

Mountain Vista
Citizen Participation Report
ZON21-00177
June 9, 2021

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa Planning Staff with information regarding the applicant's efforts to engage citizens and property owners in the vicinity of the subject site concerning the applicant's rezoning request. This zoning case, identified as ZON21-00177, concerns the proposed development located on an approximately 12 net acre property located at the northwest corner of Signal Butte Road and the US 60 Freeway in east Mesa (APN:220-81-988A) (the "Property" or "Project"). The previous Site Plan was approved as part of the larger Master Plan for Mountain Vista. This parcel is specifically the retail portion of the previously approved mixed-use plan. More specifically the project request approval of the following from the City of Mesa:

1. Site Plan Amendment

By providing opportunities for citizen participation, the applicant has ensured that those affected by this application had an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Andrew Call
2398 E Camelback Road, Suite 210
Phoenix, AZ 85016
(602) 313-8633
acall@thompsonthrift.com

Actions Taken:

The previous approval included a citizen participation plan. This participation plan is only for the changes and amendment to the retail parcel. The following actions have been taken to provide opportunities to understand and address any real or perceived impacts the development may have with members of the community:

1. A contact list has been developed for citizens and agencies in this area including:
 - a. Property owners within 1,000 feet from the parent parcels
 - b. All registered neighborhood associations and HOA's within ½ mile of the project
2. The notifications list for the notices included all property owners within 1,000 ft. of the subject property and was provided to City staff.
3. First notice for our application was mailed on May 6, 2021 to the property owners within 1,000 feet of the subject property, including HOA's and all registered with the City.
4. We've received no correspondence to this day from those contacted with the first notification.
5. A copy of the letter for the public meetings is included with this Citizen Participation Report, along with the maps and addresses.
6. For the public hearing notice, the applicant posted the 4'x4' signs on the property at locations agreed upon with the Planning Staff. The signs were placed on the Property on May 26, 2021, two (2) weeks prior to the planning & Zoning Board meeting. A notarized document with attached photograph of the sign is attached.

Attached Exhibits

- 1) Public Hearing (P&Z) Notification Materials
 - a. Notification Letter
 - b. Notification Map of surrounding property owners
 - c. List of property owners within 1,000 ft. of the subject property, Neighborhood Associations within 1 mile of the project, and all HOAs within ½ mile of the property.

Dear Neighbor:

May 5th, 2021

We are pleased to share with you our changes to the originally approved Development Plan, Mountain Vista, a master planned community near Signal Butte Road and US-60 Freeway in the City of Mesa. The Mountain Vista Master Plan is a mixed-use development with the potential for retail, commercial, general office, medical office, education, hotel, and various densities of multi-family residential uses. The proposed development site is roughly 79.45 net acres. The proposed changes are only affecting the retail Site Plan, parcel 220-281-988.

Our requests to the City of Mesa include the following:

1. Modification of Existing approved Site Plan. The changes are small in nature. Attached you will find the originally approved site plan along with the new proposed site plan.

Per the City of Mesa a neighborhood meeting is not needed and this notice serves as our Citizen Participation Plan prior to any hearings and final approval.

If you have any questions regarding this matter, please contact myself at 602-313-8633 acall@thompsonthrift.com. This notification is to notify those that live within 1,000 feet of the site per City of Mesa Requirements.

Sincerely,



Andrew Call

VP DEVELOPMENT MANAGEMENT - SOUTHWEST REGION

Terre Haute
901 Wabash Avenue
Suite 300
Terre Haute, IN 47807
812-235-5959

Indianapolis
111 Monument Circle
Suite 1500
Indianapolis, IN 46204
800-687-0012

Phoenix
2398 E Camelback Road
Suite 210
Phoenix, AZ 85016
602-313-8631

Houston
17314 SH 249
Suite 320
Houston, TX 77064
281-971-4016

Dear Neighbor,

We have applied for a Major Site Plan Amendment for the property located at NWC of Signal Butte and US-60. This request is for development of Mountain Vista. The case number assigned to this project is ZON21-00177.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at (602)313-8633 or e-mail me at acall@thompsonthrift.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on June 9, 2021 in the City Council Chambers. The meeting will begin at 4:00 p.m.

Because of the current public health emergency, the City Council Chambers is closed for Planning and Zoning Meetings. However, the live meeting may be watched on local cable **Mesa channel 11**, online at [Mesa11.com/live](https://www.mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099 or 877-853-5247 (toll free)** using meeting ID **530 123 2921** and following the prompts.

