

Hampton Townhomes



Rezoning Application Project Narrative

Case # ZON22-00436

City of Mesa

4th Submittal: July 28, 2022

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I. PROJECT PROFILE

Project Name	Hampton Townhomes
Property Owner	Signal Butte BFC, LLC
Assessor Parcel Number	220-81-993
Project Location	Northwest corner of E. Hampton Avenue and S 105 th Place, Mesa, Arizona 85209
Project Area	2.17 Acres (gross)
Current Zoning	Mountain Vista (PAD)
General Plan	Mixed-Use Activity District
Development Team	<u>Developer</u> Next Generation Capital, LLC Attn: Donnie Hanly, President 11211 Gold Country Boulevard, #103 Gold River, California 95670 <u>Legal Counsel</u> Tiffany & Bosco, P.A. Attn: Shaine Alleman Camelback Esplanade II, Seventh Floor 2525 East Camelback Road Phoenix, Arizona 85016 <u>Architecture</u> Edifice Attn: Dane Astle 1630 W. Guadalupe Road, Suite 104 Gilbert, Arizona 85233 <u>Engineering</u> Larson Design Group Attn: Mike Hreha 2390 E. Camelback Road, Suite 130 Phoenix, Arizona 85016

II. INTRODUCTION and HISTORY

This proposed application request is to rezone approximately 2.17 acres (gross) generally located at the northwest corner of S. 105th Place and E. Hampton Avenue (the “Property”) from Limited Commercial with a PAD overlay (LC-PAD) to RM-3 with a PAD overlay (RM-3-PAD).

The Property is a part of a larger area designated Mixed-Use Activity within the City of Mesa General Plan. This Mixed-Use Activity area is approximately 343.96 acres and covers an area from Southern Avenue (and a little to the north) to Baseline Road, and between Signal Butte Road and Cheshire Street. A more detailed analysis of this project’s compliance with the General Plan is included within this Narrative.

The Property is also part of a larger 79.45 acre master planned community called the Mountain Vista Master Plan, which is a mixed-use development that includes uses such as retail, commercial, office, education, hotel, and other varying densities of multifamily. The Mountain Vista Master Plan rezoning was approved in 2020 and designated the Property as Parcel E. As part of the Mountain Vista Master Plan a development agreement between the property owners and the City of Mesa and dated July 20, 2020 (the “Development Agreement”), which included the Property. Within the Development Agreement, it was contemplated that future rezoning did not preclude residential uses as long as the rezoning was done in consideration of the overall master plan and the General Plan character of the Property. This alternative recognized the shifting market demands of the master plan area and the potential need for additional future residential uses to support the overall mixed-use development.

The approval of the Hampton Townhomes Rezoning and Site Plan Applications will allow for a successful townhome residential development that will have approximately 13.5 dwelling units to the acre. The development will also feature a high amount of open space, interconnectivity with ample sidewalks, and high-quality common recreational amenities that include a pool, ramada, BBQ area, and recreational open space. Access to the Property will be by two main driveways on the east side to and from S. 105th Place.

This Narrative with its conceptual site plan, elevations, and land use and development standard will establish the standards and parameters that will guide the development for the Property creating a framework for a quality development that is compatible with and supportive of the surrounding properties. The project will also conform to the uniform design standards and guidelines for residential as established in the Mountain Vista Design Guidelines, as provided herein, to ensure a high quality development and orderly growth for the overall Mountain Vista project. The end result of this Application will be to contribute to the overall Mountain Vista development being a bright example of the

benefits a master planned project can provide to any site and especially this important gateway into the City of Mesa.

III. DEVELOPMENT REQUEST

The following development requests are concurrently submitted to the City of Mesa for approval:

Rezoning and Site Plan (Modification) Approval of approximately 2.17 acres (gross) (the Property), also known as Parcel E of the Mountain Vista Master Plan, from the existing LC (PAD) to RM-3 (PAD) to allow for a successful townhome residential development that will have approximately 13.5 dwelling units to the acre.

Additionally, this request is an approval a site plan modification, together with an anticipated location for internal circulation route and utilities, which will be reviewed consistent with the Mesa Zoning Ordinance, this Project Narrative, and the approved Mountain Vista Design Guidelines for residential.

IV. PROPERTY DESCRIPTION and SURROUNDING CONDITIONS

Site Description

The Hampton Townhomes property is approximately 2.17 acres (gross) and is located at the northwest corner of S. 105th Plane and E. Hampton Avenue and is identified by the Maricopa County Assessor's Office with the parcel number 220-81-993. (*Please see EXHIBIT A – Regional Aerial Context Map and EXHIBIT B – Aerial Context Map*). The Property is currently vacant and topography of the site is relatively flat.

The Property currently contains a City of Mesa 2040 General Plan Mixed-Use land use designation of Mixed Use (*Please See EXHIBIT C – Existing Mesa 2040 General Plan Land Use*). Additional information of this land use designation and how this proposal conforms to the Mesa 2040 General Plan is included in this Narrative. The Property is currently zoned LC (PAD) within the jurisdiction of Mesa.

The Hampton Townhomes PAD proposes a townhome project that will provide a variety of housing that is not found in the area. This development will further complement the variety of commercial and residential uses of the surrounding area. This is consistent with the Mesa General Plan land use designation of Mixed Use and is needed to add additional housing variety that will provide a continued economic catalyst in this area. The existing and proposed surrounding uses as well as the intersection of two major arterials provides the perfect location for this type of development.

The overall Mountain Vista project site has a unique shape and location given the previous development that has occurred in the area. The Property for the Hampton Townhomes is a rectangular shaped property that is surrounded by a variety of land uses including multifamily, retail, and Southern Avenue – and beyond Southern Avenue there exists additional retail and single-family uses. Directly adjacent to the Property are the following uses:

Location	Existing Use	GP Character Area	Existing Zoning
Property	Vacant	Mixed-Use Activity	LC PAD
North	Cortland at Mountain Vista Apts.	Mixed-Use Activity	RM-5 PAD
East	In development for Multifamily & Sprouts Commercial Center	Mixed-Use Activity	LC & RM-5 PAD
South	Vacant & in development for Multifamily and commercial development	Mixed-Use Activity	LC & RM-4 PAD
West	Cortland at Mountain Vista Apts.	Mixed-Use Activity	RM-5 PAD

The entire site is currently vacant and is unremarkable in its topography, but slopes gently from the northeast to the southwest.

Existing Market Study Analysis & Property Challenges

In reviewing the current opportunities, challenges, and needs that affect the Property and the potential uses, the Property owner reviewed the current market trends that affect how the Property can development. Overall, there are already a large number of existing and proposed commercial users in the immediate area with the following:

Southern Ave & Signal Butte Road

- Mountain Vista Marketplace – This is a large commercial center that includes a Sprouts, AT&T Store, Dental Office, Quick Quack Car Wash, and McDonalds.
- The Shoppes at Parkwood Ranch – This is a large commercial center that includes a Hobby Lobby, Alaska USA Federal Credit Union, Dollar Tree, Brakes Plus, and a variety of restaurants.
- Other Restaurants

Southern Ave & Crismon Road

- Hospital uses
- Restaurant uses including Salad and Go, Culver's, Jimmy John's
- QT Gas Station
- Super Star Car Wash

In reviewing the past and existing conditions on and around the Property, Next Generation Capital, LLC found that the Property is ripe for providing a residential townhome project that is appropriate with the existing conditions on and around the Property. After analyzing the market studies, it is evident that this project will bring a different variety of housing that is not found in the area and will help the overall sustainability and economic viability of the Mountain Vista project.

V. GENERAL PLAN ANALYSIS

The existing General Plan Character for the property is Mixed-Use Activity District. The Property is part of an overall area comprising approximately 343.96 acres within the Mixed-Use Activity designated area stretching from Southern Avenue (and a little to the north) to Baseline Road between Signal Butte Road and Cheshire as shown in *Exhibit C*.

The Mesa 2040 General Plan explains, generally, that Mixed-Use Activity Districts are “primarily retail areas and entertainment centers, but often also include offices, multi-residential, and other supporting uses” (see Mesa Gen. Plan p. 1-8). Specifically, the 2040 General Plan recognizes that the Mixed-Use Activity Districts “often include other uses such as office, entertainment and residential.” Interestingly, the 2040 General Plan expressly recognizes that when redevelopment occurs, that such areas “*may take on a significant residential character*,” which is precisely what occurred here with a previous Target Center proposal never materializing. (See Mesa 2040 Gen. Plan p. 7-16).

The Mesa 2040 General Plan uses gross acres when describing various character areas throughout the plan. The entire Signal Butte/Southern/Baseline Mixed-Use Activity Area is approximately 350 gross acres. Notably, a portion of this area is affected by the US 60 Freeway, arterial and collector roads. Removing such rights-of-way, the calculation of the net acreage for the Signal Butte/Southern/Baseline Mixed-Use Activity Area is approximately 277 acres.

With the addition of the Hampton Townhomes only being at 2.17 acres, the General Plan percentages for commercial and residential uses will not be violated for the overall Mixed Use Center area.

Overall, the proposed Hampton Townhomes project fully implements the goals and objectives of the Mesa 2040 General Plan. Given the obvious weaknesses in the retail market under the current market condition, the Mountain Vista project will benefit from the addition of townhome residential uses. Moreover, the General Plan recognizes that these regional scale districts should include “high density multiple residence districts” as part of the overall mix of uses. Accordingly, the Hampton Townhomes will synthesize into the overall development plan, bringing townhomes that further support the regional market demands in the area. The property will attract new residents and customers and capture additional sales tax from outside the City as residents from Apache Junction, Gilbert, and Queen Creek will patronize the businesses and restaurants within the center.

Based on the analysis of the Signal Butte/Southern/Baseline Mixed-Use Activity District, and the historical development patterns of this and the surrounding properties, we strongly believe that this area is an excellent location for the addition of a variety of residential that is not available in the Mountain Vista development area. The primary residential type in this area is apartments and the townhomes will bring that variety to make the area more vibrant and sustainable.

VI. PROJECT DETAILS

The Hampton Townhomes recognizes the overall project and proposed uses of the Mountain Vista project, which are thoughtfully laid-out along a central east-west access/pedestrian corridor following the existing Hampton Road alignment and connecting Signal Butte Road to Crismon Road. The central north-south access corridor is the existing 105th Place that starts on Southern Avenue and today ends at Hampton Avenue. These central axes form the quadrants of the project and start to establish the development sites, limits and land uses within the overall project and provide excellent connection points to the Property.

There can be no dispute that market demand for traditional retail stores and uses has changed dramatically in the last decade. However, while there are great opportunities for a sufficient demand for retail uses in the overall Mountain Vista project, the size, location, and scale of the Property create challenges for developing as commercial.

Accordingly, with Southern Avenue on the north and Signal Butte on the east, these two arterial roadways lend themselves to keeping and maintaining LC uses along these frontages. Similarly, with the US 60 Freeway along the south, it is important to maintain the LC uses within this area.

To the west, closer to the Mtn. Vista Hospital, LC uses have remained to allow medical offices and other related uses to easily locate near this medical hub. As such, the Property will provide a much needed housing variety that can feed into each of the surrounding commercial areas and ensure its continued economic vitality.

a. Purpose and Theme

The PAD overlay is used for the purposes of establishing unique, customized zoning districts to fit the facts and circumstances of the project. In the instant case, we are proposing a PAD overlay to help facilitate a more urban and dense type of townhome development within the RM-3 zoning districts.

Inspiration for the development was primarily derived from the development team's goals and objectives as well as the goals and ideals of the 2040 General Plan and the unique location of the property. It is the intent of the Hampton Townhome project to adhere to the Mountain Vista Design Guidelines for residential to provide a cohesive theme and development for the area. This adheres to the concepts of the City of Mesa Gateway Strategic Development Plan, which reads:

"With the emphasis on form as opposed to use, these graphics will also serve to demonstrate how building types might be mixed among each other to create the character desired within particular areas of the plan. Height, density, and other building characteristics of similar nature within an area will allow for mixed uses to occur while the

form remains consistent and complementary. This section also includes models and photos of buildings with mixed uses. These buildings not only help to meet the needs of a live/work/play environment, but can also provide transition both in form and use."

The Hampton Townhomes will comply with the purposes outlined in Section 11-6-1 of the MZO, which among other things, provides for the following themes in an overall Mixed-Use District:

- Well-planned, balanced growth of commercial areas.
- Expand office uses and the variety of goods and services.
- Encourage mixed-use commercial/residential uses to reduce vehicle miles traveled.
- Establish development standards to ensure an attractive development along streets.
- Promote development features that support a pedestrian-sensitive environment.
- Provide appropriate buffers and transitions between commercial and residential uses given the mixed-use context.

b. Project Description

As indicated previously, Hampton Townhomes is designed to be a high-quality residential project that will fit into the overall Mountain Vista master planned community. The overall physical design is intended to foster connections and relationships amongst the residents, while respecting privacy within their own homes by providing private yard spaces for the residents. There is also a great sense of pedestrian community throughout the entire development that encourages use of the sidewalks for connectivity between the homes, the onsite amenities, and the adjacent offsite use. All buildings are oriented in a pattern designed to focus eyes and views on communal areas and to open spaces and pedestrian areas to create a sense of place and security (*See Exhibit D-Conceptual Site Plan*).

The sidewalks provide overall interconnectivity that will be located around the development perimeter and within the project itself. The internal sidewalks provide exceptional connectivity throughout the development and are marked by landscaping, a central amenity area, and prominent landmarks and landscaping on the perimeter. The main entrances from 105th Place provide a strong sense of arrival to the community and set the tone for the consistent theming and architecture.

The PAD proposes 29 townhome units that will each be 3-bedroom units at an approximate density of 13.5 dwelling units per acre.

All drive aisles will be appropriately landscaped with the entry point providing lush landscaping and have strong pedestrian connections that encourage residents to access the variety of commercial uses that are located within a short distance. The residential

internal drive aisles will be private and will be a minimum of twenty-four (24) feet in width. The main buildings will be surrounded by open space and sidewalks.

The Hampton Townhomes will also provide for safe and efficient solid waste collection. Trash and recycling collection bins will be located in accordance with City standards and will comply with the M62 standards for solid waste, traffic, and fire safety standards and will be screened from view, as required. The enclosures' design, materials, and construction will be integrated into the site design, comply with the Mountain Vista Design Guidelines for residential, and will include gates that will screen collection bins from view. Future changes to the location and design of the solid waste facilities will be reviewed for approval through City of Mesa administrative process.

The Residential District will provide an ample usable open space with amenities that focus on overall connectivity and accessibility. Development amenities will consist of a swimming pool, BBQ ramada area, and other active open space areas. The main pool area is conveniently located to provide easy connectivity and accessibility for all residents, while also serving as an aesthetic focal point on 105th Place.

c. Use and Development Standards

The use and development standards for the Hampton Townhome project shall follow those of the City's RM-3 Zoning District, as outlined in the table below. Additional development standards deviations are noted in this section. When standards are not provided within this PAD Narrative, development shall comply with those standards in the RM-3 Zoning District of the Mesa Zoning Ordinance.

HAMPTON TOWNHOMES PAD DEVELOPMENT STANDARDS		
Development Standard	Mesa RM-3 Zoning District	Hampton Townhomes PAD District
Minimum Yards		
Front and Street Facing Side: Collector (Hampton Ave): Local (107 th St)	25' 20'	18' 17'
Interior Side (3 or more units on lot):	Multiple Story: 15' / story	4'-6"
Landscape Setback Non-single Residence Use to Non-single Residence Use (See MZO 11-33-3(B)(2))	15'	North and South Boundary: Hybrid (as shown on Site Plan) with allowance for 0' East and West Boundary: 0'

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Retention Basins (See MZO 11-33-6(D))	Retaining Walls shall not exceed 25% of basin perimeter	Retaining walls not to exceed 75%
Building Form Standards		
Minimum garage door recess below upper-story	3'	2'
Zero Setback for Attached Single Residences (See MZO 11-5-5(A)(1)(c))	10' minimum side yard required on end units	-0' on central buildings to allow for sidewalks (As shown on Site Plan) -Private yards on end units allowed as part of the 10' site yard setback (As shown on Site Plan)
Attached Garage (See MZO 11-5-5(B)(4)(f))	-Upper-story living space recessed 3'	-Upper-story living space recessed 2'
Private Open Space		
Private Open Space Coverage (See MZO 11-5-3-(A)(1) & (3))	50% coverage	Units with 2' overhangs- 24 SF / 120 SF = 20% coverage 32 SF / 220 SF = 15% coverage Units with 3' overhangs- 36 SF / 120 SF = 30% coverage 58 SF / 220 SF = 26% coverage Units with 4' overhangs- 48 SF / 120 SF = 40% coverage 70 SF / 220 SF = 32% coverage (As shown on Site Plan)
Parking Requirements		
Multiple Residence Parking (2.1 spaces / unit)	2.1 spaces / unit	2 per unit + 0.1 per unit for visitor parking
Setback of Cross Drive Aisles (See MZO 11-32-4)	50' minimum setback from property line abutting the street	17' 4" (for 2 garage parking spaces at the northeast corner of the Property)

*15 units have 120 SF, 11 units have 220 SF, and 3 units have 500 SF as show on the Site Plan

The table above describe the deviations proposed for the development standards. Overall, using a combination of planning tools, including the PAD overlay and the approved Mountain Vista Design Standards that are incorporated into this Narrative, allow the Hampton Townhomes to fit neatly within the overall Mountain Vista PAD area. The few minor development standards deviations described below in more detail, are justified by the property's inherent characteristic challenges and the project's proposal to allow for a unique townhome product not found in the area.

The following is an outline of justifications for the requested PAD zoning deviations from the applicable RM-3 standards for the project.

