

Citizen Participation Plan for Fiest Rose Garden Town Homes

Date: August 16, 2021

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for the Fiesta Rose Garden Town Homes. This site is located at 3905 E University Dr and is an application for a Development Incentive Permit (DIP). This plan will ensure that those affected by this application will have an opportunity to learn about and comment on the proposal.

Contact:

Garrett Blackwell
1660 N Rosemont,
Ste 103
Mesa, Az 85205
(480) 436-7714

email: fiestrosegarden@gmail.com

Pre-submittal Meeting: The pre-application meeting with City of Mesa planning staff was held on April 6, 2021. Staff reviewed the application and recommended that adjacent residents, Mesa School District and nearby registered neighborhoods be contacted.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
 - All registered neighborhood associations within 1000 feet of the project.
 - Homeowners Associations within 1000 feet of the project.
 - Property owners within 1,000 feet from site, but may include more
2. All persons listed on the contact list will receive a letter inviting them to a neighborhood meeting to be held on Tuesday September 7, 2021 at 5:00pm at 1660 N Rosemont, Ste 103, Mesa, Az 85205.
3. Presentation will be made to the contact list about the project at the neighborhood meeting.

[All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa]

Schedule: Pre-submittal meeting – April 6, 2021

Application Submittal – August 16, 2021

Neighborhood meeting – September 9, 2021

Submittal of Citizen Participation Report and Notification materials – November 1, 2021

Planning and Zoning Board Hearing – November 17, 2021



Fiesta Rose Garden

Board of Adjustment Hearing

11/15/2021

Dear Neighbor,

BOA21-00787 – District 2. Within the 3900 block of E. University Drive (south side). Located west of N. Greenfield Road. Requesting a Development Incentive Permit (DIP) to allow deviations from certain development standards for an apartment complex in the Multiple Residence 4 (RM-4) District.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan, landscape plan, floor plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 480-436-7714 or e-mail me at fiestarosegarden@gmail.com.

The case will be heard by the Board of Adjustment on **Wednesday, December 1, 2021**. The meeting will be held at 20 E. Main Street, Room 170 Mesa, AZ 85201. The Public Hearing will begin at 5:30 p.m. The Board will have a Study Session that will begin at 5:00 p.m.

If you want to provide a written comment or speak at the meeting, please submit a comment card at or before the public hearing. An online comment card may be located at <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> and **must be submitted at least 1 hour prior to the start of the meeting**. If you wish to speak at the meeting, you will need to fill out a blue comment card, located by the doors and next to the agendas, and provide the request to a staff member at or before the public hearing.

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 staff planner Sean Pesek. He can be reached at 480-644-6716 or sean.pesek@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.

