd 150
Mesa, AZ 85210

Villa Sendero Homeowners Association
Terri Jonas
1600 W Broadway Rd 200
Tempe, AZ 85282

Villa Sendero Homeowners Association
Lori Percival
1901 E University Dr 440
Mesa, AZ 85203

Villa Sendero Homeowners Association
Steve Starrick
1600 W Broadway Rd 200
Tempe, AZ 85282

CENTRE COURT HOMEOWNERS'
ASSOCIATION
1440 N 40TH STREET #3
MESA, AZ 85205

COBBLESTONE AT THE GROVES
COMMUNITY ASSOCIATION
7255 E. HAMPTON AVE. SUITE 101 ,
MESA, AZ 85209

EL PORTILLO HOMEOWNERS
ASSOCIATION
4135 S POWER RD #122
MESA, AZ 85212

MESA NORTHGROVE HOMEOWNERS
ASSOCIATION, INC.
633 E Ray Rd, Suite 122,
GILBERT, AZ 85296

MAHOGANY HOMEOWNERS
ASSOCIATION, INC.
1901 E UNIVERSITY DR STE 440
MESA, AZ 85203

MARIPOSA ESTATES HOMEOWNERS
ASSOCIATION
2812 N. Norwalk St., Ste. 106
MESA, AZ 85215

MONTECITO COMMUNITY ASSOCIATION, INC.
C/O BROWN COMMUNITY MANAGEMENT ,
7255 EAST HAMPTON AVE SUITE 101,
MESA, AZ 85209

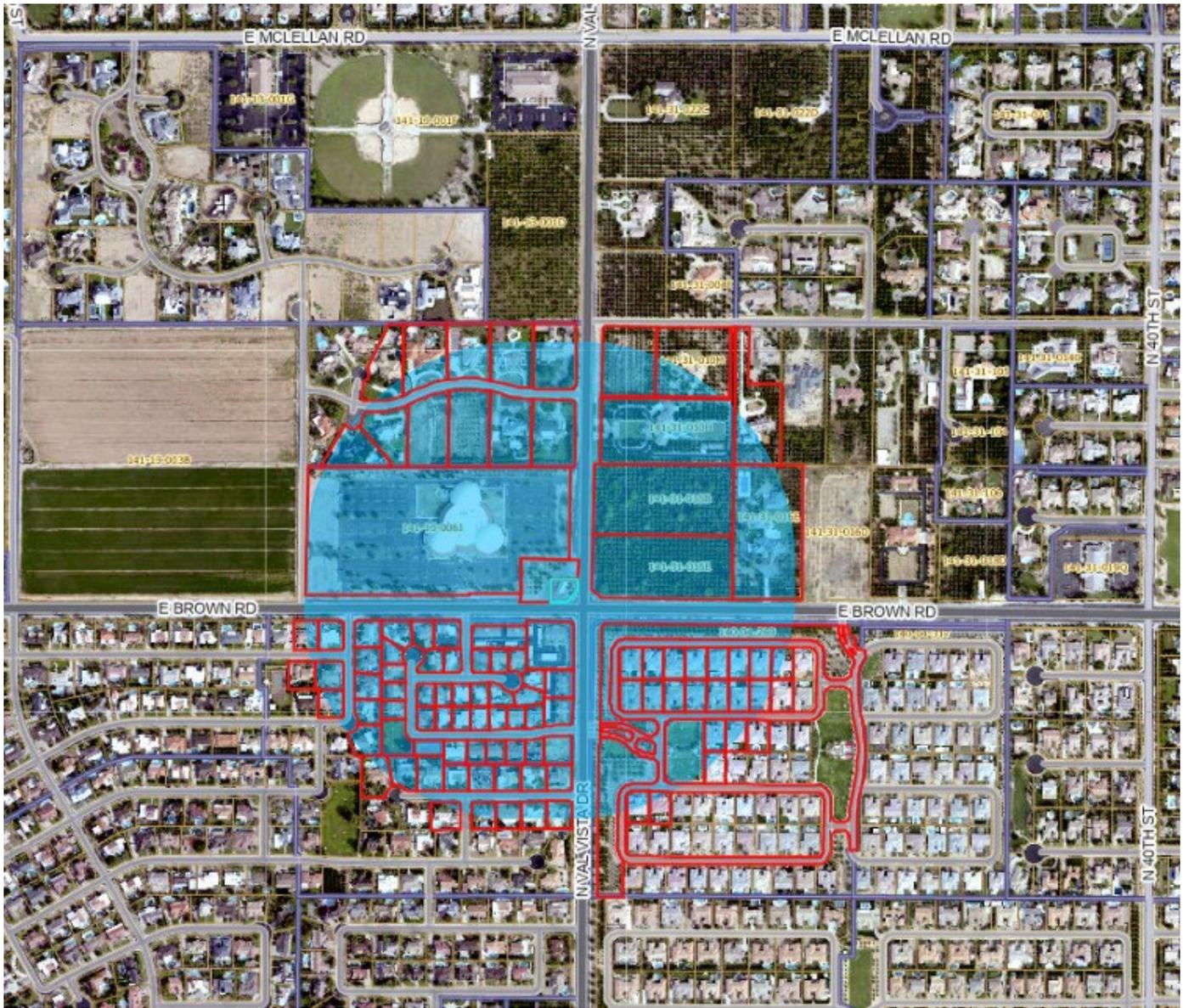
THE CROSSROADS ESTATES
HOMEOWNERS ASSOCIATION
3950 E MCLELLAN ROAD #16
MESA, AZ 85205

