

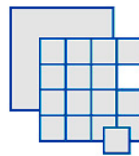
University 202

Rezoning, Site Plan and Preliminary Plat
NEC University Drive & 82nd Street
ZON21-00800

Project Narrative



Submitted by:



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

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On behalf of:

Unfamiliar, LLC
Mr. Huddson Hassell

November 15, 2021

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I. Introduction

Pew & Lake, PLC, on behalf of our client, Mr. Huddson Hassell, is pleased to submit this Project Narrative for a townhome style multi-family development on the 4.08-acre infill property located at 8246 E. University Drive (NEC University Drive & 82nd Street). The property is identified on the Maricopa County Assessor's map as parcel APNs 218-09-004 & -005. See Figure 1 aerial below. The relatively small size of the site, its location along an established arterial road, and the by-passed nature of the site makes it ideal for a multi-family residential development.

Figure 1 – Site Aerial



II. Development Requests

This application contains three (3) requests:

1. To rezone the site from RS-43 to RM-2-PAD;
2. Approval of the associated site plan; and
3. Approval of the associated preliminary plat.

Approval of these requests will allow for the development of a 32-unit, townhome style residential project as shown on the Site Plan included with this narrative. We note that the elevations provided herein are conceptual in nature to provide the reviewer with the sense of quality, design and materials, in conjunction with the PAD analysis.

III. Existing Site Conditions and Relationship to Surrounding Properties

The subject parcel is currently vacant with unremarkable topography. The site is severely impacted by a large overhead electric line with easement, on the north of the site.

As shown on the aerial map above, the site is an in-fill parcel. To the north of the site there are SRP 69kV facilities followed by single-family development constructed in approximately 1971. To the east is 83rd Street followed by the Floyd Homes subdivision. To the south is the University Drive arterial followed by residential development including manufactured home properties. East of the site is 82nd Street followed by Maricopa County Housing Authority apartments.

The surrounding uses, general plan land use designation and zoning are shown in Table 1 below. Also shown below, as detailed in Figures 2 and 3, the project site is currently zoned RS-43 and is designated in the City of Mesa General Plan as Neighborhood.

Table 1 - Relationship to Surrounding Uses

Direction	General Plan Land Use Designation	Existing Zoning	Existing Use
North	Neighborhood	RS-43	SRP Electrical Lines; Single-Family Residence
East	Neighborhood	RS-43	83 rd Street; Single-Family Residence
South	Neighborhood	R-5 (Maricopa County)	Manufactured Housing; Residential
West	Neighborhood	RM-2	Multi-Family Apartments
Project Site	Neighborhood	RS-43	Vacant

Figure 2 - Surrounding Zoning Classification Map

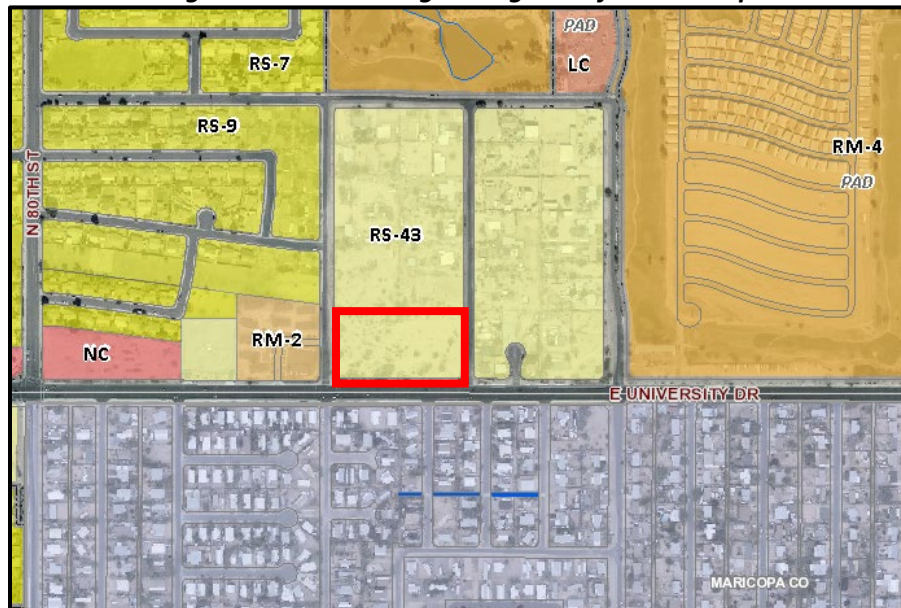
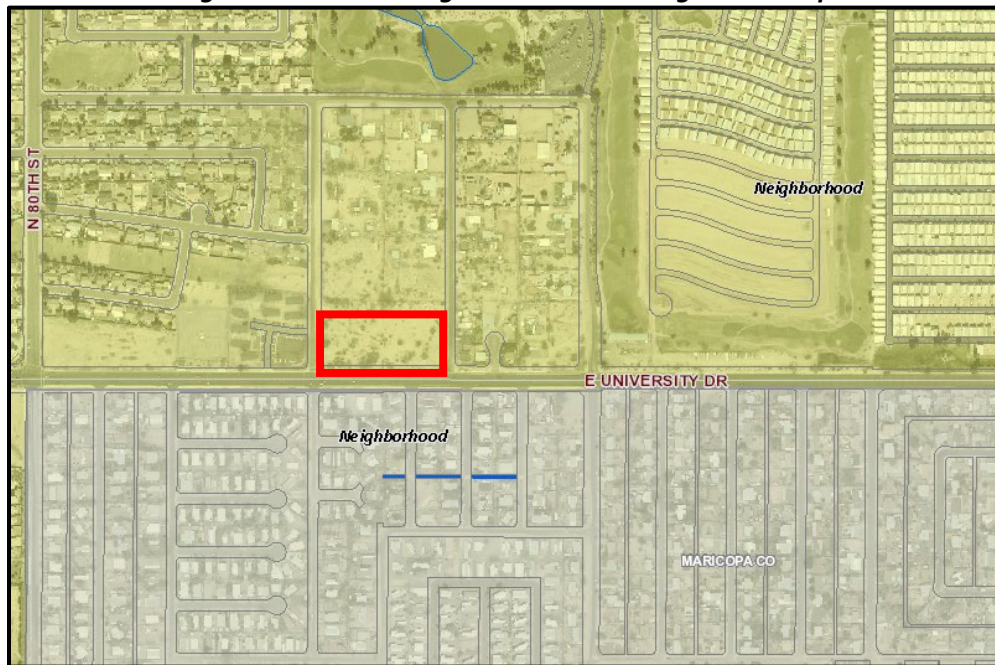


Figure 3 – Surrounding General Plan Designation Map



IV. Project Description

The proposed development features 32 total units architecturally arranged to front onto University Drive and the northern boundary, with vehicular access provided from a centralized private street. The development will be subdivided into 8 lots with each lot having a 4-unit building. Overall density for the site is 8 DU/AC which is commensurate with existing development and zoning in the area. Townhome residents enjoy attractive amenities such as private and common open space, pedestrian connections, a BBQ grill with ramada, a children's play system, and a pickleball court. Active amenities have been located central to the site in nodes that benefit from building and tree shading with pedestrian connections providing direct access to guest parking and living areas. Benches are provided along these key pedestrian connections to encourage use of the outdoors.

Entrance to site is accomplished using a 28-foot-wide private street (fc/fc) which allows entry from either 82nd Street or 83rd Street (no University Drive access).

The proposed townhome style units will be 1 ½ stories tall with three bedrooms with a livable area of 1,678 square feet. Each unit benefits from a private yard. Private open space is provided at 144 sq. ft. whereas 120 sq. ft is required.

Each townhome has a one-car garage and a private driveway for an additional parking space, accessed from the private street. The required City of Mesa parking is met under multi-family standards with an additional nine (9) stalls above the minimum standard. Guest parking is located central to the site and near the amenities which they are intended to serve.

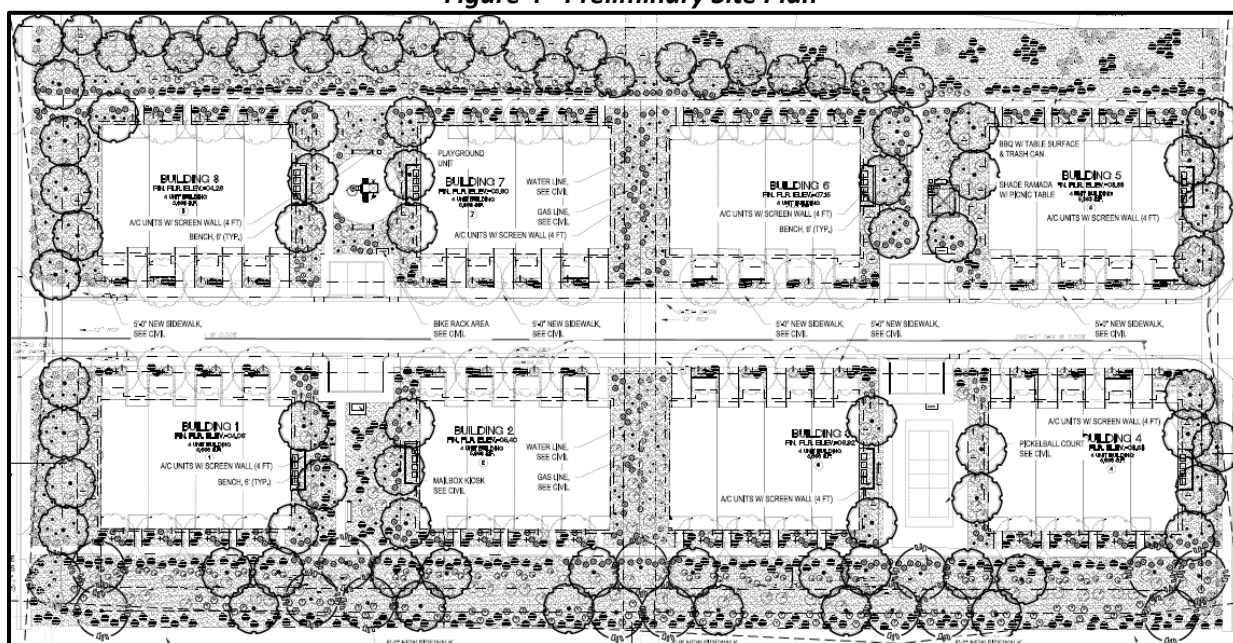
Stormwater retention will be provided in surface basins, mostly along the University Drive frontage. These basins will outfall to the existing storm drain system in University Drive. Public

water and sewer will be located in the on-site private road and connect to existing utilities in 82nd Street.

The community has been designed with a contemporary modern aesthetic containing tudor elements. The design is signified with large front windows, sloping pitched roofs, interesting lighting features, and attractive materials contrast between stucco, composite hardie board siding, glazing, and concrete roof tiles. The visual interest on buildings is emphasized with a residential design and elements that provide an attractive frontage which lends to a more single-family type design while still remaining multi-family in function. One of the more unique features of this project is that the fronts of the townhomes face the surrounding properties – in other words, the fronts are all outward looking.

The project maintains an outstanding degree of open space percentage despite its relatively small overall size. Only 27.6% of the overall site is covered with buildings and the lot coverage is 53%. The significant open space on the property also serves the intention of the Community Policing Through Environment Design (CPTED) concepts. Private areas remain private, and the open “public” areas of the development are directly accessible and visible. The proposed site plan is shown in Figure 4 below.

Figure 4 - Preliminary Site Plan



Because this is an in-fill site, all utilities and services are in place in University Drive and capable of easily being accessed and incorporated into this development. The onsite water and sewer services and other utilities will be supplied via these connections through 82nd and 83rd Street. The new development will maintain its own landscaping and amenities through a homeowner’s association which will ensure this development remains highly desirable for owners and residents.

The development’s conformance and deviations from RM-2 development standards are detailed below. Anticipated deviations from RM-2 standards are **bolded** in Table 2 on the next page.

Table 2 - Development Standards		
Standard	RM-2 Required	Proposed
Minimum Lot Area (sf)	7,200	12,401
Minimum Lot Area per Dwelling Unit (sf)	2,904	3,064
Maximum Height (ft)	30	30
Maximum Number of Stories	2	2
Maximum Density (du/ac)	15	8
Maximum Lot Coverage (% of Lot)	70	70
Maximum Building Coverage (%)	45	53
Driveway Distance from Right-of-Way (ft)	50	33
Minimum Private Open Space (sf/unit)	120	144
Minimum Common Open Space (sf/unit)	200	1,244
Parking Spaces (per unit)	2.1	2.3
Minimum Landscape Yard (ft) (Overall Site)		
Front (University) (ft)	15	49
Side (East) (ft)	25	20
Side (West) (ft)	15	20
Rear (North) (ft)	25	49
Minimum Building Setback (ft) (Overall Site)		
Front (University) (ft)	20	49
Side (East) (ft)	20	20
Side (West) (ft)	20	20
Side (Interior) (ft)	30	10
Rear (North) (ft)	30	49
Minimum Landscape Yard (ft) (Lots 1,2,3,6,7 & 8)		
Front (ft)	15	22
Side (ft)	15	10
Rear (ft)	15	15
Minimum Building Setback (ft) (Lots 1,2,3,6,7 & 8)		
Front (ft)	20	22
Side (ft)	30	10
Rear (ft)	30	15

Table 2 - Development Standards		
Standard	RM-2 Required	Proposed
Minimum Landscape Yard (ft) (Lots 4 & 5)		
Front (ft)	15	22
Side (ft) (83 rd Street)	25	20
Side (ft) (Interior)	15	10
Rear (ft)	15	15
Minimum Building Setback (ft) (Lots 4 & 5)		
Front (ft)	20	22
Side (ft)	30	10
Rear (ft)	30	15

Justification for PAD Development Standard Deviations

The specific justification for each PAD deviation is discussed below. We note that many of the PAD deviations are necessary because the project is being platted and would not be necessary if the project were maintained as a single parcel multi-family development. For instance, there is no request for reductions to parking, building foundation base, private open space, perimeter building setbacks, sidewalk width, building height etc. As such, we feel the PAD requests are more technical in nature and not contrary to the intent of the zoning ordinance.

Building Coverage

This project is subject to a preliminary plat and as such the maximum building coverage deviation is somewhat technical in nature. If this were a single parcel the overall building coverage would be 27.6% which is well below the 45% standard. However, because each building will sit on a separate lot, the maximum building coverage calculates to 53%. This deviation request is justified by the significant overall open space provided for the community as evidenced by the 27.6% overall building coverage. The amenity areas are enhanced with sufficient spacing to allocate pickleball, ramada with BBQ grill, and a children's play system. Shaded seating is provided with each amenity.

Driveway Distance from Right-of-Way

This project is not intended to have significant traffic flows or anticipated queuing on the private street, however, the setback from the two western end units is 33 feet which conflicts with MZO Section 11-32-4(A). This proposed design allows for 30 feet of queuing from the stop sign location to the edge of driveway. Given the relatively small unit count, this is adequate queuing for the private drive aisle. The distance to all other units and associated driveways is over 50 feet in compliance with the MZO. This deviation request is made to allow expanded open space nodes between buildings. The additional 34 feet of open space width allows for usable amenities between the buildings which adds great value to the residents.

