

CITIZEN PARTICIPATION REPORT

RESIDENCES AT DOBSON RD. & CUBS WAY; ZON22-01340

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made and actions that have been taken by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a Rezoning and Site Plan Review. If approved, these applications will allow for the construction of a proposed urban, horizontal mixed use luxury residential development located on 6.6± acres at the north corner of Cubs Way and Dobson Road in Mesa. (APNs 135-33-584). (The "Property").

By providing opportunities for citizen participation, the applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant has provided neighborhood notice for a neighborhood meeting in compliance with the Mesa Zoning Ordinance, and will also provide notice of public hearings in accordance with City requirements. The citizen participation and outreach format has been consistent with the City's notification guidelines for rezoning and site plan review cases.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
Sean.Lake@pewandlake.com

Vanessa MacDonald

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
vanessa.macdonald@pewandlake.com

Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list was developed for citizens and agencies in this area including:
 - a. Interested neighbors – 1000+ feet from parent parcel.

- b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project, including the Mesa Grande Community Alliance.
2. An in-person meeting with the Mesa Grande Community Alliance was held on March 24, 2022 at 5:00 pm by the applicant at a local fire station (845 N. Alma School Road, Mesa 85201) to provide the opportunity for members of the community to review and comment on the preliminary plans. An attendance/participation list and a summary of the meeting are provided with this report. The below list summarizes the main topics discussed during the meeting:
 - Businesses in Riverview need further support. Marshall's is leaving. – The applicant noted that this proposal could help support local businesses.
 - Rental homes are not preferred except in cases like this where special high quality design can be demonstrated. – The applicant noted this and provided conceptual drawings that indicated the high level of quality and the Larry H. Miller company and Okland's commitment to enhanced design.
 - Consider views to the north and northeast from an architectural standpoint. – The applicant acknowledged this comment and will consider this when preparing the formal submittal. The design team pointed out that the project was designed with views to the park to the south and to the east. To the north, it is unknown what sorts of commercial activity is allowed and might occur on the car dealership sites.
 - Perimeter landscaping with lush trees is preferred. – This was noted that the plans are conceptual. There is room for trees and landscaping in the required 15 foot buffer and additional space between the property and the street. The goal is to achieve an urban character envisioned for the site.
 - Site security. – Gates and security measures are typically built into project plans of this nature.
3. A virtual neighborhood meeting was held via Zoom on February 15, 2023. The notification list for the neighborhood meeting included the above-referenced contact list of: all property owners within 1000+ ft. of the subject property, HOAs within 1/2 mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the meeting summary, notification letter, and contact list is attached to this report.
4. For public hearing notice, applicant will comply with City requirements, which requires providing Notices of Public Hearing to the City of Mesa Planning Offices for delivery by US Mail and posting a minimum of one (1) 4' x 4' sign(s) on the property. The notices will be mailed and the sign(s) will be placed on the property on or before two weeks prior to the Planning & Zoning Board meeting in accordance with City

requirements. A notarized document with attached photograph of the notification sign(s) will be submitted to the Planning Staff to be kept in the case file.

Tentative Schedule:

Pre-Submittal	March 18, 2022
Formal Submittal to City	December 26, 2022
<i>2nd Submittal to City</i>	<i>February 13, 2023</i>
<i>3rd Submittal to City</i>	<i>March 13, 2023</i>
<i>4th Submittal to City</i>	<i>April 10, 2023</i>
<i>Planning & Zoning Public Hearing</i>	<i>May 10, 2023</i>
<i>City Council- Introduction of Ordinance</i>	<i>TBA</i>
<i>City Council- Adoption of Ordinance</i>	<i>TBA</i>
<i>Design Review Board</i>	<i>TBA</i>

Attached Exhibits:

- 1) Notification map of surrounding property owners within 1,000 ft. of the Property
- 2) List of property owners within 1,000 ft. of the Property (based on the Maricopa County Assessor Records).
- 3) List from the City of Mesa of HOAs and Registered Neighborhoods
- 4) Mesa Grande Community Alliance neighborhood outreach meeting summary and participant list
- 5) Neighborhood Meeting Notice and Summary of Neighborhood Meeting held on March 22, 2023.

Property Owners, 1,000+ Feet Residences at Dobson and Cubs Way NWC Dobson Rd. & Cubs Way



APN	Owner	Addrses	City	State	Zip
135-05-004	UNITED STATES OF AMERICA TR	2721 N CENTRAL	PHOENIX	AZ	85004
135-05-005	MESA CITY OF	PO BOX 1466	MESA	AZ	852111466
135-06-007B	UNITED STATES OF AMERICA	3707 N 7TH ST	PHOENIX	AZ	85014
135-33-003L	LHM MNI LLC	2905 PREMIERE PARKWAY STE 300	DULUTH	GA	30097
135-33-003M	LHM MNI LLC	2905 PREMIERE PARKWAY STE 300	DULUTH	GA	30097
135-33-536	SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042
135-33-537	SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042
135-33-538	SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042
135-33-539	SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042
135-33-550	SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042
135-33-552	SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042
135-33-553	SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042
135-33-554	SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042
135-33-555	SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042
135-33-556	SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042
135-33-557	SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042
135-33-558	SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042
135-33-559	SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042
135-33-560	SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042
135-33-561	SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042
135-33-563	SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042
135-33-571	SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042
135-33-574	SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042
135-33-575	SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042
135-33-581	LHM MNI LLC	2905 PREMIERE PARKWAY STE 300	DULUTH	GA	30097
135-33-582	BCB GROUP INVESTMENTS LLC	4255 W THUNDERBIRD RD	PHOENIX	AZ	85053
135-33-583	LHM MNI LLC	2905 PREMIERE PARKWAY STE 300	DULUTH	GA	30097
135-33-584	LHM JVR MSA LLC	9350 S 150 E STE 1000	SANDY	UT	84070
135-33-585A	MESA CITY OF	PO BOX 1466	MESA	AZ	85211
135-37-002B	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
135-38-010A	UNION MESA 1 LLC	3800 N CENTRAL AVE STE 460	PHOENIX	AZ	85012
135-38-010B	MESA CITY OF	PO BOX 1466	MESA	AZ	85211
135-38-011	MESA CITY OF	PO BOX 1466	MESA	AZ	85211

135-38-013	MESA CITY OF	PO BOX 1466	MESA	AZ	85211
135-38-022	MESA CITY OF	PO BOX 1466	MESA	AZ	85211
135-38-023	MESA CITY OF	PO BOX 1466	MESA	AZ	85211
135-38-025	MESA CITY OF	PO BOX 1466	MESA	AZ	85211

