

ADDENDUM TO CITIZEN PARTICIPATION REPORT
ZON19-00832—SYCAMORE STATION SMART GROWTH COMMUNITY PLAN
MAY 10, 2021

On April 28, 2021, the Planning & Zoning Board considered application ZON19-00832 to amend the Sycamore Station Smart Growth Community Plan (SGCP). In response to the Planning & Zoning Board's discussion and public comment, Miravista Holdings, the Applicant, suggested meeting with the Mesa Grande Community Association (MGCA).

On May 5, 2021, Miravista Holdings and its representative, met with the MGCA to discuss the proposed amendment to the Sycamore Station SGCP. Miravista Holdings presented the existing and proposed land (zoning) use map, conceptual site plan, and development standards to show that no modifications were being made to the permitted uses and land (zoning) use map and that only minimal, non-substantive modifications were being proposed to the conceptual site plan and development standards. It was specifically explained to the MGCA that it was necessary to make "technical" amendments to certain development standards in the original Sycamore Station SGCP to allow for the development.

The MGCA inquired about the addition of multi-residence housing in West Mesa. Miravista Holdings explained that the multi-residence housing is already a use permitted by-right within the original Sycamore Station SGCP. The Applicant reiterated that the proposed modifications are limited to development standards and do not change the underlying zoning or permitted uses. The MGCA asserted that multi-residence housing has negative impacts on the academic success and learning environment of the local schools. Miravista Holdings responded that the existing and proposed Sycamore Station SGCPs allow for a variety of uses, such as townhomes, apartments, and mixed-use. The Applicant also explained that it cannot control as to whether residences are owned and/or rented on parcels it does not own, such as Development Parcels B1, B2, and C, located closest to the existing single-residences in the area. Miravista Holdings reaffirmed that the proposal does not change the zoning and permitted uses on the aforementioned parcels. The Applicant further explained that the conceptual site plan for Development Parcels B1, B2, and C is identical to that in the previously approved Sycamore Station SGCP.

The MGCA and Applicant discussed the timeline of the original Sycamore Station SGCP and the proposed amendment. Miravista Holdings explained that the original Sycamore Station SGCP was approved back in 2016. Since then, Miravista Holdings has been diligently working to secure the development rights for the for-sale component of Sycamore Station. After a 3-plus year effort, Miravista Holdings was unsuccessful, which has resulted in them focusing their development effort on the Parcels A1A, A2A and D1.

At the conclusion of the meeting, all parties involved were better informed. Miravista Holdings, again, reiterated that the proposed modifications are "technical" and do not modify the underlying zoning or permitted uses. The Application agreed to facilitate discussion with developers whom are seeking to develop the multi-residence components of Sycamore Station. Additionally, Miravista Holdings agreed to work with Mesa Public Schools.