Orange Tree Marketplace

NWC McKellips Rd. and Gilbert Rd.

Project Narrative

Submitted by:

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Real Estate and Land Use Attorneys

On behalf of:

Glenwood Development
4630 E. Brown Road
Suite 106
Mesa, AZ 85205

May 10, 2021

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I. Introduction

Pew & Lake, PLC, on behalf of Glenwood Development, LLC, is pleased to submit this narrative and related exhibits in support of a Rezoning for the approximately 8,036 square feet (0.18 acres) located behind the Orange Tree Marketplace commercial site plan at the northwest corner of Gilbert Road and McKellips Road in Mesa ("Property"). The Property is further identified as a portion of parcel number 136-06-012C on the Maricopa County Assessor's Map. Specifically, the applicant requests City of Mesa approval of Rezoning from AG to LC to allow for commercial parking for the Orange Tree Market Place center. Site Plan Review will be submitted at a future date. (See Site Aerial below).

Figure 1 – Site Aerial

II. Existing Site Conditions/Relationship to Surrounding Properties

The Property is an approximately 28.5 ft. x 282 ft. strip of flat, vacant land located on the parcel adjacent to the Orange Tree Marketplace to the east and Outback Steakhouse to the south. The property is zoned AG along with the remaining land to the west, which property is part of a concurrent rezoning request that would allow for a residential development. Property to the north is a single-family community zoned RS-9. The land abutting the east and west are zoned LC. Table 1 below summarizes the existing and surrounding land uses and designations.

Table 1 – Existing and Surrounding Land Uses

Direction	General Plan Land Use	Existing Zoning	Existing Use
Project Site	Mixed-Use	AG and LC	Vacant
North	Neighborhood	RS-9	Single-family residential
East	Mixed-Use	LC	Retail/Commercial
South	Mixed-Use	LC	Retail/Commercial
West	Mixed-Use	AG	Vacant

III. General Plan Character Area and Zoning Designation

According to the City of Mesa General Plan, the Property is located in the Mixed-Use Activity District Character Area and is zoned AG (see Figures 2-3 below).

Figure 2 – General Plan Map

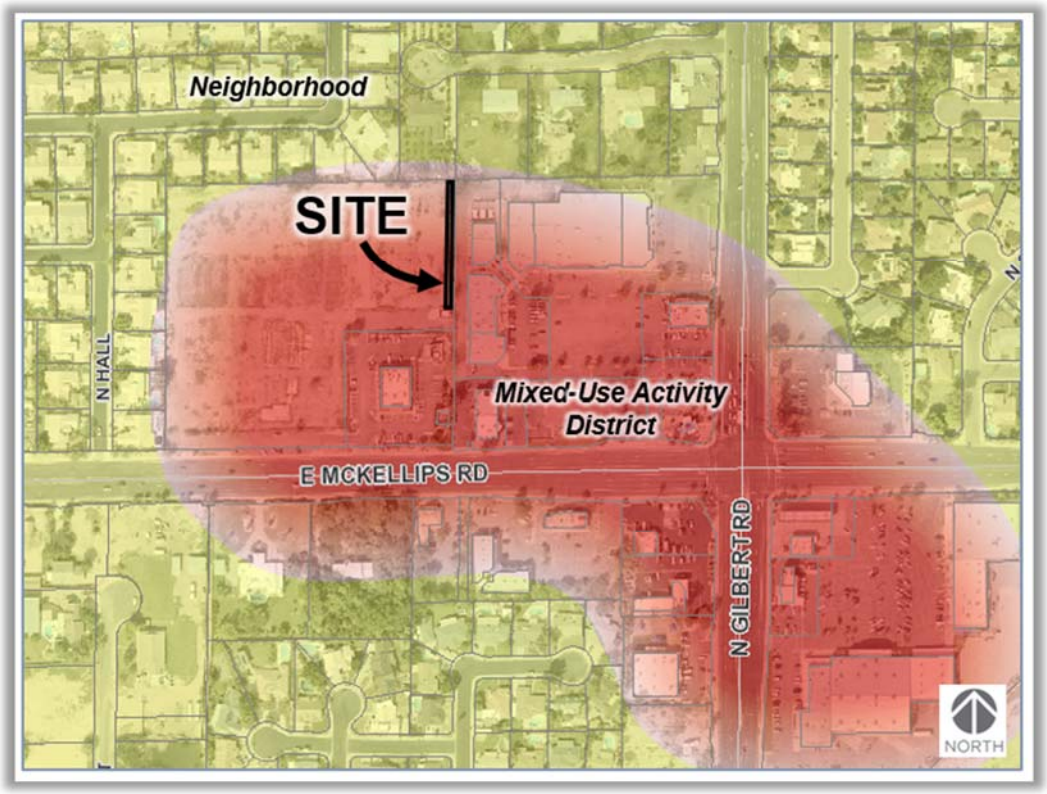
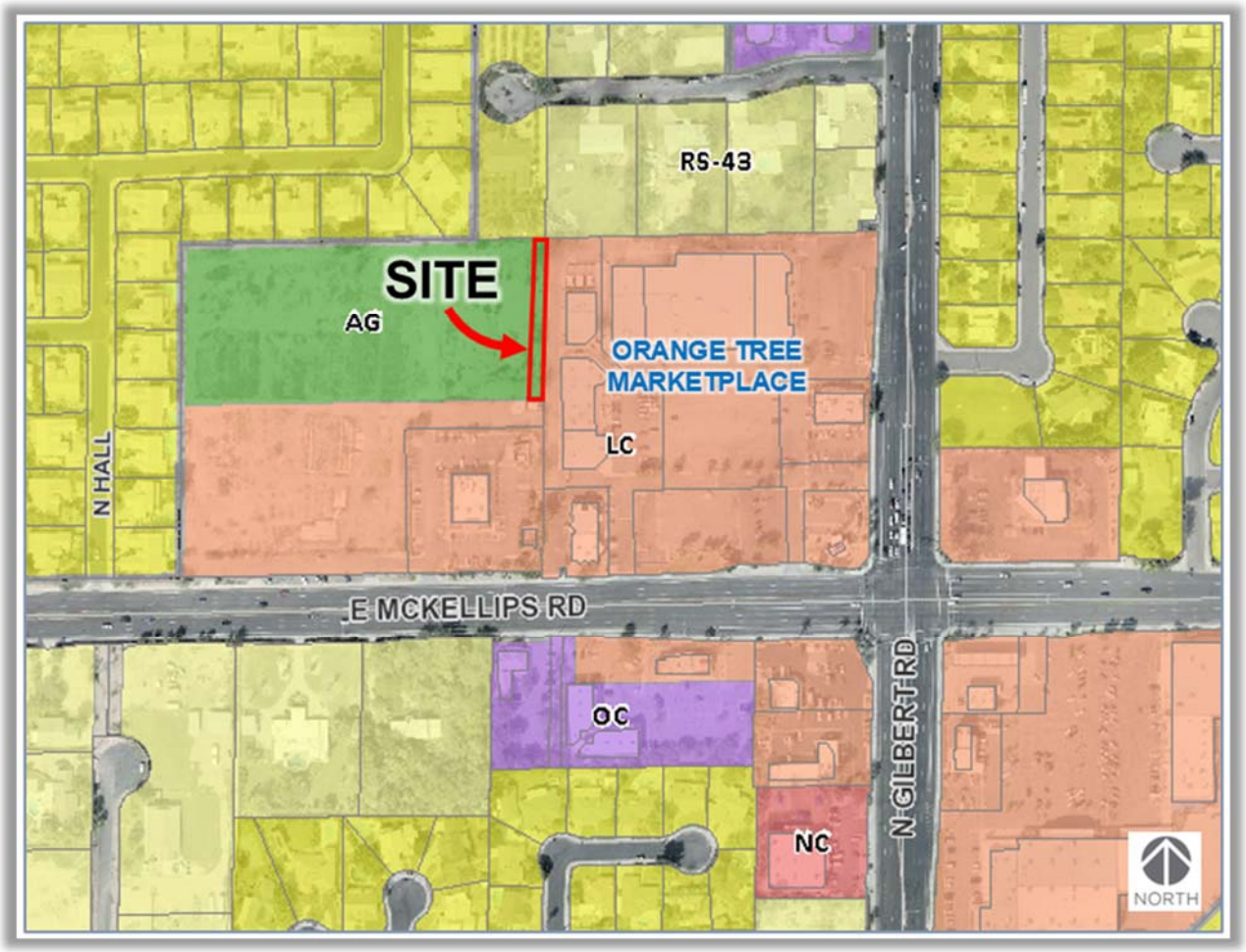


Figure 3 – Zoning Map



IV. Justification and Compliance with the General Plan

The proposed development is consistent with the General Plan vision for land uses on properties like those of the smaller scale of the subject Property. In the Mesa 2040 General Plan, the Property is designated as the Mixed Use Activity District Character Area with the Community-Scale District sub-type. This sub-type allows uses that allows a variety of retail, commercial, office, entertainment, and residential uses and envisions developments that "create strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences."

In support of these Character Areas, the proposed small strip of parking area is smaller scale and a type of use that compatible with the Character Area designation. Since the commercial center was first developed in 1985, it has proven to be successful, to the point that the City has requested additional parking to further its viability. The proposed additional parking will allow employees to park behind some of the units, freeing up space in the main parking area near the intersection. This will help create a stronger, more viable center and make it more attractive to

visitors and consumers. This zoning request complies with the goals, objectives, and policies of outlined in the General Plan as follows:

- Proposed parking for a commercial use will further the economic sustainability of the commercial shopping center (p. 5-15);

- Provide parking spaces that contribute to quality circulation "consistent with the needs of today's consumer." (p. 7-20).

- Support an existing, approved commercial shopping center in a Community Scale district that serves the surrounding neighborhoods at an intersection of two arterial street (p. 7-20).

- The LC zoning and commercial parking use are primary uses and zoning listed for the Mixed Use Activity District (p. 7-21).

- Adding the parking will not increase intensity or lot coverage. Parking stalls will be located behind buildings where they will be screened from views at the intersection and create broken up parking areas (p. 7-21).

- The proposed parking use and conceptual layout allows for future design of landscaping and pedestrian links that will promote connection to the activity district. (p. 5-14).

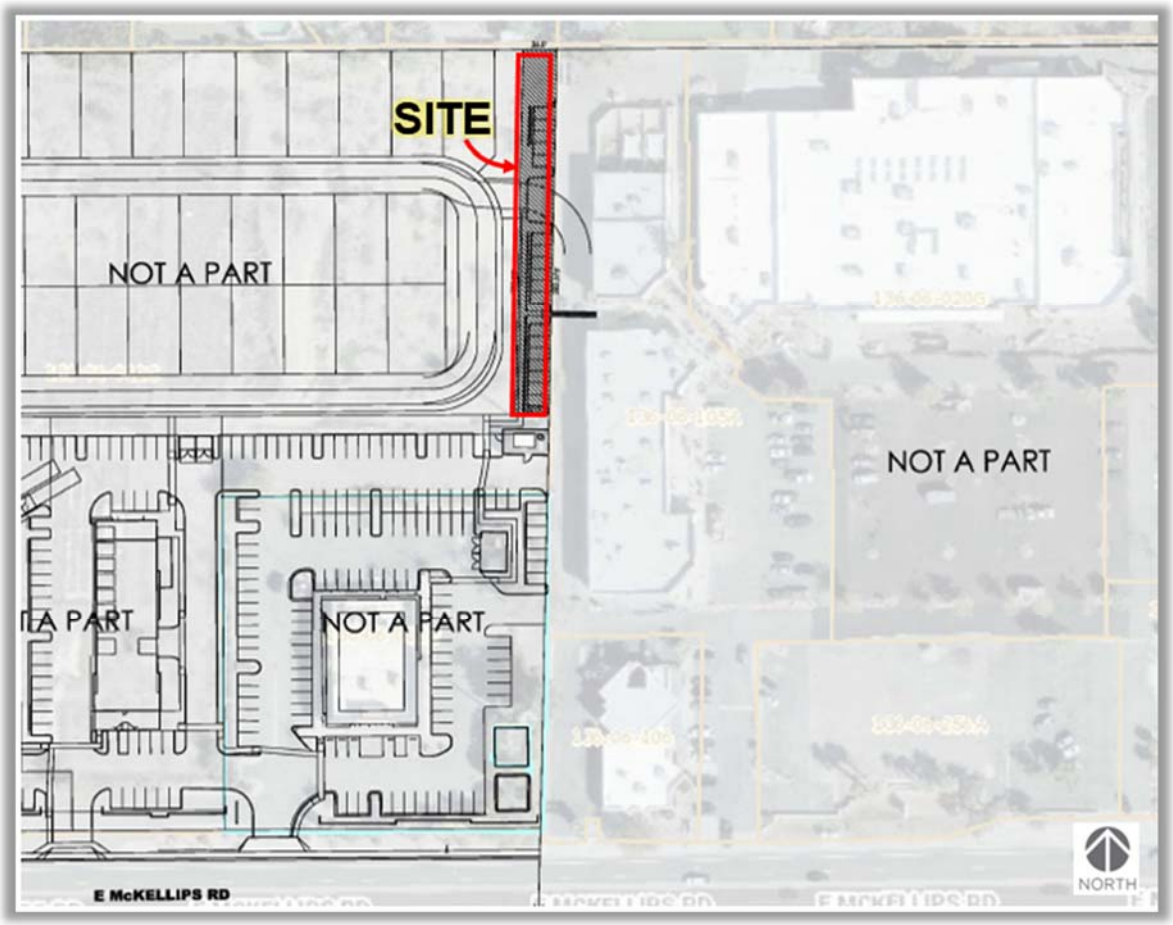
- Infill development and retrofitting commercial developments are encouraged to support commercial center's identify and its customer base, as in the case with Orange Tree Marketplace. Proposing additional parking for the commercial center will ensure adequate facilities are in place to accommodate new and growing businesses (pp. 1-6, 5-14).