Minimum Landscape Side Yard

The area between the rear of buildings and the private street are designed with a one car driveway space measured at 10'x20'. There is also a 144 square foot private open space area. The private open space shrinks the landscape setback to 10 feet where 15 feet is required. We note that this 5-foot deviation is necessary based on the platting of this multi-family development. In reality, the side landscaping between buildings is over 60 feet excepting for placement of desirable amenities. The reduced landscape area is justified by the overall common open space provided in this community. Whereas 200 square feet is required to be attributed to each unit, 1,244 square feet is provided.

Minimum Building Setbacks

The building setback deviations are a product of the intent to plat this project so that each building sits on its own lot (common areas still maintained by a homeowner's association). Because the project is being platted the property lines for individual lots create the need for setback deviations. The closest that any two buildings come to each other is 30 feet (which would typically comply with the MZO). However, side setbacks on the interior of the project are technically 10 feet (15 feet for each story required) and rear setbacks are 15 feet (30 feet required).

The building setback deviations are justified by the superior overall rear yard building setback which exceeds the standard requirement by 34 feet (15 feet required, 49 feet provided). These technical building setbacks also allow for expanded amenity areas and related seating.

Because the project is being platted the property lines for individual lots create the need for setback deviations. In practice there is 49 feet of rear yard area for each unit. This project is intended to be maintained by an overall homeowners association which will assist in keeping superior overall landscaping and maintenance.

This front yard deviation request is justified by the superior overall rear yard landscaping area which exceeds the standard requirement by 34 feet (15 feet required, 49 feet provided).

Alternative Compliance

This project provides alternative compliance to Mesa design standards as allowed under the Mesa Zoning Ordinance. The project elevations offer an upscale contemporary modern aesthetic containing tudor elements and features significant building form articulation and attractive material variations which produce a desirable architectural contrast for this in-fill parcel. The buildings are defined by sloping roof elements, large front windows, clean lines, and nice elements such as coach lights and curved transitions on covered porches. The buildings 1 ½ story design is necessary because the Hermar Valley Deed Restrictions have language to only allow the construction of one and 1 ½ story buildings on this parcel. This Deed Restriction is a key element driving the overall design of these buildings.

The buildings have been designed to meet the standards of the Mesa Quality Development Design Guidelines and Zoning Ordinance. However, the materials requirement for the side

elevations is not met under Section 11-5-5(B)(5) because the second and third primary materials only comprise 7% (composite hardie board siding) and 5% (glazing) where 25% is required. Alternative compliance is justified by the overall quality of the design and as described below.

There are three primary materials utilized for the site, namely, stucco, composite hardie board siding and glazing. Thus, instead of providing two primary materials, which is standard, the proposal utilizes three primary materials. For example, the front elevation, which is the most prominent façade from the public street, is comprised of 41% stucco, 30% composite siding, and 29% glazing. This far exceeds the Mesa standard which for example could provide 75% stucco and 25% wood.

The side elevations, as shown as a part of this submittal, are intended to complement the front and rear elevations which will be garnering the majority of visual attention. The simple contrast provided on the side elevations is intended to support the articulation and materials scheme provided on the front elevations and the intent is to not distract from the elements provided on the front and rear elevations.

The material choices for the side elevations were selected to appropriately balance the composite hardie board siding against the stucco. Adding more hardie board siding, such as by extending it down to the first floor, would ultimately overemphasize the composite hardie board and dilute the clean stucco appearance currently presented. The side elevation is presented in conjunction with the front and rear elevations which exceed the materials percentage requirements.

Adding a wainscot or additional material would dilute the curved “wing wall” extensions provided on the corner of buildings which are a unique and attractive architectural feature.

The massing and scale standards of Section 11-5-5(B)(2)(a) are accomplished under romanettes ii, iii, and iv. This project is distinguished by its variable roof form. Gabled roofing on the front elevations provides clear distinction between units. Roofing elements over the garage doors break up the rear roof line in conjunction with the lower-level roof which maintains a different slope compared to the upper story. Each facade maintains sufficient detailing and materials including the use of window trim. A grid window is proposed which fits the upscale contemporary aesthetic containing tudor elements. The windows contribute to the overall design and emphasize the old style grid pattern.

The fronts of these buildings maintain significant architectural interest by utilizing a projected front living area with an oversized front window in conjunction with an identifiable entry porch. The rears have incorporated a private open space area along with a recessed upper story façade and attractive material composition.

We respectfully submit that the proposed alternatives are aesthetically more complementary to the site, better fit into the context of the area, improve the overall architectural appeal of the area and meet the design objectives as described in the City's General Plan.

V. General Plan Conformance

The proposed development and its concepts are consistent with the intent of the City of Mesa General Plan. Under the Neighborhood General Plan designation this location is encouraged to develop a variety of housing types. The Residential Multiple (RM) designation fits squarely within the long-term vision of the City's General Plan and RM-2 is one of the primary zoning districts within the Neighborhood General Plan designation.

The proposed development offers an opportunity for quality housing that contributes to long-term stability and quality of the overall area. The proposed development adheres to the General Plan by accomplishing the following roles that relate to the General Plan Goals, Objective and Policies:

- RM-2 zoned property is an encouraged use in Neighborhood areas with a townhome product allowed in the RM-2 zoning district (see Mesa 2040 General Plan page 7-11).
- Accessible, usable community space is spread throughout the community and is a focus of the development (see Mesa 2040 General Plan page 7-10).
- The development ensures compatibility and consistency with the residential boundaries by providing landscape and building setbacks which meet the code requirement for multi-family development next to residential (Mesa 2040 General Plan Chapter 7: Character Areas Land Use Policy 1).
- Providing opportunities for a variety of housing in this area of east Mesa by adding this multi-family option for residents (see Mesa 2040 General Plan page 4-6).

VI. Rezoning & PAD Analysis

Development of this very small parcel for single family detached homes will prove fruitless under the current RS-43 zoning designation, especially given its location and configuration. A multiple family residential designation is necessary to develop this small, remnant parcel which is adjacent to a major arterial street. This is not a reasonable location for retail or commercial uses given the challenged access. The proposed deviations requested, while not extensive in terms of “ask” when compared to similar developments in the City, create a unique, high quality, and innovative design beyond standard code requirements including providing desirable architecture and amenities along with a practical site layout, all while balancing the interest of the adjacent neighbors and the City as a whole.

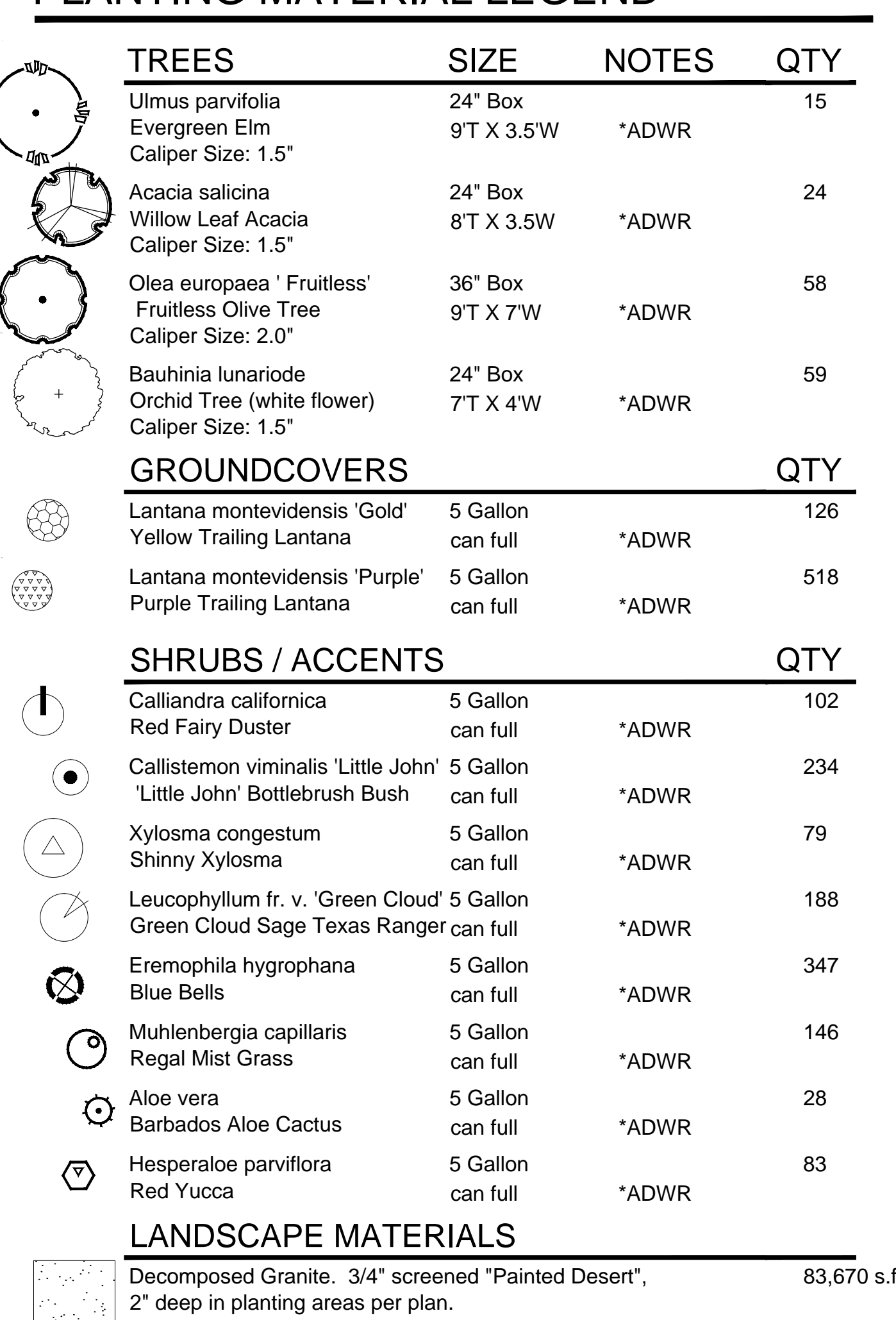
As discussed above, the site layout includes well-designed common open space amenities proportionate to the 32-unit proposal. The proposed building designs are unique to Mesa while still integrating with overall Mesa themes. An active homeowner's association will govern the maintenance and operations of the community. The proposed land use represents an appropriate transition from the northern lower density developments to the major arterial and higher-density housing south and west of the site. Overall, this project is a creative, high-quality development for Mesa.

VII. Conclusion

The proposal for this project will provide a multi-family residential, 32-unit, townhome style project within the City of Mesa on a remnant parcel. This new project will create an opportunity for additional housing choices in this area.

This application is consistent with the land use patterns already established in the immediate area and is therefore compatible with the vision established by the City of Mesa General Plan and the standards established in the Zoning Ordinance for the RM-2 zone. The development will prove to be an excellent addition at this unique location. The applicant and property owner look forward to working with the City of Mesa to create this quality project, and respectfully request approval of this application.

This drawing is an instrument of service and the property of Harrington Planning + Design and shall be restricted to the original site for which it was prepared and publication therefore is expressly limited to such use.



OWNER / DEVELOPER CONTACT

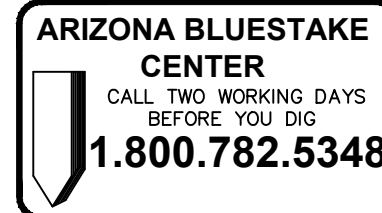
LANDSCAPE ARCHITECT

CIVIL ENGINEER

VICINITY MAP



APN: 218-09-004, 218-09-005



PRELIMINARY
NOT FOR CONSTRUCTION

44161
JASON E.
HARRINGTON

11.22.21

REGISTERS
ARCHITECT
DATE SIGNED
ARIZONA, U.S.A.

University Drive & 83rd Avenue
Mesa, Arizona 85209

REV.	COMMENT	DATE
------	---------	------

LANDSCAPE PACKAGE

A compass rose is shown with a vertical line pointing to a circle labeled "NORTH". Below the compass rose is a horizontal axis with tick marks at 0, 15, 30, and 60. A black bar is positioned between the 30 and 60 marks.

1 of 1

PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN
FOR
PROJECT 4 MULTI-FAMILY
MESA, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH,
RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER/ DEVELOPER:
UNFAMILIAR, LLC.
1733 E. MELROSE ST.
GILBERT, AZ 85297
ATTN: HUDDSON HASSELL
480.282.1061

ENGINEER:
RCC DESIGN GROUP, LLC
ATTN: STUART W. RAYBURN, P.E.
16815 S DESERT FOOTHILLS PKWY, SUITE 138
PHOENIX, AZ 85048
480.598.0270
480.598.0273 FAX

DESCRIPTION:
THIS PROJECT IS A 32-UNIT MULTI-FAMILY DEVELOPMENT
INCLUDING SUBDIVISION OF THE PROPERTY TO CREATE
MULTI-FAMILY PARCELS EACH CONTAINING (1) 4-UNIT BUILDING.
TYPICAL LOT SIZE IS 12,258 SF. THE INTERIOR SIDE YARDS
ARE PROPOSED AT 10' MINIMUM RATHER THAN THE STANDARD
30'. THE UNITS ARE SINGLE STORY AT THE PERIMETER AND 30'
OF TOTAL SEPARATION IS PROVIDED BETWEEN THE BUILDINGS.
THE PROJECT WILL BE DESIGNED UNDER PAD, MULTI-FAMILY
STANDARDS.