NeighborhoodName	FirstName	LastName	Address	Unit	City	State	Zip
Casa Mesa II	Mischel	Whipple	1637 W Alcott St		Mesa	AZ	85201
Devonshire Estates & Maricopa Manor	Jerry	Lewis	1303 W 7th St		Mesa	AZ	85201
Devonshire Estates & Maricopa Manor	Gerald	Burr	1311 W Devonshire St		Mesa	AZ	85201
Eaton Club Estates	Erna	Arnold	1337 W Esplanade St		Mesa	AZ	85201
Eaton Club Estates	Pat	Kroes	1343 W Esplanade St		Mesa	AZ	85201
Eaton Club Estates	Anne	Stehr	1210 W Esplanade St		Mesa	AZ	85201
Eaton Club Estates	Anne	Schaer	4851 E Grandview St		Mesa	AZ	85205
Exeter Place Association	Jim	Jourbert	1301 W Rio Salado Pkwy	#24	Mesa	AZ	85201
Garden Hills	Carole	West	1620 W 4th Pl		Mesa	AZ	85201
Garden Hills	Nancy	Bodrero	1707 W Mountain View		Mesa	AZ	85201
Garden Hills	Angie	Amparan	1633 W 5th Place		Mesa	AZ	85201
Garden Hills	Theresa	Schlechty	1621 W 5th Place		Mesa	AZ	85201
Los Racimos	Jerry	Steinman	1221 N Central Ct		Chandler	AZ	85224
Los Racimos	Natalie	Miller	10723 E Keats Ave		Mesa	AZ	85212
Los Racimos	David	Wein	540 N May St	1058	Mesa	AZ	85201
Los Racimos	Paula	Goetsch	540 N May	1146	Mesa	AZ	85201
Mesa Grande Community Alliance	Stephanie	Wright	660 N Date		Mesa	AZ	85201
Mesa Grande Community Alliance	Dave	Richins	833 W 11th Pl		Mesa	AZ	85201
Mesa Grande Community Alliance	Tanya	Collins	864 W 10th St		Mesa	AZ	85201
Mesa Grande Community Alliance	Daniel	Jarvis	1104 W 9th Place		Mesa	AZ	85201
Mesa Grande Community Alliance	Tyler	Montague	534 N. Orange		Mesa	AZ	85201
Mesa Shadows Association	Judy	May	332 N Dobson	2	Mesa	AZ	85201
North Garden Grove	Gilbert	Rollier	533 N Standage		Mesa	AZ	85201
North Garden Grove	Francisco	Leon	1420 W 4th Pl		Mesa	AZ	85201
North Garden Grove	Jacqueline	Williams	1431 W 7th Pl		Mesa	AZ	85201
RAILmesa (Retail, Arts, Innovation & Livability)	David	Crummey	658 W 1st St		Mesa	AZ	85201
RAILmesa (Retail, Arts, Innovation & Livability)	Jen	Duff	146 W 2nd St		Mesa	AZ	85201
RAILmesa (Retail, Arts, Innovation & Livability)	Ryan	Winkle	911 W Jacinto Cir		Mesa	AZ	85210
Sunset Manor	Jack	Isaacson	2111 W 2nd St		Mesa	AZ	85201
Sunset Manor	Bharat	Bhakta	2150 W. Main St.		Mesa	AZ	85201
Village Park I	Veronica	Sisson	520 N Santa Barbara		Mesa	AZ	85201
Village Park I	Elizabeth	Cota	518 N Santa Barbara		Mesa	AZ	85201
Village Park II-A Home Owner's Association	Ana Rosa	Velarde	7620 E Avalon Dr		Mesa	AZ	85251

Summary of Community Outreach Meeting With the Mesa Grande Community Alliance (MGCA) NWC Dobson Road and Cubs Way

Date: March 24, 2022, 5:00 PM

Location: Fire Station 218, 845 N. Alma School, Mesa 85201

Topic: Preliminary outreach for Riverview

Citizens in Attendance: 7 estimated attendance: Stephanie Wright, Tyler Montague, H. Michael Wright, Tim Boyle, Adam Gunderson, Jared Huish, 1 other neighbor.

City Staff in Attendance: 3 estimated attendance: Michelle Dalke, Planning Division; Councilman Freeman and District Coordinator Katie Brown

Applicant Attendance: 4 estimated attendance: Brennan Shaffer (Okland); Scott Pieart (Todd+Associates, Design Group); Sean B. Lake and D.J. Stapley (Pew & Lake, PLC);

The community meeting began at approximately 5:00 p.m. The applicant's case was an item on the agenda of Mesa Grande Community Alliance's regular meeting, and it lasted for approximately 30 minutes. During the applicant's item, Sean Lake introduced the development team and made a presentation of the preliminary project plans, followed by a question-answer session. The citizen comments and the applicant's responses are summarized below.

Comments from Citizens and responses:

1. Rentals are out of balance in this area, which negatively impacts schools. If not a condo, then we will look for elements that make this of elevated quality and stability for the neighborhood.

Response: Proposed is a for-rent community. The level of quality in the recreational features and design create an attractive investment for those who will contribute to more stability in the neighborhood and surrounding businesses. We expect professional class, empty nesters, households that will benefit the area.

2. Businesses in the Riverview shopping center and need help. Marshals is relocating to Tempe Marketplace. If done right, this kind of development could support the businesses there.

Response: The location is ideal for this kind of project, and this will contribute businesses in Riverview.

3. Consider views to the mountains to the north/NE. Views to shopping center are less ideal.

Response: Views will be carefully considered. We don't know what will go on the auto dealership property, which is a heavy commercial zoning and use where we cannot control the outcome.

4. Please provide quality design and make it look nice, better than The Cameron.

Response: We have received instructions to provide for quality design and that is the intent. We invite ideas from the community. The property owner's intent is to propose a distinctive project with a plan for ongoing maintenance over time.

5. Consider capitalizing on the baseball theme.

Response: Noted. The intent is to provide architectural themes that are unique and creative, compatible with the surrounding area, not bland.

6. Preference is for sale condos/townhomes if possible.

Response: This was acknowledged.

7. What is the target market, households this is catering to? Bedrooms?

Response: We expect this will be at top of the market, average rents possibly being \$2,000/mo. The number of bedrooms are 1-3 beds.

8. Noted the quality appearance of the project's preliminary plans.

Response: The goal is a nice project, although it is noted the plans are in the preliminary phases. Suggestions are welcome.

9. Asked about the perimeter landscape buffer and asked for lots of trees for a landscape aesthetic and buffer.

Response: The setbacks are approximately 15 ft. The street usually ends at 48 ft., so there could be more landscaping around the perimeter. The goal is to achieve the urban character that the City envisions for this site.

10. Security – will this have security cameras and gates to the parking areas?

Response: We will know more when we get further into the design process. The intent is to provide security measures. Typically for this kind of project, access is gated, key access only. Gates will be provided in the parking areas as well. Security measures are necessary and will be state of the art.

