

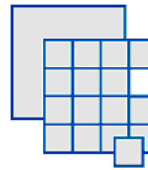
# Brown & 202 Townhomes

Rezoning, Site plan and Preliminary Plat  
SWC Brown Road & Loop 202 Freeway

## Project Narrative

---

*Submitted by:*



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

Reese L. Anderson  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
Phone: (480) 461-4670  
[reese.anderson@pewandlake.com](mailto:reese.anderson@pewandlake.com)

*On behalf of:*  
Thrive Development

**Case Number: ZON20-00700**

---

June 24, 2021

## Contents

I.	Introduction .....	3
II.	Development Requests.....	3
III.	Existing Site Conditions and Relationship to Surrounding Properties.....	4
IV.	Project Description .....	5
V.	General Plan Conformance .....	8
VI.	Rezoning & PAD Analysis .....	9
VII.	Conclusion.....	10

## Tables & Figures

Figure 1 – Site Aerial .....	3
Figure 2 – Surrounding Zoning Classification Map .....	5
Figure 3 – Surrounding General Plan Designation Map .....	5
Figure 4 – Preliminary Site Plan .....	6
Table 1 – Relationship to Surrounding Uses.....	4
Table 2 – Development Standards.....	7

# Project Narrative

## I. Introduction

Pew & Lake, PLC, on behalf of our client, Thrive Development, LLC, is pleased to submit this Project Narrative for the Brown & 202 Townhomes, a multi-family development on a 3.59 gross acre infill property (2.8 net acres) located at 8137 E. Brown Road (SWC Brown Road and Loop 202 Red Mountain Freeway). See Figure 1, below. The property is identified on the Maricopa County Assessor's map as parcel APN: 218-08-854A. The small size of the site, its location along an established arterial road, and the by-passed nature of the site makes it ideal for a townhome residential development.

*Figure 1 – Site Aerial*



## II. Development Requests

This application contains three (3) requests:

1. To rezone the site from RS-9 to RM-2-PAD;
2. Approval of the associated site plan; and
3. Approval of the associated preliminary plat.

Approval of these requests will allow for the development of a 36-unit, residential townhome project as shown on the Site Plan included with this narrative. We note that that the elevations provided herein are conceptual in nature to provide the reviewer with the sense of quality, design and materials, in conjunction with the PAD analysis.

### III. Existing Site Conditions and Relationship to Surrounding Properties

The subject parcel is currently vacant and with some topography changes along the north and east sides of the property due to the proximity of Brown Road crossing the CAP Canal. This parcel previously was acquired by the Arizona Department of Transportation (ADOT) as part of its efforts to construct the Loop 202 Freeway and thereafter sat idle for many years. ADOT recently declared the property an “excess” parcel and sold it to our client. Given its small size, unique property line along Brown Road, and the challenged access given ADOT restrictions, development of this site lends itself to this type of a multifamily project.

As shown on the aerial map below, the site is an in-fill parcel surrounded by existing developments including Heritage Village Assisted Living to the west. To the north is Brown Road and the City of Mesa Red Mountain Baseball Complex. To the east lies the Viewpoint Golf Course, the CAP canal and the Loop 202 Freeway. To the south is the Gila Ridge subdivision which contains single-family detached homes on lots approximately 9,000 sq. ft in size. Brown road is an arterial road and is a full access intersection (via roundabouts) with the Loop 202.

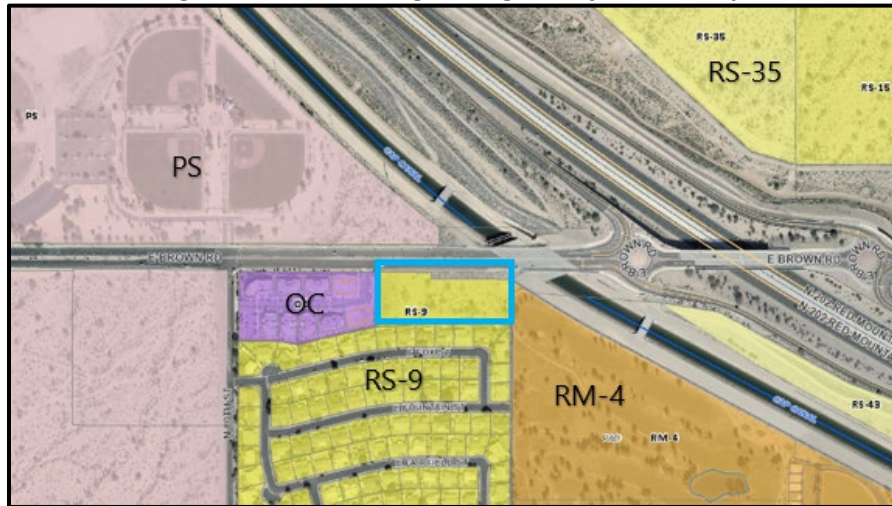
The surrounding uses, general plan land use designation and zoning are shown in Table 1 below. Also shown below, as detailed in Figures 2 and 3, the project site is currently zoned RS-9 and is designated in the City of Mesa General Plan as Neighborhood.

**Table 1 - Relationship to Surrounding Uses**

Direction	General Plan Land Use Designation	Existing Zoning	Existing Use
North	Park	PS	Red Mountain Baseball Complex; Brown Road & Loop 202 Freeway
East	Neighborhood	RM-4-PAD	Viewpoint RV & Golf Resort; CAP Canal, and Loop 202 Freeway
South	Neighborhood	RS-9	Single-family residential
West	Neighborhood	OC	Heritage Village Assisted Living
Project Site	Neighborhood	RS-9	Vacant



**Figure 2 - Surrounding Zoning Classification Map**



**Figure 3 – Surrounding General Plan Designation Map**



## **IV. Project Description**

The proposed development features 36 total units located around a central amenity area, which highlights the project and provides vehicular and pedestrian connections directly to all units. The pedestrian connections are accomplished with concrete sidewalks which differentiate from the asphalt drive aisles. Townhome owners enjoy attractive amenities such as pickleball, grass areas, and a splash pad.

The entrance is located on the far west side of the property and connects with Brown Road as a right-in, right-out only driveway. Access into the site is controlled through a gate; thus, ensuring the site remains private and secure. The entrance is clearly marked with a monument sign and landscaped areas which welcome the owners and guests. There is a secondary, emergency-access-only entrance that is also provided onto Brown Road and is located generally in the middle of the site. Due to ADOT controlled access rights along Brown Road, all access points need to be as far west as possible. ADOT has been contacted and has provided preliminary approval of the emergency access location as shown on the site plan.

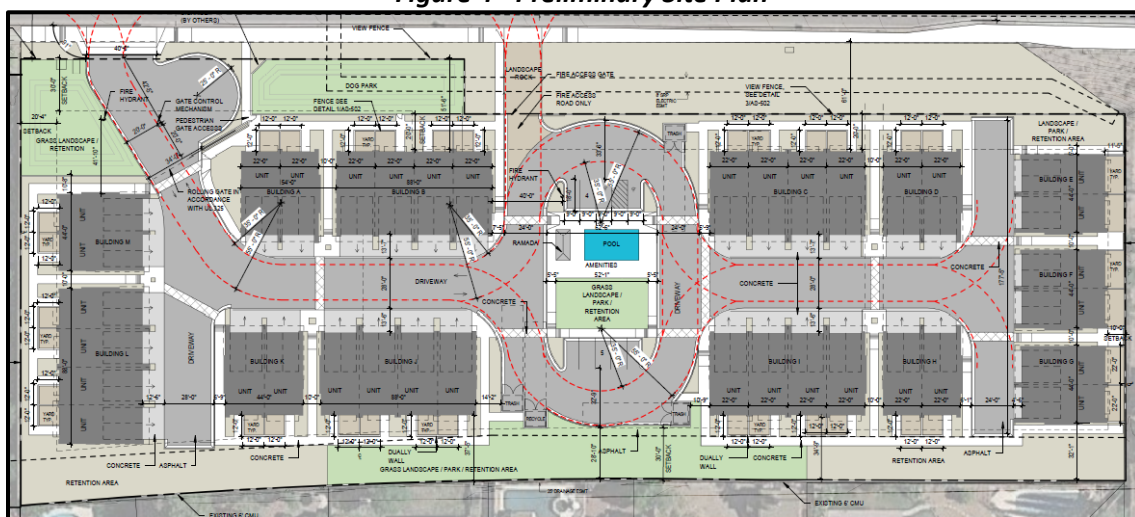
The proposed townhome units will be approximately 1,510 sq. ft. in size and contain 3 bedrooms. Each unit benefits from a minimum 10 ft. by 12 ft. private yard, with some yards on the east side being larger. Patios are at least 149 sq. ft. and maintain view fencing per code along Brown Road with the side and rear unit yards providing 6 ft. dually walls to secure those private areas. Additional balcony private open space areas are also provided in excess of the code requirement.

Each townhome has a two-car garage accessed from the private street with internal stairs for each unit. Garages meet the minimum depth and width requirements for a two-car standard garage per the City's requirements. The required City of Mesa parking is met under multi-family standards with an additional eight (8) stalls above the minimum standard. Guest parking is located adjacent to the amenity areas, which they are intended to serve. Through the use of the community's CC&R's, guest parking will be further restricted to ensure that parking in the internal drive aisles does not occur.

The community has been designed with a modern architectural flare and limits the building heights to two-stories. Building sizes are varied between two (2) and four (4) units to create a visual distinction between buildings and provide additional interest. One of the more unique features of this project is that the fronts of the townhomes face the surrounding properties – in other words, the fronts are all outward looking.

The project maintains an outstanding degree of open space percentage despite its small size with only 25% of the site being covered with buildings and 62% lot coverage. The total open space, including landscape, retention and amenity areas, is approximately 32% of the site. The significant open space on the property also serves the intention of the Community Policing Through Environment Design (CPTED) concepts. Private areas remain private and the open "public" areas of the development are directly accessible and visible. The proposed site plan is shown in Figure 4 below.

**Figure 4 - Preliminary Site Plan**



Because this is an in-fill site, all utilities and services are in place in Brown Road and capable of easily being accessed and incorporated into this development. The onsite water and sewer services and other utilities will be supplied via these connections and water will be looped

through the site. The new development will maintain its own landscaping and amenities through a homeowner's association.

The development's conformance and deviations from RM-2 development standards are detailed below. Anticipated deviations from RM-2 standards are **bolded** in Table 2 below.

<i><b>Table 2 - Development Standards</b></i>		
<b>Standard</b>	<b>RM-2 Required</b>	<b>Proposed</b>
Minimum Lot Area (sf)	7,200	140,698
Minimum Lot Area per Dwelling Unit (sf)	2,904	1,360
Maximum Height (ft)	30	27
Maximum Number of Stories	2	2
Maximum Density (du/ac)	15	11.13
Maximum Lot Coverage (% of Lot)	70	62
Maximum Building Coverage (%)	45	25
Minimum Landscape Yard (ft)		
Front (Brown) (ft)	30	<b>20</b>
Side (East) (ft)	15	<b>10</b>
Side (West) (ft)	15	20
Rear (South) (ft)	25	28
Minimum Building Setback (ft)		
Front (Brown) (ft)	30	<b>20</b>
Side (East) (ft)	30	<b>10</b>
Side (West) (ft)	30	<b>20</b>
Rear (South) (ft)	30	30
Minimum Yard for 10' Patio Encroachment (ft)	20	<b>10</b>
Minimum Separation Between Buildings (ft)	30	<b>10</b>
Maximum Number of Adjacent Garages	3	<b>4</b>
Minimum Garage Recess (ft)	3	3
Minimum Private Open Space (sf/unit)	120	149
Minimum Common Open Space (sf/unit)	200	1,527
Percent of Private Open Space Covered (%)	50	<b>0</b>
Parking Spaces (per unit)	2.1	2.25
Building Entrance Projection or Recess (feet)	5	<b>3</b>

### **Alternative Compliance**

This project provides alternative compliance to Mesa design standards as allowed under the Mesa Zoning Ordinance. The project elevations offer a contemporary design featuring significant building form articulation and subtle material variations which produce a desirable architectural contrast for this in-fill parcel.

There are three primary materials utilized for the site, namely, stucco, porcelain tile and glazing. Stucco is utilized in three distinct presentations including white as an edge treatment on buildings, charcoal on patio insets, and beige utilized on pop outs. Stucco comprises up to 56% of the front elevations and up to 38% on the rear garage elevations which are both well below the 75% maximum standard. The additional primary materials provided on the front and rear elevations are porcelain tile and glazing which together are more than the 25% minimum requirement. Thus, instead of providing two primary materials, which is standard, the proposal utilizes three primary materials.

Secondary metal material is utilized with the contemporary themed garages. This further delineates the use of materials for these buildings.

The ground floor enclosed patios will also provide additional architectural variation. Patios will be enclosed with a CMU wall which provides an appropriate contrast to the main building architecture.

The side elevations, as shown as a part of this submittal, are intended to complement the front and rear elevations which will be garnering the majority of visual attention. The simple contrast provided on the side elevations is intended to support the articulation and materials scheme provided on the front and rear elevations.

We respectfully submit that the proposed alternatives are aesthetically more complementary to the site, better fit into the context of the area, improve the overall architectural appeal of the area and meet the design objectives as described in the City's General Plan.

### **V. General Plan Conformance**

The proposed development and its concepts are consistent with the intent of the City of Mesa General Plan. Under the Neighborhood General Plan designation this location is encouraged to develop a variety of housing types. The Residential Multiple (RM) designation fits squarely within the long-term vision of the City's General Plan and RM-2 is one of the primary zoning districts within the Neighborhood General Plan designation.

The proposed development offers an opportunity for quality housing that contributes to long-term stability and quality of the overall area. The proposed development adheres to the General Plan by accomplishing the following roles that relate to the General Plan Goals, Objective and Policies:

- RM-2 zoned property is an encouraged use in Neighborhood areas with a townhome product allowed in the RM-2 zoning district (see Mesa 2040 General Plan page 7-11).

- Accessible, usable community space is spread throughout the community and is the focus of the development (see Mesa 2040 General Plan page 7-10).
- The development ensures compatibility and consistency with the southern residential boundary by providing landscape and building setbacks which meet the code requirement for multi-family development next to residential (Mesa 2040 General Plan Chapter 7: Character Areas Land Use Policy 1).
- Providing opportunities for a variety of housing in this area of east Mesa by adding townhome options for residents (see Mesa 2040 General Plan page 4-6).

## **VI. Rezoning & PAD Analysis**

Development of this very small parcel for single family detached homes will prove fruitless under the current RS-9 zoning designation, especially given its location and narrow configuration. A multiple family residential designation is necessary to develop this small, remnant parcel which is adjacent to a major freeway. Nor is this a reasonable location for retail or commercial uses given the challenged access. The proposed deviations create a unique, high quality, and innovative design beyond standard code requirements including providing desirable central amenities and an attractive site layout, all while balancing the interest of the adjacent neighbors and the City as a whole.

Please note that the front (north) setback requests are unique due to the way the property line jogs in and out along this frontage due to the ADOT controlled access points. Thus, technical deviations are requested given the existing property line, but the actual building setback is over 71 feet from the existing public road and sidewalk which, to our understanding, is not proposed for expansion.

The south building setback to the nearest building is 30 feet, but a 34-foot setback is provided to the southeasterly units where interested neighbors currently live and this is an increase over the required 30 feet for a 2-story building adjacent to an RS zoned district. The requested setback deviations to the assisted living to the west and the golf course to the east are justified given the non-residential land uses and the increased setbacks described to the south and north.

As mentioned in the project description above, building sizes are varied between two and four units to create a visual distinction and variety between the buildings. This design is superior to providing two, 3-unit buildings as would be required under strict adherence to the maximum adjacent garage standard. The proposed front and rear elevations meet the material calculation standards under Mesa's new quality development design guidelines.

The areas for private open space meet the Mesa standards. However, a deviation allowing no permanent covering of the open space is requested. This design feature will lessen the visual impact which balconies would place on adjacent properties. Covering the private open space will have the effect of highlighting the setback requests along the sides and will encumber the rear design. Building articulation is accomplished in other ways including through the uses of a varied stucco system and material differentiations.

## **VII. Conclusion**

The proposal for this project will provide a multi-family residential, 36-unit, townhome project within the City of Mesa on a remnant parcel. This new project will create an opportunity for additional housing choices in this area.

This application is consistent with the land use patterns already established in the immediate area and is therefore compatible with the vision established by the City of Mesa General Plan and the standards established in the Zoning Ordinance for the RM-2 zone. The townhomes will prove to be an excellent development at this unique location. The applicant and property owner look forward to working with the City of Mesa to create this quality project, and respectfully request approval of this application.






1630 W GUADALUPE RD  
GILBERT, AZ 85233  
T. 480.580.1116

BROWN & 202 MULTIFAMILY

PROJECT TEAM

ARCHITECT  
EDIFICE  
1630 W GUADALUPE RD,  
GILBERT AZ 85233  
T 480.580.1116  
CONTACT: DANE ASTLE



**Larson Engineering, Inc.**  
6380 E THOMAS ROAD, SUITE 300  
480.212.4200  
www.larsonengr.com

© 2020 Larson Engineering, Inc. All rights reserved.