ZONING
EXISTING: RS-43
PROPOSED: PAD

APN: 218-09-004, 218-09-005

PROJECT DATA
GROSS AREA: 197,353 SF OR 4.53 AC

NET AREA: 177,608 SF OR 4.08 AC

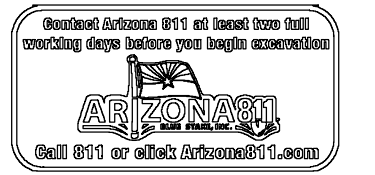


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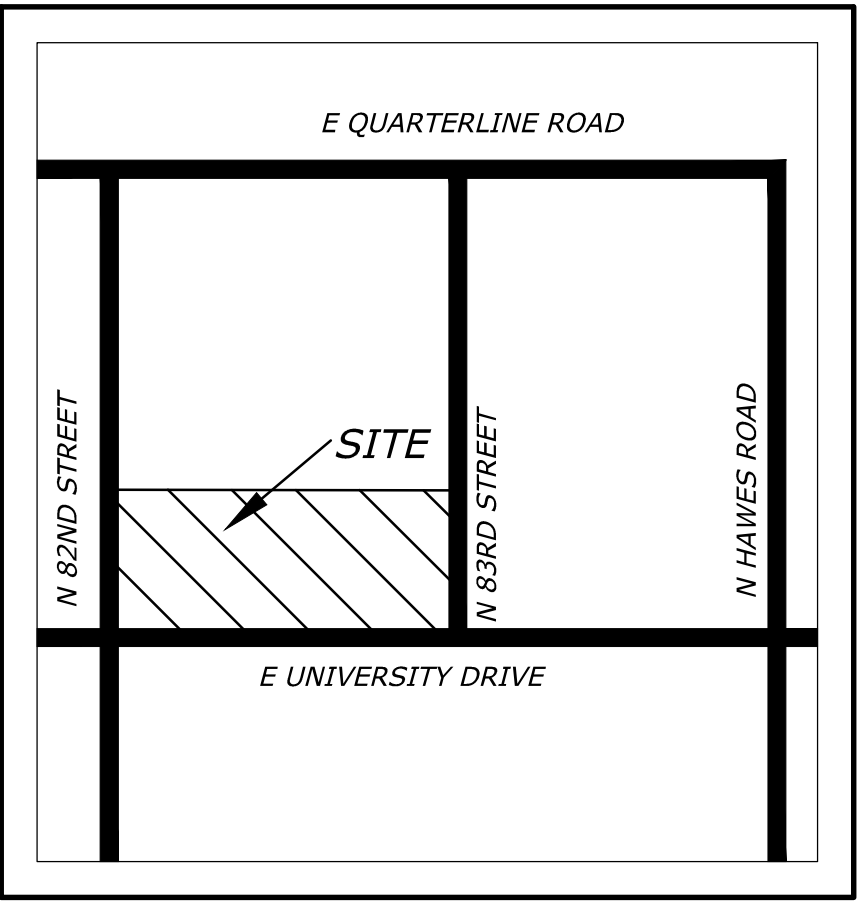
CIVIL & SITE ENGINEERING SERVICES



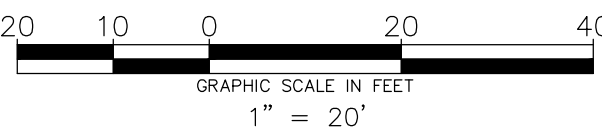
Expires 12/31/22



PRELIMINARY PLAN
FOR
PROJECT 4 MULTI-FAMILY
8232 EAST UNIVERSITY DRIVE
MESA
ARIZONA



VICINITY MAP
NOT TO SCALE



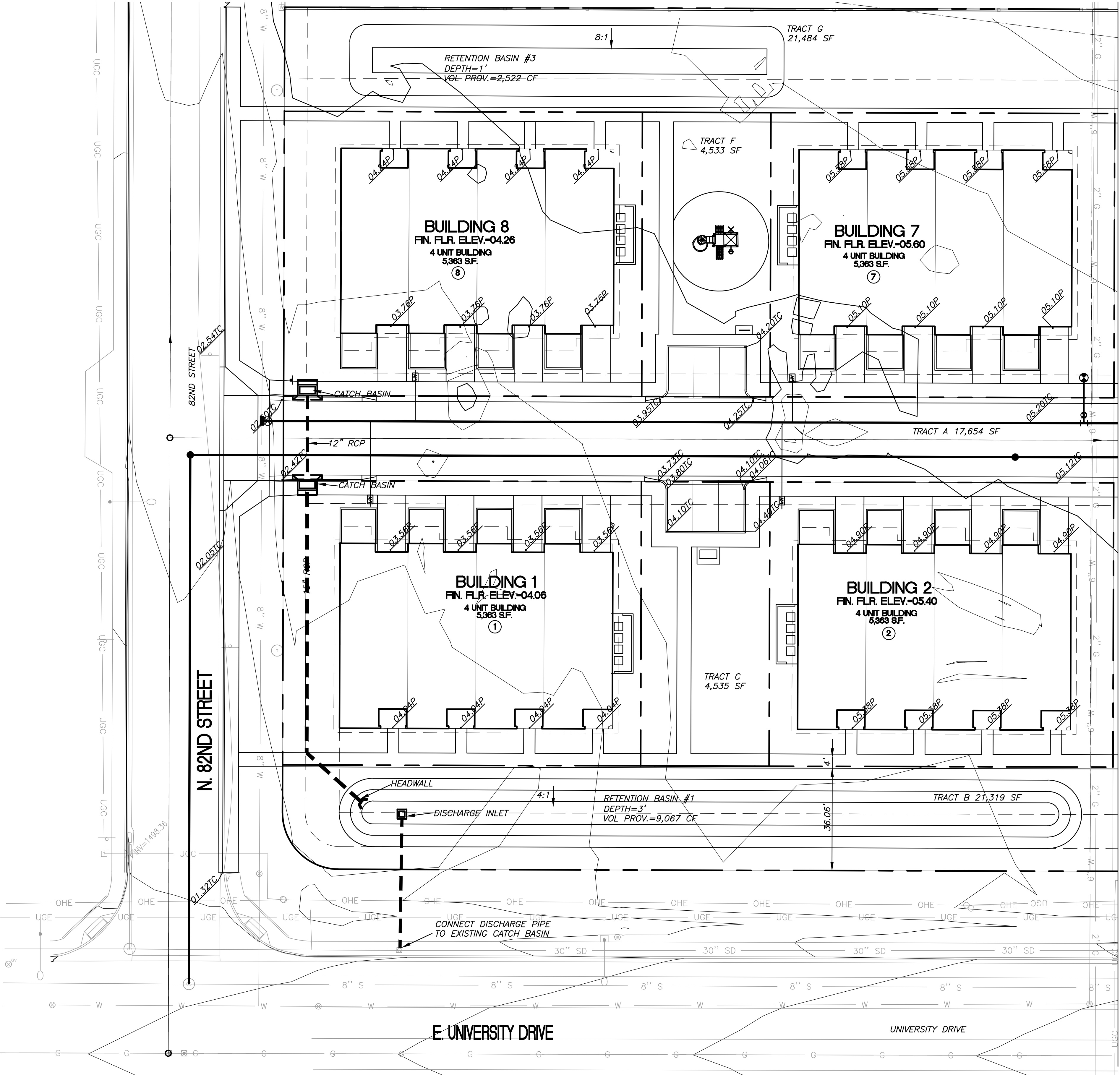
PRELIMINARY RETENTION CALCULATIONS:
RETENTION REQUIRED FOR THE 100-YR, 2-HR STORM

P=2.2"
CW=0.71
AREA=177,608 SF

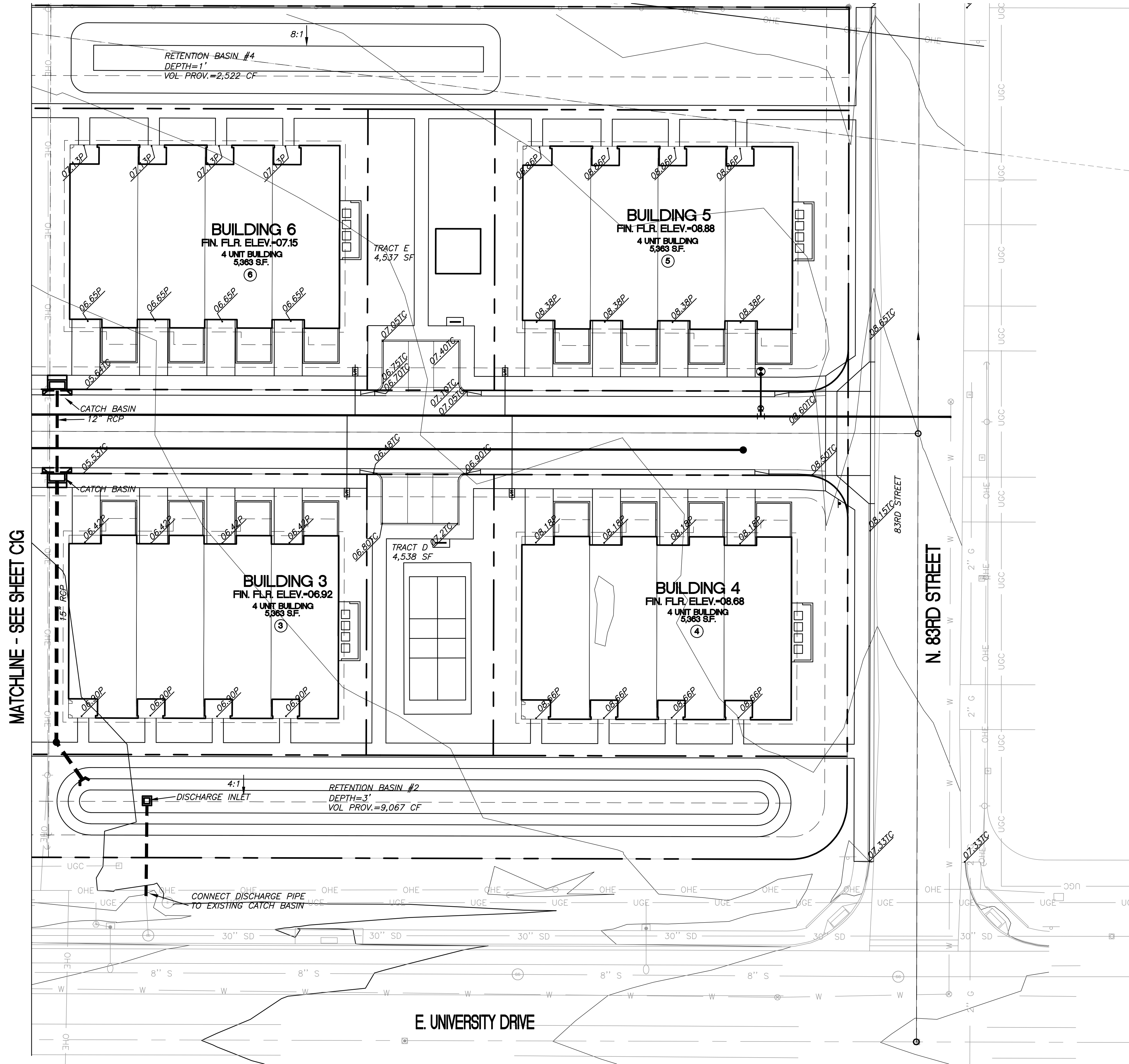
$V_r = (2.2/12)(177,608)(0.71) = 23,119 \text{ C.F.}$

RETENTION WILL BE PROVIDED BY TWO, 3' DEEP SURFACE BASINS ALONG THE
UNIVERSITY DRIVE FRONTAGE THAT WILL DISCHARGE INTO THE ADJACENT CITY
STORM DRAIN, AND TWO SHALLOW SURFACE BASINS IN THE OPEN SPACE AT
THE NORTH END OF THE SITE.

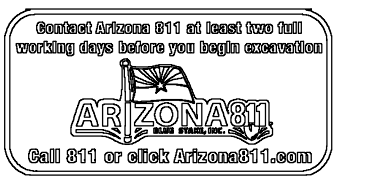
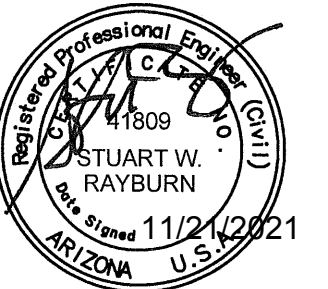
BASIN #1: VOL PROV = 9,067 CF
BASIN #2: VOL PROV = 9,067 CF
BASIN #3: VOL PROV = 2,522 CF
BASIN #4: VOL PROV = 2,522 CF
TOTAL VOL PROV = 23,178 CF



MATCHLINE - SEE SHEET C2G



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SUITE 138
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CIVIL & SITE ENGINEERING SERVICES



PRELIMINARY PLAN
FOR
PROJECT 4 MULTI-FAMILY
8232 EAST UNIVERSITY DRIVE
MESA ARIZONA

PROJECT NO. 21-076-50
DRAWING NO. 00000
DATE: 09/20/21
DRAWN BY: AJR/SWR
CHECKED BY: JSR/SWR
REVISIONS:

SHEET NO.
C2G
2 OF 2
PRELIMINARY
GRADING AND
DRAINAGE PLAN

Front Rendering - White Stucco



Front Rendering – Light Gray Stucco



Rear Rendering



Exterior Primary Materials Use Table

Front

Stucco	Composite Siding	Glazing	Total
620s.f.	452s.f.	448s.f.	1,520s.f.
41%	30%	29%	100%

Rear

Stucco	Composite Siding	Glazing	Total
585s.f.	548s.f.	409s.f.	1,542s.f.
38%	36%	27%	100%

Side (Right)

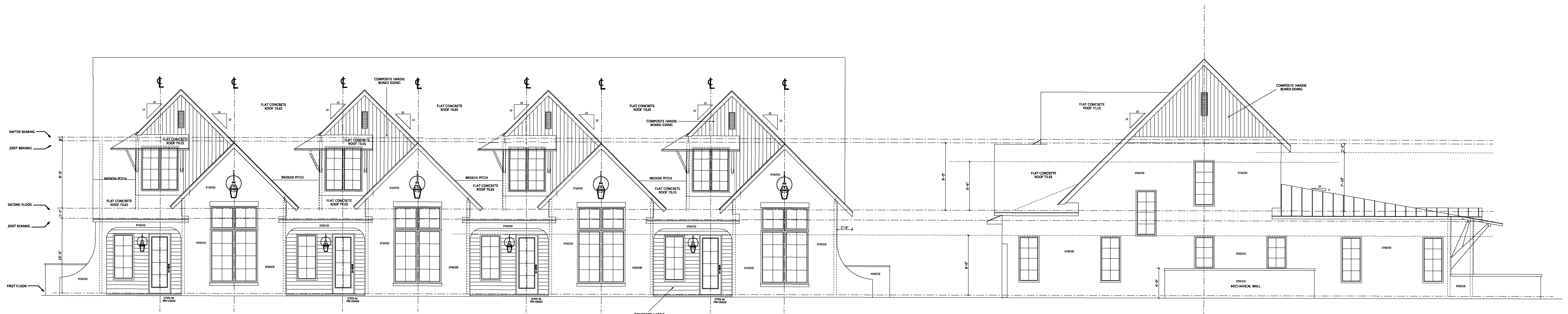
Stucco	Composite Siding	Glazing	Total
1,474s.f.	100s.f.	119s.f.	1,693s.f.
87%	6%	7%	100%

Side (Left)

Stucco	Composite Siding	Glazing	Total
1,532s.f.	129s.f.	72s.f.	1,733s.f.
88%	7%	5%	100%

Total Building

Stucco	Composite Siding	Glazing	Total
4,211s.f.	1,229s.f.	1,048s.f.	6,488s.f.
65%	19%	16%	100%



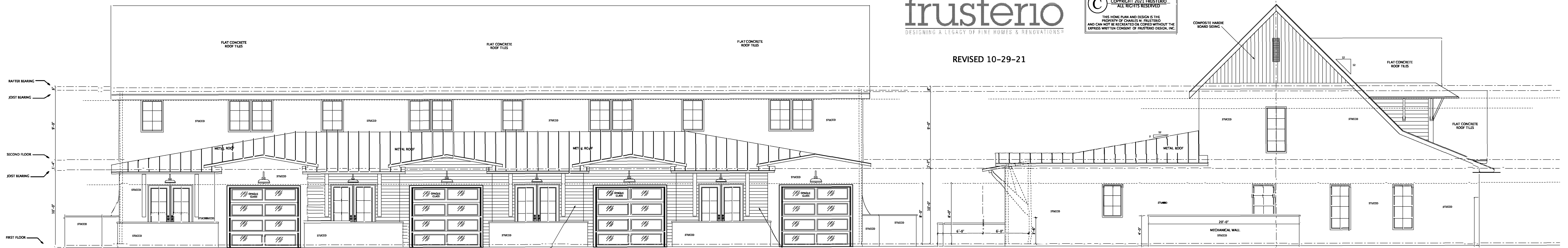
FRONT ELEVATION

charles michael
frusterio
DESIGNING A LEGACY OF FINE HOMES & RENOVATIONS®

REVISED 10-29-21

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RIGHT ELEVATION



REAR ELEVATION

LEFT ELEVATION

Window Descriptions







University 202
Mesa, Arizona
Citizen Participation Plan
Case No. PRS21-00299
Rezoning and Site Plan Review
August 16, 2021

Overview:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made by the Applicant to inform citizens and property owners concerning the Applicant's request to the City of Mesa for a Rezoning and Site Plan Review for the property located at 8246 E. University Drive Mesa, AZ (APNs 218-09-004 & -005).