11. Will there be elevators? **Response:** Yes, the building code requires elevators for 4-story buildings like this.

Residences at Dobson and Cubs Way

Mesa Grande Community Alliance
March 24, 2022

Larry H. Miller



Surrounding Area



Unrivalled Pedestrian Access to Live-Work-Play

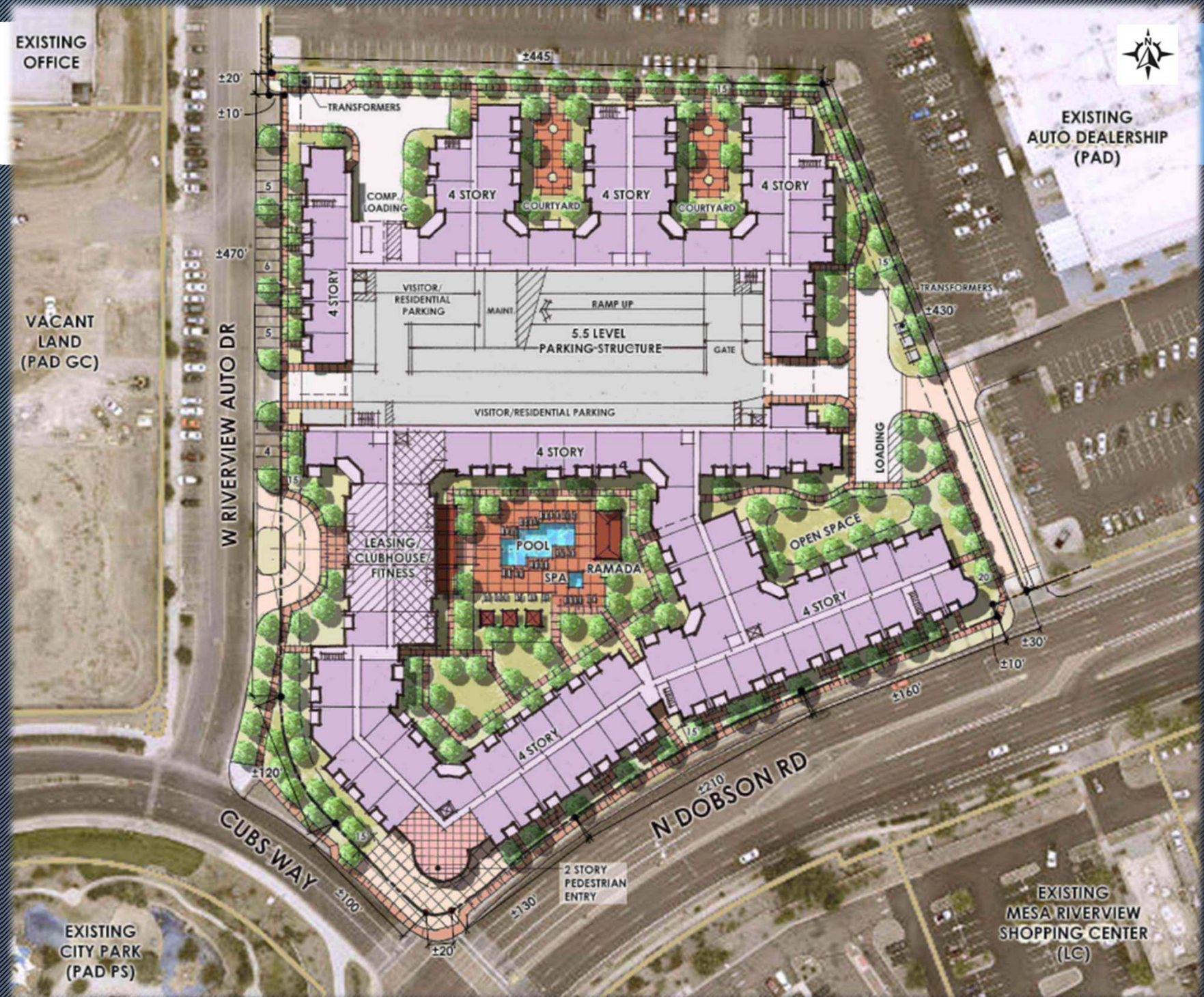


Nearby Bus Stops



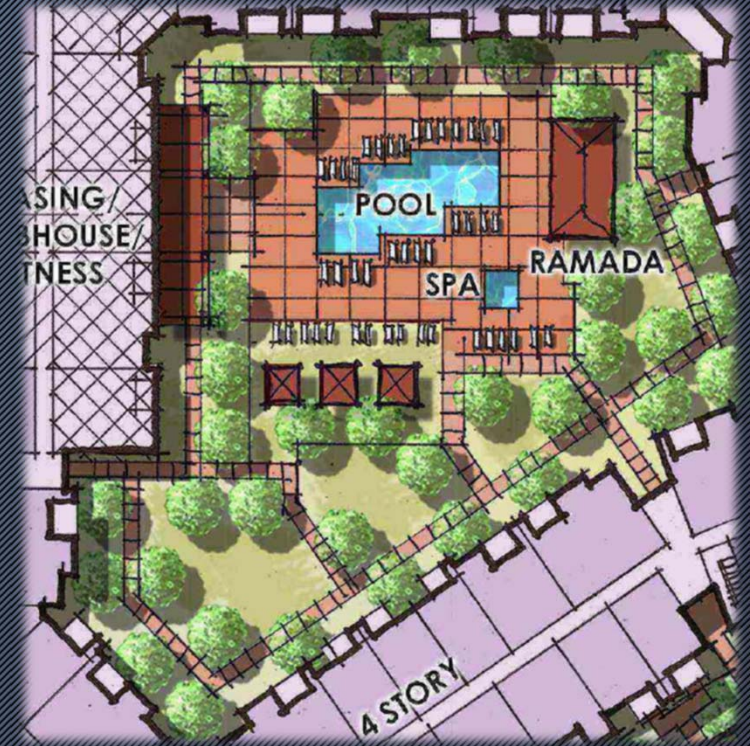
Conceptual Plan

- Residential luxury wrap-around product, 4-sided architecture
- Height: 4 stories residential, estimated 50'-60' max.
- Multiple open space areas, Urban architecture, building broken into smaller massings
- Housing units face open space or outward, natural lighting



Conceptual Open Space and Recreation Plan

- Large clubhouse
- Fitness center
- Grand portico entry
- Main resort lifestyle pool and open space area
- BBQ, shade, sitting areas
- Active and passive open space accessible to all units
- Perimeter pathways and connections



