

# CITIZEN PARTICIPATION REPORT FOR **HAWES CROSSING VILLAGE 2, PARCEL A** REZONE (PAD AMENDMENT) ZON22-00924

Mesa, Arizona

August 30, 2022

Purpose: The purpose of this Citizen Participation Report is to provide the results of the implementation of the Citizen Participation Plan for the Rezone (PAD Amendment) request from Small Lot Single Residence-4.0 with a Planned Area Development overlay (RSL-4.0-PAD) to Small Lot Single Residence-4.0 with a Planned Area Development overlay (RSL-4.0-PAD-PAD) for Hawes Crossing Village 2, Parcel A. The area of the proposed PAD amendment is +/-26-acres generally located south and west of the southwest corner of Hawes Road and Elliott Road ("Site"). This report provides evidence that citizens, neighbors, public agencies, and interested persons have had the opportunity to learn about and comment on the proposed plans and actions addressed in the application. Documentation of citizen notification, letters, and other materials are attached.

Contact:

Keith Nichter

1001 W. Southern Avenue, Suite 131

Mesa, Arizona 85210

Phone: 602.313.7206

Email: [Keith.Nichter@kimley-horn.com](mailto:Keith.Nichter@kimley-horn.com)

Proposal: This application for a PAD amendment follows the Hawes Crossing PAD requiring amendments to be submitted for future review and approval for any parcel(s). This amendment is for Parcel A within the Hawes Crossing Village 2 boundary and represents only a portion of the residential area within the Small Lot Single Residence (RSL) boundaries. The preliminary plat and specific plan for the overall residential portion of Village 2 was recently approved by Planning and Zoning (P & Z) Board on February 23, 2022. This approval was for the single-family portion, to be developed by Taylor Morrison, Inc., for the overall 607 homes with an overall density of approximately 4.0 dwelling units/per acre (du/ac) consistent with the City of Mesa General Plan land use designation and PAD standards. The proposed PAD amendment will allow for the development of the specific plan as approved by City Staff and P & Z. This requires that the development standards be amended to allow for ten (10) of the lots within Parcel A that do not meet the RSL 4.0 standards, which were introduced to meet the PAD product diversity requirements as coordinated with City Staff.

City Coordination: The project team has been in contact with City of Mesa ("City") planning staff and other City departments throughout the entitlement process in order to address the requirements of the previous approvals.

Notification: In order to provide effective citizen participation in conjunction with the application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts the members of the community and stakeholders believe the proposed project may have.

1. A contact list was developed for citizens and agencies in this area including:
  - a. All registered neighborhood associations within one mile of the project.
  - b. Homeowners' Associations within one half mile of the project.
  - c. Property owners within 1,000 feet from the Site.
2. All persons listed on the contact list were mailed a letter describing the project, project schedule, site plan and invitation to respond to discuss the project. Additionally, a meeting was offered to be held if there was a request or need to do so.
3. On August 30<sup>th</sup>, 2022 the applicant delivered stuffed and stamped public notification letters, to the City of Mesa Planning Department for all property owners within 500 feet of the parcel. This letter, to me mailed, notified them of the upcoming Planning and Zoning Board Hearing.

Site Posting: A notification sign was posted on the site on August 29, 2022. The sign was in conformance with the City of Mesa specifications including language regarding the project as well as the dates and times for the City of Mesa Planning and Zoning Board meeting. Photos of the signs and an Affidavit of Posting are attached as evidence that the signs were installed on the property as required.

Comments and Correspondence Received: At the time of this CPR, no responses have been received from any Neighborhood Associations, Homeowners' Associations or Neighbors. All future comments and feedback received will be documented and submitted to the City of Mesa in an updated Citizen Participation Report prior to the first public hearing.