#	DESCRIPTION	DATE

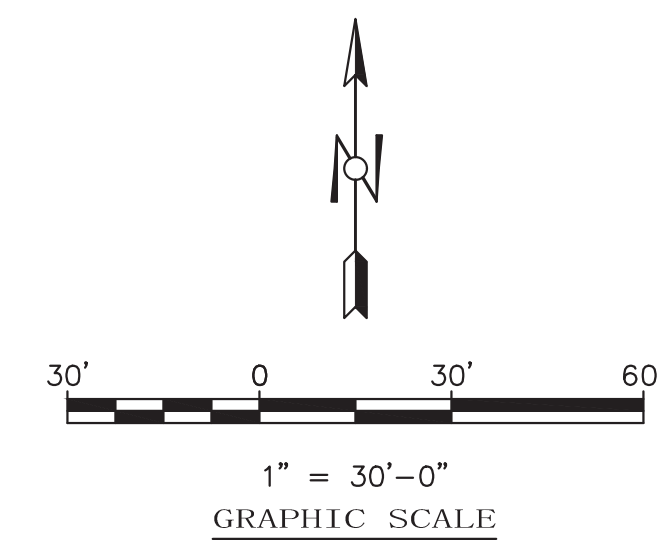
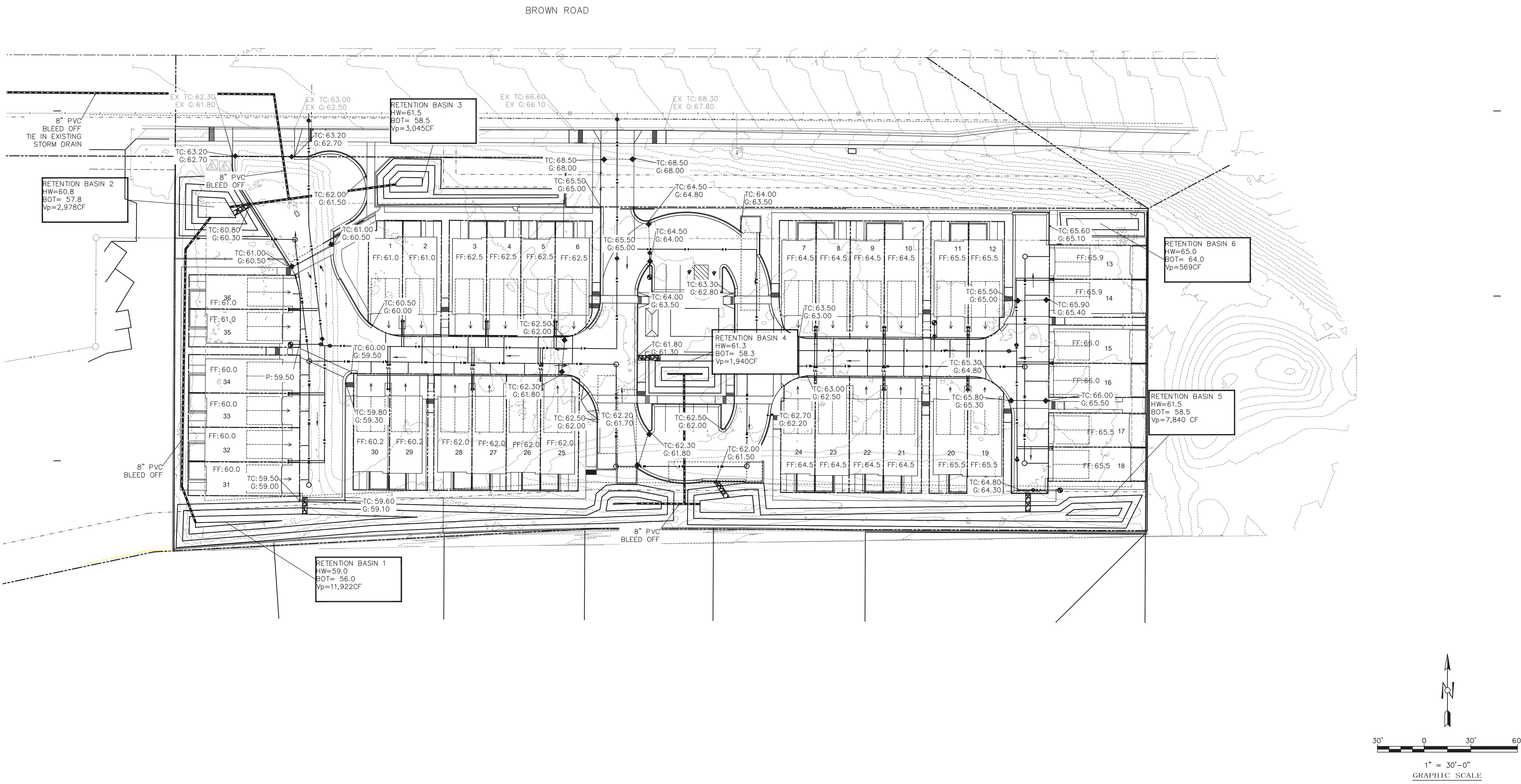
PRELIMINARY 06/23/21

PRELIMINARY GRADING PLAN

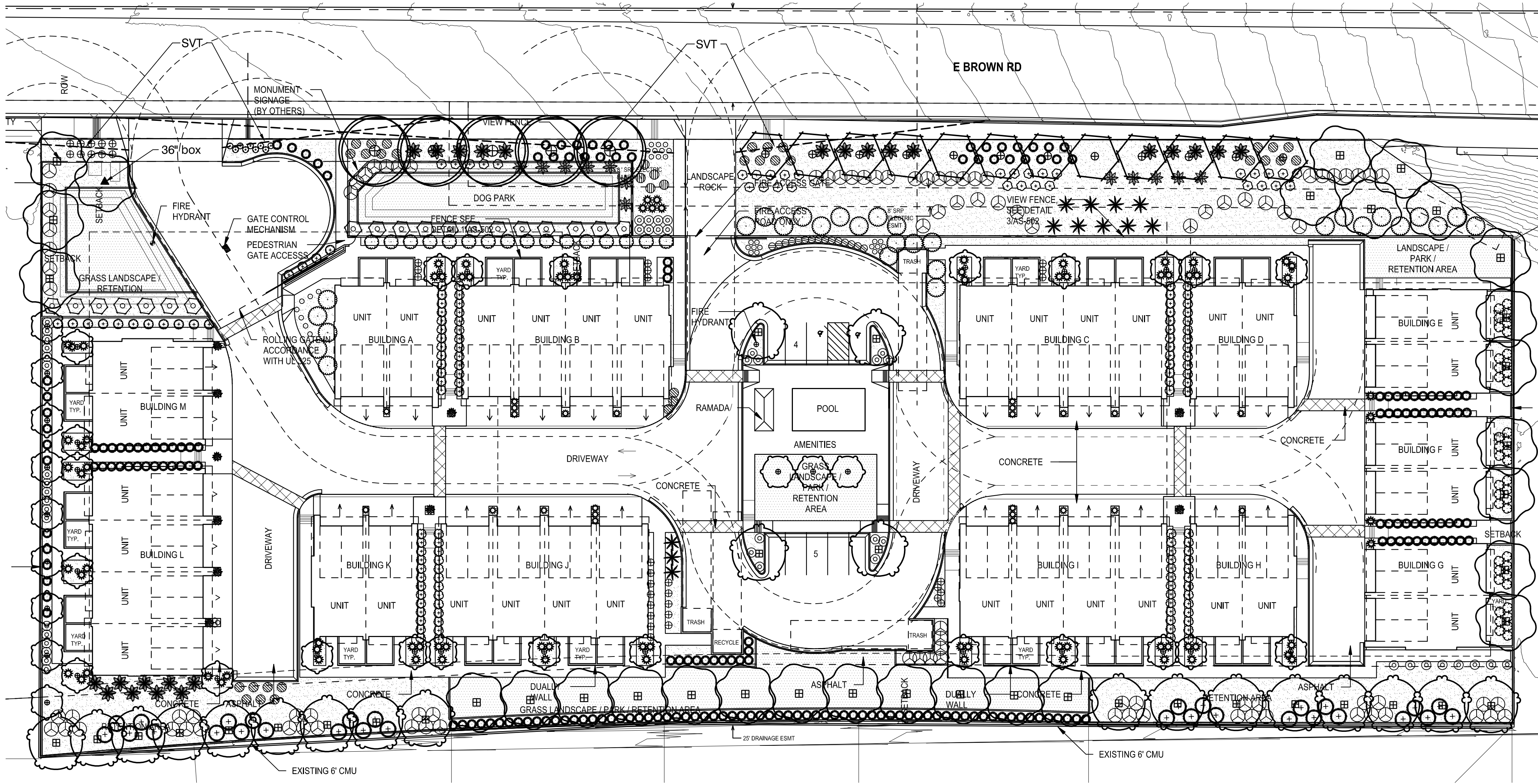
C1

RETENTION REQUIRED:  
100 YEAR 2 HOUR STORM EVENT  
SITE AREA: 139,449 SF  
WEIGHTED C: 0.80  
D(FT): 2.2  
VREQ: 20,452 CF

BASIN	DEPTH(FT)	VOL(CF)
1	3	11,922
2	3	2,978
3	3	3,045
4	2	1,940
5	3	7,840
6	1	569
TOTAL		28,294 CF







PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Callia secundiflora Texas Mountain Laurel	1" caliper	36
	Olneya tesota Desert Ironwood	24" Box	12
	Parkinsonia x `Desert Museum` Desert Museum Palo Verde	36" Box	5
	Quercus virginiana `Heritage` Heritage Southern Live Oak	24" Box	27
	Quercus virginiana `Heritage` Heritage Southern Live Oak	36" Box	1
	x Chitalpa tashkentensis `Pink Dawn` Pink Dawn Chitalpa	24" Box	21
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Agave desmettiana Dwarf Century Plant	5 gal.	10
	Bougainvillea x `Barbara Karst` Barbara Karst Bougainvillea	5 gal.	29
	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal	30
	Callistemon citrinus `Little John` Little John Dwarf Bottlebrush	5 gal.	42
	Carissa macrocarpa `Boxwood Beauty` Beauty Natal Plum	5 gal.	104
	Chrysactinia mexicana Damianita	1 gal	9
	Dasylirion longissimum Toothless Desert Spoon	5 gal	12
	Dodonaea viscosa `Purpurea` Purple Leafed Hopseed Bush	5 gal	16
	Euphorbia antisiphilitica Candelilla Euphorbia	5 gal	24
	Hesperaloe funifera New Mexico False Yucca	5 gal	24
	Hesperaloe parviflora `Brakelights` TM Brakelights Red Yucca	5 gal.	82
	Justicia spicigera Mexican Honeysuckle	5 gal	15
	Lantana montevidensis Trailing Lantana	1 gal	5
	Lantana montevidensis `New Gold` Trailing Lantana	1 gal	31
	Leucophyllum frutescens `Compacta` Compact Texas Ranger	5 gal	96
	Melampodium leucanthum Blackfoot Daisy	1 gal	37
	Muhlenbergia capillaris `Regal Mist` TM Regal Mist Deer Grass	5 gal	199
	Phoenix roebelenii Pigmy Date Palm Multi-Trunk	5 gal.	12
	Rhamphilepis indica Indian Hawthorn	5 gal.	32
	Ruellia penninsularis Wild Petunia	5 gal	46
	Tecoma stans angustata Yellow Bells	5 gal	19
	Tetraeneuria acaulis Angellita Daisy	1 gal	35
GROUND COVERS	BOTANICAL / COMMON NAME	QTY	
	Cynodon dactylon `Midiron` Bermuda Grass	11,573 sf	

SIGHT VISIBILITY TRIANGLE CRITERIA  
BROWN ROAD IS A SIX LANE DIVIDED ROAD AND HAS A POSTED SPEED LIMIT OF 45 MPH. A SPEED OF 50 MPH WAS USED AND A SIGHT DISTANCE OF 662 FEET IS USED

REFERENCE NOTES SCHEDULE

SYMBOL	CONCRETE CURB DESCRIPTION	QTY	DETAIL
	New Mowstrip	441 lf	/
SYMBOL	ROCK DESCRIPTION	QTY	DETAIL
	3/4" Screened Express Carmel Decomposed Granite at 2" depth. NOTE: the quantity shown is an estimate. The contractor will be responsible to verify in the field the exact quantity needed.	36,347 sf	

1630 W GUADALUPE RD  
GILBERT, AZ 85233  
T 480.580.1116

BROWN & 202 MULTIFAMILY

8137 E BROWN RD, MESA AZ 85207

PROJECT TEAM

ARCHITECT  
EDIFICE  
1630 W GUADALUPE RD,  
GILBERT, AZ 85233  
T 480.580.1116  
CONTACT: DANE ASTLE  
  
LANDSCAPE ARCHITECT  
EVERETT LANDSCAPE  
ARCHITECTURE  
6628 E BASELINE RD, SUITE 102  
MESA AZ 85206  
T 480.296.8736  
CONTACT: TOM EVERETT

# DESCRIPTION DATE

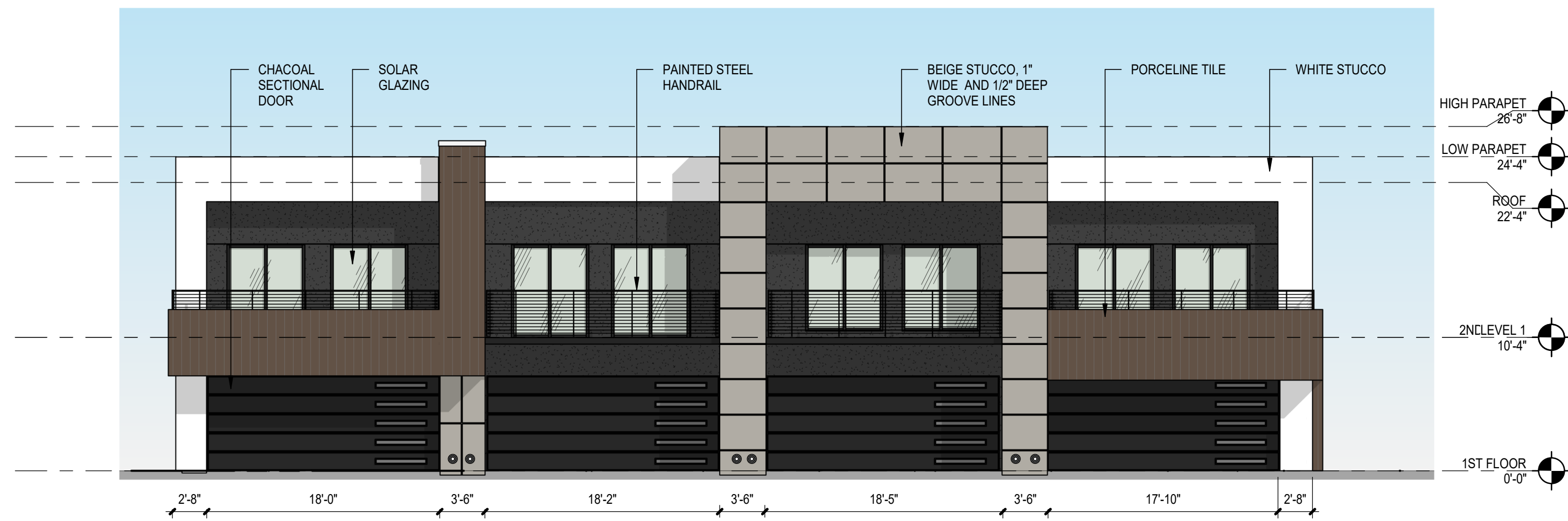
PRE-SUBMITTAL  
08/05/20

PRELIMINARY  
LANDSCAPE PLAN

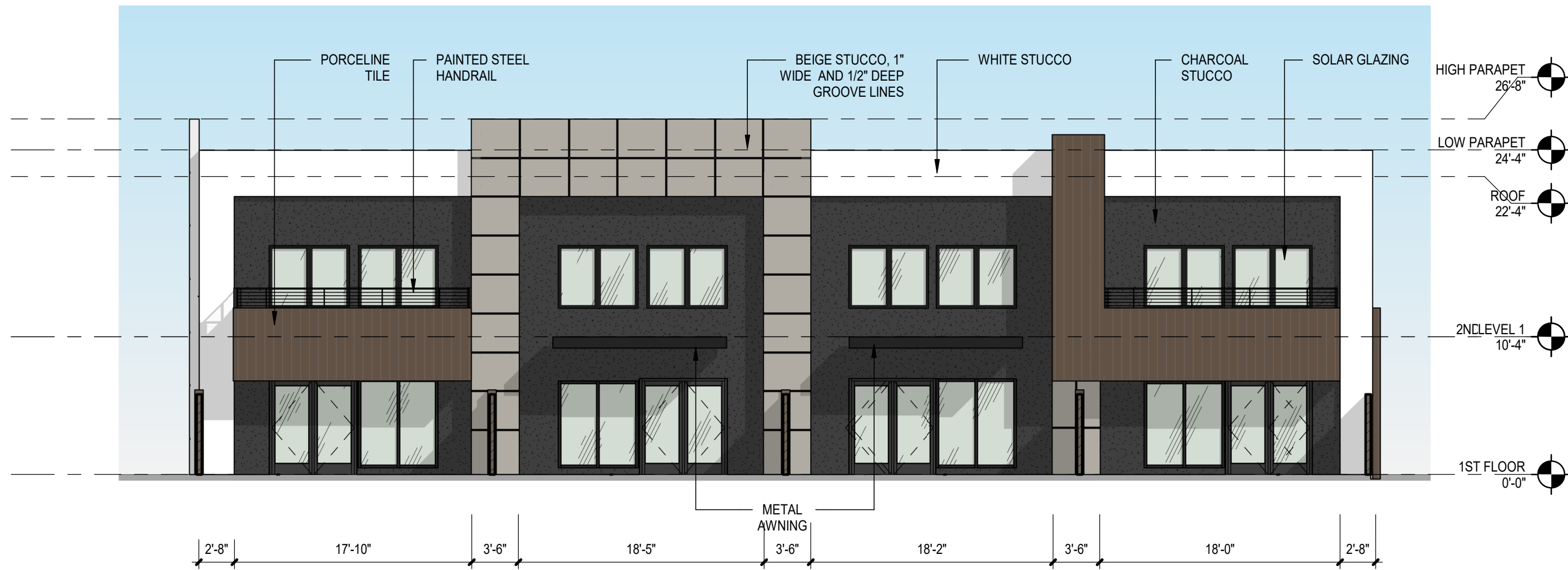


PROJECT TEAM

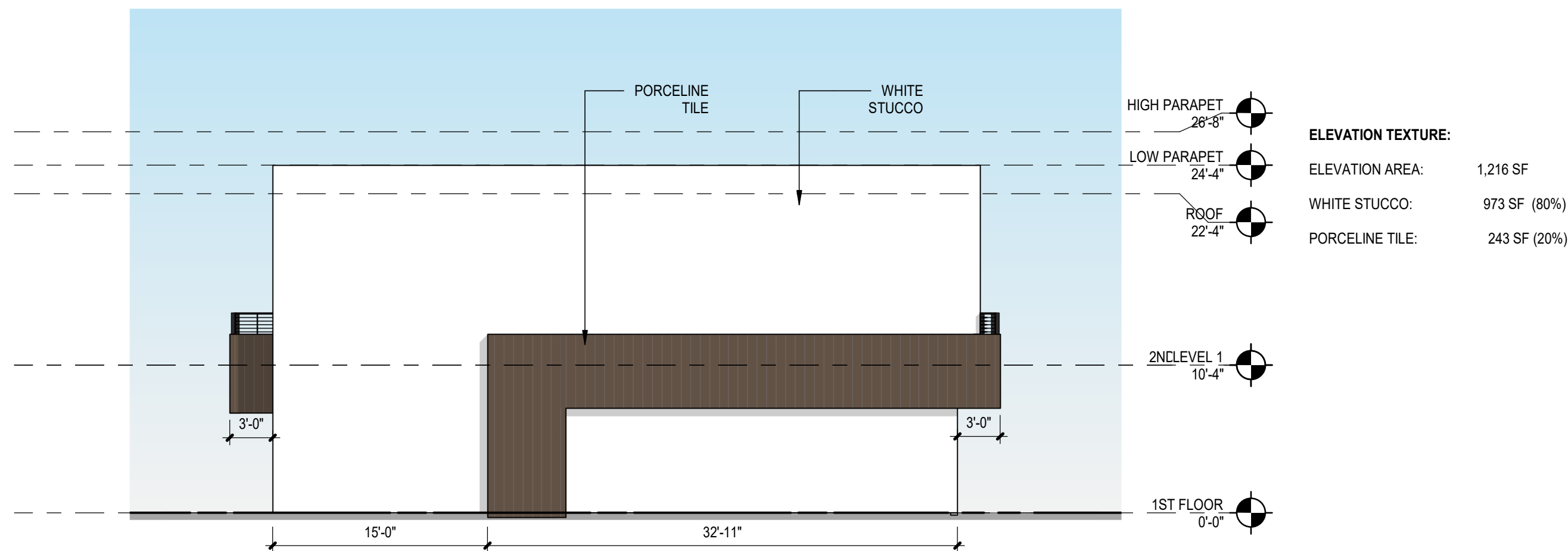
EDIFICE  
Architect  
1630 W Guadalupe Rd.  
Gilbert, AZ 85233  
T. 480.580.1116  
Contact: Dane Astle