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 which staff proposes.

Contact Information:

Those coordinating the Citizen Participation activities are as follows:

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1744 S. Val Vista Drive, Suite 217
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(480)461-4676 (fax)
jon.gillespie@pewandlake.com

Planned Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners and interested parties:

1. Individual outreach to the single-family residences north and east of the site will be attempted.
2. A neighborhood meeting will be held with the applicant, citizens and interested parties to discuss the proposed project. A "Neighborhood Meeting Summary" will be created.
3. 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 will be notified (the registered neighborhood contacts list will be obtained from the City of Mesa).

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.

Tentative Schedule:

Pre-Submittal Conference – June 23, 2021

Formal Application – August 16, 2021

Neighborhood Meeting – *TBD*

2nd Submittal – *TBD*

Planning and Zoning Board Hearing – *TBD*

City Council Introduction – *TBD*

City Council Final Action – *TBD*

University 202
Mesa, Arizona
Citizen Participation Report
Case No. ZON21-00800
PAD Zoning, Site Plan Review and Preliminary Plat
December 1, 2021

Overview:

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 concerning the Applicant's request to the City of Mesa for a rezoning, site plan review and preliminary plat approval for the property located at 8246 E. University Drive Mesa, AZ (APNs 218-09-004 & -005).

By providing opportunities for citizen participation, the Applicant has ensured that those affected by this application had an adequate opportunity to learn about and comment on the proposed plan. The Applicant provided neighborhood notice for a neighborhood meeting and the Planning and Zoning Board meeting and City Council meetings.

Contact Information:

Those coordinating the Citizen Participation activities were the following:

Reese L. Anderson
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
reese.anderson@pewandlake.com

Jon Gillespie
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
jon.gillespie@pewandlake.com

Actions Taken:

In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities for feedback from surrounding property owners and interested parties:

1. A neighborhood meeting was held on October 14, 2021 at 6pm via GoToMeeting with the applicant, citizens and interested parties attending to discuss the proposed project. A "Neighborhood Meeting Summary" was created to record the concerns and questions raised by the citizens and interested parties.
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 and the registered neighborhood contacts list obtained

from the City of Mesa were also notified. There were three persons who attended the neighborhood meeting.

3. In accordance with ARS § 9-462.04(A)(4) and Mesa Zoning Ordinance Section 11-67-5, property owners within 500-feet of the property were notified via first class mail of the Planning and Zoning Board and City Council meetings at least 14-days prior to the scheduled hearing. The neighbors who attended the neighborhood meeting and provided their mailing address were also noticed. Additionally, registered neighborhood contacts within 1-mile of the property were notified and the registered neighborhood contacts list obtained from the City of Mesa were also notified. 119 letters were mailed.
4. Two signs were posted on the site on November 30th per the city of Mesa Public Hearing notice requirements.

Summary of Concerns, Issues and Problems and Resolutions:

There were some questions and concerns raised in the course of public outreach and dialogue. These questions and concerns are summarized in the Neighborhood Meeting Summary which is attached to this report. Below is a summary of the concerns/issues which were raised throughout the entire Citizen Participation process and how the Applicant sought to resolve the issue.

The primary topics raised by neighbors were: (a) general concern that this development is eroding Arizona water supply (b) concern about the location of a neighboring water meter (c) concern about buffers to the northern neighbor and (d) concern about additional crime being brought to the area.

Generally, the resolution and response to these concerns was the following: (a) SRP has capacity to serve water to the site (b) If necessary, the developer committed to help the adjacent owner get their water relocated as development occurs (c) The northern neighbor appeared satisfied when provided detail on the distance of the proposed building in relation to the neighbor's property. Additional plantings were also provided on the northern bounds to assist with buffering (d) Comment acknowledged and the applicant respectfully believes the project will not increase crime in the area at all.

Attached Exhibits:

- A) List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property
- B) Neighborhood Meeting Notification map of surrounding property owners
- C) Notification letter for the Neighborhood Meeting
- D) Neighborhood Meeting Summary
- E) Public Hearing (P&Z and CC) Notification Materials
- F) Public Meeting Notification Map of surrounding property owners
- G) List of property owners within 500 ft. of the subject property, registered neighborhood contacts within 1 mile of the project, HOAs within ½ mile of the property, and all attendees at the neighborhood meeting
- H) Public Notice Sign Posting Affidavit

Schedule:

Pre-Submittal Conference – June 23, 2021

Formal Application – August 16, 2021

2nd Submittal – September 27, 2021

Neighborhood Meeting – October 14, 2021

3rd Submittal – October 25, 2021

Planning and Zoning Board Hearing – *December 15, 2021*

City Council Introduction – *TBD*

City Council Final Action – *TBD*

***Exhibit A:* List of property owners
within 1000' feet of the subject
property and registered
neighborhood contacts within 1
mile of the property**

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_MAIL_ZIP
/MCMULLEN DALE S/PATRICIA	301 N HAWES RD	MESA	AZ 85207
1734 BUILDING INC	7522 E DULCIANA CIR	MESA	AZ 85208
2018-3 IH BORROWER LP	1717 MAIN ST SUITE 2000	DALLAS	TX 85201
AFFORDABLE HOMES AZ LLC	1753 E BROADWAY RD STE 101-400	TEMPE	AZ 85282
ALFRED L GOSSETT TRUST	8221 E BUTTE	MESA	AZ 85203
ALVARADO JORGE/FLOR	1852 E LEXINGTON AVE	GILEBRT	AZ 85234
AMERICAN PEN SERV INC LAURA RICE/EQUITY TR CO CUST FBO R	4168 W 12600 SOUTH STE 300	RIVERTON	UT 84096
ANDERSON CHARLES K/JUANITA M	548 N 82ND ST	MESA	AZ 85207
ANGULO MARIA	8139 E BUTTE ST	MESA	AZ 85207
ARRIOLA NATALY	321 N HAWES RD	MESA	AZ 85207
ARVM 5 LLC	5001 PLAZA ON THE LAKE SUITE 200	AUSTIN	TX 78746
ASFURA GEORGETTE	355 N 82ND WAY	MESA	AZ 85207
ASHBOLT RICKY C/BARBARA D	8048 E COLBY ST	MESA	AZ 85207
ATKINSON TIFFANY	335 N HAWES RD	MESA	AZ 85207-7610
AVALOS LILIANA S/GALACHE RENE	8222 E BUTTE ST	MESA	AZ 85207
BALLESTEROS LOURDES/JESUS	8328 E UNIVERSITY DR	MESA	AZ 85207
BARKER CAROLE C	179 HILLCREST RIDGE	MONTEZUMA	IA 50171
BECKER CHERYL M	8114 E BUTTE ST	MESA	AZ 85207
BENHAM GREGORY LEE & MELINDA LEE	8040 E CIOERO ST	MESA	AZ 85027
BENTLEY ANTHONY/CRYSTAL	8207 E UNIVERSITY DR	MESA	AZ 85207
BERO HALA	1252 N PALM SPRINGS DR	GILBERT	AZ 85234
BESS EULA	310 N 83RD STREET	MESA	AZ 85207
BOWERS RANDALL D	342 N 83RD ST	MESA	AZ 85207
BRAZELTON ROXANN/BARLOW SETH	8044 E COLBY ST	MESA	AZ 85207
BREWER TREVOR/SARAH J	8050 E FAIRBOOK ST	MESA	AZ 85205
BROWN LOREN	8139 E BILLING ST	MESA	AZ 85207
BRUCE JERRY W & EULA MAE	310 N 83RD ST	MESA	AZ 85207
BUCHHOLZ JAMES A	1568 NW EMPIRE ST	POULSBO	WA 98370
BUENA VISTA ENTERPRISES INC	2007 N WHITLEY	FRUITLAND	ID 83619
BYERS BROCK JAMES/ARROYO NATALIE JOSEPHINE	8061 E CICERO ST	MESA	AZ 85207-6730
C & K INVESTMENTS INC	2555 BLUE CREEK RD	BILLINGS	MT 59101
CAMPOS JESSE/LISA M	6617 E HOLIDAY DR	MESA	AZ 85215
CAMPUZANO NESTOR A	7603 E CONTESSA ST	MESA	AZ 85202

CANO JOANA GONZALEZ	840 S ASHBROOK	MESA	AZ	85204
CANTRELL STEVE P/JANET L	8132 E BILLINGS ST	MESA	AZ	85207
CAPITAL INVESTMENTS AZ LLC	863 E RIVIERA PL	CHANDLER	AZ	85249
CARNELL CRAIG R	8126 E BUTTE ST	MESA	AZ	85207
CATHY L DREIFORT LIVING TRUST	889 LEISURE WORLD	MESA	AZ	85206
CHRIS AND RAELENE TRUST	8035 E CASPER ST	MESA	AZ	85207
CHRISTOFFERSON JEFFREY R/AMIRA H	8138 E QUARTERLINE RD	MESA	AZ	85207
CLOYD ZINKAN REVOCABLE TRUST	8201 E UNIVERSITY DR	MESA	AZ	85207
COLLINGE DAVID/SPENCE JUDY	8126 E BALTIMORE ST	MESA	AZ	85207
COLLINGE DAVID/SPENCE JUDY/DAVID	8126 E BALTIMORE	MESA	AZ	85207
CRAWFORD BRIAN JAMES	7714 E EMILTA AVE	MESA	AZ	85208
CRUZ BENITO/ALICEA-CRUZ EVELYN	248 N HAWES RD	MESA	AZ	85207
CRUZ-FRANCO CESAR ALEJANDRO	334 N 82ND WY	MESA	AZ	85207
DALE AND SUSAN POYER LIVING TRUST	313 W WADE LN	PAYSON	AZ	85541
DANIEL D GROLL AND KAREN S GROLL TRUST	464 N HAWES RD	MESA	AZ	85207
DAVALI JOHANNA	342 N 83RD PL	MESA	AZ	85207
DAVIES FAMILY TRUST	1372 W 725 SOUTH	LAYTON	UT	84041
DE KONTY PAUL S	4447 E OLIVE AVE	GILBERT	AZ	85234
DES HOLDINGS LLC	PO BOX 82132	PHOENIX	AZ	85071
DIAZ SYLVIA/GOMEZ RAFAEL A/ALMA R	8221 E UNIVERSITY DR	MESA	AZ	85207
DOLORES KING LIVING TRUST	PO BOX 7523	MESA	AZ	85216
DOUGLAS JOSH/KRYSTA	527 N 81ST PL	MESA	AZ	85207
DUVAL JOE/SANDRA/CHRISTOPHER T	8131 E UNIVERSITY DR	MESA	AZ	85207
DUVAL JOSEPH ROBERT/SANDRA JEAN	8131 E UNIVERSITY DR	MESA	AZ	85207
DYER DENNIS JAMES	356 N 83RD ST	MESA	AZ	85207
ENRIQUEZ ADOLFO/MARTHA	8208 E BUTTE ST	MESA	AZ	85207
ENRIQUEZ EFRAIN	PO BOX 6760	SANTA FE	NM	87502
ENTSMINGER PATRICK J	246 N 82ND PL	MESA	AZ	85207
ENYART ENTERPRISES LLC	PO BOX 87	PINE	AZ	85544
ERIC SHIELDS FAMILY TRUST	10508 E ARCADIA AVE	MESA	AZ	85208
ESCALANTE DAVID JR	8132 E BALTIMORE ST	MESA	AZ	85207
ESKEW ELEANOR J RMALOTT ROSEZELMA SNIDER	8337 E UNIVERSITY	MESA	AZ	85207
ESPINO ARMINDA VALDOVINOS	326 N 82ND WAY	MESA	AZ	85207
FERNANDEZ DENEN OLEGARIO	338 N HAWES RD	MESA	AZ	85207

FINERTY DEAN/JO	8126 E BILLINGS ST	MESA	AZ	85207
FLORINE PEARL HAVENS FAMILY TRUST	8202 E BALTIMORE ST	MESA	AZ	85207
FOCUS PROPERTIES LLC	3190 S GILBERT RD NO 5	CHANDLER	AZ	85286
FRED T ASH & SONS LC	PO BOX 617847	CHICAGO	IL	60661
FREUDINGER MARIE B	333 N 83RD ST	MESA	AZ	85207
GARCIA JUAN CARLOS DUARTE/PRADO JUANA	322 N HAWES RD	MESA	AZ	85207
GARGRAVE JOHN A/SOFIA D	8121 E QUARTERLINE	MESA	AZ	85207
GASAWAY TERRY K	501 27TH ST	MOLINE	IL	61254
GENTRY PROPERTIES LC	PO BOX 617847	CHICAGO	IL	60661
GERSTENBERGER DALE A	8333 E QUARTERLINE RD	MESA	AZ	85207
GIBSON TERRY LEE/BETTY LOUISE	529 N 83RD ST	MESA	AZ	85207
GLEASON JOSHUA P	124 S 111TH ST	MESA	AZ	85208
GOLDEN TOPAZ LLC	6040 E SINGLETREE ST	APACHE JUNCT	AZ	85119
GONZALES BILLY A/DEBRA J	429 N 83RD ST	MESA	AZ	85207
GOSA CINDY S	8113 E BUTTE ST	MESA	AZ	85207
GOSSETT ALFRED LEE TR	8221 E BUTTE ST	MESA	AZ	85207
GRASTON JOSHUA ANDREW	8135 E CASPER ST	MESA	AZ	85207
GREEN ELEPHANT DEVELOPMENT LLC	8930 S BECK AVE SUITE 101	TEMPE	AZ	85284
HAES MARILYN L/WOODWARD TERESA J	24250 GELDNER LN	CLEVELAND	MN	56017
HANSEN KENNETH R/VIRGINIA	8146 E QUARTERLINE RD	MESA	AZ	85207
HARDING FAMILY TRUST	348 N 82ND WAY	MESA	AZ	85207
HARDTKE FAMILY TRUST	512 N 83RD ST	MESA	AZ	85207
HARREL CAROL A	8131 E BUTTE ST	MESA	AZ	85207
HARRIS JARED	3707 E SOUTHERN AVE	MESA	AZ	85206
HARRIS JARED S	8149 E BUTTE ST	MESA	AZ	85207
HARTLINE VICTOR A/KIMBERLY J	8060 E CICERO ST	MESA	AZ	85207
HELMS STEVE & MAXEEN LYNN	318 N 83 ST	MESA	AZ	85207
HELPING HAND RENTAL L L C	110 N NOTTINGHAM LN	PAYSON	AZ	85541
HERK LEE H	502 N 83RD ST	MESA	AZ	85207
HERRERA FRANK/SANDRA	417 N 83RD ST	MESA	AZ	85207
HIGHTREE SANDRA JEAN TR	356 N 84TH PL	MESA	AZ	85207
HISER DALE G	251 N 82ND ST	MESA	AZ	85207
HOLDEMAN MITCHEL	238 N 82ND PL	MESA	AZ	85207
HORGAN LIVING TRUST	8049 E COLBY ST	MESA	AZ	85207