1000' Property Owner and HOA List (01-10-2023) - Neighborhood Meeting

THE ESTATES AT HIGH GROVE
HOMEOWNER'S ASSOCIATION
4122 E MCLELLAN #5
MESA, AZ 85205

VILLA RICA HOMEOWNERS
ASSOCIATION
1839 S ALMA SCHOOL RD #150
MESA, AZ 85210

VILLA SENDERO HOMEOWNER'S
ASSOCIATION, INC.
1600 W. BROADWAY ROAD, SUITE 200
TEMPE, AZ 85282



Brightpath Childcare

Neighborhood Meeting January 31, 2023

Highland Elementary School – 6:00 pm

Host by: Sean Lake and Sarah Fitzgerald – Pew & Lake PLC.

Neighbors in attendance: See attached sign in sheets.

Summary: The meeting began at 6:03 pm after neighbors had the opportunity to sign in. Mr. Lake presented the proposed development and explained that the development is in the early stages of the process. The list below provides the questions and answers that were addressed at the meeting.

1. What are the business hours?
 - a. Monday – Friday from 6:00 am – 6:00 pm
2. How many children can be enrolled at one time?
 - a. 240 Children maximum
3. Will the City request ROW / turning lane improvements?
 - a. We will have a 65' dedication. However, we are early on in the process and will work with the traffic engineers to determine necessary improvements.
4. What will happen with the existing power lines on site?
 - a. Depending on the voltage, we will underground the powerlines. We will finish Val Vista and Brown to match existing.
5. Is the development within the Citrus Sub Area?
 - a. Yes.
6. How is traffic managed?
 - a. We will not have traffic build up like schools typically see because we do not have a set start time or release time. We are working on a cross access and shared parking agreement with the Living Word Bible church who is in support of this development.
7. Will there be a 2-tree setback?
 - a. We will plant and comply with landscape requirements. Per state law, we must plant desertscape withing the ROW.
8. We hope the building is not a tall rectangle box.
 - a. We are in the preliminary phases and working with the City & community on the building design.

Conclusion: at 6:32 pm, Sean reviewed the approval process and the next steps with the neighbors and concluded the meeting.

Bright Path Kids
NEIGHBORHOOD MEETING
 Sign-In Sheet

Applicant:
 Buttry & Brown Development, LLC

Property Location:
 South of the SWC of Brown Road & Val Vista Drive

Date / Time
 January 31st, 2023, 6:00 pm

Meeting Location:
Highland Elementary School (Media Center)
 3042 E. Adobe Street, Mesa, AZ 85213

#	NAME	ADDRESS	ZIP	Email	PHONE
1	CHRISTOPHER BRIDGES	3505 E FAIRBROOK ST	85213	CHRIS.BRIDGES.AZ@GMAIL	602-341-7334
2	David Ellingson	3549 E Brown	85213	dauid.j.ellingson@gmail	(480) 717-1022
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					

From: [Sarah Prince](#)
To: [Bill Toperzer](#); [Sean Lake](#)
Cc: emily.johnson@mesaaz.gov
Subject: RE: DRB23-00219 Brightpath Childcare
Date: Monday, June 12, 2023 10:03:00 AM

Bill,

I hope you had a great weekend. I understand your concern and I will include your recommendation in the Citizen Participation Report to be reviewed by City of Mesa Planning staff.

I appreciate you contacting me to discuss this project and welcome any other questions or concerns you may have.

Sarah

From: Bill Toperzer <biltop@aol.com>
Sent: Monday, June 12, 2023 1:15 AM
To: Sean Lake <Sean.Lake@pewandlake.com>; Sarah Prince <sarah.prince@pewandlake.com>
Cc: emily.johnson@mesaaz.gov
Subject: Re: DRB23-00219 Brightpath Childcare

Hello Sarah,

In looking at the site plan, I had seen no evidence of a drop off / pick up line as you have confirmed.

I will, however, stand by my recommendation that a single direction vehicle flow could prove beneficial for what I'll call the 'Costco effect' where two vehicles enter the lane from opposite directions and each spies the one remaining parking spot. I would rather that drivers' full attention be paid to children that might be present versus the stare-down for who is entitled to that last spot. You've likely experienced the debate whether the space is entitled if it is on the driver's left because of the more natural turn to the left (for these straight-in versus angled parking spaces) or if it belongs to the closest vehicle even if it requires the Flipped-Question-Mark hooking maneuver turn to the right.

Regards,
Bill

On Thursday, June 8, 2023 at 01:42:01 PM MST, Sarah Prince <sarah.prince@pewandlake.com> wrote:

Hello Bill,

It is my pleasure to answer your questions.

I understand your concern regarding one-way traffic flow. Due to the fact that there is no drop off/pick up line and all children must enter and exit the facility with their parent/guardian, Brightpath does not have a specific circulation plan. However, I will add your suggestion to the Citizen Participation Report. The Citizen Participation Report will be included with the documents reviewed by the Planning and Zoning Board.

I have requested additional information regarding the procedures associated with the emergency doors and alarm systems. I will provide more information as soon as I hear back.

In the meantime, please let me know if you have any other questions. I appreciate the opportunity to discuss this project with you.