1 ELEVATION GARAGES  
1/8" = 1'-0"



2 FRONT ELEVATION  
1/8" = 1'-0"



3 SIDE ELEVATION  
1/8" = 1'-0"

ELEVATION TEXTURE:  
ELEVATION AREA: 2,240 SF  
WHITE STUCCO: 300 SF (14%)  
CHARCOAL STUCCO: 220 SF (10%)  
BEIGE STUCCO: 320 SF (14%)  
PORCELAIN TILE: 300 SF (14%)  
GLAZING: 290SF (13%)

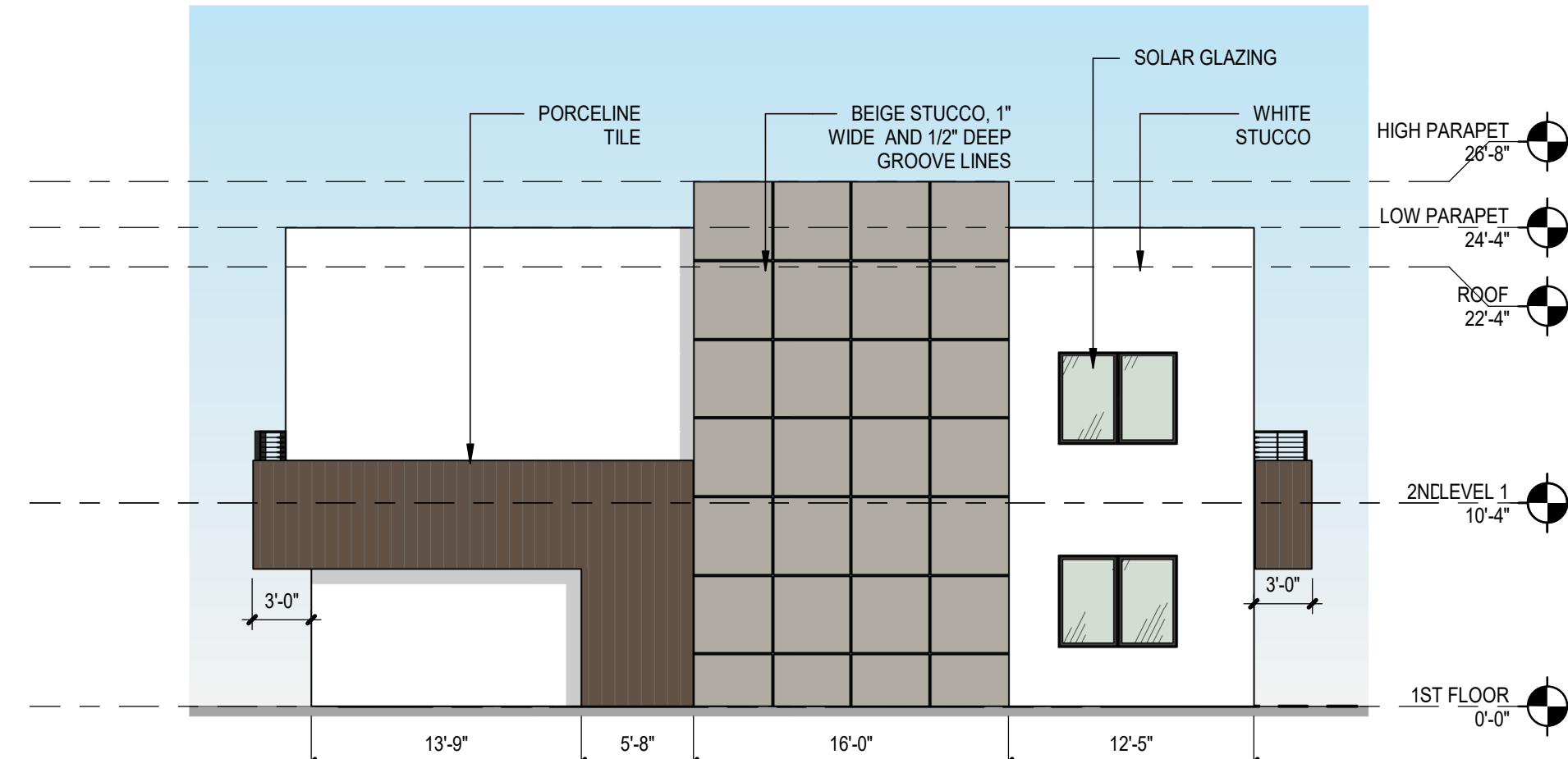


BROWN ROAD PERSPECTIVE

ELEVATION TEXTURE:  
ELEVATION AREA: 2,240 SF  
WHITE STUCCO: 300 SF (14%)  
CHARCOAL STUCCO: 484 SF (21%)  
BEIGE STUCCO: 335 SF (14%)  
PORCELAIN TILE: 300 SF (14%)  
GLAZING: 290 SF (13%)



MAIN DRIVEWAY PERSPECTIVE



4 SIDE ELEVATION 2  
1/8" = 1'-0"

PROJECT TEAM

EDIFICE  
Architect  
1630 W Guadalupe Rd.  
Gilbert, AZ 85233  
T. 480.580.1116  
Contact: Dane Astle

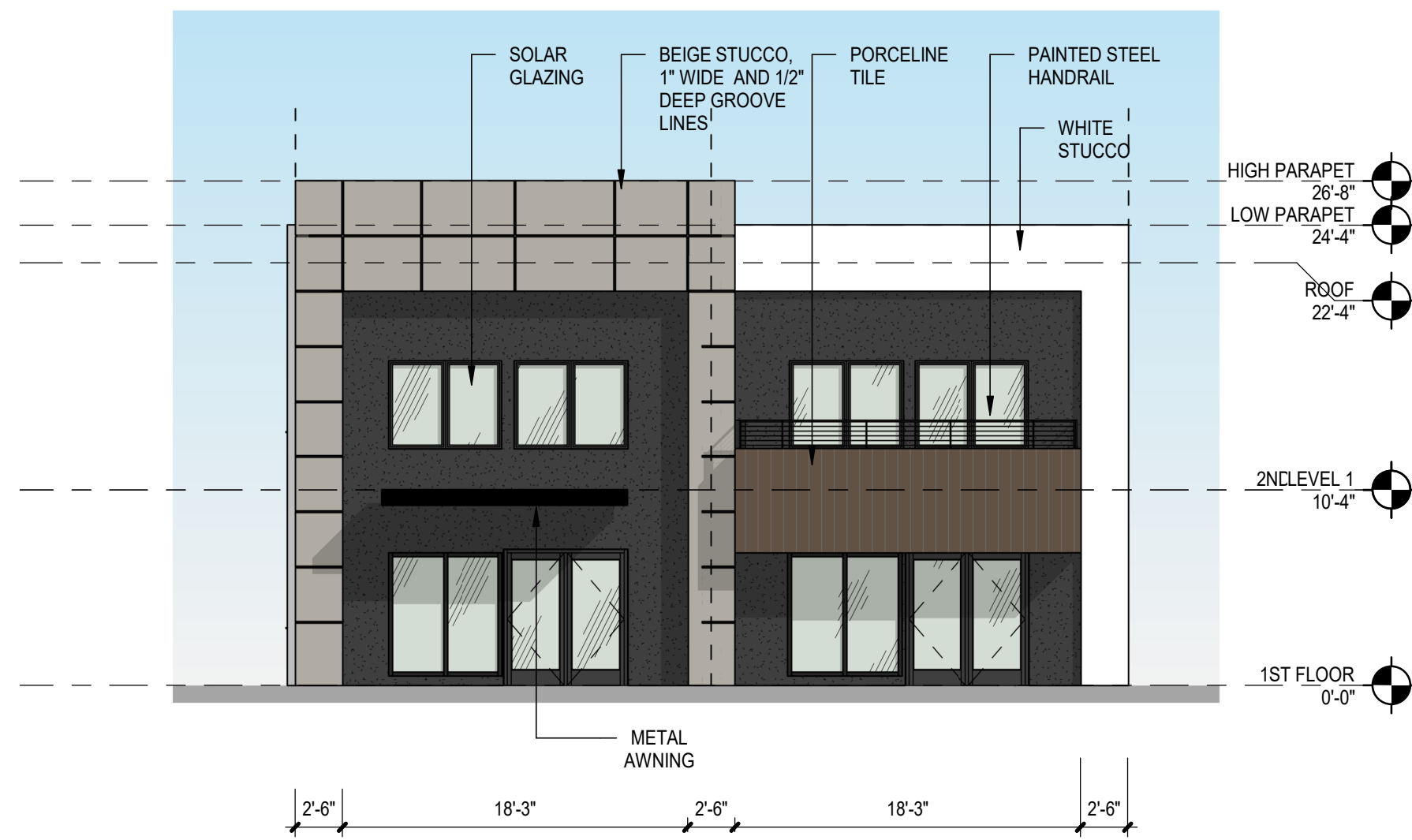
# DESCRIPTION DATE

FORMAL SUBMITTAL  
06/23/2021

2-PLEX ELEVATION

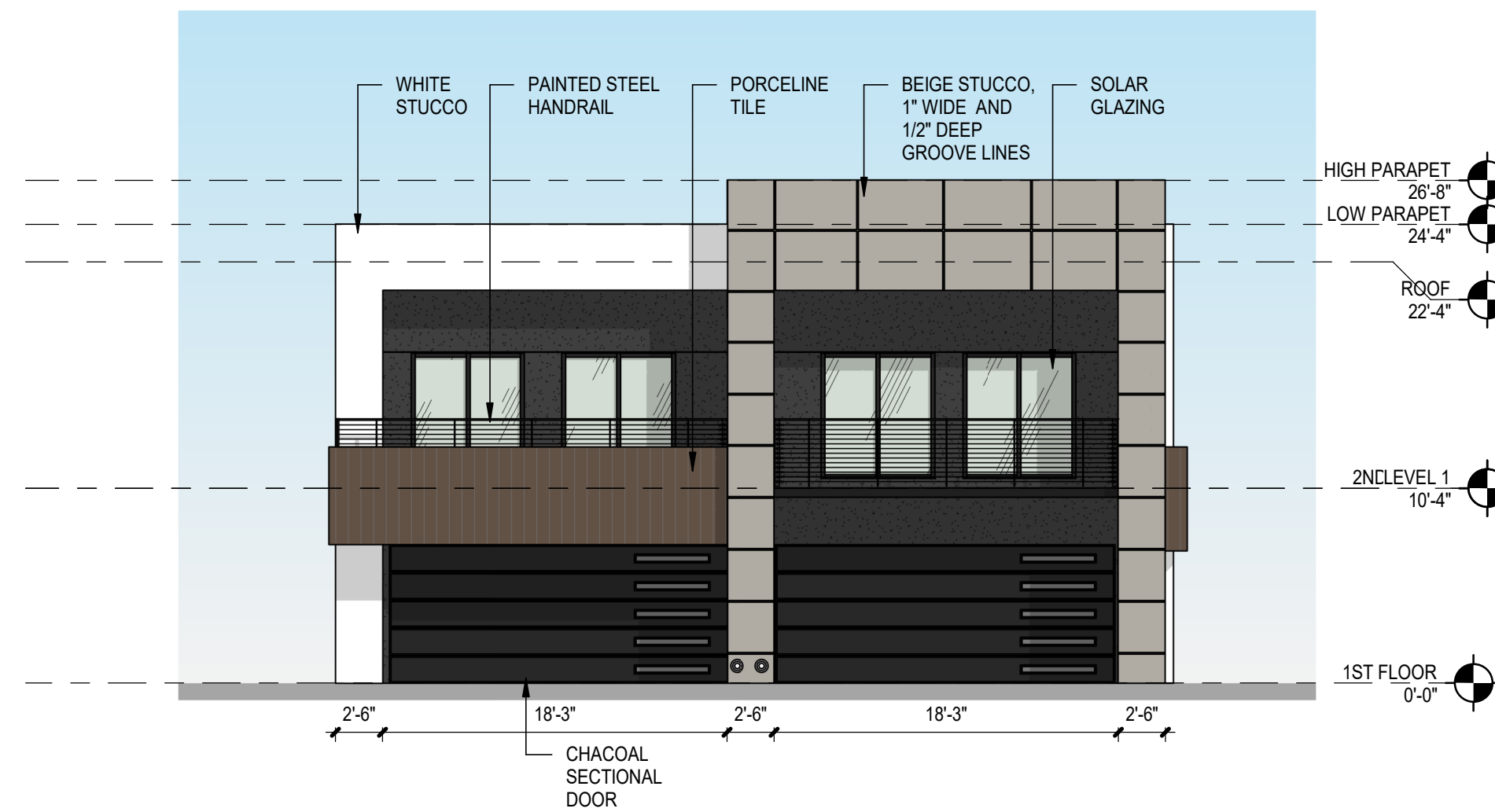
AE-202

17009



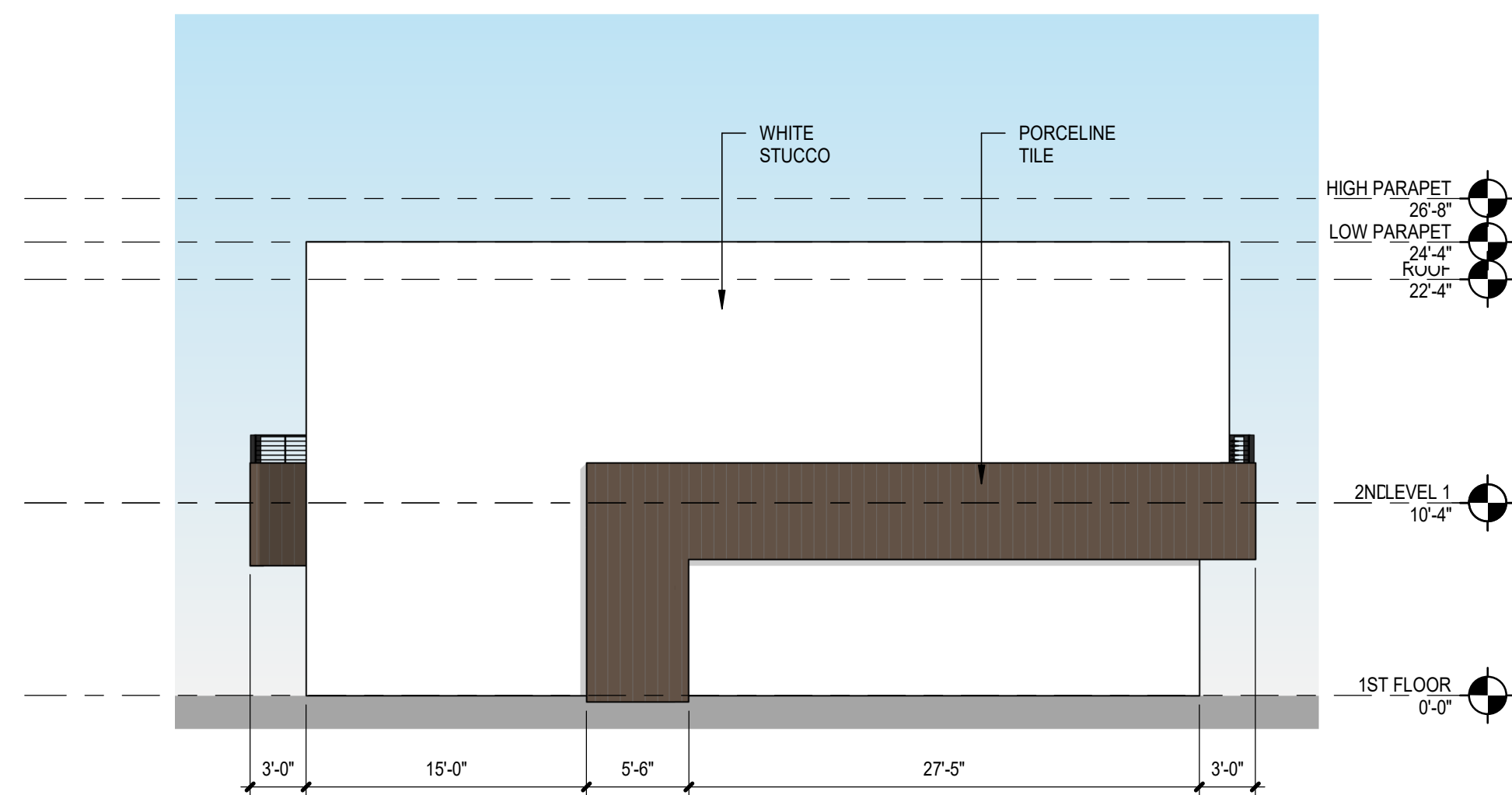
1 FRONT ELEVATION  
1/8" = 1'-0"

ELEVATION TEXTURE:  
ELEVATION AREA: 1,135 SF  
WHITE STUCCO: 125 SF (11%)  
CHARCOAL STUCCO: 472 SF (42%)  
BEIGE STUCCO: 240 SF (21%)  
PORCELAIN TILE: 100 SF (9%)  
GLAZING: 285 SF(25%)