HOUSING AUTHORITY OF MARICOPA COUNTY	8910 N 78TH AVE	PEORIA	AZ	85345
HUGH G LEONARD REVOCABLE LIVING TRUST	425 N 83RD ST	MESA	AZ	85207
HUNT LAND TRUST	461 W APACHE TRL	APACHE JUNCT	AZ	85120
HUNTER JOHN C/JONES VALERIE D	348 N 82ND WY	MESA	AZ	85207
HUNTER REAL ESTATE ENTERPRISES LLC	11201 N TATUM BLVD PMB 91557 ST	PHOENIX	AZ	85028
INGRAM KAREN	319 N 85TH ST	MESA	AZ	85207
INOA WILSON	8054 E CICERO ST	MESA	AZ	85207
JACKSON SHELBY L	111 N 80TH PL	MESA	AZ	85207
JAMES ROBERT K/PAMELA M	8041 E CICERO ST	MESA	AZ	85207
JELF JUSTIN M	8259 E QUARTERLINE RD	MESA	AZ	85207
JENKINS SANDRA	8145 E BALTIMORE ST	MESA	AZ	85207
JIMENEZ DYLAN/KAYLIE	309 N 83RD ST	MESA	AZ	85207
JOHNSON DESTINY Y	10502 E FLORIAN AVE	MESA	AZ	85208
JOHNSON KRAIG E/RHONDA K	8060 E COLBY ST	MESA	AZ	85207
JUANITA MOBILE HOME PARK LLC	13506 SUMMERPORT VILLAGE PKY	SWINDEMERE	FL	34798
KASPOR TANNER M	8107 E BUTTE ST	MESA	AZ	85207
KEENER MARJORIE A TR	460 S GREENFIELD STE 5	MESA	AZ	85206
KEITH BARBARA/CALVIN C	8445 E GOLDEN CHOLLA DR	GOLD CANYON	AZ	85118
KERR CORINA	8149 E BALTIMORE ST	MESA	AZ	85207
KITCHIN RALPH J III	8145 E QUARTERLINE RD	MESA	AZ	85207
KLINK JEANINE LYANNA/ROBERT GEORGE	8213 E BALTIMORE ST	MESA	AZ	85207-7611
KUJAWA DIANA M/BLAKE DEANNA MARIE	8265 E SOUTHERN AVE UNIT 400	MESA	AZ	85209
LAMBETH SHAWN A	243 N 82ND ST	MESA	AZ	85207
LANGDON ELOYLE J TR	353 N 80TH PL	MESA	AZ	85207
LEBRUN JUDITH A	8139 E BALTIMORE ST	MESA	AZ	85207
LIKE REAL ESTATE LLC	4417 N 40TH ST STE 400B	PHOENIX	AZ	85018
LIKEWISE RYAN	8062 E CASPER ST	MESA	AZ	85207
LIMON HECTOR BENJAMIN ACERO	201 N 82ND ST	MESA	AZ	85207
LOCKHART KAYLA/FLORMAN SARAH	8119 E BUTTE ST	MESA	AZ	85207
LOMELI ALEJANDRO H/HERRERA-MARINTEZ DEISY	317 N 83RD ST	MESA	AZ	85207
LOS ROBERT J/ORMAN KELLY L	8033 E COLBY ST	MESA	AZ	85207
LOVE SARAH ALEXANDRA/FEILD JOHN ANTHONY JR	8138 E BUTTE ST	MESA	AZ	85207
MACHEN DONALD A & MARGIE D	341 N 83RD ST	MESA	AZ	85207
MACK RANDY	8057 E CASPER ST	MESA	AZ	85207

MAHER LOUISE/LATHE WENDIAYN MAHER	334 N 83RD PL	MESA	AZ	85207
MARTINEZ PAUL/AGNES R	519 N 81ST PL	MESA	AZ	85207
MARY JO STOCKHAM LIVING TRUST	434 N HAWES RD	MESA	AZ	85207
MATTHEWS MICHAEL	4 E NORTH CAMANO DR	CAMANO ISLAND WA		98282
MAYNARD ROBERT W/MARIE E	PO BOX 7764	MESA	AZ	85216
MCCANN JOHN J III/JENA	8241 EAST QUARTERLINE ROAD	MESA	AZ	85207
MCCARTHY JOHN L	24126 S STONEY PATH DR	SUN LAKES	AZ	85248
MCCLAY JENNY M	8391 E BALTIMORE ST	MESA	AZ	85207
MCMICHAEL JOHN	8157 E UNIVERSITY	MESA	AZ	85207
MCMICHAEL JOHN E/HARRINGTON DYAN	8157 E UNIVERSITY DR	MESA	AZ	85207
MEADE TERRY A	50 N CRIMSON	MESA	AZ	85207
MERRITT JACOB A	8138 E BILLINGS ST	MESA	AZ	85207
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MILLER ALICE A	8207 E BALTIMORE	MESA	AZ	85207
MINTON FAMILY TRUST	460 N HAWES RD	MESA	AZ	85207
MLB PROPERTY HOLDINGS LLC	517 S BLOSSOM	MESA	AZ	85206
MOEN FAMILY TRUST	6645 E REDMONT DR UNIT 4	MESA	AZ	85215
MONTES JUAN ARREGUIN	8152 E BALITMORE ST	MESA	AZ	85207
MORALES RICHARD B/LAURA A	7363 E HILLVIEW ST	MESA	AZ	85207-2906
MORGAN FAMILY TRUST	8133 E QUARTERLINE RD	MESA	AZ	85207
MOURNEY DONNIE E	325 N 80TH PL	MESA	AZ	85207
MUMPHREY ALEXIS JOY	535 N 81ST PL	MESA	AZ	85207
NAEGELE MANUEL/SOCORRO	8108 E BALTIMORE ST	MESA	AZ	85207
NAVARRO MARGARITA GARCIA/GARCIA JENNIFER D	438 N HAWES RD	MESA	AZ	85207
NESMITH MICHAEL R/LAURALEE J TR	PO BOX 4838	MESA	AZ	85211
NEWBOLD RONALD R/BRENDA	8055 E CICERO ST	MESA	AZ	85207
NORTHERN TIMOTHY	307 N 84TH ST	MESA	AZ	85207
NOU CHANBERRA/SROY	1843 E CARLA VISTA DR	GILBERT	AZ	85295
OLIVER GERALDINE G	35 W BROWN RD APT 121	MESA	AZ	85201
OPENDOOR PROPERTY TRUST I	410 N SCOTTSDALE RD STE 1600	TEMPE	AZ	85281
ORTIZ DAISY LIZETTE MUNOZ	8214 E BUTTE ST	MESA	AZ	85207
OWENS TREVOR JAMES	330 N HAWES RD	MESA	AZ	85207
PALMER MARY LYNN	8066 E COLBY ST	MESA	AZ	85207
PARKS ROBERT/LAURA	8145 E BUTTE DR	MESA	AZ	85207

PASCUAL MARTIN F MARTIN	339 N HAWES RD	MESA	AZ	85207
PASTORIUS DAN & DEBRA L	310 N 83RD PL	MESA	AZ	85207
PASTORIUS DAN/DEBRA L/TRINA M	310 N 83RD PL	MESA	AZ	85207
PATERSON WILLIAM J/MAROELLA M	P O BOX 4995	APACHE JUNCT	AZ	85278-4995
PAZ JOSE O	8332 E UNIVERSITY DR	MESA	AZ	85207
PEARSON ROBERT J	5430 E BALTIMORE ST	MESA	AZ	85205
PEDERSEN KARA/KLATT CARL	8127 E CASPER ST	MESA	AZ	85207
PEERBOLT DEBRA L	8201 E BALTIMORE ST	MESA	AZ	85207
PELTIER JOSHUA M/AMANDA	8039 E COLBY ST	MESA	AZ	85207
PENATE JUAN E/ANA MIRA	8063 E COLBY ST	MESA	AZ	85207
PEPPARD FAMILY LIVING TRUST	8102 E BUTTE ST	MESA	AZ	85207
PERRIN ROBERT E/SANDRA C	8060 E CASPER ST	MESA	AZ	85207
PETER MCNAMARA TRUST	8035 E COLBY ST	MESA	AZ	85207
PHILLIPS BRANDON E/APARICIO TRACI L	8058 E CASPER ST	MESA	AZ	85207
PIERSON TONJIA A	8036 E COLBY ST	MESA	AZ	85207
PUHLMANN ERIC	8046 E CICERO ST	MESA	AZ	85207
R & R HOLDER 2 LLC	233 S 82ND WY	MESA	AZ	85208
RAIMONDI NINO	9718 E ADOBE RD	MESA	AZ	85207
RAMSEY SHARON L	533 N 83RD ST	MESA	AZ	85207
RAUCCI JERRY R/JERRY R	8401 E UNIVERSITY DR	MESA	AZ	85207
RAUPP RICHARD A	8042 E CASPER ST	MESA	AZ	85207
REED GARY J/MARGARET A	8107 E CASPER ST	MESA	AZ	85207
REED JULIE	337 N 83RD PL	MESA	AZ	85207
REX A BRAMBLEY AND ZELJKA BRAMBLEY TRUST	8161 E QUARTERLINE RD	MESA	AZ	85207
RICHARDS PAMELA KAY	8156 E BILLINGS ST	MESA	AZ	85207
RICHARDSON GENEVA TR/RICHARDSON GENEVA/SHERI	8146 E BILLINGS ST	MESA	AZ	85207
RICO RAUL B SR	322 N 84TH PL	MESA	AZ	85207
ROA-RODILES FRANCISCO JAVIER	301 N 82ND WY	MESA	AZ	85207
ROBERTS HEIDI D	454 N HAWES RD	MESA	AZ	85207
ROBISON CARLA	8150 E BUTTE ST	MESA	AZ	85207
RUIZ HUBER RAZCON/AGUIRRE YASMYN	1744 E 1ST ST	MESA	AZ	85203
RYAN JOHN P/SHIRLEY	310 N 81ST ST	MESA	AZ	85207
SAENZ HECTOR R/MARIE L	310 N 82ND WY	MESA	AZ	85207
SAENZ JOSE JUAN/LEONARDA/PARRA JESUS CAMPOS	8101 E UNIVERSITY DR	MESA	AZ	85207

SAGAN LOUIS	8919 E ALBANY ST	MESA	AZ	85201
SAGAN LOUIS	8919 E ALBANY ST	MESA	AZ	85207
SALDANA EVANGELINA/VAZQUEZ EDILIA	8201 E BUTTE ST	MESA	AZ	85207
SALT RIVER PROJECT AG IMP POWER DISTRICT	PO BOX 1980	PHOENIX	AZ	85001
SALVADOR ALEX A/MARTHA G	8102 E BILLINGS ST	MESA	AZ	85207
SAUNDERS CARDELL E/JESSICA S	355 N 83RD ST	MESA	AZ	85207
SAYEGH NABIL/NAYEL	209 WATERS EDGE	VALLEY COTTAGE	NY	10989
SHELLENBERG MAGDALENA R/BERNARD M	8226 E BUTTE	MESA	AZ	85207
SEAGRAM PROPERTIES LLC	9241 E GARY ST	MESA	AZ	85207
SEBASTIAN LLC	239 N 82ND ST	MESA	AZ	85207
SHANE BRUCE C/STINSON BARBARA LEE	326 N 83RD ST	MESA	AZ	85207
SHAW JEROID STEVEN JR	1058 N HIGLEY RD 201	MESA	AZ	85205
SHEPHERD JAMES A/CAROLYN J	4948 E SOUTHERN AVE	APACHE JUNCTION	AZ	85119
SIDEHILL HOLDINGS LLC	PO BOX 1371	SHOW LOW	AZ	85902
SIMPSON ROBERT	333 N 82ND WY	MESA	AZ	85207
SMALE RICHARD F	8155 E BALTIMORE	MESA	AZ	85207
SMITH CHARLES W	325 N 83RD ST	MESA	AZ	85207
SMITH TROY DANIEL/MICHELLE	506 N HAWES RD	MESA	AZ	85207
SONJA LLC	233 N 82ND ST	MESA	AZ	85207
SPAULDING FAMILY LIVING TRUST	507 N 81ST PL	MESA	AZ	85207
STARNES SANDRA	520 N 81ST PL	MESA	AZ	85207
STEWART PAMELA L	8043 E CASPER ST	MESA	AZ	85207
STOUT JASON/JONI LYNN	8051 E COLBY ST	MESA	AZ	85207
STRAFACE GLENNA R	8120 E BILLINGS ST	MESA	AZ	85207
STRAIT THAD B/JOYCE L	8107 E QUARTERLINE RD	MESA	AZ	85207
SUZANNE M BARKLEY REVOCABLE LIVING TRUST	8056 E COLBY ST	MESA	AZ	85207
TAYLOR SHERRY	341 N 82ND WY	MESA	AZ	85207
TENNANT JUDITH L/SHERWOOD CHERYL A	506 N 82ND ST	MESA	AZ	85207
THIELEN TRUST DATED 9 30 91	7816 E PAMPA AVE	MESA	AZ	85212
THOMAS MICHAEL L	302 N 81ST ST	MESA	AZ	85207
THOMES DONALD J/KAREN	302 N 83RD PLACE	MESA	AZ	85207
THOMPSON MATTHEW	316 N 86TH	MESA	AZ	85207
THURMAN FAMILY LIVING TRUST	508 N 81ST PL	MESA	AZ	85207
TICHAIR MARY JO	540 N HAWES RD	MESA	AZ	85207

TOWER DEBBIE J	8125 E FOX	MESA	AZ	85207
URQUIZA ELEAZAR	501 N 83RD ST	MESA	AZ	85207
VALLEJOS PAT HERMAN	8065 E QUARTERLINE RD	MESA	AZ	85207
VAN DE GRAAFF KRESTON DERRICK/MARILYN	510 N HAWES RD	MESA	AZ	85207
VARGO DINO MARIO	PO BOX 4432	APACHE JUNCT	AZ	85178-0008
VASQUEZ ELIZA J	PO BOX 52234	MESA	AZ	85208
VEGA ROSA MARTINA	5263 E DELTA AVE	MESA	AZ	85206
VELTRE RICHARD R	8155 E BUTTE ST	MESA	AZ	85207
VIEWPOINT RV RESORT L C	PO BOX 617847	CHICAGO	IL	60661
VILLAGOMEZ ROBERT/ADDIE DENISE M	348 N 83RD PL	MESA	AZ	85207
VIVIAN MCDONALD LIVING TRUST	8336 E BILLINGS ST	MESA	AZ	85207
VOGEL PHILIP G JR TR	1511 N 104TH ST	MESA	AZ	85207
VOLK EDWARD P/JOESETTA F	3905 N RECKER RD	MESA	AZ	85215
VOLK EDWARD/JOESETTA	328 N 81ST ST	MESA	AZ	85207
VOLK EDWARD/JOESETTA	3905 N RECKER RD	MESA	AZ	85215
VU THU VAN T	762 N 96TH PL	MESA	AZ	85207
WATERS EDDY GAY	2720 N KAREN DR	CHANDLER	AZ	85224
WAX BILLY LEON TR/WAX LEON S	910 S ROSLYN PLACE	MESA	AZ	85208
WILLIAMS JOHN	8125 E BALTIMORE ST	MESA	AZ	85207
WILSON KAREN M/BRENT L	344 N 81ST ST	MESA	AZ	85207
WIXSON MICHAEL S/RITA D	8147 E CASPER ST	MESA	AZ	85207
WOOD BRUCE/LUCILE C	8205 E QUARTERLINE RD	MESA	AZ	85207
WOOD BRUCE/LUCILE/CHRIS/NYLENE	8205 E QUARTERLINE RD	MESA	AZ	85207
WOODS DEBORAH KAY	8132 E BUTTE ST	MESA	AZ	85207
WRIGHT DEBORAH LYNN	18502 NE GARDEN DR	VANCOUVER	WA	98682
ZAVALA GARRY R/TAMIE M	555 N 82ND ST	MESA	AZ	85207

Adobe Hills
Lois Hines
7638 E Covina
Mesa, AZ 85207

Mystic Heights
Dianne Fesler Rowe
8817 E Colby Cir
Mesa, AZ 85207

Adobe Hills
Mitch Kellogg
150 E Alamo #3
Chandler, AZ 85225

Carriage Manor
HOA Business Office
7750 E Broadway
Mesa, AZ 85208

Mystic Heights
David Alicea
8833 E Colby Cir
Mesa, AZ 85207

Gila Verde
Mike Schultz
716 N 80th St
Mesa, AZ 85207

Coury Manor
Cara Thornley
642 N Calle Largo
Mesa, AZ 85207

Coury Manor
Jane Steffen
7914 E Camino
Mesa, AZ 85207

Coury Manor
Victor Hartline
8060 E Cicero St
Mesa, AZ 85207

HOA Name

Adobe Hills
190 W. MAGEE
TUCSON, AZ 85704

Amberly Lane
TRESTLE MANAGEMENT GROUP LLC
450 N DOBSON RD #201
MESA, AZ 85201

Ashley Heights
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

Cecina
c/o Trestle Management Group
450 N Dobson Rd Ste 201
MESA, AZ 85201

Desert Heights

Mesa East
4854 E BASELINE RD STE 104
MESA, AZ 85208

Mystic Heights
17220 N BOSWELL BLVD , SUITE 140
SUN CITY, AZ 85373

Sunvalley Villas Condominiums
PO BOX 50174
MESA, AZ 85208

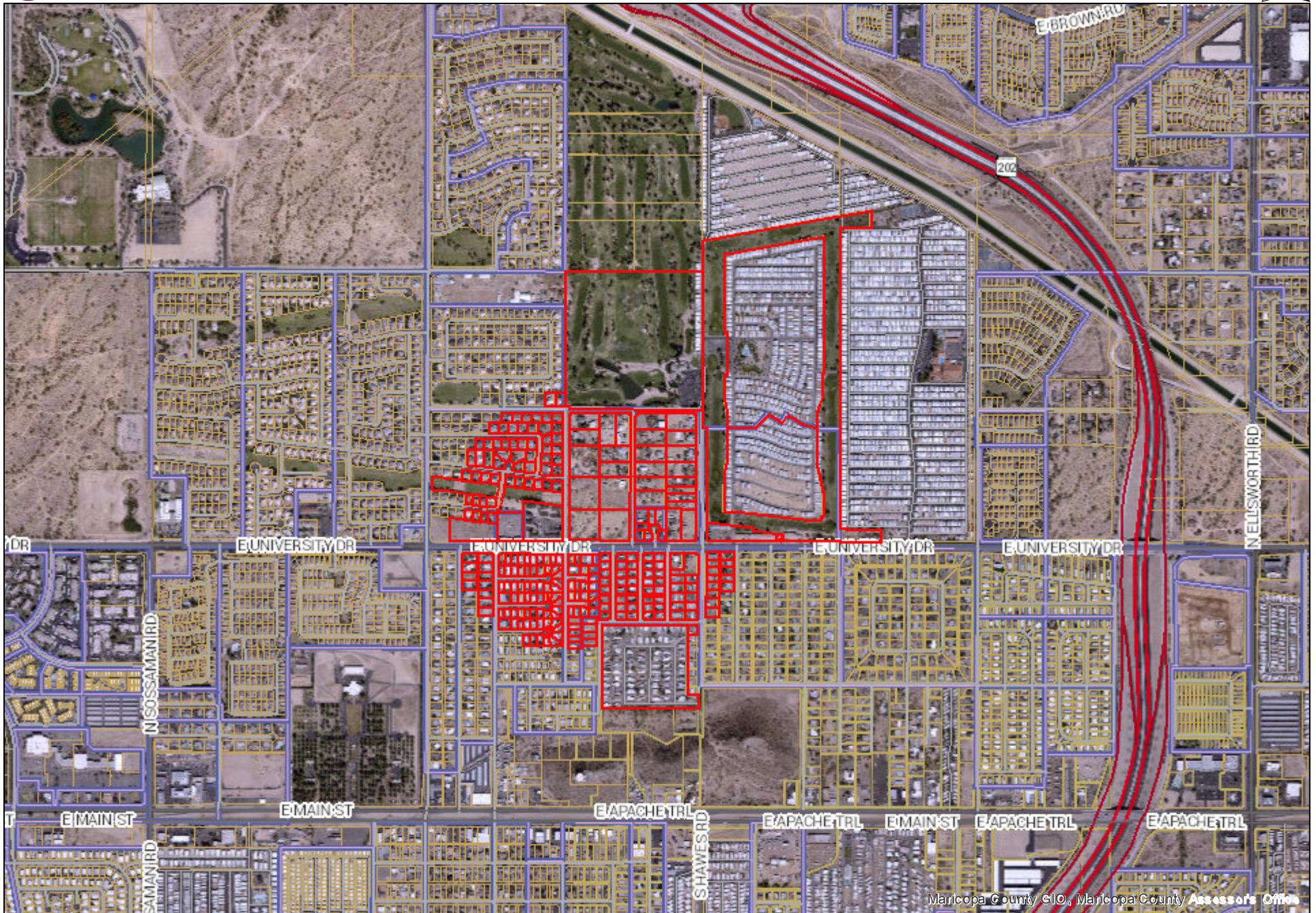
Carriage Manor RV Resort
1400 E SOUTHERN AVE #400
TEMPE, AZ 85282

Villas at Montana Vista
1600 W BROADWAY RD #200
TEMPE, AZ 85282

***Exhibit B:* Neighborhood Meeting
Notification map of surrounding
property owners**

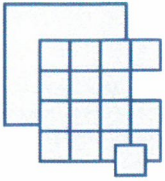


1000' Property Owner Map



Maricopa County CIO, Maricopa County Assessor's Office

***Exhibit C:* Notification letter for the
Neighborhood Meeting**



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

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

September 29, 2021

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

This firm represents Mr. Huddson Hassell with his application to the City of Mesa for the development of the vacant property located at 8246 E. University Drive, which is at the northeast corner of the University Drive & 82nd Street intersection. The property is also known as Maricopa County Assessor parcel numbers 218-09-004 and -005.

Our request to the City of Mesa is for: 1) Rezoning the site from RS-43 to RM-2-PAD, 2) Site Plan approval and 3) Preliminary Plat approval. If approved, these requests will facilitate the development of a 32-unit, townhome style residential community with amenities and open space.

A neighborhood meeting is scheduled to provide property owners in the area with an opportunity to learn about the proposed development, ask questions, and provide comment and input on the proposed development. We have included a copy of the preliminary site plan and building rendering for your reference.


This neighborhood meeting will be held electronically via GoToMeeting. It will be held at the date and time shown below:

DATE: October 14, 2021
TIME: 6:00 p.m.

If you wish to participate in the neighborhood meeting, please send an email request to Jon Gillespie at Jon.Gillespie@pewandlake.com no later than 5:00 p.m. on the day of the meeting, and you will be provided with a link and instructions to access the meeting. Alternatively, either Jon or I will be happy to discuss the request with you in a phone call.

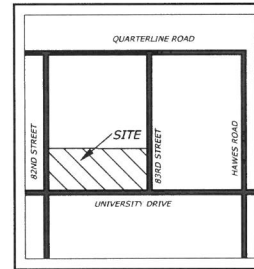
If you have any questions regarding this matter prior to the neighborhood meeting, you can contact me or Jon in my office at 480-461-4670. The City of Mesa has assigned this case to Ms. Charlotte Bridges, who can be reached at Charlotte.Bridges@mesaaz.gov. Please let any of us know if you have questions or concerns regarding the proposal. A summary of this neighborhood meeting will be part of the public record for this case and provided to the Planning & Zoning Board and City Council as part of the public record for this project.

Sincerely,


Reese L. Anderson
PEW & LAKE, PLC

PRELIMINARY SITE PLAN FOR PROJECT 4 MULTI-FAMILY MESA, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH,
RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER:
UNIVAR, LLC
1733 E. MELROSE ST.
GILBERT, AZ 85297
ATTN: HUDSON HASSELL
480.262.1061

ENGINEER:
RCC DESIGN GROUP, LLC
ATTN: STEPHEN W. RAYBURN, P.E.
16815 S. DESERT FOOTHILLS PKWY, SUITE 138
PHOENIX, AZ 85048
480.598.0270
480.598.0273 FAX

DESCRIPTION:
THIS PROJECT IS A 32-UNIT MULTI-FAMILY DEVELOPMENT INCLUDING SUBDIVISION OF THE PROPERTY TO CREATE MULTI-FAMILY PARCELS EACH CONTAINING (1) 4-UNIT BUILDING. TYPICAL LOT SIZE IS 14,939 SF. THE INTERIOR SIDE YARDS ARE PROPOSED AT 15' MINIMUM RATHER THAN THE STANDARD 30'. THE UNITS ARE SINGLE STORY AT THE PERIMETER AND 30' OF TOTAL SEPARATION IS PROVIDED BETWEEN THE BUILDINGS. THE PROJECT WILL BE DESIGNED UNDER PAD, MULTI-FAMILY STANDARDS.

ZONING:
EXISTING: RS-43
PROPOSED: PAD

APN: 218-09-004, 218-09-005

PROJECT DATA:
GROSS AREA: 197,353 SF OR 4.53 AC

NET AREA: 177,608 SF OR 4.08 AC

BUILDING HEIGHT: 30' (2-STORY)

OPEN SPACE:
PRIVATE OPEN SPACE REQUIRED = 120 SF/UNIT
PRIVATE OPEN SPACE PROVIDED = 144 SF/UNIT
COMMON OPEN SPACE = 33,472 SF = 1,046 SF/UNIT
(200 SF/UNIT REQUIRED)
TOTAL OPEN SPACE = 35,265 SF

LOT COVERAGE = 64.2% (MAXIMUM)
BUILDING COVERAGE = 50.0% (MAXIMUM)
PAVED STREET FRONTAGE = 31.7% (MAXIMUM)

PARKING SPACES REQUIRED:
2.1 SPACES PER UNIT X 32 UNITS = 67 SPACES
TOTAL PARKING REQUIRED: 67 SP
1 GARAGE SPACES PER UNIT X 32 UNITS = 32 SPACES
1 DRIVEWAY SPACE PER UNIT X 32 UNITS = 32 SPACES
12 ADDITIONAL GUEST SPACES PROVIDED
TOTAL PARKING PROVIDED: 76

SITE PLAN NOTES:

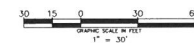
- 1 ROLL CURB
- 2 BUILDING SETBACK LINE
- 3 6" CURB AND GUTTER
- 4 6" VERTICAL CURB
- 5 SITE VISIBILITY TRIANGLE
- 6 12'X12' PRIVATE OPEN SPACE
- 7 5 SPACE BIKE PARKING
- 8 16'X16' RAMADA WITH BBQ AREA
- 9 NEW 5' CONCRETE SIDEWALK
- 10 6' PERIMETER SITE WALL
- 11 PICKLE BALL COURT
- 12 CLUSTER MAILBOX
- 13 PARKING SPACE 9' X 18'
- 14 PROPOSED FIRE HYDRANT
- 15 EXISTING FIRE HYDRANT

TRACT TABLE

ID	AREA (SF)	USE
A	21,132	PRIVATE DRIVE/UTILITIES
B	21,319	RETENTION
C	3,427	OPEN SPACE
D	2,561	OPEN SPACE
E	3,571	OPEN SPACE
F	7,429	OPEN SPACE
G	21,484	OPEN SPACE

DEVELOPMENT STANDARDS

INTERIOR FRONT SETBACK	15' MIN
INTERIOR GARAGE SETBACK	20' MIN
INTERIOR SIDE SETBACK	15' MIN
INTERIOR REAR SETBACK	10' MIN
PERIMETER LANDSCAPE SETBACK	25' REAR 20' FRONT



16815 S. DESERT FOOTHILLS PKWY
SUITE 138
PHOENIX, AZ 85048
PHONE: 480.598.0270
FAX: 480.598.0273
WWW.RCCDESIGNGROUP.COM



PRELIMINARY SITE PLAN
FOR
PROJECT 4 MULTI-FAMILY
83RD STREET AND UNIVERSITY DRIVE
MESA, ARIZONA

PROJECT NO. 21-076-50
DRAWING NO. 00000
DATE: 09/20/21
DRAWN BY: AJR/SWR
CHECKED BY: JSR/SWR
REVISIONS:

SHEET NO.
CSP
1 OF 1
PRELIMINARY
SITE PLAN

Front Rendering





PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
<i>Ulmus parvifolia</i>	24" Box		14
Evergreen Elm	9' T X 3.5' W	*ADWR	
<i>Acacia salicina</i>	24" Box		25
Willow Leaf Acacia	8' T X 3.5' W	*ADWR	
<i>Olea europaea</i> 'Fruitless'	36" Box		56
Fruitless Olive Tree	9' T X 7' W	*ADWR	
<i>Bauhinia lunarioides</i>	24" Box		61
Orchid Tree (white flower)	7' T X 4' W	*ADWR	
<i>Caliper Size: 1.5"</i>			
GROUNDCOVERS			QTY
<i>Lantana montevidensis</i> 'Gold'	5 Gallon		99
Yellow Trailing Lantana	can full	*ADWR	
<i>Lantana montevidensis</i> 'Purple'	5 Gallon		410
Purple Trailing Lantana	can full	*ADWR	
SHRUBS / ACCENTS			QTY
<i>Calliandra californica</i>	5 Gallon		97
Red Fairy Duster	can full	*ADWR	
<i>Callistemon viminalis</i> 'Little John'	5 Gallon		245
'Little John' Bottlebrush Bush	can full	*ADWR	
<i>Xylosma congestum</i>	5 Gallon		120
Shiny Xylosma	can full	*ADWR	
<i>Leucophyllum fr. v. 'Green Cloud'</i>	5 Gallon		213
Green Cloud Sage Texas Ranger	can full	*ADWR	
<i>Eremophila hydrophana</i>	5 Gallon		352
Blue Belts	can full	*ADWR	
<i>Muhlenbergia capillaris</i>	5 Gallon		172
Regal Mist Grass	can full	*ADWR	
<i>Aloe vera</i>	5 Gallon		89
Barbados Aloe Cactus	can full	*ADWR	
<i>Hesperaloe parviflora</i>	5 Gallon		84
Red Yucca	can full	*ADWR	
LANDSCAPE MATERIALS			
Decomposed Granite: 3/4" screened "Painted Desert"			83,670 s.f.
2" deep in planting areas per plan.			