- Minimum Yard Reductions: The reduced yard setbacks are requested to preserve additional open space that will be used to provide vegetation and recreational amenities that further enhance the project. The large landscaped area at the southeast portion of the site allows for an area that will integrate with the enhanced landscape corner at the intersection of the 105th Place and Hampton Avenue per the Mountain Vista Design Guidelines. Additionally, there will be an additional area that fronts 105th Place that is devoted to recreational amenities for the residents of Hampton Townhome. These features will both enhance and synergize with the project and street frontage that would not be allowed if the standard yard setbacks were followed.
- North and South Landscape Setback Reductions: While a 0' landscape setback is being requested for the north and south boundaries, it is actually a hybrid of both landscaping area and private yards spaces. This is a typical configuration that allows prominent interaction of the townhomes with street frontage and also allows for landscaping that further enhances the street frontages adjacent to the buildings. Due to the short length of the north/south parcel distance, the letter of law application of the landscape standards would not allow for the application of a unique townhome project on the site. The relief of this standards will still allow for landscaping and hardscaping to interplay on the street frontage.
- Minimum Building Separation Reduction: Due the short length of the north/south parcel distance, it would be difficult to provide the overall townhome project that has been proposed. As shown on the Site Plan, the north and south building sections are the only buildings that require the reduction to 24' with the other building meeting the City's development standard. This minor reduction will allow for the unique project configuration that has been provided, included the amenities and large open space area on the plan.
- Minimum Garage Door Recess: While the reduction to 2' for garage door recesses may seem insignificant, it will greatly assist with the overall aesthetic of the building frontage and the architectural articulation. This reduction allows that modern aesthetic of the buildings to be enhanced, which help with overall styling and view of the buildings. The combination of the other architectural features, coloring, and materials on the building provide a superior townhome product that will fit well into the over Mountain Vista PAD area.

d. Landscaping

The Landscaping for Hampton Townhomes will conform to those requirement applicable to the RM-3 zoning district (as amended herein) and the Mountain Vista Design Guidelines for residential development. The Applicant is aware of the enhanced landscaping guidelines for 105th Place and the landmark monumentation and landscaping

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that is required on the northwest corner of Hampton Avenue and 105th Place. This will provide a sense of arrival and cohesiveness throughout the area.



The Mountain Vista Design Guidelines has an approved plant pallet and theming sections that will help provide cohesiveness while also allowing for individuality of the Hampton Townhomes for the project. (See *Exhibit E-Conceptual Landscape Plan*)

e. Wall and Fence Theming

Walls and fences for Hampton Townhome project will incorporate the Mountain Vista Design Guidelines for the establishment of location and theming of the walls for the project. The wall and fencing theming will be coordinated with the overall landscaping and street trees to provide cohesiveness for the overall project area.

VII. UTILITIES and INFRASTRUCTURE

When the original project development in the area was constructed in 2007-08, utilities were installed, but the bulk of them were not used. As such, the utilities are adequate to serve the Hampton Townhomes.

The Developer will work with the City of Mesa during subsequent permitting submittal to ensure proper and adequate utility connections are made to the Property.

VIII. PAD ANALYSIS and MOUNTAIN VISTA DESIGN GUIDELINES

As stated previously, the purpose of the Hampton Townhomes PAD district is to provide a high-quality development that consists of a residential development providing a safe, active and comfortable environment that is adjacent to, and connected to other residential and commercial developments in the area. Hampton Townhomes will be a high-quality, urban type of development that is unique to this area of Mesa. The nearby commercial areas will consist of restaurants, retail, employment, and office uses that will provide shopping and employment opportunities to the residents living within this development.

The development focuses on strategically placed buildings that are enhanced by the architecture and landscape aesthetics and promote strong connectivity throughout the development. The open spaces, amenities, and sidewalks are designed to provide greater community connectivity and interaction. The reduction in the proposed development standards is further justified with the following enhancements of the development:

- Focusing housing product on communal open spaces that are dedicated to providing an enhanced pedestrian and community experience.
- Enhanced vegetation at entries ways and strategically placed open space areas to provide a sense of arrival to the development.
- Heightened connectivity throughout the development to promote interactivity for the land uses.

Intersection corner buildings have been enhanced with additional landscaping, hardscaping, and water feature that provides an iconic area that will be seen by pedestrians and vehicles coming to the development and passing by.

Hampton Townhomes will incorporate the Mountain Vista Design Guidelines, which will inform the design of project elements, including but not limited to architectural design, colors and materials, landscaping, hardscape design, accessories, and lighting. (See *Exhibit F-Architectural Elevations*)

The Conceptual Site Plan demonstrates compliance with the criteria for the utilization of the PAD in the zoning process as established in MZO Section 11-22-1. This project will exceed the expectation of the intent for PAD Districts with a creative, high-quality development. The PAD's Development Standards comply with Section 11-22-4, which allows planned options for the proposed residential land use. This project meets or exceeds the expectation of the intent for Planned Area Development Overlay (PAD), as follows:

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A. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use;

Hampton Townhomes, with its pedestrian connectivity, landscaped entries, and various amenities will offer local residents and visitors a high-quality environment. The entries, landscape buffers, and onsite amenities are integrated and of appropriate scale for the uses and the neighborhood and will be held in ownership by the end users.

B. Options for the design and use of private or public streets;

The adjacent public streets are integrated into Hampton Townhomes and the overall Mountain Vista project and will follow the prescribed Design Guidelines. Additionally, the private driveways are designed to create an interconnected system to promote efficient and safe pedestrian and vehicular circulation.

C. Preservation of significant aspects of the natural character of the land;

The property is vacant desert land that typically does not require preservation in the traditional sense. The adjacent streets are design with tree-lined pathways, open space, and amenities that create a livable environment.

D. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development;

Overall, mixed-use developments by utilize land and space more efficiently than a traditional use-defined development patterns. Hampton Townhomes will be an integral part of the overall Mountain Vista project, while also providing a unique and nonexistent residential housing project of townhomes. The project has been designed with residences that have a mixture of public and private recreation spaces that will bring amenities, and services into close proximity. The proposed parking and complimentary uses lessen peak parking demands and satisfy the goal to promote a more sustainable environment.

E. Sustainable property owners' associations;

The functionality and integrated relationship among the mixed-use elements of Mountain Vista will continue to be governed by a comprehensive declaration of commercial restrictions, easements, and agreements ("Declaration"). The developer will work with surrounding developments to ensure this cohesiveness.

F. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions;

See above item E.

G. Single or multiple land use activities organized in a comprehensive manner, and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.

Hampton Townhomes includes a unique residential product that is not found in the greater area. The townhome project will function in a synergistic manner with the destination locations being created in the area. This project will also ensure the integrity of the greater project area by adhering to the established Mountain Vista Design Guidelines.

Overall, the development standards and regulations have been crafted to provide a unique development that will adhere to the already established Mountain Vista Design Guidelines. Specifically, there is no comparable development in surrounding Mesa. Hampton Townhomes will bring a unique housing development, supported by the surrounding commercial uses that will enhance the surrounding communities and break up the standard traditional suburban residential and commercial uses that are predominant in the area.

IX. GENERAL PLAN CONFORMANCE

As noted previously, the Hampton Townhomes PAD is fully consistent with the Mixed-Use Activity Center of the Mesa 2040 General Plan. This character area contemplates developments of more than 25 acres designed to attract customers from a large radius. Hampton Townhomes is being developed with the overall Mountain Vista project in mind by providing architecture, landscaping, and street theming links to the nearby mixture of use. This will provide greater balance and the ability to draw people from a regional area, including neighboring municipalities.

The Mesa General Plan's Mixed-Use Activity District states: *"Neighborhoods are the foundation of communities and cities. To be a great city where people want to live, work and play, we need a variety of great neighborhoods."*

The proposed development satisfies this objective by providing an additional housing type to the overall planned Mountain Vista project that contains a mixture of uses, including employment, services, and livable spaces within a single comprehensive master plan, with appropriate connections and transitions between uses.

The following characteristics and qualities of strong neighborhoods, as described in the City's General Plan for great neighborhoods, are part of the Hampton Townhomes and its integration into the Mountain Vista master plan area:

- *Safe, Clean and Healthy Living Environment*
 - *Maintenance of streets, sidewalks, street lighting, etc. to ensure roadways, paths and trails are safe; improve lighting where needed*
 - *Locate and design public spaces so that there is a high degree of natural surveillance*
 - *Provision of active outdoor open space for all ages, including pocket parks and other non-traditional neighborhood-based recreational facilities*
 - *Maintain attractive, well-kept public spaces in neighborhoods*

Answer: The Hampton Townhomes will be an integral part of the overall Mountain Vista master plan. The development will have its individual ownership association /management group that will maintain the open space amenities, shared landscape, pedestrian, and parking areas. The mixed uses of the overall Mountain Vista plan creates a broad spectrum of tenants to support the quality of the project, and promotes an additional incentive to maintain the site to ensure the property's condition remains at marketable levels for the retail and commercial uses.

Hampton Townhomes PAD provides ample open space with high-quality amenities that focus on overall connectivity and accessibility and common areas that incorporate natural vegetation consistent with surrounding developments. The overall common open space areas and uses are linked with pedestrian connections and the adjacent commercial area to support a healthy lifestyle and promote connectivity.

- *Building Community and Fostering Social Interaction*
 - *Designing new developments with anchors or focal points, such as schools, parks or shopping areas that are designed and located to facilitate meetings and interactions*
 - *Providing pedestrian systems that link residents to neighborhood focal points to naturally bring people together*

Answer: Hampton Townhomes will provide a well-connected pathway system that will also connect to strategic locations adjacent to the Property to provide further connectivity to the area. These access ways will be landscaped pathways with pedestrian connections that serve all of the nearby residential and commercial users. Open space amenities serving the development will create a focal points for the residents that will promote outdoor experiences and gathering spaces for persons from a variety of circumstances.

- *Connectivity & Walkability*
 - *Block lengths developed consistent with the character area standards*
 - *Intersections developed consistent with the character area standards*
 - *Trees and shade provided along streets and pedestrian ways consistent with the character area standards in a way that does not interfere with nighttime lighting of the street, sidewalk and paths*
 - *Providing shade and comfortable places to stop along a street or trail*

Answer: Pedestrian and vehicular walkways were created in such a way to provide internal interconnectivity and also provide connections to the overall surrounding development. This will foster community engagement that focuses on the quality and interconnectivity between the Property and adjacent development.

- *Neighborhood Character & Personality*
 - *Establishing a unique sense of place*
 - *Creating neighborhood boundaries and limiting through traffic into the neighborhoods*

- *Street planting programs, signage treatments, or other such visual elements that can bring identity and recognition to a neighborhood.*

Answer: Hampton Townhomes will adhere to the above principles through the use of the Mountain Vista Design Guidelines that promote a distinct and attractive design incorporating architectural and landscape elements into the cohesive development. The design standards set the pattern that will contribute to the property's unique design as well as facilitate wayfinding to the respective uses.

The project will provide urban townhome residential use that is not found in the area. The buildings are designed to provide interactions with the open spaces and sidewalks to promote a pedestrian oriented environment that is connected to the adjacent uses. This creates more of a sense of place within the neighborhood and encourages more community interaction.

- *Quality Design & Development*
 - *Unique public or community spaces that provide a focal point to draw people together.*
 - *Maintaining a pedestrian scale and attractiveness along streets,*
 - *Unique public or community spaces that provide a focal point to draw people together.*
 - *Maintaining a pedestrian scale and attractiveness along streets.*

The Hampton Townhome PAD incorporates these elements into the project that contributes to the overall walkability of the area. The PAD also provides quality architectural and design aesthetics that promote an attractive and cohesive development. The residential layout provides ample open space, amenitized recreation areas and contains connective sidewalks throughout the project.

The location of Hampton Townhomes creates a development that ensure residents have full access to opportunities to walk or bike to destinations for work, recreation, or access to services within the City.

As provided within the Hampton Townhomes PAD and exhibited on the Conceptual Site Plan, the proposed development meets all of the criteria of the Mixed Use land use category definition by providing a residential development that has a cohesive theming and environment. The proposed residential density and housing type are seamlessly compatible with the surrounding area and provide a perfect balance across the development.

X. CONCLUSION

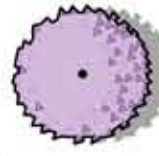


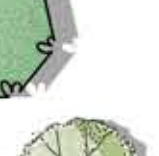
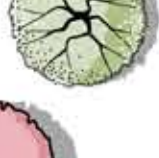





















The Hampton Townhomes PAD is in a unique location adjacent to two major transportation corridors in Mesa. The Property provides the perfect site to provide a different variety of housing that is not found in the Mountain Vista development or the general area as a whole. It will provide to the of neighborhood commercial uses in the area and a housing choice needed and demanded in the City. The PAD creates a development scenario to complement the surrounding commercial and residential uses and provides urban residential housing that is seamlessly connected to other uses in the area. The construction and improvement of the common and open space amenities is integrated effortlessly into the community and will benefit the future residents of Hampton Townhomes.

The proposed PAD is consistent with many of the policies of the City of Mesa's 2040 General Plan, which encourages a mixture of land uses in the surrounding area of the Property. The project is uniquely configured and connected with open space for recreational amenities to service the residents and encourage resident interaction and outdoor activities.

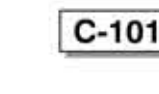

This unique development plan accentuates the open space and strong connections that promote community interaction. The inclusion of the townhomes will further bolster the economic vitality of the area and will provide sustainability to Mesa. This PAD ensures that development will follow the already established Mountain Vista Design Guidelines to ensure a cohesive theme and development, which will continue the tradition of quality development in the City of Mesa.



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Calia secundiflora Texas Mountain Laurel	24" Box	11
	Olea europaea 'Fruitless' Fruitless Olive	Existing	7
	Phoenix dactylifera Date Palm	15' Ht.	2
	Quercus virginiana 'Heritage' Heritage Southern Live Oak	24" Box	16
	Ulmus parvifolia Lacebark Elm	Existing	3
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	36" Box	11
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Agave desmettiana Dwarf Century Plant	5 gal.	29
	Aloe striata Coral Aloe	Existing	11
	Callistemon citrinus 'Little John' Little John Dwarf Bottlebrush	5 gal.	25
	Carissa macrocarpa 'Boxwood Beauty' Beauty Natal Plum	5 gal.	12
	Chrysactinia mexicana Damianita	1 gal	63
	Dasyliroon longissimum Toothless Desert Spoon	5 gal	21
	Dodonaea viscosa 'Purpurea' Purple Leafed Hopseed Bush	5 gal	46
	Euphorbia antisiphilitica Candelilla Euphorbia	5 gal	3
	Hesperaloe funifera New Mexico False Yucca	5 gal	10
	Hesperaloe parviflora Red Yucca	Existing	8
	Hesperaloe parviflora 'Brakelights'™ Brakelights Red Yucca	5 gal.	63
	Lantana montevidensis 'New Gold' Trailing Lantana	1 gal	21
	Lantana x 'New Gold' New Gold Lantana	Existing	11
	Leucophyllum frutescens 'Compacta' Compact Texas Sage	Existing	3
	Muhlenbergia capillaris Pink Muhly Grass	Existing	3
	Muhlenbergia capillaris 'Regal Mist'™ Regal Mist Deer Grass	5 gal	59
	Ruellia peninsularis Desert Ruellia	Existing	2
	Ruellia penninsularis Wild Petunia	5 gal	36
	Tecoma stans angustata Yellow Bells	5 gal	9
GROUND COVERS	BOTANICAL / COMMON NAME	QTY	
	Cyphodon dactylon 'Midiron' Bermuda Grass	3,254 sf	

REFERENCE NOTES SCHEDULE

SYMBOL	CONCRETE CURB DESCRIPTION
	New 6" Mowstrip
SYMBOL	ROCK DESCRIPTION
	1/2" screened decomposed granite. Express Carmel color at 2" Depth. To be installed in all planting areas.

LANDSCAPE CALCULATIONS

	Required	Provided
Street frontage landscape 579 LF divided by 1 tree, 6 shrubs per 25 LF	23 trees, 82 shrubs 6-36" Box, 17-24" Box	23 trees, 163 shrubs 6-36" Box, 17-24" Box
Landscape adjacent to north and west perimeter	17 trees, 115 shrubs 4-36" Box, 8-24" Box	17 trees, 115 shrubs 11-36" Box, 6-24" Box
Landscape per parking spaces	N/A	N/A
Total number of 24" Box	23 (50%)	24 (50%)
Total number of 36" Box (or larger) trees	11 (25%)	21 (50%)
Total number of 5 gallon shrubs	173 (50%)	244 (71%)
Common area open space	16,692 SF	
Onsite landscape area	8,346 SF (50%)	14,129 SF (85%)

HAMPTON TOWNHOMES

PROJECT TEAM
ARCHITECT
EDIFICE
876 N MCQUEEN RD,
SUITE 108
MESA AZ 85233
T 480.580.1116
CONTACT: DANE ASTLE

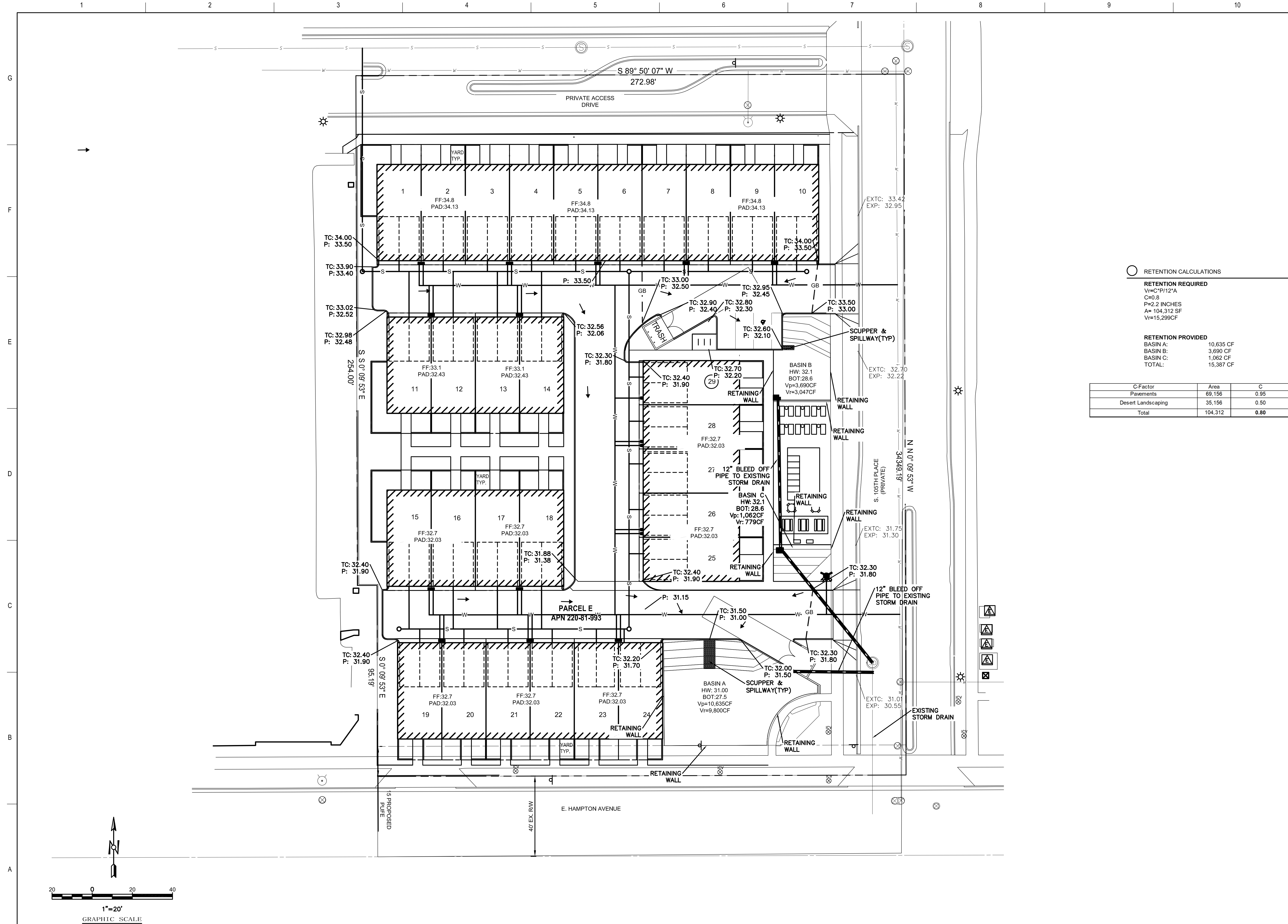
DESCRIPTION DATE

PRE-APPLICATION
4.12.2022

PRELIMINARY
LANDSCAPE PLAN

L1

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RETENTION CALCULATIONS

RETENTION REQUIRED

Vr=C*P/12*A
C=0.8
P=2.2 INCHES
A= 104,312 SF
Vr=15,299CF

RETENTION PROVIDED

BASIN A: 10,635 CF
BASIN B: 3,690 CF
BASIN C: 1,062 CF
TOTAL: 15,387 CF

C-Factor	Area	C
Pavements	69,156	0.95
Desert Landscaping	35,156	0.50
Total	104,312	0.80