Upcoming Meeting/Hearing Dates: September 14, 2022 – Planning and Zoning Board Hearing

Attachments:

- 1,000' BUFFER AREA EXHIBIT – NOTIFICATION MAP
- REGISTERED NEIGHBORHOOD MAP
- 1,000' MAILING LIST
- 500' BUFFER AREA EXHIBIT – NOTIFICATION MAP
- 500' MAILING LIST
- NEIGHBORHOOD LETTER
- PUBLIC HEARING NOTIFICATION LETTER
- SITE POSTING AFFIDAVIT
- SITE POSTING PHOTOGRAPH



## 1,000' MAILING LIST

Owner	MAIL ADDRESS	CITY	STATE	ZIP CODE
TLC FOUNDATION LP	5536 E SOLANO DR	PARADISE VALLEY	AZ	85253
MCMILLAN ALEX/CHRISINA/ETAL	3291 S THISTLE PL	CHANDLER	AZ	85248
ARIZONA STATE OF	1616 W ADAMS ST	PHOENIX	AZ	85007
ROBO LAND LLC	19965 E ELLIOT	MESA	AZ	85212
VPTM HAWES CROSSING LB LLC	901 MARQUETTE AVE S STE 3300	MINNEAPOLIS	MN	55402
CHARLES FEENSTRA DAIRY LLC	19711 E ELLIOT RD	MESA	AZ	85212
MESA-CASA GRANDE LAND CO LLC	19965 E ELLIOT RD	MESA	AZ	85212
AHMADZADEH FAMILY REVOCABLE LIVING TRUST	1675 E GOLD DUST AVE	PHOENIX	AZ	85020
DODDS ELLIOT AND SOSSAMAN TRUST	11243 S SOSSAMAN RD	MESA	AZ	85212
REDPOINT CONTRACTING HOLDINGS LLC	39506 N DAISY MOUNTAIN	PHOENIX	AZ	85086
HAPPY WIFE STORAGE LLC	3815 S SOSSAMAN RD	MESA	AZ	85212
HATCH INDUSTRIES LLC	1776 W RUTLEDGE DR	SNOWFLAKE	AZ	85937
KODIAK INVESTMENTS LLC	4136 S 80TH ST	MESA	AZ	85212
WASTE MANAGEMENT OF ARIZONA INC	PO BOX 1450	CHICAGO	IL	60690
KING INVESTMENT TRUST	11801 S SOSSAMAN RD	MESA	AZ	85212
EASTRIDGE HOA	8529 E PORTOBELLO CIR	MESA	AZ	85212
VILLAGE AT HAWES HOA	3132 S EUGENE	MESA	AZ	85212
BOULDER CREEK	8064 E OLLA AVE	MESA	AZ	85211



## 500' MAILING LIST

Owner	MAIL ADDRESS	CITY	STATE	ZIP CODE
ARIZONA STATE OF	1616 W ADAMS ST	PHOENIX	AZ	85007
ROBO LAND LLC	19965 E ELLIOT	MESA	AZ	85212
VPTM HAWES CROSSING LB LLC	901 MARQUETTE AVE S STE 3300	MINNEAPOLIS	MN	55402
MESA-CASA GRANDE LAND CO LLC	19965 E ELLIOT RD	MESA	AZ	85212
AHMADZADEH FAMILY REVOCABLE LIVING TRUST	1675 E GOLD DUST AVE	PHOENIX	AZ	85020
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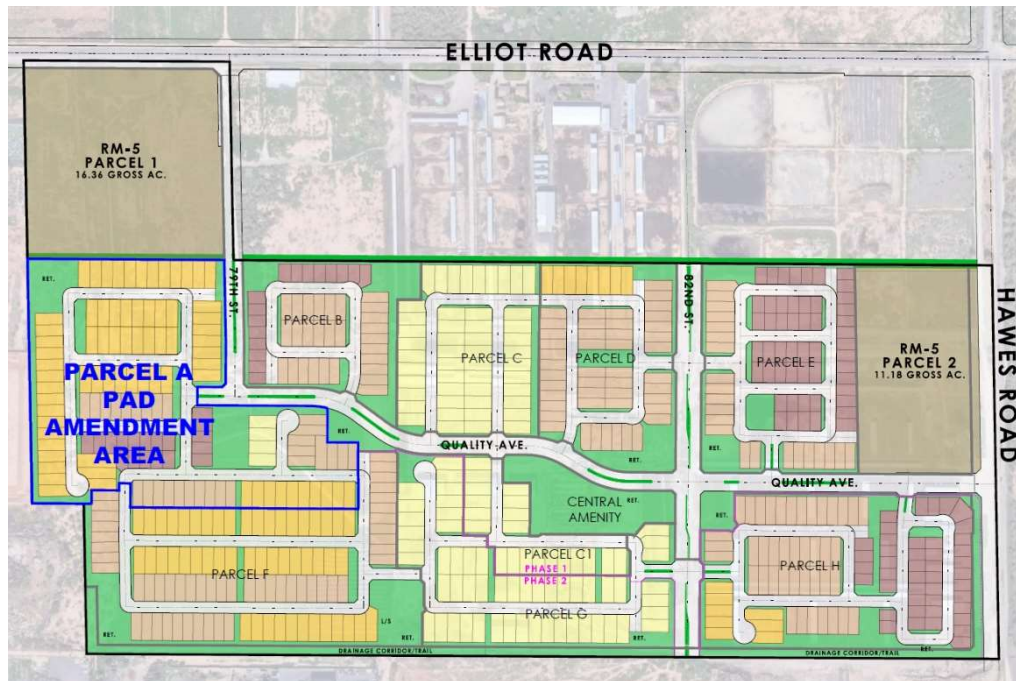