Conceptual Architectural Design



Conceptual Architectural Design



Conceptual Architectural Design



Drop off
Main Entrance



Sample Imagery- Design types in consideration



Sample Imagery- Design types in consideration



Sample Imagery- Design types in consideration

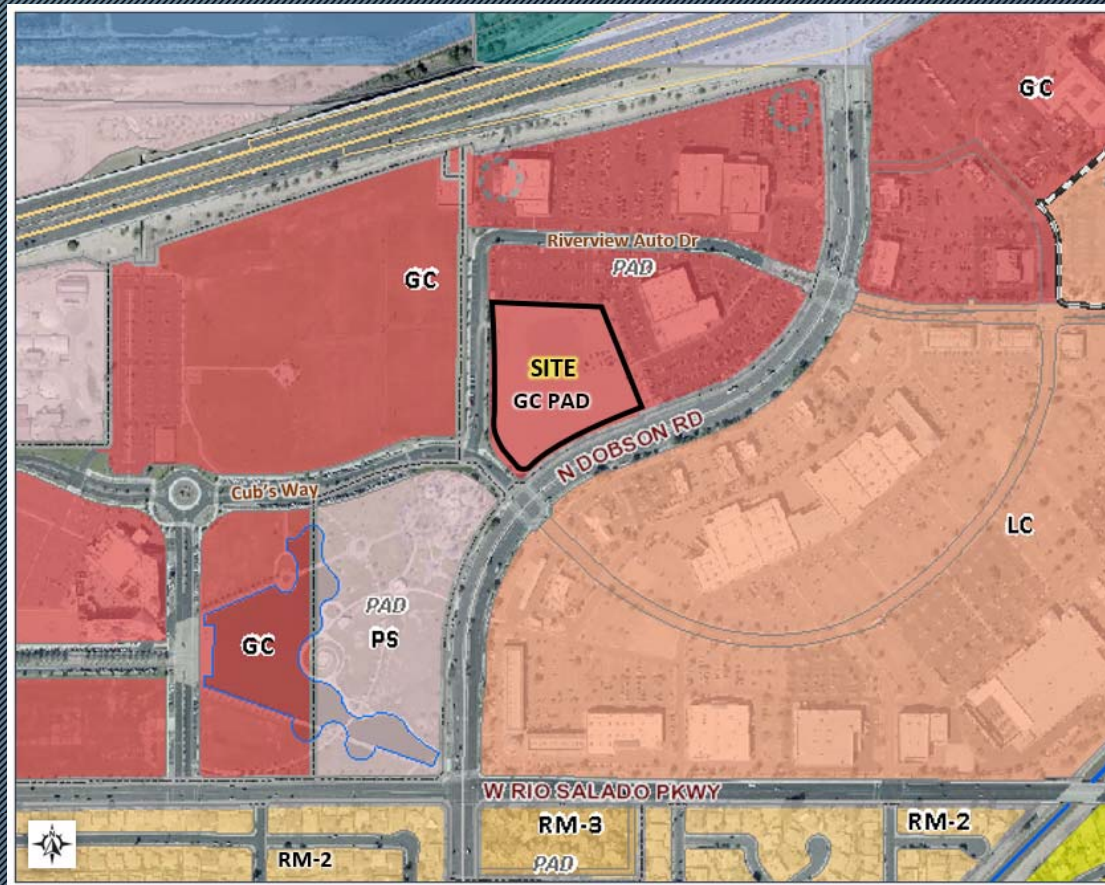


Sample Imagery- Design types in consideration

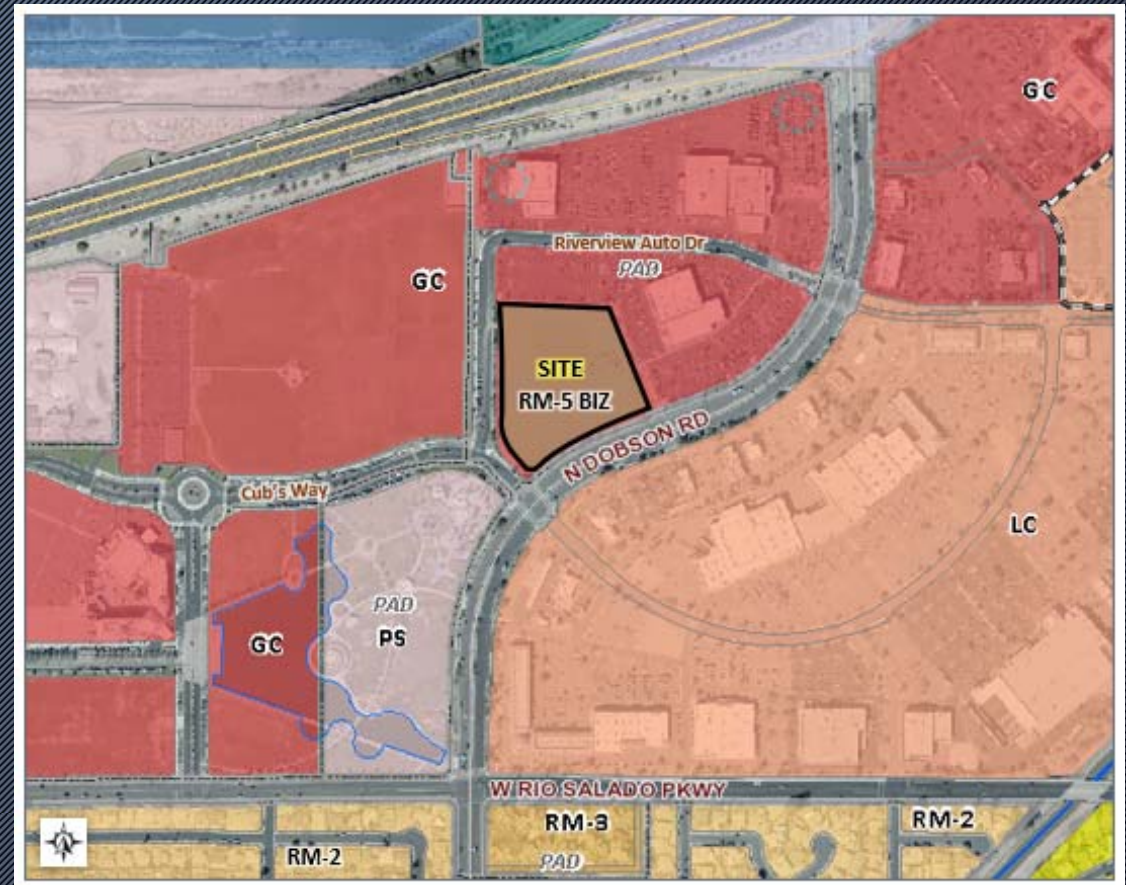


Zoning Map: Proposed RM-5 BIZ

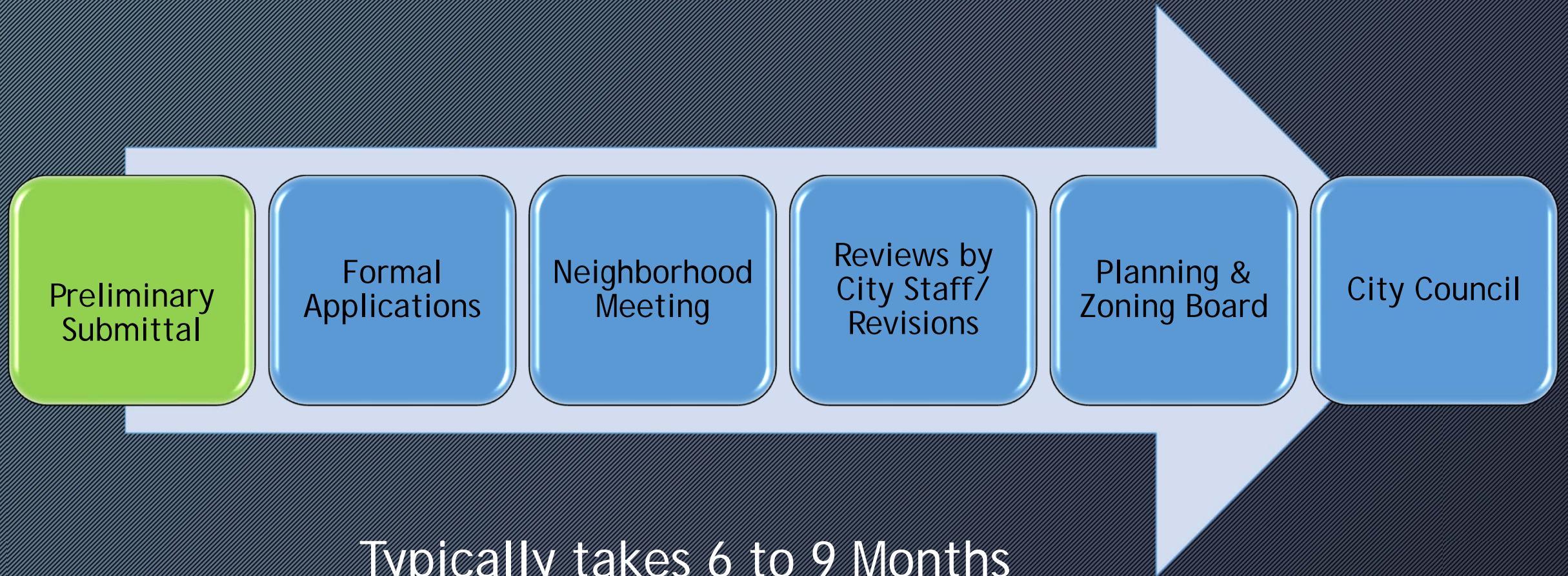
Existing Zoning



Proposed Zoning



Mesa Zoning Process



Typically takes 6 to 9 Months
Design and Construction Review follow this process

Questions?

