Cabana Southern

Greenlight Communities
W. of SWC of Crismon & Southern

Project Narrative

Submitted by:

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On behalf of:
Greenlight Communities

GREENLIGHT
COMMUNITIES

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I. Introduction

Pew & Lake, PLC, on behalf of Greenlight Communities, is pleased to submit this narrative and related exhibits in support of a Rezoning and Site Plan Review request for approximately 8.03 acres located on the south side of Southern Avenue between 97th Street and 98th Street in Mesa ("Property"). The Property is further identified as parcel number 220-80-005C on the Maricopa County Assessor's Map.

Specifically, the request is to rezone the Property from PEP to RM-5 PAD and Site Plan Review, which would allow for *Cabana Southern*, a three-story home office centered/shared workspace multiple residence gated community. This request is delivered by a reputable, local development group and design team and will bring about a high-quality residential use with home office features, innovative design, and exceptional lifestyle amenities that will enhance the Southern Avenue corridor. *Cabana Southern* will be comparable to Greenlight's recently approved development located at the southwest corner of Power Road and Williams Field Road, Cabana Power (Case. No. ZON19-00304).

Figure 1 – Site Aerial

II. Overview

Greenlight Communities is a Scottsdale based company that began with the founders of Deco Communities and Starpointe Communities, prominent companies known for their for-sale and for-rent multi-family developments in urban and suburban infill settings. Building upon the depth of experience and relationships with industry-leading designers and architects, Greenlight has successfully constructed, rehabilitated, and managed a variety of distinct multi-family developments in Scottsdale and Phoenix. Currently, over 1,100 units are under construction.

As planned and designed by renowned WORKSBUREAU and RVi, *Cabana Southern* combines a fresh contemporary style with technological advancement in construction and operations. Its innovative site programming and amenities respond to the needs of today's competitive market for multi-family homes with lifestyle amenities that contribute to a sense of place and a live-work experience. Drawing upon Greenlight's successful and often-duplicated Cabana apartment homes, the proposed *Cabana Southern* has designed an iconic concept for this unique site.

The proposed design of *Cabana Southern* builds on the philosophy that a community is more than a built environment where people live in one location, but where people feel accepted, supported, and most importantly, at home. The intent is to build a true community on the property by thoughtfully considering common spaces and amenities that bring people together and enhance their residential lives. With this in mind, the designers crafted a development plan for *Cabana Southern* that centers on four interconnected open space areas. Each open space area is the heart of a four-pack of residential buildings referred to as a "quad." These pods are connected by site landscaping and a system of pedestrian pathways.

Part of *Cabana Southern's* holistic living experience includes integrated home office and co-work space in the development plan. Each unit within the community will have an integrated home office location to provide housing for the next generation of home office workings. Forbes did a study and determined that 58% percent of "Knowledge Workers" are now working remotely from home. Studies also show that the percentage of Knowledge Workers will continue to grow even post COVID. Global Workplace analytics has forecasted that an estimated 30% of the workforce will continue to work from home post COVID, with Knowledge Workers at a higher percentage.

However, instead of working from your child's bedroom or from the kitchen counter or kitchen table, in the Cabana Community, each unit will have a dedicated home office location, with the two-bedroom unit having the option of turning the 2nd bedroom into a home office. In addition to each unit having a dedicated home office space, Cabana will also provide a two-story common area amenity building and adjacent units will feature an innovative co-work office environment with conference rooms, work spaces, and sitting areas that have been programmed with some of the latest design trends. Throughout the community, residents will have the option to work from the home office or walk to the co-work environment where they can collaborate with others in the community.

Regarding project architecture, special attention has been paid to the contemporary architectural design, which provides varied and pleasing visual appeal on the exterior. The

architecture will flow from the outdoor open spaces to the interior spaces where residents will find a high-quality package of finishes, amenities, and conveniences. The project design team has prepared a cohesive and compelling development plan for this unique setting. As designed, the project is consistent with the Mesa 2040 General Plan ("General Plan") and PAD-CUP zoning requirements and is compatible with the surrounding land use context.

III. Existing Site Conditions

The Property is located on the south side of Southern Avenue west of Crismon Road between the Post Office at 9855 E. Southern Avenue and an elementary charter school at 9701 E. Southern Avenue. It is vacant and unremarkable in its topography. Power lines that appear to be 69 Kv run along the Property's frontage along Southern Avenue.

IV. Relationship to Surrounding Properties

The Property is located in a neighborhood that is highly suitable for a residential use. Nearly every essential neighborhood-supporting service is located within walking or close bicycling distance. Some of the diverse uses include offices, Post Office, pharmacy/grocery, 3 schools, churches, home improvement stores, a variety of restaurants, retail, and commercial services. Additionally, employment and medical uses are provided in close proximity.

Regarding the surrounding properties, Southern Avenue abuts the Property's north boundary, followed by a manufactured home subdivision. A Post Office abuts the east property line, and the Hampton East apartments are located to the south. A charter elementary school abuts the Property's west boundary. Table 1 below summarizes the existing and surrounding land uses and designations. The proposed multi-family residential development is consistent with the surrounding residential land uses and uses that are compatible with neighborhoods.

Table 1 – Existing and Surrounding Land Uses

Direction	Jurisdiction	General Plan Land Use	Existing Zoning	Existing Use
Project Site	Mesa	Employment	PEP	Vacant
North	Unincorporated Maricopa County	Neighborhood	R1-6 Senior Center Overlay	Mobile Home Park
East	Mesa	Employment	RS-43	Post Office
South	Mesa	Neighborhood	RM-2 PAD	Hampton East Apartments
West	Mesa	Neighborhood	RS-43	Elementary Charter School

V. General Plan Character Area and Zoning Designation

According to the City of Mesa General Plan, the Property is located on the edge of a dwindling Employment Character Area and in PEP zoning, which zoning was approved as an aside to the primary development case for the Hampton East apartments to the south (previously known as Crismon Estates, Case No. Z17-005) (See Figures 2-4: General Plan and Zoning Maps).

Figure 2 – City of Mesa Existing General Plan Map

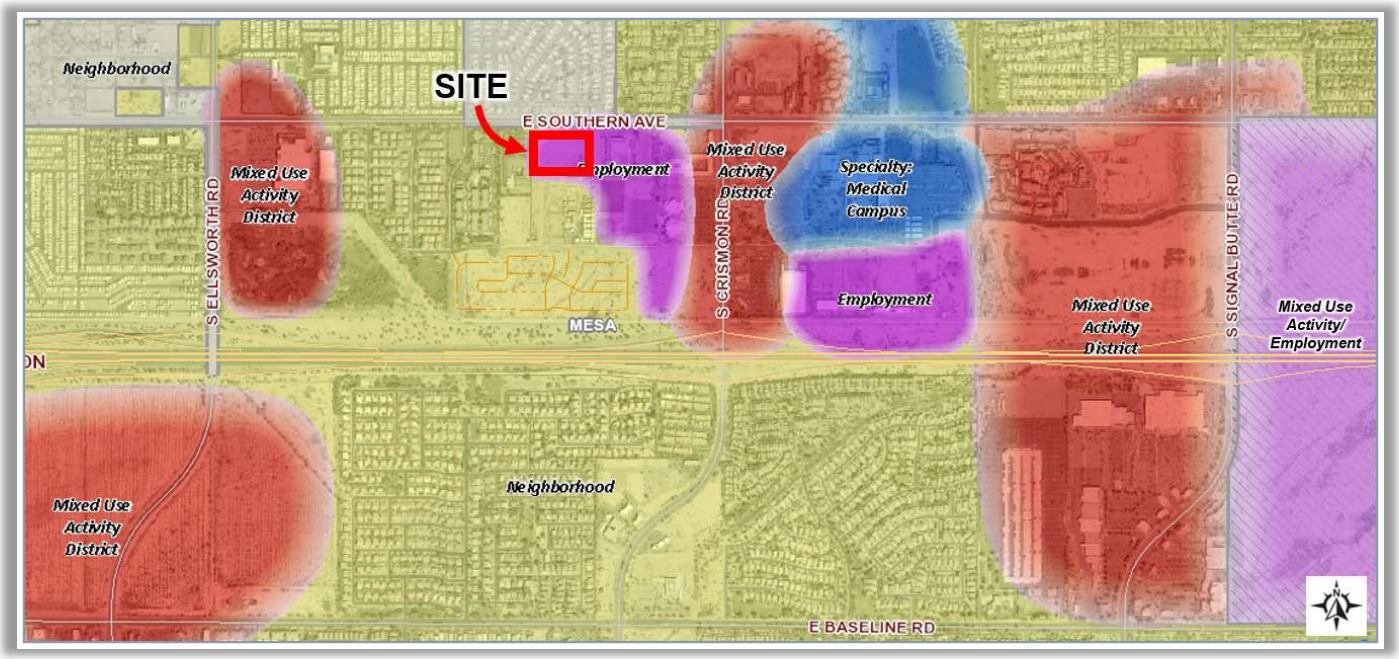


Figure 3 – Existing Zoning Map

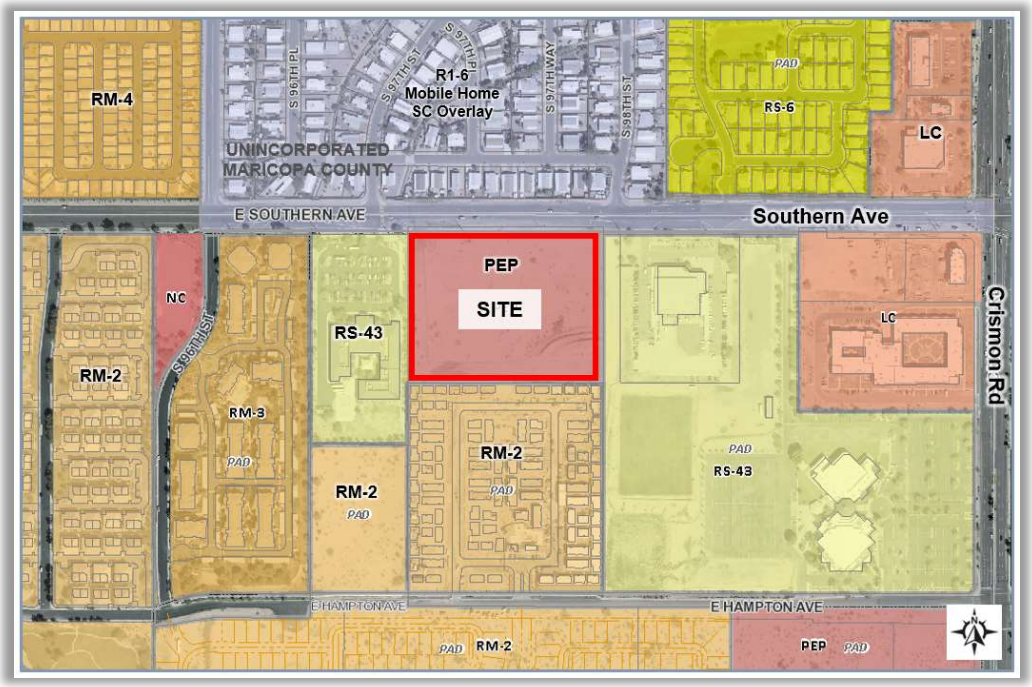
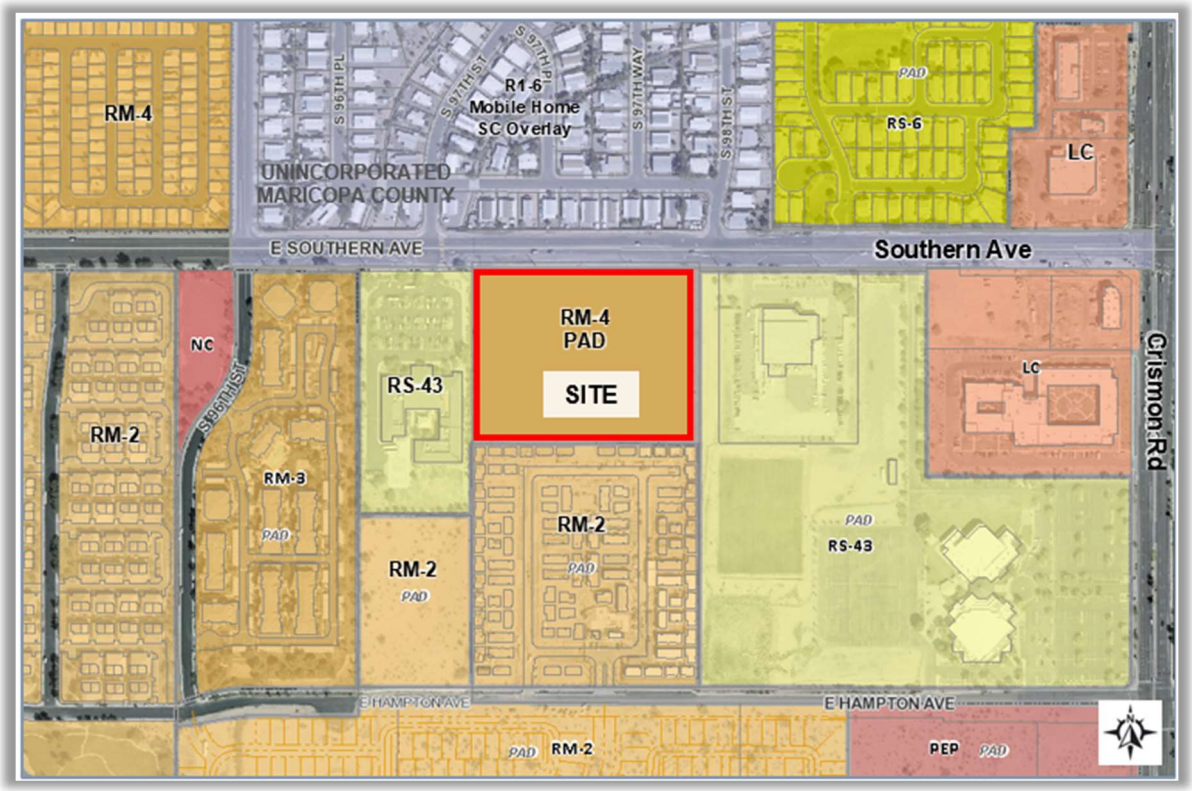


Figure 4 – Proposed Zoning Map



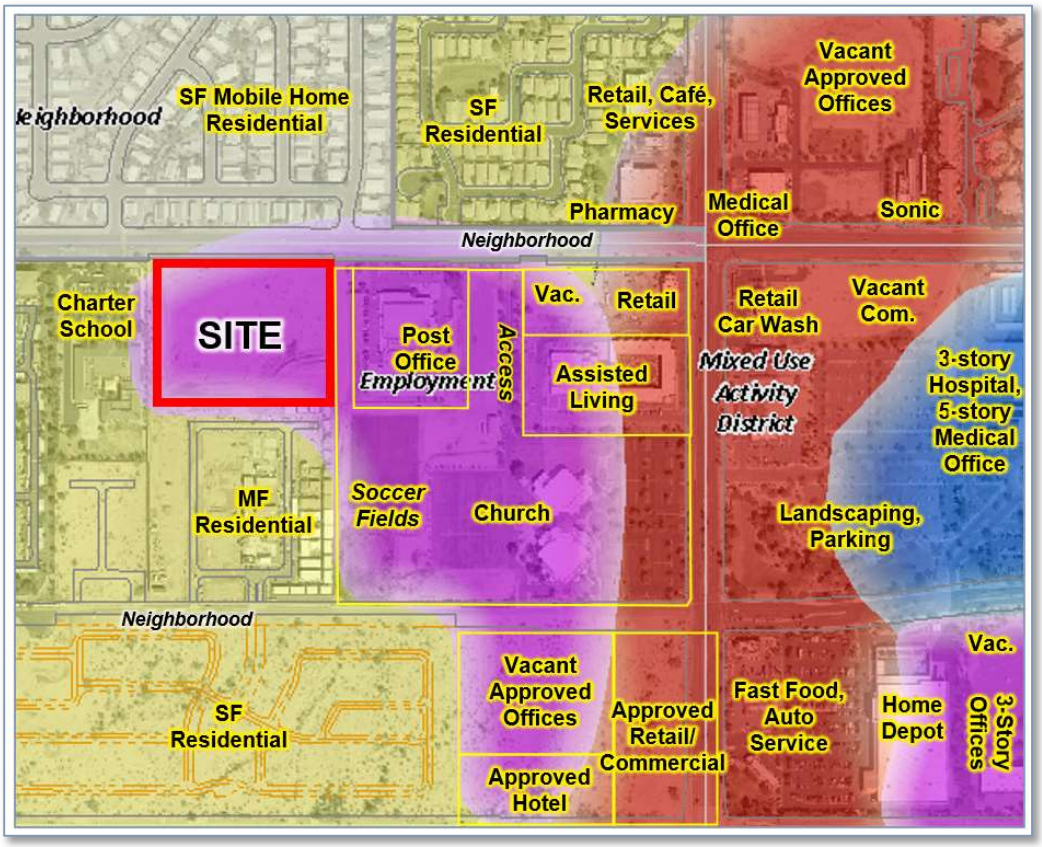
VI. Justification and Compliance with the General Plan

Determining that a residential use is appropriate and needed for the Property is a straightforward task upon a review of the facts and circumstances of this unique location. The proposed zoning flows out of the fabric of the community surrounding a Property that lies adjacent to compatible housing to the north and south, small school to the west, and Post Office with an already existing large separation and buffer to the east. The proposal is consistent with the surrounding General Plan categories and zoning.

1. Surrounding General Plan areas have a neighborhood character.

Considering the General Plan Character Area, the Neighborhood category surrounds the Property on three sides (See Figure 5 below). The proposed residential use would create a consistent land use that would transition to the non-residential uses further to the east and south.

Figure 5 – General Plan and Land Uses Compatible with this Request



Practically all that remains of undeveloped property in the Employment category other than this site has already been developed or planned for commercial and neighborhood-supporting land uses. Such supporting developments include a school, Post Office, assisted living use, small retail and office further south, and a large church site that abuts the subject Property, all of which are compatible with a multi-family residential use. Significantly, the Church property is nearly fully developed with a recently upgraded soccer field, parking, and large, well maintained church buildings.

The only vacant remnants of Employment-designated land are narrow strips along Southern, one of which includes a vacant parcel near the intersection of Southern Avenue and Crismon Road. Those narrow strips west of Crismon Road render those parts of the Employment category unsuitable for any noteworthy nonresidential use or business park. In sum, the land in the Employment category has been built-out and has created a residual spot-zoning for this Property that a residential land use would cure.

2. Surrounding zoning has a neighborhood character.

Similarly, the surrounding zoning supports the development of *Cabana Southern's* gated community with co-work space incorporated into the Plan. Acre-lot zoning surrounds the property to the north, east, and west. The allowed uses on adjacent properties include single-story residential, a school, and Post Offices, all of which support a residential land use on the

Property more than a nonresidential use like a business park or typical PEP land use.

RM-2 PAD zoning adjoins the Property's southern boundary. That PAD enforces a single-story residential development plan with 8-foot landscaped setbacks to the Property's common southern boundary. This created a potential conflicting land use buffer between PEP and a multi-family residential land use. This PAD remedies the the buffering situation by designing a multi-family land use that is less-intense than many of the possible PEP types of uses. The proposed project exceeds that 8-foot building setback by more than 800% at approximately 89 feet, and a variety of shade trees will further buffer the property to the south.

3. Surrounding land uses create an environment for a sustainable community.

The surrounding neighborhood possesses all the features that contribute to a highly walkable, sustinable community as is proposed in *Cabana Southern*. Some of the benefits of the surrounding land uses are described below.

Adjacent Post Office – The City of Mesa has at least 9 post office sites that are located next to, or within a single-family residential community, the only known exception being the downtown Post Office. The Post Office adjacent to this Property likewise exhibits a neighborhood-friendly use and offers residents with convenient access to essential postal services. The Post Office is appropriately buffered by an separation of 222 feet to the nearest unit on the subject Property. That is created by the Post Office parcel's 120-foot setback to the Post Office building, an approximately 60-foot wide parcel extension between that parcel and the subject Property, followed by a minimum 42-foot onsite building setback. Also, no buildings are situated on the back portion of the Post Office site. These characteristics provide an enhanced buffer to Cabana's proposed residences that exceed the buffer in similar situations.

Adjacent School – As a general rule, local schools look to locate in or near residential neighborhoods. Residential proximity to schools is a key aspect of a balanced, sustainable community, and in this case, the Imagine Schools elementary and middle school is within walking distance without any major street crossing. (It is noted that various other schools are located within close proximity to the site.)

The smaller scale of the charter school will create a compatible land use and building form. It is built and designed to look like housing with its residential building massing and detailing on the façade, although it is set back several hundred feet from Southern Avenue (see photo in Figure 5 below). A site wall on the shared property boundary, perimeter landscaping, and shade trees on both sides of the property boundary will create an appropriate buffer.

Figure 6 – Residential Design of Adjacent School

In front of the school, a cross-walk, onstreet parking, and 15 MPH speed limit for the start and end of the school day are more compatible with a residential use than a PEP use, imasmuch as many employers might see a proximate school zone as a liability (see Figure 7 below).

Figure 7 – Adjacent Crosswalk

Adjacent Church & Soccer Field – Churches similarly present commonplace services that benefit surrounding neighborhoods. In this case, a church and soccer field are buffered from the Property by the Church's parcel extension and large separation distances. Soccer fields create an opportunity for neighborhood gatherings and a place for outdoor sports and recreational programs (see Figure 8 photos of the church site). They are compatible with multi-family housing like *Cabana Southern*. In 2020, the church completed additional rennovations and major expansion to its athletic fields that were approved in a 2019 Board of Adjustment case, which review ensured compatibility with surrounding properties.

Figure 8 – Adjacent Parcel with a Church and New Athletic Fields

Adjacent Residential Uses – Distinctive single-family and multi-family uses are located adjacent to the subject Property and are clearly harmonious with the proposed residential use. The building setbacks to the nearest residences provide enhanced compatility as well, contributing to an increased appreciation of light and space. Southern Avenue and its infrastructure improvements separate the Property from the uses to the north located in Maricopa County. The nature of Southern Avenue and the unincorporated neighborhood to the north are highly compatible with a residential use. A multi-family development on the Property is appropriate given the proximity to an arterial street at a midblock of a midblock location, and the development plan incorporates adequate buffers to the the street.

The proposed residential use is more compatible with the surrounding uses, as opposed the core uses in PEP zoning, which would permit more traffic, more intensity, and closer proximity to the single family homes to the south. Specifically, Cabana's primary residential buildings are located further into the site – more than 80 feet, whereas a PEP land use, if developed onsite, could locate within 20 feet of that same residential site wall.

Nearby Commercial and Employment Uses – *Cabana Southern* is appropriately located within close walking or bicycling distances to a variety of nonresidential uses in the nearby Employment, Special District, and Mixed Use Activity District Character Areas. The fabric of the neighborhood creates a wide variety of live-work-play opportunities that favor a residential use on the Property. These characterists, and the proposed onsite amenities, will create a simbiotic relationship to the surrounding area and a healthy lifestyle for future residents.

Nearby uses that benefit a residential project are numerous: a pharmacy, urgent care, retail, restaurants, orthodontist and professional offices, employment center, bank, salon, ice cream parlor, bix box retail centers, restaurants, auto service, gym, home improvement store, hospital, and various schools. These uses are not adjacent to the site, but appropriately separated and distanced, making it suitable for a residential use that is within convenient walking, bicyling, or a short driving distance. Other developmentsand landscaping serve as buffers to the site.

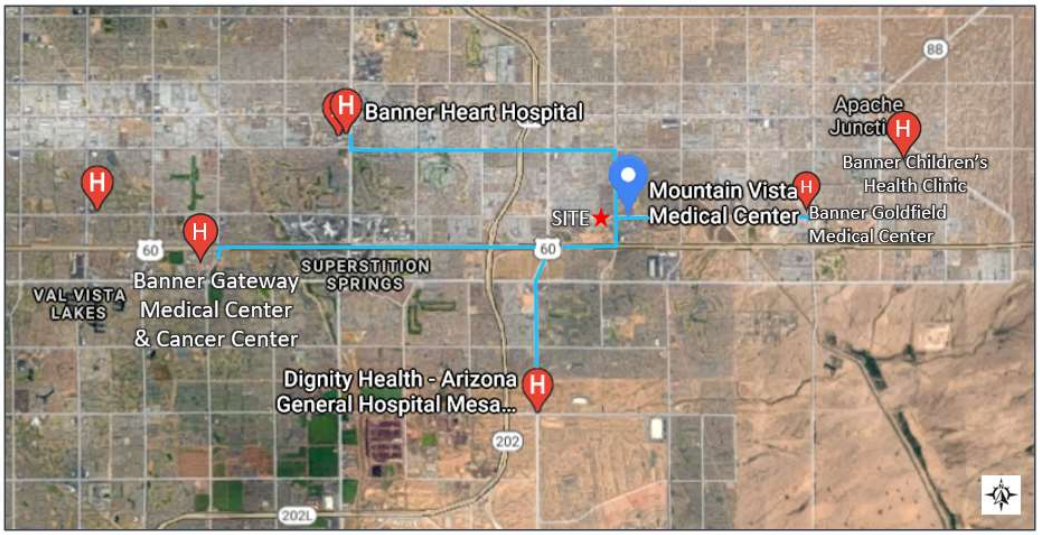
4. **Cabana contributes to the 4 nearby General Plan Mixed-Use Districts.**

Several Mixed-Use Activity Districts are located near this bypassed Property. This creates a healthy setting for a development like *Cabana Southern*' s unique housing product that would not compete for their business. Four mixed-use districts are located within a one-mile radius at: (i) Crismon Road, (ii) west of Signal Butte Road, (iii) Ellsworth Road and Southern, and (iv) Ellsworth Road south of the US-60. A fifth mixed use catergory is 1.5 miles away on Southern Avenue east of Signal Butte Road. Furthermore, a Medical campus Specialty Category is located nearby the Property on Crismon Road. In total, these non-residential areas are far from build-out. Moreover, a residential use will not compete with these areas' economic development and increase the likelihood of development of Class A-B uses.