Best,

Sarah

From: Bill Toperzer <bitop@aol.com>
Sent: Wednesday, June 7, 2023 5:49 PM
To: Sean Lake <Sean.Lake@pewandlake.com>; Sarah Prince <sarah.prince@pewandlake.com>
Cc: emily.johnson@mesaaz.gov
Subject: Re: DRB23-00219 Brightpath Childcare

Hello Sarah,

Thank you for the answers.

I won't ask your direct experience with small children, but from my experience, while 'supervision' is well intended, once the child is on their own two feet anything can happen. So I will stick to my recommendation for one-way traffic flow to reduce distraction and target focus on the one way vehicles are (should be) moving.

Yes, please reach out to Brightpath on their procedures when the emergency doors are opened with regard to alarm triggering and the persistence of the alarm until the incident is being fully investigated and / or resolved.

Bill

On Tuesday, June 6, 2023 at 05:11:20 PM MST, Sarah Fitzgerald <sarah.fitzgerald@pewandlake.com> wrote:

Hello Bill,

Thank you for reaching out, we appreciate your time, and I am happy to provide clarification to your questions. Please see my responses to your questions in blue and let me know if you have further questions or if I missed anything.

The first clarification is whether this 'right of way' agreement to use the church's four street accesses (two on Brown and two on Val Vista) and traverse the parking lot is being memorialized in perpetuity in appropriate form on both respective property deeds. The concern is the childcare property becoming landlocked in the future and be forced to create its own high-risk driveways. In other words, this arrangement should be more than a handshake.

The cross access and parking agreements between the childcare facility and the Living Word Bible church have been made in writing and included in our formal submissions to the City of Mesa. The applicant has been in communication with the church and the City of Mesa throughout this process to ensure that the shared access/parking agreements are beneficial to each party and properly documented.

The site plan shows that new parking spaces for the childcare are being integrated with existing church parking spaces implying that the existing church spaces will count toward the total required for the childcare business. This is primarily an observation but your clarification is welcomed.

A Site Plan Amendment will be processed following the rezoning case. The Site Plan Amendment will document the parking spaces / parking lot changes being made and used by the childcare facility, which will count toward the required parking for the childcare facility. Considering that the church typically gathers on the weekends/evenings and that the childcare facility is closed on the weekends/after 6pm the church fully supports the childcare facility amending the site plan and sharing some parking spaces.

The site plan also shows that certain church parking spaces and curb will be removed to create a 'west' vehicle entrance / exit for the childcare. The north vehicle access at property line is to the existing church driveway.

You are correct. The Site Plan Amendment that I mentioned above, will

address the new “west” entrance and all parking space /curb / landscape island changes.. The north entrance will allow access to the church and the childcare facility.

My second concern is that the childcare should designate a one-way vehicle flow using these west and north access points (TBD north- or southbound). To me it makes sense to impose this restriction to reduce the distraction from two directions when children are present arriving or departing, especially if they are walking (and inevitably running).

I have noted your concern/suggestion and will reach out to the developer to determine if the parking lot will have one-way vehicle flow. Also, this facility will not have specific pick-up or drop off times. All children are required to be signed out by their parent/guardian and will not be walking/running into or out of the facility without supervision.

I see that the childcare building has exits on the east and south face that I presume are only designated as emergency exits and not the normal conduct of business.

The exits on the east and south side of the buildings are designated as emergency exits.

My third concern is confirmation that these are only emergency doors with the appropriate alarms locally at the door and remotely to site administration. This alarm should sound continuously until the appropriate administrator confirms and resolves the status of the exit event before resetting. There have been incidents in metro Phoenix where a child has exited from a childcare facility and wandered off property. These two exit doors have relatively unrestricted access to the busy streets.

The exits on the east and south side of the buildings are designated as emergency exits. Brightpath is dedicated to the safety of all children and will meet or exceed all safety standards. If you would like more information on the safety procedures, I am happy to reach out and find out specific details.

Again, thank you for reaching out and for your support. We look forward to bringing this project to the area. Please let me know if there is anything else I can do to help.

Best,

Sarah Prince

Office: 480-461-4670

Cell: 480-586-8315

From: Bill Toperzer <biltop@aol.com>

Sent: Monday, June 5, 2023 1:37 AM

To: Sean Lake <Sean.Lake@pewandlake.com>; Sarah Fitzgerald <Sarah.Fitzgerald@pewandlake.com>

Cc: emily.johnson@mesaaz.gov

Subject: DRB23-00219 Brightpath Childcare

Hello,

I received your undated "Dear Neighbor" letter regarding the Notice of Public Meeting for the proposed Brightpath Childcare facility. I am fundamentally in support of the proposed facility but am seeking three clarifications. I am giving you the opportunity to reply prior to me determining whether to formally submit these comments to the Review Board.

Viewing the site plan attachment you provided along with the satellite view of the overall property, it appears that the childcare property owner / operator has reached an agreement with the Living Word church to use their existing street access 'driveways' for indirect ingress / egress to the childcare facility. I agree this is a wise design approach rather than the childcare having its own added driveway(s) that would be dangerously close to the busy Brown and Val Vista intersection – particularly since the peak (morning and afternoon) traffic periods for the childcare correspond to otherwise peak vehicular traffic at the intersection.