V. Project Description

This application requests LC zoning to allow for 1 row of additional parking spaces to help sustain the existing Orange Tree Marketplace shopping center. The commercial site plan was annexed in 1978. The zoning and site plan were approved in 1985 to allow for the current site plan, which current main tenant is EOS Fitness (Cases Z78-101, Z85-011, SPR85-01, SPR85-012).

Included with this request is a corresponding conceptual site plan that demonstrates how the request could be implemented and how the requested zoning designation is appropriate. The submitted plan should not, however, be construed as a concrete final site design, but as representative the proposed plan for the parking area. The details of the site plan will be addressed in a future site plan review request. Figure 4 below depicts the proposed Conceptual Site Plan.

Figure 4 – Conceptual Site Plan



According to the Conceptual Site Plan, proposed are approximately 18 spaces that are intended for employee parking to the commercial buildings to the east. Access to the parking area will be to the existing drive aisle with direct access to Gilbert Road. Parking spaces will comply with dimensional requirements of the Zoning Ordinance and will be designed to allow for a 15-foot landscape setback, full parking dimensions, and a code-compliance drive aisle behind the existing commercial buildings. Breaks are proposed for the adjacent property's secondary access, and a pedestrian crossing is planned that will connect the pedestrian ways in the commercial center to the east to the property to the west. The adjacent proposal to the west will also include landscaping for a proposed development, which will be addressed in that separate application.

VI. Conclusion

Proposed is a rezoning to allow a row of additional parking necessary to support the continued success of the Orange Tree Market Place shopping center. Located at a principal intersection, the proposed parking use is a small-scale proposal that will meet the goals and objectives of the General Plan. The additional parking will contribute to the vitality of the commercial center and will be compatible with the surrounding land uses.

Citizen Participation Plan

Orange Tree Marketplace
Parking – Commercial Site Plan
April 5, 2021

Purpose:

The purpose of this Citizen Participation Plan 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 residential development located at 1918 N. McKellips Road, including the approximately 7,350 square feet of vacant property behind the commercial development at the northwest corner of Gilbert Road and McKellips Road in Mesa. The Property is further identified as a portion of parcel number 136-06-012C on the Maricopa County Assessor's Map (the "Property").

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.

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

2. A neighborhood outreach letter will be sent to 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 letter will describe the proposal, include a development plan, and include an online link with additional information and exhibits for the proposed development. It will also list the options for contacting the applicant by phone, letter, or email to ask questions, comment on the request, and receive feedback from the applicant.
3. Those who provide contact information to the applicant will be added to the public hearing notification list. A 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.
4. Presentations will be made to groups of citizens or neighborhood associations upon request.
5. For public hearing notice, applicant will comply with City requirements, which requires posting 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.

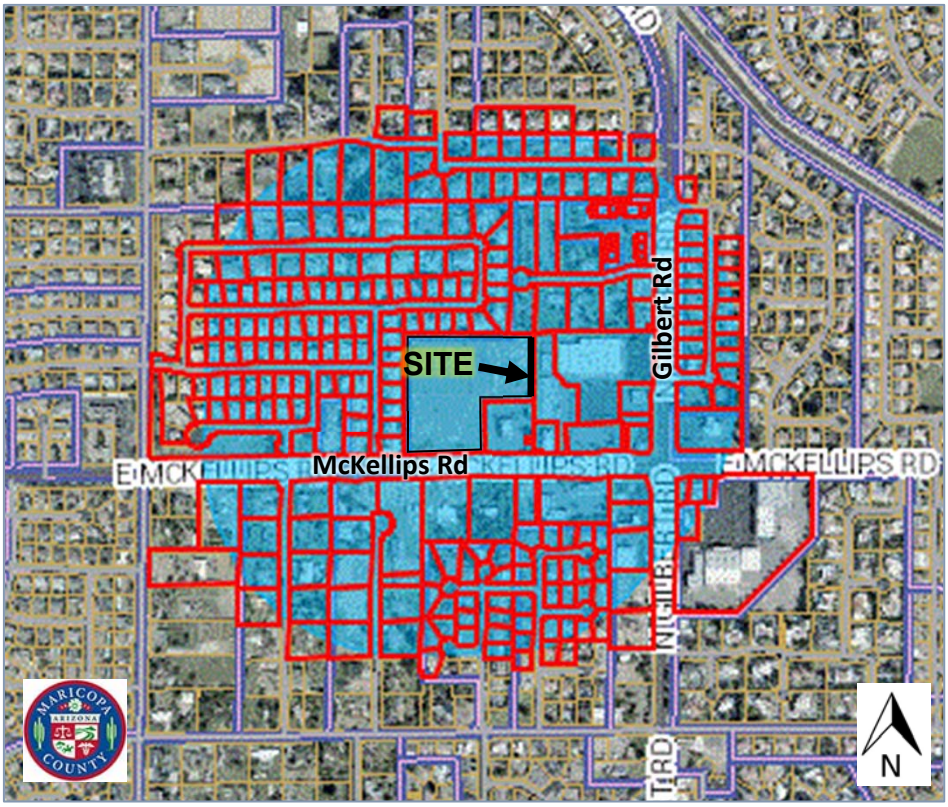
Tentative Schedule:

Formal Submittal to City	April 5, 2021
Follow-Up Submittal	*May 10, 2021*
Planning & Zoning Public Hearing	*June 23, 2021*

Attached Exhibits:

1) Notification map of surrounding property owners within 1,000 ft. of the Property
2) List of property owners within 1,000 ft. of the Property (based on the Maricopa County Assessor Records) HOAs within ½ mile, and registered neighborhood contacts within 1 mile of the property (provided by the city)

Property Owners, 1,000+ Feet
1830 E. McKellips



Property Owners 1,000+ Feet
1830 E. McKellips Rd.

Owner	Address	City	State	Zip
ADAIR CHARLES K/TERESA J	1845 N ORACLE CIR	MESA	AZ	85203
ADMIRE KAREN/MICHAEL	3010 BENTLEY DR	GRAND JUNCTION	CO	81504
ALCANTAR RENE M	1915 E JACARANDA CIR	MESA	AZ	85203
ALLAN MONIQUE TR	1628 E KNOLL CIR	MESA	AZ	85203
ALSTON JOHN M/JAMIE K TR	1819 E KAEL ST	MESA	AZ	85203
ANDERSON R SCOTT/LOU ANN	2039 N HALL	MESA	AZ	85203
ANN M JOHNSTON LIVING TRUST	3370 N HAYDEN RD UNIT 123-275	SCOTTSDALE	AZ	85251
ARNETT SPENCE J/DEBORAH J	1557 E HERMOSA VISTA DR	MESA	AZ	85203
B & T LUCAS FAMILY TRUST	1918 N ORACLE CIR	MESA	AZ	85203
BADR NASRIN/FAGHIH NADER TR	4330 S PURPLE SAGE PL	CHANDLER	AZ	85248
BAIRD THOMAS C/SHARON PETERSON	2015 N HALL	MESA	AZ	85203
BARNEY MICHAEL W/NICOLE C	1716 E KENWOOD ST	MESA	AZ	85203
BASS TIMOTHY S	2049 N ASHBROOK	MESA	AZ	85213
BEAVERS VICTOR E/JULIE A	2023 N HALL ST	MESA	AZ	85203
BELLEVILLE TRUST/METCALF JACQUELINE	1711 E LOCKWOOD ST	MESA	AZ	85203
BELOTE FAMILY TRUST	1814 E KAEL ST	MESA	AZ	85203
BENEMELIS FAMILY TRUST	1864 N WILLIAMS	MESA	AZ	85203
BERTONI MICHAEL/CURCIO LEA	1933 E JUNE CIR	MESA	AZ	85203
BETHAY KATON KOAL	1714 E KRAMER ST	MESA	AZ	85203
BLANCH FAMILY REVOCABLE TRUST	1951 N WILLIAMS	MESA	AZ	85203
BOERS NICOLE	1910 E JUNE CIR	MESA	AZ	85203
BOKHARI INVESTMENTS LLC	890 AIRWAY AVE	KINGMAN	AZ	86409
BOLYARD SEAN M	1864 N KACHINA	MESA	AZ	85203-2858
BOND DONNA/THOMAS	1906 E JUNIPER CIR	MESA	AZ	85203
BORLAND REVOCABLE LIVING TRUST/BORLAND ELAINE	2062 N ASHBROOK	MESA	AZ	85213
BOUGHMAN JOANN A	13625 CREEKSIDE DR	SILVER SPRING	MD	20904
BRACKNEY LIVING TRUST	1764 E LOCKWOOD ST	MESA	AZ	85203
BREINHOLT FRANKLIN LEWIS JR/KRISTA MARIE	1725 E LOCKWOOD ST	MESA	AZ	85203
BRENAY JONATHAN D/CRYSTAL L	1657 E KENWOOD ST	MESA	AZ	85203
BROWER FAMILY TRUST	PO BOX 5325	MESA	AZ	85211-5325
BROWN KELLI/RYAN M	2047 N HALL	MESA	AZ	85203
BUTLER TRUST	1634 E KENWOOD ST	MESA	AZ	85203
CAMPTON RONALD F/LOUISE A	1925 E JUNE CIR	MESA	AZ	85203

Property Owners 1,000+ Feet
1830 E. McKellips Rd.