Notwithstanding its smaller scale, it is acknowledged that the nearby Mountain Vista Hospital can create opportunities for further medical offices in the area. However, it has a smaller draw because of its smaller size and because it specializes in cancer treatment (e.g., the Ironwood Cancer and Research Centers). It is located very close to other hosptials that anchor the medical sector in that region, some of which are larger and provide broader services (see Figure 9):

- **Banner Gateway** Medical Center at US-60 and Higley, 7 miles
- **Banner Baywood** at Broadway & Power, 6 miles
- **Dignity Health General Hospital** at Ellsworth & Elliot, 4 miles
- **Banner Goldfield** Medical Center at Southern and Ironwood, 4.2 miles

Figure 9 – Nearby Hospitals within a 7-9 minute drive



5. **PEP Zoning is better suited for different properties with greater intensity.**

A residential zoning district suits the Property much more than a PEP, because PEP-style projects require different circumstnaces to attract a Class A or B development. For one, they are usually surrounded by, or located immediately adjacent to, Regional Commercial, Office, Medical, and Commercial Activity Centers. They are are also attracted to land with the highest traffic counts and more visible locations (not mid-block of mid-block).

Mesa's Zoning Ordinance states that PEP zoning district's specific purpose is to develop office and employment uses in a cohesive "campus setting" with retail ancillary uses (Zoning Ordinance Section 11-7-1.B). None of these uses have devloped out in a cohesive, business park setting in a master development plan. The surrounding post office, charter school, and single-story residential uses do not represent the main uses in PEP developments. This Property remains as the last remnant of a larger PEP property that did not come to fruition. The subject Property owner has worked diligently to attract business users, but the synergy created by a PEP campus or commercial anchor never occurred because of the Post Office, church, charter school and assisted living projects that developed on the bulk of the PEP property.

Urban Land Institute literature alludes to much larger projects for PEP developments, larger than the 8.6-acre Property in this case. According to a foundational report by Levitt and Schanke, the general concept behind a PEP project is to create a zoning category to adjust for a multi-acre employment center, such as a research park, corporate center, perhaps a hospital or multi-building medical complex. The authors cited numerous examples, including multi-facted developments that all exceeded 100 acres, some more than 1,500 acres. (Levitt, Rachelle L., and Dean Schwanke. *Business Park and Development Handbook*, Washington, D.C.: Urban Land Institute, 2003, p. 4 and 6, Citing Kenneth M. Boyce, "A Winning Combination," Urban Land, April 2001, p. 34). This study highlights various examples of business and employment parks, which were 80 acres, 210 acres, 260 acres, 530 acres 1,800 acres, and 2,000 acres. The intent behind employment park zoning is to create a zoning category that addresses the relationship between the various components of a major site plan, site architecture, infrastructure needs, buffers to surrounding uses, among other things. The property and surrounding area does not approach such a large acreage, nor the main principles addressed by the Urban Land Insitute.

Mesa has examples of PEP-style developments, whether in PEP or similar zoning, and they tend to represent larger scale regional sites on more visible locations with heavier traffic (e.g., Stapley Drive between US-60 and Baseline Road). In contrast, this Property faces a single-family use on a more neighborhood style of a public street with soft shoulders and a drainage channel. It is noted that Mesa's Zoning Ordinance for PEP zoning clearly allows sub-uses that may be permitted by right in certain situations such as a professional office, but small-scale offices are not the core objective in a PEP type project, and a variety of other uses are located on nearby, more visible properties. Even if such a use were sustainable on the Property, lacking a planned employment park surrounding the Property makes it more compatible for a residential land use.

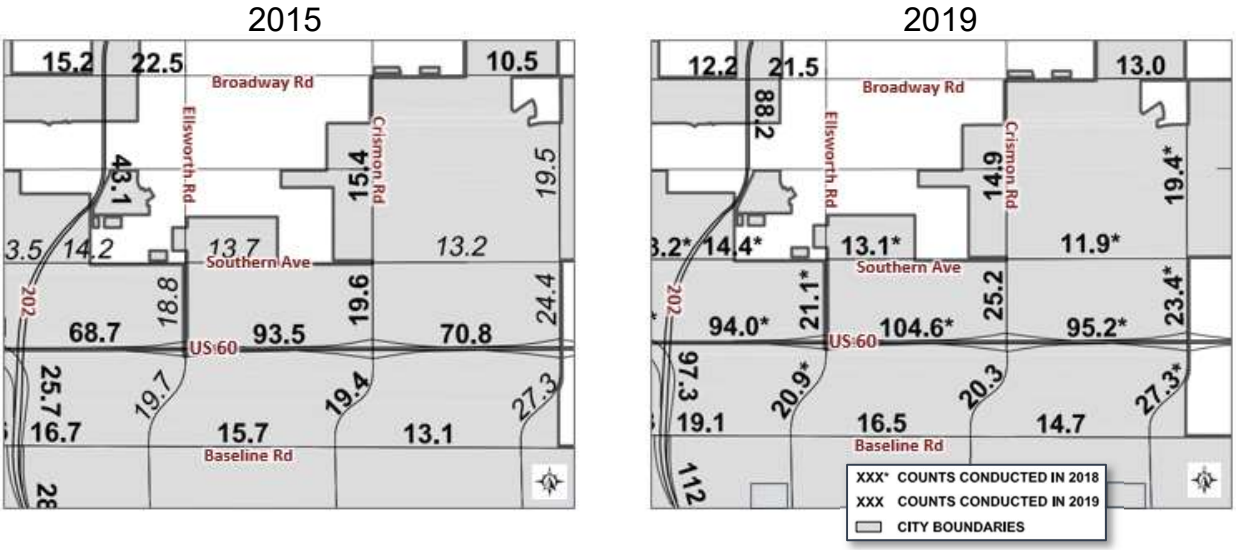
A residential land use would more effectively suport office and medical employment growth on the larger, more visible sites near the US-60, corner properties, or adjacent or onsite at the nearby hospital. In today's sensitive economy, the nearby employment properties will more likely succeed with additional stimulus in housing and population growth that will feed these Mixed Use Activity Districts.

The Property's adjacency to a single-story apartment community, Post Office, etc., poses significant impediments to developing a prominent PEP use. It is noted that the adjacent properties to the east and south combine to create a larger area closer to the intent for PEP. Nonetheless, the church was relatively recently constructed in 2 phases in 2004-2008. The church is part of a Valley-wide entity with several locations, and this one serves a large area in the East Valley. This past year, it completed additional rennovations and expansion to its athletic facilities, more than doubling its athletic fields, which indicates a healthy, neighborhood-friendly organization.

6. Traffic counts are much lower on this part of Southern Avenue.

It will take many years before the population and demand will allow for build-out of the medical, office, retail, employment, and commercial services in the area. For example, on the east-west Southern Avenue corridor, traffic counts are nearly one-half the traffic counts on the north-south streets of Crismon Road and Signal Butte Road. It is well below the capacity of arterial streets at build-out. The 95,000 to 105,000 counts on the US-60 freeway illustrate the greater visibility for the nearby properties with freeway frontage, many of which await development. In the last five years, traffic has remained the same or declined on Southern Avenue near Crismon Road and Signal Butte Road, while counts increased on Ellsworth and Crismon Roads. Thus, Crismon and Hampton are more prime for future non-residential development (See Figure 10 below).

Figure 10 – Traffic Counts, 2015 and 2019



Source: Mesa Transportation Department, updated January 2020 (Average Daily Trips)

7. **National land use trends support the proposed request.**

National trends have affected land use patterns in Mesa in a manner that *Cabana Southern* will help stimulate local businesses. It will do so by providing quality housing with co-work facilities that are becoming part of the shifting patterns in the new work environment. An Urban Land Institute study discussed factors that help sustain mixed-use centers. Michael Beyard and his colleagues noted how additional residential at strategic locations can stimulate activity and viability of mixed use districts. (*Ten Principles for Rebuilding Neighborhood Retail*, Washington, D.C.: ULI–the Urban Land Institute, 2003).

The trend toward remote work had begun before COVID – Numerous analysts have tracked the reduced growth in brick-and-mortar commercial, office, and medical land uses since companies began offering remote work opportunities. Many companies have reduced their physical footprint in response to the increase in digital commerce, new technology, environmental objectives, and increasing costs to develop and maintain physical structures.

"The pandemic has accelerated a trend that arguably has been in place for years" (Dr. Richard Barkham, CBRE, www.cbre.com, accessed November 6, 2020). Julie Whelan from National Real Estate Investor noted that empty desks at work will continue to reduce the demand for office land uses. She concluded: "Ultimately, COVID-19 is likely to be viewed in hindsight as an accelerator, rather than an originator, of changes in offices and other commercial real estate. Offices made up of gray walls, cubicle farms and antiquated technology are obsolete." (Sept. 2020, https://www.nreionline.com/, accessed November 12, 2020).

More companies will allow work from home – In Summer of 2020, Whelan (see above) assisted with a survey of 126 national businesses, many of which are Fortune 500 companies. Before the pandemic, 37% had previously stated they would allow work-from-home opportunities in the future, and that percentage grew to 70% in 2020. It will take time for companies to learn the how the pandemic and technology advancements will affect growth in office land uses. Smaller office depand and hybrid work environments will continue to play a role as companies offer an increased level of remote opportunities and restructured configurations at their offices (Whelan, Sept. 2020). Proximate housing with co-work opportunities like *Cabana Southern* will become a meaningful alternative in the changing environment.

8. **The Phoenix-Metropolitan Area is part of the national trend.**

According to data published by the Maricopa Association of Governments in 2020, Arizona has experienced a decline in its job rates and economy. It has fared better than other states, but has not yet recovered from the effects of the pandemic and shift in the configuration of land uses.

Don Rodie, national researcher and founding member of Cushman and Wakefield Phoenix, recently explained in a local study that the market will continue to be unpredictable. Many companies in Maricopa County are selling their office investments and slowly subleasing them over time. Any increases are expected to be slow during recovery (www.cushmanwakefield, August 4, 2020). He further stated:

> … commercial real estate, like most facets of the economy, has weakened considerably. Some tenants are struggling, rents are being renegotiated, developers are bringing fewer new projects to market and tenants are rethinking their space needs amid business shutdowns, social distancing, a surge in online retail orders and substantial increases in work-from-home arrangements.
>
> Many brick-and-mortar retailers had suffered even before the coronavirus hit, due to inroads made by online commerce and other pressures. Now their prospects are even more up in the air.

According to 2020 3rd quarter data, both the Office and Medical Office sectors are experiencing higher vacancy rates, and Arizona is not among the nation's highest markets in those sectors, which are trending toward Texas and other states. In Arizona, rent growth is still catching up to pre-pandemic levels and also to the office inventory already approved. As office demand and configurations adjust during recovery, Class A buildings will be harder to find and will trend toward the limited established locations. (CXRE.com, CBRE.com, see also "Reimagining the Urban Office," Peter Bacevice et al, *Harvard Business Review*, https://hbr.org, August 14, 2020).

9. Local land use data support a residential use.

The following recent local data justify a residential use on the Property.

- **Multi-family, lower vacancy**. In Mesa, Multi-family is among the highest occupancy and highest demand of the various categories in that area, showing some of the lowest vacancy rates of approximately 5% (Cushman & Wakefield, 2020; Costar, 2020). Demand for housing with high quality amenities is causing new residential units to fill up quickly as single-family zoning availability declines.

- **Retail/Services/Commercial**. In the broader market, the Retail-Commercial category is lagging behind residential, with vacancies increasing from last year to around 9% in the area (Colliers, 3Q 2020). Generally, Class A retail is trending toward specific areas such as main arterial corners, proven commercial centers, and freeway frontages. In this case, the Property is approximately a quarter mile from the Crismon & Southern arterial corner, making it a mid-block of a mid-block location. The single-family residential community to the north without perimeter landscaping or pedestrian pathways make the Property a less visible and less effective location than some of the better situated properties on the Crismon Road connector to the US-60.

  Three vacant properties are located on Southern Avenue on both sides of Crismon Road, which have closer proximity to that intersection and still have not developed, which is an indicator about the challenges to developing additional office or commercial uses along this unique segment of Southern Avenue.

- **Offices, higher vacancy.** Growth in Office uses is lagging in Mesa east of Alma School and along the US-60 corridor (Dobson Road to Apache Junction) compared to other locations in the Metro-Phoenix Area (Colliers, 2020 3Q, Cushman Wakefield 3Q 2020, Costar November 2020). Along the US-60 corridor, spaces are becoming available faster than they are being filled up by tenants. There is additional pent-up supply of undeveloped office site plans that have not come to fruition, some of them approved years ago.

  In the last year, available space increased to 218,340 square feet in existing office uses without the development of new projects. The negative absorption in this area, compared to the growth in the West Valley, North Valley, isolated office-employment cores in Gilbert and Chandler, and near the Loop 101 evidence a need for additional housing to support Mesa's commercial centers.

Table 2 – Vacancy Rates in Existing Medical and Office Uses

Area	Office/Medical	Vacancy Rate
US-60 Corridor	Medical	**19.5%***
US-60 Corridor	Office	**13%-18%***
1 Mile Radius of Property	Medical & Office	**17.5%**

* Colliers 3Q, 2020. Actual vacancy rates could be higher. Unlike previous years, Colliers did not count a vacancy in situations when a business moved out of the space and continued payments on the lease.

10. A survey of permitted uses near the property supports a residential use.

A residential use such as *Cabana Southern* will sustain economic vitality of the areas within a one- to two-mile radius. The substantial property in that radius offers long-term opportunities for future economic growth depending on the dynamic development trends. *Cabana Southern* fulfills the development potential for the Property by cleaning up an infill site with a quality residential use, as opposed to leaving it undeveloped. As discussed above, the site is better situated for the proposed RM-5 PAD zoning, and the surrounding neighborhood has a considerable supply of PEP uses (for example 30 dental/medical offices and urgent care) and additional approved site plans of vacant non-residential properties to serve the surrounding neighborhoods and their projected growth for many years.

According to a recent survey of the area, non-residential uses are listed in the tables below and are grouped into four general categories for ease of illustration in a land use graphic that follows in Figure 11. These exhibits indicate that as of November 2020, 241 total PEP-allowed uses are located within a mile proximity of the Property, including the nearest intersections, thus satisfying the demand for PEP uses.

Table 3 – PEP Uses within 1 Mile to Nearest Intersections

Grand Total: 241

Medical Uses	**Qty**
Medical Offices & Clinics, Physical Therapy	15
Hospital	1
Medical Office/Admin. Developments, 1-5 story	2
Research & Development	1
Laboratory	1
Urgent Care	2
Pharmacy	6
Medical Dental, Orthodontist	12
Total	**40**

Retail, Commercial, Entertainment	**Qty**
Retail, Swap Meet	35
Entertainment: Movie Theater	1
Restaurant	38
Restaurant Drive-thru	15
Swap Meet, Commercial/Employment	1
Café, Ice Cream, Soda Shop, Bakery	17
Grocery	4
Nursery/Garden Center	2
Total	**113**

Offices: Business/Employment Services, Financial	**Qty**
Professional Service, Tax, Financial, Insurance, Business Services	9
Office Buildings, 3-story	2
Government	1
Bank	7
Total	**19**

Services, Recreation	**Qty**
Salon, Personal Care, Massage	28
Services, Cleaners, Shoe repair, etc.	3
Fitness Center, Yoga, Dance	7
Day Care/Preschool	1
Animal Clinic	2
Clubs and Lodges	2
Church	7
School	1
Mini Storage Warehouse	2
Recycling	1
Auto Service, Car Wash	10
Recreation: Parks, Sports, Pools	5
Total	**69**

[See Figure 11 on next page.]

Figure 11 – Locations of PEP Uses within 1 Mile to Nearest Intersections

The above data suggest there is an overabundant inventory of PEP uses permitted within the 1+ mile radius. People may be willing to travel further than 1 mile for some uses, such as a dental care, medical laboratory, and in this instance, there are 12 dental care offices within 1+ miles and 5 laboratories within 4 miles of the Property. Also, there are 7 golf courses within a 9-minute drive, and two popular regional hospitals with a broader scope of services within a less than 12-minute drive.

There are 4 grocery stores and 4 regional big box retail stores within 1 mile, which uses require a larger number of consumers from a broader area. Although some PEP uses could serve a larger area, the narrower radius serves to show that the area is saturated with PEP-allowed uses. An explanation for the large counts in the survey is that the Property may be located between the service area ranges of several regional commercial uses. Therefore, the proposed use and PAD addresses the need to provide additional inputs into the existing commercial centers.

11. Abundant non-residential vacant land creates a vast supply for the future.

The above Figure 11 depicts some of the vacant land within one mile of the site to the nearest intersections, which are designated for commercial, office, or employment uses. On many those vacant sites, the following Table 4 lists several known approved site plans of non-residential developments.

Table 4 – List of Approved, but Undeveloped Medical and Professional Office Uses

#	Area	Approved Site Plan Type
1	NEC Crismon Rd & Southern Ave	Professional/Medical Offices
2	Hampton Rd east of Crismon Rd	Hospital
3	Hampton Rd east of Crismon Rd	Medical Clinics and Offices
4	NWC Crismon Rd & US-60	Professional/Medical Offices
5	NEC Crismon Rd & Baseline Rd	Medical Clinics and Offices

These properties above are located closer to Crismon, the US-60, and the hospital than the project, and they have more commercial character to their surrounding uses and infrastructure. The above list only counts approved site plans, not the additional acres of nearby vacant land zoned for non-residential uses. Some of the above approved projects may have been abandoned by the original applicants given the duration of time since approval. It is unlikely these site plans and the remaining vacant land will develop into non-residential uses until the surrounding area can support it. There is too much competition further out to expect that this area can create a greater pull from a broader population because the hospital is smaller and specialized, the property circumstances less favorable, and the surrounding housing insufficient.

VII. PAD Zoning

This application requests RM-5 PAD zoning and supplies the plans, documents, and guidance that will enforce the objectives of the General Plan. The City of Mesa Zoning Ordinance's ("Zoning Ordinance") purpose for RM-5 Multiple Residence Zoning District is to "provide for a variety of housing types," including, among others, "multiple residence housing." *Cabana Southern* meets this criterion by offering a unique form of multi residential housing suitable to the unique context of the surrounding area. The recent field study and analysis of surrounding land use patterns demonstrates the over-abundant availability of commercial and offices uses that have grown faster than residential growth in the vicinity.

The project also complies with the PAD overlay's intent to implement the General Plan goals through the use of "innovative design and flexibility in projects of sufficient size that are planned for development as a cohesive unit." *Cabana Southern* complies with the city policies and objectives by incorporating the following:

- High quality architectural design, site design, and an amenity package that creates a unique and more sustainable alternative to conventional development and comparable projects;
- Enhanced pedestrian pathways and linkages between the onsite structures and amenities, also connecting the site to the surrounding community;
- Well designed and integrated open space and/or recreational facilities held in common ownership under the property management and of a scale that is proportionate to the Property size;
- Co-work space to achieve the elements a live-work experience;
- Consistency with the surrounding open space and residential uses; and
- Sustainable property owner's professional management to oversee site maintenance.

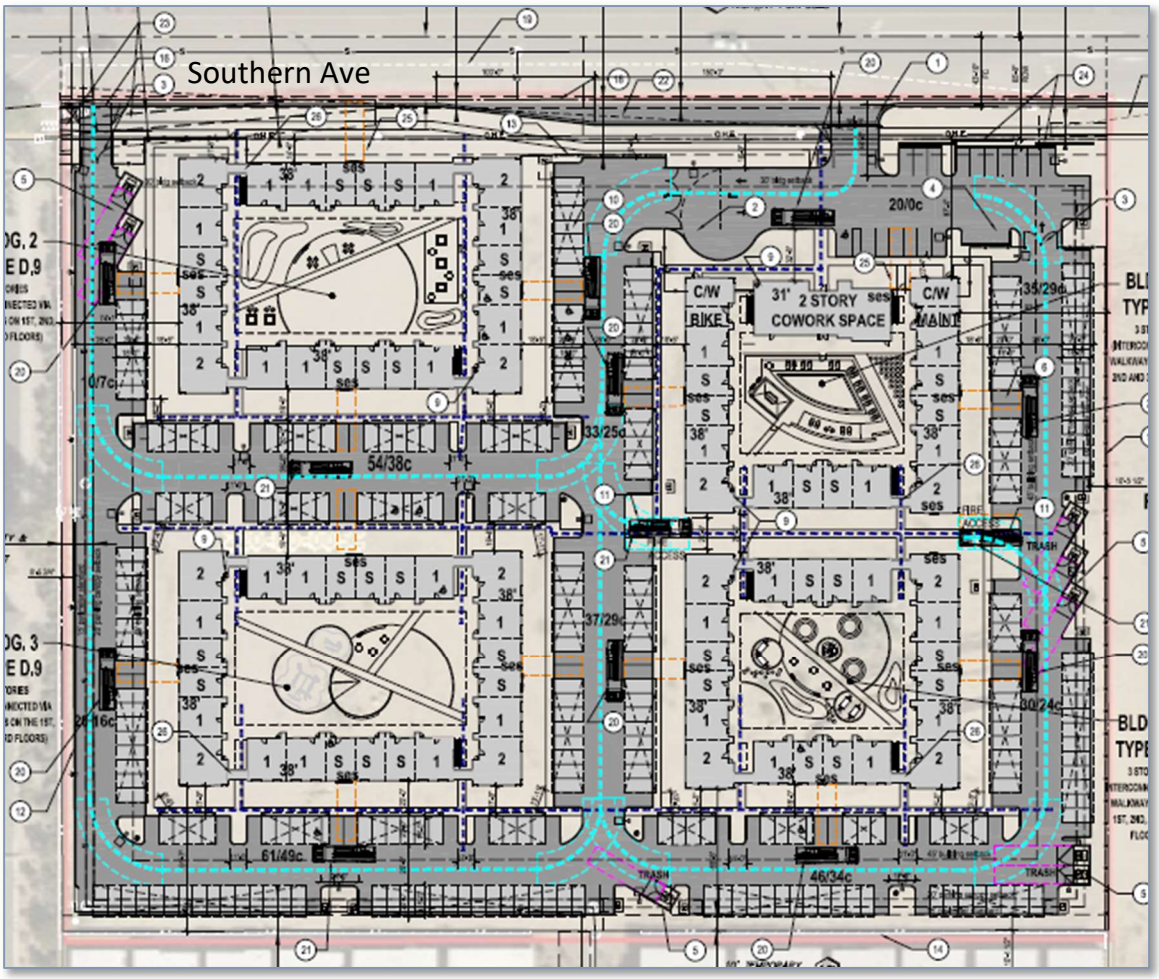
Included with this request is a corresponding PAD exhibits that demonstrate how the request could be implemented and how the requested zoning designation is appropriate. The submitted plans should not, however, be construed as a concrete final site design, but as representative to the design character and quality development features envisioned for the project.

VIII. Project Description

The proposed *Cabana Southern* development consists of 250 units (studio to 2-bedroom) on 8.03 net acres. This results in a density of 31.1 du/acre with 25% building coverage. The residential buildings are located well within the minimum required setbacks, except for the street frontage, where it is desirable for buildings and main entry parking to have closer interaction with the public street. These characteristics of the preliminary plans exceed standards in terms of building coverage, open space, side/rear building setbacks and recreational amenities, which will enhance the project's compatibility with surrounding properties.

The units are laid out in 4 sets of "quads," each of which is composed of 3-story building blocks that are united by shaded entry corridors and a central outdoor amenity area. Proposed building massing does not double the rows of units and arranges windows so as to permit natural lighting to enter each unit from both sides. This enhances privacy, security, and quality of the interior spaces. Shaded, connecting walkways lead to an enclosed open space amenity area, and these courtyards serve as the heart of the community. Figure 12 on the next page is a depiction of the proposed site plan submitted with this application.

Figure 12 – Proposed Site Plan



Each courtyard is carefully designed with 4 specific active open space themes that play to interests of Cabana's targeted households, including a: (a) pool amenity area, (b) hammock garden, (c) fitness stations, and (d) an enhanced backyard theme. Prospective residents can select their desired unit based on its proximity to one of the courtyard themes. After residents move in, they can enjoy the amenities in their selected courtyard or use the amenities in one of the other quads, which are available to all onsite residents and guests. This open space theming will create a unique culture in *Cabana Southern* that will encourage social interaction across the project and an enhanced sense of pride in the community.

Integrated Co-work Amenities: *Cabana Southern* is a new concept development that integrates co-work amenities into the development plan. Fronting the project's main entry stands a uniquely designed community amenity/clubhouse building. The submitted conceptual elevations, floorplans, and the architectural design section of this PAD Narrative illustrate this building's two-story concept, centered on a multi-level co-work space with tables, chairs, desks, and sitting areas. This building also incorporates an upper-level portico with outdoor sitting area, restrooms, mailroom, leasing office, and fitness center.

Internal to the development behind the gate, units will be marketed for their work-from-home features, including the extra bedroom-home office in the 2-bed units and integrated work spaces/desks in the floorplans of the studio and 1-bed units. All units will include Wi-Fi connections. In this manner, all the units will be designed with work-from-home options.

Furthermore, in the project's internal open space areas, interspersed throughout the detailed landscaping and open space plan are outdoor patios and seating, which create additional alternatives for outdoor workspace in a natural setting. Together, the co-work office space, open space plan, and design of the units create an integrated home office and co-work environment that is becoming increasingly common as companies offer new options for their employees.

1. Landscaping and Open Space

Cabana Southern's preliminary development plan incorporates an exceptional landscape and open space plan with key features: (a) diverse common active and passive open space amenities, (b) connectivity throughout the site, and (c) private open space integral to the open community pods. The below Figure 13 illustrates the submitted landscape and open space plan.