The first clarification is whether this 'right of way' agreement to use the church's four street accesses (two on Brown and two on Val Vista) and traverse the parking lot is being memorialized in perpetuity in appropriate form on both respective property deeds. The concern is the childcare property becoming landlocked in the future and be forced to create its own high-risk driveways. In other words, this arrangement should be more than a handshake.

The site plan shows that new parking spaces for the childcare are being integrated with existing church parking spaces implying that the existing church spaces will count toward the total required for the childcare business. This is primarily an observation but your clarification is welcomed.

The site plan also shows that certain church parking spaces and curb will be removed to create a 'west' vehicle entrance / exit for the childcare. The north vehicle access at property line is to the existing church driveway.

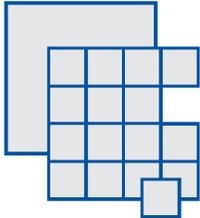
My second concern is that the childcare should designate a one-way vehicle flow using these west and north access points (TBD north- or southbound). To me it makes sense to impose this restriction to reduce the distraction from two directions when children are present arriving or departing, especially if they are walking (and inevitably running).

I see that the childcare building has exits on the east and south face that I presume are only designated as emergency exits and not the normal conduct of business.

My third concern is confirmation that these are only emergency doors with the appropriate alarms locally at the door and remotely to site administration. This alarm should sound continuously until the appropriate administrator confirms and resolves the status of the exit event before resetting. There have been incidents in metro Phoenix where a child has exited from a childcare facility and wandered off property. These two exit doors have relatively unrestricted access to the busy streets.

I look forward to your reply (including copying Ms. Johnson).

William Toperzer



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



W. Ralph Pew

Certified Real Estate Specialist

Sean B. Lake

Reese L. Anderson

**NOTICE OF PUBLIC MEETING
DESIGN REVIEW BOARD Case No. DRB23-00219**

Dear Neighbor,

Pew & Lake, PLC., on behalf of our client, Buttry & Brown Development, LLC, is providing you notice of the upcoming Design Review Board meeting for the property located at the northwest corner of Val Vista Drive and Brown Road. This request is for development of a Brightpath Childcare facility.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me or Sarah Fitzgerald at 480-461-4670 or by e-mail at sean.lake@pewandlake.com / sarah.fitzgerald@pewandlake.com.

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on June 13, 2023, in the City Council Chambers at 57 East First Street. The meeting will begin at 4:30 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts**. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

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

The City of Mesa has assigned this case to Emily Johnson of their Planning Division staff she can be reached at 480-644-3942 or emily.johnson@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

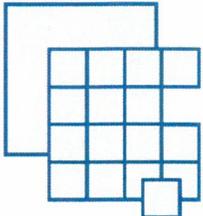
Sincerely,

Sean B. Lake
PEW & LAKE, PLC.

Enclosures

Conceptual Building Elevations & Playground Layout





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 13, 2023

NOTICE OF PLANNING & ZONING HEARING

Dear Neighbor,

We have applied for a Rezone and Major Site Plan Modification for the property located at the northwest corner of Val Vista Drive & Brown Road. This request is for the development of a Brightpath childcare facility. The case number assigned to this project is ZON23-00222.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me or Sarah Prince at 480-461-4670 or e-mail us at sean.lake@pewandlake.com / sarah.prince@pewandlake.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on June 28, 2023 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.youtube.com/user/cityofmesa11/live) or www.youtube.com/user/cityofmesa11/live, or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.** If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> **at least 1 hour prior to the start of the meeting.** If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

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

The City of Mesa has assigned this case to Emily Johnson of their Planning Division staff. She can be reached at 480-644-3952 or emily.johnson@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

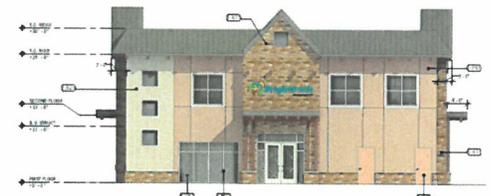
Sincerely,

Sean B. Lake
PEW & LAKE, PLC

Conceptual Elevations



1 FRONT (SOUTH) ELEVATION



2 SIDE (WEST) ELEVATION



3 SIDE (EAST) ELEVATION



4 REAR (NORTH) ELEVATION



DRB & P&Z 1000' plus HOA - Property Owner Notice

Centre Court
Jeff Whiteman
1440 N 40th St 3
Mesa, AZ 85205

Cobblestone at the Groves AMD
Scott Kimball
7255 E Hampton Ave 101
Mesa, AZ 85209

El Portillo Homeowners Association
Kris Porter
4135 S Power Rd 122
Mesa, AZ 85212

Estate Groves & Valencia Park Estates
William Toperzer
4049 E Huber St
Mesa, AZ 85205

Estate Groves & Valencia Park Estates
Jared Langkilde
4228 E Hope St
Mesa, AZ 85205

Groves North
Gina Lynn Waddoups
1940 N. Stevens Circle
Mesa, AZ 85205

Groves North
Jill Bingham
1962 N Stevens Circle
Mesa, AZ 85205

Kensington Grove HOA
Skip Carney
2926 E Huber St
Mesa, AZ 85213

Kensington Grove HOA
Sean Glenn
3108 E Huber St
Mesa, AZ 85213

Kensington Grove HOA
Ann Grimes
3121 E Gary St
Mesa, AZ 85213

Los Estados Homeowners Association
Alwyn Geiser
4040 E McLellan Rd 16
Mesa, AZ 85205