CARPENTER JAY B/TRULEE B TR	1807 E JUNIPER CIR	MESA	AZ	85203
CHU MIN-YING/JEN MEI-LIN	1912 E LOCKWOOD ST	MESA	AZ	85203
CLARK CAMERON/KATHRYN	1351 N BARKLEY	MESA	AZ	85203
CLARK CLAY W/REBECCA L TR	1801 E KENWOOD ST	MESA	AZ	85203
COLES JAMES D/SUSAN J	2031 N HALL	MESA	AZ	85203
COLLIER ALAN B/CARA C	1740 E KENWOOD ST	MESA	AZ	85203
COMON KRISTOPHER C/ASHLEY S	1725 E KAEL ST	MESA	AZ	85203
CORRAL FAMILY TRUST	1916 E JACARANDA CIR	MESA	AZ	85203
CROSS DARRYL E & JACQUELINE A	1018 N ACACIA RD	APACHE JUNCTION	AZ	85119
CROSS RANDALL J/KATHLEEN R	2113 N KACHINA	MESA	AZ	85203
CUMMINS CARL CRAIG JR/NANCY H TR	1624 E KRAMER ST	MESA	AZ	85203
CURD G WILLIAM/ALICE A TR	1831 E MCKELLIPS RD	MESA	AZ	85203
CVP VILLAGE GROVE LLC	220 NW 8TH AVE	PORTLAND	OR	92709
DALLAS DUSTIN E	1906 E KAEL ST	MESA	AZ	85203
DANIEL P SKINNER AND LAURA L SKINNER TRUST	1917 N ORACLE CIR	MESA	AZ	85203
DAVIS PAUL A/DOREEN R	2065 N ASHBROOK ST	MESA	AZ	85213
DICKINSON SIMON/JENNIFER	2041 N ASHBROOK CIR	MESA	AZ	85213
DODD ETHAN/JENTRY	2115 N ASHBROOK	MESA	AZ	85213-2223
DOLK STEPHEN R/SUMMER M	1648 E KRAMER ST	MESA	AZ	85203
DOUGLAS W LEWIS AND TAMARA L LEWIS REVOCABLE TRUST	1728 E KAEL ST	MESA	AZ	85203
DRAUGHON LARRY D/ELLEN S TR	1709 E KAEL ST	MESA	AZ	85203
DUDLEY & MARILYN WELKER TRUST	572 WOODLAND HILLS DR	BOUNTIFUL	UT	84010
DUNCAN ANGELA E/DUTMERS JUSTIN A	1901 N FOREST ST	MESA	AZ	85203
DUNCAN FAMILY TRUST	1918 N FOREST	MESA	AZ	85203
EATON WARD A/CYNTHIA A TR	1743 E MCKELLIPS RD	MESA	AZ	85203
EDGE ALLAN M/COWAN TESS TAFT	1845 N FOREST	MESA	AZ	85203
EDITH A BENSON LIVING TRUST	1631 E KAEL ST	MESA	AZ	85203
EDWARD L HARPER PENNY S HARPER REVOCABLE TRUST	1805 E JASMINE	MESA	AZ	85203
EPR HOLDINGS 1 LLC	1739 E KENWOOD ST	MESA	AZ	85203
EVRON-SNYDER PATRICIA E	PO BOX 264	PHOENIX	AZ	85001
EYAD AHMED KADRI AND GENNETTE M KADRI TRUST	4416 E ENROSE CIR	MESA	AZ	85205
FAERBER LANCE/JULIE	1664 E KENWOOD ST	MESA	AZ	85203
FESSLER CLAIR WILLIAM	2204 N FOREST ST	MESA	AZ	85203

Property Owners 1,000+ Feet
1830 E. McKellips Rd.

FISHER CARL E/JANICE L	5328 HYADA BLVD NE	TACOMA	WA	98422
FLAKE CULLEN E/JENNIFER M	1663 E KAEL ST	MESA	AZ	85203
FLINN CARRIE/KELLY LEWIS	2144 N ASHBROOK	MESA	AZ	85213-2224
FLINN HANNAH/DAVID	1730 E KRAMER ST	MESA	AZ	85203
FORTEL LLC	3952 E FAIRBROOK CIR	MESA	AZ	85205
FOSTER GENE ARTHUR TR	2245 W BROADWAY RD	MESA	AZ	85202
FREEDOM PROPERTY MANAGEMENT LLC	2158 N GILBERT RD # 101	MESA	AZ	85203
FREEDOM PROPERTY MANAGEMENT LLC	2158 N GILBERT RD UNIT C101	MESA	AZ	85203
GARCIA FERNANDO	2102 N GILBERT RD	MESA	AZ	85203
GEORGE & BROOKIE COLEMAN FAMILY TRUST	1845 N WILLIAMS	MESA	AZ	85203
GHAZI ASKAR MEHDI/PIRASTAHFAR FATEMAH M	1946 E LOCKWOOD	MESA	AZ	85203
GIERHAHN ALICE/JEFFREY	1814 E KENWOOD ST	MESA	AZ	85203-2157
GILES ROBERT A/TAMI L/BURNS JEANNE A	1902 E JUNE CIR	MESA	AZ	85203
GLIDEWELL CHRIS E/ALICE W	2131 N ASHBROOK CIR	MESA	AZ	85213
GLP PROPERTIES LP	835 5TH AVE SUITE 200A	SAN DIEGO	CA	92101
GOSSWILLER PAUL/CHOW CONNIE	1766 E KAEL ST	MESA	AZ	85203
GRAHAM JOHN A III/DIANE M	825 E 200 N	SPRINGVILLE	UT	84663
GRASS FAMILY TRUST	2137 N KACHINA	MESA	AZ	85203
GRAY KENNETH/DEBRA	1731 E KENWOOD ST	MESA	AZ	85203
GRIMES ANDREW	1745 E LOCKWOOD ST	MESA	AZ	85203
GUTHRIE WILLIAM O/LISA V	1738 E KRAMER ST	MESA	AZ	85203
HALL ALAN R/CYNTHIA	2104 N ASHBROOK	MESA	AZ	85203
HALL TREVOR/ANDRIA	1852 E LOCKWOOD ST	MESA	AZ	85203
HANDGIS LIVING TRUST	PO BOX 390010	KEAUHOU	HI	96739
HANSEN GARY L/LAURIE TR	1625 E KENWOOD ST	MESA	AZ	85203
HARPER FAMILY TRUST	15436 E CHANDLER HEIGHTS RD	GILBERT	AZ	85298
HARRIS PARK HOMEOWNERS ASSOCIATION	459 N GILBERT RD SUITE A-220	GILBERT	AZ	85234
HELMICK KELVIN A/HANSON MARGARET A	1932 E JACARANDA CIR	MESA	AZ	85203
HENRY G WOLFE JR AND DEBORAH L WOLFE TRUST	1636 E KNOLL CR	MESA	AZ	85203
HERNANDEZ RAY/IRENE ANN	1916 N WILLIAMS	MESA	AZ	85203
HINKLE FAMILY LIVING TRUST	1905 N WILLIAMS ST	MESA	AZ	85203
HOLLEY FRED/DENISE TR	985 EAST 5700 SOUTH	OGDEN	UT	84405
HOPKINSON GLEN S/JULIE P	2821 N LONE DOVE TRL	TUCSON	AZ	85749
HORVATH FAMILY REVOCABLE LIVING TRUST	1664 E KAEL ST	MESA	AZ	85203
HOWE KELLI/TROY	1658 E KENWOOD ST	MESA	AZ	85203

Property Owners 1,000+ Feet
1830 E. McKellips Rd.

HUNTER JOHN/LINDA	1627 E KRAMER ST	MESA	AZ	85203
HUNTINGTON SEAN/SHAWNI	1965 E LOCKWOOD ST	MESA	AZ	85203
IMPERIAL FAMILY TRUST	1928 E LOCKWOOD ST	MESA	AZ	85203
IRVINE STEVEN P/REBECCA K	1840 N ORACLE	MESA	AZ	85203
JAFRA LLC	1905 N WILLIAMS	MESA	AZ	85203
JAMES R DESIMONE AND THERESA M DESIMONE TRUST	2123 N ASHBROOK ST	MESA	AZ	85203
JONES BRADY/CARINA	3548 N EXCALIBUR PL	CASA GRANDE	AZ	85122
JONES GREGORY M/BISSONNETTE-JONES GAIL D	1721 E KRAMER ST	MESA	AZ	85203
JOSEPH A S AND TRICIA M SCHAEFFER TRUST	2120 W ASHBROOK ST	MESA	AZ	85213
JUDE ELLIS BROWN DISCRETIONARY SUPPORT TRUST	1966 E LOCKWOOD ST	MESA	AZ	85203
KADKHODAIAN NIROOMAND/FARIMAH	1648 E KAEL ST	MESA	AZ	85203
KENNETH AND JILL BARNEY LIVING TRUST	1861 N ORACLE	MESA	AZ	85203
KLEINMAN KURT D/ROBYN R TR	1816 E JUNIPER CIRCLE	MESA	AZ	85203
KUNKEL SCOTT P	1819 E LOCKWOOD ST	MESA	AZ	85203
KURZ JOHN	1809 E KENWOOD ST	MESA	AZ	85203
L AND M MOEBUS FAMILY LIVING TRUST	1817 E KENWOOD ST	MESA	AZ	85203
LAMBRIGHT GREGORY B/REBECCA A TR	1909 N ORACLE CIR	MESA	AZ	85203
LC & SS LLC	2215 E INCA	MESA	AZ	85213
LEWIS KIRK W/LINDA J TR	1837 N ORACLE ST	MESA	AZ	85203
LILLO SONOMA L	1720 E MCKELLIPS RD	MESA	AZ	85203
LIMESTONE OUTB AZ LLC	200 S BISCAYNE BLVD 7TH FLR	MIAMI	FL	33131
LUNDGREN AMY/MARC	1923 E JACARANDA CIR	MESA	AZ	85203
LYNN C FARR PERSONAL RESIDENCE TRUST/ETAL	1919 E LOCKWOOD ST	MESA	AZ	85203
M & W PETERS INVESTMENT CO	1701 E KRAMER ST	MESA	AZ	85203
MACK DESTINEE	1853 N ORACLE ST	MESA	AZ	85203
MANUFACTURED HOUSING COMMUNITIES OF AZ INC	2158 N GILBERT RD 116	MESA	AZ	85203
MARTIN NANCY S/STABLER PATRICIA A	1764 E KENWOOD ST	MESA	AZ	85203
MAULDIN JANE C	1820 E JASMINE CIRCLE	MESA	AZ	85203
MAXWELL GILBERT/CORALEE TR	2129 N KACHINA	MESA	AZ	85203
MCCORMICK FAMILY TRUST	5024 E ROOSEVELT ST	APACHE JUNCTION	AZ	85119
MCDONALD MICHAEL C/MABERRY ASHLEY N	1832 E KAEL ST	MESA	AZ	85203
MCGUIRE PERNELL W/NANCY F	2857 E DOWNING CIR	MESA	AZ	85213
MCKAY FAMILY TRUST	1813 E JASMINE CIR	MESA	AZ	85203
MCNEIL KERRY LYNN & KATHRYN	3847 E DECATUR ST	MESA	AZ	85205

Property Owners 1,000+ Feet
1830 E. McKellips Rd.

MEISTER KLAUS	21333 HAGGERTY RD SUITE 100	NOVI	MI	48375
MELINDA S BACKER REV TR/FRED W BROADBENT AND TAMARA J BROADBENT REV TR/K & J BACKER FAM TR	10410 SHELDON RD	ELK GROVE	CA	95624
MESA ASSISTED LIVING LLC	1942 N CALLE MADERAS	MESA	AZ	85213
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MEYERS WENDY/JAMES	1833 E KENWOOD ST	MESA	AZ	85203
MICAH JAMES LLC	6407 E PARADISE LN	SCOTTSDALE	AZ	85254
MILLANES FAMILY TRUST	2112 N ASHBROOK	MESA	AZ	85213
MONTIEL ALIDA V	2582 N 92ND ST	SCOTTSDALE	AZ	85256
MONTIEL DAVID TR	10514 E VIA DE VENTURA	SCOTTSDALE	AZ	85256
MORTENSEN LAYNE/JAMIE	1931 E JACARANDA CIR	MESA	AZ	85203
MOSTAGHIMI FAMILY TRUST	7484 E PONTEBELLA DR	SCOTTSDALE	AZ	85266
MURRAY STEVE M/JENNA	1741 E KAEL ST	MESA	AZ	85203
NAHLE WAHID/CHELISE TR	PO BOX 30283	MESA	AZ	85275
NGUYEN FAMILY TRUST UA	1857 E LYNWOOD ST	MESA	AZ	85203
NIELSON CLYDE B/JACQUE	1941 E KAEL	MESA	AZ	85203
NOLTE EDWARD FRANCIS III/SHASTA MARIE	1865 N FOREST ST	MESA	AZ	85203
OCCHIPINTI PHILIP D/MARGARET M	1829 E LYNWOOD ST	MESA	AZ	85203
OGRIN BAILEY S	1737 E KRAMER ST	MESA	AZ	85203
ONEAL MARGARET M	1643 E KRAMER ST	MESA	AZ	85203
ORANGE TREE MARKETPLACE II LLC	4630 E BROWN RD 106	MESA	AZ	85205
ORANGE TREE MARKETPLACE LLC/IRONWOOD EQUITY GROUP LLC	1333 N GREENFIELD RD NO 104	MESA	AZ	85205
ORANGEWOOD EQUITIES LLC	4360 E BROWN RD SUITE 106	MESA	AZ	85205
ORTIZ THOMAS A	1709 E KRAMER ST	MESA	AZ	85203
P AND A PROFESSIONAL BUILDING L L C	2158 N GILBERT RD 117	MESA	AZ	85201
PARDUE JEFFERY/KELLY	1914 E JUNIPER CIR	MESA	AZ	85203
PARRIS JEFFREY S/KRISTEN S	1724 E KENWOOD	MESA	AZ	85203
PATCH ANNA MARIE	1913 E LYNWOOD ST	MESA	AZ	85203
PATCH E MICHAEL/MARCIE D	1865 E LOCKWOOD ST	MESA	AZ	85203
PEREZ MICHAEL T	2046 N ASHBROOK	MESA	AZ	85213
PERKINS PATRICK E/VARNER-PERKINS LEILA J	1909 E KAEL ST	MESA	AZ	85203
PERKINS PAUL BOYD/LORAINE M	1757 E KAEL ST	MESA	AZ	85203
PETERSON DOUGLAS A JR	2303 E VICTOR RD	GILBERT	AZ	85296
PETERSON TREVOR/CHRISTINA M	1729 E KRAMER ST	MESA	AZ	85203

Property Owners 1,000+ Feet
1830 E. McKellips Rd.