Figure 13 – Proposed Preliminary Landscape Plan

a. Open Space Amenities

An attractive element of *Cabana Southern* are its four unique amenity areas featuring the pool amenity, hammock garden, outdoor fitness, and backyard themes. Ancillary amenities are also provided both in the courtyards and throughout the site, such as landscaped trails, shaded seating areas and nodes, bicycle storage, and grass play areas. Additional indoor community gathering spaces are included in the amenity package for *Cabana Southern*. Near the main entrance, an approximately 4,600 sq. ft. two-story amenity building consists of dedicated co-work space that complements the active amenities in the courtyard, which encourages a live-work-play lifestyle in a mixed-use environment. Also included are a fitness center, mailboxes and Amazon parcel lockers, community restrooms, and residential leasing accommodations.

Approximately 65,000 SF of common open space is provided, which exceeds the minimum requirement by more than 250%. According to the preliminary landscape plan, as much as 46% of the total open space is planned to be dedicated as active open space, which quantity and range of amenities are above par for residential developments. Passive open space areas with landscaped trails and pathways surround the exterior of the building quads and pedestrian walkways, which create a natural buffer between the buildings and parking spaces.

Regarding private open space, included in these outdoor courtyards in front of each housing unit are dedicated private open space areas on the walkway corridors, which spaces are created by the undulating quad elevations. While not typical porches or balconies, given the continuous shaded walkways, these private open space areas are located next to each entrance and front window. They are large enough for the respective resident to set-out patio seating, a café table, and other items for private use. These individual spaces will be partially enclosed by the undulating walls and will encourage a high-quality environment where residents can appreciate the outdoors and overlook onto the community's open space areas. This arrangement offers a unique environment for each unit that efficiently transitions from the interior space to the outdoor shaded pedestrian pathways that border the courtyard amenities.

Additional passive common open space areas consist of the landscaping and pathways exterior to the buildings, perimeter landscaping, and parking landscaping. Pedestrian pathways connect the building pods and parking areas and create a natural buffer between the buildings and parking spaces.

b. Onsite Connectivity

Consistent with the General Plan's vision, the proposed development includes a network of landscaped pathways that promote pedestrian travel, safe and efficient linkages to site amenities, and harmony between the uses. Buildings 1 and 4 are located on a continuation of pedestrian-friendly areas, and it is linked to the buildings on the west side of the Property with ADA accessible pathways. The pedestrian system further connects the parking areas to the shaded walkways that lead to the open space areas and each unit. Onsite pathways lead to an external sidewalk. This connection allows for multiple modes of travel to the various amenities in the area.

c. Buffers and Transitions

The proposed *Cabana Southern* development will provide lush landscaping and comply with all applicable requirements for landscape counts and plant material. Shade trees and shrubs selected from local recommended plant lists will be established along Southern Avenue to screen views to and from the site from Southern Avenue and surrounding properties. The plant selection and layout are intended to contribute to the subject site's prominence and sense of place. Additional plantings will be included in the foundation base landscaping and along the primary and secondary pathways to create buffers between buildings and structures and provide for environmental comfort.

2. Circulation

Three access points are proposed to *Cabana Southern* from Southern Avenue. The primary entrance is located on Southern Avenue near the center of the Property, and it will include distinct landscape features and monumentation that will create a prominent entry and evoke a quality sense of place. This main access leads to building that will house the leasing office and amenities, such as a co-work space, fitness center, and pool area. Gates are positioned along code-compliant drive aisles to the east and west of the amenity building. Secondary, limited access points are positioned to allow safe access in line with the drive aisles parallel with the east and west boundaries.

As submitted, the proposed circulation and parking plan will comply with the applicable requirements for infrastructure improvements in the right-of-way and fire access, except as modified and approved in this PAD and the accompanying plans for onsite improvements. Internal driveways will efficiently loop throughout the development and be designed with parking and landscaping that integrates into the cohesive site playout. To minimize the impact of the waste disposal containers, enclosures will be designed per the City Standards and appropriately located to promote site safety and functionality for the collection vehicles.

3. Architectural Design

Cabana Southern will comply with all applicable City standards and design guidelines, except as provided in this PAD. The elevations and architecture will be reviewed in the concurrently submitted Design Review application. For convenience and indication of the project's quality design under this PAD, the following architectural description is provided. It is noted that the project's architecture under this zoning case is conceptual in nature and subject to modifications during Design Review and permitting consistent with the level of design and guidance provided in this PAD.

Cabana Southern is be designed with upscale contemporary architectural features with sophisticated building form. The buildings will be punctuated with various design materials, details, and colors consistent with recent trends, but not heavy or overstated. The overall architectural design will provide for visual interest, environmental comfort, and design creativity (see conceptual imagery in Figure 14 below).

Figure 14 – Conceptual Architectural Imagery

A unique component of the project includes the distinctive two-story amenity building reserved for the *Cabana* co-work space and fitness center. Located fronting Southern Avenue, the exterior facade is centered between the two vertically composed side elevations of the adjacent buildings. The two-story office is comprised of uniquely composed yet harmonious building masses that repeat the colors and materials of the units, with added emphasis on glazing, shaded entries, textured stucco, and painted block material; all of which help the aesthetic lean more toward a commercial feel. The entry is recessed and combined with a decorative shade feature to provide protection from the elements. The design integrates these spaces into a holistically designed residential/co-work building.

On the primary building elevations, the massing is broken by connecting buildings that orient toward the interior open space zones. Each building will be five to ten units wide and will be linked by shaded walkways. The massing and arrangement of buildings breakup the building

form into smaller elements, which promotes a pedestrian scale development and increases the sense connectedness with the surrounding environment.

On the exterior, a horizontal and vertical façade articulation is provided across the main massings. More detailed planar articulation and strategic use of accent colors at corner masses help anchor each elevation further, creating a feeling of stability, symmetry, and punctuation along the outer façade. To add further interest, undulation in the façade depth is consistent with variations in the roof line, creating layers of variation that are matched by changes in the exterior material textures. In the submitted preliminary elevations, colors and materials create a contrasting, yet cohesive composition. The four main colors proposed are complementary to one another and add a tasteful level of contrast. For additional depth, accent material textures with complimentary colors have been incorporated into the overall color/ material palette.

The primary exterior materials comprise of horizontal raked stucco or similar quality, with secondary colors on a sand/stippled stucco finish. In line with the vertical window elements, colored and patterned horizontal lap siding, or approved equivalent finish provide enhanced accent colors and textures that complement the overall elevation. Together, these materials contribute to a timeless combination of vertical and horizontal differentiation on the exterior planes.

It is noted that the landscape plan coordinates with the architectural elevation, where trees and shrubs are planned at appropriate intervals to add to the varied exterior elevation. This variety of tasteful colors and textures exceeds the standard 2-3 main colors seen in comparable developments of this type in the area.

Interior elevations will be similar to the exterior elevations, except they will have shaded walkways around the courtyards. As noted above, the elevations facing the internal walkways will have jogs at each unit, providing mini private spaces with sufficient space for residents to place tables and chairs to enjoy the views into the active open space areas.

4. Entry Monumentation and Site Walls/Fence Plan

Cabana Southern's entry monumentation and site wall and fencing design will be comprised of materials that complement the colors, materials, and the architectural character of the development. At the site entry, landscaping, entry monumentation and the perspective to the office/co-work/amenity building will create a prominent sense of arrival. The arrangement of trees, shrubs, and ground cover, entry signage, and building/parking orientation at the property line and near the site entry will make a statement as to the project's quality design themes and mixed-use character.

The overall residential portion of the development will be gated with an ornamental theme wall designed with solid and view fencing elements and pilasters fronting Southern Avenue. A six-foot theme wall designed with solid and view fencing elements fronting Southern Avenue. Along the southern and western Property boundaries, existing solid masonry block walls constructed by the adjacent developments will be preserved and maintained in place, and a new solid wall will be constructed on the eastern property line.

5. Development Standards

The PAD zoning overlay is designed to enable the City to enforce the project's quality and proposed development that fulfills the General Plan objectives and zoning criteria. This PAD applies the development standards established in the Zoning Ordinance sections for projects in RM-5 zoning, except for a few minor modifications that are justified by the proposed development, site constraints, and characteristics that exceed zoning standards. The table below lists the requested modifications to development standards, in which modifications are shown as **bold**, with a letter corresponding to the subsequent sections that follow. CUP-related standards are detailed in the CUP section of this narrative.

Table 5 – List of Modified Development Standards

Development Standards § 11-5-5, et seq.	MZO Required	Cabana Southern Provided
Min. Building Setbacks: • North: Street, Min-Max. • North: Adjacent to SFR	Street: 0-10 ft. SFR: 25 ft.	**North: Min. 11 - 87 ft.**
• Interior Side & Rear to RM: Table 11-5-5, Table 11-6-3.B, NC-U	1 story: 15 ft. 3 story: 35 ft.	**South:** 89 ft. to units **8 ft. to parking canopies**
• Interior Side & Rear to RS, Table 11-5-5, § 11-5-5.A.1.a	1 story: 25 ft. 3 story: 25 ft.	West: 74 ft. to units (3-story) 34 ft. to parking canopies **East:** 93 ft. to units **8 ft. to parking canopies**
Min. Perimeter Landscaping, § 11-33-3, B.1.a, B2.a	North: 25 ft. East/West: 15 ft. to non-residential uses South: 15 ft. to multi-residential use	**North: min. 5-10 ft.** **West, East, & South:** **15-20 ft. between units & parking and 8 ft. perimeter** **(Combined Total 23-28 ft. min.)**
Min. Building Separation: • Canopies to canopies • Building to Building	10 ft. 10 ft.	**8.5 ft. Between Parking Canopies** 10 ft.
Private Open Space, § 11-5-5.C: • Studio, 1 bed • 2 bed • Min. Dimensions • Access	60 SF/unit 100 SF/unit 8 ft. x 6 ft./60 SF Access to 1 unit	**60 sq. ft. ave.** **60 sq. ft. ave.** **3.5 ft. x 12.0 ft. min. dimensions** **Modified**
Parking Requirements, § 11-32-3	2.1 standard 1.2 spaces/unit near transit	**1.38 spaces/unit** **Co-work office space, walking distance to Mixed-Use Districts**

Covered Spaces per Unit	1 / unit	**1 / unit is provided with parking covering some of the easements near the southern boundary. Only if these canopies are not allowed during permitting, then an alternative standard is provided in this PAD allowing only these spaces along the southern boundary to be open parking and accordingly reduce the covered parking requirement.**

Modifications:

The modifications listed in the above table and discussed below are respectfully requested because given the distinct location, site constraints, and the proposed design of the property, strict application of the zoning provisions would not enable the proposed development to offer the cohesive design, open space plan, and creativity needed to promote the intended vibrant and sustainbable development.

a. *Building and Landscape Setbacks*

Proposed are building and landscape setbacks consistent with the residential elements of this development. To achieve a prominent presence at the street and a quality design theme, the residential units and parking area are located as close as possible to the Southern Avenue public sidewalk and behind a 5- to 11-foot minimum landscape buffer and easement. The amenity building is located with a parking area that offers appropriate and effective access and a quality perspective and an open feel from the pedestrian view like similar developments. It is tantamount to successful residential uses to have a visible access and parking area proximate to the main entry, and this design creates unique elements of perspective, light, and space. Proposed setbacks are appropriate for this site with respect to the existing residential uses to the north and their large setbacks to buildings in the adjacent developments to the east and west. The proposed design creates a distinct presence on the Southern Avenue frontage, and it provides multiple pedestrian connections that provide for efficient access to and from the site.

An 8-foot structure and landscape setback are proposed to parking canopies along the east, west, and south property lines, which is consistent with, and in some instances, exceeding the proposed buffer to the south. To the west, the buffer on the adjacent school, the perimeter wall, and two layers of landscaping and shade trees on both sides of the property boundary create a compatible buffer in that direction. In addition, the school only fronts onto a small portion of the west property line, given the large parking area in front, which also promotes compatibility with that property.

In further support of the building and landscape setbacks, the proposed residential buildings will exceed the side/rear building setback standards and reduce the development footprint in those areas. Foundation base landscaping will add to the layers of onsite landscaping (total 23-28 feet minimum proposed). This design provides adequate buffers and transitions to the adjoining

properties and contributes to the project's sense of place. In totality, proposed plan offers a compelling landscape open space plan and transitions for the Property.

b. *Parking Canopy Separation*

To the extent necessary, the proposed deviations for canopy separation is proposed for effective design of the circulation areas and fire access requirements. The proposed standards are supported by the overall site design, broken-up building massing, building locations, and narrower building widths (one unit deep) that contribute to a lower intensity feel. *Cabana Southern* exceeds the required minimum setbacks to every property boundary. Additionally, the proposed building coverage is 25% of the site area, which is a less than the allowed 65% for a multi-family development.

c. *Private Open Space*

To implement the concepts unique to *Cabana Southern*, the private open space requirements are requested to be modified to provide a total of 15,000 sq. ft. of private open space. This averages 60 sq. ft. average for each unit, which generally complies the minimum 60 sq. ft. standard for upper-level units. The typical square footage of the private open space areas per unit are approximately 3.5 ft. x 12.0 ft., which dimensions establish the proposed minimum dimensions for this PAD.

Also, to the extent necessary, the applicant requests that the definition of the private open space areas incorporate the proposed development plan, which includes, as described above, private pocket patios that are nestled into the jogged exterior elevations near the front entries of each unit facing the internal courtyards.

In the Zoning Ordinance, Chapter 87 defines Private Open Space as "open space intended for the exclusive use of the occupants of a dwelling unit." Further, Section 11-5-5-C-5 limits access to "one living unit by a doorway to a habitable room or hallway." The proposed private patios comply with the definition of Private Open Space because they are "intended for the exclusive use of the occupants." Also, under Section 11-5-5-C-5, each patio is accessible to "one living unit by a hallway," in this case an outdoor hallway. However, another interpretation of this subsection C-5 requires the hallway to be indoors or with accessibility more limited to the occupant. Therefore, to the extent necessary to address this latter interpretation, a modification is requested under this PAD to consider the proposed patios shown on the development plan as Private Open Space.

The purpose for this design is to replace the private enclosure requirement from inert balconies that would face less attractive parking lots and Southern Avenue with usable front door private spaces that face the internal courtyards. As proposed, these private patios will promote greater connection with neighbors, and they create a private transition from the interior space to the walkways, and ultimately the courtyards.

Individual patios may be adorned with a café table, chairs, and other facilities unique to each unit, which areas will have an inherently private nature. They are setback from the walkway in

view of the unit's front window, which communicates that the space is in the control of the individual owner, not any passerby. Principles of design are characteristic of this feature, in which design, proximity, visibility, and definition of space cause people to react to the statement that the area is for private access only.

As further justification for these modified standards, the proposed amenity building and common co-work space is much greater amount of interior amenity space than available in a typical development. Regarding outdoor space, the proposed open space area is 250%+ higher than the required open space (260 SF/unit proposed, 100 SF/unit required). Of this space, approximately 46% is planned to be dedicated as active open space, which is a much greater percentage than is typically provided in any residential development. This demonstrates how Cabana Southern exceeds standards for open space and provides enhanced alternatives that contribute to the development's livability and sense of place.

d. *Parking Plan*

The proposed development will comply with parking standards for surface materials, parking dimensions, and landscaping except as modified in this PAD. *Cabana Southern PAD* proposes a minimum of 346 spaces (1.38 spaces/unit). This exceeds the 300 parking spaces required if the parking requirement were 1.2 spaces/unit as is usual for developments of this type. The proposed ratio is also consistent with, and in excess of, the parking demands based on Greenlight Communities' other comparable multi-residence projects in Scottsdale, Goodyear, and Phoenix and in consideration of the Property's unique location. Parking accommodates the lower "bedroom count" designed into the plan.

Various factors reduce the demand for parking than a typical residential use, as follows:

1. Co-work space, and work-from-home style of units are programmed into the development plan, decreasing the typical work-related travel demand.
2. Approximately 80% of Cabana are studio and 1-bedroom units that are geared toward single occupancy, which has a lower parking demand. Demand is lower than other types of apartments with more bedrooms designed for larger households.
3. Various existing and planned employment, medical, retail, commercial, office, and neighborhood services are located within walking or biking distance to the site:
    - Adjacent post office, school, and soccer field with sports programs
    - At the corner of Crismon and Southern are the following services:
      Urgent Care, pediatric medical office, dentist, 3 restaurants
      Walgreens drug store, 3 cafes, salon
    - The nearby hospital, offices, high school, and big-box retail provide walking, bicycling, and other alternative access to employment and education.
4. The proposed development plan promotes bicycle usage for nonresidential uses in the vicinity. It is noted the Property is a little more than a one-half mile radius from three mixed-use activity districts and three specialty and employment areas. The vastness of the available land and the high number of households needed to support each new

business indicates how these areas lack sufficient nearby households to support their build-out.

5. The project is designed to accommodate ride sharing and will attract households amenable to this transportation option.

For this project, the developer will provide a pedestrian connection to Southern Avenue, which will help facilitate non-vehicular travel from the project site to the nearby commercial, medical, and employment areas, which will be supported by the additional households and consumers proposed in *Cabana Southern*.

6. Compliance with the General Plan Vision and Policies

Cabana Southern is consistent with the General Plan vision for land uses on properties like those of the smaller scale of the subject Property. The intent is for them to be designed in "a manner that supports the continued development of employment uses (General Plan, p. 7-22)." The project will also stimulate growth and activity in the nearby Mixed-Use Employment Districts. The General Plan appropriately plans for "associated living facilities," such as multi-family residential uses to support the regional facilities, and the guidelines provide for typical building heights between 2-4 stories high (pp. 7-22, 7-26).

Consistent with these policies and guidelines, the proposed development is a suitably sized multi-story residential development with integrated co-work space and resort lifestyle amenities. The proposed height is in the range contemplated in the General Plan. In addition, the project complies with the goals, objectives, and policies of outlined in the General Plan as follows:

Neighborhood Focus

- Implements a unique form of housing that supports the city's desired "wide range of housing types." (Neighborhood Focus, p. 7-5)

- Supports the notion of mixed-use housing by developing a compact residential housing with direct access to commercial zoning and by creating pedestrian and multi-modal connections public pathway. (Neighborhood Focus, p. 7-5)

- The proposed uses, site amenities, and cohesive pedestrian network instill a sense of place, allowing residents and visitors to feel connected to the larger community. (Neighborhood Focus, p. 7-5).

"Great Neighborhoods" Element

The General Plan states: *"Neighborhoods are the foundation of communities and cities. To be a great city where people want to live, work and play, we need a variety of great neighborhoods."* Furthermore, the following five characteristics and qualities of great neighborhoods, as described in the General Plan for strong neighborhoods, are utilized in *Cabana Southern's* development proposal:

- *Connectivity & Walkability*
    - *Block lengths developed consistent with the character area standards*
    - *Trees and shade provided along streets and pedestrian ways consistent with the character area standards in a way that does not interfere with night time lighting of the street, sidewalk, and paths*
    - *Providing shade and comfortable places to stop along a street or trail*

The size and stand-alone project creates a small block of cohesively arranged structures that provide ease of access to all site amenities and the nearby land uses. The project offers landscaped corridors with trees, shade, shade structures, and active open pace amenities along the pedestrian paths.

- *Build Community and Fostering Social Interaction*
    - *Providing pedestrian systems that link residents to neighborhood focal points to naturally bring people together*

The combined system of pedestrian linkages enclosed open space areas, and site amenities, and architectural design will facilitate the creation of the community gathering places and a sense of place. The uniquely themed courtyards and the units fronting the central open space area are part of this concept. Further, the co-work space and fitness center contribute to social interaction and sustainable living.

- *Neighborhood Character & Personality*
    - *Reviewing new/reuse developments for the elements needed to add to the surrounding community and create a unique sense of place*
    - *Creating neighborhood boundaries and limiting through traffic into the neighborhoods*
    - *Street planting programs, signage treatments, or other such visual elements that can bring identity and recognition to a neighborhood.*

Cabana Southern **consists of a distinctively themed branding in the architectural design, landscaping, and open space plan. Greenlight Communities applies a more defined branding. All of the units share a common open space/courtyard with enhanced hardscape and amenities, a more lush and green landscape palette, entries and wall plan with distinguishing features, and an upscale contemporary design in the architecture.**

- *Safe, Clean and Healthy Living Environment*
    - *Encouraging the creation and maintenance of neighborhood associations (formal or informal)*
    - *Maintenance of streets, sidewalks, street lighting, etc. to ensure roadways, paths and trails are safe; improve lighting where needed*

- *Locate and design public spaces so that there is a high degree of natural surveillance*
- *Provision of active outdoor open space for all ages, including pocket parks and other non-traditional neighborhood-based recreational facilities*
- *Maintain attractive, well-kept public spaces in neighborhoods*
- *Provision of active outdoor open space for all ages, including pocket parks and other non-traditional neighborhood-based recreational facilities*

The proposed development's rental community with single ownership will establish efficient operations and management to oversee site maintenance. Site management will maintain community open space amenities and shared landscaped areas. Natural surveillance of the community parks and amenities are accomplished by the sizing and orientation of the buildings and units, most of which are either facing or adjacent to the open space amenities.

Active outdoor open space is provided, as well as the pedestrian pathways. Lighting throughout the development will meet City of Mesa requirements. In addition, the driveway and parking improvements will meet City standards, which enables the City to provide consistent and predictable street maintenance.

- *Quality Design & Development*
  - *Unique public or community spaces that provide a focal point to draw people together*
  - *Maintaining a pedestrian scale and attractiveness along streets*
  - *Unique public or community spaces that provide a focal point to draw people together*
  - *Maintaining a pedestrian scale and attractiveness along streets*

As previously stated, the design of the pathways, connections between buildings, the transitions from the interior to exterior spaces, the pedestrian-trailed network, and overall design will offer a beautiful community identity, in conjunction with the various community courtyards spaces. Each courtyard will provide focal points to draw people together.

7. Utilities and Infrastructure

The proposed development will comply with all applicable City of Mesa and MCDOT regulations and standards regarding right-of-way and infrastructure improvements. Given that southbound Southern Avenue. Utilities in the subject property's vicinity include City of Mesa for water, sewer, police, fire, gas, and waste disposal. The subject site is in SRP's electric supply service area.

Water – The proposed water services for the site will include a looped connection to the 12-inch water lines in Southern Avenue.

Sewer – There is adequate sewer capacity. The applicant proposes to install a new sewer line consistent with City Standards and Details and will tie into the 27" HDPE sewer main in Southern Avenue.

Based on the property ownership's experience with the proposed housing product, it anticipates negligible effect on the surrounding public schools, which include a combination of public and alternative educational opportunities. If this request is approved, development of *Cabana Southern* will increase the value of the property, which can indirectly increase the values of surrounding properties in Mesa. Added tax revenues will ultimately benefit funding of local schools in the long run.

8. Project Phasing

The proposed development is anticipated to be constructed in one phase. Typically, the proposed driveways, any right-of-way improvements, drainage facilities, and utility services will be installed initially. Thereafter, site work will be developed in conjunction with perimeter and other site landscaping, followed by vertical construction.

IX. Conclusion

Cabana Southern presents a unique opportunity to develop a vibrant project that offers a high-quality lifestyle for its residents. It establishes the essential elements of a quality, sustainable development with co-work space and work-at-home arrangements to support the robust supply of existing and planned retail, office, and medical employment uses in the area. The project's cohesive design is exhibited in the distinct architectural design, generous landscape plan, recreational amenities, and pedestrian linkages that celebrate the outdoor environment and facilitate a quality standard of living. The proposed plans exceed standards and will be supported by the mix of neighborhood friendly uses and transitions in the surrounding community. *Cabana*'s design and its land use context possess the essential components of a viable and sustainable place in which to live.

PRELIMINARY IMPROVEMENT PLAN

CABANA ON SOUTHERN

SOUTHERN AVENUE WEST OF CRISMON ROAD

MESA, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

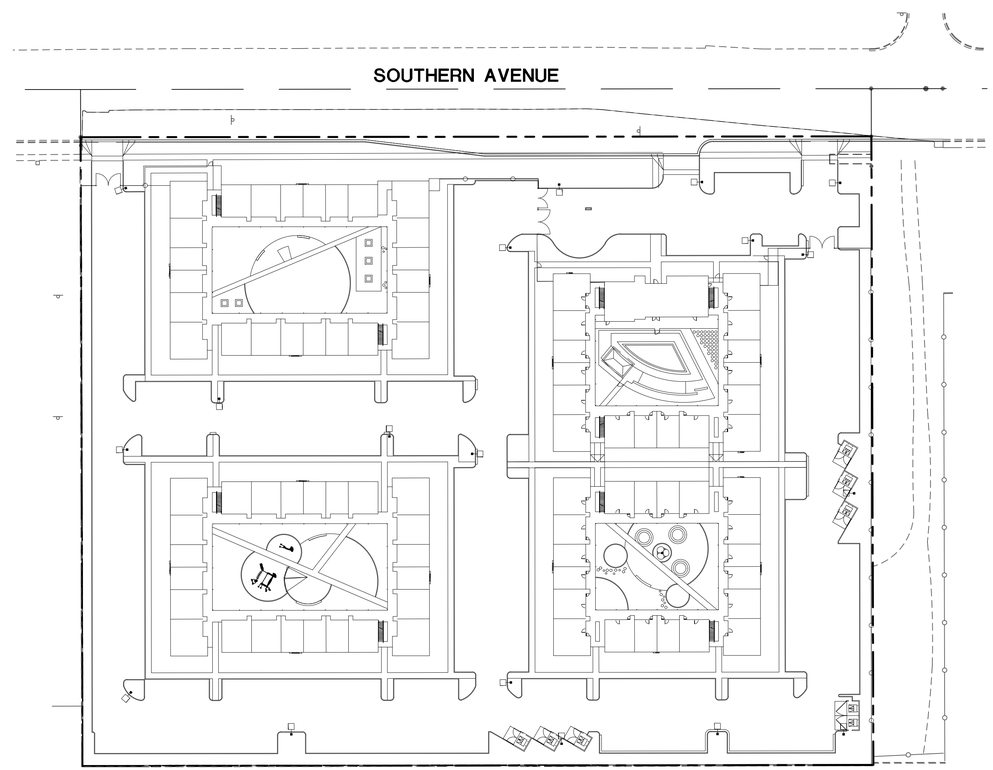
THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 40.00 FEET THEREOF, AND
EXCEPT THE SOUTH 751.50 FEET THEREOF.