Mahogany Homeowners Association, Inc.
Paul Staples
4245 E Fountain
Mesa, AZ 85205

Mariposa Estates Homeowners Association
Mary Ann Hearn
3010 E Presidio St
Mesa, AZ 85213

Montecito Community Association, Inc.
Richard Fanslow
4350 E Enrose St
Mesa, AZ 85205

Montecito Community Association, Inc.
Jesus Melian
4344 E Ellis St
Mesa, AZ 85205

Mountain View Highlands
Richard Fleischer
2944 E Encanto St
Mesa, AZ 85213

The Crossroads Estates Homeowners
Association
Wendell Jones
3950 E McLellan Rd 8
Mesa, AZ 85205

The Estates at High Grove Homeowners
Association
Eric Evans
4122 E McLellan Rd 12
Mesa, AZ 85205

Villa Rica Homeowners Association
John Place
1839 S Alma School Rd 150
Mesa, AZ 85210

Villa Sendero Homeowners Association
Terri Jonas
1600 W Broadway Rd 200
Tempe, AZ 85282

Villa Sendero Homeowners Association
Lori Percival
1901 E University Dr 440
Mesa, AZ 85203

Villa Sendero Homeowners Association
Steve Starrick
1600 W Broadway Rd 200
Tempe, AZ 85282