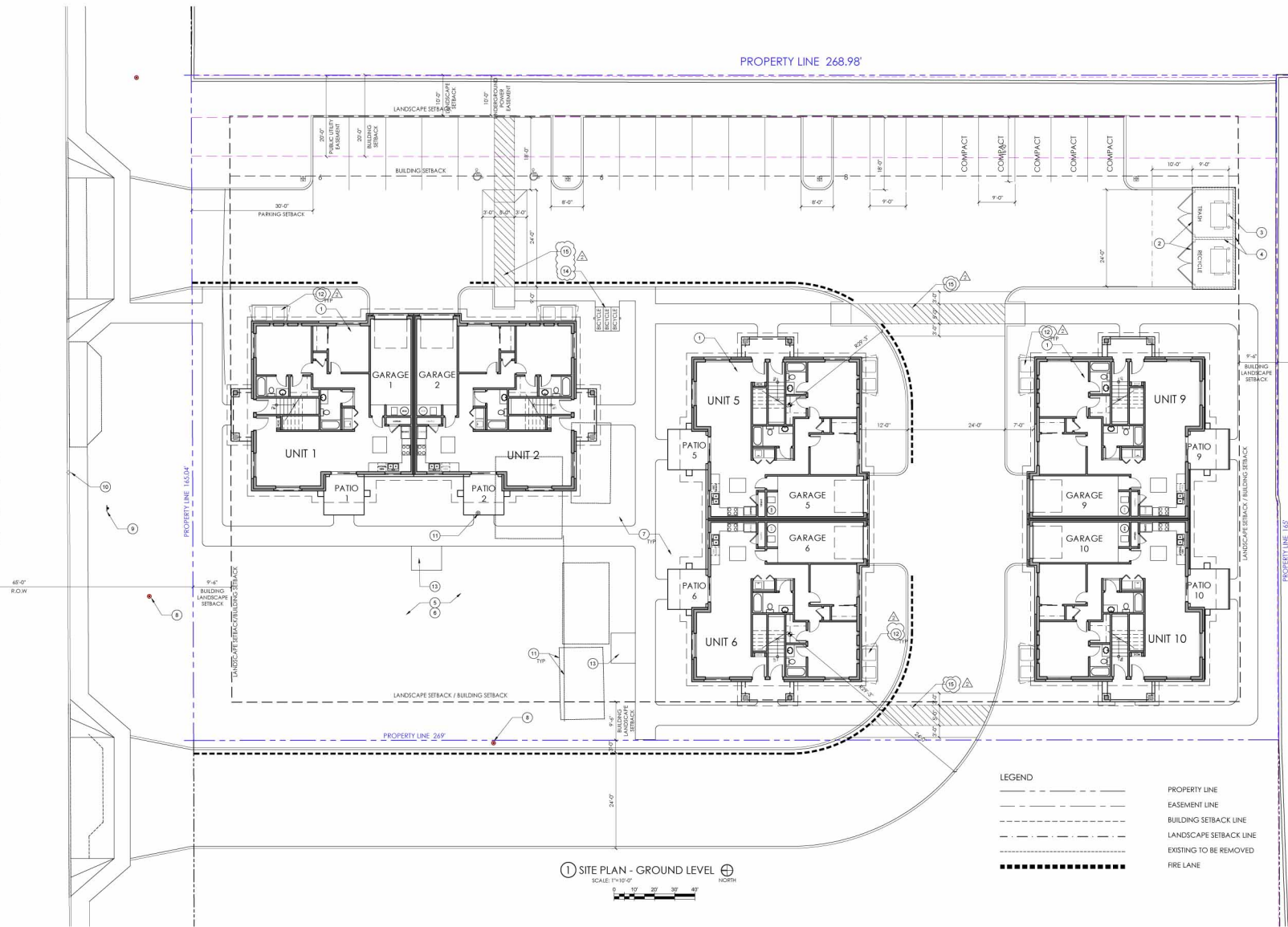
Sincerely,

Garrett Blackwell



UNIVERSITY DRIVE

PROPERTY LINE 268.98'



① SITE PLAN - GROUND LEVEL
SCALE 1"=10'-0"

PROJECT DATA

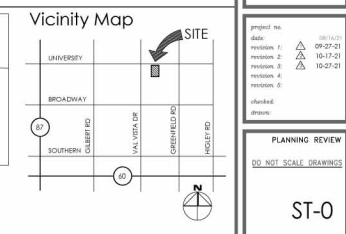
1. PROJECT ADDRESS: 3905 E. UNIVERSITY DR.	9. LOT COVERAGE ALLOWED: 58%	13. UNIT AREA GROSS: 1563 S.F.
2. PROJECT DESCRIPTION: THIS PROJECT CONSISTS OF A NEW GROUND UP BUILD FOR 12-2 BEDRM. RENTAL UNIT APARTMENTS.	10. LOT COVERAGE PROVIDED: (1064 / 4467 = 24%)	14. UPPER FLOOR UNIT: 1487 S.F.
3. EACH UNIT IS FOR RENT.	11. PARKING REQUIRED: (21 X 12 UNITS = 252)	15. BUILDING AREA EACH: 3126 S.F.
4. PARCEL #: 140-20-001H	12. PARKING PROVIDED: 26 STALLS (2 ADA INCLUDED)	16. GROUND FLOOR PATIO (2 UNITS): 302 S.F.
5. SITE AREA GROSS: 44,647 S.F.	13. FRONT YARD AREA: 2448 S.F.	17. UPPER FLOOR UNIT (2 UNITS): 2914 S.F.
6. ZONE: RM-4	14. PAVED SURFACE MAY ALLOWED: 50 % (1224 S.F.)	18. UPPER FLOOR UNIT (2 UNITS): 2914 S.F.
7. ZONING DISTRICT INFO: FROM: 20' SIDE: 30' EA SIDE REAR: 30'	15. EXTERIOR ELEVATION MATERIAL DISTRIBUTION: 133 S.F. (27%) 458 S.F. 899 S.F. 778 S.F.	19. EACH BUILDING TOTAL: 6240 S.F.
8. SETBACK PROVIDED: (UNDER DPT)	16. EXTERIOR ELEVATION MATERIAL DISTRIBUTION: 133 S.F. (27%) 458 S.F. 899 S.F. 778 S.F.	20. OPEN SPACE: 130 S.F. (100 S.F. PRIVATE)
	17. EXTERIOR ELEVATION MATERIAL DISTRIBUTION: 133 S.F. (27%) 458 S.F. 899 S.F. 778 S.F.	21. PROVIDED PER 2-BED RM UNIT: 100 S.F.
	18. EXTERIOR ELEVATION MATERIAL DISTRIBUTION: 133 S.F. (27%) 458 S.F. 899 S.F. 778 S.F.	22. GROUND FLOOR UNIT PATIO: 100 S.F.
	19. EXTERIOR ELEVATION MATERIAL DISTRIBUTION: 133 S.F. (27%) 458 S.F. 899 S.F. 778 S.F.	23. UPPER FLOOR UNIT (2 UNITS): 127 S.F.
	20. EXTERIOR ELEVATION MATERIAL DISTRIBUTION: 133 S.F. (27%) 458 S.F. 899 S.F. 778 S.F.	24. PUBLIC OPEN SPACE PROVIDED: 1997 S.F. (LANDSCAPE PLAN)
	21. EXTERIOR ELEVATION MATERIAL DISTRIBUTION: 133 S.F. (27%) 458 S.F. 899 S.F. 778 S.F.	
	22. EXTERIOR ELEVATION MATERIAL DISTRIBUTION: 133 S.F. (27%) 458 S.F. 899 S.F. 778 S.F.	
	23. EXTERIOR ELEVATION MATERIAL DISTRIBUTION: 133 S.F. (27%) 458 S.F. 899 S.F. 778 S.F.	
	24. EXTERIOR ELEVATION MATERIAL DISTRIBUTION: 133 S.F. (27%) 458 S.F. 899 S.F. 778 S.F.	