Larson Design Group
2390 E. CAMELBACK ROAD
SUITE 130
PHOENIX, AZ 85016
(602) 836-3990



SEAL

DATE	MARK	COMMENTS
21-JUL-22	0	3RD SUBMITTAL

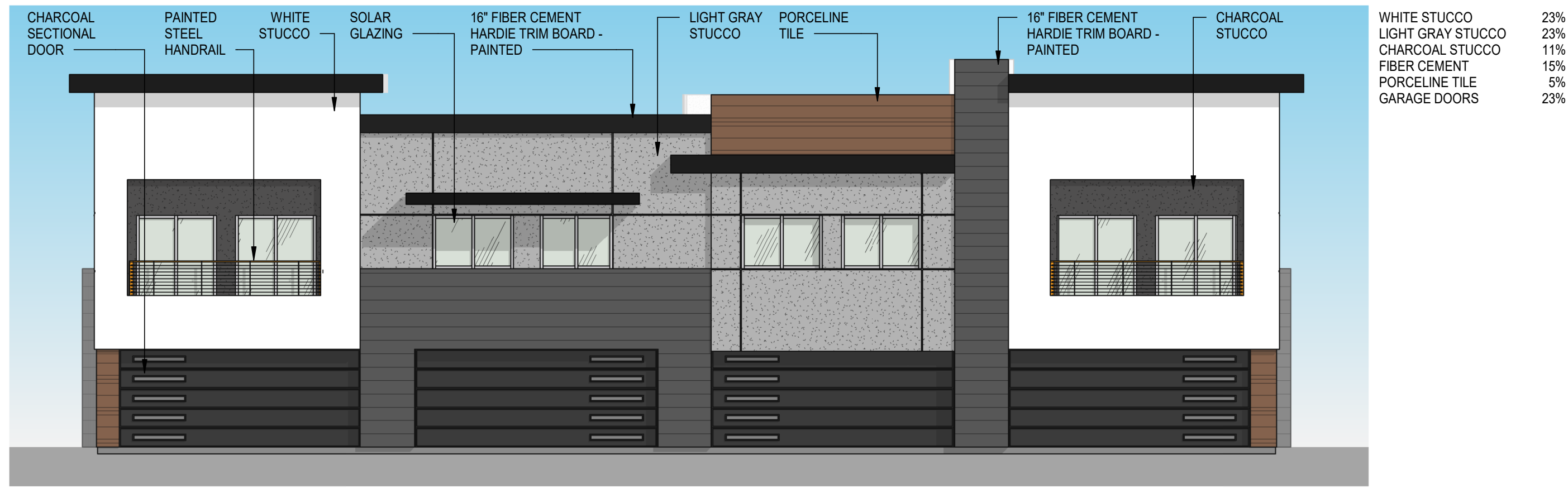
HAMPTON MULTIFAMILY
NWC OF HAMPTON AND 105TH PLACE
PRELIMINARY SUBMITTAL

Date: 21-JUL-2022

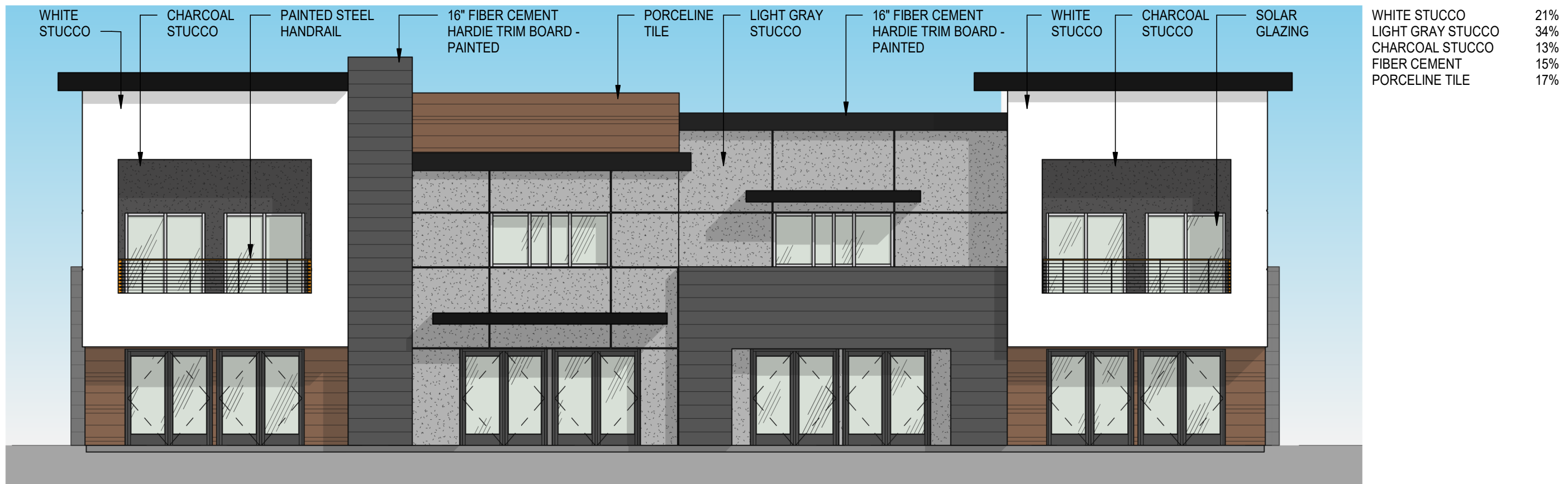
Project No.:

Sheet No.:
GRADING
PLAN

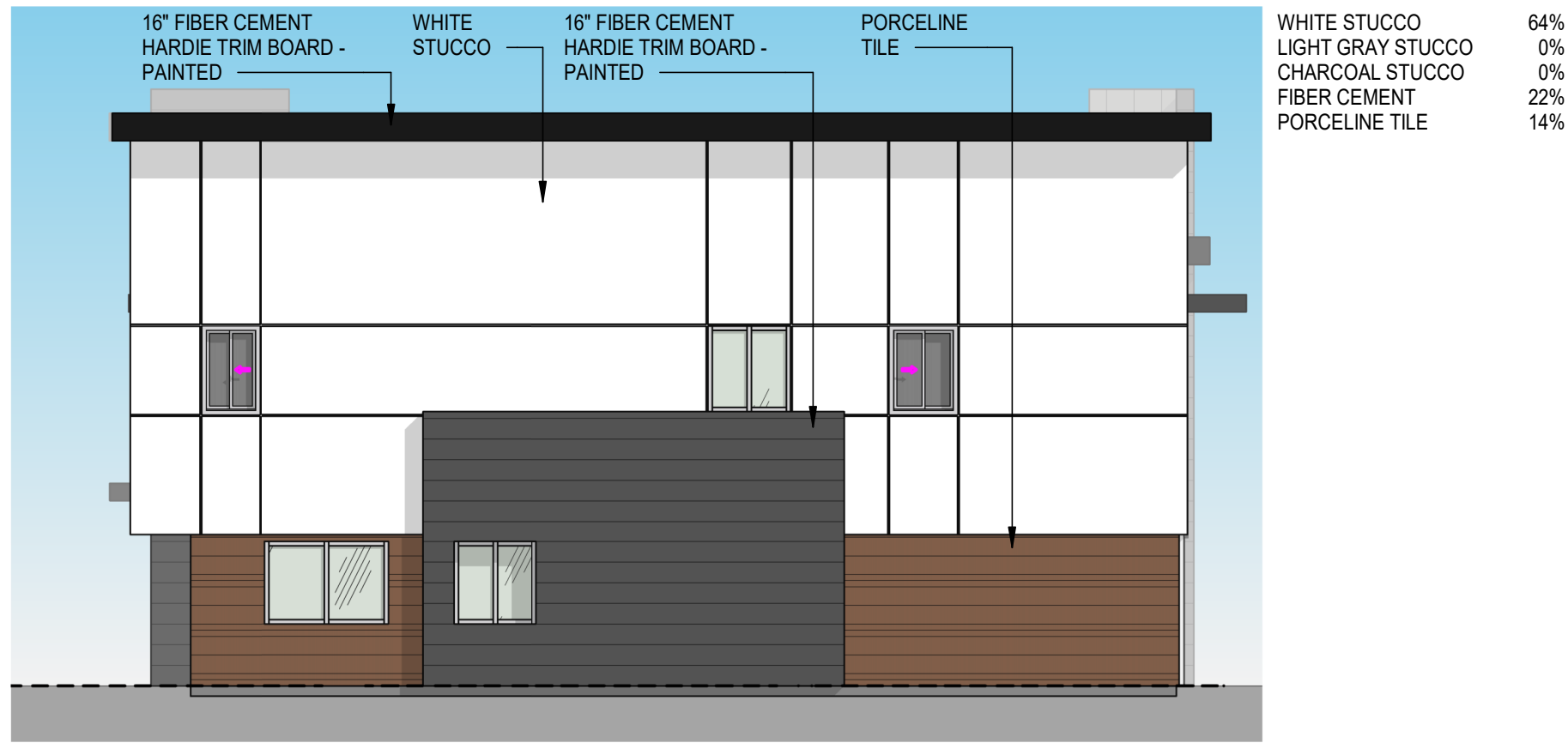
C1



6 BACK ELEVATION
1/8" = 1'-0"



4 FRONT ELEVATION
1/8" = 1'-0"



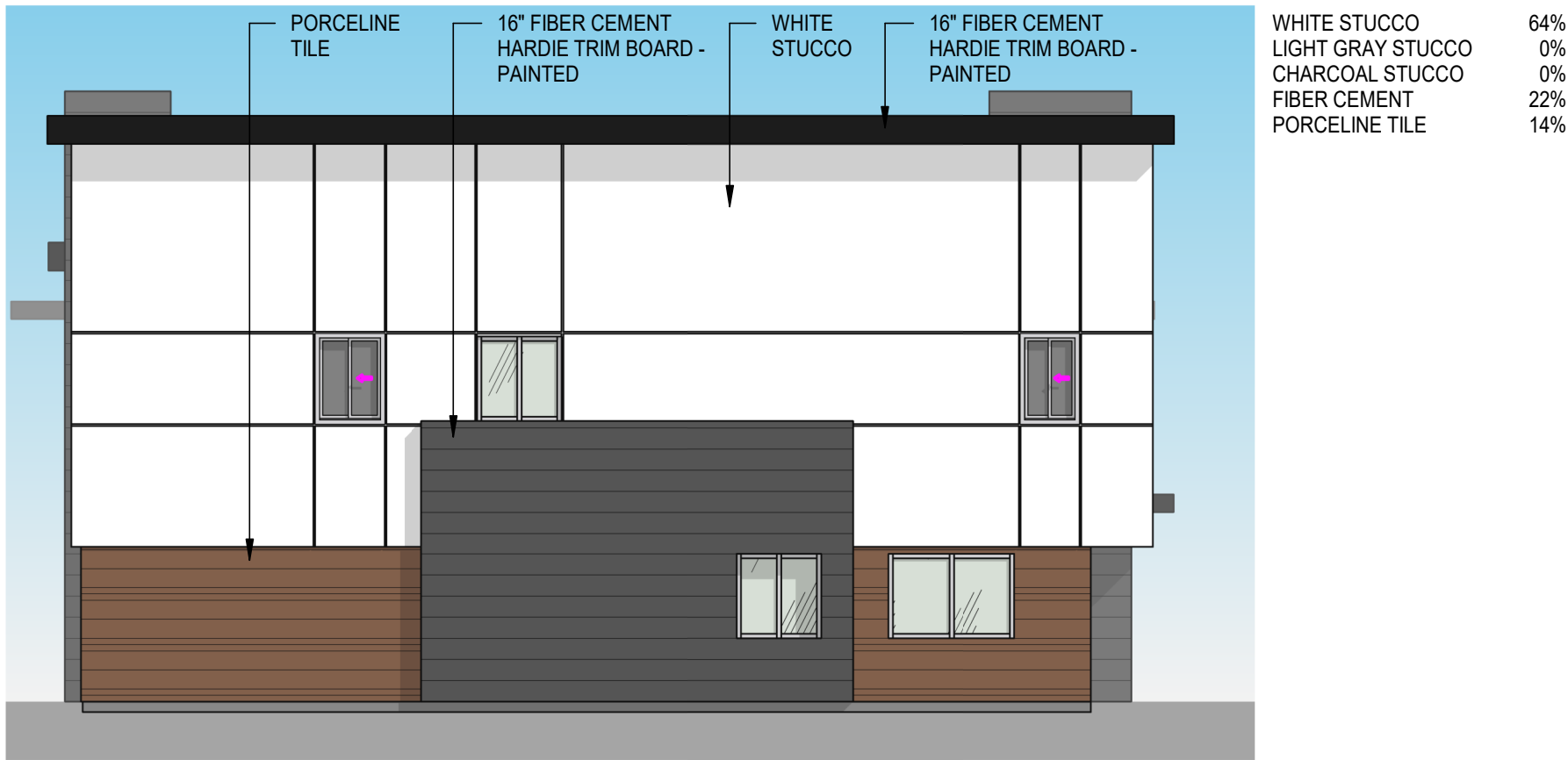
2 SIDE ELEVATION
1/8" = 1'-0"



5 BACK PERSPECTIVE



3 FRONT PERSPECTIVE



1 SIDE ELEVATION.
1/8" = 1'-0"



1630 WEST GUADALUPE ROAD, SUITE 104
GILBERT, AZ 85233
T 480.580.1116

21009 6/29/2022 9:19:36 AM - PLOT DATE

HAMPTON TOWNHOMES

21009

PROJECT TEAM
ARCHITECT
EDIFICE
1630 W GUADALUPE RD,
SUITE 104
GILBERT, AZ 85233
T 480.580.1116
CONTACT: DANE ASTLE

#	DESCRIPTION	DATE

THIRD SUBMITTAL
06.29.2022

4-PLEX ELEVATIONS

AE-201

LEGAL DESCRIPTION:

PARCEL E, OF MOUNTAIN VISTA MARKETPLACE, A REPLAT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1555 OF MAPS, PAGE 33 AND AFFIDAVIT OF CORRECTION RECORDER NOVEMBER 13, 2020 AS 2020-1112139 OF OFFICIAL RECORDS.