*ADWR = Arizona Department of Water Resources
Approved Low-Water Use Plant

OWNER / DEVELOPER CONTACT

UNFAMILIAR, LLC
1735 E. MELROSE ST.
GILBERT, AZ 85297
HUDDSON HASSELL
(480) 282-1081

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)
1921 S. ALMA SCHOOL RD. SUITE 204
MESA, AZ 85210
JASON HARRINGTON, RLA, ASLA, ASIC, APWA
(480) 250-0116
JASON@HARRINGTONPLANNINGDESIGN.COM

CIVIL ENGINEER

RCC DESIGN GROUP, LLC
16815 S. DESERT FOOTHILLS PKWY, SUITE 130
PHOENIX, AZ 85048
STUART W. RAYBURN, P.E.
(480) 598-0270
(480) 598-0273 FAX

202 & UNIVERSITY
COLOR LANDSCAPE CONCEPT

LC 1.0



Harrington Planning + Design

landscape architecture environmental planning urban design

***Exhibit D:* Neighborhood Meeting Summary**

Neighborhood Meeting Summary
University 202
ZON21-00800
8246 E. University Drive

October 14, 2021 at 6:00 pm

Online GoToMeeting with Videochat and Call-in
Meeting ID: 685014989

The neighborhood meeting began at approximately 6:00 pm. The meeting host confirmed that attendees were able to logon before beginning a PowerPoint Presentation and Question/Answer Session. Three (3) neighbors attended the meeting. Meeting attendees are attached to this summary. Present for the applicant was Huddson Hassell (Developer) along with Jon Gillespie from Pew & Lake, PLC (Representatives). Charlotte Bridges from the City of Mesa Planning Department was also present.

Mr. Gillespie made introductions and gave a presentation for the proposal. His prepared comments are summarized below:

- Provide information on the Site Location and General Plan
- Explained the Request along with providing details on the Site Plan and Elevations
- Provide an anticipated timeline for City review and P&Z and City Council meetings

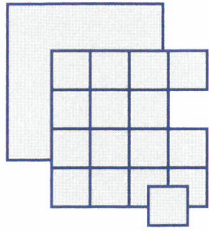
The formal presentation ended around 6:15 pm and Mr. Gillespie opened the meeting to answering questions and comments from neighbors. After questions and comments were taken the meeting concluded at 6:51 pm.

A summary of the general questions and comments from attendees are encapsulated below with answers provided by Mr. Gillespie summarized in *red* italics.

1. There is a major water shortage in Arizona and we believe development like this are not warranted. Mesa is out of control with growth. *Comment acknowledged and reference to the water supply for this specific site being determined adequate by the provider.*
2. Very opposed to this project and it will ruin my life. *Comment acknowledged and mentioned that developer wants to be a good neighbor.*
3. There are many horse properties in this area and the proposal seems out of character with the area. *The site has been designed with consideration to the University Drive major arterial and the RM-2 property west of the site. Given the approximately 125 foot wide powerline easement north of the site there is a significant buffer in place for neighboring single-family properties. An additional 49' setback is provided onsite to the 1.5 story buildings.*
4. Where is sewer coming from? *This will be discussed further into the permitting process but sewer will likely be installed through the private road interior to the site connecting into 82nd St and 83rd St.*

5. Why'd you choose this lot? *We believe in this area and really like the feel for the area and location. We like it for the same reasons existing residents do.*
6. Will it be gated? *No.*
7. Concerned crime with the multi-family being next to each other and constant turnover of residents. *Acknowledged thank you.*

***Exhibit E: Public Hearing (P&Z and
CC) Notification Materials***



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

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

December 1, 2021

NOTICE OF PUBLIC HEARING

Dear Neighbor,

Pew & Lake, PLC, on behalf of our client Mr. Huddson Hassell, has applied to the City of Mesa for the development of the vacant property located at 8246 E. University Drive, which is at the northeast corner of the University Drive & 82nd Street intersection in Mesa (Maricopa County Assessor parcel numbers 218-09-004 and -005). The following applications will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on December 15, 2021, in the City Council Chambers located at 57 East First Street:

1. Rezoning of the property from RS-43 to RM-2 with a PAD;
2. Site Plan approval; and
3. Preliminary Plat approval.

The meeting will begin at 4:00 p.m. The case number assigned to this project is ZON21-00800.

You may have attended the neighborhood meeting held on October 14, 2021, where we discussed the details of this proposal. Proposed for the site is a townhome style multi-family residential community with amenities and open space for 32 residential units. Enclosed with this letter are copies of the site plan and building elevations.

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. Registered neighborhood groups within one mile of the subject site and all homeowner associations with ½ mile of the site are also being notified. It is also being sent to those who attended the neighborhood meeting and provided their contact information.

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** at <https://www.mesaaz.gov/government/advisory-boards->

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

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

The City of Mesa has assigned this case to Ms. Charlotte Bridges of their Planning Division staff. She can be reached at 480-644-6712 or via email at charlotte.bridges@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

If you have any questions regarding this matter prior to the hearing, please contact myself or Reese Anderson at our office via phone at 480-461-4670 or via email at reese.anderson@pewandlake.com or jon.gillespie@pewandlake.com.

Sincerely,



Jon C. Gillespie
PEW & LAKE, PLC

Enclosures

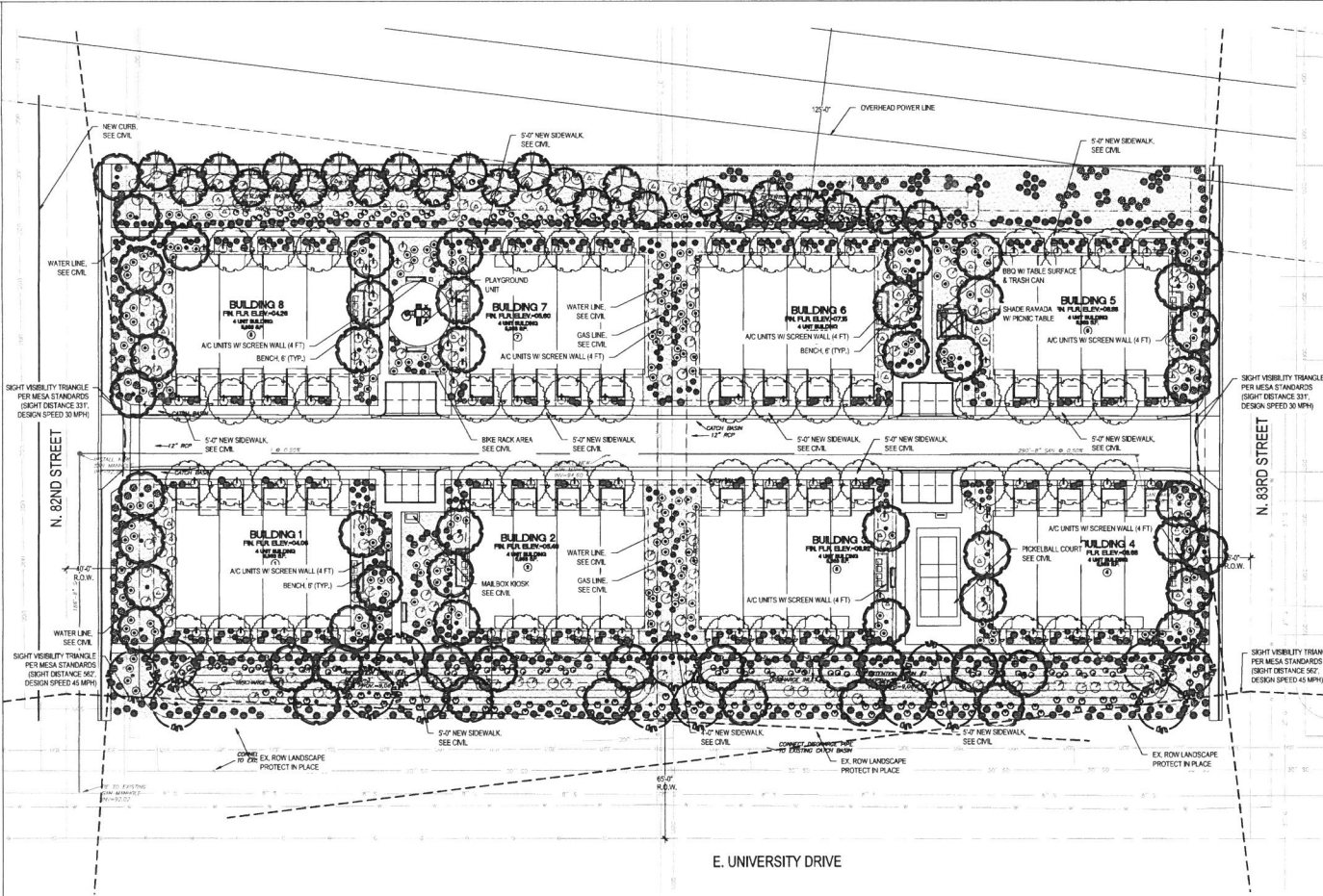
Front Rendering



Rear Rendering



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PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
Ulmus parvifolia	24" Box		15
Evergreen Elm	9T X 3.5W	*ADWR	
Caliper Size: 1.5"			
Acacia salicina	24" Box		24
Willow Leaf Acacia	8T X 3.5W	*ADWR	
Caliper Size: 1.5"			
Olea europaea 'Fruttes'	36" Box		58
Fruttes Olive Tree	9T X 7W	*ADWR	
Caliper Size: 2.0"			
Bauhinia lunarioides	24" Box		59
Orchid Tree (white flower)	7T X 4W	*ADWR	
Caliper Size: 1.5"			
GROUNDCOVERS			QTY
Lantana montevidensis 'Gold'	5 Gallon		126
Yellow Trailing Lantana	can full	*ADWR	
Lantana montevidensis 'Purple'	5 Gallon		518
Purple Trailing Lantana	can full	*ADWR	
SHRUBS / ACCENTS			QTY
Calliandra californica	5 Gallon		102
Red Fairy Duster	can full	*ADWR	
Callistemon viminalis 'Little John'	5 Gallon		234
'Little John' Bottlebrush Bush	can full	*ADWR	
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Shiny Xylosma	can full	*ADWR	
Leucophyllum fr. v. 'Green Cloud'	5 Gallon		188
Green Cloud Sage Texas Ranger	can full	*ADWR	
Eremophila hydropapha	5 Gallon		347
Blue Bells	can full	*ADWR	
Muhlenbergia capillaris	5 Gallon		146
Regal Mist Grass	can full	*ADWR	
Aloe vera	5 Gallon		28
Barbados Aloe Cactus	can full	*ADWR	
Hesperaloe parviflora	5 Gallon		83
Red Yucca	can full	*ADWR	
LANDSCAPE MATERIALS			
Decomposed Granite, 3/4" screened "Painted Desert"			83,670 s.f.
2" deep in planting areas per plan.			

*ADWR = Arizona Department of Water Resources
Approved Low-Water Use Plant

OWNER / DEVELOPER CONTACT

UNFAMILIAR, LLC
1733 E. MELROSE ST.
GILBERT, AZ 85227
HUDSON HASSLELL
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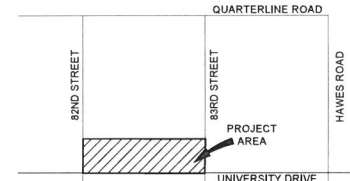
LANDSCAPE ARCHITECT

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STUART W. RAYBURN, P.E.
(480) 598-0270
(480) 598-0273 FAX

VICINITY MAP



APN: 218-09-004, 218-09-005

ARIZONA BLUESTAKE
CENTER
CALL FOR MORE DETAILED
INFORMATION
1.800.762.5348

CITY OF MESA LANDSCAPE CALCULATIONS

PERIMETER LANDSCAPE	REQUIRED	PROVIDED	U CHARACTER DESIGNATIONS - ALL NEW DEVELOPMENT	50% OF LS AREA	60% COVERAGE
PER 11-33-3 MESA Z/O ARTERIAL STREET - U DESIGNATE 1 TREE 6 SHRUBS PER 25 FEET OF STREET FRONTAGE 25% OF TREES SHALL BE 36" OR LARGER 50% OF TREES SHALL BE 24" BOX	24 TREES / 144 SHRUBS 36" BOX TREES = 6 TREES 24" BOX TREES = 12 TREES	UNIVERSITY DRIVE: 588' 26 TREES PROVIDED 460 SHRUBS PROVIDED 36" BOX TREES = 12 TREES 24" BOX TREES = 14 TREES	SHALL PROVIDE SHADE WITH CANOPY TREES SHADE STRUCTURES OR BUILDING OVERHANGS FOR AT LEAST 50% OF SIDEWALK ALONG STREET FRONTAGES.		
NORTHERN PERIMETER LANDSCAPE LANDSCAPE YARDS NOT VISIBLE FROM PUBLIC / DRIVE AISLES SHALL HAVE A MINIMUM OF 5 NON-DECIDUOUS TREES PER 100 LINEAR FEET OF ADJACENT PROPERTY LINE	NORTHERN PERIMETER = 585' 29.25 TREES REQUIRED	25 TREES ALONG NORTH PROPERTY LINE 5 TREES LOCATED ALONG UNIVERSITY DRIVE 62ND STREET + 83RD STREET: 544' 23 TREES PROVIDED 380 SHRUBS PROVIDED 36" BOX TREES = 20 TREES 24" BOX TREES = 5 TREES	OPEN SPACE - LIVE PLANT MATERIALS 50% OF ALL REQUIRED OPEN SPACE SHALL CONTAIN LIVE PLANT MATERIAL PER SECTION 11-33-2(E)	50% LANDSCAPE COVERAGE (53,777 SQ. FT.)	52% LANDSCAPE COVERAGE (56,925 SQ. FT.)
PER 11-33-3 MESA Z/O LOCAL STREET 1 TREE 4 SHRUBS PER 25 FEET OF STREET FRONTAGE 25% OF TREES SHALL BE 36" OR LARGER 50% OF TREES SHALL BE 24" BOX	22 TREES / 88 SHRUBS 36" BOX TREES = 6 TREES 24" BOX TREES = 11 TREES				
FOUNDATION LANDSCAPE PER 11-33-5 MESA Z/O 1 TREE / 50 LF BUILDING FACE 10% OF TREES SHALL BE 36" BOX OR LARGER	50 TREES 36" BOX OR LARGER = 5 TREES	2,480 FT TOTAL EDGE = 50 TREES 115 TREES PROVIDED 36" BOX TREES = 48 TREES			

HP
+D
HARRINGTON
PLANNING + DESIGN
1921 S. Alma School Rd. Suite 204
Mesa, Arizona 85210
Tel: 480-250-0116
www.harringtonplanningdesign.com

PRELIMINARY
NOT FOR CONSTRUCTION

11.22.21
JASON HARRINGTON
PHOENIX, AZ

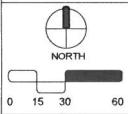
UNIVERSITY 202
MULTIFAMILY DEVELOPMENT
University Drive & 83rd Avenue
Mesa, Arizona 85209