SITE PLAN NOTES

- 2-STORY, 4 UNIT, BUILDING.
- TRASH BIN.
- CONC. FILLED ROLLER.
- 6" CHU SPOT FACED TRASH ENCLOSURE. SEE CIVIL DWGS.
- PUBLIC OPEN SPACE FOR EACH UNIT. SEE LANDSCAPE DWGS.
- SITE TURF AREA. SEE LANDSCAPE DWGS.
- AREA FOR CONC. SEAT AND BBQ GRILL. SEE S-S AND LANDSCAPE DWGS.
- EXISTING POWER POLE. GC TO FIELD VERIFY PRIOR TO STARTING WORK. REFER TO CIVIL AND SITE SURVEY.
- EXISTING GAS PIPING SIGN. GC TO FIELD VERIFY PRIOR TO STARTING WORK. REFER TO CIVIL AND SITE SURVEY.
- EXISTING STREET LIGHT. GC TO FIELD VERIFY PRIOR TO STARTING WORK. REFER TO CIVIL AND SITE SURVEY.
- REMOVE EXISTING POWER POLE. FENCE, GATE, WOODS & METAL SHED WHICH ARE IN CONSTRUCT WITH NEW WORK. SEE CIVIL DWGS.
- AC CONDENSER UNIT ON A CONC. PAD.
- AREA FOR CONC. SEAT AND BBQ GRILL. SEE S-S AND LANDSCAPE DWGS.
- AREA FOR CONC. SEAT AND BBQ GRILL. SEE S-S AND LANDSCAPE DWGS.
- 3" RIGID WALKWAY WITH 3" BORED ANCHOR. PROVIDE STAMPED ASPHALT IN DIFFERENT COLOR. SEE CIVIL DWGS.

DEVELOPMENT INCENTIVE PROGRAM

CONTRIBUTOR	SECTION	REQD	REQUIREMENTS	CONTRIBUTOR	SECTION	REQD	REQUIREMENTS
1. PARKING SPACES ALONG DRIVE	MDO 11-32-4	30' 58"	30' 58"	1. FENCED NUMBER OF PLANTS BY STREET TYPE	MDO 11-33-2	3'	3'
2. COVERED PARKING REQUIRED	IDEAM	12	4	2. TREES AND 40' SHURBS WITHIN THE STREET LANDSCAPE	MDO 11-33-3	3'	3'
3. BUILDING SETBACK	MDO 11-3-5	30'	30'	3. TREES AND 40' SHURBS	MDO 11-33-3	40'	40'
4. BUILDING SETBACK	MDO 11-3-5	30'	30'	4. TREES AND 40' SHURBS	MDO 11-33-3	40'	40'
5. LANDSCAPE SETBACK	MDO 11-33-3(2)	13'	13'	5. TREES AND 40' SHURBS	MDO 11-33-3	40'	40'
6. COMMON OPEN SPACE WITHIN REQUIRED SETBACK	MDO 11-33-3(2)	30'	30'	6. TREES AND 40' SHURBS	MDO 11-33-3	40'	40'
7. MIN. SEPARATION BETWEEN BUILDINGS	MDO 11-3-5	30'	19'-4"	7. TREES AND 40' SHURBS	MDO 11-33-3	40'	40'



PROPERTY LINE 268.98'

PROPERTY LINE 165.04'

LANDSCAPE SETBACK BUILDING SETBACK

FRONT ENTRANCE
PORCH AREA: 65 S.F.
PORCH DEPTH: 5'-0"

PRIVATE OPEN SPACE:
PATIO AREA: 103 S.F.
COVER PATIO: 67'5" @ 67 S.F.