SITE DATA:

EXISTING ZONING:	LC-PAD
PROPOSED ZONING:	RM-3 PAD
EXISTING GENERAL PLAN DESCRIPTION	MIXED-USE ACTIVITY
BUILDING DATA:	2 BLDG OF 4 = 8
	1 BLDG OF 5 = 5
	1 BLDG OF 6 = 6
	1 BLDG OF 10= 10
	29
TOTAL DEVELOPMENT STANDARDS REQUIRED	RM-3 PAD
DEVELOPMENT STANDARDS PROPOSED	20 DU/AC
GROSS DENSITY REQUIRED	13.3 DU/AC
GROSS DENSITY PROPOSED	1,276 SF
MINIMUM LOT SIZE	22 FEET
MINIMUM LOT DEPTH	58 FEET
MINIMUM LOT DEPTH	
MINIMUM SETBACKS	REQUIRED PROPOSED
FRONT AND STREET FACING SIDE	25' 18'
COLLECTOR (HAMPTON)	20' 17'
LOCAL (107TH STREET)	10' 0'
SIDE YARD	
PARKING	
REQUIRED (2.1 PER LOT)	61
PROPOSED (2.1 PER LOT)	61

TRACT TABLE:

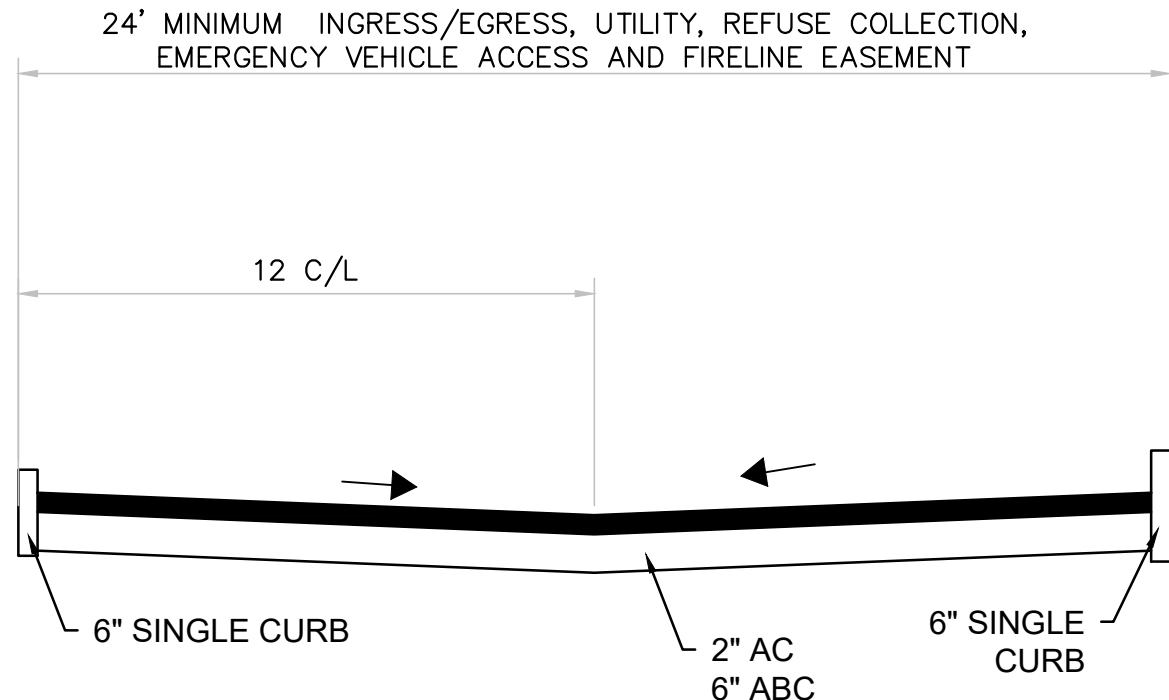
TRACT NAME	USE	AREA(sf)
A	INGRESS/EGRESS, REFUSE, EMERGENCY VEHICLE ACCESS	19,286
B	LANDSCAPE	3,586
C	LANDSCAPE, RETENTION	8,040
D	LANDSCAPE, RETENTION	5,896
E	LANDSCAPE	9,454

LOT TABLE:

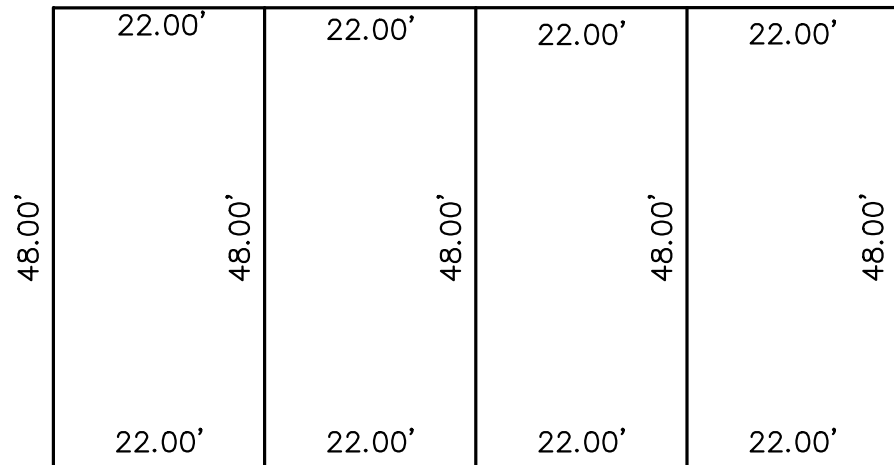
LOT	AREA(sf)
1	1,606
2	1,320
3	1,320
4	1,320
5	1,320
6	1,320
7	1,320
8	1,320
9	1,320
10	1,320
11	1,607
12	1,320
13	1,320
14	1,320
15	1,608
16	1,320
17	1,320
18	1,320
19	1,276
20	1,276
21	1,276
22	1,276
23	1,276
24	1,276
25	1,363
26	1,363
27	1,363
28	1,363
29	1,363

PRLEIMINARY PLAT
FOR
HAMPTON MULTIFAMILY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



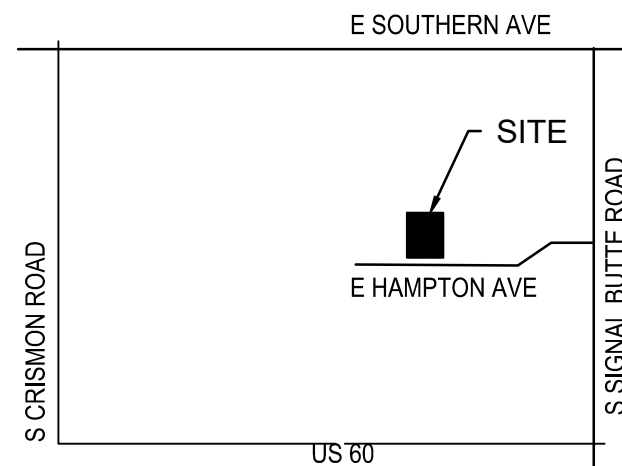
PRIVATE DRIVE
(TYP) NTS



UNIT LAYOUT
(TYP OF ALL)

SHEET INDEX

G1	COVER SHEET
PP1	PREPLAT



PROJECT CONTACTS

OWNER/DEVELOPER:

NEXT GENERATION CAPITAL, LLC
11211 GOLD COUNTRY BLVD, #103
GOLD RIVER, CA 95670
CONTACT: DONNIE HANLY

CIVIL ENGINEER:

LARSON DESIGN GROUP
2390 E. CAMELBACK ROAD #130
PHOENIX, AZ 85016
TEL: 480.358.8352
CONTACT: MICHAEL HREHA, P.E.

ARCHITECT:

EDIFICE
876 N. MCQUEEN RD, #108
GILBERT, AZ 85233
TEL: 480.580.1116
CONTACT: DANE ASTLE

SITE DATA:

PROPERTY ADDRESS: 10538 E. HAMPTON AVE
PARCEL NUMBER: 220-81-993
GROSS LOT AREA: 2.167 ACRES (94,392 S.F.)
NET LOT AREA: 2.167 ACRES (94,392 S.F.)

SITE BENCHMARK:

CITY OF MESA BENCHMARK
BRASS TAG, TOP OF CURB NORTHEAST CORNER OF
SOUTHERN AVENUE AND SIGNAL BUTTE ROAD
GRID NORTH: 870883.917ft
GRID EAST: 797299.827ft
ELEVATION=1545.850 (NAVD88 DATUM)

LEGEND

BACKFLOW PREVENTER	STORM DRAIN INLET
BOLLARD	STREETLIGHT
CABLE TV BOX	TRAFFIC SIGNAL
CATCH BASIN	TRANSFORMER
CHISEL 'X'	WATER METER
CLEANOUT	WATER VALVE
DOWN GUY & ANCHOR	
DRY WELL	
ELECTRIC METER/BOX	
FLOW ARROW	
FIRE DEPARTMENT CONNECTION	
FIRE HYDRANT	
GAS MARKER	
GAS METER	
GRATE ROUND	
IRRIGATION METER/BOX	
IRRIGATION VALVE	
MANHOLE - CABLE TV	
MANHOLE - IRRIGATION	
MANHOLE - ELECTRIC	
MANHOLE - SANITARY	
MANHOLE - STORM DRAIN	
MANHOLE - TEL COMMUNICATION	
POLE MOUNTED LIGHT	
POLE MOUNTED LIGHT-DOUBLE	
POWER POLE	
PULL BOX - CABLE TV	
PULL BOX - ELECTRIC	
PULL BOX - TELEPHONE	
SIGN WITH POST	
SPOT GRADE	



Larson Design Group
2390 E. CAMELBACK ROAD
SUITE 130
PHOENIX, AZ 85016
(602) 836-3990



SEAL

DATE	REVISION	COMMENTS
21-JUL-22	0	3RD SUBMITTAL

HAMPTON MULTIFAMILY
NWC OF HAMPTON AND 105TH PLACE
PRELIMINARY SUBMITTAL

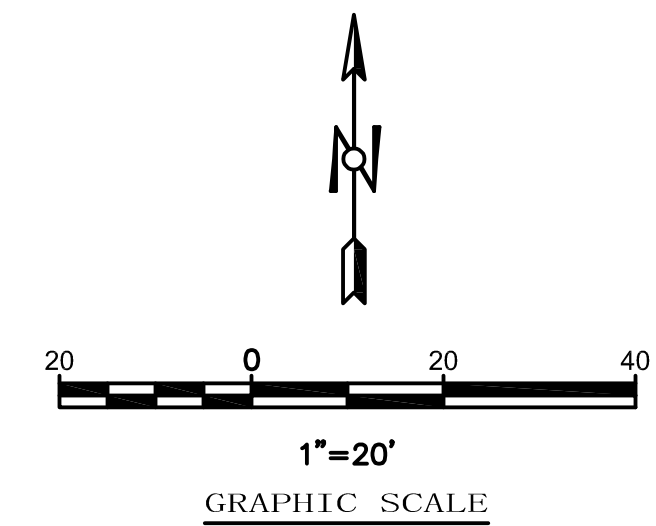
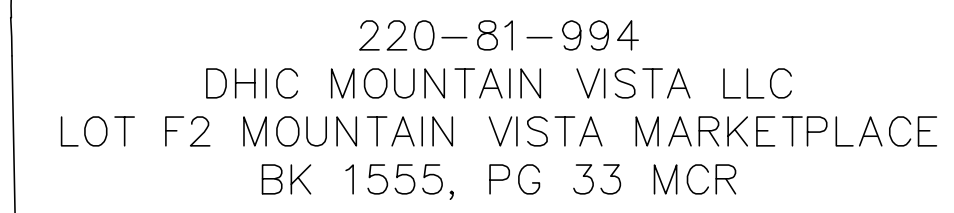
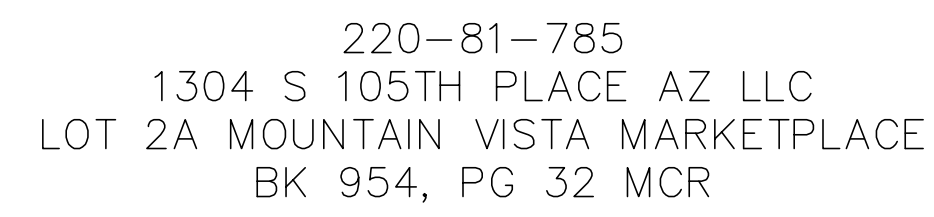
Date: 21-JUL-2022

Project No.:

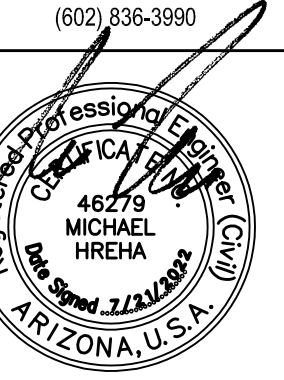
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COVER SHEET
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PRELIMINARY PLAT
FOR
HAMPTON MULTIFAMILY



Parson Design Group
390 E. CAMELBACK ROAD
SUITE 130
PHOENIX, AZ 85016
(602) 836-3990



L

[illegible]

NWC OF HAMPTON AND 105TH PLACE

PRELIMINARY SUBMITTAL

21-JUL-2022

Project No.:

et No.:

REPLAT

PP1

Citizen Participation Plan

**Next Generation Capital, LLC
Hampton Townhomes
NWC of E. Hampton Avenue & 105th
Place, Mesa, Arizona**

April 20, 2022

Purpose

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding efforts made and anticipated by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the submittal of a Rezoning and Site Plan Application for an approximately 2.17-acre property generally located at the northwest corner of S. 105th Place and E. Hampton Avenue and known as Assessor Parcel Number 220-81-993 (the "Property"). The Applications are requesting to designate the Property with a rezoning category that will allow for a townhome multifamily development that will have approximately 14.5 dwelling units to the acre.

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

Contact Information

The following is coordinating the Citizen Participation activities:

Shaine T. Alleman
Tiffany & Bosco, P.A.
2525 East Camelback Road, 7th Floor
Phoenix, Arizona 85016
602-452-2712 office
602-255-0103 fax
sta@tblaw.com

Actions

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

1. A neighborhood outreach letter was mailed on April 1, 2022 to all property owners within 1000' of the Property and to City-registered neighborhood associations within 1 mile of the Property. As a result of that notification letter, we received 3 responses from surrounding property owners and stakeholders. All of those communications expressed support for the project with no issues.
2. Based on the positive response received from the April 1, 2022 notification letter, and in discussion with City staff, a neighborhood meeting is not required in connection with this Rezoning Application.

3. As we continue moving through the Application process, the Applicant is prepared to respond to any further public input received for the Application and will communicate those to City staff as they occur.
4. The Applicant will follow all other City notification requirements related to communicating the scheduled public hearings that will occur related to this Application.

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) Notification Map of surrounding property owners.
- C) Notification letter sent to the neighbors and registered neighborhood contacts for notification of the upcoming Rezoning and Site Plan Applications.

Schedule

Pre-Submittal Conference	March 3, 2022
1 st Informal Notification Letter Mailed	April 1, 2022
Formal Application	April 18, 2022
Follow-Up Submittal	TBD
P&Z Board Hearing	TBD
City Council Introduction	TBD
City Council Final Action	TBD

EXHIBIT A

1000' Property Owners List

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_ZIP	MAIL_ZIP
STEAGALL BLAKE EDWARD/CASSANDRA VANESSA	10549 E FLOSSMOOR AVE	MESA	AZ	85208
GONZALEZ MICHAEL/SUSAN	10543 E FLOSSMOOR AVE	MESA	AZ	85208
DANIELSON TAMMY	10537 E FLOSSMOOR AVE	MESA	AZ	85208
CASERES BEXY	10531 E FLOSSMOOR AVE	MESA	AZ	85208
ALBRIGHT DIANE E	10525 E FLOSSMOOR AVE	MESA	AZ	85208
SALAS ANA MARIA/GUERECA DAVID	10519 E FLOSSMOOR AVE	MESA	AZ	85208
JEWEL JAMES M/LINDY A	10513 E FLOSSMOOR AVE	MESA	AZ	85208
ELLINGTON STEVEN L	10807 E FLOSSMOOR AVE	MESA	AZ	85208
TIJERINA ROY/KATHLEEN	10501 E FLOSSMOOR AVE	MESA	AZ	85208
CHRISTENSON STEPHANI D/BARRY E	10465 E FLOSSMOOR AVE	MESA	AZ	85208
AMERICAN HOMES 4 RENT PROPERTIES FOUR LLC	23975 PARK SORRENTO	CALABASAS	CA	91302
SULLINS MICHAEL SHAWN/KRISTINA LEE	10453 E FLOSSMOOR AVE	MESA	AZ	85208
IH3 PROPERTY PHOENIX L P	2075 S COTTONWOOD DR	TEMPE	AZ	85282
LAURETA WALTER/TRACEY	10464 E FLOSSMOOR AVE	MESA	AZ	85208
BROWN ROBERT L/KAREN F	10504 E FLOSSMOOR AVE	MESA	AZ	85208
GARCIA PRUDENCIO A/CARLA E	10508 E FLOSSMOOR	MESA	AZ	85208
PROGRESS RESIDENTIAL HIGH VALUE HOMES BORROWER LLC	PO BOX 4090	SCOTTSDALE	AZ	85261
OCHOA RYAN K	10520 E FLOSSMOOR AVE	MESA	AZ	85208
WANG WEI T/TERESA L	4496 E OXFORD LN	GILBERT	AZ	85295
SFR INVESTMENTS V BORROWER 1 LLC	PO BOX 4090	SCOTTSDALE	AZ	85261
BOLANOS BRISA	10538 E FLOSSMOOR AVE	MESA	AZ	85208
BAGNALL MELISSA M/BRAD R	10544 E FLOSSMOOR AVE	MESA	AZ	85208
STU AND CINDY BELLER FAMILY TRUST	10550 E FLOSSMOOR AVE	MESA	AZ	85208
PROGRESS PHOENIX LLC	PO BOX 4090	SCOTTSDALE	AZ	85261
PARR KIMBERLY S	10560 E FLOSSMOOR AVE	MESA	AZ	85208
PGY TRUST	327 S TRAVIS	MESA	AZ	85208
CRUZ MARTHA	10604 E FLOSSMOOR AVE	MESA	AZ	85208
RIZO ARTURO	10610 E FLOSSMOOR AVE	MESA	AZ	85208
GRANDINETTE DANIELLE/NATHANIEL	10616 E FLOSSMOOR AVE	MESA	AZ	85208
MARSH YVONNE MICHELLE	10622 E FLOSSMOOR AVE	MESA	AZ	85208
EL FIN DEL CAMINO LLC	3335 N 91ST PL	MESA	AZ	85027
AMAYA JAVIER A/NANCY	10613 E FLOSSMOOR AVE	MESA	AZ	85208
HAMBLIN BRANDON/KIMBERLY	9904 E FARMDALE AVE	MESA	AZ	85208
HARVEY BRIAN	10601 E FLOSSMOOR AVE	MESA	AZ	85208

1000' Property Owners List

ARP 2014-1 BORROWER LLC	23975 PARK SORRENTO	CALABASAS	CA	91302
BEN FATTO LLC	1223 S CLEARVIEW AVE SUITE	MESA	AZ	85209
PARKWOOD RANCH COMMUNITY MASTER ASSOCIATION	633 E RAY RD STE 122	GILBERT	AZ	85296
SPHINX REAL ESTATE LLC	19230 FLINT ST	SPRING HILL	KS	66083
KEIL SONOMA CORPORATION	4131 N 36TH ST	PHOENIX	AZ	85018
SALT RIVER PROJECT AG IMP & POWER DIST	PO BOX 52025	PHOENIX	AZ	85072
SKI PROPERTIES LLC	2149 E WARNER RD STE 101	TEMPE	AZ	85284
BEOR FUND 1 LLC	6720 N SCOTTSDALE RD STE 2	SCOTTSDALE	AZ	85253
VJ CRISMON LLC	4300 N MILLER RD STE 153	SCOTTSDALE	AZ	85251
1304 SOUTH 105TH PLACE AZ OWNER LLC	345 PARK AVE	NEW YORK	NY	10154
JBHM PROPERTIES LLC	3078 E INDIGO BAY DR	GILBERT	AZ	85234
MG INVESTMENT II LLC	12017 N 62ND PL	SCOTTSDALE	AZ	85254
MG INVESTMENT LLC	12017 N 62ND PL	SCOTTSDALE	AZ	85254
VIP FUND III LLC	1380 LEAD HILL BLVD STE 260	ROSEVILLE	CA	95661
MOUNTAIN VISTA JV LLC	7979 E PRINCESS DR SUITE 17	SCOTTSDALE	AZ	85255
SPARROW ACQUISITIONS LLC	5203A BRODIE LN	AUSTIN	TX	78745
SIGNAL BUTTE BFC LLC	1635 N GREENFIELD RD STE 11	MESA	AZ	85205-4010
DHIC MOUNTAIN VISTA LLC	20410 NORTH 19TH AVE STE 1	PHOENIX	AZ	85027
DHI COMMERCIAL-SIGNAL BUTTE LLC	20410 N 19TH AVE SUITE 100	PHOENIX	AZ	85027
SIGNAL BUTTE HAMPTON MESA AZ LLC	111 MONUMENT CIR STE 160	INDIANAPOLIS	IN	46204
SIGNAL BUTTE FITNESS LLC	2415 E CAMELBACK RD SUITE	PHOENIX	AZ	85016