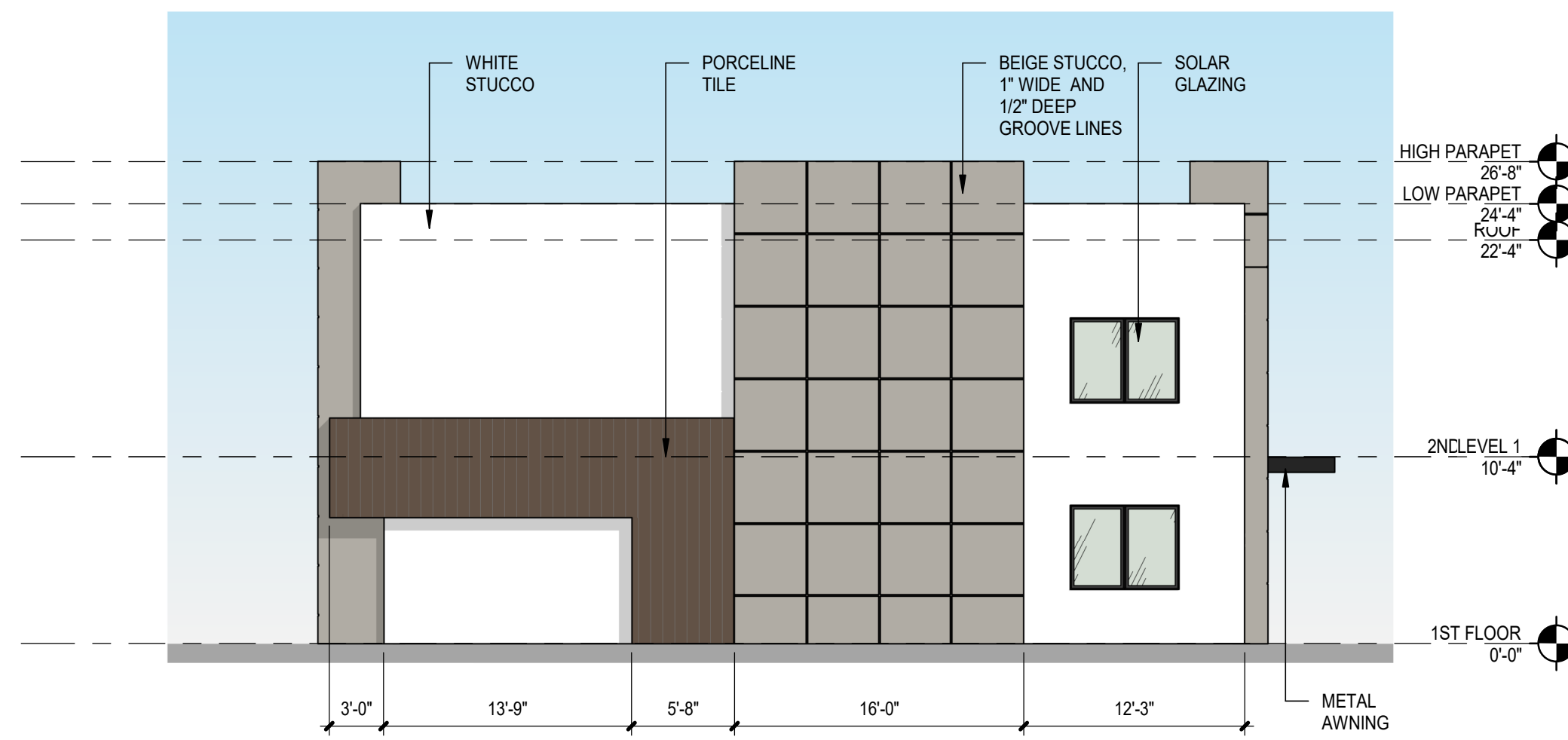
2 GARAGE ELEVATION  
1/8" = 1'-0"

ELEVATION TEXTURE:  
ELEVATION AREA: 1,135 SF  
WHITE STUCCO: 125 SF (14%)  
CHARCOAL STUCCO: 196 SF (17%)  
BEIGE STUCCO: 240 SF (21%)  
PORCELAIN TILE: 100 SF (9%)  
GLAZING: 285 SF(25%)



3 ELEVATION SIDE  
1/8" = 1'-0"

ELEVATION TEXTURE:  
ELEVATION AREA: 1,216 SF  
WHITE STUCCO: 973 SF (80%)  
PORCELAIN TILE: 243 SF (20%)



4 ELEVATION SIDE 2  
1/8" = 1'-0"

ELEVATION TEXTURE:  
ELEVATION AREA: 1,251 SF  
WHITE STUCCO: 600 SF (48%)  
PORCELAIN TILE: 181 SF (15%)  
BEIGE STUCCO: 427 SF (32%)  
GLAZING: 57 SF (5%)



PROJECT TEAM

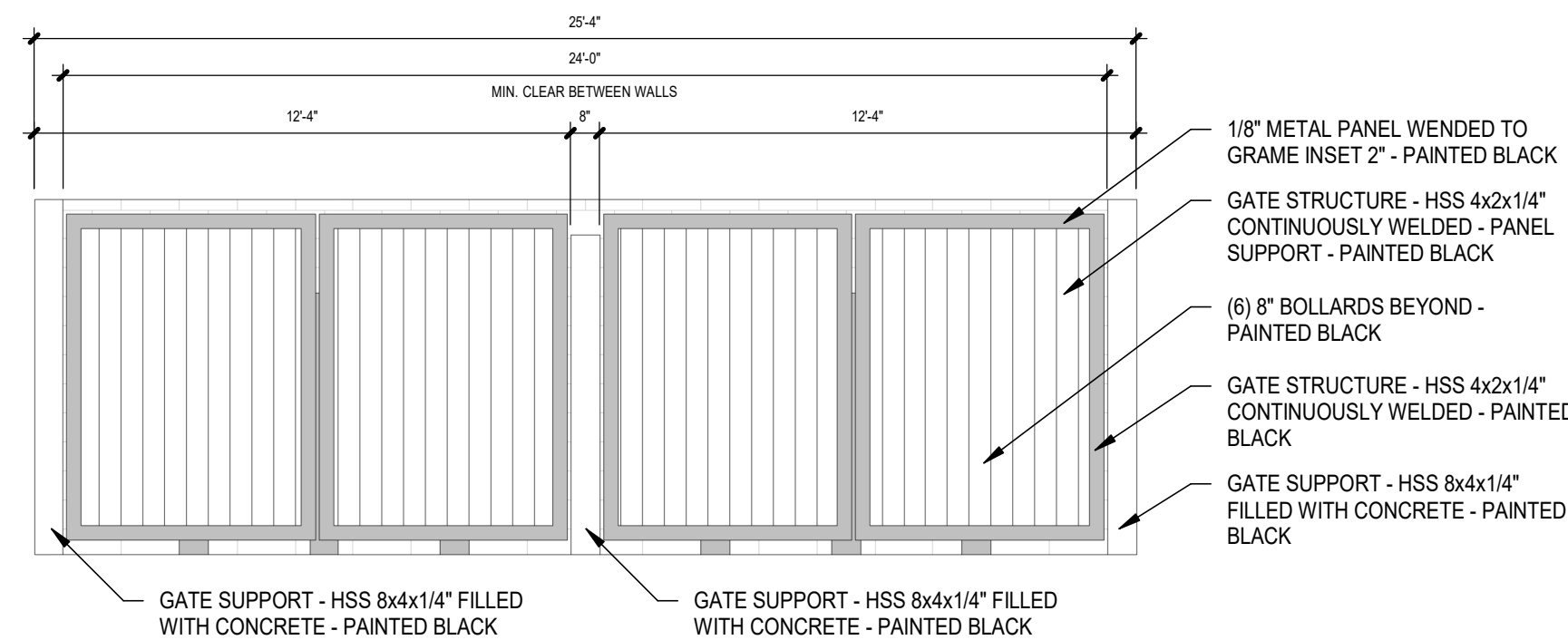
EDIFICE  
Architect  
1630 W Guadalupe Rd.  
Gilbert, AZ 85233  
T. 480.580.1116  
Contact: Dane Astle

# DESCRIPTION DATE

FORMAL SUBMITTAL  
06/23/21

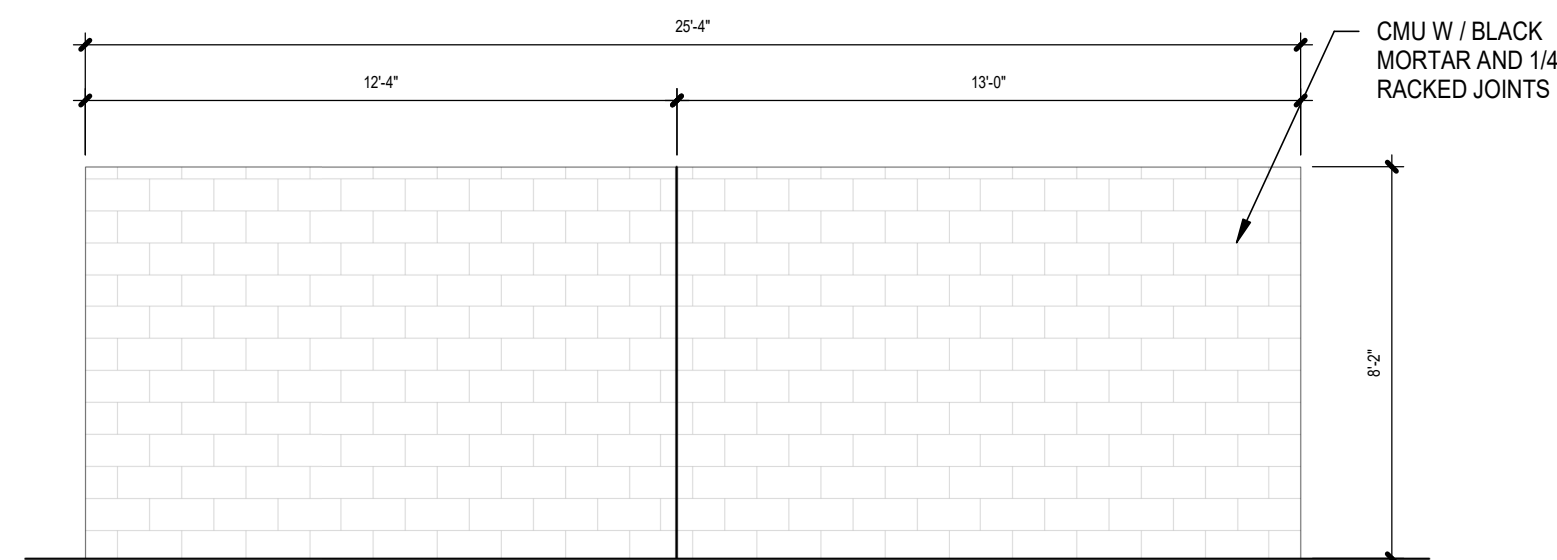
ARCHITECTURAL  
SITE DETAILS

AS-501



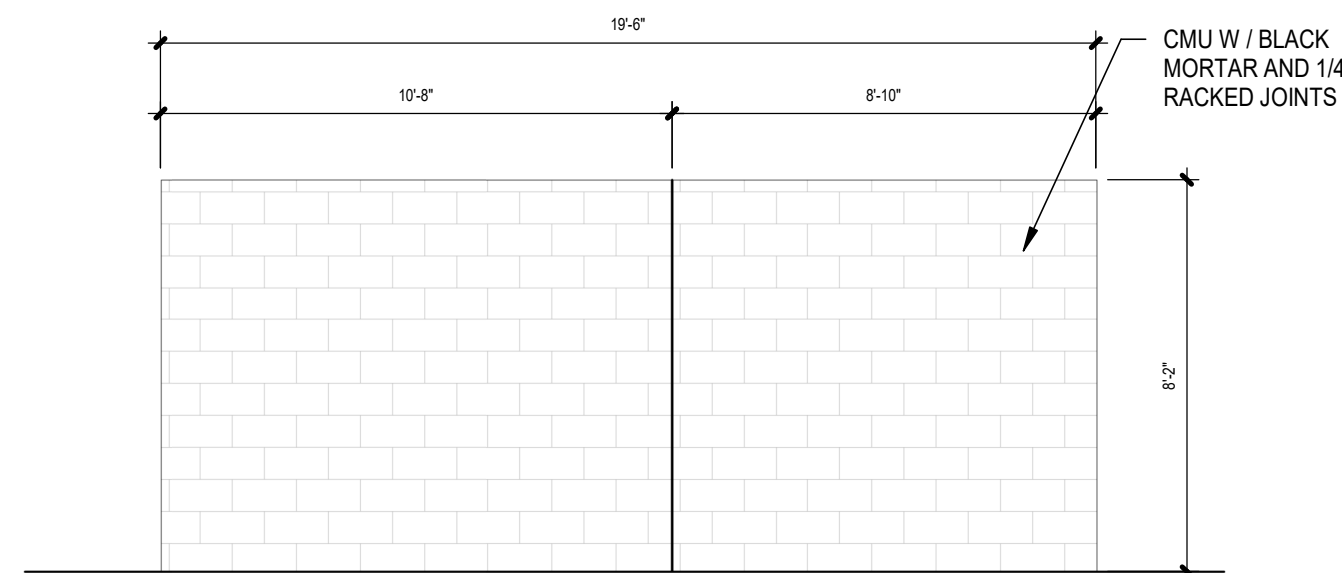
4 TRASH ENCLOSURE GATE

1/4" = 1'-0"



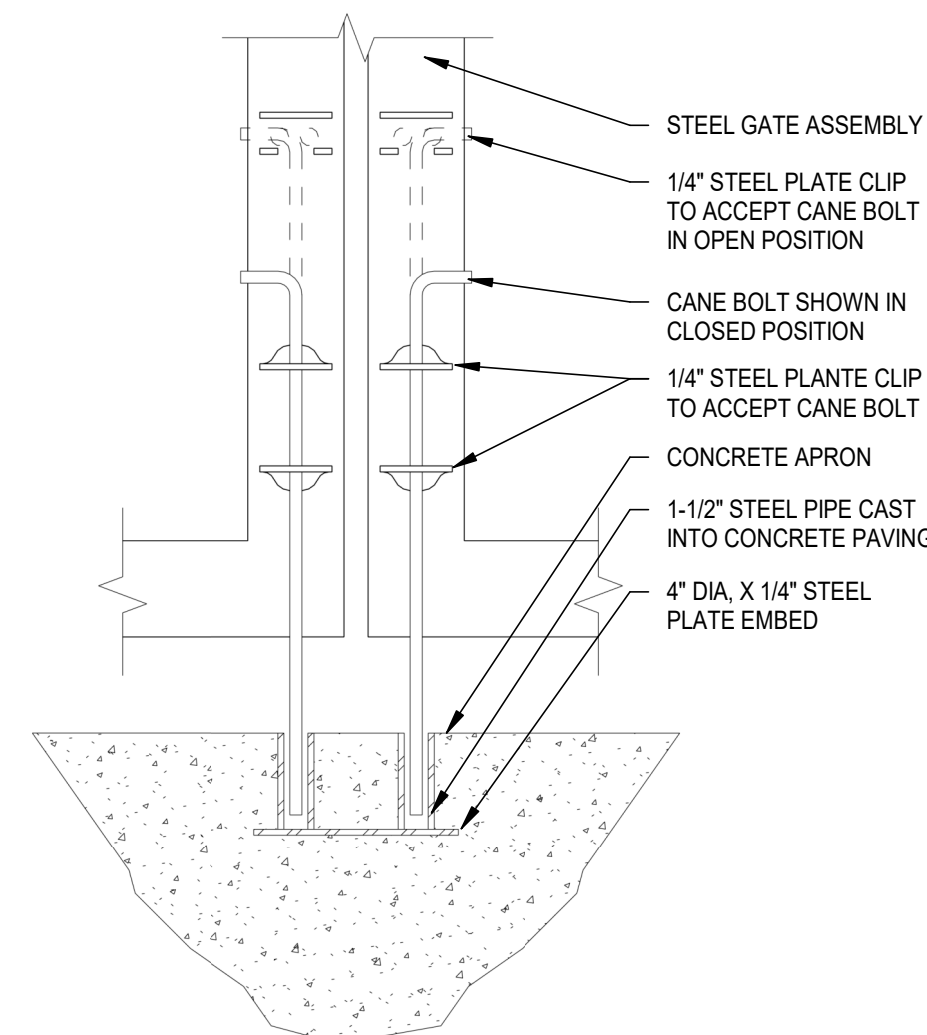
7 TRASH ENCLOSURE REAR ELEVATION

1/4" = 1'-0"



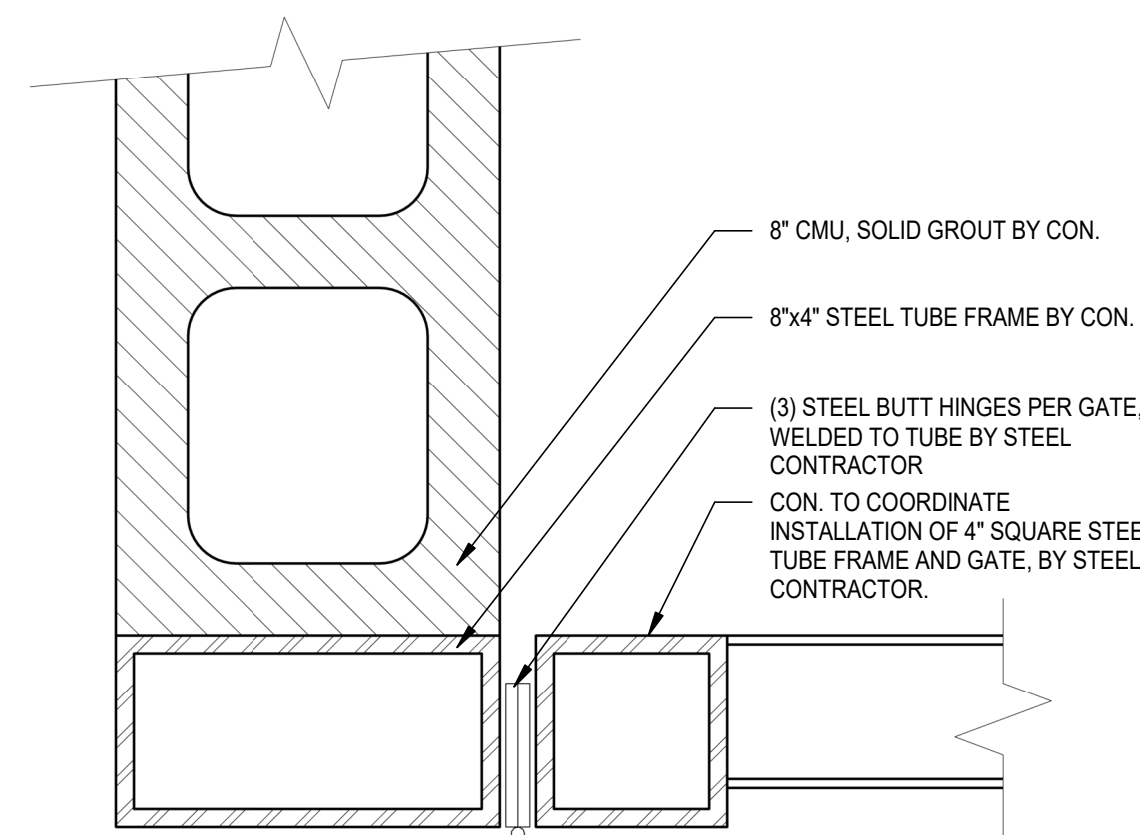
8 TRASH ENCLOSURE SIDE ELEVATION

1/4" = 1'-0"