OPEN TO LANDSCAPE
ON THIS SIDE

LANDSCAPE SETBACK / BUILDING SETBACK

PROPERTY LINE 269'

BUILDING SETBACK

LANDSCAPE SETBACK

24'-0"

LANDSCAPE SETBACK / BUILDING SETBACK

PROPERTY LINE 145'

① SITE BUILDING PLAN - GROUND LEVEL

SCALE: 1"=10'-0"



NORTH

Esquire
ARCHITECTURE
PLANNING
LLC

Esquire Architecture & Planning
Scottsdale, AZ 85254

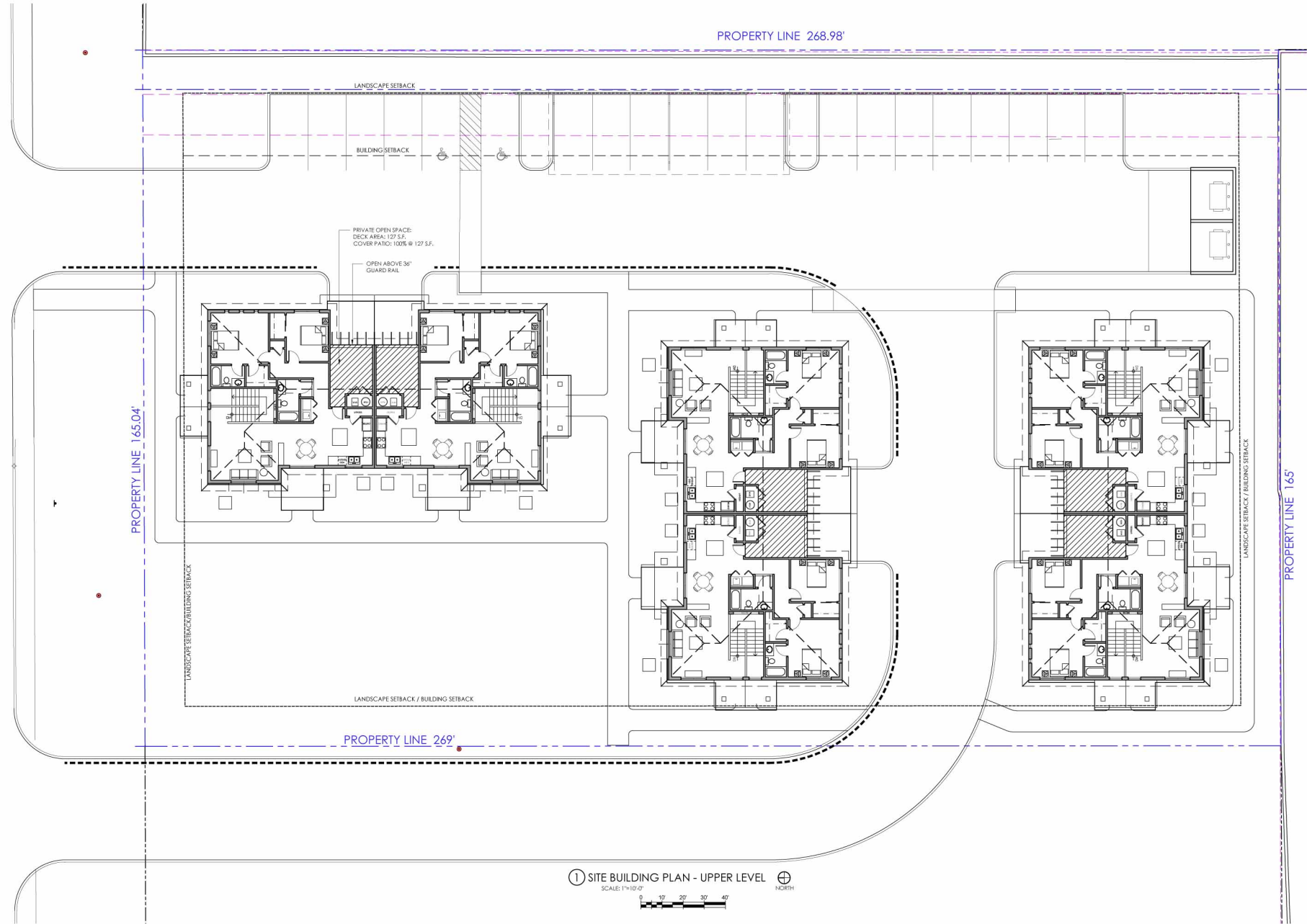
C: 602.818.1706
esq@esquireplan.com

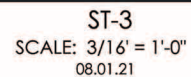
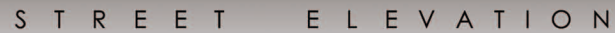
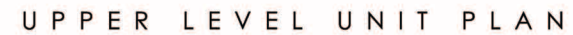
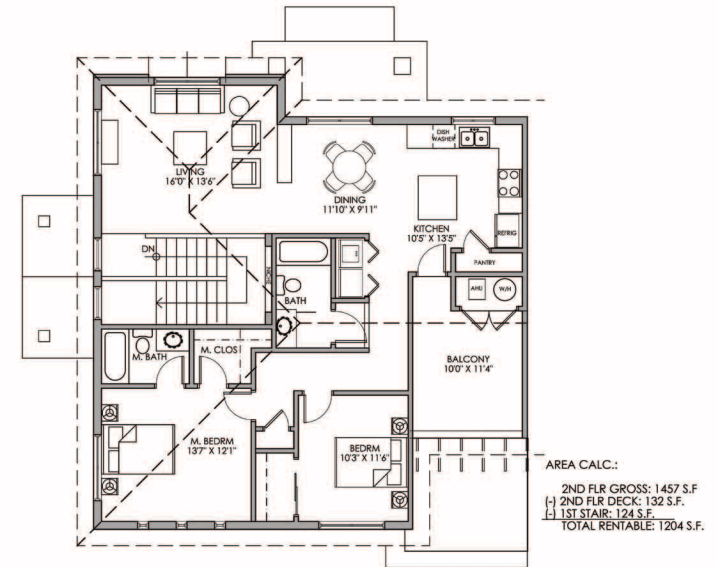
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M E S A , A R I Z O N A 8 5 2 0 5