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- OUTFALL ARROW
- PROPOSED PAVEMENT GRADE BREAK
- PROPOSED DRYWELL
- PROPOSED LOOSE RIP-RAP
- PROPOSED STORM DRAIN PIPE
- CATCH BASIN
- 75 — PROPOSED CONTOUR
- 75 — EXISTING CONTOUR
- W — EX. WATERLINE
- S — EX. SEWERLINE
- G — EX. GASLINE
- E — EX. ELECTRIC LINE
- TRIBUTARY AREA
- FOUND 'PK' NAIL
- FOUND 1/2" REBAR
- FOUND ALUMINUM CAP FLUSH
- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- EXISTING CABLE TV JUNCTION BOX
- EXISTING WATER CHECK VALVE
- EXISTING ELECTRIC JUNCTION BOX
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING LIGHT POLE W/MAST
- EXISTING SIGN
- EXISTING TREE
- EXISTING TELEPHONE RISER
- EXISTING TRAFFIC SIGNAL JUNCTION BOX
- EXISTING UTILITY POLE
- PROPOSED FLOW ARROW
- EXISTING FLOW ARROW

TC=	TOP OF CURB
C=	CONCRETE
P=	PAVEMENT
G=	GUTTER
GR=	GRATE
VG=	VALLEY GUTTER
FF=	FINISHED FLOOR
FG=	FINISHED GRADE
CO	CURB OPENING
HW	HIGH WATER ELEVATION
BOT	BOTTOM
Vp	VOLUME PROVIDED
PUE	PUBLIC UTILITY EASEMENT
DIP	DUCTILE IRON PIPE
HDPE	HIGH DENSITY POLYETHYLENE
CL	CENTER LINE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
DW	DOMESTIC WATER
FL	FIRE LINE
OHE	OVER HEAD ELECTRIC



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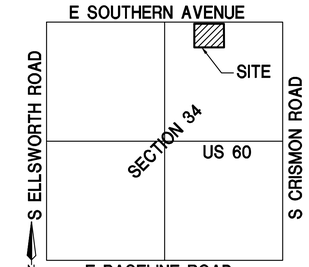
KEY MAP
1"=60'



VICINITY MAP
NTS

OWNER/DEVELOPER

GREENLIGHT COMMUNITIES, LLC
8135 E. INDIAN BEND RD., SUITE 101
SCOTTSDALE, ARIZONA 85250
CONTACT: DAN RICHARDS
PHONE: (480) 309-6779
EMAIL: DAN@LIVEGREEENLIGHT.COM

ARCHITECT

WORKSBUREAU
2524 N. 24TH ST.
PHOENIX, ARIZONA 85008
CONTACT: ROB GASPARD
PHONE: (602) 391-4444
EMAIL: RGASPARD@WORSBUREAU.COM

CIVIL ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVE. SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: LESLIE KLAND

BENCHMARK

FOUND NAIL W/BRASS TAG ON THE NORTHEAST CORNER CURB RETURN AT THE INTERSECTION OF CRIMSON AND SOUTHERN.

ELEVATION = 1511.33'(NAVD'88)

BASIS OF BEARING

THE NORTH LINE OF THE NORTHTHEAST QUARTER OF SECTION 34 AS SHOWN IN BOOK 1359, PAGE 10 MARICOPA COUNTY RECORDS. SAID LINE BEARS NORTH 89 DEGREES 56 MINUTES 18 SECONDS WEST.

SITE DATA

APN = 220-80-005C

EXISTING ZONING = PEP

GROSS AREA = 8.026 AC

FLOOD PLAIN DESIGNATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2315L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SHEET INDEX

C0.0	COVER SHEET
C1.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C1.1	CROSS-SECTIONS
C2.0	PRELIMINARY UTILITY PLAN

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
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REV.:

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE. STE 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 31695
LESLIE J. KLAND
Date Signed 12-09-20
ARIZONA U.S.A.

CABANA ON SOUTHERN
SOUTHERN AVENUE WEST OF CRISMON ROAD
MESA, ARIZONA

PRELIMINARY IMPROVEMENT PLAN

HILGARTWILSON
PROJ NO.: 2277.01
DATE: 12/9/2020
SCALE: N.T.S.
DRAWN: MF
DESIGNED: TMZ, SY
APPROVED: LK

DWG. NO.
C0.0
SHT. 1 OF 4

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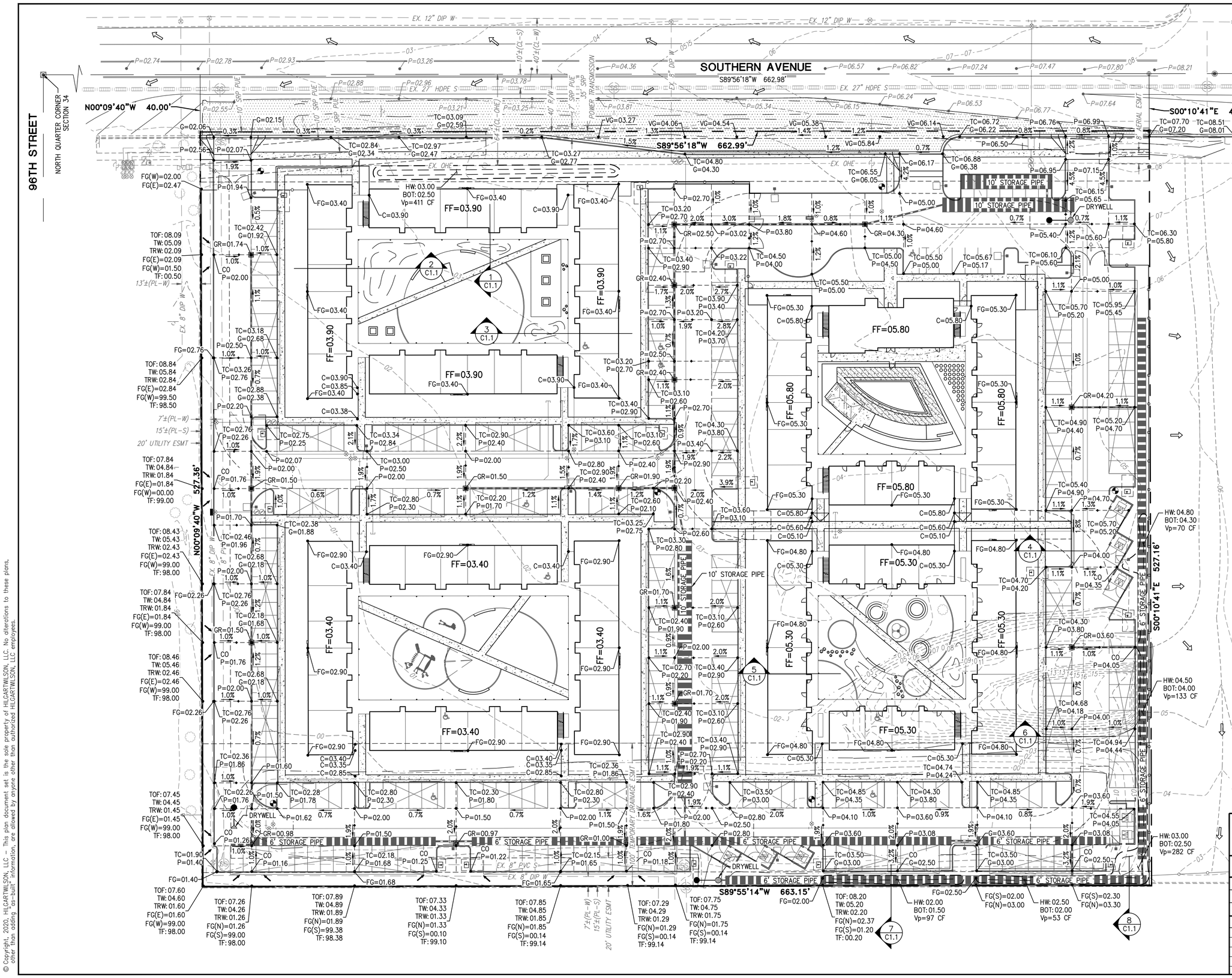

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SCALE: 1" = 30 FEET

CABANA ON SOUTHERN

SOUTHERN AVENUE WEST OF CRISMON ROAD
MESA, ARIZONA

PRELIMINARY GRADING AND DRAINAGE PLAN

PROJ. NO. 2277.01		HILGARTWILSON
DATE: December 9, 2020		
SCALE: 1" = 30'		
DESIGNED:	DRAWN: MF	APPROVED: LK
REV.		DWG. NO. C1.0
		SHT. 2 OF 4

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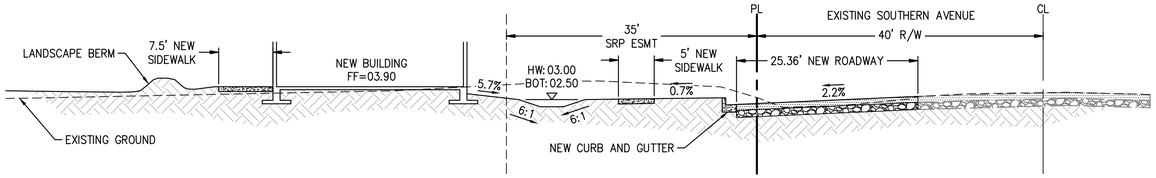

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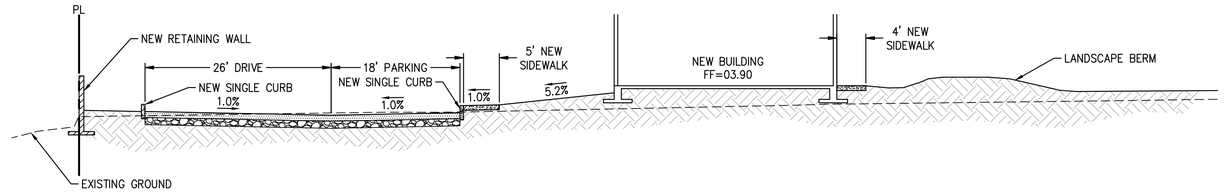

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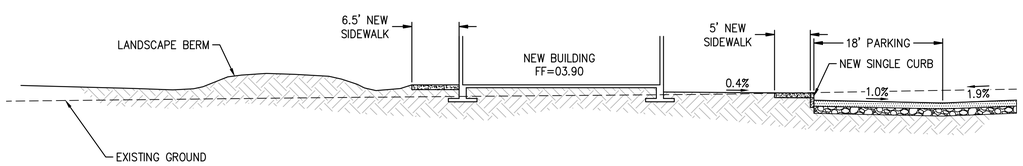

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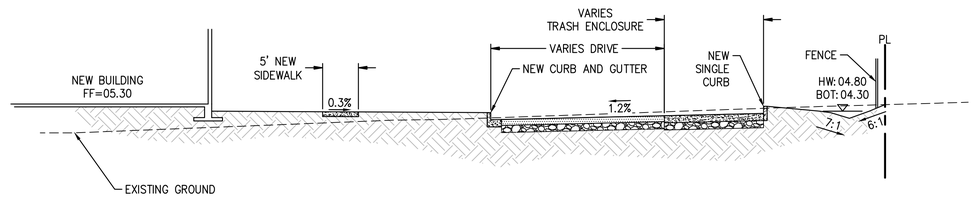

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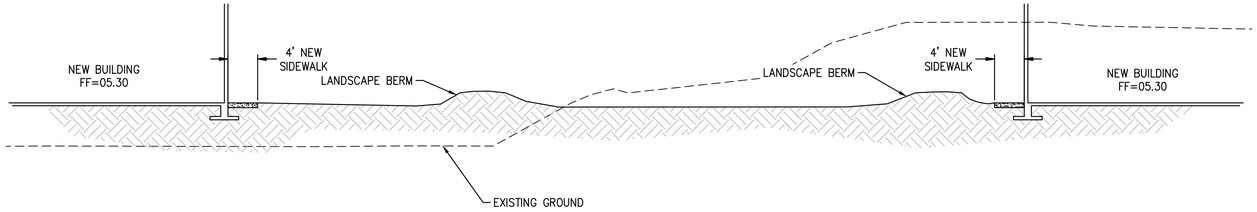

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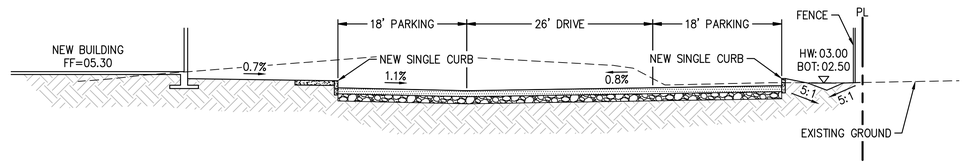

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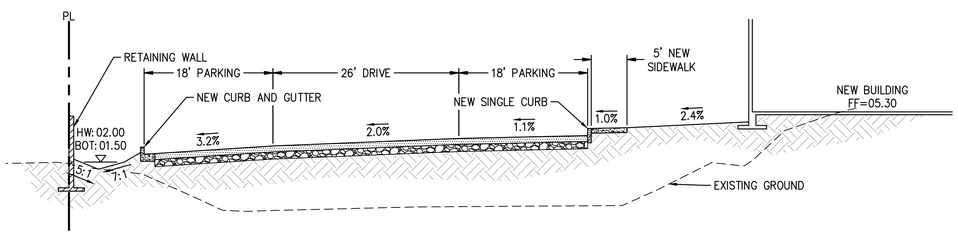

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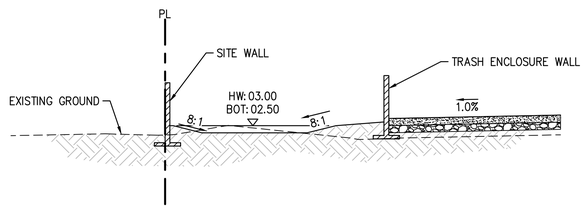

SECTION 8

PROFILE SCALE:
HORIZ: 1" = 10'
VERT: 1" = 5'

10 5 0 10 20
SCALE: 1" = 10 FEET

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CABANA ON SOUTHERN

SOUTHERN AVENUE WEST OF CRISMON ROAD
MESA, ARIZONA

CROSS–SECTIONS

PROJ. NO. 2277.01		HILGARTWILSON
DATE: December 9, 2020		
SCALE: AS NOTED		
DESIGNED:	DRAWN: MF	APPROVED: LK
REV.		DWG. NO. C1.1
		SHT. 3 OF 4

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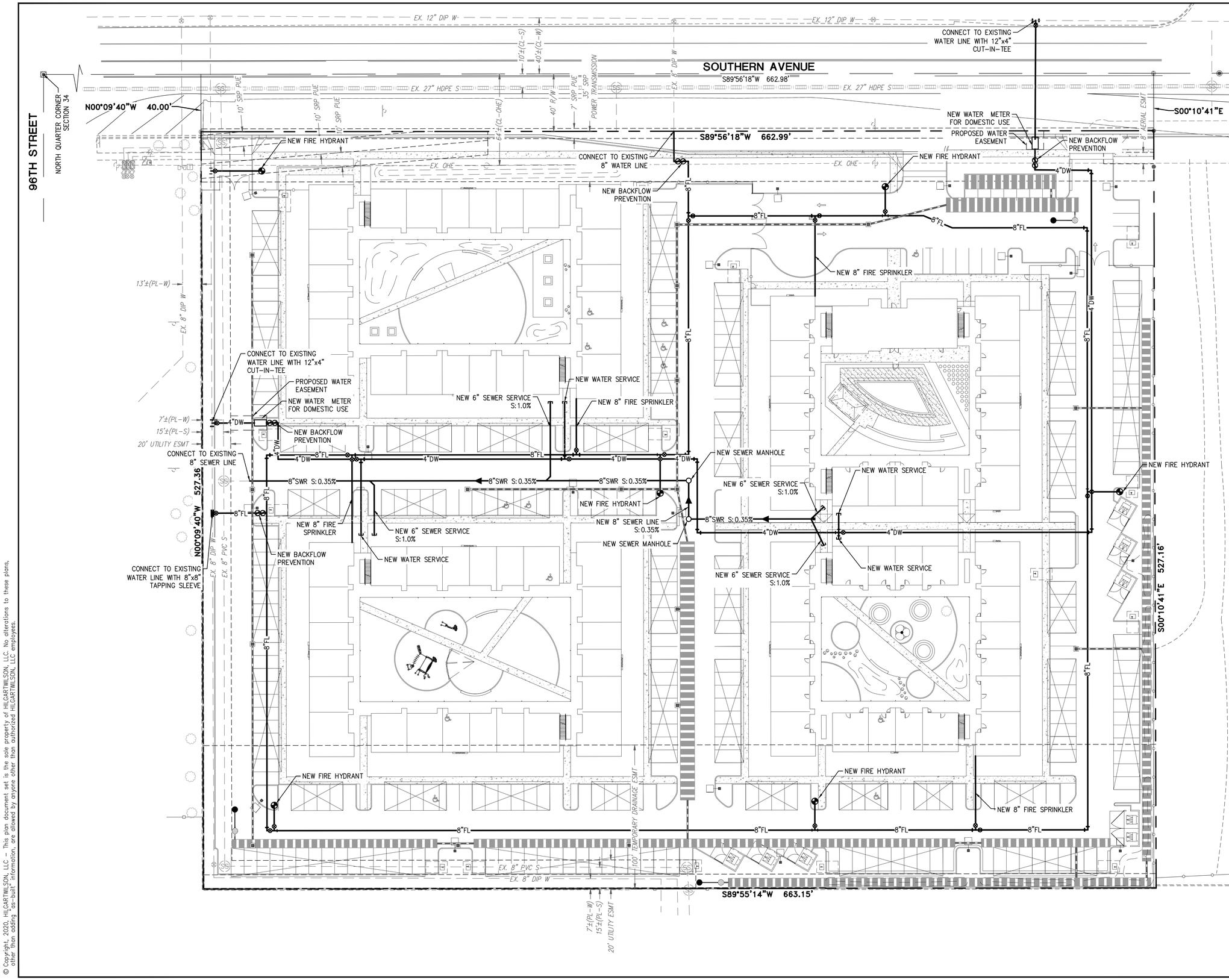

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 31695 LESLIE J. KLAND Date Signed 12-09-20 ARIZONA U.S.A.

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CABANA ON SOUTHERN

SOUTHERN AVENUE WEST OF CRISMON ROAD
MESA, ARIZONA

PRELIMINARY UTILITY PLAN

PROJ. NO. 2277.01		HILGARTWILSON
DATE: December 9, 2020		
SCALE: 1" = 30'		
DESIGNED:	DRAWN: MF	APPROVED: LK
REV.		DWG. NO. C2.0
		SHT. 4 OF 4

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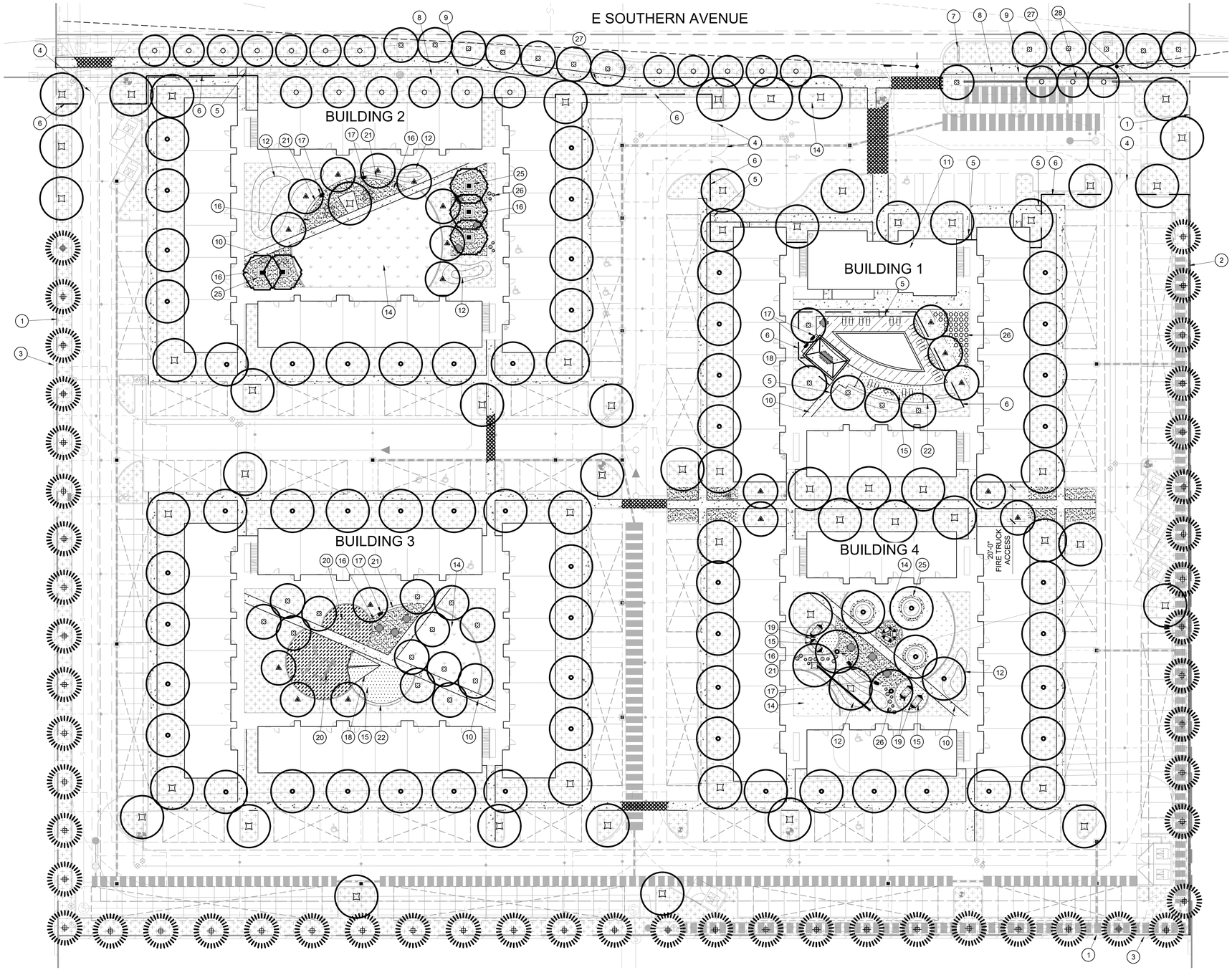

LANDSCAPE MATERIAL SCHEDULE

TREES
BOTANICAL / COMMON NAME

Caesalpinia x `Mnstamepa` TM
SIERRA SUN CAESALPINIA

Citrus x sinensis `Navel`
NAVEL ORANGE

Pinus eldarica
AFGHAN PINE

Pistacia x `Red Push`
RED PUSH PISTACHE

Prosopis x `Phoenix` TM
THORNLESS MESQUITE

Quercus virginiana `Heritage`
HERITAGE SOUTHERN LIVE OAK

Ulmus parvifolia `Sempervirens`
EVERGREEN LACEBARK ELM

SHRUBS & ACCENTS
BOTANICAL / COMMON NAME

Bougainvillea x `La Jolla`
LA JOLLA BOUGAINVILLEA
Eremophila hygrophana `Blue Bells`
BLUE BELLS
Eremophila maculata `Valentine`
RED EMU BUSH
Hesperaloe parviflora `Perpa` TM
BRAKELIGHTS RED YUCCA
Leucophyllum laevigatum `Summer Snow`
WHITE CHIHUAHUAN SAGE
Leucophyllum langmaniae `Rio Bravo` TM
RIO BRAVO TEXAS RANGER
Muhlenbergia capillaris `Regal Mist` TM
REGAL MIST PINK MUHLY GRASS
Muhlenbergia lindheimeri `Autumn Glow` TM
LINDHEIMER'S MUHLY
Muhlenbergia rigida `Nashville` TM
PURPLE MUHLY
Myrtus communis `Compacta` Variegata
VARIEGATED DWARF MYRTLE
Nerium oleander `Petite Pink`
PETITE PINK OLEANDER
Olea europaea `Little Ollie` TM
LITTLE OLLIE OLIVE
Simmondsia chinensis
JOJOBA
Tecoma x `Sparky`
SPARKY YELLOW BELLS

GROUNDCOVER
BOTANICAL / COMMON NAME

Carissa macrocarpa `Emerald Carpet`
EMERALD CARPET NATAL PLUM
Eremophila glabra `Mingenew Gold`
OUTBACK SUNRISE EMU BUSH
Lantana camara `Dallas Red`
DALLAS RED LANTANA
Lantana montevidensis
TRAILING LANTANA

Cynodon Dactylon 'MIDIRON'
MIDIRON BERMUDA GRASS

Decomposed Granite ¼" Screened, 2" Depth, Color: 'Carmel' from Rock Pros USA

LANDSCAPE KEYNOTES

1. PROPERTY LINE
2. PROPOSED 6' PERIMETER WALL
3. EXISTING 6' PERIMETER WALL
4. VEHICULAR ENTRY GATE
5. PEDESTRIAN GATE
6. 6' VIEW FENCE
7. ENTRY SIGN - UNDER SEPARATE PERMIT
8. RIGHT OF WAY
9. EXISTING OVERHEAD POWERLINES
10. 5' CONCRETE SIDEWALK
11. CLUBHOUSE / FITNESS CENTER / LEASING OFFICE
12. LANDSCAPE BERMING
13. TRASH ENCLOSURE
14. TURFGRASS AREA
15. ARTIFICIAL TURF
16. DG PATIO
17. CHARCOAL GRILL
18. SHADE STRUCTURE
19. HAMMOCKS
20. FITNESS EQUIPMENT
21. SEAT WALL
22. ACCENT WALL
23. SWIMMING POOL
24. LOUNGE SEATING
25. RAISED PLANTER
26. CONCRETE STEPPERS
27. 6' CONCRETE SIDEWALK
28. 3' TALL PARKING SCREEN WALL

PAVING SCHEDULE

- ALL SIDEWALKS NATURAL GRAY CONCRETE w/ HEAVY BROOM FINISH.
- CONCRETE POOL DECK WITH ACRYLIC LACE COATING
  COLOR: TBD
- 1/4" MINUS DECOMPOSED GRANITE WITH STABILIZER
  COLOR: 'CARMEL' BY ROCKPROS USA
- PLAYGROUND SURFACING
  COLOR: TBD
- ARTIFICIAL TURF
  ITEM: 'SYNTIPEDE 321' OR SIMILAR, AVAIL. FROM SYNLAWN
- STAMPED ASPHALT
  COLOR AND PATTERN: TBD

CITY OF MESA LANDSCAPE REQUIREMENTS

EAST BOUND SOUTHERN ROAD R.O.W.
1 TREE PER 25 LINEAL FEET OF STREET FRONTAGE

- **25% OF TREES TO BE 36" BOX**
- **50% OF TREES TO BE 24" BOX**
- **6 SHRUBS PER TREE (5-GALLON MIN. SIZE)**
- SHRUBS AND GROUNDOVER SHALL COVER 25% OF LANDSCAPE AREA

FINAL LANDSCAPE PLANS TO MEET OR EXCEED THE 1 TREE / 6 SHRUBS PER LINEAR FEET OF STREET FRONTAGE

TOTAL TREES PROVIDED

EAST BOUND SOUTHERN ROAD R.O.W.
564 LINEAR FEET OF STREET FRONTAGE

23 TREES REQUIRED
6 TREES AT 36" BOX
12 TREES AT 24" BOX
5 TREES AT 15 GAL.
138 SHRUBS REQUIRED (5-GAL. MIN.)

SCALE: 1" = 30'-0"
0 15' 30' 60'

For illustrative purposes only. Subject to change without notice.