CENTRE COURT HOMEOWNERS'
ASSOCIATION
1440 N 40TH STREET #3
MESA, AZ 85205

COBBLESTONE AT THE GROVES
COMMUNITY ASSOCIATION
7255 E. HAMPTON AVE. SUITE 101 ,
MESA, AZ 85209

EL PORTILLO HOMEOWNERS
ASSOCIATION
4135 S POWER RD #122
MESA, AZ 85212

MESA NORTHGROVE HOMEOWNERS
ASSOCIATION, INC.
633 E Ray Rd, Suite 122,
GILBERT, AZ 85296

MAHOGANY HOMEOWNERS
ASSOCIATION, INC.
1901 E UNIVERSITY DR STE 440
MESA, AZ 85203

MARIPOSA ESTATES HOMEOWNERS
ASSOCIATION
2812 N. Norwalk St., Ste. 106
MESA, AZ 85215

MONTECITO COMMUNITY ASSOCIATION, INC.
C/O BROWN COMMUNITY MANAGEMENT ,
7255 EAST HAMPTON AVE SUITE 101,
MESA, AZ 85209

THE CROSSROADS ESTATES
HOMEOWNERS ASSOCIATION
3950 E MCLELLAN ROAD #16
MESA, AZ 85205

DRB & P&Z 1000' plus HOA - Property Owner Notice

THE ESTATES AT HIGH GROVE
HOMEOWNER'S ASSOCIATION
4122 E MCLELLAN #5
MESA, AZ 85205

VILLA RICA HOMEOWNERS
ASSOCIATION
1839 S ALMA SCHOOL RD #150
MESA, AZ 85210

VILLA SENDERO HOMEOWNER'S
ASSOCIATION, INC.
1600 W. BROADWAY ROAD, SUITE 200
TEMPE, AZ 85282

DRB & P&Z 1000' plus HOA - Property Owner Notice

3555 E FOUNTAIN STREET LLC
3555 E FOUNTAIN ST
MESA, AZ 85213

ALVARADO CARLOS JOSEPH/ALYSSA
JANE
3649 E FAIRBROOK ST
MESA, AZ 85205

ARROYO FAMILY LLC
3505 E BROWN RD
MESA, AZ 85213

BACKALUKAS FAMILY TRUST
3415 E FAIRBROOK ST
MESA, AZ 85213

BALLEW SEAN/ARYN
3534 E FOUNTAIN ST
MESA, AZ 85213

BARBPUB LLC
PO BOX 4008
MESA, AZ 85211

BARRIOS ANA M TRUST
3437 E GRANDVIEW ST
MESA, AZ 85213

BELLON JENNA/DION
3503 E FAIRBROOK ST
MESA, AZ 85213

BOA SORTE LTD PARTNERSHIP
1819 E SOUTHERN AVE STE B10
MESA, AZ 85204

BOLIN ERIK M/DYANN
3636 E FARGO ST
MESA, AZ 85205

BORGE MICHAEL D/MISTINA M
1136 N 35TH CIR
MESA, AZ 85213

BRAVE MICHAEL A
34522 N SCOTTSDALE RD SUITE 120-
PMB-600
SCOTTSDALE, AZ 85266

BREINHOLT FRANKLIN L/DEBRA
1151 N 35TH CIR
MESA, AZ 85213

BRIDGES CHRISTOPHER J
3505 E FAIRBROOK ST
MESA, AZ 85213

BRIMLEY EVAN/MORGAN
3508 E FOX ST
MESA, AZ 85213

BRISTOL RONALD E/MANETTE
3548 E GRANDVIEW ST
MESA, AZ 85213

BRUCE RYAN T/ANDREA B
3526 E FOX ST
MESA, AZ 85213

BURSH DARIUS O
3504 E FAIRBROOK CIR
MESA, AZ 85213

CAMPBELL ALLISON
WILDE/MICHAEL WAYNE
3510 E FOX ST
MESA, AZ 85213

CANTRELL DAWN/CHRISTOPHER J
1147 N MIRAMAR
MESA, AZ 85213

CARROLL FAMILY TRUST
3530 E KNOLL ST
MESA, AZ 85213

CASTLE CHRISTOPHER/ANGELA
3717 E FAIRBROOK ST
MESA, AZ 85213

CCLK MOCK TRUST
1135 N MIRAMAR
MESA, AZ 85213

COLE CARMEN
3504 E FOX ST
MESA, AZ 85213

COLLON WILLIAM P II/BEVERLY G
3509 E FAIRBROOK ST
MESA, AZ 85213

CREED CYNTHIA S
3660 E FARGO ST
MESA, AZ 85205

CURTIS MCCONNELL TRUST
3704 E FARGO ST
MESA, AZ 85205

DARREN W WRIGHT AND JERILYN H
WRIGHT TRUST
3637 E FAIRBROOK ST
MESA, AZ 85205

DAVIS BENJAMIN D/ELIZABETH M
3517 E FAIRBROOK CIR
MESA, AZ 85213

DAVIS BRYAN KEITH/LINDSIE MARIE
3705 E FAIRBROOK ST
MESA, AZ 85205

DRB & P&Z 1000' plus HOA - Property Owner Notice

DONNELLY LIVING TRUST
3702 E FOUNTAIN ST
MESA, AZ 85205

DOUG AND BONNIE FIELDING
REVOCABLE TRUST
3643 E HUBER ST
MESA, AZ 85205

DOUGHERTY
MARK/BONNIE/SAUNDERS EDWARD
3422 E FOX ST
MESA, AZ 85213

DUWEL ROBERT J/CHRISTINA
3543 E FOX ST
MESA, AZ 85213

FORD DAVID
3440 E GRANDVIEW ST
MESA, AZ 85213

GOODMANSEN AARON P/MEGAN R
3448 E FOUNTAIN CIR
MESA, AZ 85213

GROVES TENNIS COURT PARTNERS
3505 E FOX ST
MESA, AZ 85213

HALL LARRY M/BILLIE L TR
3424 E FAIRBROOK ST
MESA, AZ 85213

HANSEN FAMILY REVOCABLE TRUST
3458 E GRANDVIEW ST
MESA, AZ 85213

HOFFMAN LIVING TRUST
3518 E FOX ST