Pew & Lake, PLC

1744 S. Val Vista, Suite 217

Mesa, AZ 85204

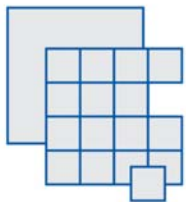
Ph: 480-461-4670

Sean B. Lake

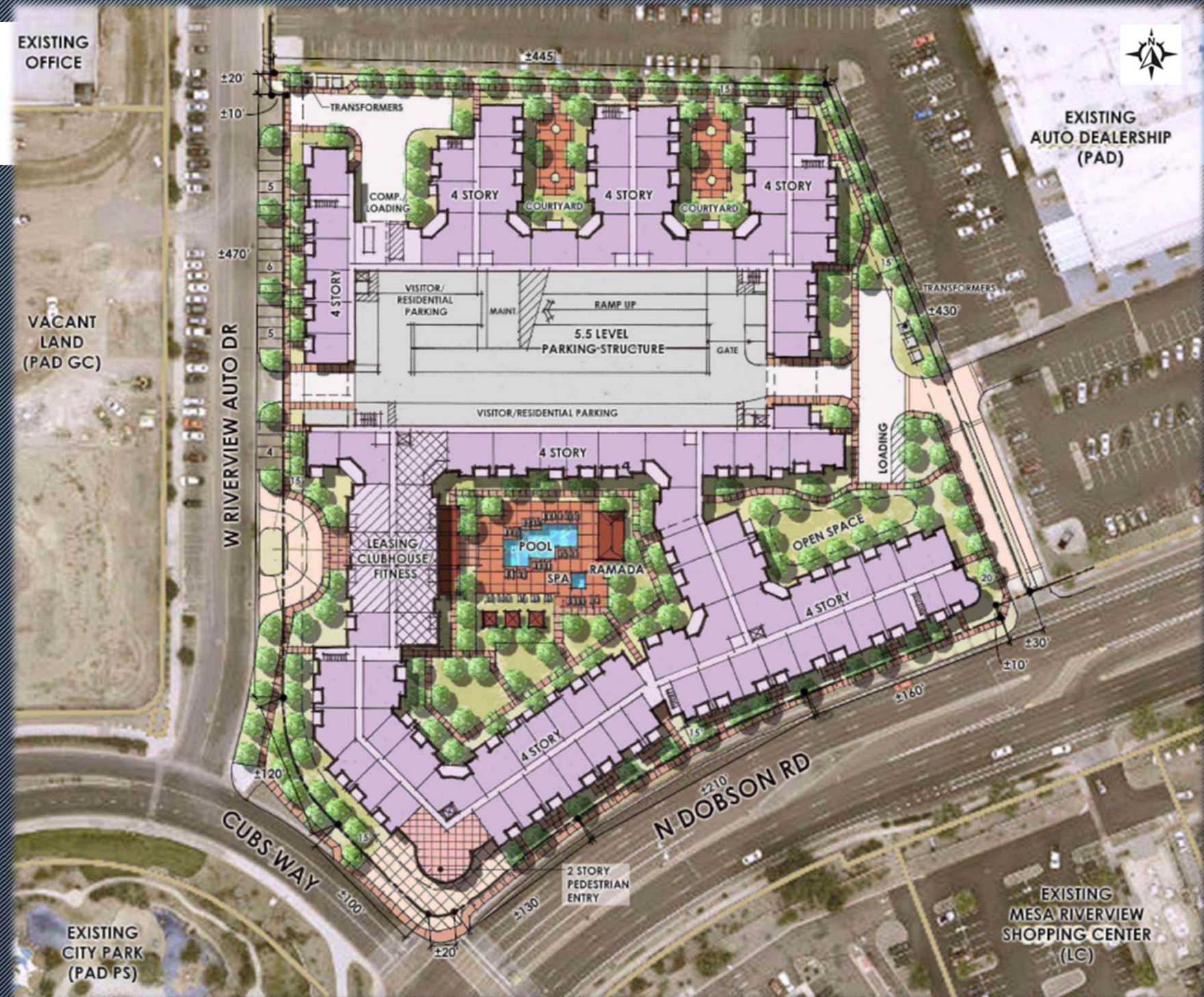
Email: sean.lake@pewandlake.com

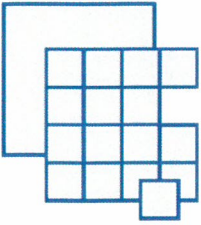
D.J. Stapley

Email: djstapley@pewandlake.com



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





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

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

February 1, 2023

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

Together with Okland Capital, LLC and Larry H. Miller Real Estate, we are pleased to invite you to a neighborhood meeting regarding the approximately 6.6 acres of land located at the north corner of Dobson Road and Cub's Way, north of Riverview Park. Proposed is a luxury multi-family development preliminarily known as "Residences on at Dobson Road and Cub's Way." A reputable local design team has planned this proposal as a high-quality residential use with mixed use features, innovative design, and exceptional lifestyle amenities that will enhance the Riverview area. Specifically, our requests to the City of Mesa are for Rezone from GC PAD to RM-5 BIZ, and Site Plan Review.

This letter has been sent to nearby property owners to discuss this proposal and receive comments and feedback that will inform the development process. A copy of the preliminary development plan and conceptual elevations are enclosed with this letter.

The neighborhood meeting will be held electronically via Zoom, a free online meeting service, as follows:

Date: February 15, 2023
Time: 6:00 p.m. (Arizona Time)
Website: www.zoom.us
Meeting ID: 840 5611 9507 **Password:** 100

If you wish to participate in the online meeting, before the meeting begins, please connect, and if asked, fill-in your contact information. Then, Zoom will provide options for entering the meeting by phone or device at the date and time above. If you have any questions, please contact either me or D.J. Stapley by email at sean.lake@pewandlake.com or djstapley@pewandlake.com or by phone at 480-461-4670.

At this time, no public hearing before the City of Mesa has been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC

RESIDENCES AT DOBSON ROAD AND CUBS WAY

MECA, ALCOHOL
GPA/REZONING/SITE PLAN SUBMITTAL
DECEMBER 22, 2022

OVERALL ILLUSTRATIVE
PLAN
H100
Preliminary Not For Construction

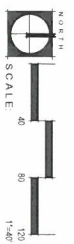


TODD +
ASSOCIATES



- ### KEYNOTES LEGEND
- ① MONUMENT SIGNAGE, SEE DETAIL 1 ON SHEET H01
 - ② 3" STEEL PANTER, NATURAL FINISH
 - ③ ENTRY MONUMENT, SEE DETAIL 2 ON SHEET H01
 - ④ 4" CMU PERIMETER WALL, SEE DETAIL 3 ON SHEET H01
 - ⑤ CMU PATIO WALL, PER ARCHITECTURE
 - ⑥ STABILIZED D6 ACCESS PATH TO PATIO
 - ⑦ PEDESTRIAN WALKWAY
 - ⑧ SIDEWALK
 - ⑨ EXISTING SIDEWALK TO REMAIN
 - ⑩ PARKING
 - ⑪ LOADING
 - ⑫ BIKE RACKS
- NOTE
SEE LANDSCAPE PLANS FOR PLANTING

- ### HARDSCAPE LEGEND
- ① [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ② [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ③ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ④ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ⑤ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ⑥ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ⑦ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ⑧ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ⑨ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ⑩ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ⑪ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ⑫ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ⑬ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ⑭ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ⑮ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ⑯ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ⑰ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ⑱ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ⑲ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ⑳ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㉑ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㉒ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㉓ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㉔ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㉕ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㉖ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㉗ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㉘ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㉙ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㉚ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㉛ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㉜ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㉝ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㉞ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㉟ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㊱ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㊲ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㊳ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㊴ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㊵ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㊶ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㊷ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㊸ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㊹ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㊺ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㊻ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㊼ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㊽ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㊾ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN
 - ㊿ [PAVING MATERIAL] PAVING MATERIAL AS SHOWN



RESIDENCES AT DOBSON ROAD AND CUB'S WAY
CONCEPTUAL ELEVATIONS



Neighborhood Meeting Summary Residences at Dobson and Cub's Way	
	at 6:00 pm
	Online Zoom Neighborhood Meeting www.zoom.us

The neighborhood meeting began at 6:01 pm. Sean Lake and DJ Stapley from Pew & Lake, Craig Stoffel from Todd & Associates (Architect), and Brennan Shaffer from Okland (Developer) were in attendance from the development team. One citizen attended, Mr. Brent Berge, representing the adjacent dealership.

Mr. Lake used the attached PowerPoint presentation for the meeting.

Mr. Berge had general questions, was in general support of the use, and recommended keeping the site secure as he occasionally experiences trespassing from transients who have a corridor up and down Dobson Road to the river.

The meeting ended at approximately 6:25 pm.