L1

WORKSBUREAU
2524 NORTH 24TH STREET
PHOENIX ARIZONA 85008 USA
+1 602 324 6000

CABANA SOUTHERN • PRELIMINARY LANDSCAPE PLAN

Mesa, AZ
February 05, 2021
20003960
Greenlight Communities

RVi
120 S. Ash Avenue
Tempe, Arizona 85281
Tel: +1 480 994 0994
www.rvidesign.com

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LANDSCAPE KEYNOTES

1. PROPERTY LINE
2. PROPOSED 6' PERIMETER WALL
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20. FITNESS EQUIPMENT
21. SEAT WALL
22. ACCENT WALL
23. SWIMMING POOL
24. LOUNGE SEATING
25. RAISED PLANTER
26. CONCRETE STEPPERS
27. 6' CONCRETE SIDEWALK
28. 3' TALL PARKING SCREEN WALL

0 15' 30' 60'

SCALE: 1" = 30'-0"

For illustrative purposes only. Subject to change without notice.

L1

L2

WORKSBUREAU
2524 NORTH 24TH STREET
PHOENIX ARIZONA 85008 USA
+1 602 324 6000

CABANA SOUTHERN • RENDERED LANDSCAPE PLAN

Mesa, AZ
February 05, 2021
20003960
Greenlight Communities

RVi
120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.967.9004
www.rvilandscape.com

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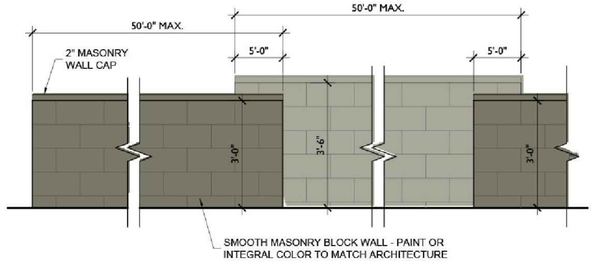
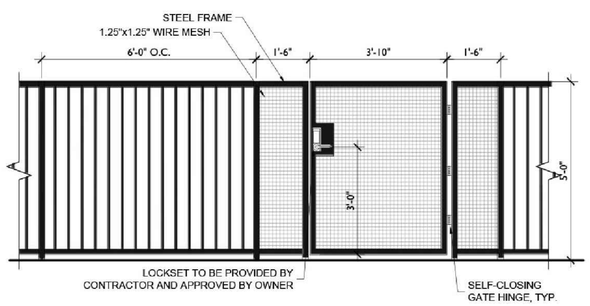


1 VEHICULAR SCREEN WALL

SCALE: 1/2" = 1'-0"

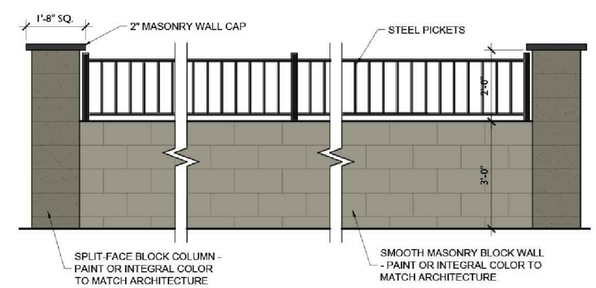
2 EXTERIOR PEDESTRIAN GATE - ELEVATION

SCALE: 1/2" = 1'-0"



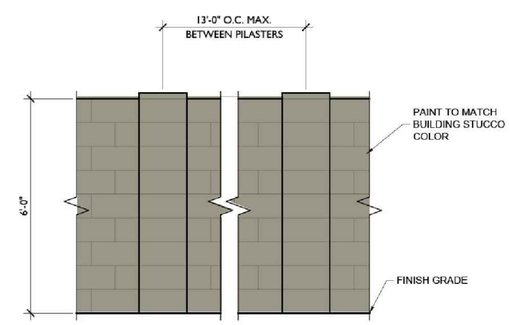
3 POOL FENCE AND GATE

SCALE: 1/2" = 1'-0"



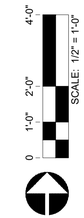
4 VIEW WALL ELEVATION

SCALE: 1/2" = 1'-0"



5 PERIMETER WALL

SCALE: 1/2" = 1'-0"



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L1

L3

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+1 602 324 6000

CABANA SOUTHERN • WALL ELEVATIONS

Mesa, AZ
February 05, 2021
20003960
Greenlight Communities

RVi
120 S. Ash Avenue
Tempe, Arizona 85281
T+1 480.967.7004
www.rviplanning.com

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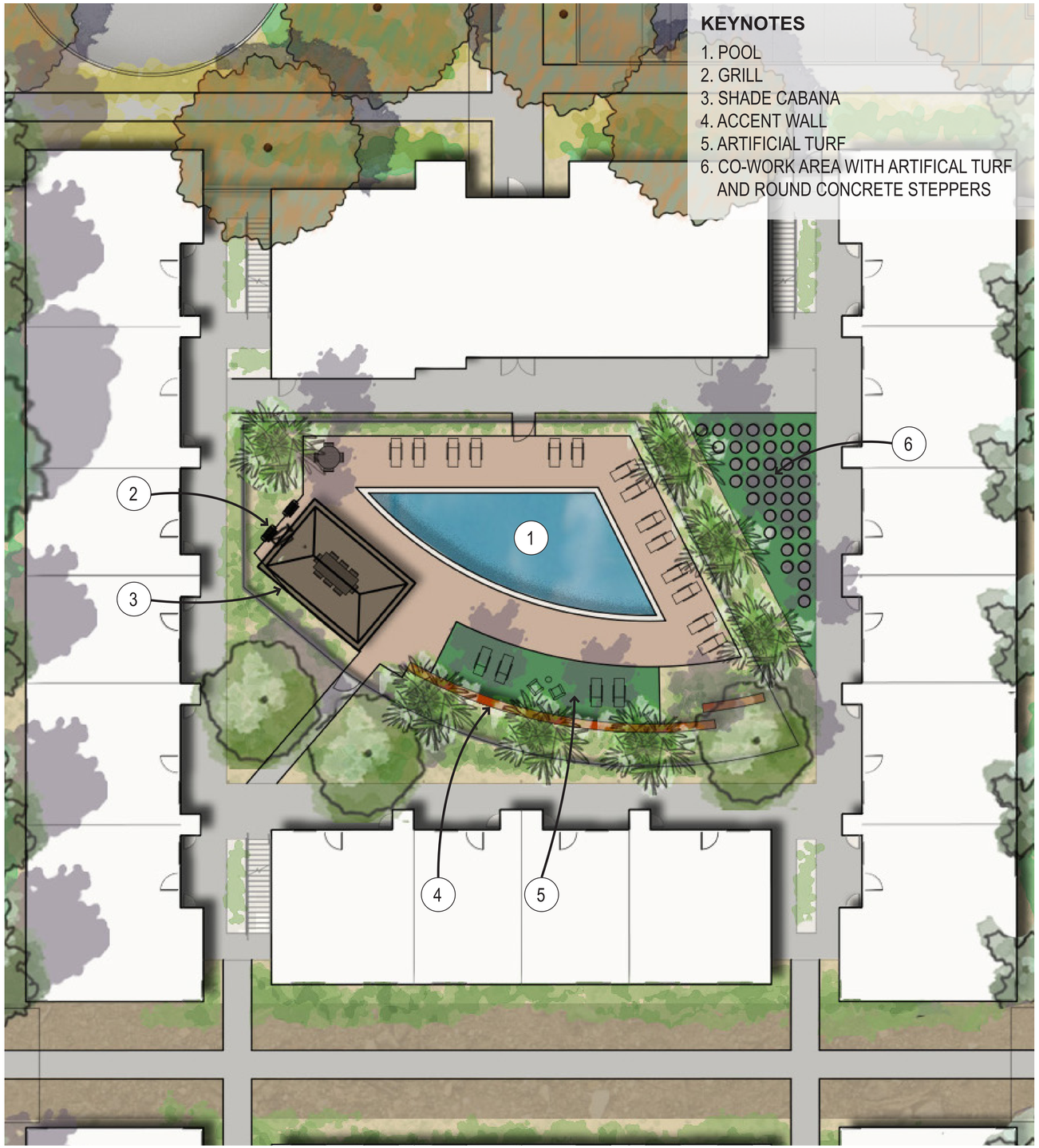
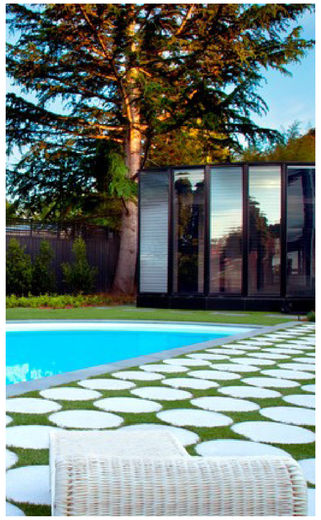
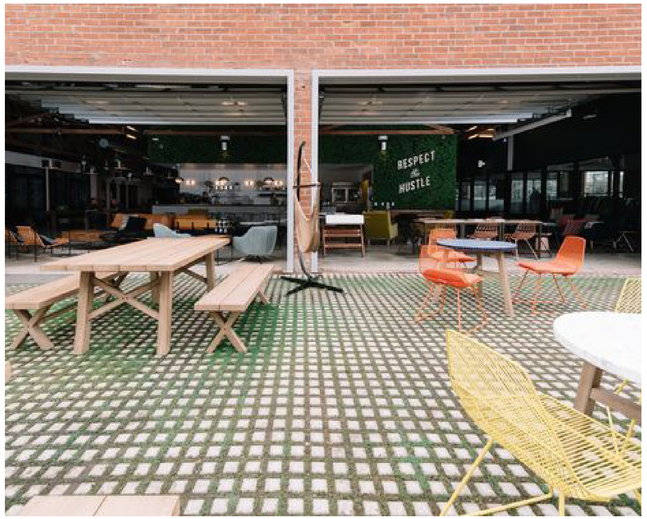
L:\20003960-CABANA SOUTHERN\6-20003960-LANDSCAPE\2-DD\1-ZONING\3-SHEETS\3960-DD-ZONING.dwg

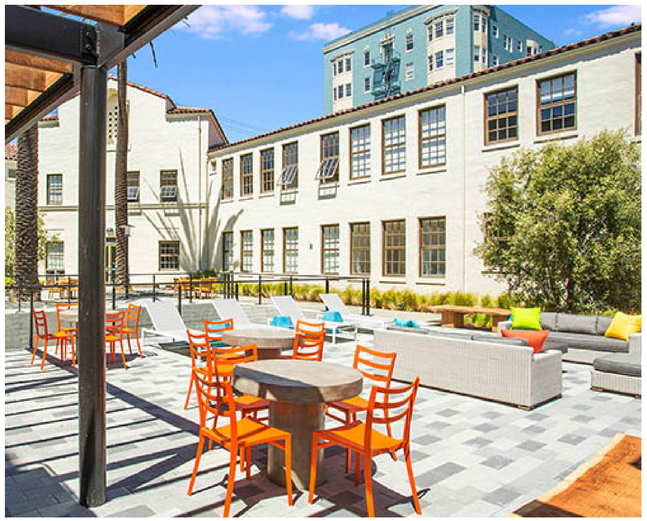


KEYNOTES

1. POOL
2. GRILL
3. SHADE CABANA
4. ACCENT WALL
5. ARTIFICIAL TURF
6. CO-WORK AREA WITH ARTIFICAL TURF AND ROUND CONCRETE STEPPERS







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0 5' 10' 20'
SCALE: 1" = 10'-0"

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L1

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CABANA SOUTHERN • DESIGN // BUILDING 1 - OASIS POD

Mesa, AZ
February 23, 2021
20003960
Greenlight Communities

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Tempe, Arizona 85281
Tel: 480.967.7004
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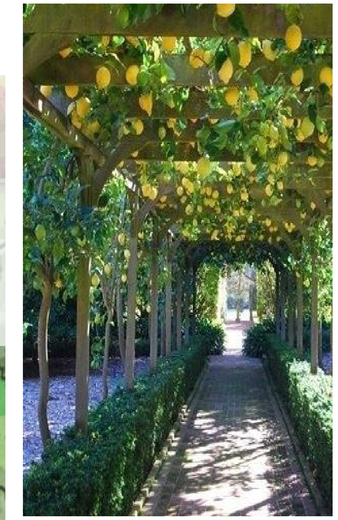
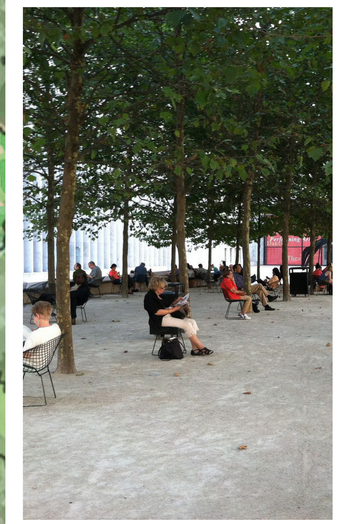
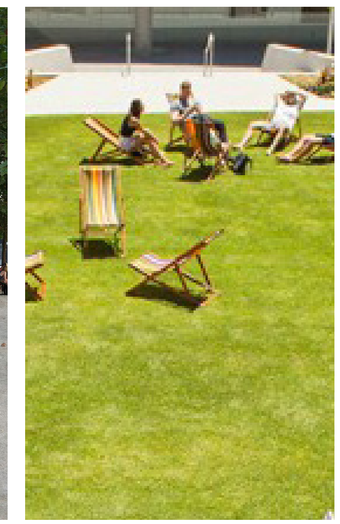
L:\20003960-CABANA SOUTHERN\6-20003960-LANDSCAPE\2-DD\1-ZONING\3-SHEETS\3960-DD-ZONING.dwg







0 5' 10' 20'
SCALE: 1" = 10'-0"

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L1

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CABANA SOUTHERN • **DESIGN** // BUILDING 2 - BACKYARD POD

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February 23, 2021
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Greenlight Communites

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KEYNOTES

1. DG PLAZA WITH GRILLS AND SEATING
2. TURF
3. ARTIFICIAL TURF
4. ACCENT WALL
5. SHADE SAILS
6. FITNESS EQUIPMENT

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0 5' 10' 20'
SCALE: 1" = 10'-0"

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CABANA SOUTHERN • **DESIGN** // BUILDING 3 - FITNESS POD

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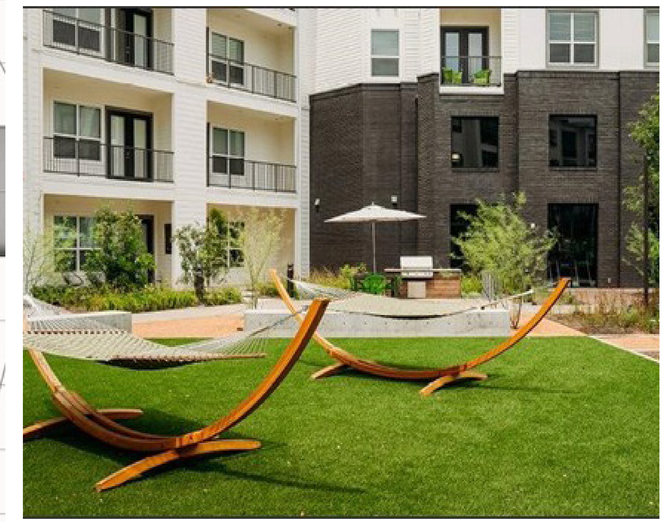
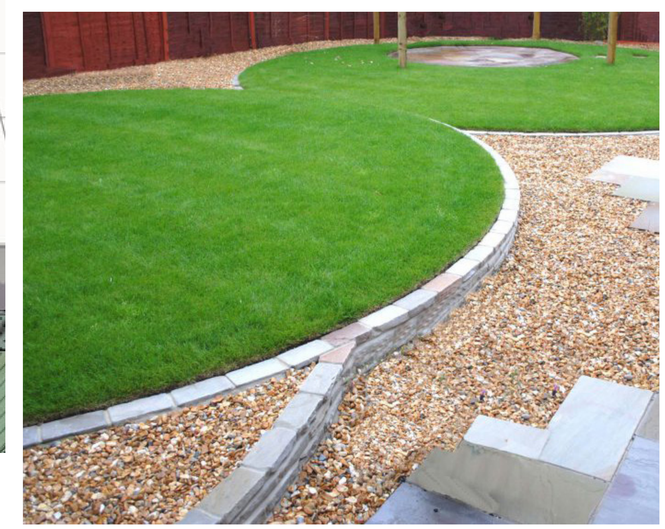
KEYNOTES

1. RAISED PLANTERS ON DIAGONAL GRID
2. TURF
3. HAMMOCKS ON ARTIFICIAL TURF
4. ROUND CONCRETE STEPPERS
5. DG PLAZA WITH GRILLS
6. TRIFECTA HAMMOCK ON ARTIFICIAL TURF





0 5' 10' 20'
SCALE: 1" = 10'-0"

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CABANA SOUTHERN • **DESIGN** // BUILDING 4 - ZEN POD

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1 A3.1 BUILDING A1.2 EAST AND WEST ELEVATION

1/8" = 1'-0"

2 A3.1 BUILDING A1.2 SOUTH ELEVATION

1/8" = 1'-0"

3 A3.1 BUILDING A1.2 NORTH ELEVATION

1/8" = 1'-0"

CABANA SOUTHERN PAINT SCHEDULE

P-1 : "MINDFUL GRAY" SHERWIN WILLIAMS, SW 7016
P-2 : "AUGUST MOON" SHERWIN WILLIAMS, SW 7687
P-3 : "CARIBBEAN CORAL" SHERWIN WILLIAMS, SW 2854
P-4 : "PEARLY WHITE" SHERWIN WILLIAMS, SW 7009

MATERIAL SCHEDULE

STC1 : STUCCO, SAND FINISH W/ REVEALS AS SHOWN
STC2 : STUCCO, SMOOTH FINISH W/ REVEALS AS SHOWN
STC3 : STUCCO, HORIZ. RAKED W/ REVEALS AS SHOWN
STC4 : STUCCO, VERT. RAKED W/ REVEALS AS SHOWN
LS1 : HORIZONTAL SIDING, SMOOTH, 10 – 3/4" EXPOSURE
LS2 : HORIZONTAL SIDING, TEXTURED, 4" EXPOSURE
GLZ1 : UNITIZED MOLDED WINDOW SYSTEM, WHITE FRAME
GLZ2 : STOREFRONT WINDOW SYSTEM, CLEAR ANODIZED ALUMINUM FRAME
STL6 : METAL HORIZONTAL SHADE BROW, PAINTED
BLK1 : CMU BLOCK, PAINTED

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+1 602 324 6000

REVISIONS

NO.	DATE	DESCRIPTION

CABANA SOUTHERN

GREENLIGHT COMMUNITIES

BUILDING ELEVATIONS

1/8" = 1'-0"

0 1 2

SHEET SCALE 1

02 MARCH 2021

DRAWN BY:EB CHECKED BY:RG

20120

PLANNING

A3.1

1 A3.2 BUILDING D9 EAST AND WEST ELEVATION
1/8" = 1'-0"

2 A3.2 BUILDING D9 NORTH AND SOUTH ELEVATION
1/8" = 1'-0"

CABANA SOUTHERN PAINT SCHEDULE

P-1 : "MINDFUL GRAY" SHERWIN WILLIAMS, SW 7016
P-2 : "AUGUST MOON" SHERWIN WILLIAMS, SW 7687
P-3 : "CARIBBEAN CORAL" SHERWIN WILLIAMS, SW 2854
P-4 : "PEARLY WHITE" SHERWIN WILLIAMS, SW 7009

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STC1 : STUCCO, SAND FINISH W/ REVEALS AS SHOWN
STC2 : STUCCO, SMOOTH FINISH W/ REVEALS AS SHOWN
STC3 : STUCCO, HORIZ. RAKED W/ REVEALS AS SHOWN
STC4 : STUCCO, VERT. RAKED W/ REVEALS AS SHOWN
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GLZ1 : UNITIZED MOLDED WINDOW SYSTEM, WHITE FRAME
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STL6 : METAL HORIZONTAL SHADE BROW, PAINTED
BLK1 : CMU BLOCK, PAINTED

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REVISIONS

NO.	DATE	DESCRIPTION

CABANA SOUTHERN
GREENLIGHT COMMUNITIES

BUILDING ELEVATIONS
1/8" = 1'-0"

SHEET SCALE 0 1 2

02 MARCH 2021
DRAWN BY:Author CHECKED BY:Checker
20120
PLANNING

A3.2

2 A3.3 BUILDING B.1 EAST AND WEST ELEVATION
1/8" = 1'-0"

1 A3.3 BUILDING B.1 NORTH AND SOUTH ELEVATION
1/8" = 1'-0"

CABANA SOUTHERN PAINT SCHEDULE

P-1 : "MINDFUL GRAY" SHERWIN WILLIAMS, SW 7016
P-2 : "AUGUST MOON" SHERWIN WILLIAMS, SW 7687
P-3 : "CARIBBEAN CORAL" SHERWIN WILLIAMS, SW 2854
P-4 : "PEARLY WHITE" SHERWIN WILLIAMS, SW 7009

MATERIAL SCHEDULE

STC1 : STUCCO, SAND FINISH W/ REVEALS AS SHOWN
STC2 : STUCCO, SMOOTH FINISH W/ REVEALS AS SHOWN
STC3 : STUCCO, HORIZ. RAKED W/ REVEALS AS SHOWN
STC4 : STUCCO, VERT. RAKED W/ REVEALS AS SHOWN
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LS2 : HORIZONTAL SIDING, TEXTURED, 4" EXPOSURE
GLZ1 : UNITIZED MOLDED WINDOW SYSTEM, WHITE FRAME
GLZ2 : STOREFRONT WINDOW SYSTEM, CLEAR ANODIZED ALUMINUM FRAME
STL6 : METAL HORIZONTAL SHADE BROW, PAINTED
BLK1 : CMU BLOCK, PAINTED

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REVISIONS

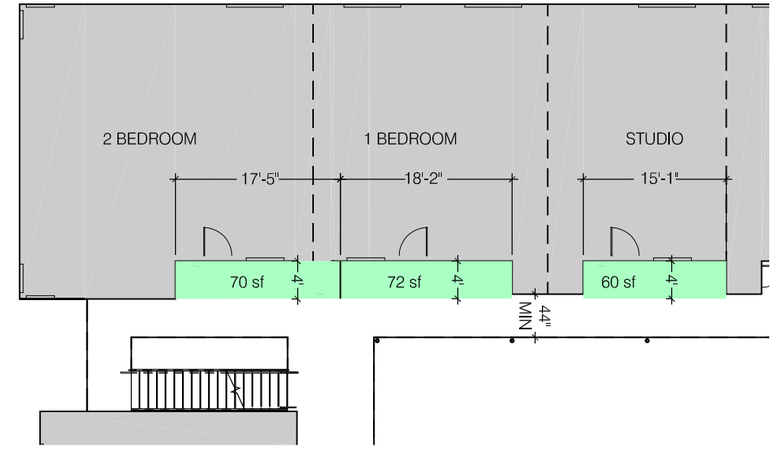
NO.	DATE	DESCRIPTION

CABANA SOUTHERN
GREENLIGHT COMMUNITIES

BUILDING ELEVATIONS
1/8" = 1'-0"
SHEET SCALE 0 1 2 1

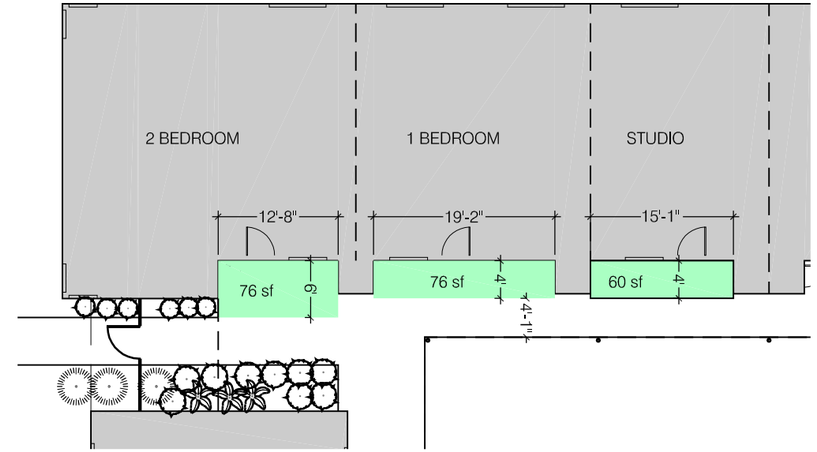
02 MARCH 2021
DRAWN BY:Author CHECKED BY:Checker
20120
PLANNING
A3.3

PRIVATE OPEN SPACE USAGE



SECOND & THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"



GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

PRIVATE_OPEN_SPACE
1/16"=1'-0"

0 16' 32' 64'

REGISTERED ARCHITECT
CERTIFICATE NO.
35789
ROBERT J.
GASPARD JR.
Date Signed
12/21/2020
ARIZONA U.S.A.
Expires: 3/31/22

WORKSBUREAU

0 1 2 4
SHEET SCALE

Citizen Participation Plan

Cabana Southern

Greenlight Communities
West of the SWC of Crismon Rd. & Southern Ave.
November 16, 2020

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made, and the efforts already made, by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's requests to the City of Mesa for Rezoning and Site Plan Review. These requests are being made for the proposed development located on an 8.03-acre property west of the SWC of Power Road and Southern Avenue in Mesa (This property is further identified as the north portion of parcel number 220-80-005C on the Maricopa County Assessor's Map). The proposed project is Cabana on Power Road, a high-quality multi-family residential development with enhanced design features and amenities.