MESA, AZ 85213

IPSEN ROBERT L/BARBARA P
3131 N 82ND PL
SCOTTSDALE, AZ 85251

JUXTAPOSITION RECORDS LLC
3535 E GRANDVIEW ST
MESA, AZ 85213

JUXTAPOSITION RECORDS LLC
3931 E HUBER ST
MESA, AZ 85205

K CREAGER AND H WIHONGI
REVOCABLE LIVING TRUST
3522 E FOUNTAIN ST
MESA, AZ 85213

KAILAS MICHAEL C
3431 E FOX
MESA, AZ 85213

KANATZAR KATHRYN
14472 W WOODSPRING DR
BOISE, ID 83713

KAUR AMANPREET/WADHWA
HARPREET
1301 N VAL VISTA DR
MESA, AZ 85213

KETCHOYIAN PATRICK
CHARLES/CHUROSH JENNIFER LYNN
3715 E FARGO ST
MESA, AZ 85205

KING DANIEL/MICHELLE
3416 E FAIRBROOK ST
MESA, AZ 85213

KING DARIN/LAURA
117 N GUTHRIE ST
MESA, AZ 85203

KLEINSORGE RYAN JAY/MELANIE
DIANE
3544 E FOX ST
MESA, AZ 85213

KT LIVING TRUST/RIG LIVING TRUST
3537 E FOX ST
MESA, AZ 85213

LECHNER ANDREA/BECKER JACOB
3504 E FOUNTAIN CIR
MESA, AZ 85213

LEES ROBERT A II/CYNTHIA L
3436 E FOUNTAIN CIR
MESA, AZ 85213

LEPORTE JASON C
1123 N MIRAMAR
MESA, AZ 85213

LIVING WORD BIBLE CHURCH THE
3520 E BROWN RD
MESA, AZ 85213

LIZARRAGA LIVING TRUST
4866 SW 95TH TER
GAINESVILLE, FL 32608

LUCAS A RUIZ REVOCABLE TRUST
AGREEMENT
3629 E FOUNTAIN ST
MESA, AZ 85205

MAALOUF ELIE/ROLA A TR
3538 E FOX ST
MESA, AZ 85213

MABB WILLIAM B
3507 E FOUNTAIN CIR
MESA, AZ 85213

DRB & P&Z 1000' plus HOA - Property Owner Notice

MAKANA LP
2812 N NORWALK STE 105
MESA, AZ 85215

MALTOS JESUS M CHAVEZ/JIMENEZ
JUDITH
3740 E FARGO ST
MESA, AZ 85205

MARSH ALLEN R/KAREN O
3741 E FAIRBROOK ST
MESA, AZ 85205

MAY JAMES DEON/SYLVA LYN
3641 E FOUNTAIN ST
MESA, AZ 85205

MCGUCKIN FAMILY TRUST
1120 N 35TH ST
MESA, AZ 85213

MCLAUGHLIN MATTHEW J/BLOSSER
KATHERINE P
3727 E FARGO ST
MESA, AZ 85205

MEHAN KYLE
3938 E DES MOINES ST
MESA, AZ 85205

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

MIDDLETON BRIAN C/DEBERA M TR
3423 E FAIRBROOK ST
MESA, AZ 85213

MONTOYA MANUEL C
3716 E FARGO ST
MESA, AZ 85205

MTK TRUST
3711 E HUBER ST
MESA, AZ 85205

MYERS WALTER/LEAH
3558 E FOUNTAIN ST
MESA, AZ 85213

N&M MYNENI LIVING TRUST
3530 E GRANDVIEW ST
MESA, AZ 85213

ODELL JAMES B/CARLA M
3512 E FOUNTAIN CIR
MESA, AZ 85213

PARA MIS HIJOS FAMILY TRUST
3838 E ELMWOOD ST
MESA, AZ 85205

PATEL SURESHCHANDRA
N/VANITABEN S
3625 E FAIRBROOK ST
MESA, AZ 85205

PETERSON TRUST
3703 E FARGO ST
MESA, AZ 85205

PHILLIPS C DAVID/JEANETTE
3549 E GRANDVIEW ST
MESA, AZ 85213

R&D RICHMOND TRUST
3528 E FAIRBROOK CT
MESA, AZ 85213

REMINGTON DARREN
BRANDON/KIMBERLY MCKEETH
3648 E FARGO ST
MESA, AZ 852054974

ROBENS JEFFREY F/JANICE L TR
3529 E FOUNTAIN ST
MESA, AZ 85213

ROMERO JASON J/SONYA J
3502 E FAIRBROOK ST
MESA, AZ 85213

RUSH DANIEL E/JUDI J
1148 N 35TH CIR
MESA, AZ 85213

RUSH DANIEL E/JUDI J
1148 N 35TH CIR
MESA, AZ 85213

SAPRA VANEET/KRISTEN
3521 E FOUNTAIN ST
MESA, AZ 85213

SCHMIDT STEPHEN E/DONNA K
3624 E FARGO ST
MESA, AZ 85205

SCHROER DAVID M/LAURA
K/MICHAEL R/DEANNA L
3728 E FARGO ST
MESA, AZ 85205

STALWART STAUNCH LTD
3231 W THUNDERBIRD RD
PHOENIX, AZ 85053

STAUPE FAMILY LIVING TRUST
461 W TEPEE ST
APACHE JUNCTION, AZ 85120

SUSAN K GLUCH TRUST
3543 E FOUNTAIN ST
MESA, AZ 85213

DRB & P&Z 1000' plus HOA - Property Owner Notice

TAM HOLDINGS LTD
539 N ARIZONA AVE
CHANDLER, AZ 85224

TIBSHRAENY TYSON M/REBECCA S
539 N ARIZONA AVENUE
CHANDLER, AZ 85224

TROVITA NORTE HOA
633 E. RAY RD. # 122
GILBERT, AZ 85296

TUNNICLIFF RANDALL/GLENDA
1154 N 35TH CIR
MESA, AZ 85213

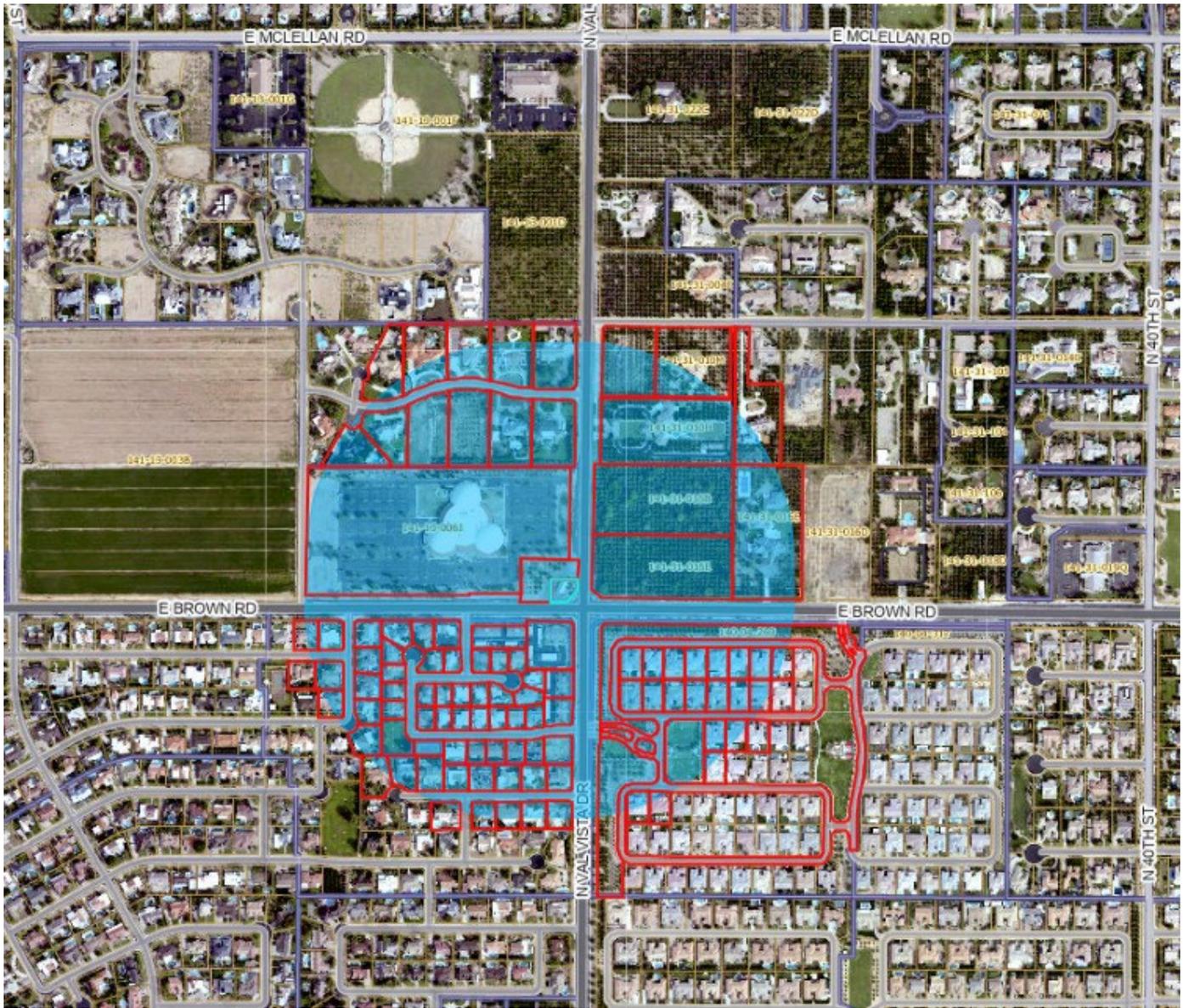
UPDIKE FAMILY TRUST
3532 E FAIRBROOK CIR
MESA, AZ 85213