Residences at Dobson & Cubs Way

Larry H. Miller

Neighborhood Meeting
February 15, 2023



Surrounding Area



Unrivalled Pedestrian Access to Live-Work-Play

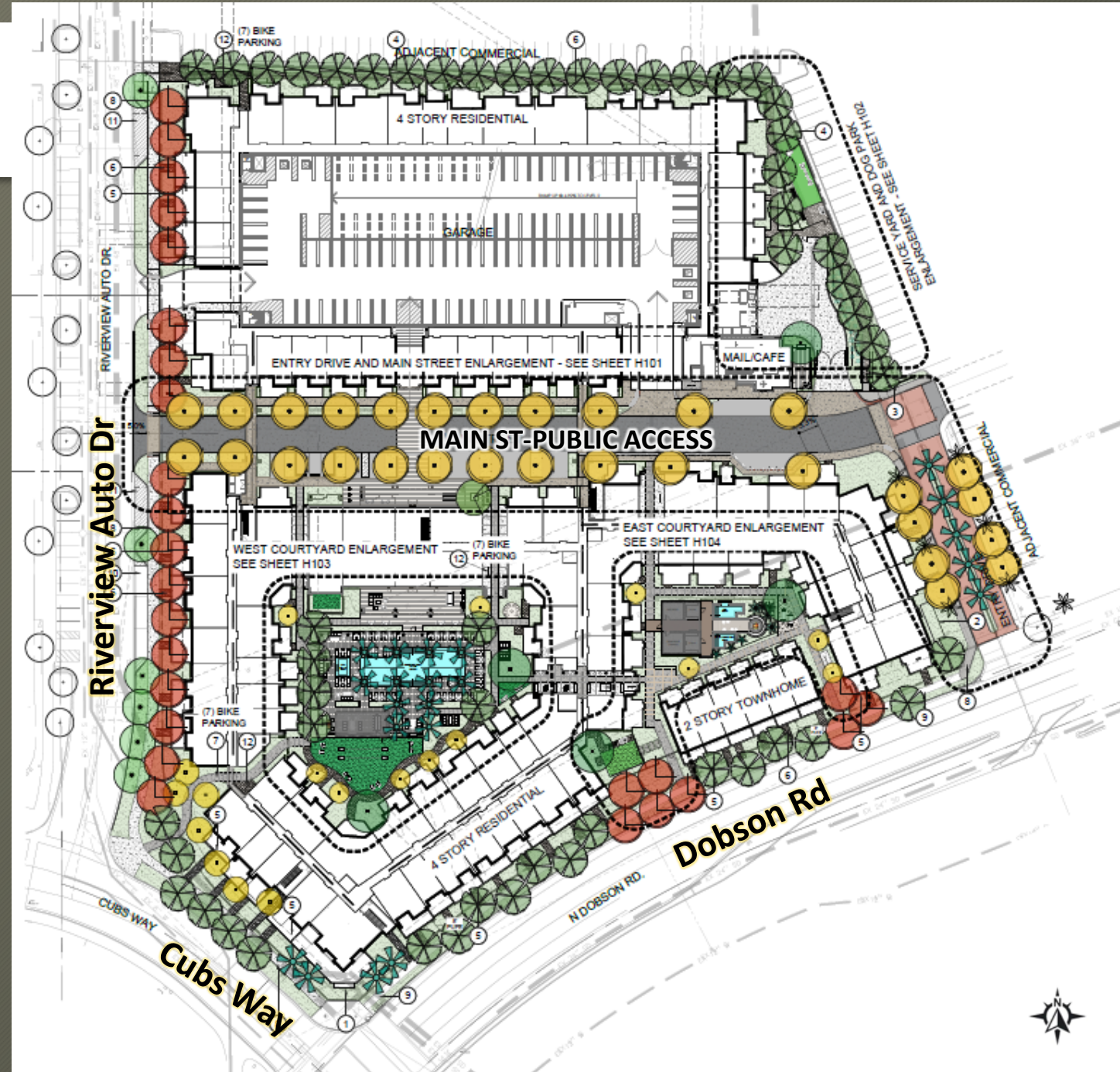


Nearby Bus Stops



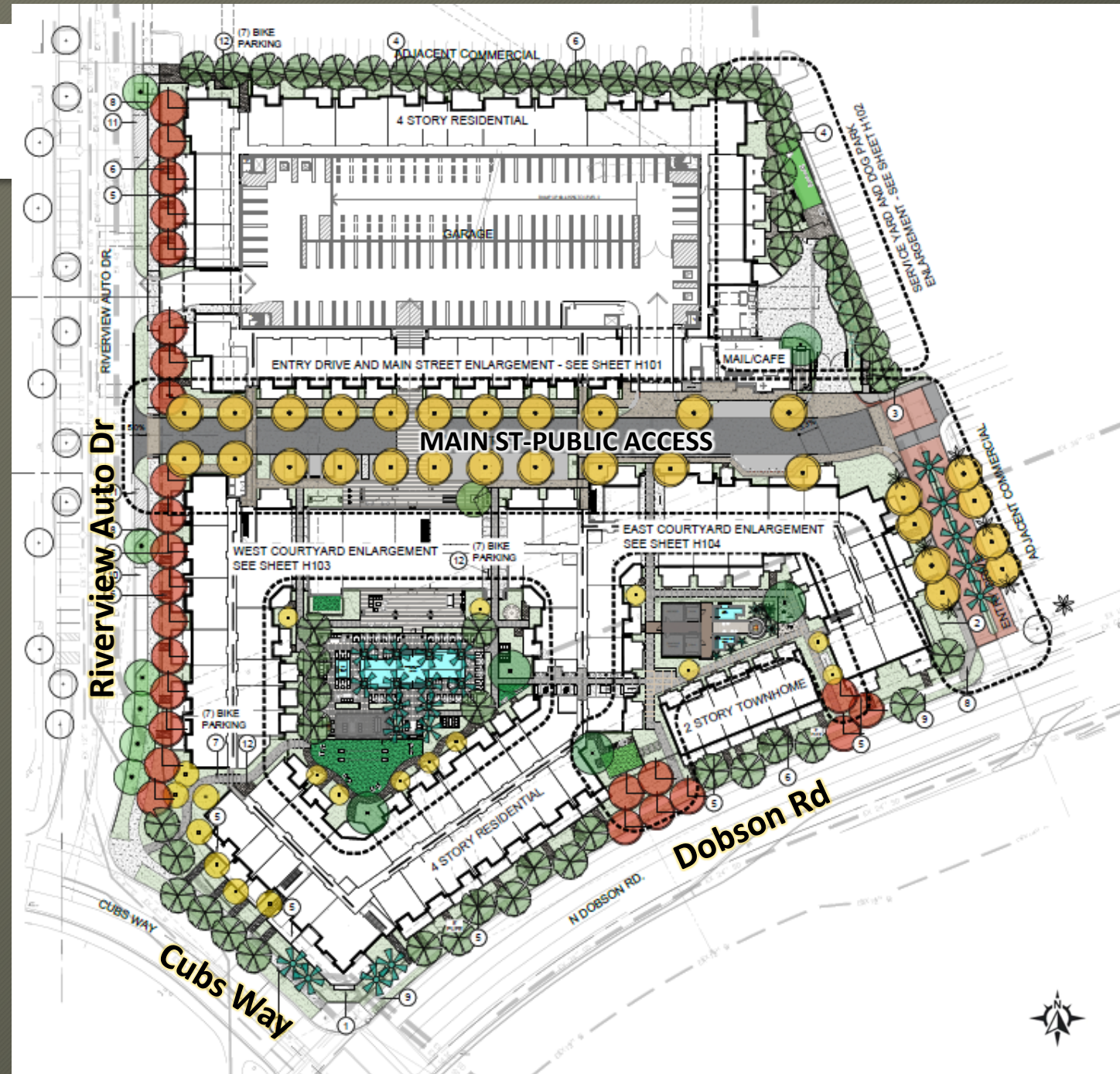
Development Plan

- Residential luxury wrap-around product, 4-sided architecture
- Height: 4 stories residential, estimated 50'-61' height
- 62 units/acre net, 50 gross
- Multiple open space areas, Urban architecture, architectural elements break-up the elevations
- Housing units face open space or outward, natural lighting



Development Plan

- Open Space exceeds standards
75,000+ SF provided (49,000 req.)
Plus 15,000± SF of indoor
clubhouse, café amenities
- Building Coverage
58% provided (65% allowed)
- Parking: exceeds requirements
498 required, 600+ provided



Landscaping and Open Space

- Large clubhouse + kitchen
- Fitness center, 24-hr
- Uber lounge/café
- Library
- Resident lounge
- BBQ, shade, sitting areas
- Active and passive open space accessible to all units
- Pedestrian paths



Landscaping and Open Space

- Rooftop terrace
- Resort lifestyle pool and open space area
- Secondary pool/spa/sauna
- Game area and game tables
- 2 pet equipment-dog wash areas
- 3 fire pits/fire places
- Citrus garden



Conceptual Architectural Design



Cub's Way & Dobson Rd looking north

Conceptual Architectural Design



North end of project: View from southbound Dobson Rd

Conceptual Architectural Design - Main Street



16 PATIOS ON MAIN STREET

*Middle of project: View of internal Main Street access
and pedestrian crossing*

Conceptual Architectural Design - Main Street



18 PEDESTRIAN ENTRY TO PARKING GARAGE



17 CLUBHOUSE ENTRY

Views of internal Main Street

Conceptual Architectural Design - Dobson Rd



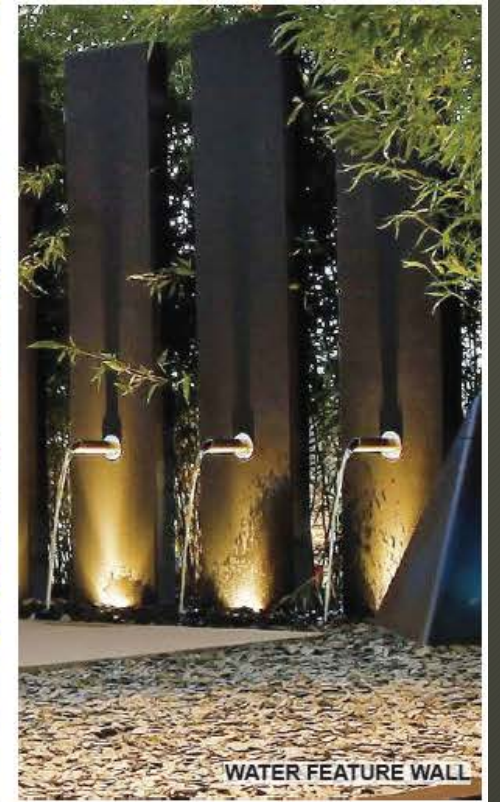
Conceptual Architectural Design - South Corner