Registered Neighborhood Associations within 1 mile of Property

Neighborhood Name	First Name	Address	City	State	Zip
Arizona Renaissance Community Association	Linda Riggs	10942 E Florian Ave	Mesa	AZ	85208
Arizona Renaissance Community Association	Samer Abdeh	10950 E Florian Ave	Mesa	AZ	85208
Arizona Renaissance Community Association	Kevin Bishop	633 E Ray Rd, Unit 122	Gilbert	AZ	85296
Augusta Casitas Homeowners Association	Steve Atkins	1650 S Crismon Rd, Unit	Mesa	AZ	85209
Crismon Creek Homeowners Association	Anthony Childers	10244 E Jerome Ave	Mesa	AZ	85209
Crismon Creek Homeowners Association	Scott Boek	10152 E Jacob	Mesa	AZ	85209
Crismon Creek Village	Steve Atkins	1650 S Crismon Rd, Unit	Mesa	AZ	85209
Crismon Crossing Homeowners Association	Carol Sheppard	1122 S Cerise	Mesa	AZ	85209
Desert Village Homeowner's Association	Jimmy Angell	11120 E LaSalle	Mesa	AZ	85208
Desert Village Homeowner's Association	Jim Reeves	11036 E LaSalle	Mesa	AZ	85208
Parkwood Ranch Community Master Association	Roberta Cullen	10418 E Diamond Ave	Mesa	AZ	85208
Parkwood Ranch Community Master Association	Donnis Plumb	10458 E El Moro Ave	Mesa	AZ	85208
Parkwood Ranch Community Master Association	Misti Rash	10614 E Carmel Ave	Mesa	AZ	85208
Parkwood Ranch Community Master Association	Kristen Reynolds	10223 E Crescent Ave	Mesa	AZ	85209
Parkwood Ranch Community Master Association	Jennifer Sherwood	10247 E Crescent Ave	Mesa	AZ	85208
Sunland Springs Village	Brian Bender	10831 E Obispo Ave	Mesa	AZ	85212
Sunland Springs Village	Michael Tucker	11023 E Naranja Ave	Mesa	AZ	85209
Sunland Springs Village	Robin Scott	1475 E Bella Vista Rd	San Tan Valley	AZ	85143
Villages of Eastridge Homeowners Association	Jeff Lee	2125 S Archer	Mesa	AZ	85209
Villages of Eastridge Homeowners Association	Kevin Bishop	633 E Ray Rd, Unit 122	Gilbert	AZ	85296

Registered Neighborhood Associations within 1 mile of Property

AZCC

<https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08586669>

<https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08586669>

<https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08586669>

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<https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09385775>

<https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08638092>

<https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07822697>

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<https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10632102>

EXHIBIT B

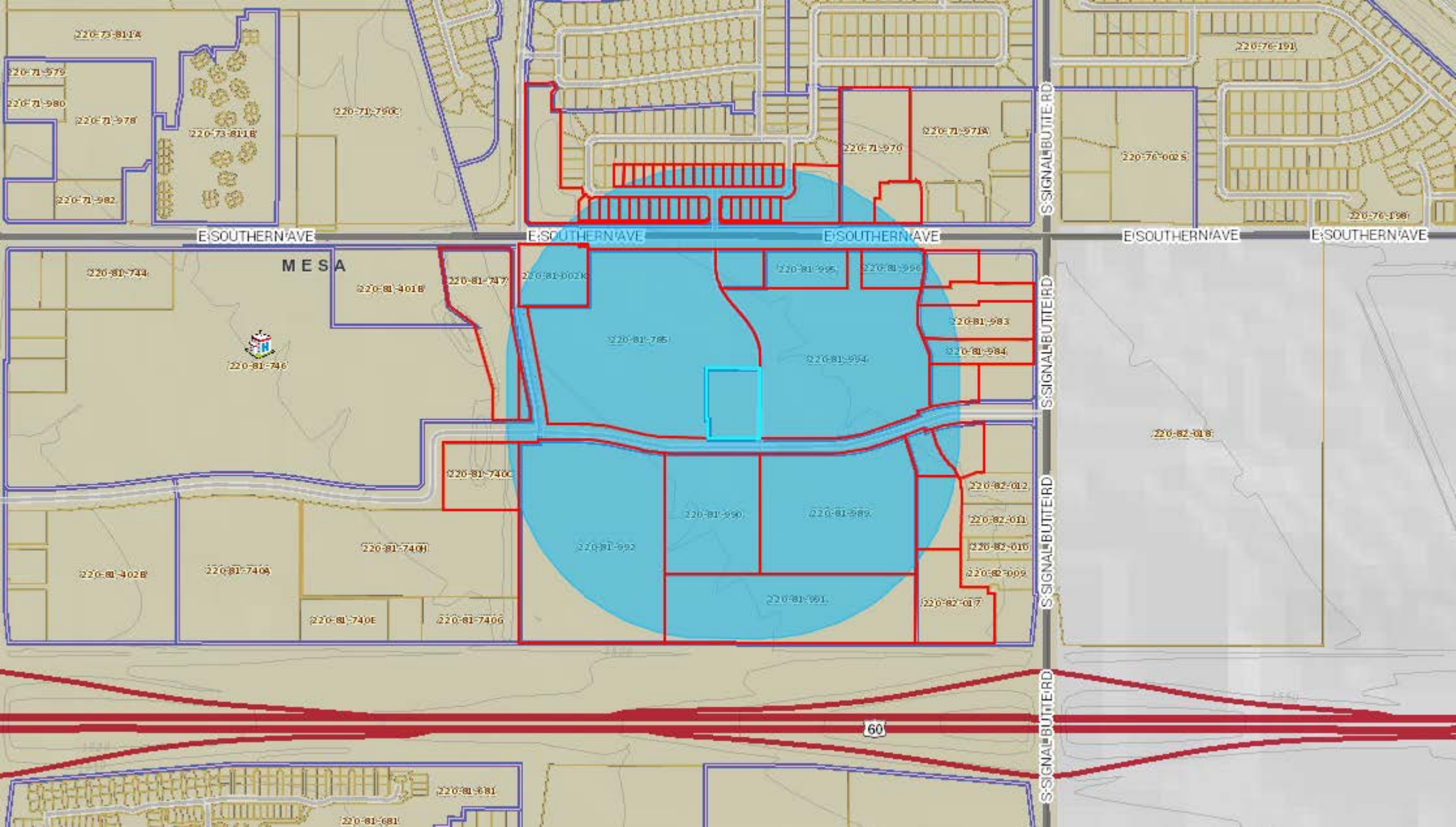


EXHIBIT C



April 1, 2022

RE: Hampton Multifamily Development; Rezoning & Site Plan Applications

Dear Neighbor:

On behalf our client, Next Generation Capital, LLC, we are preparing to submit a Rezoning and Site Plan Application to the City of Mesa for an approximately 2.17-acre property generally located at the northwest corner of S. 105th Place and E. Hampton Avenue (the "Property"). The Applications are requesting to designate the Property with a rezoning category that will allow for a townhome multifamily development.

The Property is part of a larger 79.45 acre master planned community called the Mountain Vista Master Plan, which is a mixed-use development that includes uses such as retail, commercial, office, education, hotel, and other varying densities of multifamily.

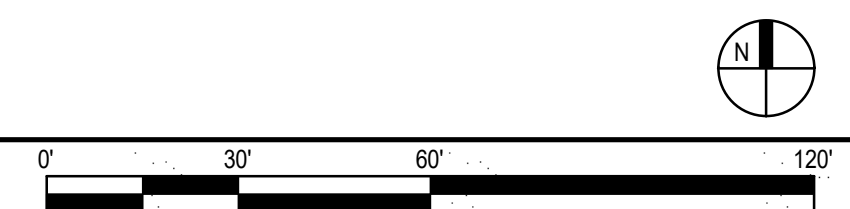
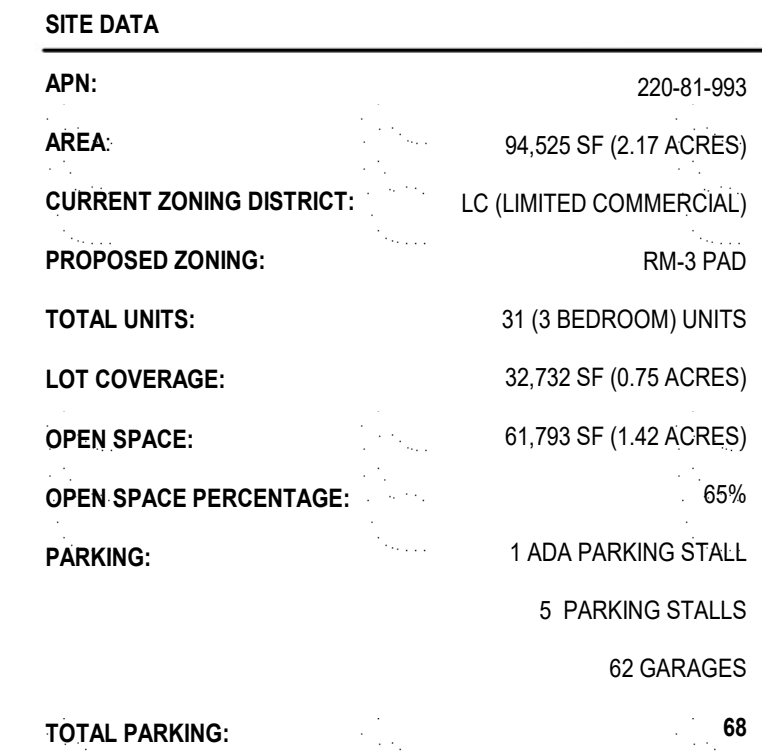
The approval of the Hampton Multifamily Rezoning and Site Plan Applications will allow for a successful townhome residential development that will have approximately 14.5 dwelling units to the acre. The development will also feature a high amount of open space, interconnectivity with ample sidewalks, and high-quality common recreational amenities that include a pool, ramada, BBQ area, and recreational open space. Access to the Property will be by two main driveways on the east side to and from S. 105th Place. (See attached Conceptual Site Plan).

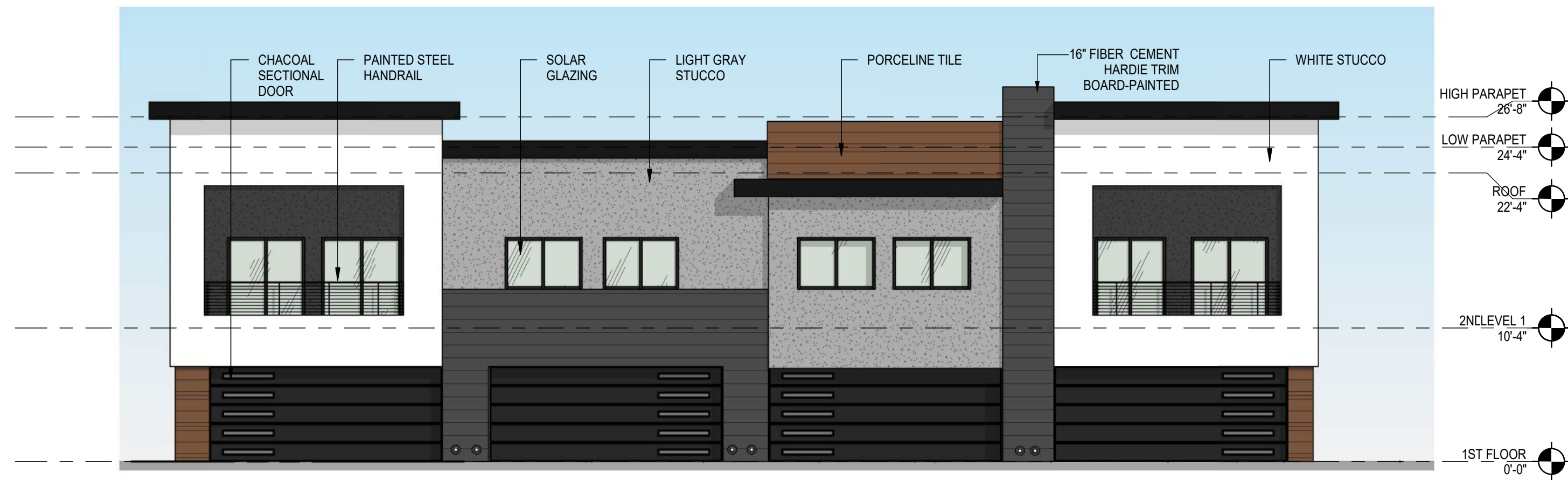
All residential buildings will be 2-story and architecture and theming will comply with City of Mesa design guidelines and regulations to create a remarkable, harmonious community by contributing shared common open space and connectivity. (See attached Conceptual Building Elevations)

We invite you to review these documents and if you have any questions regarding the proposal, please call or email me your questions at (602) 452-2712 or sta@tblaw.com. As we proceed through the Application process with the City of Mesa there will be future public hearings at the City's Planning & Zoning Board and the City Council. You should receive a subsequent mailings identifying the date and location of those meeting when they are scheduled.

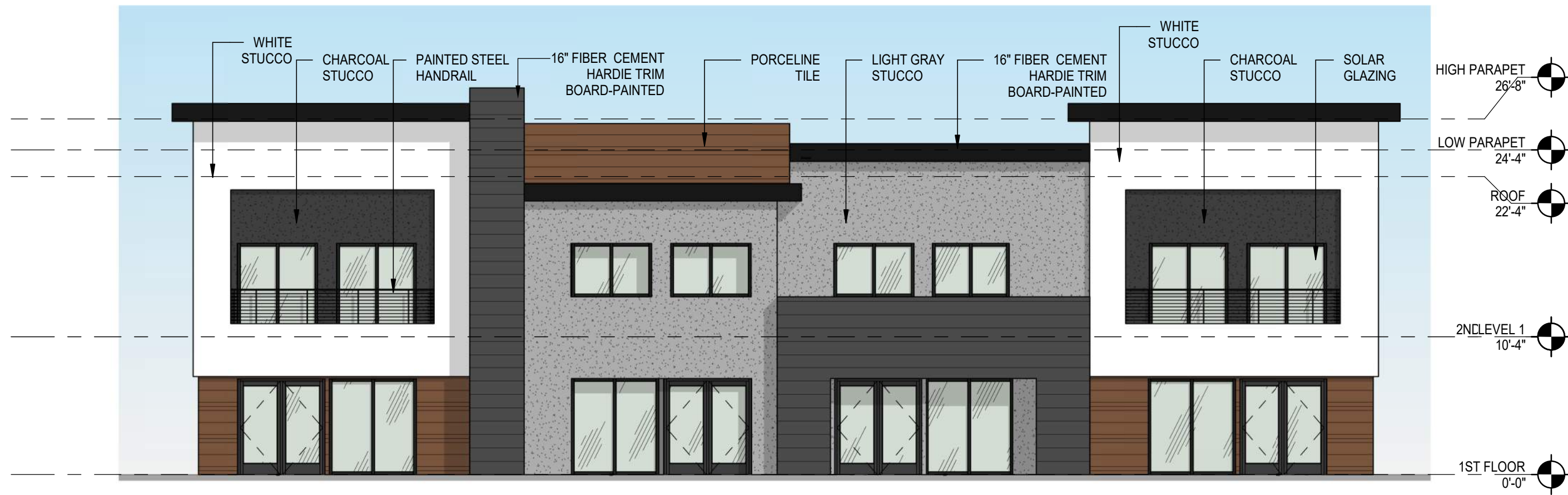
Sincerely,

Shaine T. Alleman

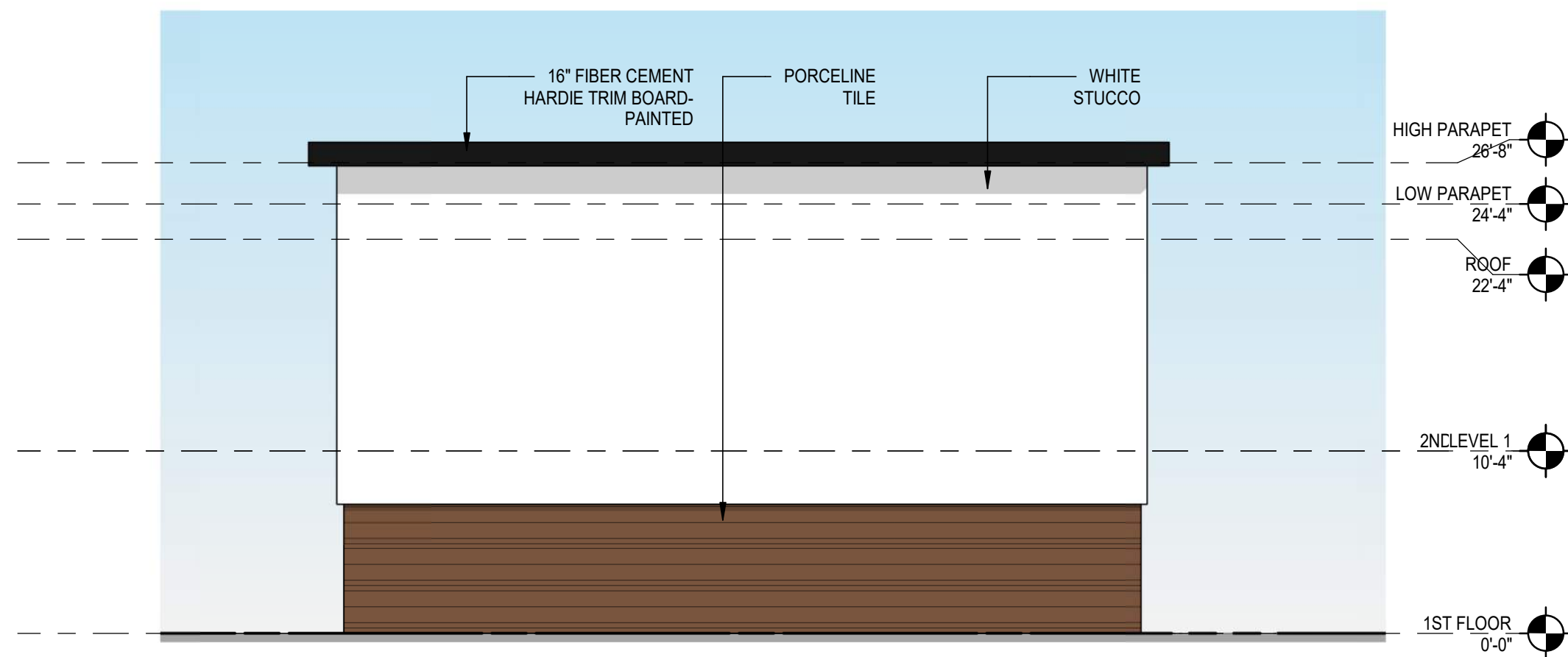




1 ELEVATION GARAGES
1/8" = 1'-0"



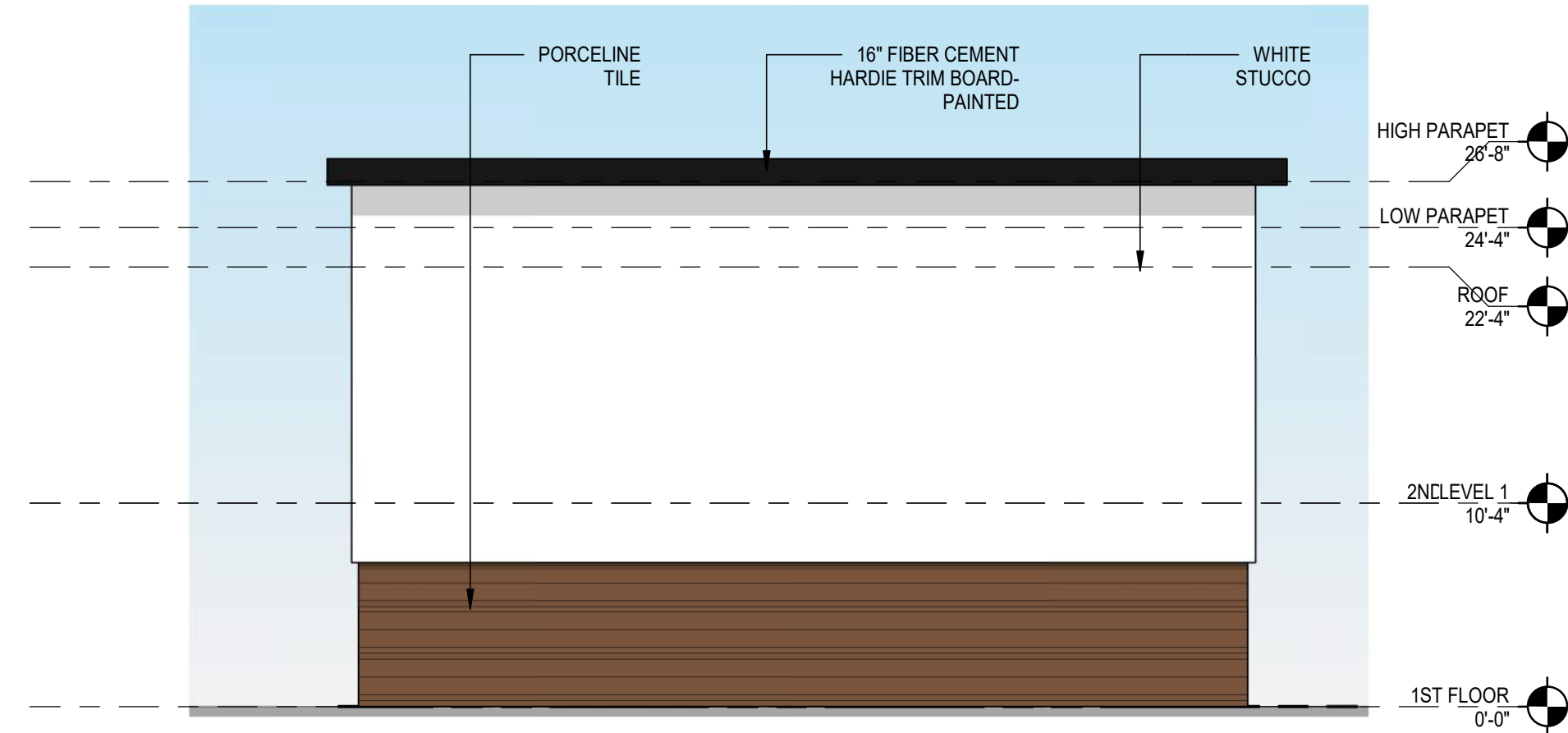
2 FRONT ELEVATION
1/8" = 1'-0"



3 SIDE ELEVATION
1/8" = 1'-0"



4-PLEX PERSPECTIVE



4 SIDE ELEVATION 2
1/8" = 1'-0"



876 N. MCQUEEN RD, SUITE 108
GILBERT, AZ 85233
T 480.580.1116

3/29/2022 4:15:36 PM - PLOT DATE

HAMPTON TOWNHOMES

PROJECT TEAM
ARCHITECT
EDIFICE
876 N MCQUEEN RD,
SUITE 108
MESA AZ 85233
T 480.580.1116
CONTACT: DANE ASTLE

#	DESCRIPTION	DATE
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	PRE-APPLICATION	03.29.2022
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4-PLEX ELEVATIONS

AE-201



Citizen Participation Report
Hampton Townhomes
ZON22-00436
August 9, 2022

Purpose

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding the Applicant's efforts to engage citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the submittal of a Rezoning and Site Plan Application (Application #ZON22-00436) for an approximately 2.17-acre property generally located at the northwest corner of S. 105th Place and E. Hampton Avenue and known as Assessor Parcel Number 220-81-993 (the "Property"). The Application is requesting to designate the Property with a rezoning category that will allow for a townhome multifamily development that will have approximately 14.5 dwelling units to the acre. More specifically the project request approval of the following from the City of Mesa:

1. Rezoning of approximately 2.17 acres (gross), also known as Parcel E of the Mountain Vista Master Plan, from the existing LC (PAD) to RM-3 (PAD) to allow for a townhome residential development that will have approximately 13.36 dwelling units to the acre.
2. Site Plan approval
3. Preliminary Plat approval

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 Hampton Townhome project.

Contact Information

The person coordinating the Citizen Participation activities was:

Shaine T. Alleman
Tiffany & Bosco, P.A.
2525 East Camelback Road, 7th Floor
Phoenix, Arizona 85016
602-452-2712 office
602-255-0103 fax
sta@tblaw.com



Actions

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:

1. A contact list was developed for citizens and agencies in the area, including:
 - a. Property owners within 1,000 feet from the Property
 - b. All registered Neighborhood Associations within 1 mile of the project
 - c. Homeowners Associations within ½ mile of the Property.
2. A neighborhood outreach letter was mailed on April 1, 2022 to all property owners within 1000' of the Property, City-registered Neighborhood Associations within 1 mile of the Property, and Homeowners Associations within ½ mile of the Property. As a result of that notification letter, we received 3 responses from surrounding property owners and stakeholders. All of those communications expressed support for the project with no issues.
3. Based on the positive response received from the April 1, 2022 notification letter, and in discussion with City staff, a neighborhood meeting was not required in connection with this Rezoning Application.
4. Notice for the Planning & Zoning Board hearing was mailed on August 8, 2022. The notice was sent to all property owners within 500 feet of the subject property, registered neighborhood associations within 1 mile and Homeowner Associations within ½ mile of the Property were included. A copy of the notification letters for the public meetings is included with this Citizen Participation Report.
5. For the public hearing notice, the Applicant posted a 4' x 4' sign on the Property at a location agreed upon with the Planning Staff. The signs were placed on the Property on August 8, 2022, two (2) weeks prior to the Planning & Zoning Board meeting. A notarized document with attached photograph of the sign is attached.

Summary of Concerns, Issues and Problems and Resolutions

There were no major citizen concerns voiced throughout the process. In fact, we received three communications from adjacent property owners expressing support of the project.



Schedule

Pre-Submittal Conference	March 3, 2022
Neighborhood Notification Letter Mailed	April 1, 2022
Formal Application	April 18, 2022
Public Hearing Notification Letter Mailed	August 8, 2022
Public Hearing Notice Sign Posted	August 8, 2022
Planning and Zoning Board Hearing	August 24, 2022
City Council Introduction	September 19, 2022
City Council Final Action	October 3, 2022

Attached Exhibits

- A. Combined notification list consisting of property owners within 1,000 feet from the Property, all registered neighborhood associations with 1 mile of the Property, and homeowners associations within ½ mile of the Property (*for public outreach requirements*).
- B. Map of property owners parcels within 1,000 feet of the Property.
- C. Neighborhood Notification Letter and Exhibits regarding proposed Application mailed on April 1, 2022 per City of Mesa requirements.
- D. Combined notification list consisting of property owners within 500 feet from the Property, all registered neighborhood associations with 1 mile of the Property, and homeowners associations within ½ mile of the Property (*for public hearing notice requirements*).
- E. Map of property owners parcels within 500 feet of the Property.
- F. Neighborhood Notification Letter and Exhibits for notification of Public Hearing (P&Z) mailed on August 8, 2022.
- G. Public Notice Sign Posting Affidavit for sign posted on August 8, 2022.

If you have any questions, please feel free to contact me at (602) 452-2712 or at sta@tblaw.com.

Sincerely,

Shaine T. Alleman

EXHIBIT A

1000' Neighborhood Mailing List w. NH Associations

Owner	First Name	MAIL_ADDR1	MAIL_CITY	MAIL	MAIL_ZIP
STEAGALL BLAKE EDWARD/CASSANDRA VANESSA		10549 E FLOSSMOOR AVE	MESA	AZ	85208
GONZALEZ MICHAEL/SUSAN		10543 E FLOSSMOOR AVE	MESA	AZ	85208
DANIELSON TAMMY		10537 E FLOSSMOOR AVE	MESA	AZ	85208
CASERES BEXY		10531 E FLOSSMOOR AVE	MESA	AZ	85208
ALBRIGHT DIANE E		10525 E FLOSSMOOR AVE	MESA	AZ	85208
SALAS ANA MARIA/GUERECA DAVID		10519 E FLOSSMOOR AVE	MESA	AZ	85208
JEWEL JAMES M/LINDY A		10513 E FLOSSMOOR AVE	MESA	AZ	85208
ELLINGTON STEVEN L		10807 E FLOSSMOOR AVE	MESA	AZ	85208
TIJERINA ROY/KATHLEEN		10501 E FLOSSMOOR AVE	MESA	AZ	85208
CHRISTENSON STEPHANI D/BARRY E		10465 E FLOSSMOOR AVE	MESA	AZ	85208
AMERICAN HOMES 4 RENT PROPERTIES FOUR LLC		23975 PARK SORRENTO	CALABASAS	CA	91302
SULLINS MICHAEL SHAWN/KRISTINA LEE		10453 E FLOSSMOOR AVE	MESA	AZ	85208
IH3 PROPERTY PHOENIX L P		2075 S COTTONWOOD DR	TEMPE	AZ	85282
LAURETA WALTER/TRACEY		10464 E FLOSSMOOR AVE	MESA	AZ	85208
BROWN ROBERT L/KAREN F		10504 E FLOSSMOOR AVE	MESA	AZ	85208
GARCIA PRUDENCIO A/CARLA E		10508 E FLOSSMOOR	MESA	AZ	85208
PROGRESS RESIDENTIAL HIGH VALUE HOMES BORROWER LLC		PO BOX 4090	SCOTTSDALE	AZ	85261
OCHOA RYAN K		10520 E FLOSSMOOR AVE	MESA	AZ	85208
WANG WEI T/TERESA L		4496 E OXFORD LN	GILBERT	AZ	85295
SFR INVESTMENTS V BORROWER 1 LLC		PO BOX 4090	SCOTTSDALE	AZ	85261
BOLANOS BRISA		10538 E FLOSSMOOR AVE	MESA	AZ	85208
BAGNALL MELISSA M/BRAD R		10544 E FLOSSMOOR AVE	MESA	AZ	85208
STU AND CINDY BELLER FAMILY TRUST		10550 E FLOSSMOOR AVE	MESA	AZ	85208
PROGRESS PHOENIX LLC		PO BOX 4090	SCOTTSDALE	AZ	85261
PARR KIMBERLY S		10560 E FLOSSMOOR AVE	MESA	AZ	85208
PGY TRUST		327 S TRAVIS	MESA	AZ	85208
CRUZ MARTHA		10604 E FLOSSMOOR AVE	MESA	AZ	85208
RIZO ARTURO		10610 E FLOSSMOOR AVE	MESA	AZ	85208
GRANDINETTE DANIELLE/NATHANIEL		10616 E FLOSSMOOR AVE	MESA	AZ	85208
MARSH YVONNE MICHELLE		10622 E FLOSSMOOR AVE	MESA	AZ	85208
EL FIN DEL CAMINO LLC		3335 N 91ST PL	MESA	AZ	85027
AMAYA JAVIER A/NANCY		10613 E FLOSSMOOR AVE	MESA	AZ	85208
HAMBLIN BRANDON/KIMBERLY		9904 E FARMDALE AVE	MESA	AZ	85208

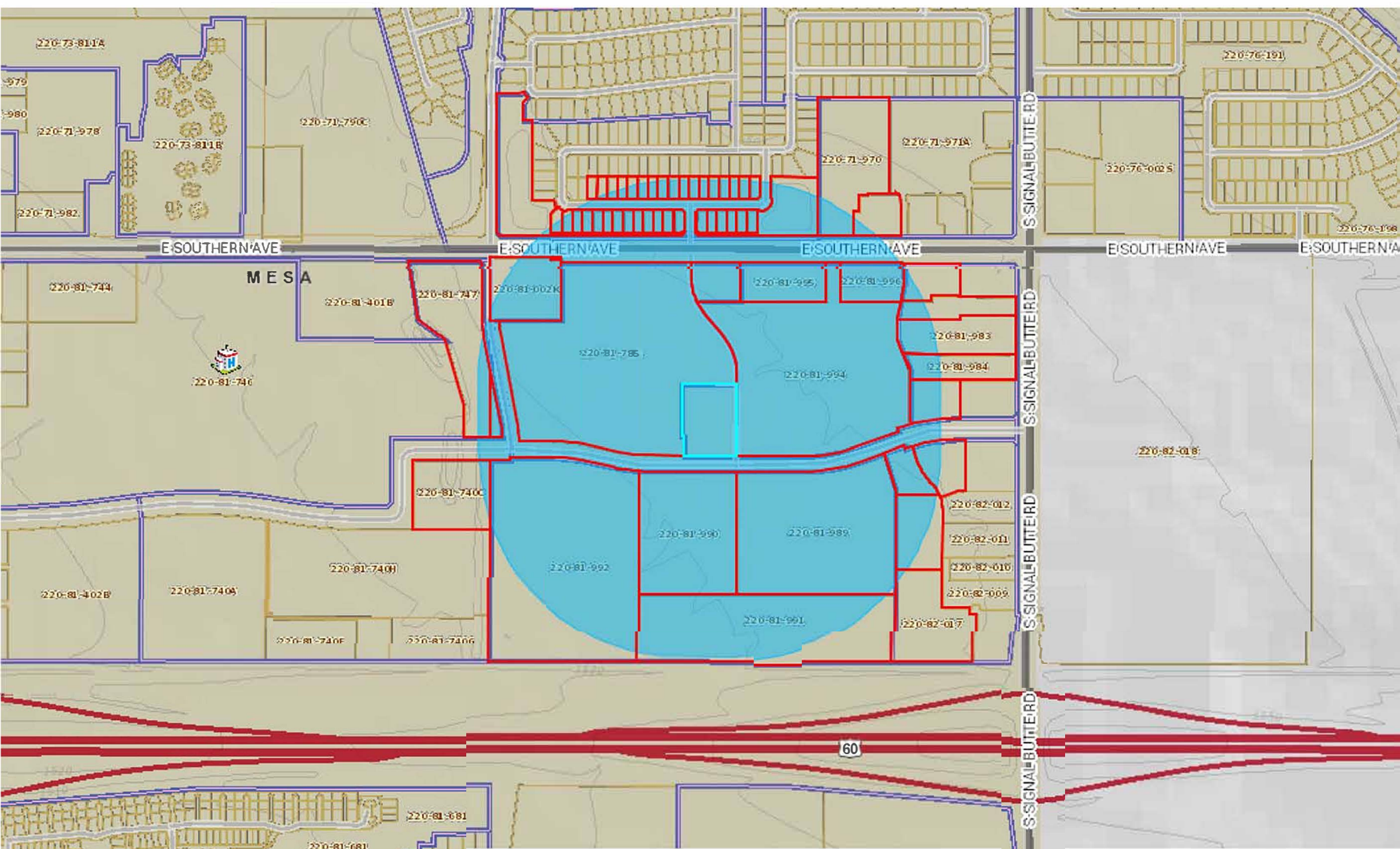
1000' Neighborhood Mailing List w. NH Associations

HARVEY BRIAN		10601 E FLOSSMOOR AVE	MESA	AZ	85208
ARP 2014-1 BORROWER LLC		23975 PARK SORRENTO	CALABASAS	CA	91302
BEN FATTO LLC		1223 S CLEARVIEW AVE SUITE 103	MESA	AZ	85209
PARKWOOD RANCH COMMUNITY MASTER ASSOCIATION		633 E RAY RD STE 122	GILBERT	AZ	85296
SPHINX REAL ESTATE LLC		19230 FLINT ST	SPRING HILL	KS	66083
KEIL SONOMA CORPORATION		4131 N 36TH ST	PHOENIX	AZ	85018
SALT RIVER PROJECT AG IMP & POWER DIST		PO BOX 52025	PHOENIX	AZ	85072
SKI PROPERTIES LLC		2149 E WARNER RD STE 101	TEMPE	AZ	85284
BEOR FUND 1 LLC		6720 N SCOTTSDALE RD STE 210	SCOTTSDALE	AZ	85253
VJ CRISMON LLC		4300 N MILLER RD STE 153	SCOTTSDALE	AZ	85251
1304 SOUTH 105TH PLACE AZ OWNER LLC		345 PARK AVE	NEW YORK	NY	10154
JBHM PROPERTIES LLC		3078 E INDIGO BAY DR	GILBERT	AZ	85234
MG INVESTMENT II LLC		12017 N 62ND PL	SCOTTSDALE	AZ	85254
MG INVESTMENT LLC		12017 N 62ND PL	SCOTTSDALE	AZ	85254
VIP FUND III LLC		1380 LEAD HILL BLVD STE 260	ROSEVILLE	CA	95661
MOUNTAIN VISTA JV LLC		7979 E PRINCESS DR SUITE 17	SCOTTSDALE	AZ	85255
SPARROW ACQUISITIONS LLC		5203A BRODIE LN	AUSTIN	TX	78745
SIGNAL BUTTE BFC LLC		1635 N GREENFIELD RD STE 115	MESA	AZ	85205
DHIC MOUNTAIN VISTA LLC		20410 NORTH 19TH AVE STE 100	PHOENIX	AZ	85027
DHI COMMERCIAL-SIGNAL BUTTE LLC		20410 N 19TH AVE SUITE 100	PHOENIX	AZ	85027
SIGNAL BUTTE HAMPTON MESA AZ LLC		111 MONUMENT CIR STE 1600	INDIANAPOLIS	IN	46204
SIGNAL BUTTE FITNESS LLC		2415 E CAMELBACK RD SUITE 900	PHOENIX	AZ	85016
Arizona Renaissance Community Association	Linda Riggs	10942 E Florian Ave	Mesa	AZ	85208
Arizona Renaissance Community Association	Samer Abdeh	10950 E Florian Ave	Mesa	AZ	85208
Arizona Renaissance Community Association	Kevin Bishop	633 E Ray Rd, Unit 122	Gilbert	AZ	85296
Augusta Casitas Homeowners Association	Steve Atkins	1650 S Crismon Rd, Unit 28	Mesa	AZ	85209
Crismon Creek Homeowners Association	Anthony Childers	10244 E Jerome Ave	Mesa	AZ	85209
Crismon Creek Homeowners Association	Scott Boek	10152 E Jacob	Mesa	AZ	85209
Crismon Creek Village	Steve Atkins	1650 S Crismon Rd, Unit 28	Mesa	AZ	85209
Crismon Crossing Homeowners Association	Carol Sheppard	1122 S Cerise	Mesa	AZ	85209
Desert Village Homeowner's Association	Jimmy Angell	11120 E LaSalle	Mesa	AZ	85208
Desert Village Homeowner's Association	Jim Reeves	11036 E LaSalle	Mesa	AZ	85208
Parkwood Ranch Community Master Association	Roberta Cullen	10418 E Diamond Ave	Mesa	AZ	85208
Parkwood Ranch Community Master Association	Donnis Plumb	10458 E El Moro Ave	Mesa	AZ	85208

1000' Neighborhood Mailing List w. NH Associations

Parkwood Ranch Community Master Association	Misti Rash	10614 E Carmel Ave	Mesa	AZ	85208
Parkwood Ranch Community Master Association	Kristen Reynolds	10223 E Crescent Ave	Mesa	AZ	85209
Parkwood Ranch Community Master Association	Jennifer Sherwood	10247 E Crescent Ave	Mesa	AZ	85208
Sunland Springs Village	Brian Bender	10831 E Obispo Ave	Mesa	AZ	85212
Sunland Springs Village	Michael Tucker	11023 E Naranja Ave	Mesa	AZ	85209
Sunland Springs Village	Robin Scott	1475 E Bella Vista Rd	San Tan Valley	AZ	85143
Villages of Eastridge Homeowners Association	Jeff Lee	2125 S Archer	Mesa	AZ	85209
Villages of Eastridge Homeowners Association	Kevin Bishop	633 E Ray Rd, Unit 122	Gilbert	AZ	85296

EXHIBIT B - 1,000' Property Owner List





**TIFFANY
& BOSCO**
P.A.

**EXHIBIT C - Neighborhood
Notification Letter**

Shaine T. Alleman
Attorney at Law
602.452.2712
sta@tblaw.com

April 1, 2022

RE: Hampton Multifamily Development; Rezoning & Site Plan Applications

Dear Neighbor:

On behalf of our client, Next Generation Capital, LLC, we are preparing to submit a Rezoning and Site Plan Application to the City of Mesa for an approximately 2.17-acre property generally located at the northwest corner of S. 105th Place and E. Hampton Avenue (the "Property"). The Applications are requesting to designate the Property with a rezoning category that will allow for a townhome multifamily development.

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We invite you to review these documents and if you have any questions regarding the proposal, please call or email me your questions at (602) 452-2712 or sta@tblaw.com. As we proceed through the Application process with the City of Mesa there will be future public hearings at the City's Planning & Zoning Board and the City Council. You should receive a subsequent mailings identifying the date and location of those meeting when they are scheduled.

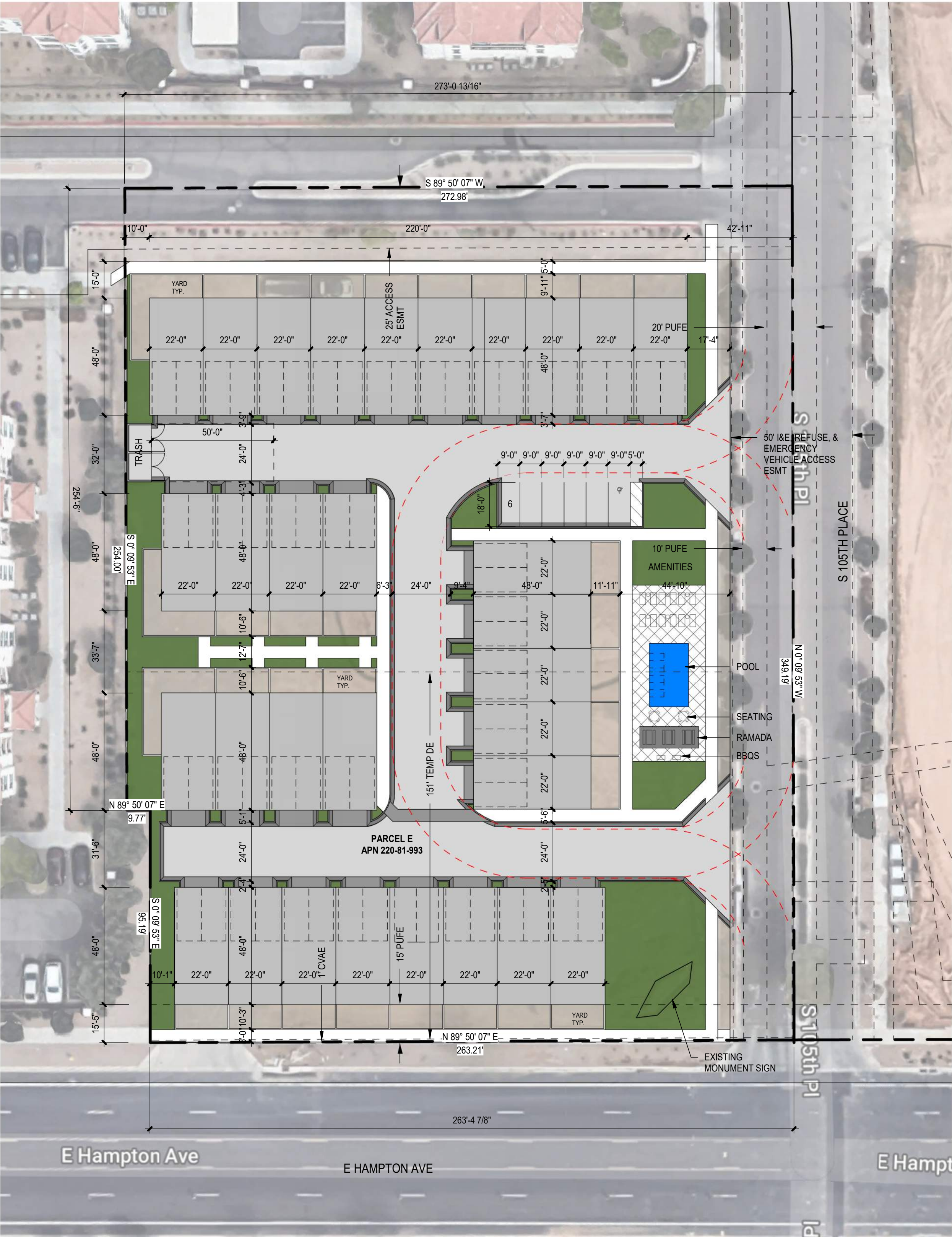
Sincerely,

Shaine T. Alleman

www.tblaw.com

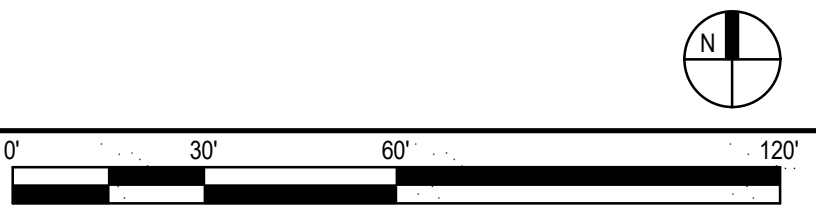
Camelback Esplanade II, Seventh Floor
2525 East Camelback Road
Phoenix, Arizona 85016-4229

602.255.6000 PHONE
602.255.0103 FAX



SITE DATA	
APN:	220-81-993
AREA:	94,525 SF (2.17 ACRES)
CURRENT ZONING DISTRICT:	LC (LIMITED COMMERCIAL)
PROPOSED ZONING:	RM-3 PAD
TOTAL UNITS:	31 (3 BEDROOM) UNITS
LOT COVERAGE:	32,732 SF (0.75 ACRES)
OPEN SPACE:	61,793 SF (1.42 ACRES)
OPEN SPACE PERCENTAGE:	65%
PARKING:	1 ADA PARKING STALL 5 PARKING STALLS 62 GARAGES
TOTAL PARKING:	68

1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

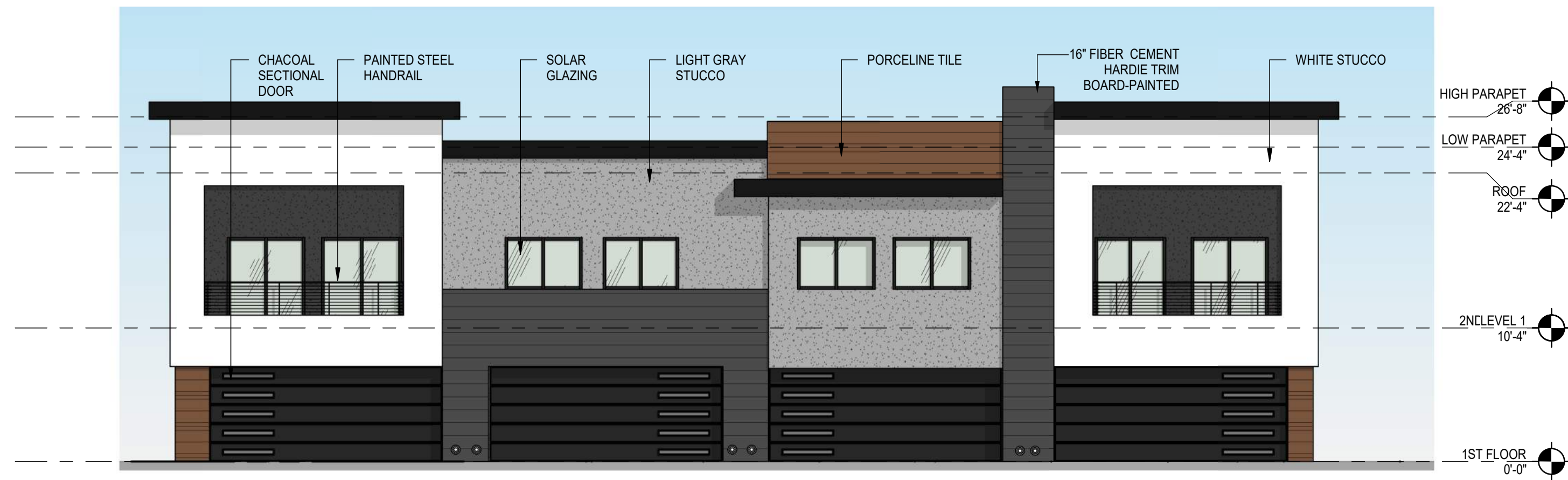


21009 3/29/2022 4:15:36 PM - PLOT DATE
HAMPTON TOWNHOMES
PROJECT TEAM
ARCHITECT
EDIFICE
876 N MCQUEEN RD,
SUITE 108
MESA AZ 85233
T 480.580.1116
CONTACT: DANE ASTLE
NEXT GENERATION CAPITAL
SWC OF 105TH PL & E HAMPTON AVE, MESA AZ 85208

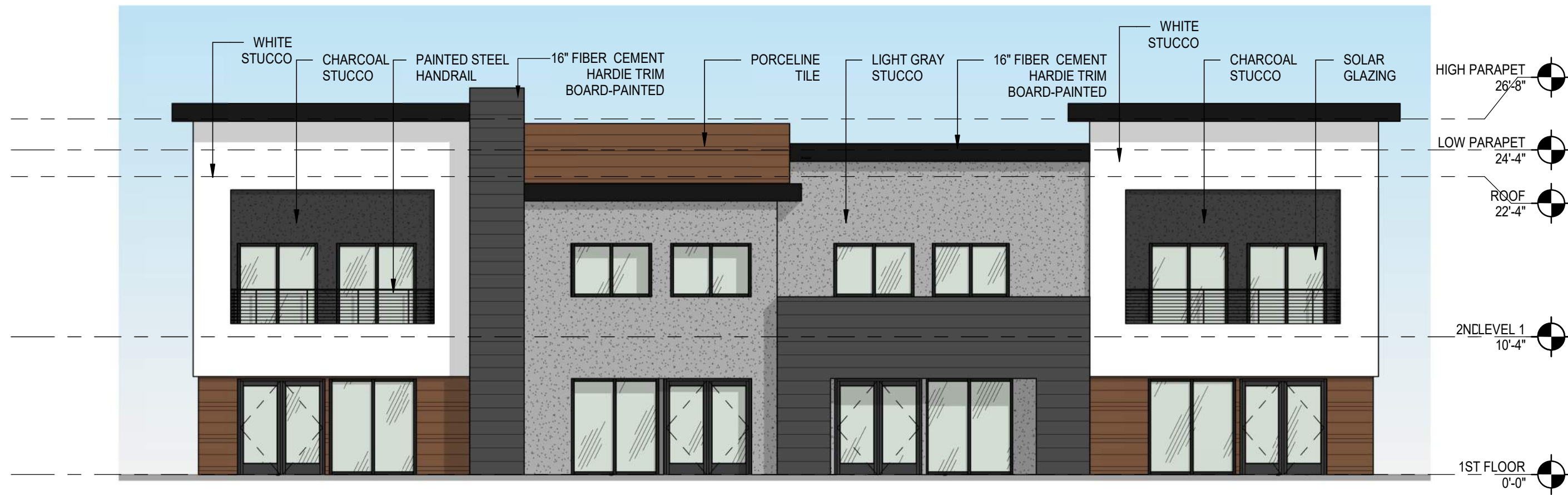
#	DESCRIPTION	DATE
1	PRE-APPLICATION	03.29.2022