PETRA REAL ESTATE I LLC	1810 MIRACLE DR	CASPER	WY	82609
PHILLIP D BROWN AND SHIRLEY J BROWN REVOCABLE LIVING TRUST	1855 E KAEL ST	MESA	AZ	85203
PHILLIPS MARK A	1901 E LOCKWOOD ST	MESA	AZ	85203
PRESCOTT MICHAEL/SHANNON	1755 E LOCKWOOD ST	MESA	AZ	85203
PROVIDENTIAL LENDING SERVICES LLC	1453 E IVYGLEN	MESA	AZ	85203
PTF TRUST	1644 E KNOLL CIR	MESA	AZ	85203
PULVER CRAIG THOMAS/LUANN TR	2121 N KACHINA	MESA	AZ	85203
RABAN KRISTI	1647 E KAEL ST	MESA	AZ	85203
RANDALL J AND CHRISTINE FORNOFF JNT LIV TRUST	1925 E KAEL	MESA	AZ	85203
RAWLS HYNEMAN ROBERTA B TR	2128 E CLIPPER LN	GILBERT	AZ	85234
RAYMOND D RAYMER JR AND CATHY FOX RAYMER TR	1665 E KENWOOD ST	MESA	AZ	85203
RCDC OF MESA PLC	6000 E UNIVERSITY AVE STE 350	WEST DES MOINES	IA	50265
RDG INVESTMENTS LLC	1950 N GILBERT RD	MESA	AZ	85203
RED MOUNTAIN PROFESSIONAL PLAZA CONDO ASSOC	20 GREAT OAKS BLVD STE 230	SAN JOSE	CA	95119
REILLY DENNIS M/LISA K	1656 E KRAMER ST	MESA	AZ	85203
RICHARDS CHRISTOPHER J/BARBARA	1822 E KENWOOD ST	MESA	AZ	85203
RICKER FAMILY TRUST	1739 E KENWOOD ST	MESA	AZ	85203
ROBERTS LIVING TRUST	2847 N 77TH PL	SCOTTSDALE	AZ	85257
ROBERTS RICHARD/MARY LOU TR	1758 E LOCKWOOD	MESA	AZ	85203
ROBLES PATRICIA A/KRUGER LETICIA/AGUIRRE RUBEN R/MARGARET R	1952 N WILLIAMS	MESA	AZ	85201
ROGER ROOT REVOCABLE TRUST	1907 E JACARANDA	MESA	AZ	85203
ROHNER FAMILY TRUST	1665 E LOCKWOOD	MESA	AZ	85203
ROMANO ROBIN L/DRISKILL JAMES R	1807 E KAEL ST	MESA	AZ	85203
ROMANTIC ROBERT A II/DAWN W	1708 E KENWOOD ST	MESA	AZ	85203
RON B WYNN LIVING TRUST/ETAL	1731 REEDVALE LANE	LOS ANGELES	CA	90049
ROSKA BARRY G/LOPEZ-ROSKA JANICE F	1632 E KRAMER ST	MESA	AZ	85203
ROST ROBIN A/JOHN F	2016 N HALL	MESA	AZ	85203
ROWLEY PAUL S/ROBIN M TR	1814 E JASMINE CIR	MESA	AZ	85203
RUSSELL JOSEPH L/ALTA TR	1909 E JUNE CIR	MESA	AZ	85203
RUSSELL KYLE D/KEEGAN A	1635 E KRAMER ST	MESA	AZ	85203
RUSSO RICHARD/WEIS TRACI	1650 E KENWOOD ST	MESA	AZ	85203
S DAKOTA HOLDINGS LLC	2158 N GILBERT RD UNIT 119	MESA	AZ	85203

Property Owners 1,000+ Feet
1830 E. McKellips Rd.

SABIN DALE J & NANCY H	1808 E JUNIPER CIR	MESA	AZ	85203
SANCHEZ CARLOS	1917 E JUNE CIR	MESA	AZ	85203
SAWYER FAMILY TRUST	2105 N KACHINA	MESA	AZ	85203
SCHIRMER KEVIN F/JANICE C	2055 N HALL	MESA	AZ	85203
SCIARRO FAMILY TRUST	1642 E KENWOOD ST	MESA	AZ	85203
SCIARRO RONALD V/JANE M TR	1642 E KENWOOD ST	MESA	AZ	85203
SCISSONS JASON WILLIAM/SHELBY MARIE	1866 E LOCKWOOD ST	MESA	AZ	85203
SEVILLA MIGUEL/TONYA	1820 E LOCKWOOD ST	MESA	AZ	85203
SH AND JG LIVING TRUST	2024 N HALL	MESA	AZ	85203
SHIFLETT STEVEN/FRANK	1645 E MCKELLIPS RD	MESA	AZ	85213
SLAWINSKI CHRISTOPHER	2213 N ASHBROOK CIR	MESA	AZ	85213
SMITH GLENN HARLEY/DIANNE BRYSON	1664 E KNOLL CIR	MESA	AZ	85203
SMITH JENNIFER K/STEVEN L	1835 E LOCKWOOD ST	MESA	AZ	85203
SORTINO BROTHERS INVESTMENTS LLC	23670 S 213TH CT	QUEEN CREEK	AZ	85142
STAMO RODICA	317 E LELAND ST	MESA	AZ	85201
STARKS HARRY J/MARITZA E	2033 N ASHBROOK	MESA	AZ	85213
STEVEN WILLIAM & KATHERINE ANN STINE REV TR	7617 E PLAZA AVE	SCOTTSDALE	AZ	85250
STORE MASTER FUNDING III LLC	8377 E HARTFORD DR STE 100	SCOTTSDALE	AZ	85255
SUMMERS JAMES/CAROLYN	1834 N KACHINA ST	MESA	AZ	85203
SWENSON JACOB R/MAKINZIE C	1658 E KNOLL CIR	MESA	AZ	85203
SWIFT TYLER	1918 E JUNE CIR	MESA	AZ	85203
SWMC HOLDINGS LLC/HARPERS ON MCKELLIPS LLC	PO BOX 28426	SCOTTSDALE	AZ	85255
SYVERSON DIPPOLITO FAMILY TRUST	1707 E KENWOOD ST	MESA	AZ	85203
TAFT DAVID R/DORENE M	1836 E LOCKWOOD	MESA	AZ	85203
TAYLOR RYAN CHRISTOPHER/ELIZABETH ANNE	1912 N KACHINA	MESA	AZ	85203
TERRANOVA ROLAND EDWARD JR/JEANNE C	1831 E KAEL ST	MESA	AZ	85203
TICE BILLY B/CONNIE M	1722 E KRAMER ST	MESA	AZ	85203
TISCHLER KENNETH MICHAEL/TARA LYN	1746 E KAEL ST	MESA	AZ	85203
TITANIUM TRUST	1801 E LOCKWOOD ST	MESA	AZ	85203
TREJO KEVIN B/DANA M	1935 E LOCKWOOD ST	MESA	AZ	85203
TUNITAS BEACH LAND COMPANY	890 OAK LEAF WY	NAPA	CA	94558
TYSON FORREST R/MELANIE C	1640 E KRAMER ST	MESA	AZ	85203
ULRICH DOUGLAS C/YVONNE E	2152 N ASHBROOK	MESA	AZ	85203
UPDIKE PAUL J/CARI F	1924 N WILLIAMS ST	MESA	AZ	85203
VALENZUELA KIMBERLY A	2139 N ASHBROOK ST	MESA	AZ	85213

Property Owners 1,000+ Feet
1830 E. McKellips Rd.

VALLEY NATIONAL BANK OF ARIZONA	PO BOX 1919	WICHITA FALLS	TX	76307
VALLEY POINT REALTY LLC	1905 E MCKELLIPS RD	MESA	AZ	85203
VAUGHN KENNETH B/JULIE	2063 N HALL	PHOENIX	AZ	85203
VAVRA WENDY A	2007 N HALL	MESA	AZ	85203
VOGELSANG JOSEPH/SARAH	PO BOX 30952	MESA	AZ	85275
WAGNER ROBERT A/SHERMAN TRACEY L	1806 E JASMINE CIR	MESA	AZ	85203
WALBOM JAMES M/DAVILA CLAUDIA ZENTENO	1659 E KRAMER ST	MESA	AZ	85203
WALKER JONATHAN/SALLY	2057 N ASHBROOK	MESA	AZ	85213
WALSER DAVID K/KATHLEEN D	2136 N ASHBROOK	MESA	AZ	85213
WALTMAN WAYNE E	1920 E KAEL ST	MESA	AZ	85203
WEATHERS FLOYD R TR/WEATHERS RUTH A TR/JULIA	1664 E KRAMER ST	MESA	AZ	85203
WIGNALL RICHARD K/MAUCHLEY REED D	1715 E KENWOOD ST	MESA	AZ	85203
WILEMON JAMES STEVEN/PATRICIA ANN TR	2128 N ASHBROOK CIR	MESA	AZ	85213
WILLIAM PAUL AND ANITA YOUNG ARCHER TRUST	1723 E KENWOOD ST	MESA	AZ	85203
WINDHORST ROGIER A/JEAN E TR	1825 E KENWOOD ST	MESA	AZ	85203
WIRKEN CHARLES W	1708 E KNOLL ST	MESA	AZ	85203
WITKIN T B/R L FAMILY TRUST	1841 E LYNWOOD ST	MESA	AZ	85203
WOOD BRADLEY/LAURIE	2054 N ASHBROOK	MESA	AZ	85213
WOODALL DAVID O/CARLSON TAWNY L	1863 N WILLIAMS DR	MESA	AZ	85203
ZHANG CHEN/QIU BING	6926 E SIERRA MORENA CIR	MESA	AZ	85207

Source: Maricopa County Assessor, 2021

HOAs and Registered Neighborhoods
1830 E. McKellips Rd.