Representative Imagery - Landscaping and Open Space



Representative Imagery - Landscaping and Open Space



Representative Imagery - Landscaping and Open Space



oasis style pool



courtyard pool



seating with water feature



pool pavilion with media wall



daybeds



moveable pool side seating



outdoor firepit



adirondack chairs with turf



outdoor kitchen with group seating



outdoor kitchen with bar seating



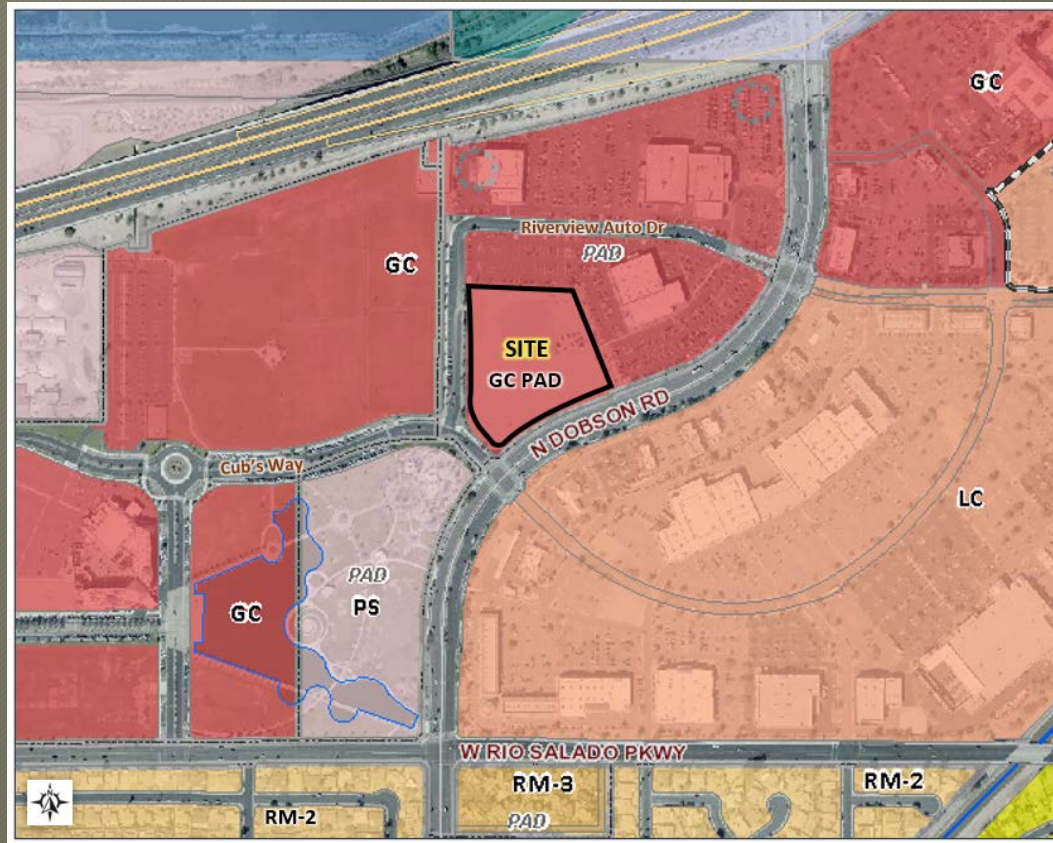
outdoor fireplace

Representative Imagery - Landscaping and Open Space

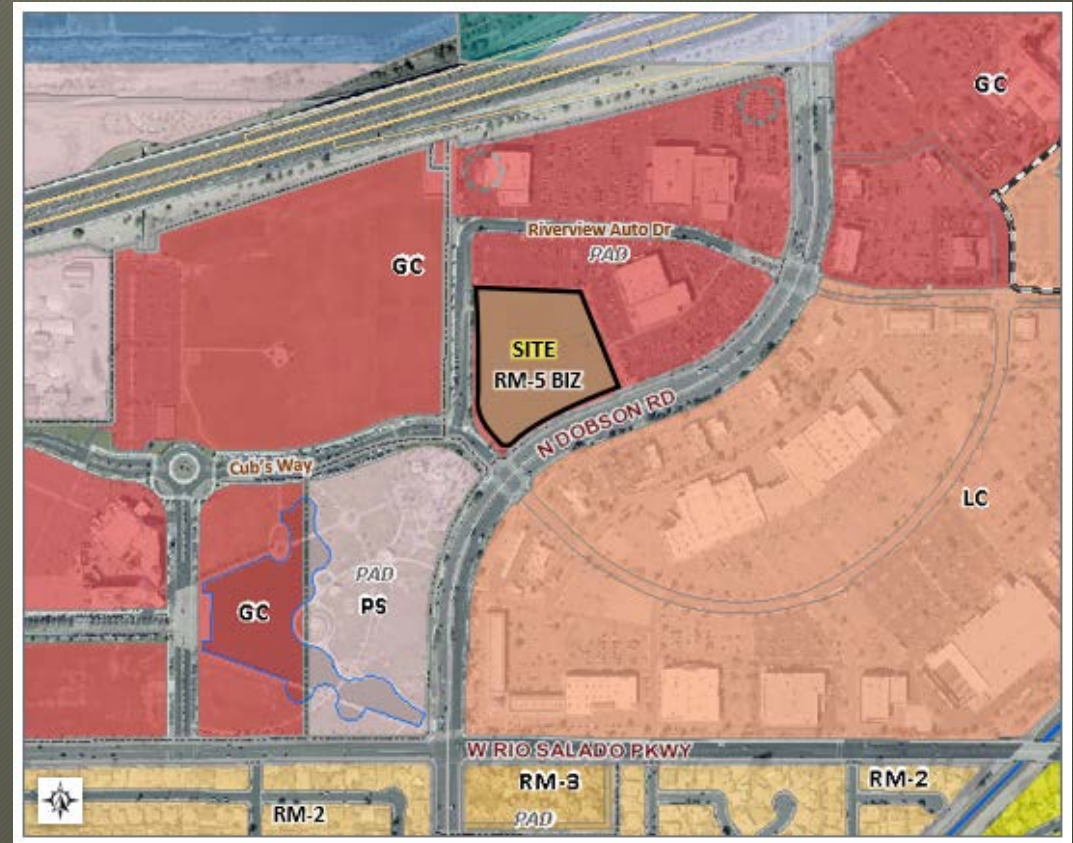


Zoning Map: Proposed RM-5 BIZ

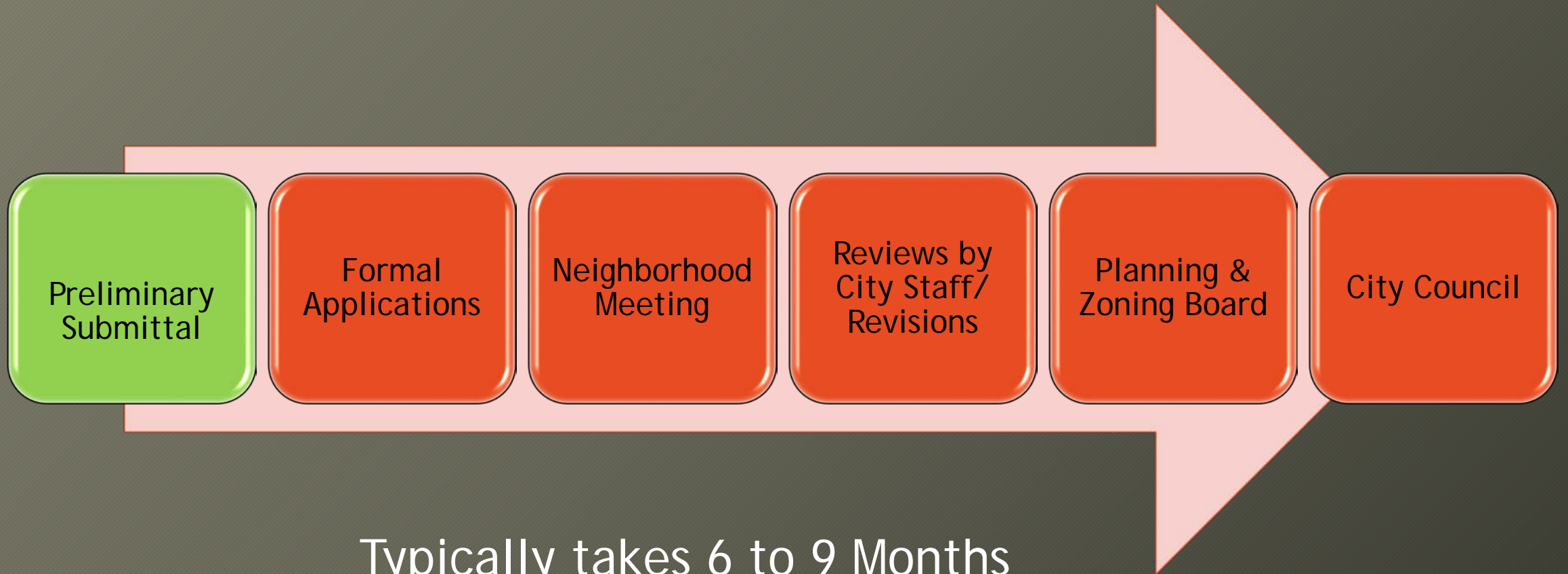
Existing Zoning



Proposed Zoning



Mesa Zoning Process



Typically takes 6 to 9 Months
Design and Construction Review follow this process

Questions?

Pew & Lake, PLC

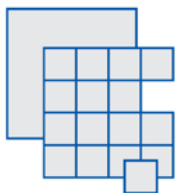
1744 S. Val Vista, Suite 217

Mesa, AZ 85204

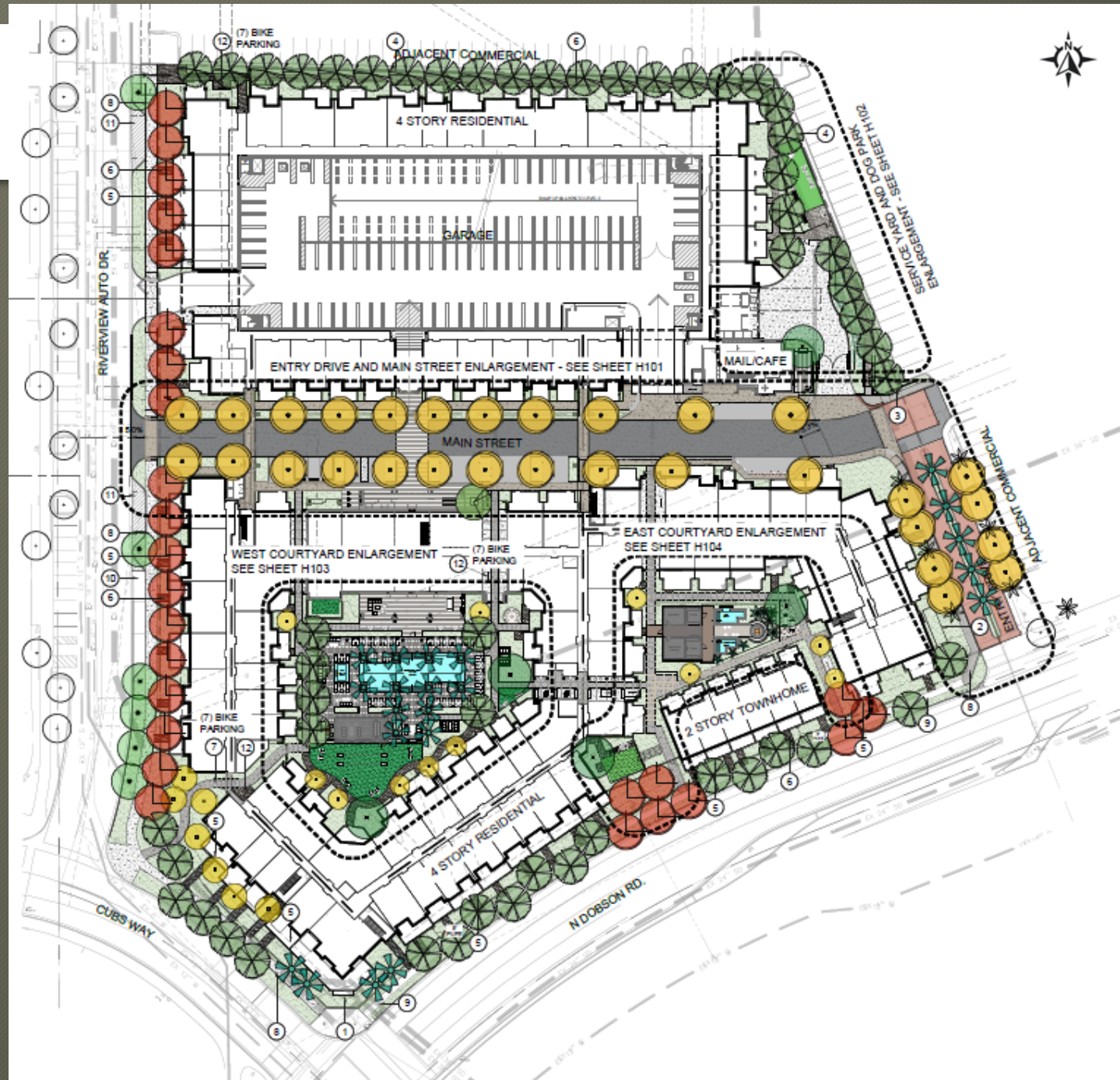
Ph: 480-461-4670

Sean B. Lake

Email: sean.lake@pewandlake.com



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



City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 5/08/23

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 # ZON22-01340, on 2039 W. Riverview Auto Drive. 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 05/08/23