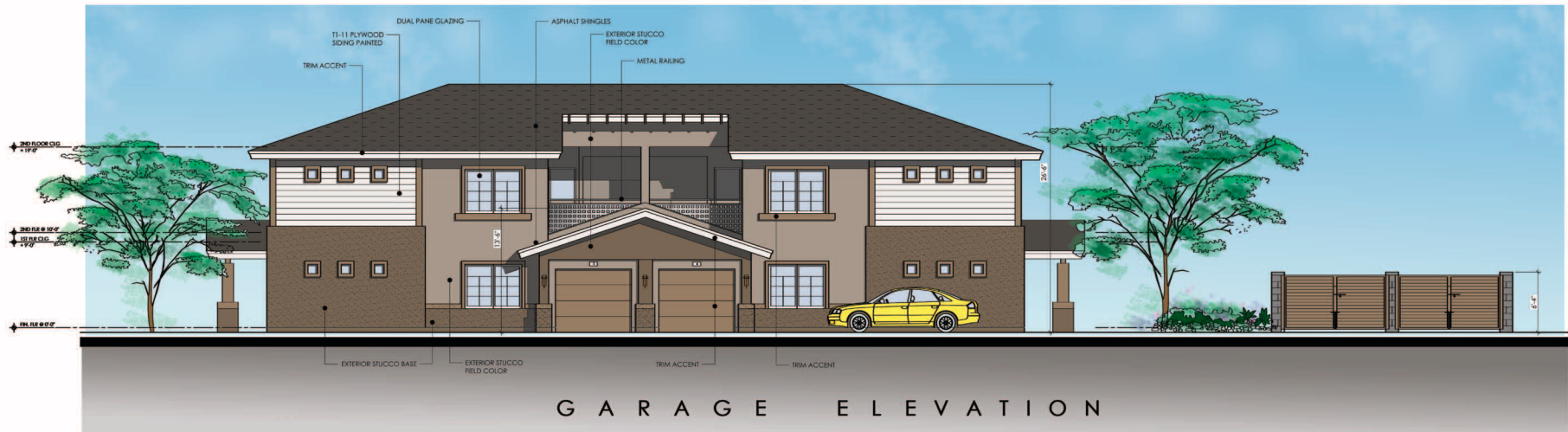
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revision: 1: 09/27/21
revision: 2:
revision: 3:
revision: 4:
revision: 5:
checked:
drawn:

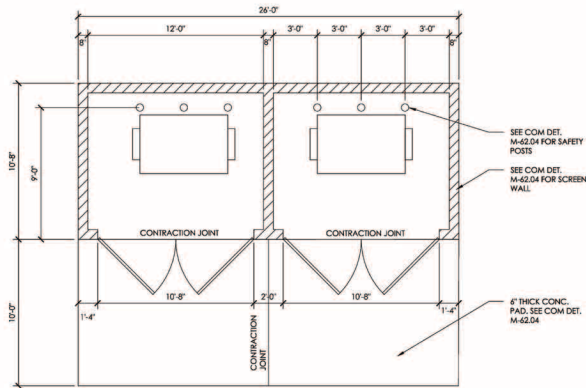
PERMIT SET
DO NOT SCALE DRAWINGS

ST-1

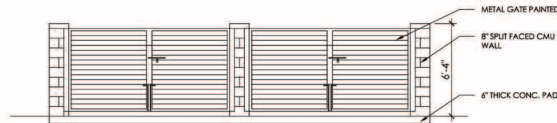




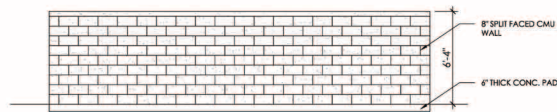




FLOOR PLAN



FRONT ELEVATION

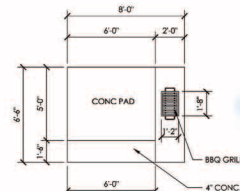


REAR ELEVATION

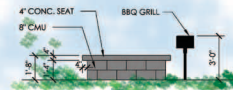
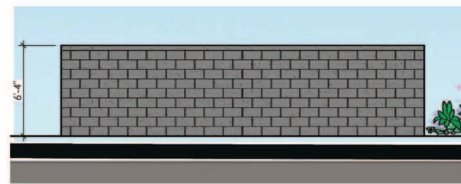
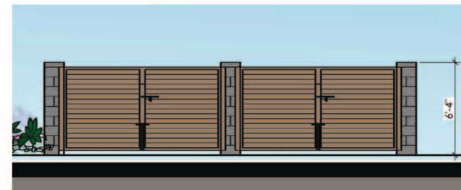
① TRASH ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