By providing opportunities for citizen participation, the applicant will continue to ensure that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant will provide neighborhood notice for an online neighborhood meeting and future public hearings. The format proposed is consistent with the City's April 1, 2020 notice with updated guidelines for the Citizen Participation and Neighborhood Outreach process for rezoning and site plan review cases. These guidelines permit alternative methods such as zoom, telephonic platforms, and video conferencing options, or similar methods, which is proposed in this Citizen Participation Plan.

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

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

Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions were taken, and will continue to be 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 has been developed for citizens and agencies in this area including:

    a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;

    b. Registered neighborhood associations within 1 mile and Homeowners Associations within 1/2 mile of the project (Provided by the Mesa Neighborhood Services Division).

2. An online neighborhood meeting will be held by the applicant to provide the opportunity for members of the public to discuss the proposed project. It will be held using Zoom's online meeting technology, which complies with the City's revised policies in response to the COVID-19 public health crisis. An attendance/participation list and a summary of the meeting will be submitted to the City.

    The notification list for the neighborhood meeting includes the above-referenced contact list. A copy of the notification letter and contact list are attached to this Plan.

3. In addition to the neighborhood meeting, the applicant's neighborhood meeting notice letter included an online link with exhibits for the proposed development. The notice letter lists the options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. This procedure will allow the neighbors to view the project details and contact the applicant before the neighborhood meeting, which provides more time to learn about and inquire about the project.

4. Those who provide contact information to the applicant will be added to the public hearing notification list. A meeting summary and outline of the comments and issues provided to the applicant will be submitted to the City Staff along with the Citizen Participation Report for this case.

5. Presentations will be made to groups of citizens or neighborhood associations upon request.

6. For public hearing notice, applicant will post a minimum of one (1) 4' x 4' sign(s) on the property. If additional signs are needed, the number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

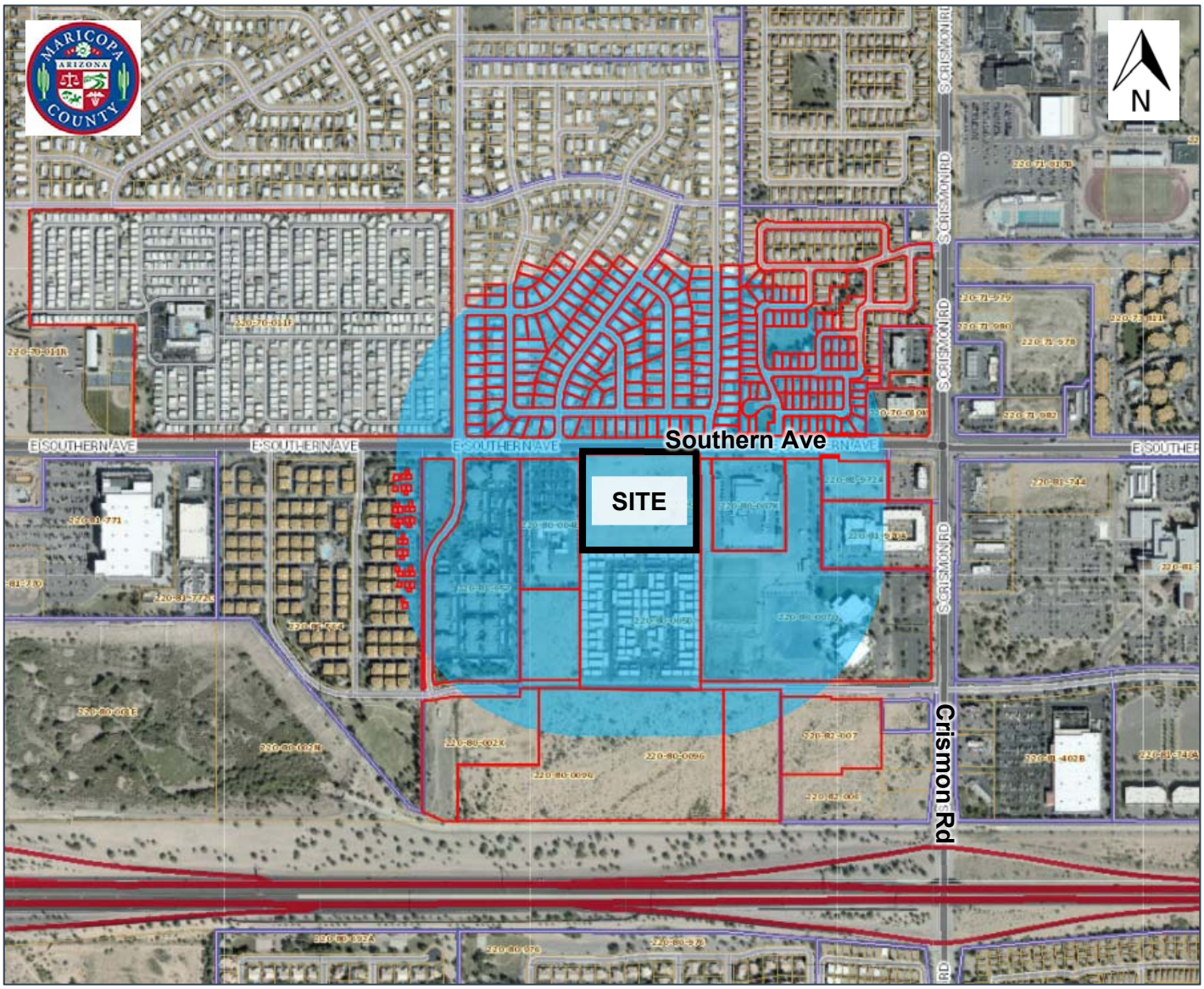
Schedule:

Pre-Application Meeting	July 2, 2020
Formal Submittal to City	November 16, 2020
Follow-Up Submittal	*December 21, 2020*
Planning & Zoning Public Hearing	*February 10, 2020*

Attached Exhibits:

1) Notification map of surrounding property owners
2) List of property owners within 1000 ft. of the subject property, Registered neighborhoods associations within 1 mile, and HOAs within 1/2 mile of the project.

Property Owners within 1,000 Feet+
Cabana Southern



Property Owners within 1,000 Feet+
Crismon Southern

Owner	Address	City	State	Zip
1143 S AMANDES LLC	3241 E JAEGER CIR	MESA	AZ	85213
1330 S CRISMON ROAD LLC	7007 W HAPPY VALLEY RD	PEORIA	AZ	85383
2018-3 IH BORROWER LP	1717 MAIN ST SUITE 2000	DALLAS	TX	85201
9831 EAST FLOSSMOOR CIRCLE TRUST	PO BOX 7233	ROCHESTER	MN	55903
AARON 358 LLC	1265 S AARON 358	MESA	AZ	85209
AARON 363	1130 SOUZA WAY	FOLSOM	CA	95630
ABRAHAMS ANNETTE TRUST	9845 E FAIRVIEW AVE	MESA	AZ	85208
ABRAHAMS LUZ DEL ALBA	1153 S AMANDES	MESA	AZ	85208-3190
ALLEN KIM-OANH NGUYEN	826 MAIN ST NO 6	EL SEGUNDO	CA	90245
ALTHEN GARY L/SANDRA L TR	9908 E FLORIAN AVE	MESA	AZ	85208
AMES KATHY JO	1141 S 97TH ST	MESA	AZ	85208
ANDERSEN SCOTT	9903 E FLOSSMOOR AVE	MESA	AZ	85208
ANDERSON CURT H	650 S MOUNTAIN VIEW DRIVE	APACHE JUNCTION	AZ	85219
ANDERSON LINDA I	1064 S 97TH WY	MESA	AZ	85208
ANDERSON ROBERT C/CURT H	9649 E FRITO AVE	MESA	AZ	85208
ANNIS RICHARD L/LILA JEAN TR	1056 S 98TH ST	MESA	AZ	85208-3158
APIDA THERESA M	1108 S 98TH ST	MESA	AZ	85208
ARGUELLO TIMOTEO M/MARIE B	9745 E FLOSSMOOR AVE	MESA	AZ	85208
ATTERBERRY MARY J	9835 E FORGE AVE	MESA	AZ	85208
BAILEY RALPH	9733 E FLOSSMOOR AVE	MESA	AZ	85208
BAIRD JOHN/JOHN LANCE	10177 E FLORIADE DR	SCOTTSDALE	AZ	85260
BALZAN SILVIO/CHRISTINE	1120 S 97TH ST	MESA	AZ	85208
BARKER CHARLES A	1265 S AARON UNIT 360	MESA	AZ	85209
BARRETT BARRY/LINDA	1132 S 97TH WAY	MESA	AZ	85208
BELTRAN ANA	9864 E FLOSSMOOR AVE	MESA	AZ	85208
BLAUSTEIN MARC	1127 S 97TH ST	MESA	AZ	85208
BLAUSTEIN MARC E	1127 S 97TH ST	MESA	AZ	85208
BOEHLEN LAWRENCE JOHN	16030 CLINE ST	EAGLE RIVER	AK	99577
BONN GEORGE J	1130 S 97TH ST	MESA	AZ	85208
BRENER SCOTT ALLEN	6223 E PRESTON ST	MESA	AZ	85215
BROOKMAN JENNIFER	1265 S AARON UNIT 338	MESA	AZ	85209
BROWN ANNE MARIE	9901 E FLOWER AVE	MESA	AZ	85208
BROWN STEVEN D/KELLY A	1265 S AARON NO 344	MESA	AZ	85209

Property Owners within 1,000 Feet+
Crismon Southern

BULKA DOROTHY A	1138 S 96TH PL	MESA	AZ	85208
BURTON STEPHEN L	1144 S 96TH PL	MESA	AZ	85205
BURTON TANYA M	9862 E FAIRFIELD AVE	MESA	AZ	85208
CARR JORDAN/SHELDON	1265 S AARON UNIT 341	MESA	AZ	85209
CASTEEL JACK L ETAL	1101 S 97TH ST	MESA	AZ	85208
CASTILLO HENRY JR/AMY J	1101 S 97TH WAY	MESA	AZ	85208
CAVA ANN L	9859 E FLOWER AVE	MESA	AZ	85208
CHAVEZ SHANNON E	1265 S AARON UNIT 361	MESA	AZ	85209-3799
CLARK EMMA	1135 S AMANDES	MESA	AZ	85208
COCHRAN TRUST	9767 E FLOSSMOOR AVE	MESA	AZ	85208
COPPENS DAWN M	9834 E FAIRVIEW AVE	MESA	AZ	85208
COX JILL L	9653 E FLOSSMORE	MESA	AZ	85208
CRAWFORD ELDON L/MARY L	4805 S LAKEWOOD DR	SAINT JOSEPH	MO	64506-4598
CRISMON BFC LLC	1635 N GREENFIELD RD STE 15	MESA	AZ	85205
CRISMON BFC LLC	1635 N GREENFIELD RD STE 115	MESA	AZ	85205
CRISMON BFC LLC	1635 N GREENFIELD RD STE 115	MESA	AZ	85205
CRISMON CROSSING HOMEOWNERS ASSOCIATION	2180 W SR 434 STE 5000	LONGWOOD	FL	32779
CRISMON DEVELOPMENT LLC	1701 WINDHOEK DR	LINCOLN	NE	68512
DANIELS DENNIS M/DIANE M	1119 S 97TH WAY	MESA	AZ	85208
DAWN KRISTINE EMERY REVOCABLE LIVING TRUST	1108 S 97TH WY	MESA	AZ	85208
DINNEEN STACEY L	1043 S 98TH ST	MESA	AZ	85208
DUENAS DIANE	1139 S AMANDES	MESA	AZ	85208
DUERR NICHOLAS T/MIKAELA J	1159 S AMANDES AVE	MESA	AZ	85208
DURGA INVESTMENTS LLC	PO BOX 12055	CASA GRANDE	AZ	85135
EAST MARK A	3856 N GALAXY LN	SIOUX FALLS	SD	57107
EAST MESA CHARTER ELEMENTARY SCHOOL INC	9701 E SOUTHERN AVE	MESA	AZ	85209
EDB ENTERPRISE LLC	4952 TRILLIUM TRL	LONG GROVE	IL	60047
EILER REBECCA	1265 S AARON UNIT 359	MESA	AZ	85209
ESCALERA FRANCISCO	9633 E FRITO AVE	MESA	AZ	85208
FERRARA ANTHONY/JUDY	1058 S 97TH ST	MESA	AZ	85208
FIGUEROA ULISSES	1113 S 97TH PL	MESA	AZ	85208
FLANDERS CYNTHIA A	1125 S 96TH ST	MESA	AZ	85208

Property Owners within 1,000 Feet+
Crismon Southern

FLANDERS WAYNE C	1132 S 96TH PL	MESA	AZ	85208
FLECK ELAINE M	1057 S 97TH WY	MESA	AZ	85208
FOSS VERA	18000 S MCCONE CT	SAHUARITA	AZ	85629
FRANCIS JOHN P	1149 S 98TH ST	MESA	AZ	85208
FREY SCOTT/TAMERA	1126 S 98TH ST	MESA	AZ	85208
FSWEST HOLDINGS LLC	PO BOX 7111	CHANDLER	AZ	85246
GALIATSATOS HARRY/DINA	9914 E FLOSSMOOR AVE	MESA	AZ	85208
GARY D BURKE TRUST/BARBARA A BURKE TRUST	3359 CREEK VIEW DR	MEDFORD	OR	97504
GARY L AND MARCIA J HIRST FAMILY REV LIV TR	7530 RIDGE WAY	EDMONDS	WA	98026
GC & RJ PARTNERSHIP LLC	458 E DANIELLA DR	SAN TAN VALLEY	AZ	85140
GEIGER RUSSELL/KAREN	9653 E FRITO AVE	MESA	AZ	85208
GENOVESE KRISTOPHER JOSEPH	1265 S AARON UNIT 335	MESA	AZ	85209
GERALD LEE AND MICHELE JOAN WILLIAMSON LIV TR	948 W 22ND AVE	APACHE JUNCTION	AZ	85120
GIBSON KENNETH	1070 S 97TH ST	MESA	AZ	85208
GILGE DONALD W/SHARON	1125 S 97TH PL	MESA	AZ	85208
GLASS BOBBY/CYNTHIA	1082 S 97TH ST	MESA	AZ	85208
GODINA ERIN E	1265 S AARON UNIT 296	MESA	AZ	85209-3795
GONZALEZ GRACE MADRILL	9904 E FLOWER AVE	MESA	AZ	85208
GONZALEZ NATHON	1038 S 98TH ST	MESA	AZ	85208
GRABOWSKI DOUGLAS C	6521 E UNIVERSITY DR 123	MESA	AZ	85202
GRAHAM CARLOTTA Y	1265 S AARON UNIT 294	MESA	AZ	85209
GUARIGLIO LINDA S	1265 S AARON NO 320	MESA	AZ	85209
HACHKOWSKI MICHELLE	PO BOX 288 GRP 327 RR3	SELKIRK	MB	R1A2A8
HACKOWSKI JASON/MICHELLE	BOX 288 GRP 327 RR 3	SELKIRK	MB	R1A2A8
HAMLETT MICHELLE/KENNETH	1121 S 97TH ST	MESA	AZ	85208
HAMM PATTI L	1143 S 98TH ST	MESA	AZ	85208
HAMPTON EAST II LLC	2241 E PECOS RD STE 1	CHANDLER	AZ	85225
HANDWERK-MARSIK ROBIN A	1025 S 97TH ST	MESA	AZ	85208
HARRIS TYLER P	1102 S 97TH ST	MESA	AZ	85208
HARTLEY RONALD/GOULETTE VICKIE	1119 S 96TH ST	MESA	AZ	85208
HEARD PEARL E TR	1034 SOUTH 97TH WAY	MESA	AZ	85208
HENSON ELYSE MARIE	9909 E FLOSSMOOR AVE	MESA	AZ	85208

Property Owners within 1,000 Feet+
Crismon Southern

HERBERT MEREDITH A JR/KELLE A	1155 S 98TH ST	MESA	AZ	85208
HERNANDEZ PEDRO A/CAROLYN D	PO BOX 25292	TEMPE	AZ	85285
HOEL DANA LAWRENCE/SHARON LEE	617 FREMONT ST	ANOKA	MN	55303
HOLTZ DANIEL/CRYSTAL E	1040 N SAN MARCOS DR	APACHE JUNCTION	AZ	85220
HORN GINA	9751 E FLOSSMOOR AVE	MESA	AZ	85208
HOWARD ARTHUR LITTELL TRUST	1115 S 97TH ST	MESA	AZ	85208
HOWARD TERESA L/KEVIN J	1265 S AARON NO 343	MESA	AZ	85209
HUFF RICHARD D TR	1610 N PINE ST	DAVENPORT	IA	52804
HUGGINS CHARLES W II	1720 E PARK AVE	CHANDLER	AZ	85225
HUMENICK JOHN	1107 S 98TH ST	MESA	AZ	85208
HUMPHREY CATHERINE L/DOUGLAS	1265 S AARON NO 336	MESA	AZ	85209
HYETT PATRICIA ANN/RIGGS STEVEN JOSHUA	1109 S 97TH ST	MESA	AZ	85208
ILA RESORT LLC II	1314 E MYRNA LN	TEMPE	AZ	85284
JAGLA PAUL J/RAGUET J	523 N HOLLOW AVE	WEST COVINA	CA	91790
JDS HOLDINGS LLC	5238 S BOCA	MESA	AZ	85212
JERGENS LADDIE L/NORMA J	1064 S 96TH PL	MESA	AZ	85208
JOHNSON DOUGLAS W/SUSAN A	1040 S 97TH WY	MESA	AZ	85208
JOHNSON HOWARD W & BEATRICE E	1129 S 96TH PLACE	MESA	AZ	85208
JOHNSON JAMES A/JODIE L	184 N LANCASTER DR	BOLINGBROOK	IL	60440
JOHNSON WILLIAM/MELISSA	1265 S AARON UNIT 321	MESA	AZ	85209
JONES ANDREW W/HELEN N TR	1120 S 97TH WY	MESA	AZ	85208
JONES ELENA B	9911 E FLORIAN AVE	MESA	AZ	85208
JONES RICHARD	1107 S 96TH ST	MESA	AZ	85208
JOSE A JACOME ESCOBEDO AND ARELI GUADALUPE CARRENO CORONEL REVOCABLE TRUST	1037 S 98TH ST	MESA	AZ	85208
KAHL CATHERINE N/RYAN C	9847 E FLOWER AVE	MESA	AZ	85208
KASTEN LILETH	1137 S 98TH ST	MESA	AZ	85208
KB SUPERSTITION CANYON 1 LLC	3176 PULLMAN ST STE 116	COSTA MESA	CA	92626
KB SUPERSTITION CANYON LLC	3176 PULLMAN ST STE 116	COSTA MESA	CA	92626
KELLY ASTON R	161 W SWEET SHRUB AVE	SAN TAN VALLEY	AZ	85140
KENNETH J MCRAE AND DEWANNA K MCRAE FAMILY TRUST	9653 E PAMPA AVE	MESA	AZ	85212

Property Owners within 1,000 Feet+
Crismon Southern

KENNETH J MCRAE AND DEWANNA K MCRAE FAMILY TRUST	1049 S 98TH ST	MESA	AZ	85208
KING GREGORY/KIMBERLY M	219 N RANDALL RD	AURORA	IL	60506-3518
KIRVAN GENE/LINDA	11905 ANDERSONVILLE RD	DAVISBURG	MI	48350
KNOELL EDMUND V/JOANNE F	23417 N WHISPERING PINES RD	COLBERT	WA	99005
KOSSMEYER LAWRENCE J/SANDRA P	9913 E FLOWER AVE	MESA	AZ	85208
KOVACEVICH GREG/KAREN TR	371 CANDLELIGHT DR	SANTA ROSA	CA	95403
KRISTY REALTY LLC	2903 VIDERO DR	WILMINGTON	DE	19808
KROGH JEFFREY	3511 228TH AVE NE	EAST BETHEL	MN	55005
LAMANTIA JIMMIE L	1114 S 98TH ST	MESA	AZ	85208
LANE KIRK KEMPTON/KATHERINE A	1140 S CERISE ST	MESA	AZ	85208
LANG RICKY R	1120 S 97TH PL	MESA	AZ	85208-3154
LAYFIELD MICHELE	9842 E FRITO AVE	MESA	AZ	85208
LEEPER ROBERT A/DEBBIE A	1116 S CERISE	MESA	AZ	85208
LEYVA ARTURO	1141 S 96TH PL	MESA	AZ	85208
LINK DAWN	9910 E FLOWER AVE	MESA	AZ	85208
LINNERT NANCY	9838 E FLOSSMOOR CIR	MESA	AZ	85208
LIPSKI ROBERT/PATRICIA	1075 S 97TH ST	MESA	AZ	85208-3151
LITTLE RYAN/KATHI	9855 E FLOWER AVE	MESA	AZ	85208
LOPEZ EDUARDO NIEVES	1114 S 97TH WAY	MESA	AZ	85208
LUCERO JOE P/MARY A	8130 E MADERO AVE	MESA	AZ	85209
LUTY FAMILY REVOCABLE LIVING TRUST	1265 S AARON	MESA	AZ	85209
MAHONEY JULIE J	1157 S 96TH ST	MESA	AZ	85208
MALO-BAKER MICHELLE M	1265 S AARON NO 345	MESA	AZ	85209
MARSH GREG/RONDA	3332 N 91ST ST	MESA	AZ	85207
MARSH RONDA	3132 S 91ST PL	MESA	AZ	85208
MARSHALL JEAN H	27514 LITTLEWOOD DR	RANCHO PALOS VERDES	CA	90275
MARTINEZ AUTUMN ANN	1265 S AARON UNIT 297	MESA	AZ	85209-3795
MARTINEZ MEGYN	1265 S AARON UNIT 317	MESA	AZ	85209
MARVIN GINGER J/HELMS GARY W	9850 E FLOSSMOOR AVE	MESA	AZ	85208
MASON VIRGINIA E	9646 E FRITO AVE	MESA	AZ	85208
MATTHEWS CODY STEVEN/SHERRADA PAIGE	1044 S 98TH ST	MESA	AZ	85208
MATTHIESEN JEFFREY JAY	9720 E FLOSSMOOR AVE	MESA	AZ	85208-3168

Property Owners within 1,000 Feet+
Crismon Southern

MAXEY DANIEL L/EMMETT TAMRA JO	9863 E FLOSSMOOR AVE	MESA	AZ	85208
MAY DEREK	1265 S AARON NO 342	MESA	AZ	85209
MBAH PROPERTIES LLC	PO BOX 47250	PHOENIX	AZ	85068
MCBRIDE JACK E/JACQUELYN C	1104 S CERISE	MESA	AZ	85208
MCCUIN BRADLEY	1110 S CERISE	MESA	AZ	85208
MCINTYRE TERRANCE K/MARLENE A	1101 S 98TH ST	MESA	AZ	85208
MESA AL PARTNERS LP	6370 LBJ FREEWAY STE 276	DALLAS	TX	75240
MILLER GARRY THOMAS/LYDIA	9832 E FLOSSMOOR CIR	MESA	AZ	85208
MILLER VIRGINIA F	1265 S AARON NO 301	MESA	AZ	85209
MILLS KAREN	1039 S 97TH WAY	MESA	AZ	85208
MORALES MARCO ANTONIO	PO BOX 1496	QUEEN CREEK	AZ	85142
MUELLER RUDY/KATHY	1126 S 97TH WY	MESA	AZ	85208
MURPHY DONALD R/SHIRLEY A	1113 S 97TH WY	MESA	AZ	85208
MURRAY CATHY	9851 E FAIRVIEW AVE	MESA	AZ	85208
MURUATO JOHNNY	1069 S 97TH ST	MESA	AZ	85208
NAVARRETE EDGAR GARCIA/DELGADO GABRIELA	47 S OSA RD	MARICOPA	AZ	85139
NEILSON JUDY G	1063 S 97TH WY	MESA	AZ	85208
NEW SANFORD SCOTT/MARCI ANN	1107 S 97TH WY	MESA	AZ	85208
NEWELL PHILIP	2831 E SOUTHERN AVE NO 110	MESA	AZ	85204
NGUYEN KIM	1045 S 97TH WY	MESA	AZ	85208
NGUYEN TRACY	9907 E FLOWER AVE	MESA	AZ	85208
OCEAN PROPERTY HOLDINGS LLC	15430 AVERY RD	ROCKVILLE	MD	20855
OGREEN JOHN/MARK	1102 S 97TH WAY	MESA	AZ	85208
OKADA KOICHIRO/GONZALES-OKADA ELOISE/TORRES D	1051 S 97TH WAY	MESA	AZ	85208
OLSTHOORN FAMILY TRUST	1120 S 98TH ST	MESA	AZ	85208
ORSCHELN PAUL RYAN/LAURA ANN	9902 E FLORIAN AVE	MESA	AZ	85208
PASSAFLUME-RYAN STEPHANIE/RYAN JEFFREY	1265 S AARON UNIT 346	MESA	AZ	85209
PATRICIA A SCHULTHEISS LIVING TRUST	6233 E DES MOINES ST	MESA	AZ	85205
PESZNEKER CHARLES/STELLA	102 CHAPALINA PARK CRES S E	CALGARY	AB	T2X35Z
PIERCE WARREN E/MICHAEL A TR	1076 S 97TH ST	MESA	AZ	85208
PILTINGSRUD HAROLD/PATRICIA	1063 S 97TH ST	MESA	AZ	85208
PIRTLE EVELYN	4135 N 100TH AVE	PHOENIX	AZ	85037

Property Owners within 1,000 Feet+
Crismon Southern

PTAK RUTH	1064 S 97TH ST	MESA	AZ	85208
RASMUSSEN STANLEY R/CAROLYN J	901 30TH ST S	MOORHEAD	MN	56560
RATLIFF CHASSIDY D/CONSIGLIO GIOVANNI JR	9908 E FLOSSMOOR AVE	MESA	AZ	85208
RAUTANEN JOHN G/BARBARA A	9846 E FLOWER AVE	MESA	AZ	85208
RECTOR CAROLE J	277 TEAL CIR	COVENTRY TOWNSHIP	OH	44319
REED WILL G III/MONICA	9858 E FLOSSMOOR AVE	MESA	AZ	85208
REXHEPI ZENEL	1265 S AARON UNIT 295	MESA	AZ	85209
RICHARD L ANNIS & LILA JEAN ANNIS REV TRUST	1056 S 98TH ST	MESA	AZ	85208
RICHARD L ANNIS & LILA JEAN ANNIS REV TRUST	1056 S 98TH ST	MESA	AZ	85208
RICHARDS NORMAN L/KATHLEEN R	9857 E FAIRVIEW AVE	MESA	AZ	85208
RLO LIVING TRUST/CONNIE J WALKER TRUST ETAL	8751 E NORA ST	MESA	AZ	85207
ROBERTS CAMILLE Y	9839 E FAIRVIEW AVE	MESA	AZ	85208
ROBERTS JAY/CAROL A	7134 E JUANITA AVE	MESA	AZ	85209
ROBINSON TOMMIEZINE	9857 FLOSSMOOR AVE	MESA	AZ	85208-3069
ROGERS MICHAEL/SAVANNAH	1128 S CERISE	MESA	AZ	85208
ROMO HARMONY D	1062 S CERISE	MESA	AZ	85208
RONCA NICK	1046 S 97TH ST	MESA	AZ	85208-3113
ROY FAMILY LIVING TRUST	1131 S 96TH ST	MESA	AZ	85208
ROY GREGORY R/JANET M	9840 E FAIRVIEW AVE	MESA	AZ	85208
RUBIO PEDRO J III/LEY-JAIME SUSANA K	1265 S AARON UNIT 277	MESA	AZ	85209
RUCKER MELBA	9923 E FLORIAN AVE	MESA	AZ	85208-3192
RUSSUM ROY D/KATHLEEN M	20000 SW GASSNER RD	BEAVERTON	OR	97007
SAILER LANA K	9853 E FLOSSMOOR AVE	MESA	AZ	85208
SALDANA JACQUELYN C	1119 S 97TH PL	MESA	AZ	85207
SANMIGUEL SYLVIA J	9914 E FLORIAN AVE	MESA	AZ	85208
SCHAUER INVESTMENTS LLC	9664 E GRANDVIEW ST	MESA	AZ	85207
SCHMIDT TIMOTHY/DONNA	9710 E FLOSSMOOR AVE	MESA	AZ	85208
SCHULZ MICHAEL D/MARY M	9915 E FLOSSMOOR AVE	MESA	AZ	85208
SCHUSTER PAUL R/JUDITH A	111 FLORIDA DR	THERESA	WI	53091
SCHUTTER PAT C	9709 E FLOSSMORE AVE	MESA	AZ	85208

Property Owners within 1,000 Feet+
Crismon Southern

SEABURY FAMILY TRUST	1125 S 97TH WAY	MESA	AZ	85208
SEBEK ROBERT/JACQUELINE	1110 S 97TH ST	MESA	AZ	85208
SHABLOW CURTIS A/JANINE M	1101 S 96TH ST	MESA	AZ	85208
SHAFFER GLENN L/BONNIE L	1107 S 97TH PL	MESA	AZ	85208-3155
SHARBAUGH CHAWALEE R	1055 S 98TH ST	MESA	AZ	85208
SHIELDS IMOGENE	9639 E FRITO AVE	MESA	AZ	85208
SHORT NATHAN P	1265 S AARON UNIT 357	MESA	AZ	85209
SHRYER BRADLEY/BRITNEY	1122 S CERISE	MESA	AZ	85208
SIMONS LESLEY E TR	PO BOX 51071	MESA	AZ	85208
SLUSHER KIMBERLY L	1131 S 98TH ST	MESA	AZ	85208
SMITH DOMINIC/MARYANNE	1147 S AMANDES ST	MESA	AZ	85208
SMITH MICHAEL D/GLORIA GRACIELA	1163 S AMANDES	MESA	AZ	85208
STEELE DONALD E/GOLDIE L	9665 E FRITO AVE	MESA	AZ	85208
STRAHAM DARRYL A	1265 S AARON	MESA	AZ	85209
STREIF ANNETTE L	9701 E FLOSSMOOR	MESA	AZ	85208
SULSKI EVELYN/HARRIS EDDIE/COLANDA	1265 S AARON ST UNIT 364	MESA	AZ	85209
SUNDBY TODD ARVIN	15596 STATE HIGHWAY 1 NE	THIEF RIVER FALLS	MN	56701-8527
SUNNY ACRES/MONTGOMERY 320 LLC	4720 E FALCON DR NO 106	MESA	AZ	85215
SUPERSTITION CANYON PROPERTY OWNERS ASSOC	3573 E SUNRISE DR STE 225	TUCSON	AZ	85718
TERRY LOU ANN	1132 S 98TH ST	MESA	AZ	85208
THURBER DALE/ELISABETH	P O BOX 363	DANBURY	WI	54830
TRESSLER EDWARD/CHRISTIE	1111 S 96TH PL	MESA	AZ	85208
TRESSLER ELIZABETH R	1102 S 98TH ST	MESA	AZ	85208
TRIPET FAMILY REVOCABLE TRUST	1102 S 96TH PL	MESA	AZ	85208
TROM ROBERTA O	1031 S 98TH ST	MESA	AZ	85208
UDELL JENNIFER A/CHARLES J	1265 S AARON UNIT 319	MESA	AZ	85209
UNITED STATES POSTAL SERVICE	8055 E TUFTS AVE STE 400	DENVER	CO	80237-2881
VALENCIA GABRIEL L/PATRICIA ROBLES	9921 E FLOSSMOOR AVE	MESA	AZ	85208
VALENZUELA SUSAN MARIE	9858 E FLOWER AVE	MESA	AZ	85208
VELASQUEZ JR GILBERT	9825 E FLOSSMOOR CR	MESA	AZ	85208
VINE PROPERTIES NUMBER 2 LLC	10605 FRANK DANIELS WY	SAN DIEGO	CA	92131
VIRTUA MESA CRISMON OWNER LLC	17470 N PACESETTER WY SUITE 2	PHOENIX	AZ	85255
VM ENTERPRISES LLC	1806 E CAROB DR	CHANDLER	AZ	85286
WAHEIBI SALIM/LENA	713 S PUEBLO ST	GILBERT	AZ	85233

Property Owners within 1,000 Feet+
Crismon Southern

WALTERS EMMA MARIE/FERNANDEZ ANGEL GUILLERMO	1265 S AARON UNIT 278	MESA	AZ	85209
WALTON MERNA J/RONALD E/MARK W/LEWIS TAMARA S	1043 S 96TH PL	MESA	AZ	85208
WELKER PAUL J	1114 S 97TH PL	MESA	AZ	85208
WIDMER IRVIN D/SHERYL J	4423 41ST AVE NE	SALEM	OR	97305
WIEDEMAN ROCKY/CAROLE	1113 S 96TH ST	MESA	AZ	85208
WILDMAN JANIE J	6639 SUNSET TRAIL	PINETOP	AZ	85935
WILKENING LLC	263 W WHITELEY ST	APACHE JUNCTION	AZ	85120
WILLIAM & BEONKA JONES FAMILY TRUST	1265 S AARON UNIT 318	MESA	AZ	85209
WILLIAMS CLINTON LEE/RHODEN KAREN A	1136 S 97TH ST	MESA	AZ	85208
WILLIAMS MARK	1108 S 96TH PL	MESA	AZ	85208
WILSON KATHLEEN J	9757 E FLOSSMOOR AVE	MESA	AZ	85208
WILSON MANAGMENT INC	PO BOX 1159	DEERFIELD	IL	60015
WITUCKI CARRIE	9849 E FLOSSMOOR AVE	MESA	AZ	85208-3069
WITUCKI TRINA	1131 S 97TH WY	MESA	AZ	85208
WOLMS H GRANT TR	1048 S 96TH PL	MESA	AZ	85208
WOODROFFE RYAN/ARMER EMILY	1050 S CERISE	MESA	AZ	85208
WOODS LADEAN ANN/BRIAN ALAN	9917 E FLORIAN AVE	MESA	AZ	85208
ZAGERMAN JANICE K	9635 E FLOSSMOOR AVE	MESA	AZ	85208
ZEYOUMA JARROD ALAN	9641 E FLOSSMOOR AVE	MESA	AZ	85208

HOA / Neighborhood Association Notice List

Cabana Southern

Registered Neighborhoods and City of Mesa										
Neighborhood Name	First Name	Last Name	St No	D	St Name	StType	Unit	City	State	Zip
Sierra Ranch III	Joseph	Casias	9633	E	Irwin	Ave		Mesa	AZ	85209
Crismon Creek HOA	Barbara	Clifford	10459	E	Idaho	Cir		Mesa	AZ	85209
Sunrise at Parkwood Ranch	Dale	Hansen	10126	E	Carmel	Ave		Mesa	AZ	85208
Parkwood Ranch	Roberta	Cullen	10418	E	Diamond	Ave		Mesa	AZ	85208
Sierra Ranch	Joseph	Oasias	9633	E	Irwin	Ave		Mesa	AZ	85209
Crismon Creek HOA	Anthony	Childers	10244	E	Jerome	Ave		Mesa	AZ	85209
Crismon Creek HOA	Scott	Boek	10152	E	Jacob			Mesa	AZ	85209
Augusta Casitas HOA	Steve	Atkins	1650	S	Crismon	Rd	28	Mesa	AZ	85209
Crismon Crossing	Carol	Sheppard	1122	S	Cerise			Mesa	AZ	85209
Parkwood Ranch	Donnis	Plumb	10458	E	El Moro	Ave		Mesa	AZ	85208
Parkwood Ranch	Misti	Rash	10614	E	Carmel	Ave		Mesa	AZ	85208
Sierra Ranch III	David	Wells	9642	E	Irwin	Ave		Mesa	AZ	85209

HOA Name	Corp Comm Link
Augusta Casitas HOA	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09928156
Coyote Landing Condos	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=12606770
Mesa Sierra Ranch II HOA	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08250704
Muirfield Village Community Association	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=11661933
Parkwood Ranch Community Master Association	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08050148
Sierra Ranch HOA	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07458583
Sierra Ranch III HOA	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08402121
Sunrise at Parkwood Ranch	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08712606

HOA / Neighborhood Association Notice List
Cabana Southern

Wynstone Park HOA	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07957109
Superstition Canyon Property Owners Association	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=19685607

Citizen Participation Report
Cabana Southern

Greenlight Communities
West of the SWC of Crismon Rd. & Southern Ave.
April 14, 2021

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts to be made 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. These requests are for the proposed development located on an 8.03-acre property west of the SWC of Crismon Road and Southern Avenue in Mesa (This property is further identified as parcel number 220-80-005C on the Maricopa County Assessor's Map). The proposed project is Cabana on Power Road, a high-quality multi-family residential development with enhanced design features, co-work space, and recreational amenities.

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant will provide neighborhood notice for an online neighborhood meeting and future public hearings. The format proposed is consistent with the City's April 1, 2020 notice with updated guidelines for the Citizen Participation and Neighborhood Outreach process for rezoning and site plan review cases. These guidelines permit alternative methods such as zoom, telephonic platforms, and video conferencing options, or similar methods.

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

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

Actions Taken:

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 has been developed for citizens and agencies in this area including:

    a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;

    b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).

2. On December 10, 2021, an online neighborhood meeting was held by the applicant to provide the opportunity for members of the public to discuss the proposed project. It was held using Zoom's online meeting technology, which complied with the City's revised policies in response to the COVID-19 public health crisis.

3. 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 ½ mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list is attached to this Plan.

4. In addition to the neighborhood meeting, the applicant's neighborhood meeting notice letter provided an online link with exhibits for the proposed development. The notice letter listed the options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. This procedure gave the opportunity for neighbors to view the project details and contact the applicant before or after the neighborhood meeting, which provided more opportunities to learn about and inquire about the project.

5. A copy of the neighborhood meeting and citizen comments summary is attached to this report. This document notes that no one attended the meeting, although one person on the notice list (Stella Peszneker) emailed the applicant prior to the meeting saying she could not attend the meeting. She asked if the proposed development was a low-income housing project. In a response from Mr. Lake sent that same day, the neighbor was informed that the proposed development is not low income, but a high-quality housing community with home office features and higher rents. He offered to answer any other questions. Mrs. Peszneker did not contact the applicant after that response.

6. Presentations will be made to groups of citizens or neighborhood associations upon request.

7. The public hearing notice list will comply with City requirements; and it will include the above citizen on the list. For public hearing notice, applicant posted one (1) 4' x 4' sign on the property. It was placed on the property on April 14, 2021 in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Proposed Schedule:

Pre-Submittal	June 22, 2020
Formal Submittal to City	November 16, 2020
Final Submittal	April 6, 2021
Planning & Zoning Public Hearing	*April 28, 2021*

Attached Exhibits:

1) Neighborhood meeting notification letter
2) Notification map of surrounding property owners within 1,000 ft. of the Property
3) List of property owners within 1,000 ft. of the Property (based on the Maricopa County Assessor Records) HOAs within ½ mile, and registered neighborhood contacts within 1 mile of the property (provided by the city)
4) Neighborhood meeting and citizen comments summary

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

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

November 24, 2020

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, Greenlight Communities, we are pleased to invite you to a neighborhood meeting to receive your comments regarding the approximately 8.03-acre property located on the south side of Southern Avenue between 97th Street and 98th Street (west of Crismon Road). The property is currently planned for industrial-employment development, and we would like to request that the City approve a change to allow for a residential development known as *Cabana Southern*, a three-story multi-family residence gated community with home office/shared work space features. This project incorporates resort lifestyle amenities and a lush landscape/open space plan that will help complement and enhance the surrounding area. The specific request is Rezoning from Planned Employment Park PEP to Multi-Residence RM-4 PAD and Site Plan Review.

This letter has been sent to nearby property owners to discuss this request and receive comments and feedback that will inform the development process. A copy of the conceptual site plan and sample elevations are enclosed with this letter. Also, our project team has set up an internet online documents link where you will be able to view information regarding the preliminary development plan.

Online Link: https://sharesync.serverdata.net/us4/s/TPXENUfntJwaDSzvMrNgIn003e7a61

A neighborhood meeting will be held electronically via Zoom, a free online meeting service, to address the social distancing policies during the COVID-19 medical crisis. It will be held at the date and time below:

Date: December 10, 2020
Time: 6:00 p.m. (Arizona Time)
Website: www.zoom.us
Meeting ID: 857 4293 3283 **Password:** 100

If you wish to participate in the online Zoom meeting, please register and fill-in your contact information for the meeting before it begins. Upon registration, Zoom will email you a link and options for entering the meeting by phone or device. If you have any questions, please contact either me or D.J. Stapley in my office by email at sean.lake@pewandlake.com or djstapley@pewandlake.com or by phone at 480-461-4670. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request.

1744 South Val Vista Drive, Suite 217 • Mesa Arizona 85204 • 480 461 4670 [phone] • 480 461 4676 [fax]

(Over →)

The City of Mesa has assigned this case to Cassidy Welch, a member of the Planning Division staff. She can be reached at 480-644-2591 or Cassidy.Welch@mesaaz.gov should you have any questions regarding the public hearing process. Please let any of us know if you have questions or comments regarding this proposed development.

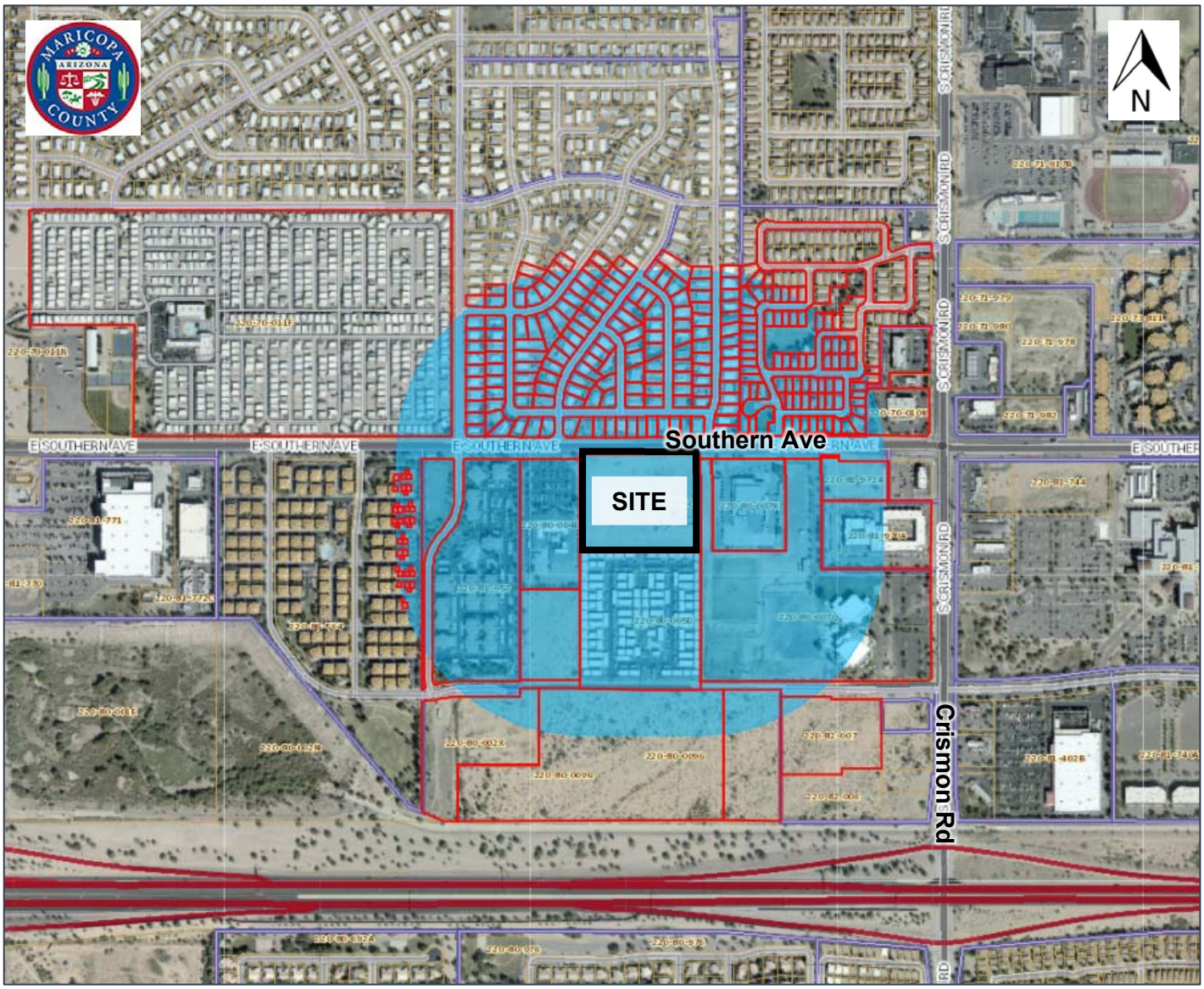
At this time, no public hearing before the City of Mesa has been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC

Enclosures

Property Owners within 1,000 Feet+
Cabana Southern



Property Owners within 1,000 Feet+
Crismon Southern

Owner	Address	City	State	Zip
1143 S AMANDES LLC	3241 E JAEGER CIR	MESA	AZ	85213
1330 S CRISMON ROAD LLC	7007 W HAPPY VALLEY RD	PEORIA	AZ	85383
2018-3 IH BORROWER LP	1717 MAIN ST SUITE 2000	DALLAS	TX	85201
9831 EAST FLOSSMOOR CIRCLE TRUST	PO BOX 7233	ROCHESTER	MN	55903
AARON 358 LLC	1265 S AARON 358	MESA	AZ	85209
AARON 363	1130 SOUZA WAY	FOLSOM	CA	95630
ABRAHAMS ANNETTE TRUST	9845 E FAIRVIEW AVE	MESA	AZ	85208
ABRAHAMS LUZ DEL ALBA	1153 S AMANDES	MESA	AZ	85208-3190
ALLEN KIM-OANH NGUYEN	826 MAIN ST NO 6	EL SEGUNDO	CA	90245
ALTHEN GARY L/SANDRA L TR	9908 E FLORIAN AVE	MESA	AZ	85208
AMES KATHY JO	1141 S 97TH ST	MESA	AZ	85208
ANDERSEN SCOTT	9903 E FLOSSMOOR AVE	MESA	AZ	85208
ANDERSON CURT H	650 S MOUNTAIN VIEW DRIVE	APACHE JUNCTION	AZ	85219
ANDERSON LINDA I	1064 S 97TH WY	MESA	AZ	85208
ANDERSON ROBERT C/CURT H	9649 E FRITO AVE	MESA	AZ	85208
ANNIS RICHARD L/LILA JEAN TR	1056 S 98TH ST	MESA	AZ	85208-3158
APIDA THERESA M	1108 S 98TH ST	MESA	AZ	85208
ARGUELLO TIMOTEO M/MARIE B	9745 E FLOSSMOOR AVE	MESA	AZ	85208
ATTERBERRY MARY J	9835 E FORGE AVE	MESA	AZ	85208
BAILEY RALPH	9733 E FLOSSMOOR AVE	MESA	AZ	85208
BAIRD JOHN/JOHN LANCE	10177 E FLORIADE DR	SCOTTSDALE	AZ	85260
BALZAN SILVIO/CHRISTINE	1120 S 97TH ST	MESA	AZ	85208
BARKER CHARLES A	1265 S AARON UNIT 360	MESA	AZ	85209
BARRETT BARRY/LINDA	1132 S 97TH WAY	MESA	AZ	85208
BELTRAN ANA	9864 E FLOSSMOOR AVE	MESA	AZ	85208
BLAUSTEIN MARC	1127 S 97TH ST	MESA	AZ	85208
BLAUSTEIN MARC E	1127 S 97TH ST	MESA	AZ	85208
BOEHLEN LAWRENCE JOHN	16030 CLINE ST	EAGLE RIVER	AK	99577
BONN GEORGE J	1130 S 97TH ST	MESA	AZ	85208
BRENER SCOTT ALLEN	6223 E PRESTON ST	MESA	AZ	85215
BROOKMAN JENNIFER	1265 S AARON UNIT 338	MESA	AZ	85209
BROWN ANNE MARIE	9901 E FLOWER AVE	MESA	AZ	85208
BROWN STEVEN D/KELLY A	1265 S AARON NO 344	MESA	AZ	85209

Property Owners within 1,000 Feet+
Crismon Southern

BULKA DOROTHY A	1138 S 96TH PL	MESA	AZ	85208
BURTON STEPHEN L	1144 S 96TH PL	MESA	AZ	85205
BURTON TANYA M	9862 E FAIRFIELD AVE	MESA	AZ	85208
CARR JORDAN/SHELDON	1265 S AARON UNIT 341	MESA	AZ	85209
CASTEEL JACK L ETAL	1101 S 97TH ST	MESA	AZ	85208
CASTILLO HENRY JR/AMY J	1101 S 97TH WAY	MESA	AZ	85208
CAVA ANN L	9859 E FLOWER AVE	MESA	AZ	85208
CHAVEZ SHANNON E	1265 S AARON UNIT 361	MESA	AZ	85209-3799
CLARK EMMA	1135 S AMANDES	MESA	AZ	85208
COCHRAN TRUST	9767 E FLOSSMOOR AVE	MESA	AZ	85208
COPPENS DAWN M	9834 E FAIRVIEW AVE	MESA	AZ	85208
COX JILL L	9653 E FLOSSMORE	MESA	AZ	85208
CRAWFORD ELDON L/MARY L	4805 S LAKEWOOD DR	SAINT JOSEPH	MO	64506-4598
CRISMON BFC LLC	1635 N GREENFIELD RD STE 15	MESA	AZ	85205
CRISMON BFC LLC	1635 N GREENFIELD RD STE 115	MESA	AZ	85205
CRISMON BFC LLC	1635 N GREENFIELD RD STE 115	MESA	AZ	85205
CRISMON CROSSING HOMEOWNERS ASSOCIATION	2180 W SR 434 STE 5000	LONGWOOD	FL	32779
CRISMON DEVELOPMENT LLC	1701 WINDHOEK DR	LINCOLN	NE	68512
DANIELS DENNIS M/DIANE M	1119 S 97TH WAY	MESA	AZ	85208
DAWN KRISTINE EMERY REVOCABLE LIVING TRUST	1108 S 97TH WY	MESA	AZ	85208
DINNEEN STACEY L	1043 S 98TH ST	MESA	AZ	85208
DUENAS DIANE	1139 S AMANDES	MESA	AZ	85208
DUERR NICHOLAS T/MIKAELA J	1159 S AMANDES AVE	MESA	AZ	85208
DURGA INVESTMENTS LLC	PO BOX 12055	CASA GRANDE	AZ	85135
EAST MARK A	3856 N GALAXY LN	SIOUX FALLS	SD	57107
EAST MESA CHARTER ELEMENTARY SCHOOL INC	9701 E SOUTHERN AVE	MESA	AZ	85209
EDB ENTERPRISE LLC	4952 TRILLIUM TRL	LONG GROVE	IL	60047
EILER REBECCA	1265 S AARON UNIT 359	MESA	AZ	85209
ESCALERA FRANCISCO	9633 E FRITO AVE	MESA	AZ	85208
FERRARA ANTHONY/JUDY	1058 S 97TH ST	MESA	AZ	85208
FIGUEROA ULISSES	1113 S 97TH PL	MESA	AZ	85208
FLANDERS CYNTHIA A	1125 S 96TH ST	MESA	AZ	85208