WAGSTAFF STEPHEN T/BRIDGETTE
3661 E FAIRBROOK ST
MESA, AZ 85205

WESTERGARD JARED L/LEXIS K
3729 E FAIRBROOK ST
MESA, AZ 85205

WILLIAMS COLTON
JOSEPH/GIOVANNA MARIA/VASILE
DOMINIC JR/VALERIE LYNN
3538 E FAIRBROOK CIR
MESA, AZ 85213

WRIGHT RICHARD KEITH
560 W EDGEWOOD AVE
MESA, AZ 85210



City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

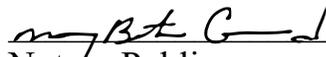
Date: 06/12/2023

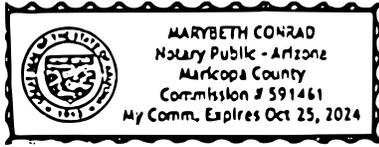
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON23-00222, on NWC Brown Rd & Val Vista Dr.. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way 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: 

SUBSCRIBED AND SWORN before me on 6/12/2023


Notary Public



CITY OF MESA PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: June 28, 2023

CASE: ZON23-00222

REQUEST: Rezone from Office Commercial with a Bonus Intensity Zone overlay (OC-BIZ) to Office Commercial (OC) and Major Site Plan Modification. This request will allow for the development of a day care center.

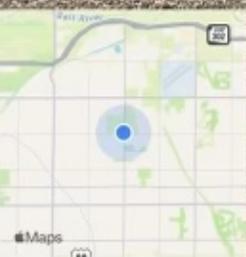
APPLICANT: Pew & Lake, PLC.

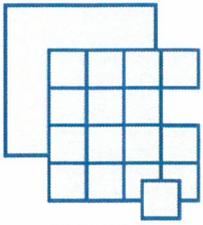
PHONE: 480-461-4670

Planning Division: (480) 644-2385

Posting date: 6/12/2023

Jun 12, 2023 at 5:06:48 PM
3544 E Brown Rd
Mesa AZ 85213
United States
Citrus Heights Farms





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

W. Ralph Pew

Certified Real Estate Specialist

Sean B. Lake

Reese L. Anderson

JULY 19, 2023

**RE: Brightpath Daycare – NWC Val Vista Drive & Brown Road
ZON23-00222 / DRB23-00219**

Dear Emily Johnson,

Pew & Lake PLC, on behalf of our client Buttry & Brown Development LLC, is pleased to update the Planning Department of the steps taken and revisions made by the applicant to provide solutions to neighborhood concerns regarding the proposed Brightpath daycare facility. On June 13, 2023, the proposed development was presented to the City of Mesa Design Review Board where the Board and concerned neighbors provided feedback and suggested modifications.

The applicant has remained dedicated to finding a solution that will benefit all stakeholders and met with Ryan Smith, the neighborhood representative, as well as other neighbors, to address concerns resulting in redesigning not only the elevations, but the entire site. The following changes have been presented to Ryan Smith, who confirmed that the neighborhood is much more comfortable with of the proposed development.

1. The building elevations have changed to complement the architecture in the area by providing a pitched terracotta tile roof, dormers along all four sides (to reduce the visual intensity of the two-story structure), and the main entrance has been enhanced to provide a residential appearance. Overall, the style, colors, and materials have all been updated per the feedback received from the neighbors.
2. The entire site has been reconfigured resulting in (1) the building orientation primarily facing west (the interior of the site) providing less visibility from Val Vista Drive or Brown Road and (2) the playground is now along the east and north sides of the site.

This resubmittal package is a direct result of the continued communication between the applicant, the City of Mesa staff, and the interested property owners. The applicant is looking forward to bringing the proposed facility to the area and believes that their efforts to provide a development that complements the area are demonstrated in the revised plans provided.

If you have any questions please reach out to myself or Sarah Prince in my office at 480-461-4670 or by email at sean.lake@pewandlake.com or sarah.prince@pewandlake.com.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC