

Enclave at Mountain Bridge - Neighborhood Meeting

**Mountain Bridge Owners Clubhouse
9-26-2022 at 6:00pm**

Meeting Hosts: Sean Lake, Tom Lemon, Sarah Fitzgerald, Mountain Bridge HOA President & board members

Attendees: More than 50 neighbors were in attendance. See attached sign in sheets.

Summary

The meeting doors opened at 5:40pm and neighbors signed in and reviewed the presentation boards that were available before and throughout the meeting. The HOA board opened the meeting at 6:05PM with a brief overview of the proposed rezoning and explained that the current commercial use will limit the control from the community as to what is developed.

Next, Tom Lemon introduced himself and briefly described the Blandford project. Tom explained the history of the Mountain Bridge Community and the proposed project. Additionally, he explained that the 7 homes being proposed are the same floorplans and elevations that were built directly across the street at Canyon Preserve and are currently being offered at Reserve at Red Rock.

Mr. Lake introduced the proposed rezoning request and explained the City of Mesa process and time frame for the rezone and preliminary plat. At that point, Mr. Lake turned the meeting over to the neighbors for questions and answers. The following is a summary of the questions asked and answers provided. The meeting concluded at 7:15pm, with informal discussion following until 7:45pm.

Questions

Would a boutique shop go well here?

Boutique shops do best in areas where other retail exists. This site is not a prime location for uses of that sort because of the size and proximity to synergetic businesses. If this was developed as commercial property a standalone business such as a gas station, or McDonalds would do best.

Did you evaluate coming off McKellips with all the driveways already existing? What about the people who already live there, this is going to increase the traffic. The construction process would be annoying for the existing homes.

The proposed 7 lots already have access that is paved and improved, the enclave would be more desirable. We will look at what can be done to address construction traffic and discuss options with the City of Mesa.

We were promised a convenience store and restaurant what happened to that?

This property has been available on the market and has not had any interest in commercial use. The proposal is for a use that matches the areas and completes the Mountain Bridge Community.

Has the board thought about a bond or fund in case Blandford damages the roads?

Yes. We are thinking ahead.

Can we talk about the drainage issue, The current culvert under Ellsworth Road is not conveying all the water, it gets silted up and then floods over Ellsworth Road.

There are washes going through the site, we will have our engineers look at the culvert.

Has there been any thought about the project being annexed into the Mountain Bridge Community?

Yes, we are requesting that it be annexed into the community.

Can we address the speed at this intersection, the amount of traffic on Ellsworth. Can we address the speed on Ellsworth.

Ellsworth and McKellips are arterial roads within the city of mesa. We do not think the City will add a speed bump. However, speed concerns are not within our scope and would need to be directed to the City of Mesa.

Will the homes all be single story

Yes.

Will there be a taller barrier wall to keep people from climbing over and would afford more privacy.

We will have a perimeter theme wall, that will provide privacy along McKellips and Ellsworth Roads.

With only 7 homes being there, will there be enough HOA dues generated to support them or will this be an expense to the HOA?

The board has evaluated, and no costs would be passed along to the HOA. It would provide more income.

We are from Canyon Gate; can you sell these lots separate from Mountain Bridge?

You would lose all control if the property were not annexed. It is much more advantageous if we annex it to Mountain Bridge. We would much rather be a part of Mountain Bridge. This is advantageous from a marketing and community perspective.

The original zoning called for a 200' buffer, can we increase the setback from McKellips and Ellsworth Roads?

We have matched the same setbacks from McKellips and Ellsworth as what exists.

Is there going to be pedestrian/bike access?

The proposal will access the pedestrian gate off the main entry, and we are proposing a pedestrian gate to Ellsworth Road. We will go back and look at pedestrian access without having to go through the 7-lot enclave.

When do you anticipate completion?

4-5 months of zoning, 6-8 of civil review, then grading begins, it will depend on the market. It will be 3 years or more to completion.

Is it possible to not put any grass?

No grass will be used in the common area.

What is the sale price?

We are currently building these floorplans at Reserve at Red Rock so there is available current pricing, and this is not affordable housing. If we were open to sales today, base pricing would be in the 600k's, we cannot predict the price in 3 years.

Are we done with development within the Mountain Bridge Community?

Yes. Other than this parcel, there are no vacant lots available to develop after this site is complete.

Does anyone know if the park on the NE corner of McKellips and Ellsworth Road will continue to be a park?

We do not know.

Comments

Keep the construction traffic off Jaeger. Also, I would like to thank Jeff for not selling it commercially because it would limit our control. I am in support of this residential project. Also, we would like a speed bump on Jaeger to control the speed coming in toward the gate.

We are in Canyon Preserve, we were also told that we would have retail the noise, the traffic, etc. This project is ideal. This will preserve the quietness of the neighborhood and limit the traffic

Can Mr. Blandford make a contribution to the HOA for amenities or reserve funds.

We would have a rodent problem if we built this site as a restaurant.

We have lived in MB since 2011, we have never imagined it being a corner store, but an amenity to Mountain Bridge, I am disappointed that it is not going to be an amenity

That corner is an eyesore, this project is going to add revenue

The 6 of us from Seville would rather have homes there instead of a fast-food joint. Jaeger became a short cut from Ellsworth, this project will eliminate that problem.

I believe that McKellips is a bad entry because it would create more traffic issues coming in off the main road

Jaeger is a public street? What is being put into the reserve fund to preserve the streets? Blandford should put money into the fund to sweeten the deal.

The neighbors on Jacaranda are downhill and they need privacy and drainage.