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: May 24, 2023

CASE: ZON22-01340

Request: Rezone from General Commercial with a Planned Area Development overlay (GC-PAD) to Multiple Residence-4 with a Bonus Intensity Zone overlay (RM-4-BIZ) and Site Plan Review. This request will allow for a multiple residence development.

APPLICANT: Sean B. Lake, Pew & Lake, PLC

PHONE: (480) 461-4670

Planning Division: (480) 644-2385

Posting date: 5/08/2023



May 8, 2023 1:08:12 PM
2039 Riverview Auto Drive
Mesa
Maricopa County
Arizona



CITY OF MESA PUBLIC NOTICE **ZONING HEARING**

PLANNING & ZONING BOARD
57 EAST FIRST STREET MESA, ARIZONA

TIME: 4:00 PM DATE: May 24, 2023

CASE: ZON22-01340

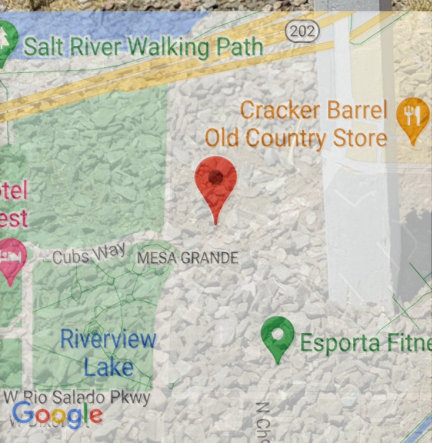
Request: Rezone from General Commercial with a Planned Area Development overlay (GC-PAD) to Multiple Residence-4 with a Bonus Intensity Zone overlay (RM-4-BIZ) and Site Plan Review. This request will allow for a multiple residence development.

APPLICANT: Sean B. Lake, Pew & Lake, PLC

PHONE: (480) 461-4670

Planning Division: (480) 644-2385

Posting date: 5/08/2023



May 8, 2023 12:38:13 PM
225° SW
903 North Dobson Road
Mesa
Maricopa County
Arizona