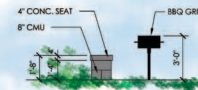
BBQ GRILL



FLOOR PLAN

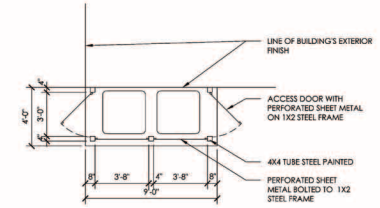


FRONT ELEVATION

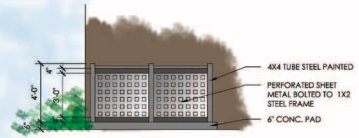


SIDE ELEVATION

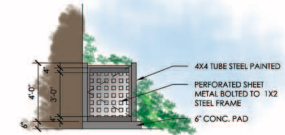
③ LANDSCAPE AMENITIES
SCALE: AS SHOWN



FLOOR PLAN



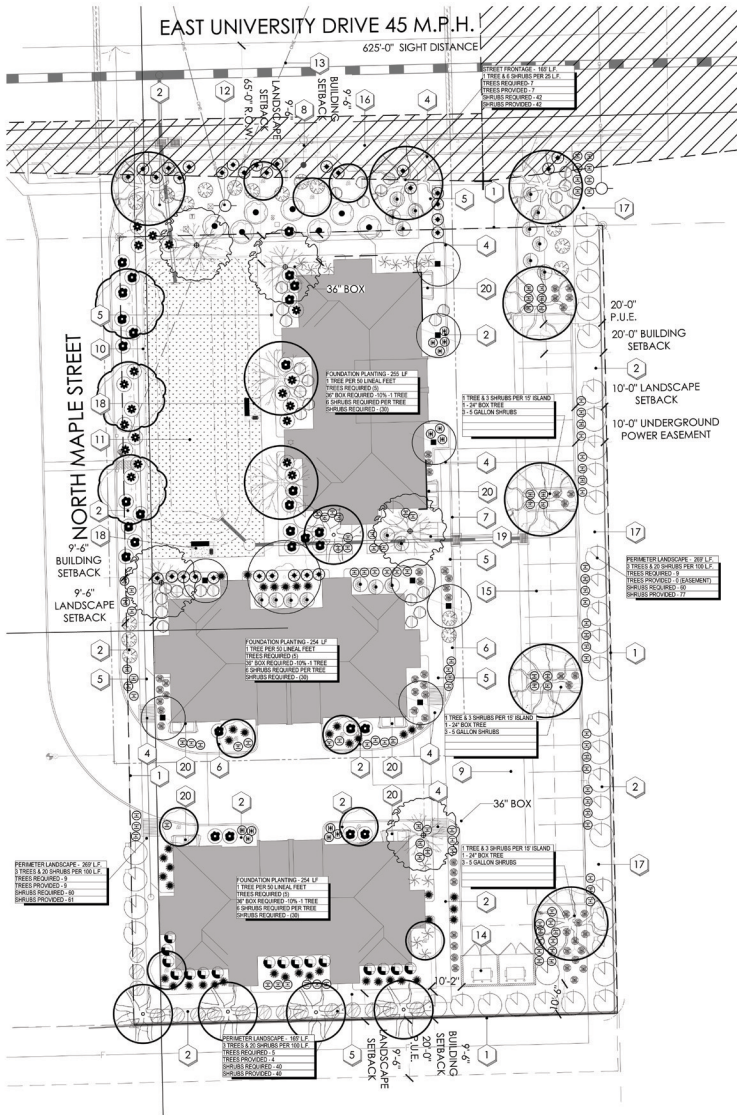
FRONT ELEVATION



SIDE ELEVATION

② MECH. UNIT SCREEN
SCALE: 1/4"=1'-0"





EAST UNIVERSITY DRIVE 45 M.P.H.