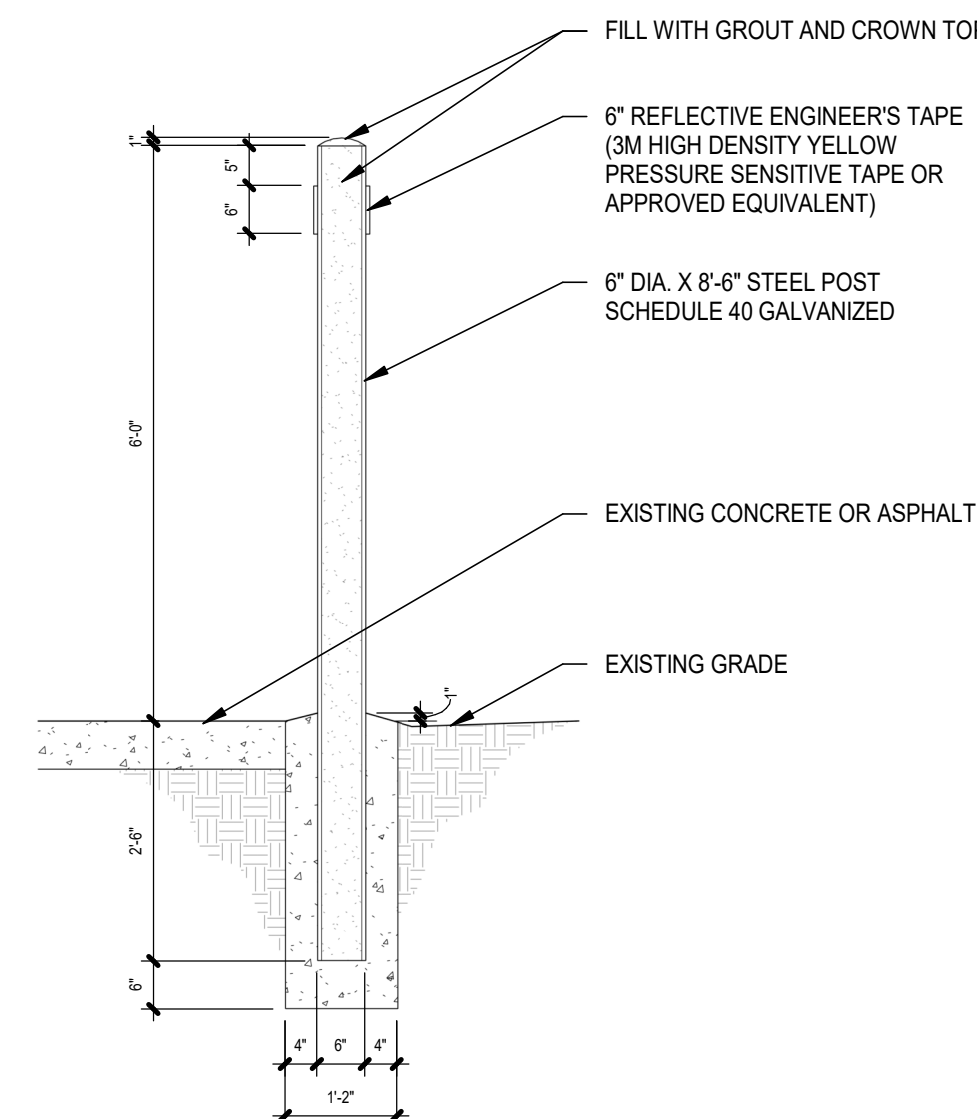
6 TRASH ENCLOSURE CANE BOLTS

1 1/2" = 1'-0"



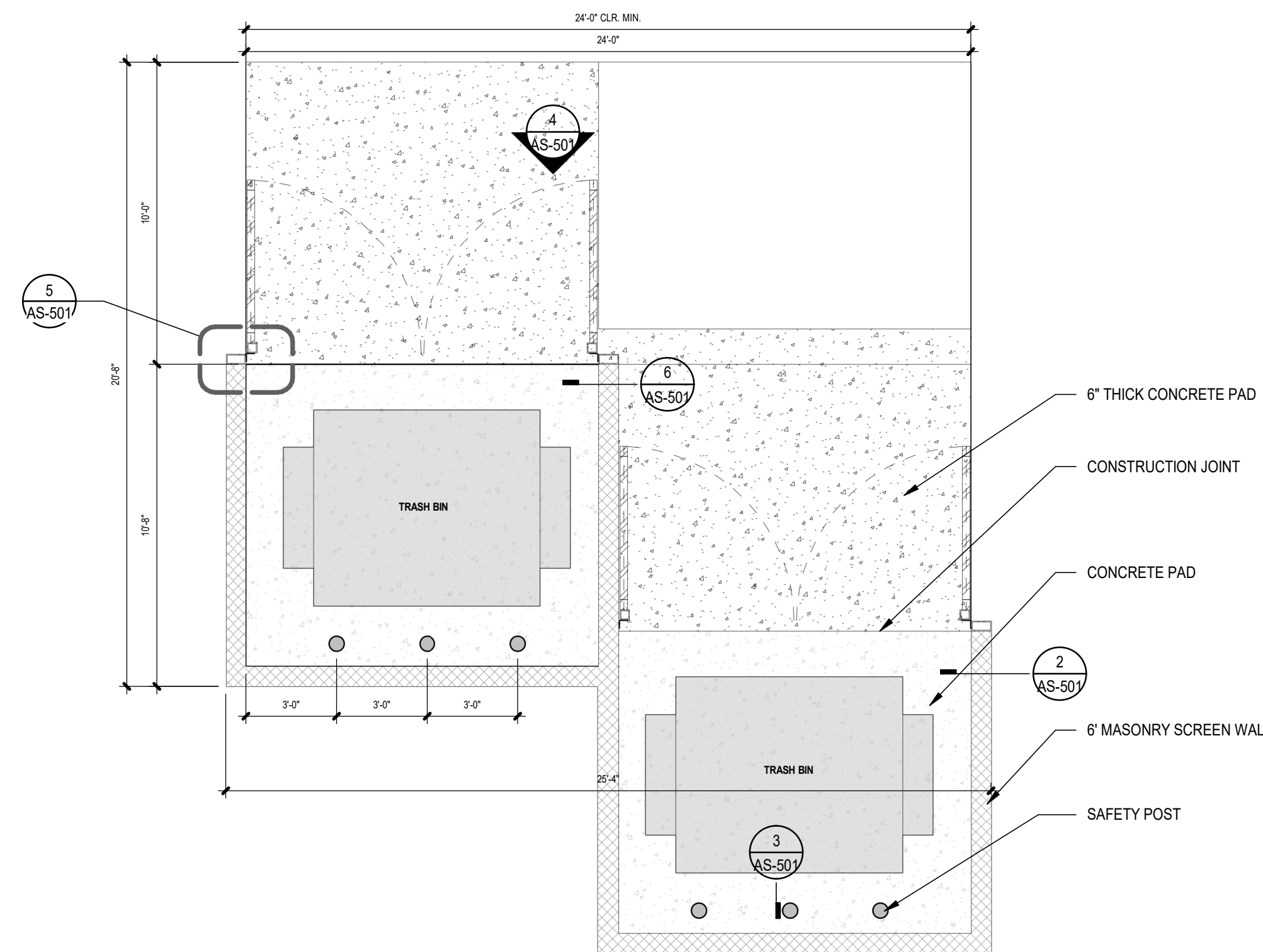
5 TRASH ENCLOSURE HINGE

3" = 1'-0"



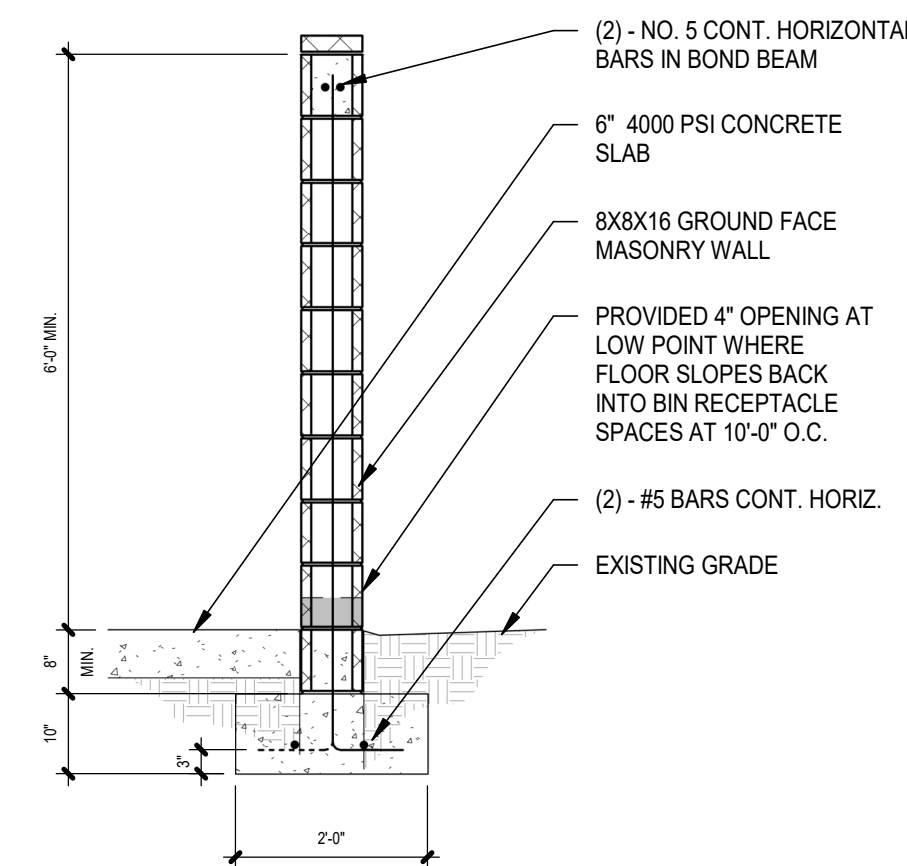
3 SAFETY POST

1/2" = 1'-0"



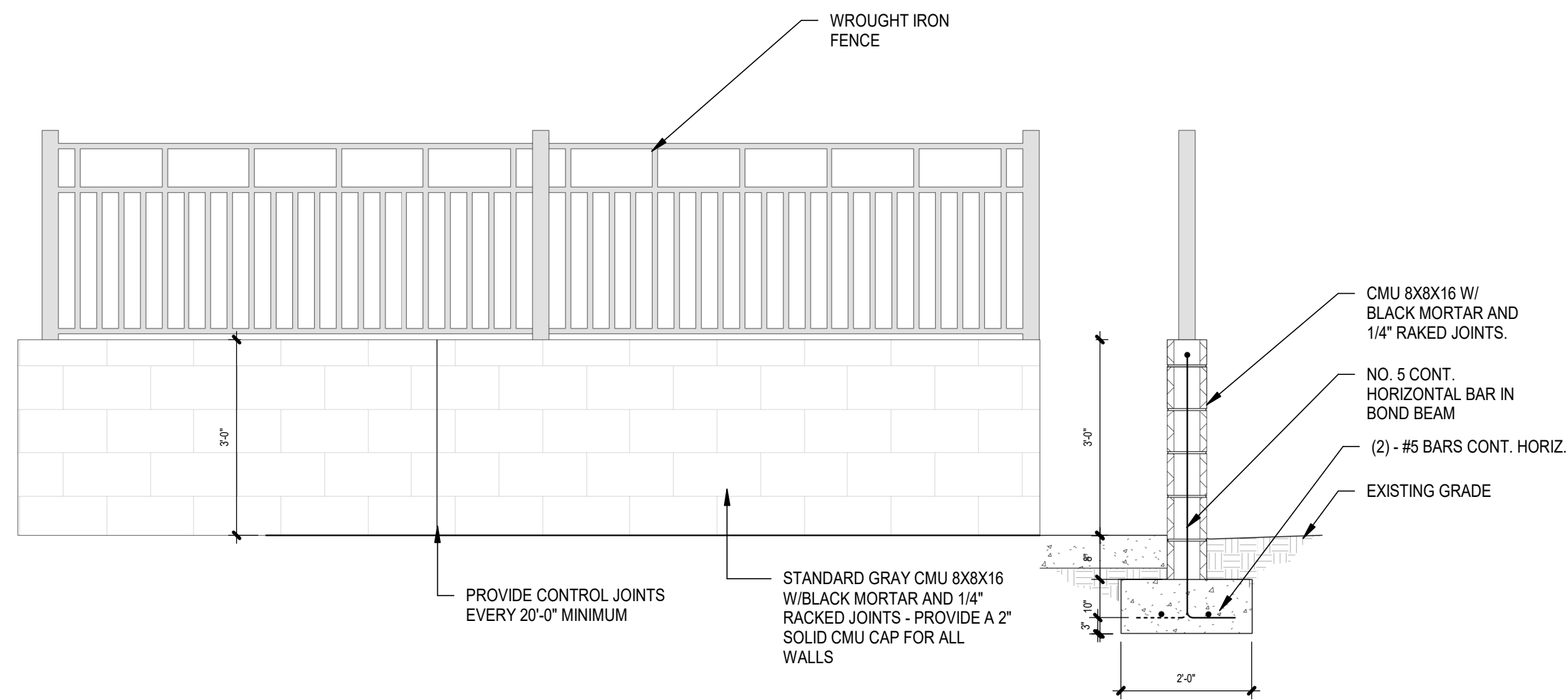
1 TRASH ENCLOSURE

1/4" = 1'-0"

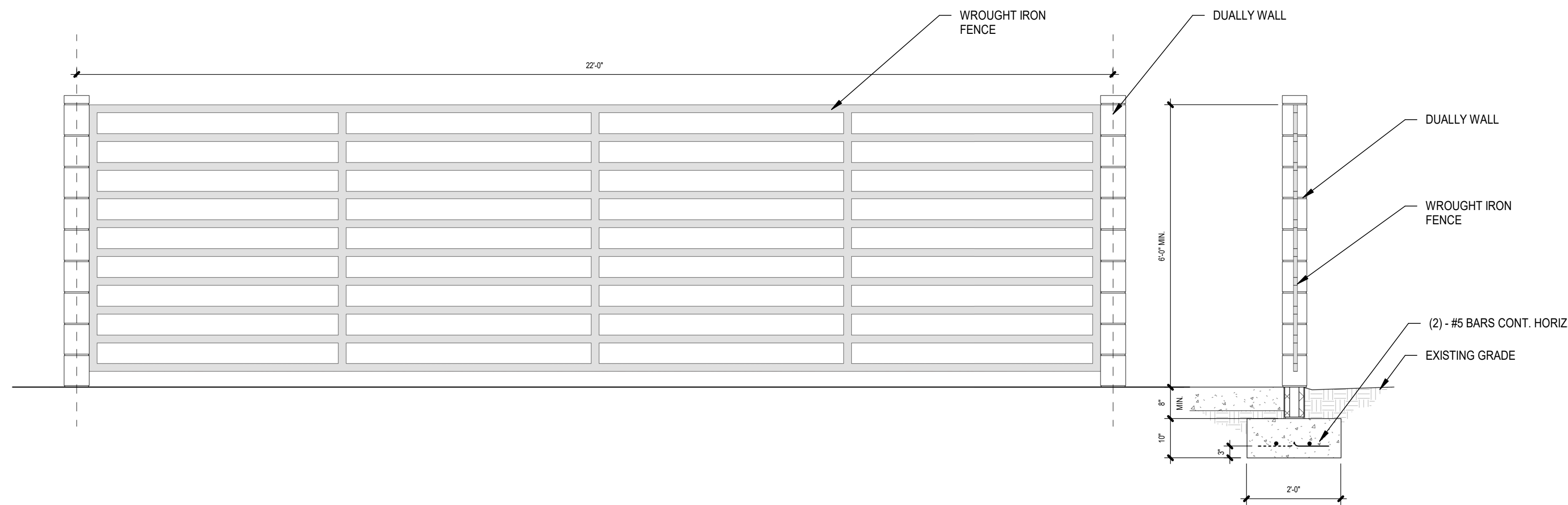


2 SCREEN WALL

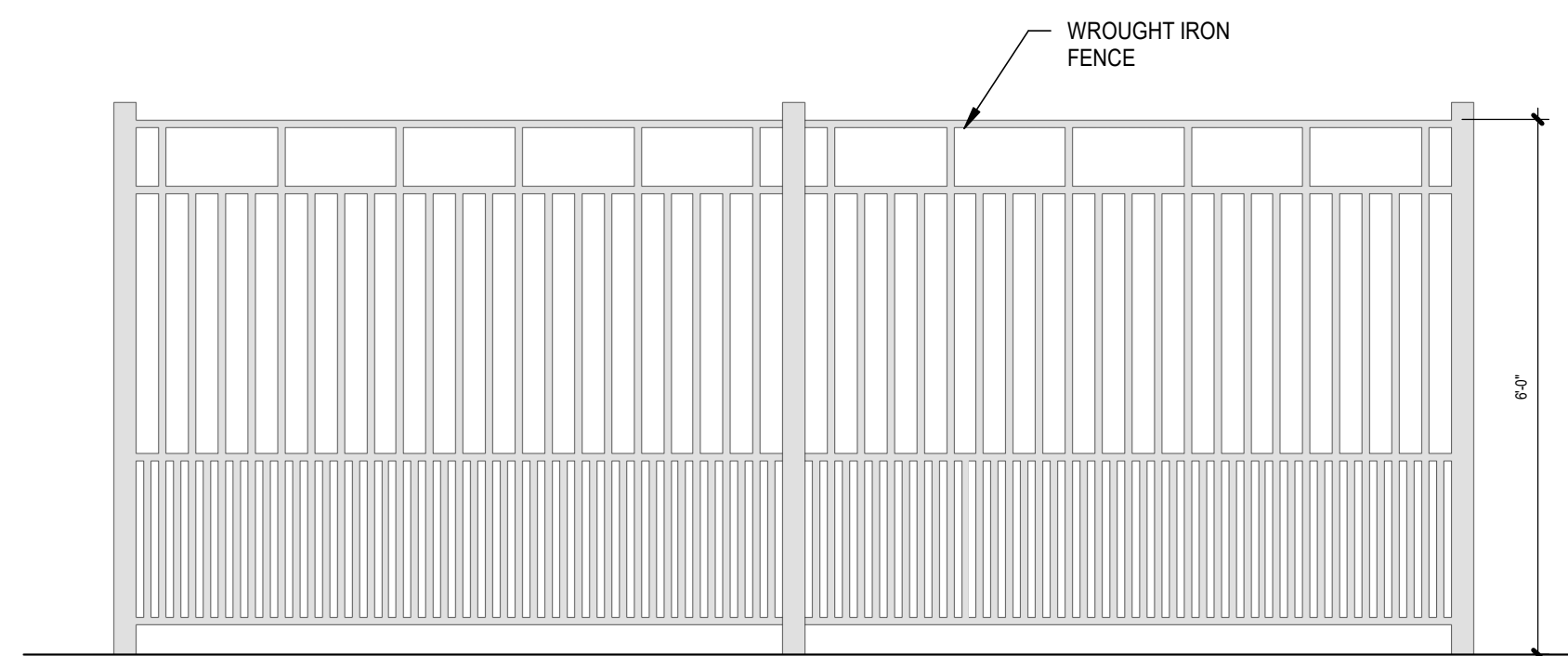
1/2" = 1'-0"