Public participation will be available electronically. If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** at <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free)** using meeting ID **530 123 2921** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Evan Balmer of their Planning Division staff. He can be reached at Evan.Balmer@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



Andrew Call

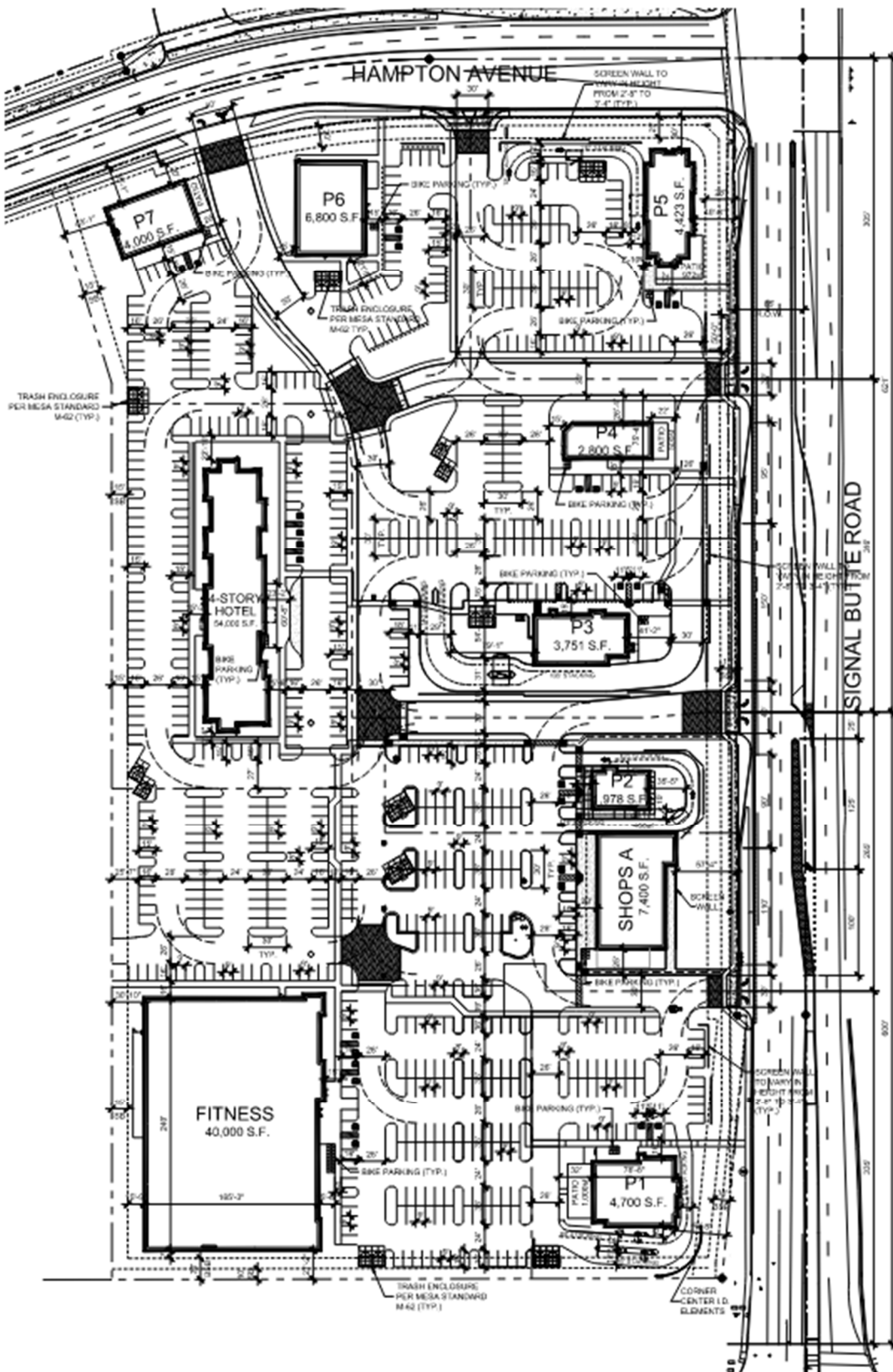
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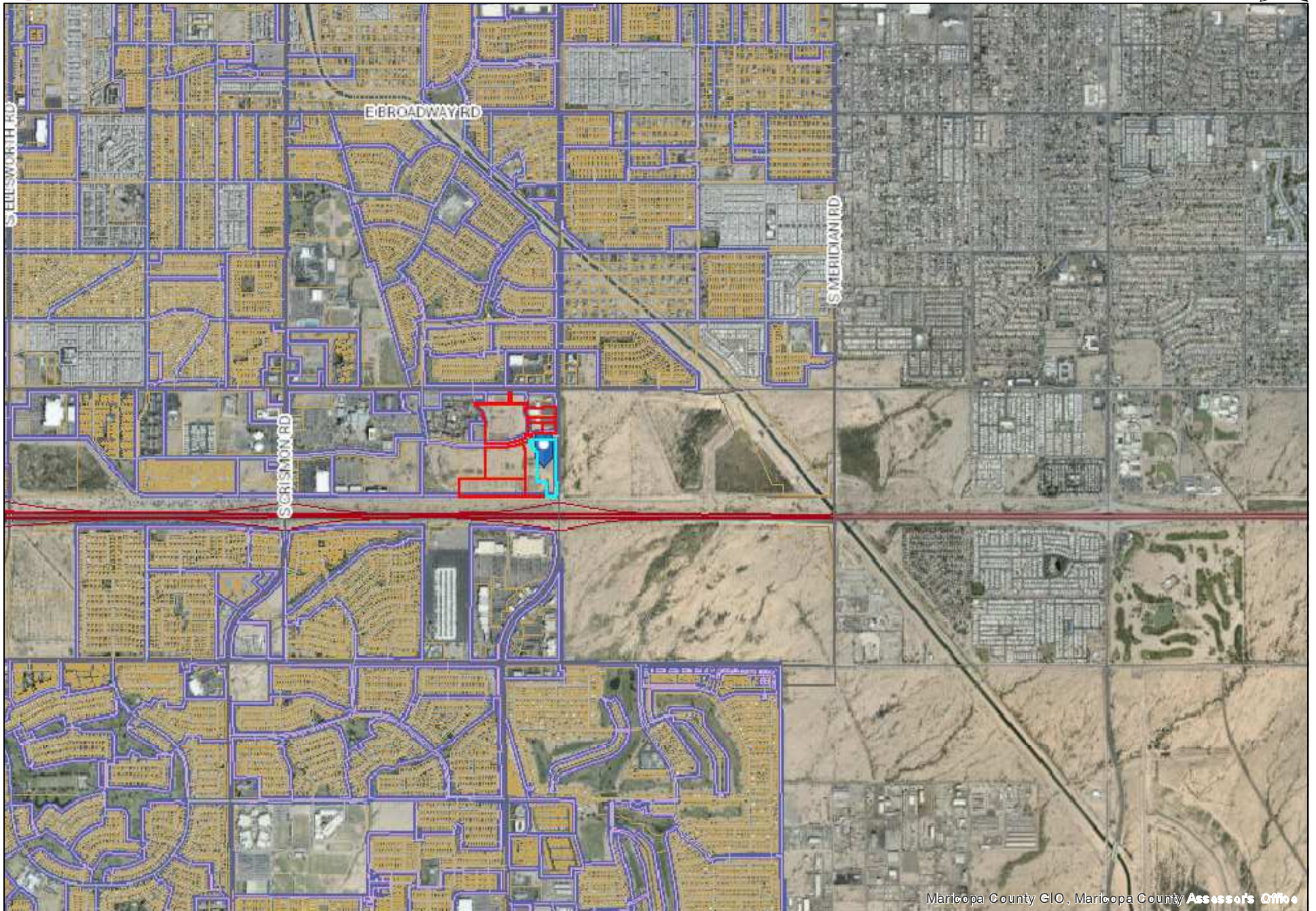
Phoenix
2398 E Camelback Road
Suite 210
Phoenix, AZ 85016
602-313-8631