625'-0" SIGHT DISTANCE

planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SIGHT VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
- 4 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 5 5'-0" WIDE CONCRETE SIDEWALK.
- 6 FIRE HYDRANT - 3'-0" CLEAR OF ALL PLANT MATERIAL
- 7 CURB. SEE CIVIL ENG. PLANS.
- 8 SITE LIGHTING. SEE ARCH. PLANS.
- 9 DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS.
- 10 CONCRETE HEADER.
- 11 TURF AREA
- 12 EXISTING POWER POLE.
- 13 OVER HEAD ELECTRIC LINE (O.H.E.)
- 14 TRASH ENCLOSURE. SEE ARCHITECT'S SITE PLAN. TREE PLANTING SHOULD NOT TAKE PLACE WITHIN TEN (10) FEET OF THE BIN ENCLOSURE AND SHOULD BE SPACED SO AS NOT TO CREATE AN AERIAL OBSTRUCTION FOR THE BIN DUMPING AT THE FINAL FULL GROWTH DIMENSIONS.
- 15 COVERED PARKING. SEE ARCHITECT'S SITE PLAN.
- 16 EXISTING SIDEWALK.
- 17 10'-0" SRP POWER EASEMENT. NO TREES PLANTINGS ARE ALLOWED WITHIN THE EASEMENT PER MCR -98-0249864. UNDERSTORY PLANTINGS MUST BE SRP'S APPROVED PLANT LIST.
- 18 CONCRETE PATIO ARE WITH CMU SEATWALL & BBQ. SEE DETAILS 'A' & 'B' ON SHEET L.02
- 19 BIKE PARKING. SEE ARCH. PLANS.
- 20 MECHANICAL EQUIPMENT. SEE ARCH. PLANS.

plant legend

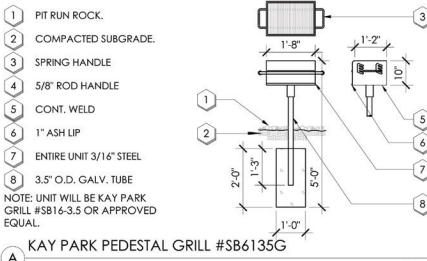
botanical name	common name	emitters	size	qty	comments
evergreen trees					
PROSOPIS CHILENSIS	THORNLESS CHILEAN MESQUITE	(5 @ 1.0 GPH)	36" BOX	5	H.W., CAL., STAKE IN PLACE
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	(5 @ 1.0 GPH)	24" BOX	3	H.W., CAL., STAKE IN PLACE
TIPIJANA TIPU	TIPU TREE	(5 @ 1.0 GPH)	36" BOX	2	H.W., CAL., STAKE IN PLACE
ULMUS PARVIFOLIA	EVERGREEN ELM	(5 @ 1.0 GPH)	36" BOX	2	H.W., CAL., STAKE IN PLACE
shade trees					
CHLOPSIS LINEARIS	'LUCRETIA HAMILTON' DESERT WILLOW	(5 @ 1.0 GPH)	15 GAL.	8	H.W., CAL., STAKE IN PLACE
FRAXINUS VELUTINA	'RIO GRANDE' FAN-TEX ASH	(5 @ 1.0 GPH)	36" BOX	1	H.W., CAL., STAKE IN PLACE
PISTACIA X. RED PUS	RED PUSH PISTACHE	(5 @ 1.0 GPH)	24" BOX	5	H.W., CAL., STAKE IN PLACE
ornamental trees					
CAESALPINIA CACALACO	'SMOOTH' THORNLESS CASCALOTE	(5 @ 1.0 GPH)	15 GAL.	9	H.W., CAL., STAKE IN PLACE
large shrubs					
LEUCOPHYLLUM FRUTESCENS	'WHITE CLOUD' WHITE CLOUD SAGE	(1 @ 1.0 GPH)	5 GAL.	7	
TECOMA STANS VAR. AGUSTATA	ARIZONA YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	38	
medium shrubs					
BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	16	
BOUGAINVILLEA X BUTTIANA	'ORANGE KING' BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	19	
DASYLIRION WHEELERI	DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	17	
HESPERALOE FUNIFERA	GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	15	
HESPERALOE PARVIFLORA	RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	42	
LEUCOPHYLLUM LANGMANIAE	'RIO BRAVO' RIO BRAVO TEXAS RANGER	(1 @ 1.0 GPH)	5 GAL.	30	
LEUCOPHYLLUM LANGMANIAE	'LYNN'S LEGACY' LYNN'S LEGACY' LEUCOPHYLLUM	(1 @ 1.0 GPH)	5 GAL.	19	
small shrubs					
EREMOPHILA SP.	VALENTINE	(1 @ 1.0 GPH)	5 GAL.	16	
RUSSELLIA EQUESETIFORMIS	CORAL FOUNTAIN	(1 @ 1.0 GPH)	5 GAL.	54	
RUELLIA PENINSULARIS	BAJA RUELLIA	(1 @ 1.0 GPH)	5 GAL.	31	
groundcover					
LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	(1 @ 1.0 GPH)	5 GAL.	119	
LANTANA NEW GOLD	NEW GOLD LANTANA	(1 @ 1.0 GPH)	5 GAL.	13	
SPHAGNETICOLA TRILOBATA	YELLOW DOT	(1 @ 1.0 GPH)	5 GAL.	32	
inerts					
1" MINUS DECOMPOSED GRANITE	TABLE MESA BROWN	1" MINUS	15,973 S.F.	2" MINIMUM IN ALL PLANTERS	
CONCRETE HEADER	EXTRUDED CONCRETE	4" X 6"	140 L.F.		

