



Citizen Participation Report

To: File

From: Jeff Corso

Date: 10/31/2017

Re: Citizen Participation Report – 9135 E Guadalupe Rd

The following actions were undertaken to engage and inform the citizens in the vicinity of the property and proposed development at 9135 E Guadalupe Rd in accordance with the Citizen Participation Plan submitted on August 25, 2017 and with City of Mesa Staff guidance.

Mail

- Sealed, stuffed, addressed and stamped letters informing all property owners within 500' and registered HOAs within 1000' of the above referenced site of the Design Review Board meeting on October 10, 2017 delivered to City of Mesa staff.
- Sealed, stuffed, addressed and stamped letters informing all property owners within 500' and registered HOAs within 1000' of the above referenced site of the Planning and Zoning Board meeting on November 15, 2017 delivered to City of Mesa staff.
- Letters informing all property owners within 1000' of the above referenced site of the Planning and Zoning Board meeting on November 15, 2017 were mailed October 6, 2017 as requested by City of Mesa Staff.

Phone

- Developer received one phone call from a neighbor. Contact details are in the attached exhibits.
- Developer contacted two neighbors who called City of Mesa staff in response to mailed Design Review notification letters. Contact details are in the attached exhibits.

Email

- Developer emailed one neighbor to set up an informational meeting at a neighboring townhome complex. Email is in the attached exhibits.

Neighborhood Meetings

- Developer held an informational meeting at the request of a group of neighbors. Meeting details and summary are in the attached exhibits.

Notification Sign on Site

- The 4'x4' notification signs were placed on the property on 10/27/2017.



Citizen Contact Notes

10/2/2017

Olivia Mendes – Incoming Call

- Ms. Mendes is resident at the Villages at Mesa Grande, a townhome development adjacent to the parcel. Ms. Mendes was informed by developer that the adjacent parcel was zoned for residential development. Explained to Ms. Mendes that the parcel in question has been zoned for commercial use for many years. Explained U-Stor project in detail and recommended she contact developer regarding zoning questions.

10/6/2017

Caroline Mendes-Kateil – Outgoing Call

- Received contact information from CoM staff. Spoke at length with Mrs. Mendes-Kateil about the project and her concerns. Expressed concern on type of tree along shared wall with her townhome development. Mrs. Mendes-Kateil was told by the developer of her townhome that adjacent parcel was zoned for residential use. Explained Mrs. Mendes-Kateil that parcel has been zoned commercial for many years. Mrs. Mendes-Kateil was concerned about the color of the roll-up doors on each storage unit.

10/6/2017

David Amiri – Outgoing Call

- Received contact information from CoM staff. Spoke at length with Mr. Amiri about the project. Mr. Amiri was told by the developer of his townhome development that adjacent parcel was zoned for residential use. Explained to Mr. Amiri that parcel has been zoned for commercial use for many years. Mr. Amiri express concern that RV storage would take place on property. Informed Mr. Amiri that we do not allow outdoor vehicle storage.

10/20/17

Caroline Mendes-Kateil – Email

- Email to set up informal meeting with residents at the Villages at Mesa Grande. Email included.

Jeffrey Corso

From: Jeffrey Corso
Sent: Friday, October 20, 2017 1:07 PM
To: 'cmendes@asu.edu'
Subject: Neighborhood Meeting - 10/28/17

Caroline,

Thank you for taking the time to speak with me about our project. As we discussed yesterday on the phone, we would like to meet with you and any interested neighbors to share the updates we have made, gather their input and answer any questions they may have about the project.

We will be at the pool area at your complex at 10:00 am on Saturday, October 28th to present updates and take questions. We are looking forward to sharing the improvements we have made to the project with your input. Don't hesitate to contact me directly with any additional questions.

Thanks again. Have a great weekend!

Best regards,

Jeff Corso

Jeffrey Corso
President



WesternDevCo
WesternCRE
UStor Self Storage
Phoenix, Arizona
602.400.1164



MEMORANDUM

To: File

From: Jeff Corso

Date: 10/30/2017

Re: Neighborhood Meeting Review – The Villages at Mesa Grande

On 10/28/2017 at 10:00 am, WesternDEVCO held an informational meeting for residents and interested parties at the Villages at Mesa Grande (2821 S Skyline, Mesa, AZ 85212) for the U-Stor Eastmark project.

Attendees:

Jeffrey Corso (WesternDEVCO)

Michael Corso (WesternDEVCO)

John Meissener (Threaded Studios)

15 residents from the Villages at Mesa Grande (see attached meeting sign in sheet)

Meeting Summary

Items discussed included the improvements and enhancements made to the design of the project as previously discuss with interested neighbors and the Design Review Board.

Changes include:

- Change roll-up door color from teal to white.
- Remove Sissou trees and replace with Texas Ebony trees.
- Change roof material from black asphalt shingle to grey concrete tile.
- Enhanced breezeway design.
- Updated rear fencing and landscaping.

All neighbors in attendance expressed support for the project for a wide variety of reasons, including but not limited to:

- Parcel being cleaned of trash and other debris left on site due to neglect.
- Ability to rent storage space so close to current residence.
- That a low traffic project will be immediately adjacent to their homes, while providing a buffer to future development.
- That a caretaker suite will be located on-site, provided added security and neighborhood feel.
- That the development and proposed use will not have daily deliveries from large trucks and will enhance the quiet enjoyment of their residences.
- Low profile buildings that will not impact their views.

- Removal of large dirt mound on property, which trespassers have been seen.

Some neighbors had questions about the property, which were satisfactorily address. These questions include, but are not limited to:

- Will there be barbed wire along the fence? (No)
- Will there be RV storage at the facility? (No)
- How tall are the buildings? (14' at the top)
- Do you allow vehicle storage? (only if the vehicles can fit in a unit and with all proper safety measures)
- How long will it take to build? (6-8 months from start of construction)

Conclusion

Overall neighborhood support is strong for the project. It is our opinion that the neighbors are comfortable with the project as designed moving forward. Neighbors have personal contact information for the developers for any future questions or input.

Name	Address	Phone	Email
Kent-Dianne Weck	# 164		Kwaddw6@gmail.com
Paul & Sherry Steffy	#129		pcsteffy@gmail.com
Todd McPhail	# 179		tmcp/hail2003@yahoo.com
Candy Harris	#135		Sugared737@gmail.com
Ann & Mike Murphy	# 136		CARDINALFAN6657@ME.COM
Matt Cannon	# 154		usmc.mscannon@yahoo.com
Caroline Cateil	#153	602-931-1575	cmendes@asu.edu
Patrick Patrizi	#166		PATPATRIZI@AOL.COM
Jacob Meacham	#155		JACOBMEACHAM@gmail.com
Silvio Bertling	#152		
Brad Brock	#177		hbrock@transmatic.com
Sean Garden	#133	602-323-7455	SeanPGarden@yahoo.com
Olivia Mendes	#130		olivia.j.mendes@gmail.com