Houston
17314 SH 249
Suite 320
Houston, TX 77064
281-971-4016





Map



Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
MVM SHOPPING CENTER LLC	1707 E HIGHLAND STE 100	PHOENIX	AZ	85016
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MVM SHOPPING CENTER LLC	1707 E HIGHLAND STE 100	PHOENIX	AZ	85016
VIP FUND III LLC	1380 LEAD HILL BLVD STE 260	ROSEVILLE	CA	95661
SIGNAL BUTTE HAMPTON MESA AZ LLC	111 MONUMENT CIR STE 1600	INDIANAPOLIS	IN	46204
SIGNAL BUTTE BFC LLC	1635 N GREENFIELD RD STE 115	MESA	AZ	85205-4010
MOUNTAIN VISTA JV LLC	7979 E PRINCESS DR SUITE 17	SCOTTSDALE	AZ	85255
SIGNAL BUTTE BFC LLC	1635 N GREENFIELD RD STE 115	MESA	AZ	85205-4010
DHIC MOUNTAIN VISTA LLC	20410 NORTH 19TH AVE STE 100	PHOENIX	AZ	85027

Neighborhood Name	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
Sunland Springs Village	10831 Obispo Ave	Mesa	AZ	85212
Crismon Creek Homeowners Association	10459 E Idaho Cir	Mesa	AZ	85209
Villages of Eastridge HOA	2125 S Archer	Mesa	AZ	85209
Parkwood Ranch	10418 E Diamond Ave	Mesa	AZ	85208
Crismon Creek Homeowners Association	10244 E Jerome Ave	Mesa	AZ	85209
Crismon Creek Homeowners Association	10152 E Jacob	Mesa	AZ	85209
Crismon Crossing	1122 S Cerise	Mesa	AZ	85209
Sunland Springs Village	11023 E Naranja Ave	Mesa	AZ	85209
Villages of Eastridge HOA	633 E Ray Road Suite 122	Gilbert	AZ	85296
Eastgate HOA	1102 S 114th St Suite 130	Mesa	AZ	85208
Parkwood East II	11224 E Elena Ave	Mesa	AZ	85208
Parkwood East II	11355 E Elena Ave	Mesa	AZ	85208
Arizona Renaissance	10942 E Florian Ave	Mesa	AZ	85208
Arizona Renaissance	10950 E Florian Ave	Mesa	AZ	85208
Silverwood HOA	E Flossmoor	Mesa	AZ	85208
Arizona Renaissance	633 E Ray Road Suite 122	Gilbert	AZ	85296
Silverwood HOA	7255 E Hampton Ave Suite 101	Mesa	AZ	85209
Parkwood Ranch	10458 E El Moro Ave	Mesa	AZ	85208
Parkwood Ranch	10614 E Carmel Ave	Mesa	AZ	85208
Sierra Ranch III	9642 E Irwin Ave	Mesa	AZ	85209

Sunland Springs Village

10831 Obispo Ave

Mesa, AZ 85212

Villages of Eastridge HOA

2125 S Archer

Mesa, AZ 85209

Crismon Creek Homeowners Association

10244 E Jerome Ave

Mesa, AZ 85209

Crismon Crossing

1122 S Cerise

Mesa, AZ 85209

Villages of Eastridge HOA

633 E Ray Road Suite 122

Gilbert, AZ 85296

Parkwood East II

11224 E Elena Ave

Mesa, AZ 85208

Arizona Renaissance

10942 E Florian Ave

Mesa, AZ 85208

Silverwood HOA

E Flossmoor

Mesa, AZ 85208

Silverwood HOA

7255 E Hampton Ave Suite 101

Mesa, AZ 85209

Parkwood Ranch

10614 E Carmel Ave

Mesa, AZ 85208

Crismon Creek Homeowners Association

10459 E Idaho Cir

Mesa, AZ 85209

Parkwood Ranch

10418 E Diamond Ave

Mesa, AZ 85208

Crismon Creek Homeowners Association

10152 E Jacob

Mesa, AZ 85209

Sunland Springs Village

11023 E Naranja Ave

Mesa, AZ 85209

Eastgate HOA

1102 S 114th St Suite 130

Mesa, AZ 85208

Parkwood East II

11355 E Elena Ave

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10950 E Florian Ave

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111 MONUMENT CIR STE 1600

INDIANAPOLIS, IN 46204

MOUNTAIN VISTA JV LLC

7979 E PRINCESS DR SUITE 17

SCOTTSDALE, AZ 85255

DHIC MOUNTAIN VISTA LLC

20410 NORTH 19TH AVE STE 100

PHOENIX, AZ 85027

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MESA, AZ 85205-4010

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MESA, AZ 85205-4010

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by _____, 2021

Date: MAY 25th, 2021

I, Maria Hitt, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON21-00177(case number), on the 25th day of MAY, 2021. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: Maria Hitt

SUBSCRIBED AND SWORN before me this 25th day of may, 2021

Marybeth Conrad
Notary Public