city of mesa vegetation credit table

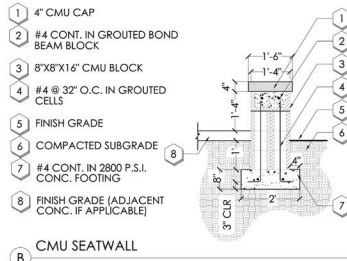
	CREDIT (S.F.)	QTY ON PLAN	TOTAL CREDIT (S.F.)
EVERGREEN TREE: (MIN. 25'-0" TALL AT MATURITY)	100	17	1,700
SHADE TREE:	50	14	700
ORNAMENTAL TREE:	25	9	225
LARGE SHRUB: (MIN. 8'-0" TALL AT MATURITY)	50	45	2,250
MEDIUM SHRUB: (4'-0" - 8'-0" TALL AT MATURITY)	25	170	4,250
SMALL SHRUB: (MAX. 4'-0" TALL AT MATURITY)	10	105	1,050
EVERGREEN GROUNDCOVER:	25	166	4,150
TOTAL VEGETATION CREDIT (S.F.)			14,325
TURF (S.F.)			4,009
TOTAL OPEN SPACE (S.F.)			19,967
VEGETATION COVERAGE (%)			91.8%

general landscape notes

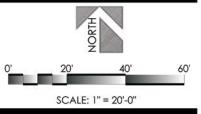
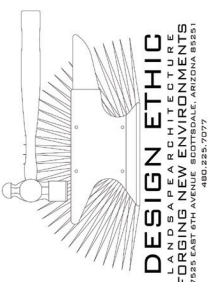
1. CONTRACTOR TO VERIFY ALL QUANTITIES.
2. CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
3. MAINTAIN 3' TO 5' TREE AND SHRUB CLEARANCE FROM WALLS.
4. MAINTAIN 1' TO 2' TREE AND SHRUB CLEARANCE FROM SIDEWALKS.
5. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'-8'.
6. ALL MATURE TREES AND PALM CANOPIES MUST BE A MINIMUM OF 5' FROM ANY BUILDING WALLS OR BUILDING WINDOWS.



A KAY PARK PEDESTAL GRILL #SB6135G



B CMU SEATWALL



FIESTA ROSE GARDEN
3800 EAST UNIVERSITY DRIVE
MESA, ARIZONA 85209
PRELIMINARY LANDSCAPE PLAN

PROJECT:
JOB NO: 20-096
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 10.26.2021
REVISED:
SHEET

L.02 of L.02

September 7, 2021

Fiesta Rose Garden Town Homes

Citizen Participation Plan Meeting – Sign In

Name/ Signature

Email/ Phone Number

Sharon Campanale

Nancy Cramer

Kathy Williams

campus1952@cox.net

neb553@yahoo.com

Kathyw_29az@yahoo.com

Sept 9, 2021

CURRENT RESIDENT
3811 E UNIVERSITY DR #001
MESA, AZ 85205

CURRENT RESIDENT
3811 E UNIVERSITY DR #136
MESA, AZ 85205

CURRENT RESIDENT
3811 E UNIVERSITY DR #137
MESA, AZ 85205

CURRENT RESIDENT
3811 E UNIVERSITY DR #139
MESA, AZ 85205

CURRENT RESIDENT
3811 E UNIVERSITY DR #140
MESA, AZ 85205

CURRENT RESIDENT
3811 E UNIVERSITY DR #141
MESA, AZ 85205

CURRENT RESIDENT
3811 E UNIVERSITY DR #142
MESA, AZ 85205

CURRENT RESIDENT
3811 E UNIVERSITY DR #143
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CURRENT RESIDENT
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CURRENT RESIDENT
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CURRENT RESIDENT
3811 E UNIVERSITY DR #191
MESA, AZ 85205

CURRENT RESIDENT
3811 E UNIVERSITY DR #190
MESA, AZ 85205

CURRENT RESIDENT
3811 E UNIVERSITY DR #189
MESA, AZ 85205

CURRENT RESIDENT
3811 E UNIVERSITY DR #188
MESA, AZ 85205

CURRENT RESIDENT
3811 E UNIVERSITY DR #187
MESA, AZ 85205

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CURRENT RESIDENT
3861 E CABALLERO CIR
MESA, AZ 85205

FIESTA RVR LLC
385 CLINTON ST
COSTA MESA, CA 92626

CIP CITRUS GARDENS OWNER LLC
1001 PENNSYLVANIA AVE NW
WASHINGTON DC, WA 20004

CITY OF MESA PLANNING
ATTENTION: SEAN PESEK
P O BOX 1466 MAIL STOP 9953
MESA, AZ 85211



Map