REV.	COMMENT	DATE

REV. PRELIMINARY SUBMIT
PRELIMINARY SUBMIT
ISSUE

LANDSCAPE PACKAGE

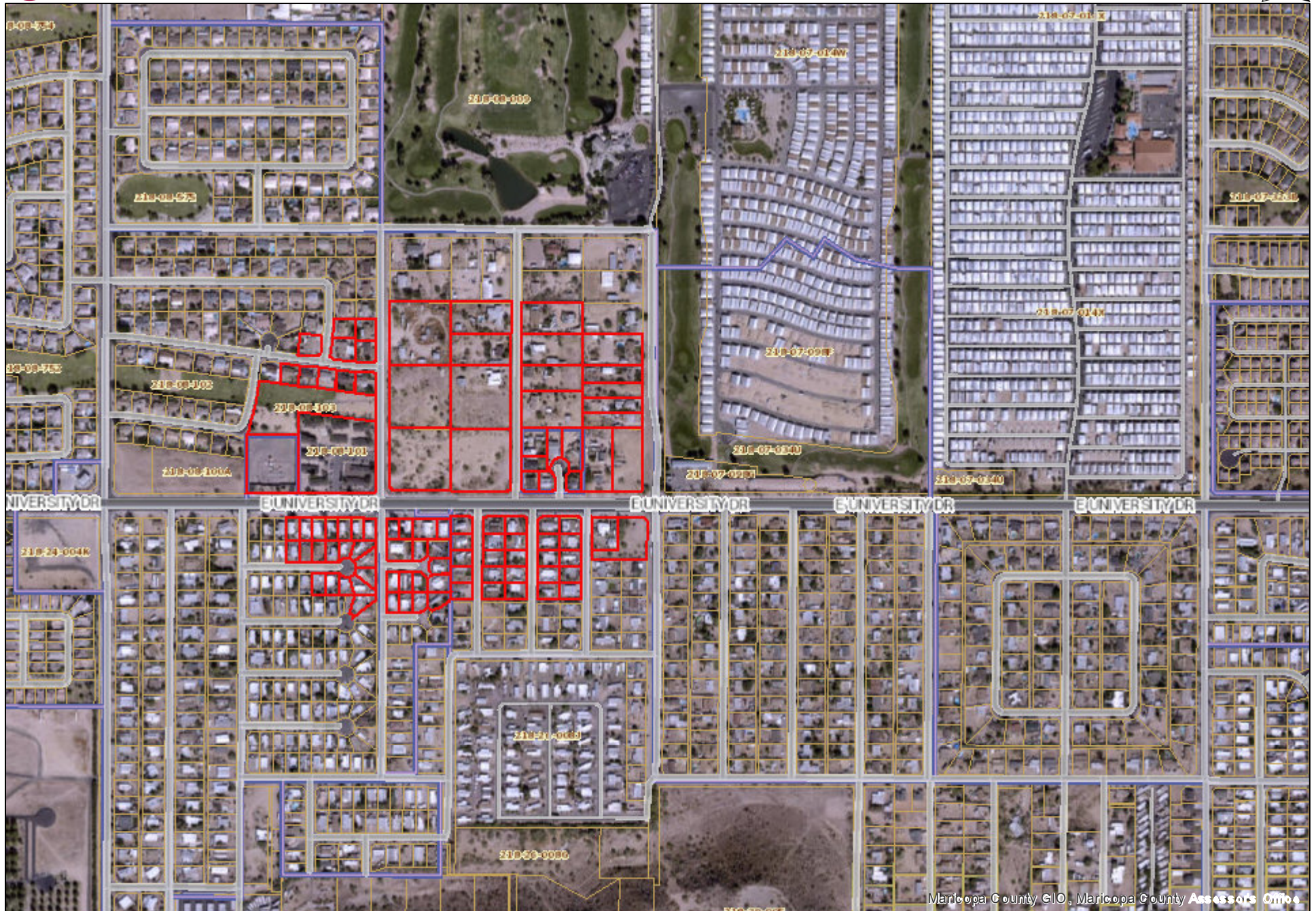
Nov 22, 2021
DRAWN BY: JEH
CHECK BY: JEH
PROJ. NO.: 2021-043
CASE NO.: TBD



LANDSCAPE PLAN

L1.1
1 of 1

***Exhibit F:* Public Meeting
Notification Map of surrounding
property owners**



***Exhibit G:* List of property owners within 500 ft. of the subject property, registered neighborhood contacts within 1 mile of the project, HOAs within ½ mile of the property, and all attendees at the neighborhood meeting**

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STAT	MAIL_ZIP
1734 BUILDING INC	7522 E DULCIANA CIR	MESA	AZ	85208
2018-3 IH BORROWER LP	1717 MAIN ST SUITE 2000	DALLAS	TX	85201
AFFORDABLE HOMES AZ LLC	1753 E BROADWAY RD STE 1C	TEMPE	AZ	85282
AMERICAN PEN SERV INC LAURA RICE/EQUITY TR CC	4168 W 12600 SOUTH STE 30	RIVERTON	UT	84096
ASFURA GEORGETTE	355 N 82ND WAY	MESA	AZ	85207
AVALOS LILIANA S/GALACHE RENE	8222 E BUTTE ST	MESA	AZ	85207
BALLESTEROS LOURDES/JESUS	8328 E UNIVERSITY DR	MESA	AZ	85207
BENTLEY ANTHONY/CRYSTAL	8207 E UNIVERSITY DR	MESA	AZ	85207
BERO HALA	1252 N PALM SPRINGS DR	GILBERT	AZ	85234
BOWERS RANDALL D	342 N 83RD ST	MESA	AZ	85207
C & K INVESTMENTS INC	2555 BLUE CREEK RD	BILLINGS	MT	59101
CAMPUZANO NESTOR A	7603 E CONTESSA ST	MESA	AZ	85202
CANO JOANA GONZALEZ	840 S ASHBROOK	MESA	AZ	85204
CLOYD ZINKAN REVOCABLE TRUST	8201 E UNIVERSITY DR	MESA	AZ	85207
COLLINGE DAVID/SPENCE JUDY	8126 E BALTIMORE ST	MESA	AZ	85207
COLLINGE DAVID/SPENCE JUDY/DAVID	8126 E BALTIMORE	MESA	AZ	85207
CRAWFORD BRIAN JAMES	7714 E EMILTA AVE	MESA	AZ	85208
CRUZ-FRANCO CESAR ALEJANDRO	334 N 82ND WY	MESA	AZ	85207
DANIEL D GROLL AND KAREN S GROLL TRUST	464 N HAWES RD	MESA	AZ	85207
DAVALI JOHANNA	342 N 83RD PL	MESA	AZ	85207
DIAZ SYLVIA/GOMEZ RAFAEL A/ALMA R	8221 E UNIVERSITY DR	MESA	AZ	85207
DUVAL JOE/SANDRA/CHRISTOPHER T	8131 E UNIVERSITY DR	MESA	AZ	85207
DUVAL JOSEPH ROBERT/SANDRA JEAN	8131 E UNIVERSITY DR	MESA	AZ	85207
DYER DENNIS JAMES	356 N 83RD ST	MESA	AZ	85207
ENRIQUEZ ADOLFO/MARTHA	8208 E BUTTE ST	MESA	AZ	85207
ENRIQUEZ EFRAIN	PO BOX 6760	SANTA FE	NM	87502
ERIC SHIELDS FAMILY TRUST	10508 E ARCADIA AVE	MESA	AZ	85208
ESCALANTE DAVID JR	8132 E BALTIMORE ST	MESA	AZ	85207
ESKEW ELEANOR J RMALOTT ROSEZELMA SNIDER	8337 E UNIVERSITY	MESA	AZ	85207
ESPINO ARMINDA VALDOVINOS	326 N 82ND WAY	MESA	AZ	85207
FLORINE PEARL HAVENS FAMILY TRUST	8202 E BALTIMORE ST	MESA	AZ	85207
FREUDINGER MARIE B	333 N 83RD ST	MESA	AZ	85207
GIBSON TERRY LEE/BETTY LOUISE	529 N 83RD ST	MESA	AZ	85207

GOLDEN TOPAZ LLC	6040 E SINGLETREE ST	APACHE JUNCTION	AZ	85119
GONZALES BILLY A/DEBRA J	429 N 83RD ST	MESA	AZ	85207
GRASTON JOSHUA ANDREW	8135 E CASPER ST	MESA	AZ	85207
HARDING FAMILY TRUST	348 N 82ND WAY	MESA	AZ	85207
HARDTKE FAMILY TRUST	512 N 83RD ST	MESA	AZ	85207
HARRIS JARED	3707 E SOUTHERN AVE	MESA	AZ	85206
HERK LEE H	502 N 83RD ST	MESA	AZ	85207
HERRERA FRANK/SANDRA	417 N 83RD ST	MESA	AZ	85207
HOUSING AUTHORITY OF MARICOPA COUNTY	8910 N 78TH AVE	PEORIA	AZ	85345
HUGH G LEONARD REVOCABLE LIVING TRUST	425 N 83RD ST	MESA	AZ	85207
HUNTER JOHN C/JONES VALERIE D	348 N 82ND WY	MESA	AZ	85207
INGRAM KAREN	319 N 85TH ST	MESA	AZ	85207
JENKINS SANDRA	8145 E BALTIMORE ST	MESA	AZ	85207
KEITH BARBARA/CALVIN C	8445 E GOLDEN CHOLLA DR	GOLD CANYON	AZ	85118
KERR CORINA	8149 E BALTIMORE ST	MESA	AZ	85207
KLINK JEANINE LYANNA/ROBERT GEORGE	8213 E BALTIMORE ST	MESA	AZ	85207-7611
LEBRUN JUDITH A	8139 E BALTIMORE ST	MESA	AZ	85207
MACHEN DONALD A & MARGIE D	341 N 83RD ST	MESA	AZ	85207
MAHER LOUISE/LATHE WENDIAYN MAHER	334 N 83RD PL	MESA	AZ	85207
MARTINEZ PAUL/AGNES R	519 N 81ST PL	MESA	AZ	85207
MARY JO STOCKHAM LIVING TRUST	434 N HAWES RD	MESA	AZ	85207
MAYNARD ROBERT W/MARIE E	PO BOX 7764	MESA	AZ	85216
MCMICHAEL JOHN	8157 E UNIVERSITY	MESA	AZ	85207
MCMICHAEL JOHN E/HARRINGTON DYAN	8157 E UNIVERSITY DR	MESA	AZ	85207
MEADE TERRY A	50 N CRIMSON	MESA	AZ	85207
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MILLER ALICE A	8207 E BALTIMORE	MESA	AZ	85207
MINTON FAMILY TRUST	460 N HAWES RD	MESA	AZ	85207
MOEN FAMILY TRUST	6645 E REDMONT DR UNIT 4	MESA	AZ	85215
MONTES JUAN ARREGUIN	8152 E BALITMORE ST	MESA	AZ	85207
MORALES RICHARD B/LAURA A	7363 E HILLVIEW ST	MESA	AZ	85207-2906
NAVARRO MARGARITA GARCIA/GARCIA JENNIFER D	438 N HAWES RD	MESA	AZ	85207
NOU CHANBERRA/SROY	1843 E CARLA VISTA DR	GILBERT	AZ	85295
ORTIZ DAISY LIZETTE MUNOZ	8214 E BUTTE ST	MESA	AZ	85207

PATERSON WILLIAM J/MAROELLA M	P O BOX 4995	APACHE JUNCTION	AZ	85278-4995
PAZ JOSE O	8332 E UNIVERSITY DR	MESA	AZ	85207
PEARSON ROBERT J	5430 E BALTIMORE ST	MESA	AZ	85205
PEDERSEN KARA/KLATT CARL	8127 E CASPER ST	MESA	AZ	85207
PEERBOLT DEBRA L	8201 E BALTIMORE ST	MESA	AZ	85207
R & R HOLDER 2 LLC	233 S 82ND WY	MESA	AZ	85208
RAIMONDI NINO	9718 E ADOBE RD	MESA	AZ	85207
ROBERTS HEIDI D	454 N HAWES RD	MESA	AZ	85207
ROBISON CARLA	8150 E BUTTE ST	MESA	AZ	85207
SAGAN LOUIS	8919 E ALBANY ST	MESA	AZ	85207
SALT RIVER PROJECT AG IMP POWER DISTRICT	PO BOX 1980	PHOENIX	AZ	85001
SAUNDERS CARDELL E/JESSICA S	355 N 83RD ST	MESA	AZ	85207
SHANE BRUCE C/STINSON BARBARA LEE	326 N 83RD ST	MESA	AZ	85207
SHAW JEROID STEVEN JR	1058 N HIGLEY RD 201	MESA	AZ	85205
SIMPSON ROBERT	333 N 82ND WY	MESA	AZ	85207
SMALE RICHARD F	8155 E BALTIMORE	MESA	AZ	85207
SMITH CHARLES W	325 N 83RD ST	MESA	AZ	85207
SPAULDING FAMILY LIVING TRUST	507 N 81ST PL	MESA	AZ	85207
TAYLOR SHERRY	341 N 82ND WY	MESA	AZ	85207
TENNANT JUDITH L/SHERWOOD CHERYL A	506 N 82ND ST	MESA	AZ	85207
THURMAN FAMILY LIVING TRUST	508 N 81ST PL	MESA	AZ	85207
URQUIZA ELEAZAR	501 N 83RD ST	MESA	AZ	85207
VARGO DINO MARIO	PO BOX 4432	APACHE JUNCTION	AZ	85178-0008
VASQUEZ ELIZA J	PO BOX 52234	MESA	AZ	85208
VEGA ROSA MARTINA	5263 E DELTA AVE	MESA	AZ	85206
VILLAGOMEZ ROBERT/ADDIE DENISE M	348 N 83RD PL	MESA	AZ	85207
VU THU VAN T	762 N 96TH PL	MESA	AZ	85207
WATERS EDDY GAY	2720 N KAREN DR	CHANDLER	AZ	85224
WAX BILLY LEON TR/WAX LEON S	910 S ROSLYN PLACE	MESA	AZ	85208
WIXSON MICHAEL S/RITA D	8147 E CASPER ST	MESA	AZ	85207
WOOD BRUCE/LUCILE/CHRIS/NYLENE	8205 E QUARTERLINE RD	MESA	AZ	85207
JAMES BOB	8041 E CICERO ST	MESA	AZ	85207
INGRAM MARTHA	442 N 83RD ST	MESA	AZ	85207

Exhibit H: Public Notice Sign Posting
Affidavit

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 11/30/21

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 # ZON21-00800, on NEC 82nd St and University 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:

Meghan Liggett

SUBSCRIBED AND SWORN before me on 11/30/21

MaryBeth Conrad
Notary Public



CITY OF MESA PUBLIC NOTICE

57 EAST FIRST STREET

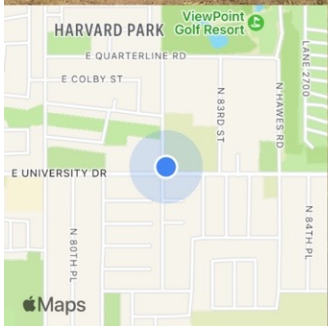
CASE: ZON21-00800

REQUEST: Rezone from Single Residence 43 (RS-43) to Multiple Residence 2 with a Planned Area Development overlay (RM-2-PAD); and Site Plan Review. This request will allow for a multiple residence development.

PHONE: 480-461-4670

Planning Division 480-644-2385

Posting date: 11/30/2021



Nov 30, 2021 at 11:50:53 AM
N 33° 25' 21", W 111° 39' 15"
401-435 N 82nd St
Mesa AZ 85207

CITY OF MESA PUBLIC NOTICE

57 EAST FIRST STREET

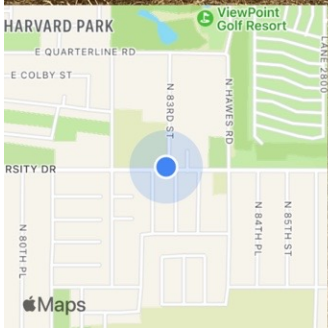
CASE: ZON21-00800

REQUEST: Rezone from Single Residence 43 (RS-43) to Multiple Residence 2 with a Planned

PHONE: 480-461-4670

Planning Division 480-644-2385

Posting date: 11/30/2021



Nov 30, 2021 at 11:54:32 AM

N 33° 25' 21", W 111° 39' 8"

400-488 N 83rd St

Mesa AZ 85207