Registered Neighborhoods and City of Mesa									
Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	City	State	Zip
Rancho De Arboleda	Kay	Murphy	2659	E	Kael	St	Mesa	AZ	85213
Gilburr Estates	Connie	Wiekhorst	1902	E	Inglewood	St	Mesa	AZ	85203
East Orangewood Estates	Maureen	Stewart	1846	E	Grandview	St	Mesa	AZ	85203
Citrus Highlands	Mike	Golio	2458	E	Kael	Cir	Mesa	AZ	85213
Lehi (Community Improvement Association)	Paul	Heywood	255	E	Lehi	Rd	Mesa	AZ	85201
Gilburr Estates	Linda	Grant	1726	N	Kachina		Mesa	AZ	85203
Royal Palms Neighborhood	Fred	Ash	1510	E	Jasmine St		Mesa	AZ	85203
Gilburr Estates	Linda	Pringle	1937	E	Inglewood	St	Mesa	AZ	85203
Lehi (Community Improvement Association)	Michelle	McCroskey	3021	N	Chestnut	Cir	Mesa	AZ	85213
Citrus Highlands	Rob	Wilcox	2521	E	Hermosa Vista		Mesa	AZ	85213
Villas at Royal Palms	Sheila	Towle					Mesa	AZ	85216
Lehi (Community Improvement Association)	Mark	Freeman	1118	E	Lockwood	St	Mesa	AZ	85203
La Mariposa Villas VI HOA	Mike	Gerson	4801	S	Lakeshore, Unit 203	Dr	Mesa	AZ	85282
Friendly Cove/Forest Knoll	Daniel	Skinner	2632	N	Hall	Cir	Mesa	AZ	85203
Friendly Cove/Forest Knoll	Shane	Buntrock	1638	E	Mallory	St	Mesa	AZ	85203
Friendly Cove/Forest Knoll	Steve	Beck	1710	E	Lockwood	St	Mesa	AZ	85203
Lehi (Community Improvement Association)	Rolland	Shill	2445	N	Mesa	Dr	Mesa	AZ	85203
Rancho De Arboleda	Sue	McAleavey	2645	E	Leonora	St	Mesa	AZ	85213

HOA Name	Corp Comm Link
Harris Park	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08242295
Glenwood Parke	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09754521
La Mariposa Villas Six	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=02001490
Las Maderas	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01506184
Old Mesa Villas	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01529770
Pueblo Viejo	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01156402
Regency at Garden Grove	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08065236
Stapley Court North Townhomes	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01949797

HOAs and Registered Neighborhoods

1830 E. McKellips Rd.

Stapley Greens	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01761501
Summit Shadows	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09537400
The Greens at Royal Palms	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08455730
Villas at Royal Palms Condominiu	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08780129
Harris Crossing	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=13484158
Whispering Oaks	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=20709430

Citizen Participation Report

Orange Tree Marketplace
Commercial Site Plan, ZON21-00293
June 4, 2021

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with results of the implementation of the Citizen Participation Plan concerning the applicant's request to the City of Mesa for Rezoning. This request is for the approximately 8,036 square feet (0.18 acres) of vacant land located behind the Orange Tree Marketplace commercial site plan at the northwest corner of Gilbert Road and McKellips Road in Mesa. The Property is further identified as a portion of parcel number 136-06-012C on the Maricopa County Assessor's Map (the "Property"). Specifically, the application requests to Rezone from AG to LC to allow for commercial parking for the Orange Tree Market Place center.

By providing opportunities for citizen participation, the Applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The process followed is consistent with the City's updated COVID guidelines for the citizen participation and neighborhood outreach process for site plan review cases.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

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

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** was 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. **Formal Neighborhood meeting** – An online neighborhood meeting that complied with Mesa's citizen participation requirements was held by the applicant on May 10 at 6:00 PM to provide the opportunity for members of the public to discuss the proposed project. It was held using Zoom's online meeting technology, which complies with the City's revised policies in response to the COVID-19 public health crisis. A virtual meeting attendance/participation list and a summary of the meeting are included with this report.

   During the meeting, no neighbors voiced opposition to the case as they focused more on the adjacent residential and commercial projects. Some neighbors supported the overall development concept.

3. **Notice List** – 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. Instructions for the zoom meeting were included. A copy of the notification letter for the neighborhood meeting and contact list are attached to this Plan.

4. **Additional contact with surrounding property owners** – Before and after the neighborhood meeting, the applicant received and responded to 2 phone calls from surrounding property owners, summarized as follows:

   a. General questions were made by a property owner to the north regarding the adjacent proposed residential development (unrelated to the commercial development). This neighbor asked the adjacent residential developer to coordinate trimming for his tree that overhangs the property boundary to the north. Since that phone call, this comment regarding coordinating the tree trimming to ensure the tree's quality and viability was relayed to the respective developer for the residential project.

   b. Another neighbor called before the neighborhood meeting to ask General questions regarding the commercial and the adjacent residential project. This contact was primarily concerned with traffic, as he also noted during his participation in the neighborhood meeting (see above and attached neighborhood meeting summary).

5. The applicant is willing to continue to respond to further inquiries and comments during the rezoning process. Presentations will be made to groups of citizens or neighborhood associations upon request.

Attached Exhibits:

1) Copy of the neighborhood meeting notice letter
2) Notification map of surrounding property owners
3) List of property owners within 1000 ft. of the subject property and note regarding the lack of HOAs and Neighborhood Associations
4) Neighborhood Meeting Summary, presentation, and participant list

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

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

April 29, 2021

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, Residential Pursuits Investments, LLC and Glenwood Development, LLC, we are pleased to invite you to a virtual neighborhood meeting regarding the approximately 5.2-acre property located west of the northwest corner of Gilbert Road and McKellips behind the EOS Fitness shopping center and Outback Steakhouse. Proposed is a gated single-family residential subdivision with an open space and landscape plan and quality design that will help complement and enhance the surrounding area. The specific request is Rezoning from AG to RSL-3.0 and C-2 with a PAD overlay, and Preliminary Plat.

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 preliminary plan and sample conceptual 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/Ohcn8JTMxvpjONjylxKAAz003e7a61

The 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, as follows:

Date: May 10, 2021
Time: 6:00 p.m. (Arizona Time)
Website: www.zoom.us
Meeting ID: 840 6937 9199 **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 Sean Lake by email at djstapley@pewandlake.com or sean.lake@pewandlake.com or 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.

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 development process. Please let any of us know if you have questions or comments regarding this proposed development.

(Over →)

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

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.

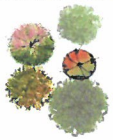
Sincerely,

D.J. Stapley
PEW & LAKE, PLC

Enclosures

Preliminary Plan

PLANT MATERIALS LEGEND



TREES	Size	Quantity
Acacia smallii: Sweet Acacia	24" box	
Chiopsis linearis: Desert Willow	24" box	
Citrus sp.: Navel Orange	24" box	
Pistacia x 'Red Push': Red Push Pistache	24" box	
Quercus virginiana 'Cathedral': Oak	24" box	

Extra Large Shrubs	Size
Bougainvillea 'Rosenka' Bougainvillea	5 gal.
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.
Chamaerops humilis Mediterranean Fan Palm	3 head
Dodonaea viscosa Hopbush	5 gal
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.
Tecoma x 'Bells on Fire' Bells On Fire	5 gal.
Vauquelina californica Arizona Rosewood	5 gal.
Large Shrubs	**Size**
Cassia artemisioides Silver Cassia	5 gal
Justicia californica Yellow Chuparosa	5 gal.
Larrea tridentata Creosote	5 gal
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.
Simmondsia Chinensis Jojoba	5 gal.
Medium Shrubs	**Size**
Eremophila glabra spp. carnosa Winter Blaze	3 gal.
Eremophila hygrophana Blue Bells Blue Bells	5 gal.
Nerium oleander 'Petite Pink' Oleander 'Petite Pink'	5 gal.
Rosmarinus officinalis Rosemary 'Collingwood Ingram'	5 gal.
Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.

Small Shrubs	Size
Ambrosia deltoidea Triangle Leaf Bursage	1 gal.
Callistemon viminalis 'Little John' Little John Bottle Brush	1 gal.
Olea europaea 'Little Ollie' Little Ollie Dwarf Olive	5 gal.
Groundcovers	**Size**
Eremophila prostrata 'Outback Sunrise' Outback Sunrise Eremophila	1 gal.
Hymenoxys acaulis Angelita Daisy	1 gal.
Lantana montevidensis Purple Trailing Lantana	1 gal.
Lantana sp. 'New Gold' Lantana	1 gal.
Rosmarinus officinalis 'Prostratus' Trailing Rosmarin	1 gal.
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.
Cactus Accents	**Size**
Agave americana 'Marginata' Century Plant	5 gal.
Bouteloua gracilis Blond Amb-bon	1 gal.
Hesperaloe funifera Giant Hesperaloe	5 gal.
Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.
Muhlenbergia capillaris 'Regal Mist'	5 gal.
Muhlenbergia rigida 'Nashville' Purple Muhly	1 gal.
Opuntia santa rita Purple Prickly Pear	5 gal.
Opuntia sp. Kelly's Choice Kelly's Choice Prickly Pear	5 gal.

Inerts	Size
Decomposed Granite 2" Depth Carmel	1/2" Screened
Turf - Midiron Sod	
Wood Fiber	
6" Concrete Header Standard Color & Finish	
Concrete Header Turndown Standard Color & Finish	
Concrete Turndown	
Stamped Asphalt Paving Color: Granite	Pattern: Custom

LANDSCAPE NOTES:

1. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING AND SUBMITTAL PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET AND SHALL CONTACT THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.
2. ALL TREE HEIGHTS AND CALIPERS SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE. SEE SECTION 1903(6)(A), ZONING CODE.
3. ALL SHRUBS LOCATED IN THE LINE-OF-SIGHT/SIGHT VISIBILITY TRIANGLES WILL BE MAINTAINED FOR A CLEAR AREA ABOVE 3'.
4. ALL BACKFLOW PREVENTERS LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE MATERIALS LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS EQUAL TO OR LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN (CITY OF MESA HAS REQUESTED THE CHANGE TO GREEN TO DISCOURAGE THEFT.)
5. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
6. NO TREES ARE TO BE PLANTED WITHIN 6'-0" OF ANY WATER METER BOX PER CITY OF MESA DETAILS M-49.01, M-103.2, AND M-103.3.

RPI Residential Pursuits Investments, LLC

Conceptual Landscape Plan

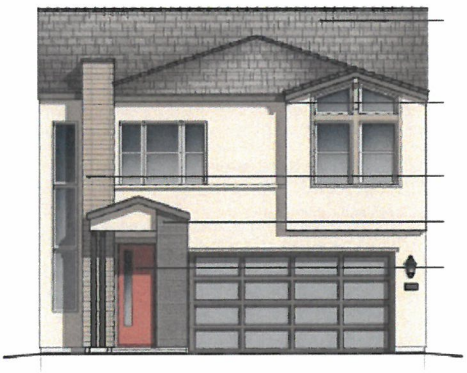
Gilbert and McKellips

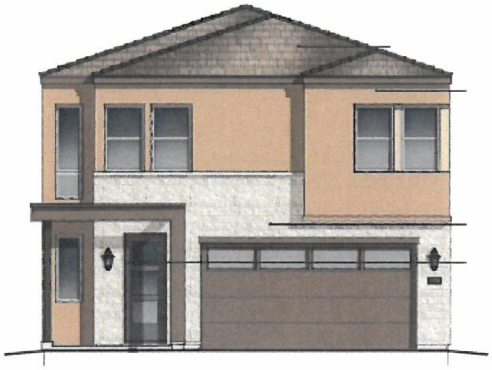
0 30' 60' 90'

date: 03.02.21

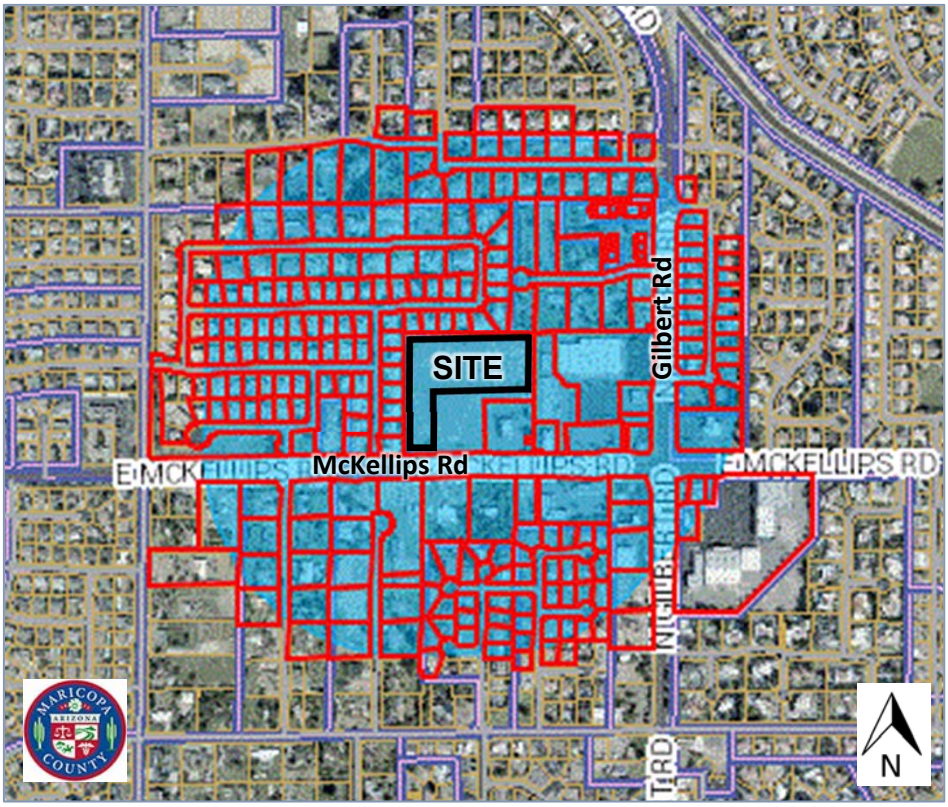
anderson
815 n. 1st avenue, suite 3
phoenix, az 85003

Sample Conceptual Elevations





Property Owners, 1,000+ Feet
1830 E. McKellips



Property Owners 1,000+ Feet
1830 E. McKellips Rd.

Owner	Address	City	State	Zip
ADAIR CHARLES K/TERESA J	1845 N ORACLE CIR	MESA	AZ	85203
ADMIRE KAREN/MICHAEL	3010 BENTLEY DR	GRAND JUNCTION	CO	81504
ALCANTAR RENE M	1915 E JACARANDA CIR	MESA	AZ	85203
ALLAN MONIQUE TR	1628 E KNOLL CIR	MESA	AZ	85203
ALSTON JOHN M/JAMIE K TR	1819 E KAEL ST	MESA	AZ	85203
ANDERSON R SCOTT/LOU ANN	2039 N HALL	MESA	AZ	85203
ANN M JOHNSTON LIVING TRUST	3370 N HAYDEN RD UNIT 123-275	SCOTTSDALE	AZ	85251
ARNETT SPENCE J/DEBORAH J	1557 E HERMOSA VISTA DR	MESA	AZ	85203
B & T LUCAS FAMILY TRUST	1918 N ORACLE CIR	MESA	AZ	85203
BADR NASRIN/FAGHIH NADER TR	4330 S PURPLE SAGE PL	CHANDLER	AZ	85248
BAIRD THOMAS C/SHARON PETERSON	2015 N HALL	MESA	AZ	85203
BARNEY MICHAEL W/NICOLE C	1716 E KENWOOD ST	MESA	AZ	85203
BASS TIMOTHY S	2049 N ASHBROOK	MESA	AZ	85213
BEAVERS VICTOR E/JULIE A	2023 N HALL ST	MESA	AZ	85203
BELLEVILLE TRUST/METCALF JACQUELINE	1711 E LOCKWOOD ST	MESA	AZ	85203
BELOTE FAMILY TRUST	1814 E KAEL ST	MESA	AZ	85203
BENEMELIS FAMILY TRUST	1864 N WILLIAMS	MESA	AZ	85203
BERTONI MICHAEL/CURCIO LEA	1933 E JUNE CIR	MESA	AZ	85203
BETHAY KATON KOAL	1714 E KRAMER ST	MESA	AZ	85203
BLANCH FAMILY REVOCABLE TRUST	1951 N WILLIAMS	MESA	AZ	85203
BOERS NICOLE	1910 E JUNE CIR	MESA	AZ	85203
BOKHARI INVESTMENTS LLC	890 AIRWAY AVE	KINGMAN	AZ	86409
BOLYARD SEAN M	1864 N KACHINA	MESA	AZ	85203-2858
BOND DONNA/THOMAS	1906 E JUNIPER CIR	MESA	AZ	85203
BORLAND REVOCABLE LIVING TRUST/BORLAND ELAINE	2062 N ASHBROOK	MESA	AZ	85213
BOUGHMAN JOANN A	13625 CREEKSIDE DR	SILVER SPRING	MD	20904
BRACKNEY LIVING TRUST	1764 E LOCKWOOD ST	MESA	AZ	85203
BREINHOLT FRANKLIN LEWIS JR/KRISTA MARIE	1725 E LOCKWOOD ST	MESA	AZ	85203
BRENAY JONATHAN D/CRYSTAL L	1657 E KENWOOD ST	MESA	AZ	85203
BROWER FAMILY TRUST	PO BOX 5325	MESA	AZ	85211-5325
BROWN KELLI/RYAN M	2047 N HALL	MESA	AZ	85203
BUTLER TRUST	1634 E KENWOOD ST	MESA	AZ	85203
CAMPTON RONALD F/LOUISE A	1925 E JUNE CIR	MESA	AZ	85203

Property Owners 1,000+ Feet
1830 E. McKellips Rd.

CARPENTER JAY B/TRULEE B TR	1807 E JUNIPER CIR	MESA	AZ	85203
CHU MIN-YING/JEN MEI-LIN	1912 E LOCKWOOD ST	MESA	AZ	85203
CLARK CAMERON/KATHRYN	1351 N BARKLEY	MESA	AZ	85203
CLARK CLAY W/REBECCA L TR	1801 E KENWOOD ST	MESA	AZ	85203
COLES JAMES D/SUSAN J	2031 N HALL	MESA	AZ	85203
COLLIER ALAN B/CARA C	1740 E KENWOOD ST	MESA	AZ	85203
COMON KRISTOPHER C/ASHLEY S	1725 E KAEL ST	MESA	AZ	85203
CORRAL FAMILY TRUST	1916 E JACARANDA CIR	MESA	AZ	85203
CROSS DARRYL E & JACQUELINE A	1018 N ACACIA RD	APACHE JUNCTION	AZ	85119
CROSS RANDALL J/KATHLEEN R	2113 N KACHINA	MESA	AZ	85203
CUMMINS CARL CRAIG JR/NANCY H TR	1624 E KRAMER ST	MESA	AZ	85203
CURD G WILLIAM/ALICE A TR	1831 E MCKELLIPS RD	MESA	AZ	85203
CVP VILLAGE GROVE LLC	220 NW 8TH AVE	PORTLAND	OR	92709
DALLAS DUSTIN E	1906 E KAEL ST	MESA	AZ	85203
DANIEL P SKINNER AND LAURA L SKINNER TRUST	1917 N ORACLE CIR	MESA	AZ	85203
DAVIS PAUL A/DOREEN R	2065 N ASHBROOK ST	MESA	AZ	85213
DICKINSON SIMON/JENNIFER	2041 N ASHBROOK CIR	MESA	AZ	85213
DODD ETHAN/JENTRY	2115 N ASHBROOK	MESA	AZ	85213-2223
DOLK STEPHEN R/SUMMER M	1648 E KRAMER ST	MESA	AZ	85203
DOUGLAS W LEWIS AND TAMARA L LEWIS REVOCABLE TRUST	1728 E KAEL ST	MESA	AZ	85203
DRAUGHON LARRY D/ELLEN S TR	1709 E KAEL ST	MESA	AZ	85203
DUDLEY & MARILYN WELKER TRUST	572 WOODLAND HILLS DR	BOUNTIFUL	UT	84010
DUNCAN ANGELA E/DUTMERS JUSTIN A	1901 N FOREST ST	MESA	AZ	85203
DUNCAN FAMILY TRUST	1918 N FOREST	MESA	AZ	85203
EATON WARD A/CYNTHIA A TR	1743 E MCKELLIPS RD	MESA	AZ	85203
EDGE ALLAN M/COWAN TESS TAFT	1845 N FOREST	MESA	AZ	85203
EDITH A BENSON LIVING TRUST	1631 E KAEL ST	MESA	AZ	85203
EDWARD L HARPER PENNY S HARPER REVOCABLE TRUST	1805 E JASMINE	MESA	AZ	85203
EPR HOLDINGS 1 LLC	1739 E KENWOOD ST	MESA	AZ	85203
EVRON-SNYDER PATRICIA E	PO BOX 264	PHOENIX	AZ	85001
EYAD AHMED KADRI AND GENNETTE M KADRI TRUST	4416 E ENROSE CIR	MESA	AZ	85205
FAERBER LANCE/JULIE	1664 E KENWOOD ST	MESA	AZ	85203
FESSLER CLAIR WILLIAM	2204 N FOREST ST	MESA	AZ	85203

Property Owners 1,000+ Feet
1830 E. McKellips Rd.

FISHER CARL E/JANICE L	5328 HYADA BLVD NE	TACOMA	WA	98422
FLAKE CULLEN E/JENNIFER M	1663 E KAEL ST	MESA	AZ	85203
FLINN CARRIE/KELLY LEWIS	2144 N ASHBROOK	MESA	AZ	85213-2224
FLINN HANNAH/DAVID	1730 E KRAMER ST	MESA	AZ	85203
FORTEL LLC	3952 E FAIRBROOK CIR	MESA	AZ	85205
FOSTER GENE ARTHUR TR	2245 W BROADWAY RD	MESA	AZ	85202
FREEDOM PROPERTY MANAGEMENT LLC	2158 N GILBERT RD # 101	MESA	AZ	85203
FREEDOM PROPERTY MANAGEMENT LLC	2158 N GILBERT RD UNIT C101	MESA	AZ	85203
GARCIA FERNANDO	2102 N GILBERT RD	MESA	AZ	85203
GEORGE & BROOKIE COLEMAN FAMILY TRUST	1845 N WILLIAMS	MESA	AZ	85203
GHAZI ASKAR MEHDI/PIRASTAHFAR FATEMAH M	1946 E LOCKWOOD	MESA	AZ	85203
GIERHAHN ALICE/JEFFREY	1814 E KENWOOD ST	MESA	AZ	85203-2157
GILES ROBERT A/TAMI L/BURNS JEANNE A	1902 E JUNE CIR	MESA	AZ	85203
GLIDEWELL CHRIS E/ALICE W	2131 N ASHBROOK CIR	MESA	AZ	85213
GLP PROPERTIES LP	835 5TH AVE SUITE 200A	SAN DIEGO	CA	92101
GOSSWILLER PAUL/CHOW CONNIE	1766 E KAEL ST	MESA	AZ	85203
GRAHAM JOHN A III/DIANE M	825 E 200 N	SPRINGVILLE	UT	84663
GRASS FAMILY TRUST	2137 N KACHINA	MESA	AZ	85203
GRAY KENNETH/DEBRA	1731 E KENWOOD ST	MESA	AZ	85203
GRIMES ANDREW	1745 E LOCKWOOD ST	MESA	AZ	85203
GUTHRIE WILLIAM O/LISA V	1738 E KRAMER ST	MESA	AZ	85203
HALL ALAN R/CYNTHIA	2104 N ASHBROOK	MESA	AZ	85203
HALL TREVOR/ANDRIA	1852 E LOCKWOOD ST	MESA	AZ	85203
HANDGIS LIVING TRUST	PO BOX 390010	KEAUHOU	HI	96739
HANSEN GARY L/LAURIE TR	1625 E KENWOOD ST	MESA	AZ	85203
HARPER FAMILY TRUST	15436 E CHANDLER HEIGHTS RD	GILBERT	AZ	85298
HARRIS PARK HOMEOWNERS ASSOCIATION	459 N GILBERT RD SUITE A-220	GILBERT	AZ	85234
HELMICK KELVIN A/HANSON MARGARET A	1932 E JACARANDA CIR	MESA	AZ	85203
HENRY G WOLFE JR AND DEBORAH L WOLFE TRUST	1636 E KNOLL CR	MESA	AZ	85203
HERNANDEZ RAY/IRENE ANN	1916 N WILLIAMS	MESA	AZ	85203
HINKLE FAMILY LIVING TRUST	1905 N WILLIAMS ST	MESA	AZ	85203
HOLLEY FRED/DENISE TR	985 EAST 5700 SOUTH	OGDEN	UT	84405
HOPKINSON GLEN S/JULIE P	2821 N LONE DOVE TRL	TUCSON	AZ	85749
HORVATH FAMILY REVOCABLE LIVING TRUST	1664 E KAEL ST	MESA	AZ	85203
HOWE KELLI/TROY	1658 E KENWOOD ST	MESA	AZ	85203

Property Owners 1,000+ Feet
1830 E. McKellips Rd.

HUNTER JOHN/LINDA	1627 E KRAMER ST	MESA	AZ	85203
HUNTINGTON SEAN/SHAWNI	1965 E LOCKWOOD ST	MESA	AZ	85203
IMPERIAL FAMILY TRUST	1928 E LOCKWOOD ST	MESA	AZ	85203
IRVINE STEVEN P/REBECCA K	1840 N ORACLE	MESA	AZ	85203
JAFRA LLC	1905 N WILLIAMS	MESA	AZ	85203
JAMES R DESIMONE AND THERESA M DESIMONE TRUST	2123 N ASHBROOK ST	MESA	AZ	85203
JONES BRADY/CARINA	3548 N EXCALIBUR PL	CASA GRANDE	AZ	85122
JONES GREGORY M/BISSONNETTE-JONES GAIL D	1721 E KRAMER ST	MESA	AZ	85203
JOSEPH A S AND TRICIA M SCHAEFFER TRUST	2120 W ASHBROOK ST	MESA	AZ	85213
JUDE ELLIS BROWN DISCRETIONARY SUPPORT TRUST	1966 E LOCKWOOD ST	MESA	AZ	85203
KADKHODAIAN NIROOMAND/FARIMAH	1648 E KAEL ST	MESA	AZ	85203
KENNETH AND JILL BARNEY LIVING TRUST	1861 N ORACLE	MESA	AZ	85203
KLEINMAN KURT D/ROBYN R TR	1816 E JUNIPER CIRCLE	MESA	AZ	85203
KUNKEL SCOTT P	1819 E LOCKWOOD ST	MESA	AZ	85203
KURZ JOHN	1809 E KENWOOD ST	MESA	AZ	85203
L AND M MOEBUS FAMILY LIVING TRUST	1817 E KENWOOD ST	MESA	AZ	85203
LAMBRIGHT GREGORY B/REBECCA A TR	1909 N ORACLE CIR	MESA	AZ	85203
LC & SS LLC	2215 E INCA	MESA	AZ	85213
LEWIS KIRK W/LINDA J TR	1837 N ORACLE ST	MESA	AZ	85203
LILLO SONOMA L	1720 E MCKELLIPS RD	MESA	AZ	85203
LIMESTONE OUTB AZ LLC	200 S BISCAYNE BLVD 7TH FLR	MIAMI	FL	33131
LUNDGREN AMY/MARC	1923 E JACARANDA CIR	MESA	AZ	85203
LYNN C FARR PERSONAL RESIDENCE TRUST/ETAL	1919 E LOCKWOOD ST	MESA	AZ	85203
M & W PETERS INVESTMENT CO	1701 E KRAMER ST	MESA	AZ	85203
MACK DESTINEE	1853 N ORACLE ST	MESA	AZ	85203
MANUFACTURED HOUSING COMMUNITIES OF AZ INC	2158 N GILBERT RD 116	MESA	AZ	85203
MARTIN NANCY S/STABLER PATRICIA A	1764 E KENWOOD ST	MESA	AZ	85203
MAULDIN JANE C	1820 E JASMINE CIRCLE	MESA	AZ	85203
MAXWELL GILBERT/CORALEE TR	2129 N KACHINA	MESA	AZ	85203
MCCORMICK FAMILY TRUST	5024 E ROOSEVELT ST	APACHE JUNCTION	AZ	85119
MCDONALD MICHAEL C/MABERRY ASHLEY N	1832 E KAEL ST	MESA	AZ	85203
MCGUIRE PERNELL W/NANCY F	2857 E DOWNING CIR	MESA	AZ	85213
MCKAY FAMILY TRUST	1813 E JASMINE CIR	MESA	AZ	85203
MCNEIL KERRY LYNN & KATHRYN	3847 E DECATUR ST	MESA	AZ	85205

Property Owners 1,000+ Feet
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MEISTER KLAUS	21333 HAGGERTY RD SUITE 100	NOVI	MI	48375
MELINDA S BACKER REV TR/FRED W BROADBENT AND TAMARA J BROADBENT REV TR/K & J BACKER FAM TR	10410 SHELDON RD	ELK GROVE	CA	95624
MESA ASSISTED LIVING LLC	1942 N CALLE MADERAS	MESA	AZ	85213
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MEYERS WENDY/JAMES	1833 E KENWOOD ST	MESA	AZ	85203
MICAH JAMES LLC	6407 E PARADISE LN	SCOTTSDALE	AZ	85254
MILLANES FAMILY TRUST	2112 N ASHBROOK	MESA	AZ	85213
MONTIEL ALIDA V	2582 N 92ND ST	SCOTTSDALE	AZ	85256
MONTIEL DAVID TR	10514 E VIA DE VENTURA	SCOTTSDALE	AZ	85256
MORTENSEN LAYNE/JAMIE	1931 E JACARANDA CIR	MESA	AZ	85203
MOSTAGHIMI FAMILY TRUST	7484 E PONTEBELLA DR	SCOTTSDALE	AZ	85266
MURRAY STEVE M/JENNA	1741 E KAEL ST	MESA	AZ	85203
NAHLE WAHID/CHELISE TR	PO BOX 30283	MESA	AZ	85275
NGUYEN FAMILY TRUST UA	1857 E LYNWOOD ST	MESA	AZ	85203
NIELSON CLYDE B/JACQUE	1941 E KAEL	MESA	AZ	85203
NOLTE EDWARD FRANCIS III/SHASTA MARIE	1865 N FOREST ST	MESA	AZ	85203
OCCHIPINTI PHILIP D/MARGARET M	1829 E LYNWOOD ST	MESA	AZ	85203
OGRIN BAILEY S	1737 E KRAMER ST	MESA	AZ	85203
ONEAL MARGARET M	1643 E KRAMER ST	MESA	AZ	85203
ORANGE TREE MARKETPLACE II LLC	4630 E BROWN RD 106	MESA	AZ	85205
ORANGE TREE MARKETPLACE LLC/IRONWOOD EQUITY GROUP LLC	1333 N GREENFIELD RD NO 104	MESA	AZ	85205
ORANGEWOOD EQUITIES LLC	4360 E BROWN RD SUITE 106	MESA	AZ	85205
ORTIZ THOMAS A	1709 E KRAMER ST	MESA	AZ	85203
P AND A PROFESSIONAL BUILDING L L C	2158 N GILBERT RD 117	MESA	AZ	85201
PARDUE JEFFERY/KELLY	1914 E JUNIPER CIR	MESA	AZ	85203
PARRIS JEFFREY S/KRISTEN S	1724 E KENWOOD	MESA	AZ	85203
PATCH ANNA MARIE	1913 E LYNWOOD ST	MESA	AZ	85203
PATCH E MICHAEL/MARCIE D	1865 E LOCKWOOD ST	MESA	AZ	85203
PEREZ MICHAEL T	2046 N ASHBROOK	MESA	AZ	85213
PERKINS PATRICK E/VARNER-PERKINS LEILA J	1909 E KAEL ST	MESA	AZ	85203
PERKINS PAUL BOYD/LORAINE M	1757 E KAEL ST	MESA	AZ	85203
PETERSON DOUGLAS A JR	2303 E VICTOR RD	GILBERT	AZ	85296
PETERSON TREVOR/CHRISTINA M	1729 E KRAMER ST	MESA	AZ	85203

Property Owners 1,000+ Feet
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PETRA REAL ESTATE I LLC	1810 MIRACLE DR	CASPER	WY	82609
PHILLIP D BROWN AND SHIRLEY J BROWN REVOCABLE LIVING TRUST	1855 E KAEL ST	MESA	AZ	85203
PHILLIPS MARK A	1901 E LOCKWOOD ST	MESA	AZ	85203
PRESCOTT MICHAEL/SHANNON	1755 E LOCKWOOD ST	MESA	AZ	85203
PROVIDENTIAL LENDING SERVICES LLC	1453 E IVYGLEN	MESA	AZ	85203
PTF TRUST	1644 E KNOLL CIR	MESA	AZ	85203
PULVER CRAIG THOMAS/LUANN TR	2121 N KACHINA	MESA	AZ	85203
RABAN KRISTI	1647 E KAEL ST	MESA	AZ	85203
RANDALL J AND CHRISTINE FORNOFF JNT LIV TRUST	1925 E KAEL	MESA	AZ	85203
RAWLS HYNEMAN ROBERTA B TR	2128 E CLIPPER LN	GILBERT	AZ	85234
RAYMOND D RAYMER JR AND CATHY FOX RAYMER TR	1665 E KENWOOD ST	MESA	AZ	85203
RCDC OF MESA PLC	6000 E UNIVERSITY AVE STE 350	WEST DES MOINES	IA	50265
RDG INVESTMENTS LLC	1950 N GILBERT RD	MESA	AZ	85203
RED MOUNTAIN PROFESSIONAL PLAZA CONDO ASSOC	20 GREAT OAKS BLVD STE 230	SAN JOSE	CA	95119
REILLY DENNIS M/LISA K	1656 E KRAMER ST	MESA	AZ	85203
RICHARDS CHRISTOPHER J/BARBARA	1822 E KENWOOD ST	MESA	AZ	85203
RICKER FAMILY TRUST	1739 E KENWOOD ST	MESA	AZ	85203
ROBERTS LIVING TRUST	2847 N 77TH PL	SCOTTSDALE	AZ	85257
ROBERTS RICHARD/MARY LOU TR	1758 E LOCKWOOD	MESA	AZ	85203
ROBLES PATRICIA A/KRUGER LETICIA/AGUIRRE RUBEN R/MARGARET R	1952 N WILLIAMS	MESA	AZ	85201
ROGER ROOT REVOCABLE TRUST	1907 E JACARANDA	MESA	AZ	85203
ROHNER FAMILY TRUST	1665 E LOCKWOOD	MESA	AZ	85203
ROMANO ROBIN L/DRISKILL JAMES R	1807 E KAEL ST	MESA	AZ	85203
ROMANTIC ROBERT A II/DAWN W	1708 E KENWOOD ST	MESA	AZ	85203
RON B WYNN LIVING TRUST/ETAL	1731 REEDVALE LANE	LOS ANGELES	CA	90049
ROSKA BARRY G/LOPEZ-ROSKA JANICE F	1632 E KRAMER ST	MESA	AZ	85203
ROST ROBIN A/JOHN F	2016 N HALL	MESA	AZ	85203
ROWLEY PAUL S/ROBIN M TR	1814 E JASMINE CIR	MESA	AZ	85203
RUSSELL JOSEPH L/ALTA TR	1909 E JUNE CIR	MESA	AZ	85203
RUSSELL KYLE D/KEEGAN A	1635 E KRAMER ST	MESA	AZ	85203
RUSSO RICHARD/WEIS TRACI	1650 E KENWOOD ST	MESA	AZ	85203
S DAKOTA HOLDINGS LLC	2158 N GILBERT RD UNIT 119	MESA	AZ	85203

Property Owners 1,000+ Feet
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SABIN DALE J & NANCY H	1808 E JUNIPER CIR	MESA	AZ	85203
SANCHEZ CARLOS	1917 E JUNE CIR	MESA	AZ	85203
SAWYER FAMILY TRUST	2105 N KACHINA	MESA	AZ	85203
SCHIRMER KEVIN F/JANICE C	2055 N HALL	MESA	AZ	85203
SCIARRO FAMILY TRUST	1642 E KENWOOD ST	MESA	AZ	85203
SCIARRO RONALD V/JANE M TR	1642 E KENWOOD ST	MESA	AZ	85203
SCISSONS JASON WILLIAM/SHELBY MARIE	1866 E LOCKWOOD ST	MESA	AZ	85203
SEVILLA MIGUEL/TONYA	1820 E LOCKWOOD ST	MESA	AZ	85203
SH AND JG LIVING TRUST	2024 N HALL	MESA	AZ	85203
SHIFLETT STEVEN/FRANK	1645 E MCKELLIPS RD	MESA	AZ	85213
SLAWINSKI CHRISTOPHER	2213 N ASHBROOK CIR	MESA	AZ	85213
SMITH GLENN HARLEY/DIANNE BRYSON	1664 E KNOLL CIR	MESA	AZ	85203
SMITH JENNIFER K/STEVEN L	1835 E LOCKWOOD ST	MESA	AZ	85203
SORTINO BROTHERS INVESTMENTS LLC	23670 S 213TH CT	QUEEN CREEK	AZ	85142
STAMO RODICA	317 E LELAND ST	MESA	AZ	85201
STARKS HARRY J/MARITZA E	2033 N ASHBROOK	MESA	AZ	85213
STEVEN WILLIAM & KATHERINE ANN STINE REV TR	7617 E PLAZA AVE	SCOTTSDALE	AZ	85250
STORE MASTER FUNDING III LLC	8377 E HARTFORD DR STE 100	SCOTTSDALE	AZ	85255
SUMMERS JAMES/CAROLYN	1834 N KACHINA ST	MESA	AZ	85203
SWENSON JACOB R/MAKINZIE C	1658 E KNOLL CIR	MESA	AZ	85203
SWIFT TYLER	1918 E JUNE CIR	MESA	AZ	85203
SWMC HOLDINGS LLC/HARPERS ON MCKELLIPS LLC	PO BOX 28426	SCOTTSDALE	AZ	85255
SYVERSON DIPPOLITO FAMILY TRUST	1707 E KENWOOD ST	MESA	AZ	85203
TAFT DAVID R/DORENE M	1836 E LOCKWOOD	MESA	AZ	85203
TAYLOR RYAN CHRISTOPHER/ELIZABETH ANNE	1912 N KACHINA	MESA	AZ	85203
TERRANOVA ROLAND EDWARD JR/JEANNE C	1831 E KAEL ST	MESA	AZ	85203
TICE BILLY B/CONNIE M	1722 E KRAMER ST	MESA	AZ	85203
TISCHLER KENNETH MICHAEL/TARA LYN	1746 E KAEL ST	MESA	AZ	85203
TITANIUM TRUST	1801 E LOCKWOOD ST	MESA	AZ	85203
TREJO KEVIN B/DANA M	1935 E LOCKWOOD ST	MESA	AZ	85203
TUNITAS BEACH LAND COMPANY	890 OAK LEAF WY	NAPA	CA	94558
TYSON FORREST R/MELANIE C	1640 E KRAMER ST	MESA	AZ	85203
ULRICH DOUGLAS C/YVONNE E	2152 N ASHBROOK	MESA	AZ	85203
UPDIKE PAUL J/CARI F	1924 N WILLIAMS ST	MESA	AZ	85203
VALENZUELA KIMBERLY A	2139 N ASHBROOK ST	MESA	AZ	85213

Property Owners 1,000+ Feet
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VALLEY NATIONAL BANK OF ARIZONA	PO BOX 1919	WICHITA FALLS	TX	76307
VALLEY POINT REALTY LLC	1905 E MCKELLIPS RD	MESA	AZ	85203
VAUGHN KENNETH B/JULIE	2063 N HALL	PHOENIX	AZ	85203
VAVRA WENDY A	2007 N HALL	MESA	AZ	85203
VOGELSANG JOSEPH/SARAH	PO BOX 30952	MESA	AZ	85275
WAGNER ROBERT A/SHERMAN TRACEY L	1806 E JASMINE CIR	MESA	AZ	85203
WALBOM JAMES M/DAVILA CLAUDIA ZENTENO	1659 E KRAMER ST	MESA	AZ	85203
WALKER JONATHAN/SALLY	2057 N ASHBROOK	MESA	AZ	85213
WALSER DAVID K/KATHLEEN D	2136 N ASHBROOK	MESA	AZ	85213
WALTMAN WAYNE E	1920 E KAEL ST	MESA	AZ	85203
WEATHERS FLOYD R TR/WEATHERS RUTH A TR/JULIA	1664 E KRAMER ST	MESA	AZ	85203
WIGNALL RICHARD K/MAUCHLEY REED D	1715 E KENWOOD ST	MESA	AZ	85203
WILEMON JAMES STEVEN/PATRICIA ANN TR	2128 N ASHBROOK CIR	MESA	AZ	85213
WILLIAM PAUL AND ANITA YOUNG ARCHER TRUST	1723 E KENWOOD ST	MESA	AZ	85203
WINDHORST ROGIER A/JEAN E TR	1825 E KENWOOD ST	MESA	AZ	85203
WIRKEN CHARLES W	1708 E KNOLL ST	MESA	AZ	85203
WITKIN T B/R L FAMILY TRUST	1841 E LYNWOOD ST	MESA	AZ	85203
WOOD BRADLEY/LAURIE	2054 N ASHBROOK	MESA	AZ	85213
WOODALL DAVID O/CARLSON TAWNY L	1863 N WILLIAMS DR	MESA	AZ	85203
ZHANG CHEN/QIU BING	6926 E SIERRA MORENA CIR	MESA	AZ	85207

Source: Maricopa County Assessor, 2021

HOAs and Registered Neighborhoods
1830 E. McKellips Rd.

Registered Neighborhoods and City of Mesa									
Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	City	State	Zip
Rancho De Arboleda	Kay	Murphy	2659	E	Kael	St	Mesa	AZ	85213
Gilburr Estates	Connie	Wiekhorst	1902	E	Inglewood	St	Mesa	AZ	85203
East Orangewood Estates	Maureen	Stewart	1846	E	Grandview	St	Mesa	AZ	85203
Citrus Highlands	Mike	Golio	2458	E	Kael	Cir	Mesa	AZ	85213
Lehi (Community Improvement Association)	Paul	Heywood	255	E	Lehi	Rd	Mesa	AZ	85201
Gilburr Estates	Linda	Grant	1726	N	Kachina		Mesa	AZ	85203
Royal Palms Neighborhood	Fred	Ash	1510	E	Jasmine St		Mesa	AZ	85203
Gilburr Estates	Linda	Pringle	1937	E	Inglewood	St	Mesa	AZ	85203
Lehi (Community Improvement Association)	Michelle	McCroskey	3021	N	Chestnut	Cir	Mesa	AZ	85213
Citrus Highlands	Rob	Wilcox	2521	E	Hermosa Vista		Mesa	AZ	85213
Villas at Royal Palms	Sheila	Towle					Mesa	AZ	85216
Lehi (Community Improvement Association)	Mark	Freeman	1118	E	Lockwood	St	Mesa	AZ	85203
La Mariposa Villas VI HOA	Mike	Gerson	4801	S	Lakeshore, Unit 203	Dr	Mesa	AZ	85282
Friendly Cove/Forest Knoll	Daniel	Skinner	2632	N	Hall	Cir	Mesa	AZ	85203
Friendly Cove/Forest Knoll	Shane	Buntrock	1638	E	Mallory	St	Mesa	AZ	85203
Friendly Cove/Forest Knoll	Steve	Beck	1710	E	Lockwood	St	Mesa	AZ	85203
Lehi (Community Improvement Association)	Rolland	Shill	2445	N	Mesa	Dr	Mesa	AZ	85203
Rancho De Arboleda	Sue	McAleavey	2645	E	Leonora	St	Mesa	AZ	85213

HOA Name	Corp Comm Link
Harris Park	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08242295
Glenwood Parke	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09754521
La Mariposa Villas Six	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=02001490
Las Maderas	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01506184
Old Mesa Villas	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01529770
Pueblo Viejo	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01156402
Regency at Garden Grove	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08065236
Stapley Court North Townhomes	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01949797

HOAs and Registered Neighborhoods

1830 E. McKellips Rd.

Stapley Greens	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01761501
Summit Shadows	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09537400
The Greens at Royal Palms	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08455730
Villas at Royal Palms Condominiu	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08780129
Harris Crossing	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=13484158
Whispering Oaks	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=20709430

Neighborhood Meeting Summary
West of the NWC McKellips and Gilbert

Residential Rezone: ZON21-00291
Parking Strip Rezone: ZON21-00293
Commercial Site Plan Review: ZON21-00206

May 10, 2021 at 6:00 pm
Online Zoom Neighborhood Meeting www.zoom.us Meeting ID: 840 6937 9199

The neighborhood meeting began at approximately 6:02 pm and ended at 6:43 pm. Citizens that were present ranged from 10-13 in the duration of the meeting. Present for the applicant were as follows: Jeff Kost, Travis Carter, Jesse Macias (Architect) for the Property Owner and commercial development; Chris Brown and Haden Shevalier for the Residential Developer; and Sean Lake and D.J. Stapley f rom Pew & Lake, PLC.

The format for the meeting was a formal presentation, followed by a question-answer session using Zoom's technology. Mr. Lake made introductions and gave a brief presentation supported by PowerPoint slides (see attached), summarized as follows:

- Introductions
- Explanation of the meeting format and question-and-answer session
- General Plan and Zoning maps
- Project location, surrounding properties
- Described the proposed developments: Residential, Commercial Site Plan, Strip of Parking Rezone, connecting driveways for the commercial portion, and pedestrian connections between the projects
- Designed for no commercial uses backing up to residential
- The residential portion will have various open space amenities. On the plans, 12-16 elevations are proposed to provide variety and quality to the design, which is a high number considering the size of the development.

After the presentation, Mr. Lake opened up the meeting for questions and answers, summarized as follows:

1. Support for the proposal – Most property owners did not oppose the development, and some voiced support for the proposed residential and commercial projects. They liked the design, and felt like it will be a quality addition to the area.
   A. This was acknowledged, the proposal was carefully designed with respect the the area.

2. General questions were raised regarding the commercial site plan. There did not seem to be any objection to the proposed commercial land uses.
   A. Mr. Lake described the various aspects of the development plan to answer the few general questions raised.

3. A neighbor voiced appreciation for the applicant answering questions and assisting with the public outreach process and the virtual neighborhood meeting.
   A. This was acknowledged.

4. Traffic – A neighbor who owns the property south of McKellips from the commercial development did not oppose the project but voiced concerns about traffic congestion and safety on McKellips Road and whether center medians would be considered. He appreciated the explanation that the residential access would be separate from the commercial access and felt like that would help.

   A. The City's Traffic Engineering Department has a traffic plan and standards for streets like McKellips, a major arterial road. The applicant will be required to adhere to the City's traffic engineering requirements for whatever has been planned on McKellips Road – whatever the City requests regarding right-of-way improvements, we will be required to construct. In this case, McKellips is already built-out, and to our understanding will not be widened. Because the street improvements are already in place, the main remaining issues for this case would be looking at how to help facilitate efficient traffic onsite, driveway configuration between the buildings, and the entry/exit points.

   Residential uses have less traffic than commercial uses, so this proposal will help reduce the traffic generation. Also, the residential vehicular entry will be separate from the commercial entry.

5. A neighbor questioned the density, smaller home sizes, building form, and design of the two-story products and preferred lower density residential.
   A. This was acknowledged. The proposed features like landscaping, buffers, open space, single-family use, and design character, and gated community concept are all part of what will make a nice development. Various types of elevations are proposed. For this property on a major road and adjacent to commercial uses, we feel like this is a good request.

6. An adjacent neighbor stated she was concerned about having backyards of homes adjacent to her home versus commercial uses. Some discussion occurred on this point. In contrast, more than one other property owner stated that residential uses are a more palatable alternative than the back of commercial buildings.

A. **Project designers for the residential project designed a high quality neighborhood. The backyards are comparable type of situation to the backyards of the neighborhood to the north. We will look at the project to see what landscaping options are possible. However, this property creates a nice transition with no commercial uses up against the adjacent neighborhood. This will ensure there are no immediate views to the back of commercial buildings, no loading docks, to trucks passing by, etc. Proposed is a good buffer with good architectural design.**

7. As part of the above discussion, a couple neighbors noted that the residential project includes two story homes and felt there could be potential privacy issues associated with that. They asked whether any single-story homes were proposed.
   A. **Like the previous response, this development proposes a similar kind of land uses – single-family homes to single-family homes, a nice buffer to the more intense commercial uses. The architecture is nice with various design options and floorplans ranging from 1,700- 2,400 square feet. The design and plan for this property is for only two-story, which is allowed in this zoning district as with the adjacent neighborhood. Even though this is a similar use, proposed are no upper level balconies. Only ground level access to the outdoors will be provided, which will limit views to the adjacent properties. The backyards will be landscaped like the adjacent neighborhood, which will complement the area and possess quality features.**

8. We miss the nursery, but glad to see a development such as this.
   A. **Acknowledged.**

Participant List Neighborhood Meeting West of the NWC McKellips and Gilbert Mesa, AZ
May 10, 2021 at 6:00 pm
Online Zoom Neighborhood Meeting www.zoom.us Meeting ID: 840 6937 9199

Zoom Meeting Participant List:

Applicant:

Property Owner, Commercial Developer:

- Jeff Kost, Travis Carter, Jesse Macias (Architect)

Residential Developer, Residential Pursuits:

- Chris Brown, Haden Shevalier

Pew & Lake, PLC: Sean Lake, D.J. Stapley

Public:

Total Participants: (12)*

-604912
Chas Wirken
CW
George
Gilbert Maxwell
Jan Butler
Julie Beavers
KJ Collins
Paul Updike
Richard Russo
Rogier
Windhorst
Sharon Baird

*Note – This is a count based on the the total devices registered, logged-in, and observed during the Zoom meeting. Additional participants could have been viewing the meeting from the devices connected to the meeting.