Property Owners within 1,000 Feet+
Crismon Southern

FLANDERS WAYNE C	1132 S 96TH PL	MESA	AZ	85208
FLECK ELAINE M	1057 S 97TH WY	MESA	AZ	85208
FOSS VERA	18000 S MCCONE CT	SAHUARITA	AZ	85629
FRANCIS JOHN P	1149 S 98TH ST	MESA	AZ	85208
FREY SCOTT/TAMERA	1126 S 98TH ST	MESA	AZ	85208
FSWEST HOLDINGS LLC	PO BOX 7111	CHANDLER	AZ	85246
GALIATSATOS HARRY/DINA	9914 E FLOSSMOOR AVE	MESA	AZ	85208
GARY D BURKE TRUST/BARBARA A BURKE TRUST	3359 CREEK VIEW DR	MEDFORD	OR	97504
GARY L AND MARCIA J HIRST FAMILY REV LIV TR	7530 RIDGE WAY	EDMONDS	WA	98026
GC & RJ PARTNERSHIP LLC	458 E DANIELLA DR	SAN TAN VALLEY	AZ	85140
GEIGER RUSSELL/KAREN	9653 E FRITO AVE	MESA	AZ	85208
GENOVESE KRISTOPHER JOSEPH	1265 S AARON UNIT 335	MESA	AZ	85209
GERALD LEE AND MICHELE JOAN WILLIAMSON LIV TR	948 W 22ND AVE	APACHE JUNCTION	AZ	85120
GIBSON KENNETH	1070 S 97TH ST	MESA	AZ	85208
GILGE DONALD W/SHARON	1125 S 97TH PL	MESA	AZ	85208
GLASS BOBBY/CYNTHIA	1082 S 97TH ST	MESA	AZ	85208
GODINA ERIN E	1265 S AARON UNIT 296	MESA	AZ	85209-3795
GONZALEZ GRACE MADRILL	9904 E FLOWER AVE	MESA	AZ	85208
GONZALEZ NATHON	1038 S 98TH ST	MESA	AZ	85208
GRABOWSKI DOUGLAS C	6521 E UNIVERSITY DR 123	MESA	AZ	85202
GRAHAM CARLOTTA Y	1265 S AARON UNIT 294	MESA	AZ	85209
GUARIGLIO LINDA S	1265 S AARON NO 320	MESA	AZ	85209
HACHKOWSKI MICHELLE	PO BOX 288 GRP 327 RR3	SELKIRK	MB	R1A2A8
HACKOWSKI JASON/MICHELLE	BOX 288 GRP 327 RR 3	SELKIRK	MB	R1A2A8
HAMLETT MICHELLE/KENNETH	1121 S 97TH ST	MESA	AZ	85208
HAMM PATTI L	1143 S 98TH ST	MESA	AZ	85208
HAMPTON EAST II LLC	2241 E PECOS RD STE 1	CHANDLER	AZ	85225
HANDWERK-MARSIK ROBIN A	1025 S 97TH ST	MESA	AZ	85208
HARRIS TYLER P	1102 S 97TH ST	MESA	AZ	85208
HARTLEY RONALD/GOULETTE VICKIE	1119 S 96TH ST	MESA	AZ	85208
HEARD PEARL E TR	1034 SOUTH 97TH WAY	MESA	AZ	85208
HENSON ELYSE MARIE	9909 E FLOSSMOOR AVE	MESA	AZ	85208

Property Owners within 1,000 Feet+
Crismon Southern

HERBERT MEREDITH A JR/KELLE A	1155 S 98TH ST	MESA	AZ	85208
HERNANDEZ PEDRO A/CAROLYN D	PO BOX 25292	TEMPE	AZ	85285
HOEL DANA LAWRENCE/SHARON LEE	617 FREMONT ST	ANOKA	MN	55303
HOLTZ DANIEL/CRYSTAL E	1040 N SAN MARCOS DR	APACHE JUNCTION	AZ	85220
HORN GINA	9751 E FLOSSMOOR AVE	MESA	AZ	85208
HOWARD ARTHUR LITTELL TRUST	1115 S 97TH ST	MESA	AZ	85208
HOWARD TERESA L/KEVIN J	1265 S AARON NO 343	MESA	AZ	85209
HUFF RICHARD D TR	1610 N PINE ST	DAVENPORT	IA	52804
HUGGINS CHARLES W II	1720 E PARK AVE	CHANDLER	AZ	85225
HUMENICK JOHN	1107 S 98TH ST	MESA	AZ	85208
HUMPHREY CATHERINE L/DOUGLAS	1265 S AARON NO 336	MESA	AZ	85209
HYETT PATRICIA ANN/RIGGS STEVEN JOSHUA	1109 S 97TH ST	MESA	AZ	85208
ILA RESORT LLC II	1314 E MYRNA LN	TEMPE	AZ	85284
JAGLA PAUL J/RAGUET J	523 N HOLLOW AVE	WEST COVINA	CA	91790
JDS HOLDINGS LLC	5238 S BOCA	MESA	AZ	85212
JERGENS LADDIE L/NORMA J	1064 S 96TH PL	MESA	AZ	85208
JOHNSON DOUGLAS W/SUSAN A	1040 S 97TH WY	MESA	AZ	85208
JOHNSON HOWARD W & BEATRICE E	1129 S 96TH PLACE	MESA	AZ	85208
JOHNSON JAMES A/JODIE L	184 N LANCASTER DR	BOLINGBROOK	IL	60440
JOHNSON WILLIAM/MELISSA	1265 S AARON UNIT 321	MESA	AZ	85209
JONES ANDREW W/HELEN N TR	1120 S 97TH WY	MESA	AZ	85208
JONES ELENA B	9911 E FLORIAN AVE	MESA	AZ	85208
JONES RICHARD	1107 S 96TH ST	MESA	AZ	85208
JOSE A JACOME ESCOBEDO AND ARELI GUADALUPE CARRENO CORONEL REVOCABLE TRUST	1037 S 98TH ST	MESA	AZ	85208
KAHL CATHERINE N/RYAN C	9847 E FLOWER AVE	MESA	AZ	85208
KASTEN LILETH	1137 S 98TH ST	MESA	AZ	85208
KB SUPERSTITION CANYON 1 LLC	3176 PULLMAN ST STE 116	COSTA MESA	CA	92626
KB SUPERSTITION CANYON LLC	3176 PULLMAN ST STE 116	COSTA MESA	CA	92626
KELLY ASTON R	161 W SWEET SHRUB AVE	SAN TAN VALLEY	AZ	85140
KENNETH J MCRAE AND DEWANNA K MCRAE FAMILY TRUST	9653 E PAMPA AVE	MESA	AZ	85212

Property Owners within 1,000 Feet+
Crismon Southern

KENNETH J MCRAE AND DEWANNA K MCRAE FAMILY TRUST	1049 S 98TH ST	MESA	AZ	85208
KING GREGORY/KIMBERLY M	219 N RANDALL RD	AURORA	IL	60506-3518
KIRVAN GENE/LINDA	11905 ANDERSONVILLE RD	DAVISBURG	MI	48350
KNOELL EDMUND V/JOANNE F	23417 N WHISPERING PINES RD	COLBERT	WA	99005
KOSSMEYER LAWRENCE J/SANDRA P	9913 E FLOWER AVE	MESA	AZ	85208
KOVACEVICH GREG/KAREN TR	371 CANDLELIGHT DR	SANTA ROSA	CA	95403
KRISTY REALTY LLC	2903 VIDERO DR	WILMINGTON	DE	19808
KROGH JEFFREY	3511 228TH AVE NE	EAST BETHEL	MN	55005
LAMANTIA JIMMIE L	1114 S 98TH ST	MESA	AZ	85208
LANE KIRK KEMPTON/KATHERINE A	1140 S CERISE ST	MESA	AZ	85208
LANG RICKY R	1120 S 97TH PL	MESA	AZ	85208-3154
LAYFIELD MICHELE	9842 E FRITO AVE	MESA	AZ	85208
LEEPER ROBERT A/DEBBIE A	1116 S CERISE	MESA	AZ	85208
LEYVA ARTURO	1141 S 96TH PL	MESA	AZ	85208
LINK DAWN	9910 E FLOWER AVE	MESA	AZ	85208
LINNERT NANCY	9838 E FLOSSMOOR CIR	MESA	AZ	85208
LIPSKI ROBERT/PATRICIA	1075 S 97TH ST	MESA	AZ	85208-3151
LITTLE RYAN/KATHI	9855 E FLOWER AVE	MESA	AZ	85208
LOPEZ EDUARDO NIEVES	1114 S 97TH WAY	MESA	AZ	85208
LUCERO JOE P/MARY A	8130 E MADERO AVE	MESA	AZ	85209
LUTY FAMILY REVOCABLE LIVING TRUST	1265 S AARON	MESA	AZ	85209
MAHONEY JULIE J	1157 S 96TH ST	MESA	AZ	85208
MALO-BAKER MICHELLE M	1265 S AARON NO 345	MESA	AZ	85209
MARSH GREG/RONDA	3332 N 91ST ST	MESA	AZ	85207
MARSH RONDA	3132 S 91ST PL	MESA	AZ	85208
MARSHALL JEAN H	27514 LITTLEWOOD DR	RANCHO PALOS VERDES	CA	90275
MARTINEZ AUTUMN ANN	1265 S AARON UNIT 297	MESA	AZ	85209-3795
MARTINEZ MEGYN	1265 S AARON UNIT 317	MESA	AZ	85209
MARVIN GINGER J/HELMS GARY W	9850 E FLOSSMOOR AVE	MESA	AZ	85208
MASON VIRGINIA E	9646 E FRITO AVE	MESA	AZ	85208
MATTHEWS CODY STEVEN/SHERRADA PAIGE	1044 S 98TH ST	MESA	AZ	85208
MATTHIESEN JEFFREY JAY	9720 E FLOSSMOOR AVE	MESA	AZ	85208-3168

Property Owners within 1,000 Feet+
Crismon Southern

MAXEY DANIEL L/EMMETT TAMRA JO	9863 E FLOSSMOOR AVE	MESA	AZ	85208
MAY DEREK	1265 S AARON NO 342	MESA	AZ	85209
MBAH PROPERTIES LLC	PO BOX 47250	PHOENIX	AZ	85068
MCBRIDE JACK E/JACQUELYN C	1104 S CERISE	MESA	AZ	85208
MCCUIN BRADLEY	1110 S CERISE	MESA	AZ	85208
MCINTYRE TERRANCE K/MARLENE A	1101 S 98TH ST	MESA	AZ	85208
MESA AL PARTNERS LP	6370 LBJ FREEWAY STE 276	DALLAS	TX	75240
MILLER GARRY THOMAS/LYDIA	9832 E FLOSSMOOR CIR	MESA	AZ	85208
MILLER VIRGINIA F	1265 S AARON NO 301	MESA	AZ	85209
MILLS KAREN	1039 S 97TH WAY	MESA	AZ	85208
MORALES MARCO ANTONIO	PO BOX 1496	QUEEN CREEK	AZ	85142
MUELLER RUDY/KATHY	1126 S 97TH WY	MESA	AZ	85208
MURPHY DONALD R/SHIRLEY A	1113 S 97TH WY	MESA	AZ	85208
MURRAY CATHY	9851 E FAIRVIEW AVE	MESA	AZ	85208
MURUATO JOHNNY	1069 S 97TH ST	MESA	AZ	85208
NAVARRETE EDGAR GARCIA/DELGADO GABRIELA	47 S OSA RD	MARICOPA	AZ	85139
NEILSON JUDY G	1063 S 97TH WY	MESA	AZ	85208
NEW SANFORD SCOTT/MARCI ANN	1107 S 97TH WY	MESA	AZ	85208
NEWELL PHILIP	2831 E SOUTHERN AVE NO 110	MESA	AZ	85204
NGUYEN KIM	1045 S 97TH WY	MESA	AZ	85208
NGUYEN TRACY	9907 E FLOWER AVE	MESA	AZ	85208
OCEAN PROPERTY HOLDINGS LLC	15430 AVERY RD	ROCKVILLE	MD	20855
OGREEN JOHN/MARK	1102 S 97TH WAY	MESA	AZ	85208
OKADA KOICHIRO/GONZALES-OKADA ELOISE/TORRES D	1051 S 97TH WAY	MESA	AZ	85208
OLSTHOORN FAMILY TRUST	1120 S 98TH ST	MESA	AZ	85208
ORSCHELN PAUL RYAN/LAURA ANN	9902 E FLORIAN AVE	MESA	AZ	85208
PASSAFLUME-RYAN STEPHANIE/RYAN JEFFREY	1265 S AARON UNIT 346	MESA	AZ	85209
PATRICIA A SCHULTHEISS LIVING TRUST	6233 E DES MOINES ST	MESA	AZ	85205
PESZNEKER CHARLES/STELLA	102 CHAPALINA PARK CRES S E	CALGARY	AB	T2X35Z
PIERCE WARREN E/MICHAEL A TR	1076 S 97TH ST	MESA	AZ	85208
PILTINGSRUD HAROLD/PATRICIA	1063 S 97TH ST	MESA	AZ	85208
PIRTLE EVELYN	4135 N 100TH AVE	PHOENIX	AZ	85037

Property Owners within 1,000 Feet+
Crismon Southern

PTAK RUTH	1064 S 97TH ST	MESA	AZ	85208
RASMUSSEN STANLEY R/CAROLYN J	901 30TH ST S	MOORHEAD	MN	56560
RATLIFF CHASSIDY D/CONSIGLIO GIOVANNI JR	9908 E FLOSSMOOR AVE	MESA	AZ	85208
RAUTANEN JOHN G/BARBARA A	9846 E FLOWER AVE	MESA	AZ	85208
RECTOR CAROLE J	277 TEAL CIR	COVENTRY TOWNSHIP	OH	44319
REED WILL G III/MONICA	9858 E FLOSSMOOR AVE	MESA	AZ	85208
REXHEPI ZENEL	1265 S AARON UNIT 295	MESA	AZ	85209
RICHARD L ANNIS & LILA JEAN ANNIS REV TRUST	1056 S 98TH ST	MESA	AZ	85208
RICHARD L ANNIS & LILA JEAN ANNIS REV TRUST	1056 S 98TH ST	MESA	AZ	85208
RICHARDS NORMAN L/KATHLEEN R	9857 E FAIRVIEW AVE	MESA	AZ	85208
RLO LIVING TRUST/CONNIE J WALKER TRUST ETAL	8751 E NORA ST	MESA	AZ	85207
ROBERTS CAMILLE Y	9839 E FAIRVIEW AVE	MESA	AZ	85208
ROBERTS JAY/CAROL A	7134 E JUANITA AVE	MESA	AZ	85209
ROBINSON TOMMIEZINE	9857 FLOSSMOOR AVE	MESA	AZ	85208-3069
ROGERS MICHAEL/SAVANNAH	1128 S CERISE	MESA	AZ	85208
ROMO HARMONY D	1062 S CERISE	MESA	AZ	85208
RONCA NICK	1046 S 97TH ST	MESA	AZ	85208-3113
ROY FAMILY LIVING TRUST	1131 S 96TH ST	MESA	AZ	85208
ROY GREGORY R/JANET M	9840 E FAIRVIEW AVE	MESA	AZ	85208
RUBIO PEDRO J III/LEY-JAIME SUSANA K	1265 S AARON UNIT 277	MESA	AZ	85209
RUCKER MELBA	9923 E FLORIAN AVE	MESA	AZ	85208-3192
RUSSUM ROY D/KATHLEEN M	20000 SW GASSNER RD	BEAVERTON	OR	97007
SAILER LANA K	9853 E FLOSSMOOR AVE	MESA	AZ	85208
SALDANA JACQUELYN C	1119 S 97TH PL	MESA	AZ	85207
SANMIGUEL SYLVIA J	9914 E FLORIAN AVE	MESA	AZ	85208
SCHAUER INVESTMENTS LLC	9664 E GRANDVIEW ST	MESA	AZ	85207
SCHMIDT TIMOTHY/DONNA	9710 E FLOSSMOOR AVE	MESA	AZ	85208
SCHULZ MICHAEL D/MARY M	9915 E FLOSSMOOR AVE	MESA	AZ	85208
SCHUSTER PAUL R/JUDITH A	111 FLORIDA DR	THERESA	WI	53091
SCHUTTER PAT C	9709 E FLOSSMORE AVE	MESA	AZ	85208

Property Owners within 1,000 Feet+
Crismon Southern

SEABURY FAMILY TRUST	1125 S 97TH WAY	MESA	AZ	85208
SEBEK ROBERT/JACQUELINE	1110 S 97TH ST	MESA	AZ	85208
SHABLOW CURTIS A/JANINE M	1101 S 96TH ST	MESA	AZ	85208
SHAFFER GLENN L/BONNIE L	1107 S 97TH PL	MESA	AZ	85208-3155
SHARBAUGH CHAWALEE R	1055 S 98TH ST	MESA	AZ	85208
SHIELDS IMOGENE	9639 E FRITO AVE	MESA	AZ	85208
SHORT NATHAN P	1265 S AARON UNIT 357	MESA	AZ	85209
SHRYER BRADLEY/BRITNEY	1122 S CERISE	MESA	AZ	85208
SIMONS LESLEY E TR	PO BOX 51071	MESA	AZ	85208
SLUSHER KIMBERLY L	1131 S 98TH ST	MESA	AZ	85208
SMITH DOMINIC/MARYANNE	1147 S AMANDES ST	MESA	AZ	85208
SMITH MICHAEL D/GLORIA GRACIELA	1163 S AMANDES	MESA	AZ	85208
STEELE DONALD E/GOLDIE L	9665 E FRITO AVE	MESA	AZ	85208
STRAHAM DARRYL A	1265 S AARON	MESA	AZ	85209
STREIF ANNETTE L	9701 E FLOSSMOOR	MESA	AZ	85208
SULSKI EVELYN/HARRIS EDDIE/COLANDA	1265 S AARON ST UNIT 364	MESA	AZ	85209
SUNDBY TODD ARVIN	15596 STATE HIGHWAY 1 NE	THIEF RIVER FALLS	MN	56701-8527
SUNNY ACRES/MONTGOMERY 320 LLC	4720 E FALCON DR NO 106	MESA	AZ	85215
SUPERSTITION CANYON PROPERTY OWNERS ASSOC	3573 E SUNRISE DR STE 225	TUCSON	AZ	85718
TERRY LOU ANN	1132 S 98TH ST	MESA	AZ	85208
THURBER DALE/ELISABETH	P O BOX 363	DANBURY	WI	54830
TRESSLER EDWARD/CHRISTIE	1111 S 96TH PL	MESA	AZ	85208
TRESSLER ELIZABETH R	1102 S 98TH ST	MESA	AZ	85208
TRIPET FAMILY REVOCABLE TRUST	1102 S 96TH PL	MESA	AZ	85208
TROM ROBERTA O	1031 S 98TH ST	MESA	AZ	85208
UDELL JENNIFER A/CHARLES J	1265 S AARON UNIT 319	MESA	AZ	85209
UNITED STATES POSTAL SERVICE	8055 E TUFTS AVE STE 400	DENVER	CO	80237-2881
VALENCIA GABRIEL L/PATRICIA ROBLES	9921 E FLOSSMOOR AVE	MESA	AZ	85208
VALENZUELA SUSAN MARIE	9858 E FLOWER AVE	MESA	AZ	85208
VELASQUEZ JR GILBERT	9825 E FLOSSMOOR CR	MESA	AZ	85208
VINE PROPERTIES NUMBER 2 LLC	10605 FRANK DANIELS WY	SAN DIEGO	CA	92131
VIRTUA MESA CRISMON OWNER LLC	17470 N PACESETTER WY SUITE 2	PHOENIX	AZ	85255
VM ENTERPRISES LLC	1806 E CAROB DR	CHANDLER	AZ	85286
WAHEIBI SALIM/LENA	713 S PUEBLO ST	GILBERT	AZ	85233

Property Owners within 1,000 Feet+
Crismon Southern

WALTERS EMMA MARIE/FERNANDEZ ANGEL GUILLERMO	1265 S AARON UNIT 278	MESA	AZ	85209
WALTON MERNA J/RONALD E/MARK W/LEWIS TAMARA S	1043 S 96TH PL	MESA	AZ	85208
WELKER PAUL J	1114 S 97TH PL	MESA	AZ	85208
WIDMER IRVIN D/SHERYL J	4423 41ST AVE NE	SALEM	OR	97305
WIEDEMAN ROCKY/CAROLE	1113 S 96TH ST	MESA	AZ	85208
WILDMAN JANIE J	6639 SUNSET TRAIL	PINETOP	AZ	85935
WILKENING LLC	263 W WHITELEY ST	APACHE JUNCTION	AZ	85120
WILLIAM & BEONKA JONES FAMILY TRUST	1265 S AARON UNIT 318	MESA	AZ	85209
WILLIAMS CLINTON LEE/RHODEN KAREN A	1136 S 97TH ST	MESA	AZ	85208
WILLIAMS MARK	1108 S 96TH PL	MESA	AZ	85208
WILSON KATHLEEN J	9757 E FLOSSMOOR AVE	MESA	AZ	85208
WILSON MANAGMENT INC	PO BOX 1159	DEERFIELD	IL	60015
WITUCKI CARRIE	9849 E FLOSSMOOR AVE	MESA	AZ	85208-3069
WITUCKI TRINA	1131 S 97TH WY	MESA	AZ	85208
WOLMS H GRANT TR	1048 S 96TH PL	MESA	AZ	85208
WOODROFFE RYAN/ARMER EMILY	1050 S CERISE	MESA	AZ	85208
WOODS LADEAN ANN/BRIAN ALAN	9917 E FLORIAN AVE	MESA	AZ	85208
ZAGERMAN JANICE K	9635 E FLOSSMOOR AVE	MESA	AZ	85208
ZEYOUMA JARROD ALAN	9641 E FLOSSMOOR AVE	MESA	AZ	85208

HOA / Neighborhood Association Notice List

Cabana Southern

Registered Neighborhoods and City of Mesa										
Neighborhood Name	First Name	Last Name	St No	D	St Name	StType	Unit	City	State	Zip
Sierra Ranch III	Joseph	Casias	9633	E	Irwin	Ave		Mesa	AZ	85209
Crismon Creek HOA	Barbara	Clifford	10459	E	Idaho	Cir		Mesa	AZ	85209
Sunrise at Parkwood Ranch	Dale	Hansen	10126	E	Carmel	Ave		Mesa	AZ	85208
Parkwood Ranch	Roberta	Cullen	10418	E	Diamond	Ave		Mesa	AZ	85208
Sierra Ranch	Joseph	Oasias	9633	E	Irwin	Ave		Mesa	AZ	85209
Crismon Creek HOA	Anthony	Childers	10244	E	Jerome	Ave		Mesa	AZ	85209
Crismon Creek HOA	Scott	Boek	10152	E	Jacob			Mesa	AZ	85209
Augusta Casitas HOA	Steve	Atkins	1650	S	Crismon	Rd	28	Mesa	AZ	85209
Crismon Crossing	Carol	Sheppard	1122	S	Cerise			Mesa	AZ	85209
Parkwood Ranch	Donnis	Plumb	10458	E	El Moro	Ave		Mesa	AZ	85208
Parkwood Ranch	Misti	Rash	10614	E	Carmel	Ave		Mesa	AZ	85208
Sierra Ranch III	David	Wells	9642	E	Irwin	Ave		Mesa	AZ	85209

HOA Name	Corp Comm Link
Augusta Casitas HOA	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09928156
Coyote Landing Condos	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=12606770
Mesa Sierra Ranch II HOA	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08250704
Muirfield Village Community Association	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=11661933
Parkwood Ranch Community Master Association	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08050148
Sierra Ranch HOA	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07458583
Sierra Ranch III HOA	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08402121
Sunrise at Parkwood Ranch	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08712606

HOA / Neighborhood Association Notice List
Cabana Southern

Wynstone Park HOA	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07957109
Superstition Canyon Property Owners Association	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=19685607

Neighborhood Meeting and Citizen Comments Summary ***Cabana Southern*** ***By Greenlight Communities*** ***Southern Avenue W. of Crismon Road***
December 10, 2020 at 6:00 pm
Zoom Meeting, Mtg. ID 857 4293 3283

No citizens attended the neighborhood meeting. Various members of the applicant's team were present. The applicant opened the Zoom meeting link at 5:30 and left it open until 6:30 pm, and no one joined the meeting or called in.

The applicant did receive one email from Stella Peszneker on Monday December 7, 2020, who is on the neighborhood meeting notice list. She stated that she was aware of the neighborhood meeting but could not attend. Ms. Peszneker asked whether the proposed project would be rentals and lower end housing, because she was interested in a project that would not lower her property value. Mr. Lake responded that same day that the project will be a high-end, multi-family rental project with some office space. He described the development and explained how the project includes various high-quality components. It will not be low-end or low income housing given the amenity package and features. She was invited to contact us further should she have other questions.

No other neighbor reached out to the applicant relating to the neighborhood meeting.