## HAWES CROSSING VILLAGE 2 PARCEL A PLANNED AREA DEVELOPMENT (PAD) AMENDMENT

Dear Neighbor,

On behalf of Taylor Morrison Arizona Inc, Kimley-Horn is excited to notify you of the zoning application (Case #ZON22-00924) for a PAD amendment that has been submitted for review to the City of Mesa for the property generally located south and west of the southwest corner of Hawes Road and Elliott Road. The subject property is a part of the larger approved Hawes Crossing Planned Area Development (ZON17-00606) and looks to build off the extensive planning invested in the design of the PAD in order to produce a high-quality neighborhood that is in conformance with the City of Mesa General Plan and intent of the PAD.

This PAD amendment is for Parcel A (+/-26 acres) within the Hawes Crossing Village 2 boundary and represents only a portion of the residential area within the Small Lot Single Residence (RSL) boundaries. The preliminary plat and specific plan for the overall residential portion of Village 2 (ZON21-01023) was recently approved by Planning and Zoning (P & Z) Board on February 23, 2022. This approval was for the single-family portion, to be developed by Taylor Morrison, Inc., as seen below in the approved specific plan. The proposed PAD amendment will allow for the development of the specific plan as approved by City Staff and P & Z. This requires that the development standards be amended to allow for ten (10) of the +/-50'x75' style lots within the RSL 4.0 area of Parcel A, which were introduced to meet the PAD product diversity requirements, as coordinated with City Staff.



This notice is being sent to property owners within 1,000 feet of the site, registered neighborhood associations within one mile and HOAs within ½ mile to inform you of this application and to provide you with an opportunity to relay any questions, issues, or concerns regarding this application to the project applicant and/or City.

### Lot Type Legend

- +/-50'x75'
- +/-45'x120'
- +/-50'x120'
- +/-55'x120'

Figure 1: Village 2 Approved Specific Plan (Not to scale)

If you have any questions, would like to meet or receive more detail, please contact me at 602.313.7206 or [keith.nichter@kimley-horn.com](mailto:keith.nichter@kimley-horn.com). For additional information, the City of Mesa Project Coordinator for the project is Sean Pesek, who can also be reached at 480.644.6716 or [sean.pesek@mesaaz.gov](mailto:sean.pesek@mesaaz.gov).

Sincerely,  
Keith Nichter





Dear Neighbor,

On behalf of Taylor Morrison Arizona Inc, Kimley-Horn is submitting a zoning application with the City of Mesa for the property generally located south and west of the southwest corner of Hawes Road and Elliott Road. This request is for a Rezone from Small Lot Single Residence-4.0 with a Planned Area Development overlay (RSL-4.0-PAD) to Small Lot Single Residence-4.0 with a Planned Area Development overlay (RSL-4.0-PAD-PAD). This request will allow for the development of Parcel A within the overall residential portion of the Hawes Crossing Village 2 preliminary plat and specific plan (ZON21-01023), which was previously approved by Planning and Zoning (P & Z) Board on February 23, 2022, for a single residence subdivision. The case number assigned to this project is ZON22-00924.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review (on back) is a copy of the site plan of the proposed development. If you have any questions regarding this proposal or would like additional information, please call me at 602-313-7206 or e-mail me at [keith.nichter@kimley-horn.com](mailto:keith.nichter@kimley-horn.com).

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on September 14th, 2022 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](https://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 of their Planning Division staff. He can be reached at 480-644-6716 or [sean.pesek@mesaaz.gov](mailto: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,

A handwritten signature in black ink, appearing to read "Keith Nichter", with a stylized flourish at the end.

Keith Nichter



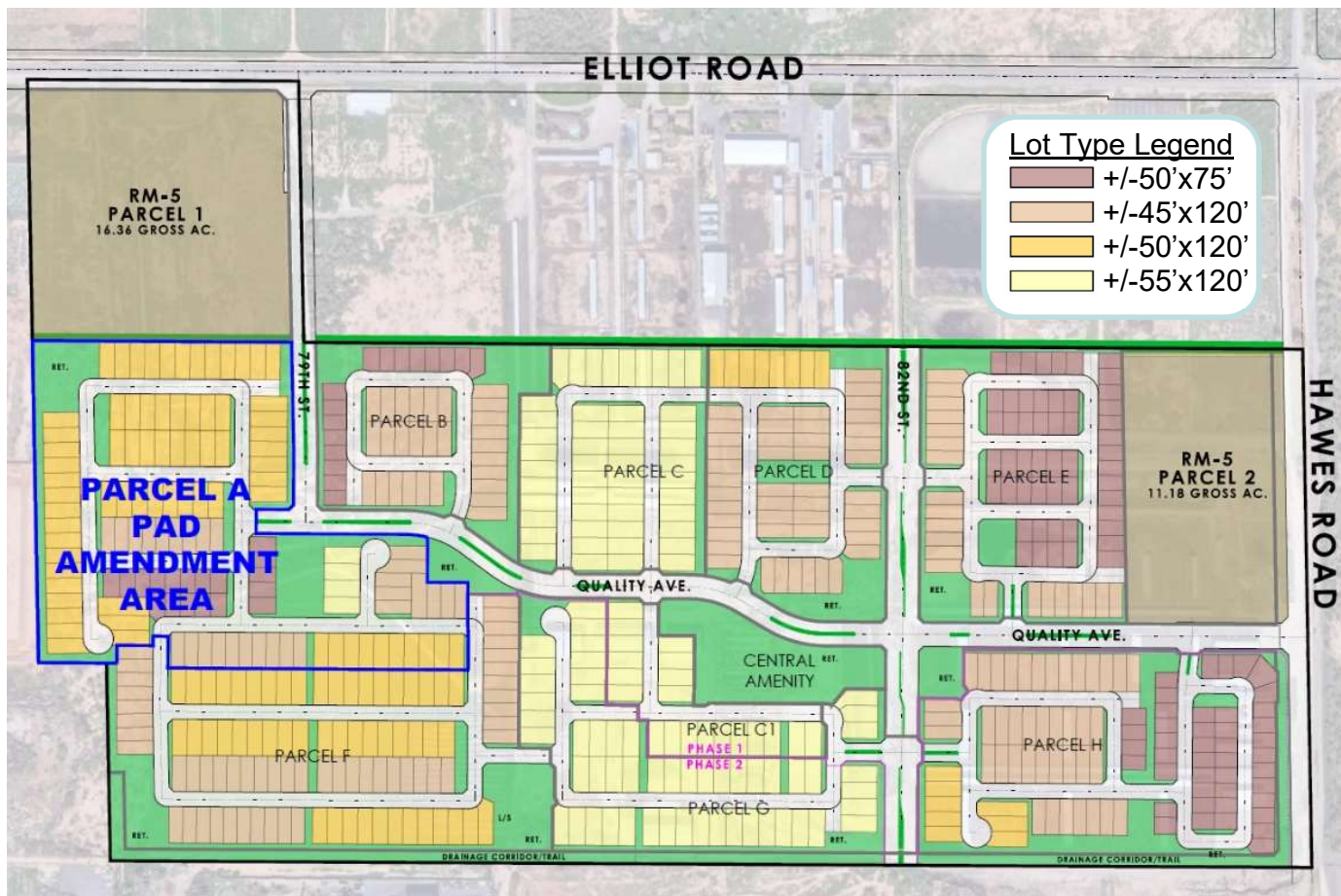


Figure 1: Village 2 Approved Specific Plan (Not to scale)

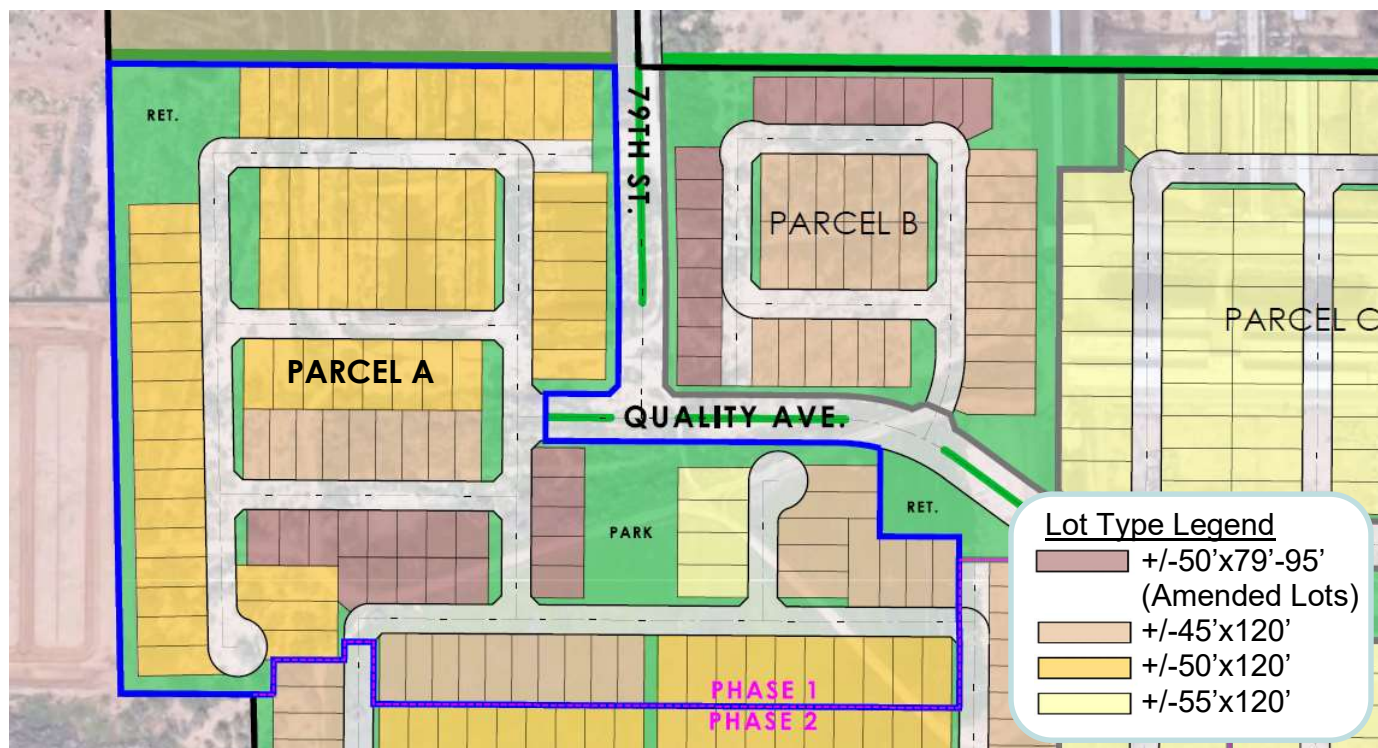


Figure 2: Parcel A Rezone/PAD Amendment Area (Not to scale)

City of Mesa Planning Division

## AFFIDAVIT OF PUBLIC POSTING

Date: 08/29/22

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 # ZON22-00924, on W of SWC Elliot Rd & Hawes Rd. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

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

Applicant's/Representative's signature:

*Meghan Liggett*

SUBSCRIBED AND SWORN before me on 08/29/22

*Marybeth Conrad*  
Notary Public





CITY OF MESA PUBLIC NOTICE  
**ZONING HEARING**

PLANNING & ZONING BOARD

57 EAST FIRST STREET MESA, ARIZONA

TIME: 4:00 PM DATE: September 14, 2022

CASE: ZON22-00924

REQUEST: Rezone from Small Lot Single  
Residence-4.0 with a Planned Area Development  
overlay (RSL-4.0-PAD) to Small Lot Single  
Residence-4.0 with a Planned Area Development  
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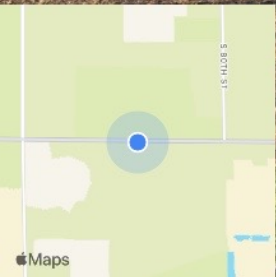
APPLICANT: Kimley-Horn, Keith Nichter

PHONE: (602) 313-7206

Planning Division: (480) 644-2385

Posting date: 8/29/2022

Aug 29, 2022 07:18AM  
19455 E Elliot Rd  
Maricopa County





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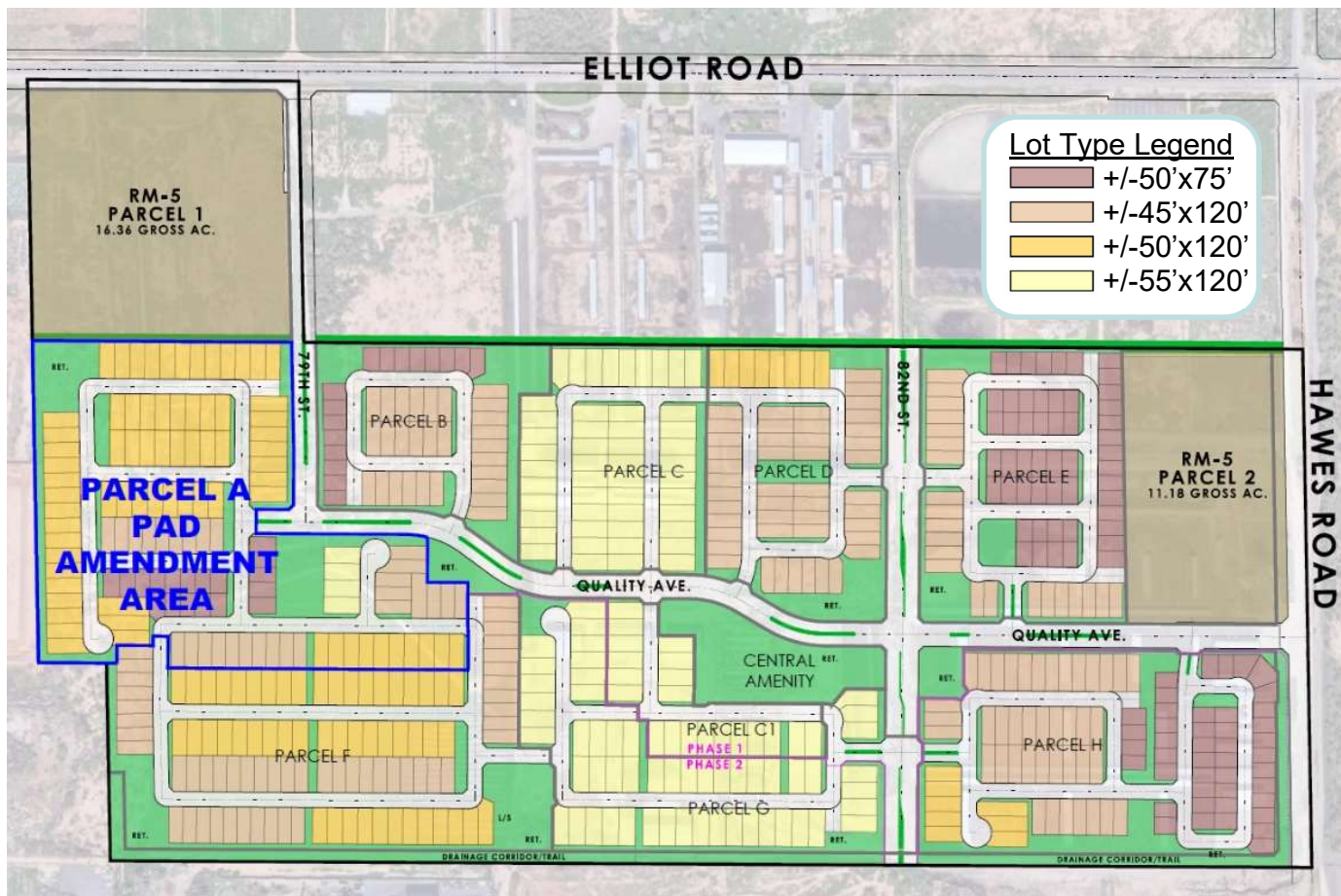


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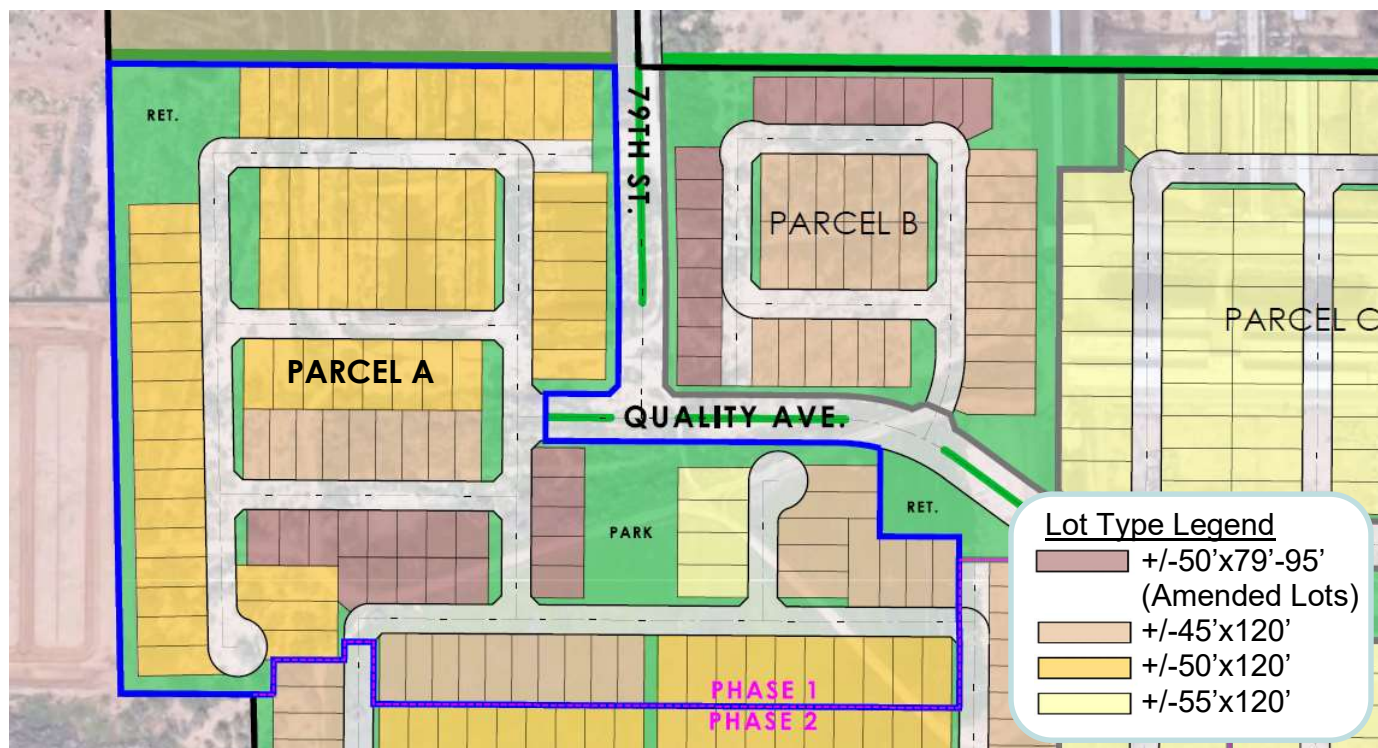


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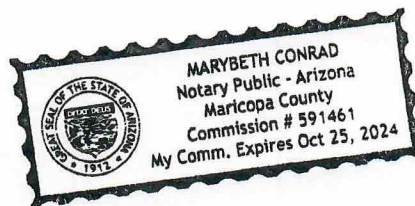
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