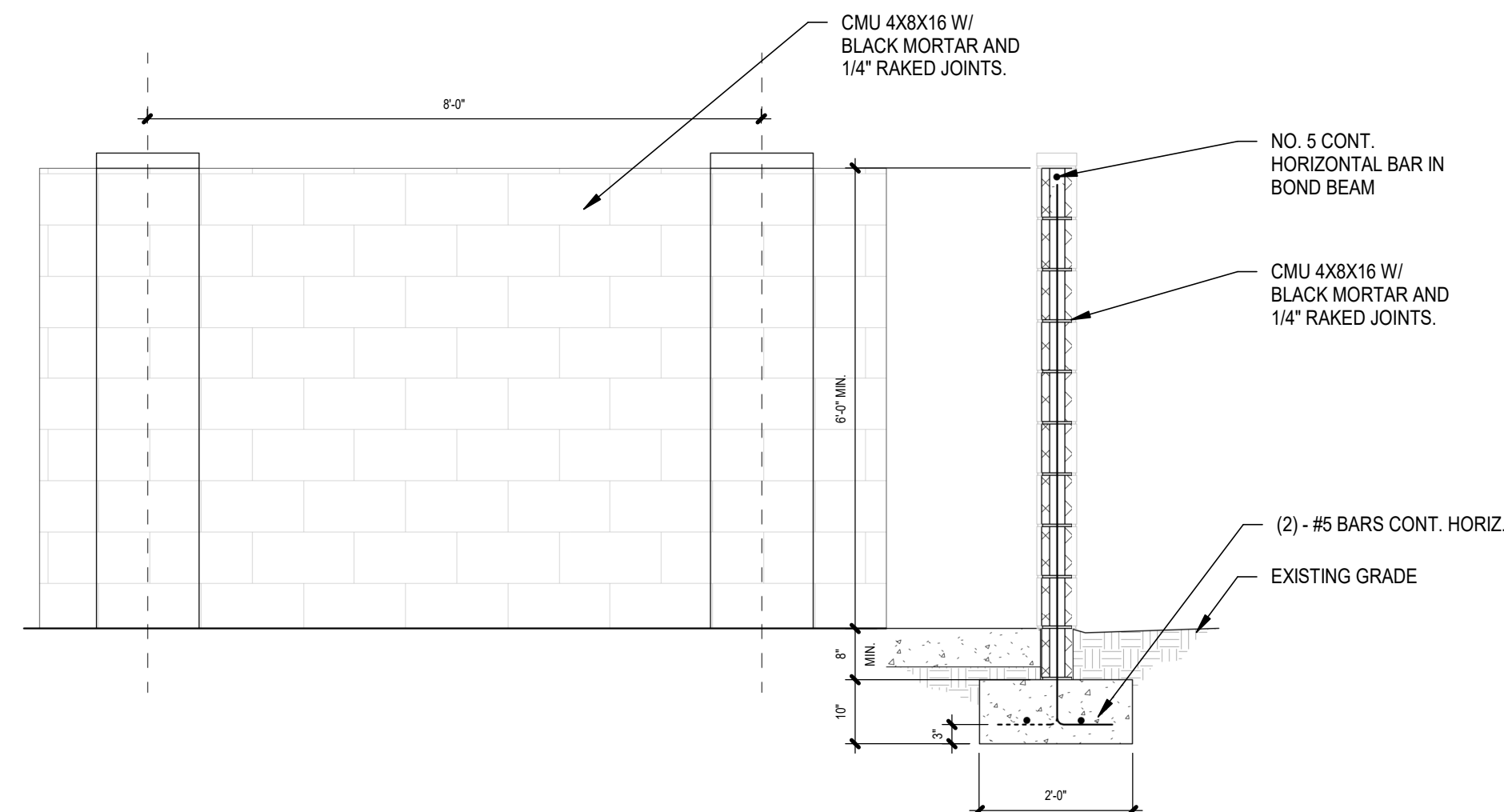
1 BROWN ROAD FRONT YARDS WALLS  
1/2" = 1'-0"



2 VIEW FENCE  
1/2" = 1'-0"



3 BRONW ROAD VIEW FENCE  
1/2" = 1'-0"



4 DUALY WALL  
1/2" = 1'-0"



1630 W. Guadalupe Rd.  
GILBERT, AZ 85233  
T. 480.580.1116

6/7/2021 4:35:13 PM - PLOT DATE

## BROWN & 202 MULTIFAMILY

179 W 20TH AVE, APACHE JUNCTION, AZ 85210

### PROJECT TEAM

EDIFICE  
Architect  
1630 W Guadalupe Rd.  
Gilbert, AZ 85233  
T. 480.580.1116  
Contact: Dane Astle

18002

#	DESCRIPTION	DATE
1	FORMAL SUBMITTAL	06/23/21

ARCHITECTURAL  
SITE DETAILS

AS-502



## CMU WALL



CONCRETE  
MASONRY UNIT  
8" X 8" X 16"



PROJECT TEAM

EDIFICE  
Architect  
1630 W Guadalupe Rd.  
Gilbert, AZ 85233  
T. 480.580.1116  
Contact: Dane Astle

#	DESCRIPTION	DATE

FORMAL SUBMITTAL  
06/23/2021










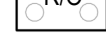


FLOOR PLANS

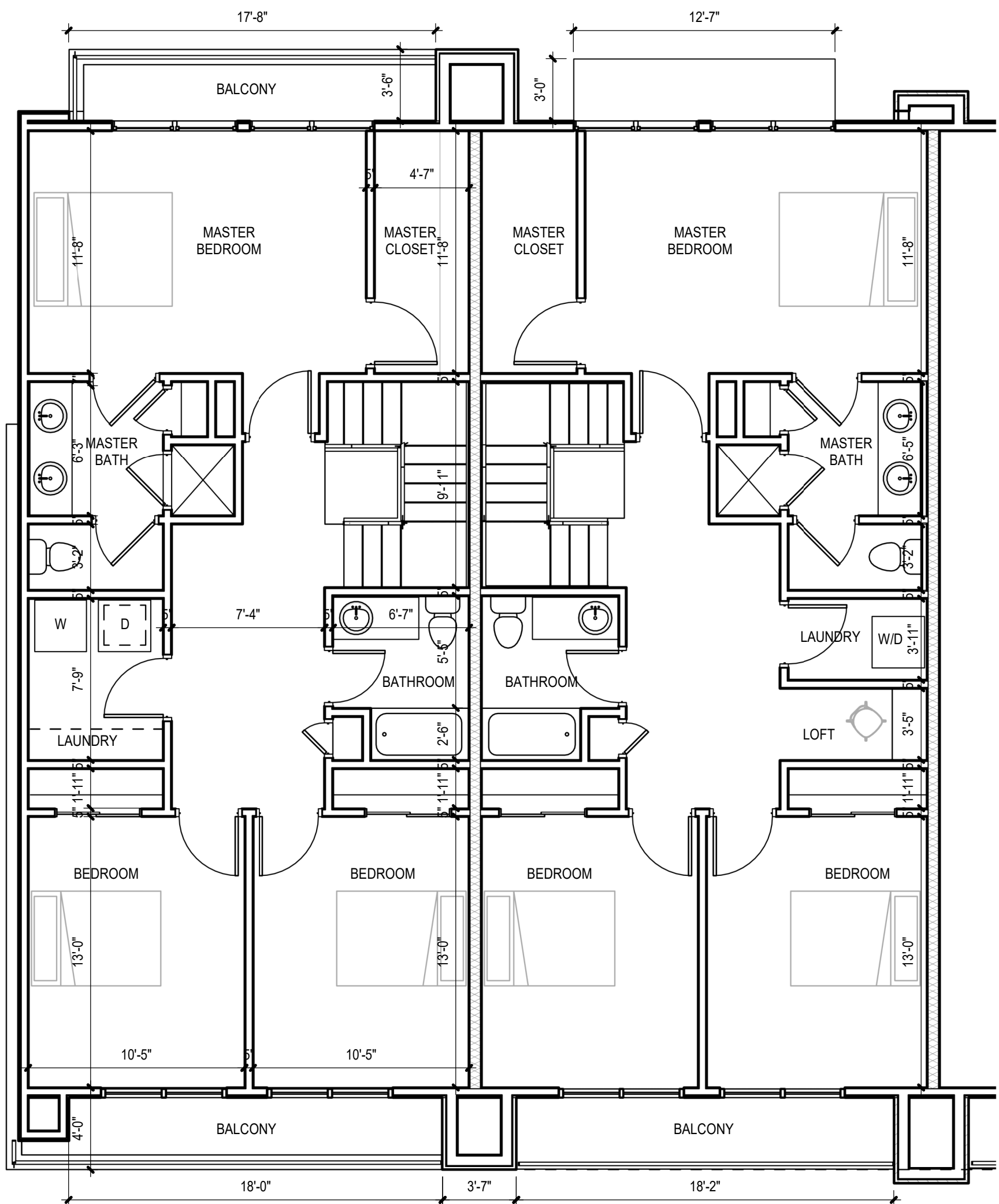
AE-101

FLOOR PLAN GENERAL NOTES:

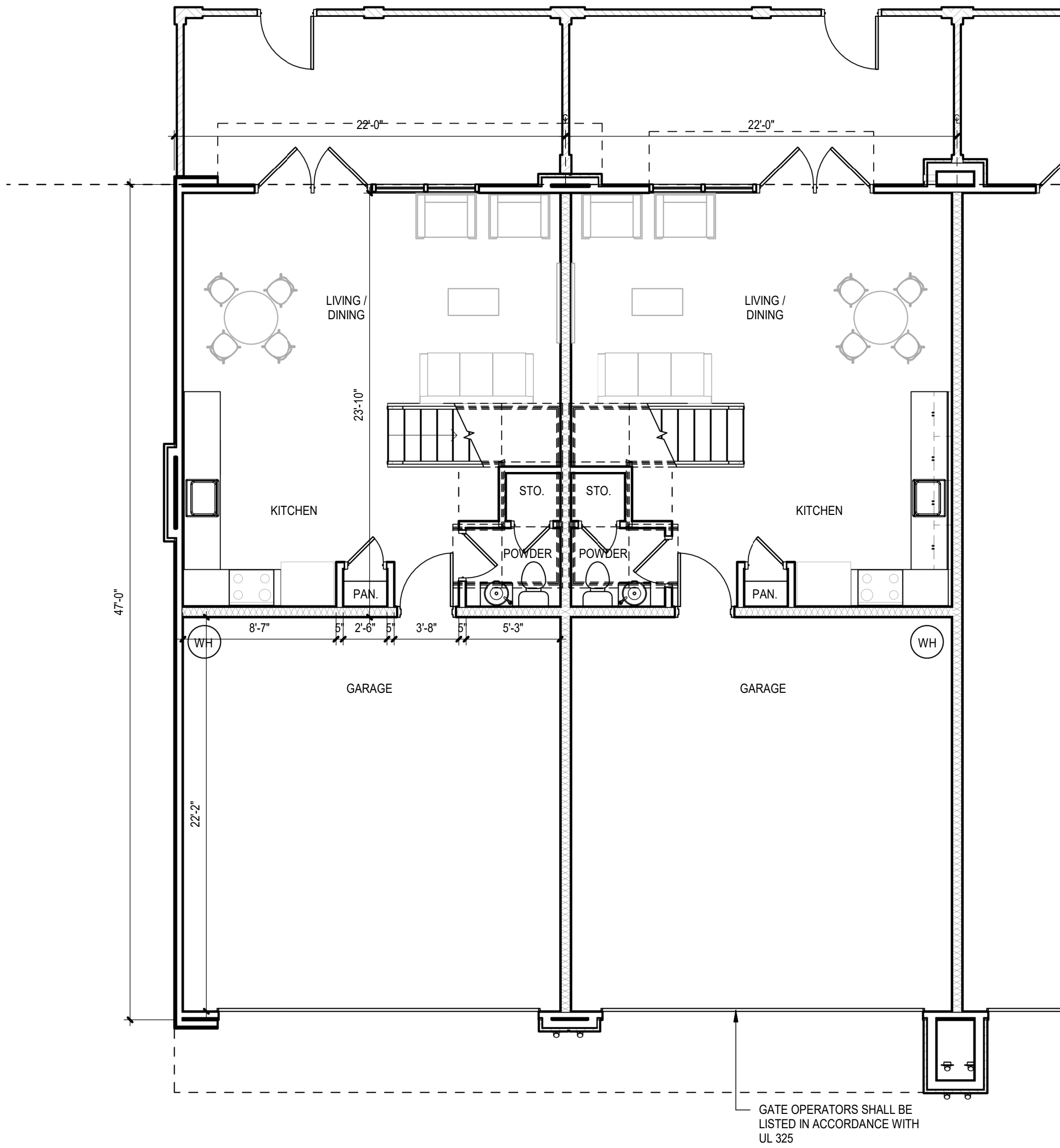
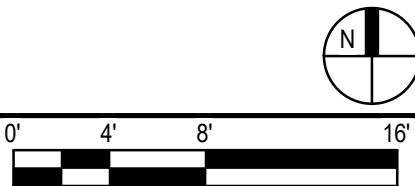
1. DIMENSIONS ARE TAKEN FROM FINISHED FACE UNLESS OTHERWISE INDICATED.
2. UNIT TYPE 'B' DOOR NUMBERS ARE THE SAME AS UNIT TYPE 'A', UNLESS OTHERWISE INDICATED.
3. ALL COUNTERTOPS TO BE SOLID SURFACE AS SELECTED BY OWNER.
4. ALL CABINETS ARE TO BE WHITE, STYLE AS SELECTED BY OWNER.

FLOOR PLAN LEGEND

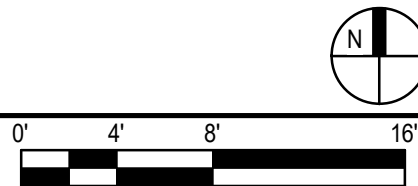
	DUPLEX OUTLET		REFRIGERATOR - USE DEDICATED OUTLET
	GFCI DUPLEX OUTLET		DISHWASHER - USE DEDICATED OUTLET
	DEDICATED RANGE OUTLET		RANGE/OVEN
	DEDICATED DRYER OUTLET		BATHROOM LAVATORY, SEE PLUMBING
	TOILET, SEE PLUMBING DRAWINGS		KITCHEN SINK, SEE PLUMBING
	WATER HEATER, SEE PLUMBING		BATHROOM VANITY



2 FLOOR PLAN 2ND FLOOR  
3/16" = 1'-0"



1 FLOOR PLAN 1ST FLOOR  
3/16" = 1'-0"



# Citizen Participation Plan

## Brown and 2020 Multifamily

**Date:** October 19, 2020

**Purpose:** The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for the Brown and 2020 Multifamily Development. This site is located at 9137 E. Brown Rd., Mesa, Arizona 85207, and situated on the south side of the Brown Road directly west of the 202 Red Mountain Freeway entrance. It is proposed to rezone the 3.6 acre site from Residential Single Family RS-9 to RM-3 PAD to allow for (40) single-family attached townhomes for sale. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

**Contact:**

Zach Collins • 2152 S Vine E. Purple Lane  
Mesa, Arizona 85210 • (480) 610-2400  
zach@coberealestate.com

**Pre-submittal Meeting:** The pre-application meeting with City of Mesa planning staff was held on August 20, 2020. Staff reviewed the application and recommended that adjacent residents, Mesa School District and nearby registered neighborhoods be contacted.

**Action Plan:** In order to provide effective citizen participation in the decision, the following actions will be taken to provide opportunities to understand, express, and address any real or perceived impacts that this development may have on the members of this community.

1. A contact list will be developed for citizens and agencies in this area including:
  - All registered neighborhood associations within one mile of the project.
  - Homeowners Associations within one half mile of the project.
  - Property owners within 1,000 feet from site, but may include more
  - Mesa Public School District in writing, with copies to the Red Mountain High School, Freemont Jr. High School and Salk Elementary School, who may be affected by this application.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a series of two neighborhood meetings to be held at nearby venue, yet to be determined.
  - The first meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used, and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.
  - The second meeting (optional or as needed) will be held two weeks later and will include responses to questions and concerns of the first meeting. A sign-in list and comment cards will be copied to the City of Mesa Planner.
3. Neighborhood Associations, Homeowners Associations and Neighbors within 1,000 feet of the site may be called by telephone to inform them personally of the project and receive comments (optional).
4. Presentations will be made to groups of citizens or neighborhood associations upon request.