ARCHITECTURAL
SITE PLAN

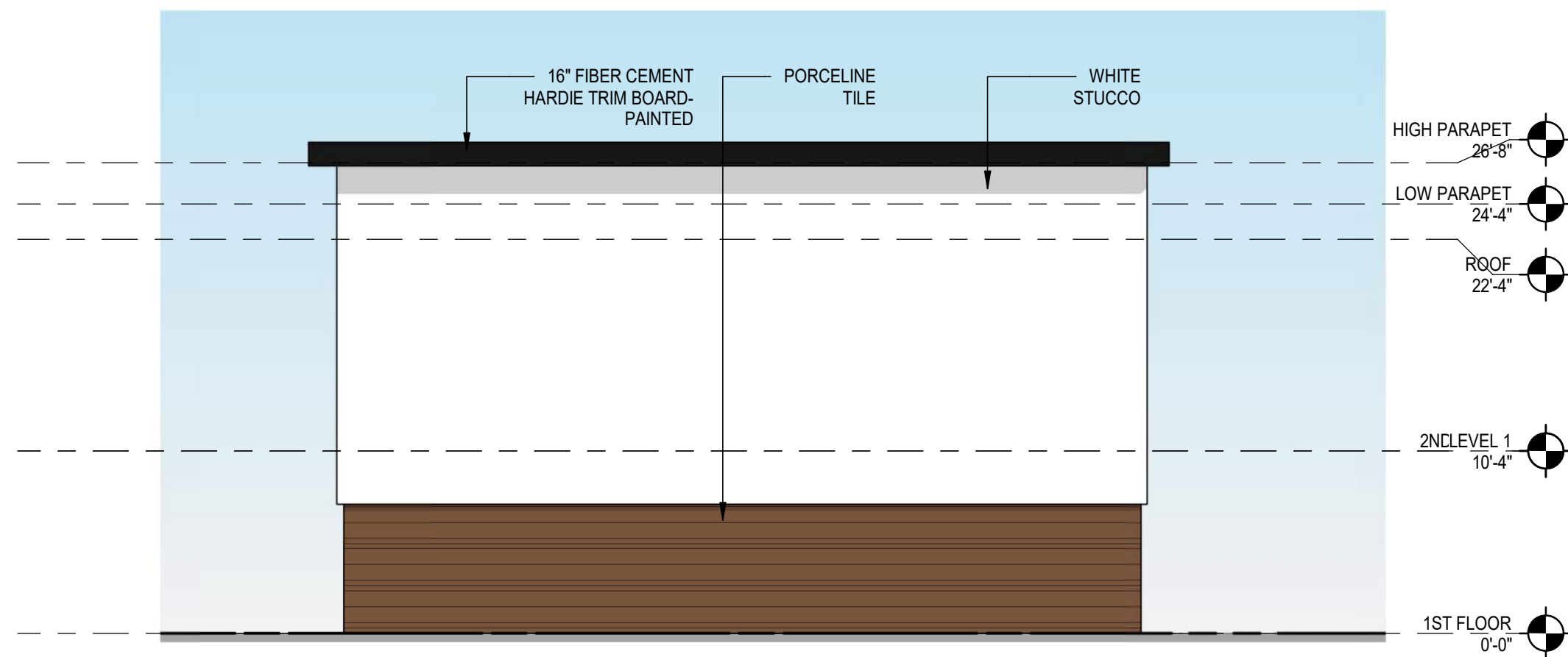
AS-101



1 ELEVATION GARAGES
1/8" = 1'-0"



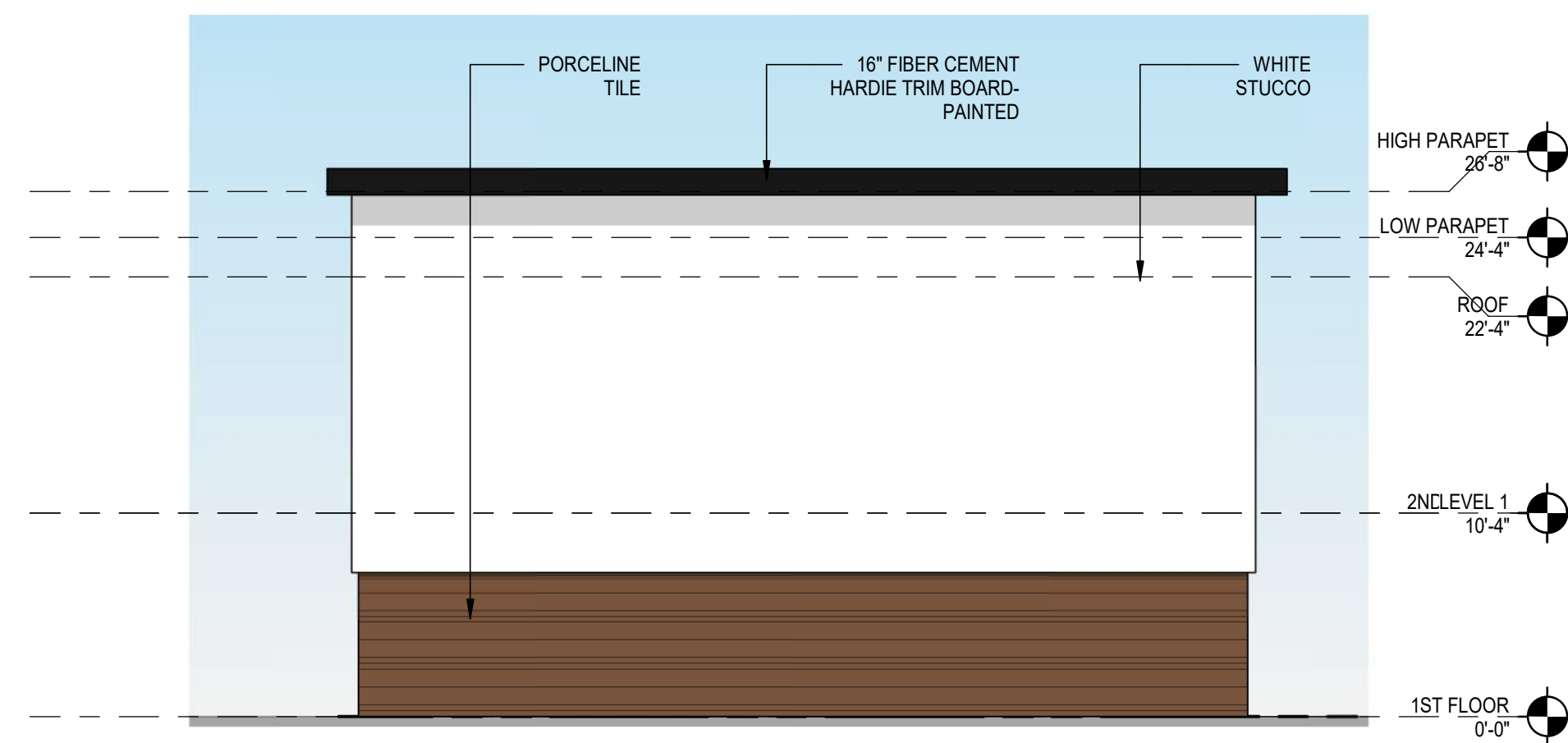
2 FRONT ELEVATION
1/8" = 1'-0"



3 SIDE ELEVATION
1/8" = 1'-0"



4-PLEX PERSPECTIVE



4 SIDE ELEVATION 2
1/8" = 1'-0"



876 N. MCQUEEN RD, SUITE 108
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HAMPTON TOWNHOMES

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MESA AZ 85233
T 480.580.1116
CONTACT: DANE ASTLE

#	DESCRIPTION	DATE
1	PRE-APPLICATION	03.29.2022

4-PLEX ELEVATIONS

AE-201

EXHIBIT D

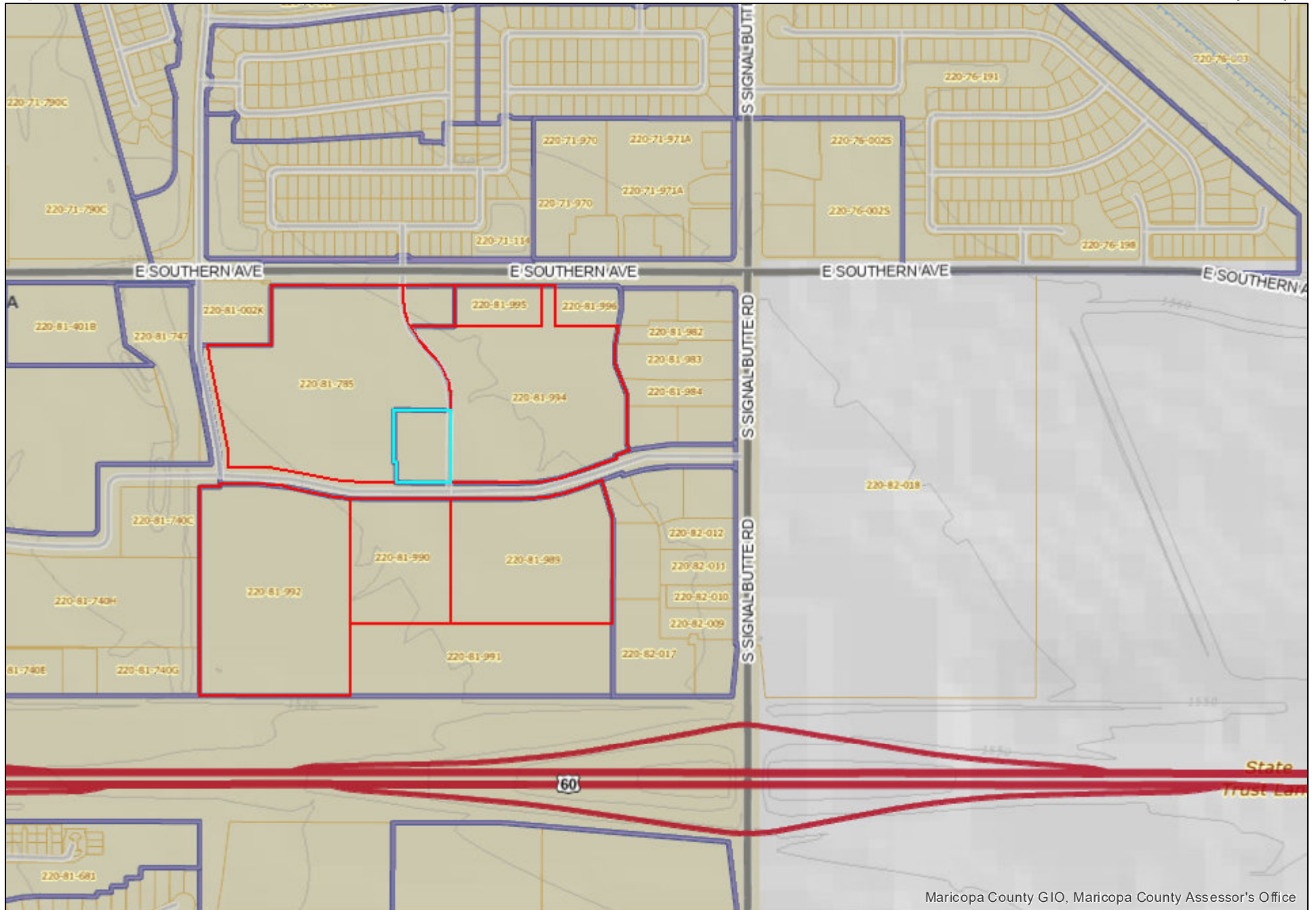
500' Neighborhood Mailing List With Neighborhood Associations

Owner	Attn	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
1304 SOUTH 105TH PLACE AZ OWNER LLC		345 PARK AVE	NEW YORK	NY	10154
JBHM PROPERTIES LLC		3078 E INDIGO BAY DR	GILBERT	AZ	85234
MOUNTAIN VISTA JV LLC		7979 E PRINCESS DR SUITE 17	SCOTTSDALE	AZ	85255
SPARROW ACQUISITIONS LLC		5203A BRODIE LN	AUSTIN	TX	78745
SIGNAL BUTTE BFC LLC		1635 N GREENFIELD RD STE 115	MESA	AZ	85205
DHIC MOUNTAIN VISTA LLC		20410 NORTH 19TH AVE STE 100	PHOENIX	AZ	85027
DHI COMMERCIAL-SIGNAL BUTTE LLC		20410 N 19TH AVE SUITE 100	PHOENIX	AZ	85027
Arizona Renaissance Community Association	Linda Riggs	10942 E Florian Ave	Mesa	AZ	85208
Arizona Renaissance Community Association	Samer Abdeh	10950 E Florian Ave	Mesa	AZ	85208
Arizona Renaissance Community Association	Kevin Bishop	633 E Ray Rd, Unit 122	Gilbert	AZ	85296
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Crismon Creek Homeowners Association	Anthony Childers	10244 E Jerome Ave	Mesa	AZ	85209
Crismon Creek Homeowners Association	Scott Boek	10152 E Jacob	Mesa	AZ	85209
Crismon Creek Village	Steve Atkins	1650 S Crismon Rd, Unit 28	Mesa	AZ	85209
Crismon Crossing Homeowners Association	Carol Sheppard	1122 S Cerise	Mesa	AZ	85209
Desert Village Homeowner's Association	Jimmy Angell	11120 E LaSalle	Mesa	AZ	85208
Desert Village Homeowner's Association	Jim Reeves	11036 E LaSalle	Mesa	AZ	85208
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Parkwood Ranch Community Master Association	Misti Rash	10614 E Carmel Ave	Mesa	AZ	85208
Parkwood Ranch Community Master Association	Kristen Reynolds	10223 E Crescent Ave	Mesa	AZ	85209
Parkwood Ranch Community Master Association	Jennifer Sherwood	10247 E Crescent Ave	Mesa	AZ	85208
Sunland Springs Village	Brian Bender	10831 E Obispo Ave	Mesa	AZ	85212
Sunland Springs Village	Michael Tucker	11023 E Naranja Ave	Mesa	AZ	85209
Sunland Springs Village	Robin Scott	1475 E Bella Vista Rd	San Tan Valley	AZ	85143
Villages of Eastridge Homeowners Association	Jeff Lee	2125 S Archer	Mesa	AZ	85209
Villages of Eastridge Homeowners Association	Kevin Bishop	633 E Ray Rd, Unit 122	Gilbert	AZ	85296



EXHIBIT E - 500' Property Owner List

Map



Maricopa County GIO, Maricopa County Assessor's Office

8/5/2022 4:21:27 PM



**TIFFANY
& BOSCO**
P.A.

EXHIBIT F - Public Hearing Notification Letter

Shaine T. Alleman
Attorney at Law
602.452.2712
sta@tblaw.com

August 8, 2022

RE: Hampton Townhomes; Rezoning & Site Plan Applications (ZON22-00436);
Planning and Zoning Board Hearing Notification, August 25, 2022

Dear Neighbor,

On behalf our client, Next Generation Capital, LLC, we have applied for a Rezoning and Site Plan Application to the City of Mesa for an approximately 2.17-acre property generally located at the northwest corner of S. 105th Place and E. Hampton Avenue (the "Property"). The Application is requesting to designate the Property with RM-3 with a PAD overlay (RM-3-PAD) to allow for a townhome multifamily development. The case number assigned to this project is ZON22-00436. (See enclosed proposed site plan)

This letter is being sent to all property owners within 500' of the Property and registered neighborhoods and HOA's within ½ mile of the Property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at (602) 452-2712 or email me at sta@tblaw.com.

This Application is scheduled for consideration by the Mesa Planning and Zoning Board meeting on August 25th, 2022 in the City Council Chambers located at 57 East First Street, Mesa, AZ. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.mesa11.com/live), or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card 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 Sean Pesek, Planning Division staff. 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.

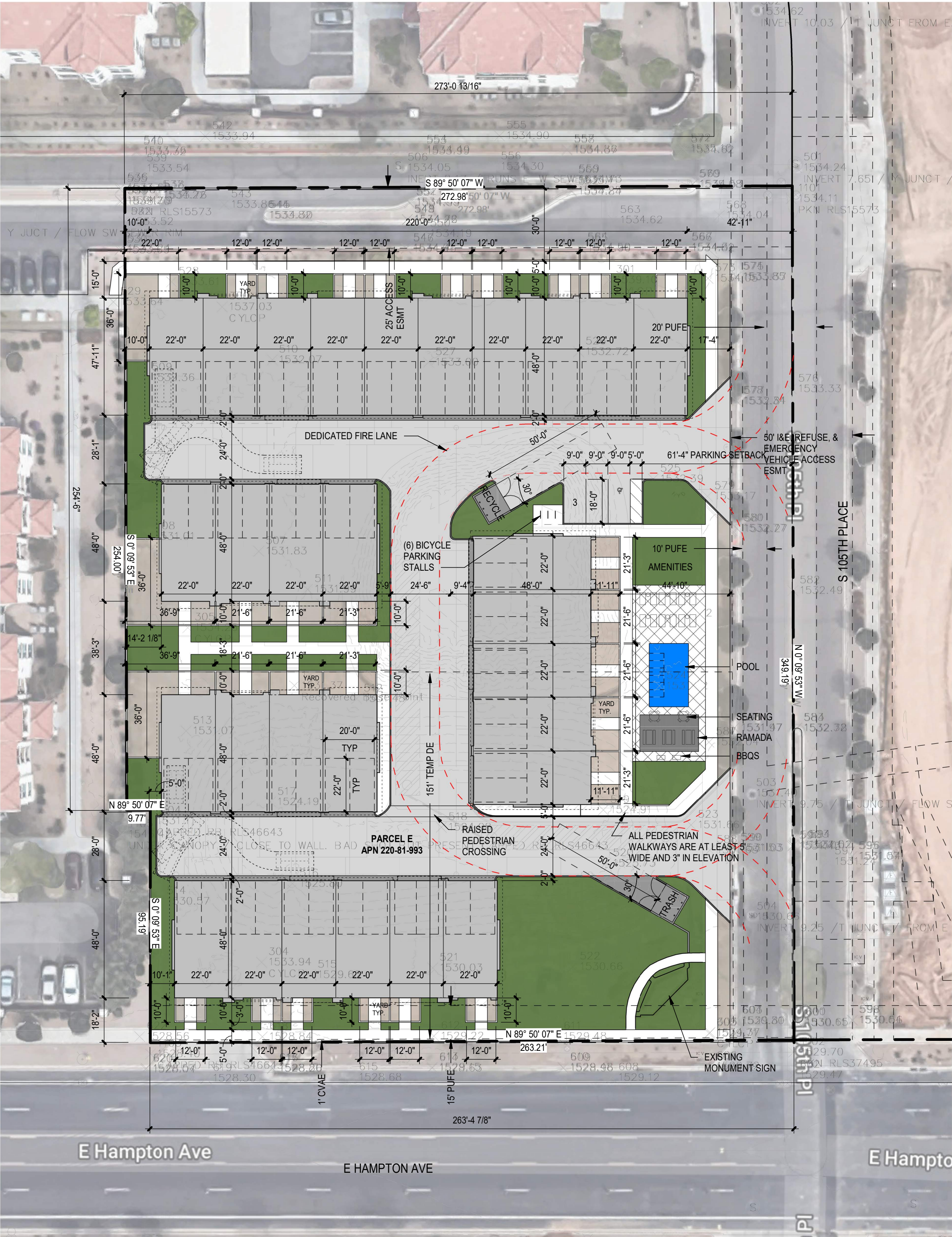
Sincerely,

Shaine T. Alleman

www.tblaw.com

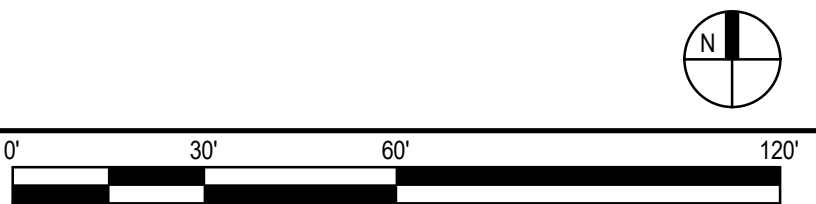
Camelback Esplanade II, Seventh Floor
2525 East Camelback Road
Phoenix, Arizona 85016-4229

602.255.6000 PHONE
602.255.0103 FAX



SITE DATA	
APN:	220-81-993
AREA:	94,525 SF (2.17 ACRES)
CURRENT ZONING DISTRICT:	LC (LIMITED COMMERCIAL)
PROPOSED ZONING:	RM-3 PAD
TOTAL UNITS:	29 (3 BEDROOM) UNITS
DENSITY:	13.36 DWELLING UNITS / ACRE
LOT COVERAGE:	30,620 SF (0.70 ACRES)
OPEN SPACE:	63,904 SF (1.47 ACRES)
OPEN SPACE PERCENTAGE:	68%
PARKING:	1 ADA PARKING STALL 2 PARKING STALLS 58 GARAGES
TOTAL PARKING:	61

1 ARCHITECTURAL SITE PLAN
1" = 30'-0"



160 WEST GUADALUPE ROAD, SUITE 104
GILBERT, AZ 85233
T 480.580.1116

21009
9/8/2022 12:38:33 PM - PLOT DATE

HAMPTON TOWNHOMES

NEXT GENERATION CAPITAL

SWC OF 105TH PL & E HAMPTON AVE, MESA AZ 85208

PROJECT TEAM

ARCHITECT
EDIFICE
1630 W GUADALUPE RD,
SUITE 104
GILBERT, AZ 85233
T 480.580.1116
CONTACT: DANE ASTLE

#	DESCRIPTION	DATE

FOURTH SUBMITTAL
09.08.2022

ARCHITECTURAL
SITE PLAN

AS-101

**EXHIBIT G - Public Notice
Sign Posting Affidavit**

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 08/08/22

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 # ZON22-00436, on NWC Hampton & 105th Ol. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

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

Applicant's/Representative's signature: 

SUBSCRIBED AND SWORN before me on 08/08/22


Notary Public



CITY OF MESA PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
57 EAST FIRST STREET MESA, ARIZONA
TIME: 4:00 PM DATE: August 24, 2022
CASE: ZON22-00436

REQUEST: Rezone from Limited Commercial with a Planned Area Development Overlay (LC-PAD) to Multiple Residence 3 with a Planned Area Development Overlay (RM-3-PAD-PAD) and Site Plan Review. This request will allow for a multiple residence development.

APPLICANT: Shaine T. Alleman
PHONE: (602) 452-2712
Planning Division: (480) 644-2385

Posting date: 8/8/2022

Aug 08, 2022 08:41AM
E Hampton Ave
Maricopa County