[All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa]

<b>Schedule:</b>	Pre-Submittal Meeting Completed:	August 20, 2020
	Initial Phone Calls and Door To Door Visits Done:	July 31, 2020
	First Neighborhood Meeting:	Awaiting Direction from Mesa
	Application Submittal:	October 19, 2020
	Second Neighborhood Meeting:	Awaiting Direction from Mesa
	Submittal of Citizen Participation Report and Notification materials:	November 23, 2020
	Planning and Zoning Board Hearing:	January 13, 2021

2152 S Vineyard Ste 116  
Mesa, AZ 85210  
Phone: 480-610-2400

***Brown & 202 Townhomes***  
**Citizen Participation Report**  
**ZON20-00700**  
**July 13, 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 ZON20-00700, concerns the proposed development located on an approximately 3.59 acre property located at 8137 E. Brown Road (SWC Brown Road and Loop 202 Red Mountain Freeway) (APN: 218-08-854A) (the "Property" or "Project"). The Brown & 202 Townhomes development will result in the development of a quality 36-unit, residential townhome project with amenities.

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:

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

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

**Actions Taken:**

To provide effective citizen participation in conjunction with this application, 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 within 1 mile of the project
  - c. Homeowners Associations within ½ mile of the project
2. A virtual ZOOM neighborhood meeting was held on April 21, 2021, regarding the development request. A summary of the meeting is included with this Citizen Participation Report. Four (4) neighboring households attended the meeting.



3. The notification list for the neighborhood meeting included all property owners within 1,000 ft. of the subject property. Additionally, registered neighborhood contacts within 1 mile and HOAs within ½ mile of the property were included. A copy of the notification letter for the neighborhood meeting is included with this Citizen Participation Report.
4. Notice for the Planning & Zoning Board hearing was mailed on July 13, 2021. The notice was sent to all property owners within 500 feet of the subject property, registered neighborhood contacts within 1 mile and HOAs within ½ mile of the property were included in addition to neighbors who attended the neighborhood meeting. A copy of the notification letters for the public meetings is included with this Citizen Participation Report.
5. For the public hearing notice, the applicant posted one 4' x 4' sign on the Property. The sign was placed on the Property on July 13, 2021, two (2) weeks prior to the Planning & Zoning Board meeting. A notarized document with attached photograph of the sign is attached.

## Summary of Concerns, Issues and Problems and Resolutions

Concerns were raised regarding (1) The height of the buildings, (2) Drainage issues from the site, (3) The condition of the shared southern wall, and (4) The Brown & 80<sup>th</sup> traffic patterns. A more detailed summary of the questions raised and concerns shared is encapsulated in the Neighborhood Meeting Summary attached to this report.

The applicant addressed these concerns at the neighborhood meeting and further refined the site plan submittal to address comments raised.

1) Regarding the height of buildings, two-story buildings are allowed in all Mesa zoning districts and the developer has complied with the Mesa zoning building setback requirements on the southern bounds of the site in order to provide neighbors with an adequate buffer.

2) Historic and existing drainage issues on site are expected to be remedied because this new development's grading and drainage plan has been reviewed and final approval of building permits requires the City of Mesa to approve of the site drainage. This development must maintain it's on flows and cannot burden the southern neighbors.

3) The southern shared common wall is currently proposed to remain in place. The developer is agreeable to working with neighboring property owners to remedy any wall deficiencies which exist or may arise in the future.

4) Regarding the Brown & 80<sup>th</sup> traffic comments, the developer pledged to pass the raised issues on to the City of Mesa Transportation Department. The Mesa Transportation Department has reviewed the request and determined that the traffic plan for the project is appropriate. The City of Mesa appreciates the comments regarding the traffic signal timing and will consider the comments in its regular review of the City's transportation systems. Additionally, the developer has worked with ADOT to ensure that the proposed development does not conflict with the 202 Freeway infrastructure.

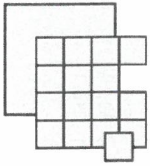
No additional correspondence or concerns has been received from interested citizens or neighborhood associations.

## Schedule:

Formal Submittal to City	October 19, 2020
Neighborhood Meeting	April 21, 2021
Planning & Zoning Public Hearing	July 28, 2021
City Council Public Hearing	TBD

## Attached Exhibits

- 1) Neighborhood Meeting 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.
- 2) Neighborhood Meeting Summary
- 3) Public Hearing (P&Z) Notification Materials
  - a. Notification Letter
  - b. Notification Map of surrounding property owners
  - c. List of property owners within 500 ft. of the subject property, Neighborhood Associations within 1 mile of the project, HOAs within ½ mile of the property, and all attendees at the neighborhood meeting.
- 4) Public Notice Sign Posting Affidavit



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 6, 2021

## NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, Thrive Development, we are pleased to invite you to a virtual neighborhood meeting to receive your comments regarding a proposed development on the approximately 3.6 net acres located at the SWC of Brown Road and the Loop 202 Freeway in Mesa, Arizona (APN 218-08-854A). This parcel was previously owned by the Arizona Department of Transportation (ADOT) as part of the acquisition and construction of the Loop 202 freeway.

Our client recently purchased the property from ADOT and is proposing to develop a 36-unit townhome development as shown on the attached site plan. The project provides two-story modern style townhomes grouped to create intimate courtyards which are anchored by shade trees and a common amenity space to support healthy neighborhood interaction combined with a modern, low maintenance "lock and leave" lifestyle. The development also features an attractive central amenity area. Along the southern boundary, project designers have placed significant landscaping and retention areas as additional buffers to the existing residential.

A virtual neighborhood meeting will be held at the time listed below to present and discuss the project and to answer any questions that you may have. To meet the social distancing standards during the COVID-19 pandemic, the neighborhood meeting will be held electronically via ZOOM.

<b>Date:</b>	<b>April 21, 2021</b>
<b>Time:</b>	<b>6:00 p.m.</b>
<b>Place:</b>	<b>ZOOM Virtual Meeting</b>

If you wish to participate in the neighborhood meeting, please call our office or send an email request to Jon Gillespie in our office at [jon.gillespie@pewandlake.com](mailto:jon.gillespie@pewandlake.com) no later than 5:00 p.m. on the day of the meeting and you will be provided with a convenient link and security code to access the meeting via the internet and/or telephone. The link to access the meeting is also available here: <https://us02web.zoom.us/j/86552192440?pwd=WE5JZFh3cHNxQVJkeThSSHByZFgzdz09>.

If you are unable to join us for the neighborhood meeting, either Jon or myself will be happy to discuss the proposed project with you via telephone or email.

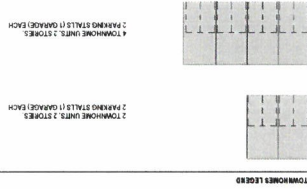
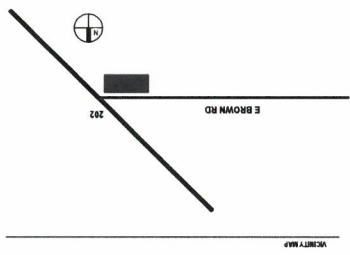
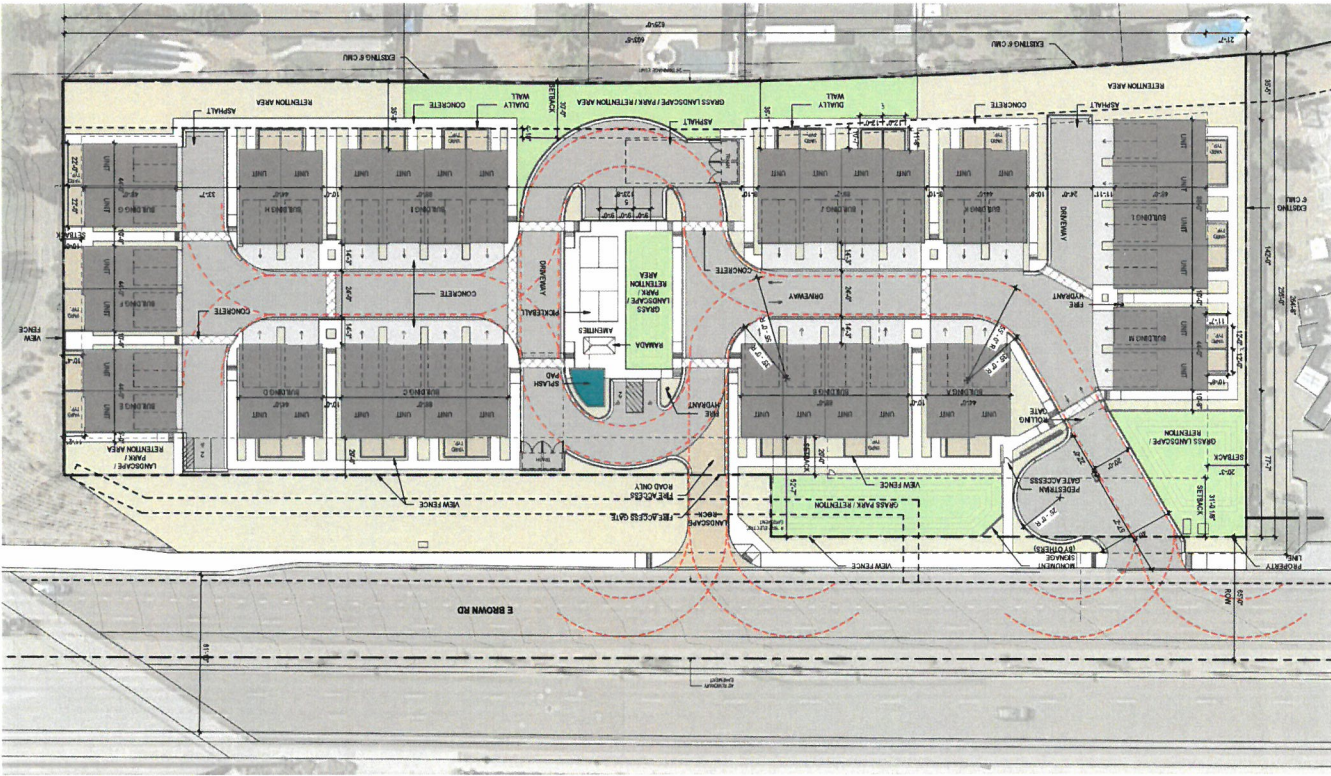
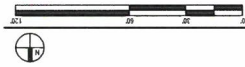
At this time, no public hearing before the City of Mesa Planning & Zoning Board has been scheduled. When that meeting date is known, the property will be properly noticed, and those who attend the neighborhood meeting and provide their contact information will also be notified.

If you have any questions regarding this matter prior to this neighborhood meeting, please contact me or Jon Gillespie at our office at (480) 461-4670. You may also contact Mr. Ryan McCann, Planner with the City of Mesa's Planning Division at (480) 644-4691.

Sincerely,

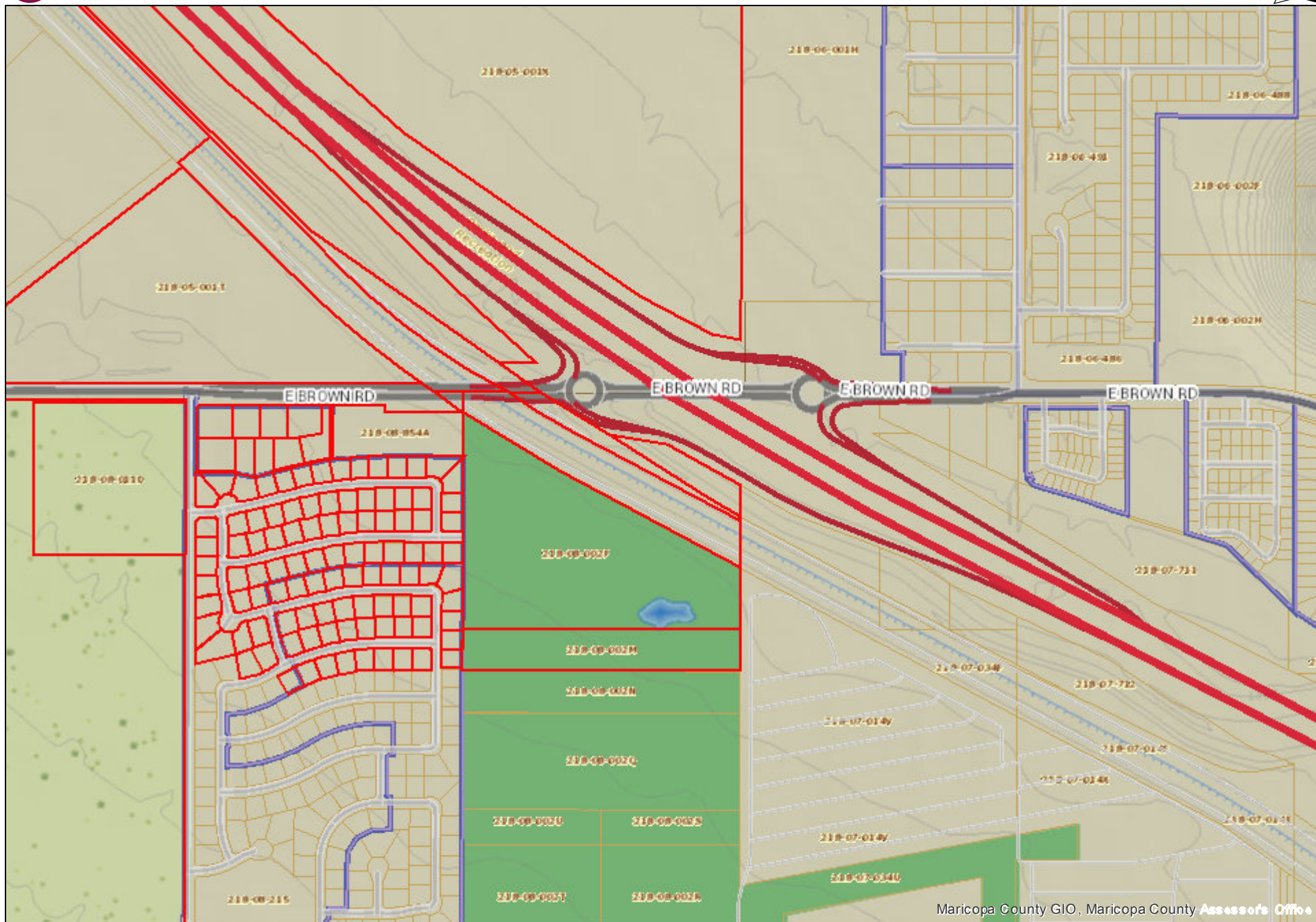
  
Reese L. Anderson

PEW & LAKE, PLC



SITE INFORMATION	
APR: 2104554A	
8137 E BROWN RD. MESA, AZ 85207	
SITE INFORMATION	
ACCESSIBLE PARKING PROVIDED PER ADA	2
PROVIDED	4
REQUIRED PER ADA (1 PER EVERY 6 ADA SPACES)	1
VAN ACCESSIBLE PROVIDED	
154,193 SF (3.59 ACRES)	
NET AREA	
121,827 SF (2.80 ACRES)	
OPEN PRIVATE AREA	
5,366 SF (0.12 AC)	
OPEN SPACE	
54,878 SF (1.26 AC)	
TOTAL OPEN SPACE	
80,244 SF (1.85 AC)	
BUILDING AREA	
38,016 SF (0.87 ACRES)	
OPEN SPACE	
121,827 SF - 38,016 SF = 83,811 SF (1.91 AC)	
LOT COVERAGE	30%
PARKING	
PARKING REQUIRED	72
PARKING PROVIDED	72
TYPE OF CONSTRUCTION	W-B
TOTAL UNITS PROVIDED	36
PROPOSED ZONING	RM-2, RM-2.5
LOT SIZE	3.59 ACRES
TOTAL PARKING SPACES PROVIDED	
81	





Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
ALEXANDER SHERRILL W/JEAN M	8037 E FAIRFIELD ST	MESA	AZ	85207
ALLUMS TIMOTHY	1024 N GILA VERDE	MESA	AZ	85207
ANDERSON JEREMY A	8133 E ENCANTO ST	MESA	AZ	85207
ANDERSON SANDRA K	8163 E FOUNTAIN ST	MESA	AZ	85207
APPLE TONY L/RUBY	8134 E ENCANTO ST	MESA	AZ	85207
BALLENTYNE JESSICA/TIMOTHY	8023 E FOX ST	MESA	AZ	85207
BARNETT FAMILY TRUST	8023 E FAIRFIELD ST	MESA	AZ	85207
BARTLETT GREGORY T/LIN	8124 E ENCANTO ST	MESA	AZ	85207
BATEMAN PAUL/JULIE	8044 E FOUNTAIN ST	MESA	AZ	85207
BEGELL DIRK	8018 E FOX ST	MESA	AZ	85207
BEHRENS CHRISTOPHER	1058 N GILA VERDE	MESA	AZ	85207
BENDER DEAN F/JEANNIE	8104 E FOX ST	MESA	AZ	85207
BERETTA BRADEN	8056 E FOUNTAIN ST	MESA	AZ	85207
BORRMANN DAVID W/BRENDA R	8153 E ENCANTO ST	MESA	AZ	85207
BURCH FAMILY LIVING TRUST	8054 E FAIRFIELD ST	MESA	AZ	85207
CASEY H PRUNTY LIVING TRUST/PRUNTY MONA J	8102 E FAIRFIELD ST	MESA	AZ	85207
CATALETA STUART/JENNA	8146 E FAIRFIELD ST	MESA	AZ	85207
CAVANAUGH LARRY J/LILLIAN M	8026 E FOX ST	MESA	AZ	85207
CHRISTENSEN RAYMOND A	309 S 7TH ST	GLEN ULLIN	ND	58631-7365
COTTER BRIAN K	8057 E ENCANTO ST	MESA	AZ	85207
CRANFORD JOE P/TARI A	8034 E ENCANTO ST	MESA	AZ	85207
CROCKETT KEVIN T/SUSAN A	8106 E FOUNTAIN ST	MESA	AZ	85207
CURRAN JUSTIN/JAMI	8153 E FOUNTAIN ST	MESA	AZ	85207
DAO LOAN/MORALES RODGER G	11310 E FLINTLOCK DR	CHANDLER	AZ	85224
DECKER RESIDENCE TRUST	8053 E FOUNTAIN ST	MESA	AZ	85207
DENDURENT DAVID SEAN	8154 E ENCANTO ST	MESA	AZ	85207
DINES RICHARD E/JANET M	8107 E FOX ST	MESA	AZ	85207
DOUBLE A LOPEZ LIVING TR	8116 E FOX ST	MESA	AZ	85207
ESQUIVEL RIGOBERTO MORALES/BRACAMONTES VIANEY I BOJORQUEZ	8047 E FAIRFIELD ST	MESA	AZ	85207
FAIN JAMES/CAROL	1105 N HILLRIDGE	MESA	AZ	85207
FITZPATRICK ANGELA MARIE/BRIAN CARL	25805 NORTH CHISUM TRAIL	SCOTTSDALE	AZ	85255
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
FOIT VIRGINIA F/MCKELVIE ANNA J	8121 E FAIRFIELD ST	MESA	AZ	85207
FOWLER OBED/KELSEY	8156 E FAIRFIELD ST	MESA	AZ	85207
FRANDSEN TIMOTHY L/DE ETTA J	1017 N HILLRIDGE	MESA	AZ	85207
FREAR WILLIAM G/ILONA A	8158 E FOX ST	MESA	AZ	85207
FRED T ASH & SONS LC	PO BOX 06115	CHICAGO	IL	60606
GILES HAROLD V/SHELVA J TR	8041 E FOUNTAIN ST	MESA	AZ	85207-4913
GRAFFIUS BRIAN D/JAMIE D	8134 E FOUNTAIN ST	MESA	AZ	85207
HAINLINE ANGELA	8061 E FOX ST	MESA	AZ	85207
HAYES BRIAN R/KARGES-HAYES LINDSAY MARIE	8131 E FOX ST	MESA	AZ	85207
HEATH MEGAN E	1106 N GILA VERDE ST	MESA	AZ	85207
HEMPHILL THOMAS	8108 E ENCANTO ST	MESA	AZ	85027
HOLLMANN VICTOR P	8062 E ENCANTO ST	MESA	AZ	85207
HOWTON RICKY EDWARD	8126 E FOUNTAIN ST	MESA	AZ	85207
HUBBS DONALD E/DEBRA S	8138 E FAIRFIELD ST	MESA	AZ	85207
HUNT KAMERON L/ANGELIQUE B	4303 S 254TH ST	KENT	WA	98032
HUNT KAMERON/ANGELIQUE	4303 S 254TH ST	KENT	WA	98032
JACOBS TERESA E/ROBERT P	8024 E FOUNTAIN ST	MESA	AZ	85207
JACOBSEN GREGRY/RITA	8120 E FOX ST	MESA	AZ	85207
JACOVIDES WILLIAM N	8145 E ENCANTO ST	MESA	AZ	85207
JOCELYN A DUPREY LIVING TRUST	8126 E FAIRFIELD ST	MESA	AZ	85207
JOHN W SHREVE AND SYLVIA M SHREVE TRUST	8139 E FOX ST	MESA	AZ	85207
JOHNSON JASON A/SUSAN	8138 E FAIRFIELD ST	MESA	AZ	85207
JONES KENNETH B/JUDITH R	8121 E FOUNTAIN ST	MESA	AZ	85207
KELLER THOMAS P/CAROLYN M	1025 N HILLRIDGE ST	MESA	AZ	85207
KETTERLING TRACY D	8063 E FAIRFIELD ST	MESA	AZ	85207
KIELY TRUST	8055 E FAIRFIELD ST	MESA	AZ	85207
KIM RICHARD KELLER AND CYNTHIA MARIE KELLER REVOCABLE TRUST	8119 E FOX ST	MESA	AZ	85207
LOCKWOOD ROBBYN GAYLA	8146 E ENCANTO ST	MESA	AZ	85207
LUKERT SIMON T/JULIE	8021 E FOUNTAIN ST	MESA	AZ	85207
LUTZ JOHN W	8133 E FAIRFIELD ST	MESA	AZ	85207
MAURICE J HARMON TRUST	8153 E FAIRFIELD ST	MESA	AZ	85207
MAYER STEVEN P/BETTY A	1032 N GILA VERDE RD	MESA	AZ	85207
MCNAMARA LYDIA	1127 N HILLRIDGE	MESA	AZ	85207
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MILLER AUDY B	1114 N GILA VERDE ST	MESA	AZ	85207
MORGAN JOHN S	1009 N HILLRIDGE ST	MESA	AZ	85207
MRC VSL HERITAGE VILLAGE II LLC	925 S NIAGARA ST STE 340	DENVER	CO	80224
MRC VSL HERITAGE VILLAGE LLC	925 S NIAGARA ST STE 340	DENVER	CO	80224

MYHRE CHARLES N/VICKI A	8059 E FOUNTAIN ST	MESA	AZ	85207
NIXON GEORGE S/PATRICIA M	8062 E FOUNTAIN ST	MESA	AZ	85207
PALMER JAMES R/DENISE	8010 E FOX ST	MESA	AZ	85207
PATRICIA A WRIGHT TRUST	1155 11TH ST NO 1	MANHATTAN BEACH	CA	90266
PONCE ROBERT/BETTIE L	8123 E ENCANTO ST	MESA	AZ	85207
PRICE MI SIM TR	3101 E BOSTON ST	GILBERT	AZ	85295
PROGRESS RESIDENTIAL BORROWER 1 LLC	PO BOX 4090	SCOTTSDALE	AZ	85261
RADEBAUGH WILLIAM S/LUCINDA J	8036 E FOUNTAIN ST	MESA	AZ	85207
RIBICH LUKE	8054 E ENCANTO ST	MESA	AZ	85207
ROLLIN RENTALS LLC	503 E COUNTRY PLAZA NORTH	GILBERT	AZ	85234
ROUDABUSH BRAD/MARK D	8140 E FOUNTAIN ST	MESA	AZ	85207
SATTERWAITE AUSTIN/CHARLOTTE	8055 E FOX ST	MESA	AZ	85207
SC AND BE SHIFLETT TRUST	8148 E FOUNTAIN ST	MESA	AZ	85207
SEXTON DENNIS D/ANGELINA F	8035 E FOX ST	MESA	AZ	85207
SIMMS ERIK	8145 E FOUNTAIN ST	MESA	AZ	85207
SKILES DONALD M/KRISTIN L	8065 E ENCANTO ST	MESA	AZ	85207
SKIP TRUST	444 W CAMELBACK RD	PHOENIX	AZ	85013
STEVENS DAVID A/NANCY J	8136 E FOX ST	MESA	AZ	85207
STOCKTON MICHAEL/SARAH	8118 E FOUNTAIN ST	MESA	AZ	85207
STORR BRANDON J	8147 E FOX ST	MESA	AZ	85207
TAH 2017-2 BORROWER LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
TAYLOR JILL A	8109 E FOUNTAIN ST	MESA	AZ	85207
TAYLOR JOHN A/DIANE S	8033 E FOUNTAIN ST	MESA	AZ	85207
THRIVE DEVELOPMENT LLC	3932 E FAIRFIELD CIR	MESA	AZ	85205
TONI L SEBASTIANO TRUSTEE OF LOTTIE N ADAMS SPECIAL HOUSE TRUST	17N550 WIDMAYER RD	HAMPSHIRE	IL	60140
TOWER DAVID L & DEBBIE J	8125 E FOX ST	MESA	AZ	85207
U S A -C A P-	201 N CENTRAL AVE	PHOENIX	AZ	85073
UDELL REVOCABLE TRUST	8128 E FOX ST	MESA	AZ	85207
USA-BOR	23636 N 7TH ST	PHOENIX	AZ	85024
VALENCIA ROSA E/CARDENAS ALEJANDRO VALDEZ	8043 E FOX ST	MESA	AZ	85207
VANTAGE	20860 N TATUM BLVD STE 240	PHOENIX	AZ	85050
VANZILE CHARLES A/TASSEY M	8042 E ENCANTO ST	MESA	AZ	85207
VOIRIN TERENCE G/CHERYL L TR	8144 E FOX ST	MESA	AZ	85207
VOIRIN TONI/NATHAN	1119 N HILLRIDGE	MESA	AZ	85207
WALLACE FAMILY TRUST	8062 E FAIRFIELD ST	MESA	AZ	85207
WEBB RANDALL/PAMELA	3149 N 78TH ST	MESA	AZ	85207
WEST ASHLEY	8049 E ENCANTO ST	MESA	AZ	85207
WINTERS THOMAS E/DELORES M TR	8116 E ENCANTO ST	MESA	AZ	85207
WRIGHT BETH ANN	8109 E FAIRFIELD ST	MESA	AZ	85207

ADOBE HILLS HOMEOWNERS'  
ASSOCIATION  
190 W. MAGEE  
TUCSON, AZ 85704

ASHLEY HEIGHTS HOMEOWNERS  
ASSOCIATION  
4645 E COTTON GIN LOOP  
PHOENIX, AZ 85040

SUNRISE AT COLLEGE PARK  
HOMEOWNERS ASSOCIATION  
7255 E HAMPTON AVE SUITE 101  
MESA, AZ 85209

MYSTIC HEIGHTS HOMEOWNERS  
ASSOCIATION, INC.  
17220 N BOSWELL BLVD., SUITE 140  
SUN CITY, AZ 85373

SONORAN VILLAGE OF MESA OWNERS  
ASSOCIATION  
9824 E LINDNER AVE  
MESA, AZ 85209

SIERRA HEIGHTS HOMEOWNERS'  
ASSOCIATION  
PO BOX 5720  
MESA, AZ 85211

GRANDVIEW ESTATES COMMUNITY  
ASSOCIATION  
555 W. Chandler Blvd., Suite 204,  
CHANDLER, AZ 85225

ALTA MIRA ESTATES HOMEOWNERS  
ASSOCIATION  
7255 E HAMPTON AVE., SUITE 101  
MESA, AZ 85209

RED MOUNTAIN MANOR HOMEOWNERS  
ASSOCIATION, INC.  
16810 E AVE. OF THE FOUNTAIN STE # 206  
FOUNTAIN HILLS, AZ 85268

MOUNTAIN BRIDGE COMMUNITY ASSOCIATION  
CCMC 8360 E VIA DE VENTURE BLVD  
SUITE L-100  
SCOTTSDALE, AZ 85258

FALCON RIDGE AT SIGNAL BUTTE  
COMMUNITY ASSOCIATION, INC.  
C/O BROWN COMMUNITY MANAGEMENT  
7255 EAST HAMPTON AVE SUITE 101  
MESA, AZ 85209

STONE RIDGE COMMUNITY  
ASSOCIATION, INC.  
7255 E HAMPTON AVE SUITE 101  
MESA, AZ 85209

MARBLE CREEK OWNERS ASSOCIATION  
% BROWN COMMUNITY MANAGEMENT  
7255 E HAMPTON AVE #101  
MESA, AZ 85209

SONORAN VILLAGE II HOMEOWNERS  
ASSOCIATION  
21448 N 75TH AVE #11  
GLENDALE, AZ 85308

SUNVALLEY VILLAS HOMEOWNERS  
ASSOCIATION  
PO BOX 50174  
MESA, AZ 85208

SAGUARO VISTA HOMEOWNERS'  
ASSOCIATION, INC.  
1870 WEST PRINCE RD STE #47  
TUCSON, AZ 85705

ANNECY HOMEOWNERS ASSOCIATION  
% TRESTLE MANAGEMENT GROUP  
450 N DOBSON RD #201  
MESA, AZ 85201

MOONDANCE TOWNHOMES  
HOMEOWNERS ASSOCIATION  
1900 W Broadway Road  
TEMPE, AZ 85282



**Neighborhood Meeting Summary**  
***Brown & 202 Townhomes***  
***ZON20-00700***  
***SWC Brown Road & Loop 202 Freeway***

April 21, 2021 at 6:00 pm

Online ZOOM Meeting with Videochat and Call-in  
Meeting ID: 865 5219 2440

The neighborhood meeting began at approximately 6:05 pm to ensure attendees were able to logon before beginning a PowerPoint Presentation which ended around 6:45 pm. Four (4) neighborhood households attended the meeting including Cheryl Voirin, Greg & Rita Jacobsen, Kenneth & Judith Jones, and Jill Taylor. Present for the applicant was Zach Collins from Thrive Development along with Reese L. Anderson and Jon Gillespie from Pew & Lake, PLC. Also in attendance was Lesley Davis from the City of Mesa Planning Department.

Mr. Anderson made introductions and gave a presentation for the proposal while taking questions from attendees throughout. His prepared comments are summarized below and additional answers provided to questions posed are noted further down.

- Provide information on Site Location, General Plan & Zoning Districts
- Explain the Site Plan layout and details
- Described the building height for the project and the adjacent medical-office
- Address Questions received from Ilona Frear and other neighbors prior to the meeting
- Discuss the expected future public hearing process

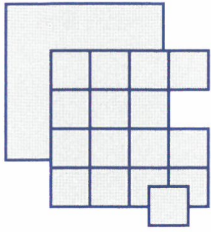
Questions from attendees were presented throughout and are encapsulated below with answers provided by Mr. Anderson summarized in *red italics*:

1. Opposed to two-story building height. We want remedies for diminishing and blocking our view. Also, feels like an invasion of our privacy. What are our chances of stopping two story construction? How much negotiation can we do? *Comments noted and Mr. Anderson committed to pass this primary concern on to the development team for review with no promise that an adjustment would be made. The southern boundary building setbacks were noted. There was also reference made to the building height and lessened building setback of the adjacent medical office/assisted living buildings for reference.*
2. What are the building setbacks? *Range upwards from a minimum 30 feet building setback with 34 to 36-foot setback typical. Patios were noted as being 10 feet deep.*
3. We are staying in our home until we pass away and leave as an inheritance to our children. We are concerned this will hurt the value of their inheritance. *Comment acknowledged.*
4. What level of income is being targeted for the townhomes? *The developer will attempt to sell the units for as much as possible while seeking market rates. The development is not intended for Section 8 or LIHTC housing.*
5. I live adjacent to the property and have had issues with flooding into my backyard in years past. The City has completed measures which helped alleviate this flooding but I am

concerned that what is proposed is not enough. *Retention and drainage are critical to the site layout and development. The retention basin will be away from the wall according to standard engineering requirements. You can expect an improvement to any drainage or flooding issues once this development is constructed. The City will also ensure that the retention and drainage improvements are done correctly.*

6. There are trees on the subject parcel which have roots that go under the shared wall. *These trees will be removed with site development. The developer will be a good neighbor and can analyze these concerns on-site with the affected neighbors and work together for joint repairs where needed.*
7. Will the wall be repaired or raised? *Wall heights are limited to six feet under City code in these zoning districts. The developer will be a good neighbor and can analyze these concerns on-site with the affected neighbors and work together for joint repairs where needed.*
8. Will the new structures have solar panels or are there any other eco-friendly requirements for new structures? *It is too early to know whether solar panels will be utilized on the buildings. The latest standard methods of construction and conservation will be utilized.*
9. I see an issue with the Brown Road median. I have seen drivers, on other developments to the east which have a similar median, divert into east bound traffic in order to reach their homes quicker. *Comment noted. This is a safety concern which the City of Mesa will need to monitor and enforce.*
10. We have issues with the traffic signal at Brown & 80<sup>th</sup>. *The City of Mesa traffic department addresses any signal timings which need to be changed.*
11. I am concerned that cars will have to take a U-turn at 80<sup>th</sup> Street to get to the property. I believe a left turn lane would be necessary. *Comment acknowledged and this falls within the City of Mesa's jurisdiction and review.*
12. What are the building setbacks? *Range upwards from a minimum 30 feet building setback with 34–36-foot setback typical. Patios were noted as being 10 feet deep.*
13. Cars heading east bound go very fast towards the roundabout. *This is a traffic concern which the City of Mesa needs to monitor and address if needed.*
14. How many bedrooms will units have? *Each unit is planned for three bedrooms.*
15. With three bedrooms I would expect lots of children to live here. How will bussing be provided? *We would not expect enough children to live in this development to necessitate a bus stop within the development or on Brown Road. Parents will likely have to utilize alternative school transportation.*

**Summary Prepared by Jon Gillespie on April 22, 2021**



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

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

July 13, 2021

## NOTICE OF PUBLIC HEARING

Dear Neighbor,

Pew & Lake, PLC, on behalf of our client Thrive Development, has applied to the City of Mesa for the development of a 36-unit, residential townhome project on the approximately 3.6 acres located at the SWC of Brown Road and the Loop 202 Freeway in Mesa, Arizona (APN 218-08-854A). This parcel was previously owned by the Arizona Department of Transportation (ADOT) as part of the acquisition and construction of the Loop 202 freeway and is now proposed to be rezoned to facilitate this townhome development. The case number assigned to this project is ZON20-00700.

The rezoning application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on July 28, 2021, in the City Council Chambers. The meeting will begin at 4:00 p.m.

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. It is also being sent to those who attended the April 21, 2021, neighborhood meeting and provided their contact information. Enclosed for your review is a copy of the site plan for the proposed development.

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](https://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 Ms. Jennifer Gniffke of their Planning Division staff. She can be reached at 480-644-6439 or via email at [jennifer.gniffke@mesaaz.gov](mailto:jennifer.gniffke@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.

If you have any questions regarding this matter prior to the hearing, please contact myself or Jon Gillespie at my office via phone at 480-461-4670 or via email at [reese.anderson@pewandlake.com](mailto:reese.anderson@pewandlake.com) or [jon.gillespie@pewandlake.com](mailto:jon.gillespie@pewandlake.com).

Sincerely,



Reese L. Anderson  
**PEW & LAKE, PLC**

Enclosures



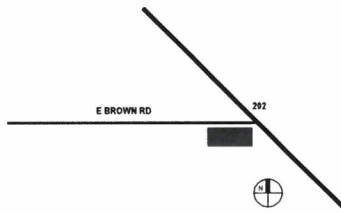
# SITE INFORMATION

9137 E BROWN RD, MESA, AZ 85207  
 APR: 215-084544  
 LOT SIZE: 3.59 ACRES  
 EXISTING ZONING: RM-2 PAD  
 PROPOSED ZONING: 11.13 DUAC  
 MAXIMUM DENSITY (DWELING UNITS/NET ACRE): 38  
 DENSITY: 11.13 DU/AC  
 TOTAL UNITS PROVIDED: 38  
 TYPE OF CONSTRUCTION: V-B  
 PARKING:  
 PARKING REQUIRED (2.1 PER UNIT): 79  
 GARAGE PROVIDED: 72  
 PARKING STALLS PROVIDED: 9  
 TOTAL PARKING STALLS PROVIDED (2.25 PER UNIT): 81  
 ACCESSIBLE PARKING: 1  
 REQUIRED PER ADA: 1  
 PROVIDED:  
 VAN ACCESSIBLE: 1  
 REQUIRED PER ADA: 1  
 PROVIDED:  
 VAN ACCESSIBLE PROVIDED: 1

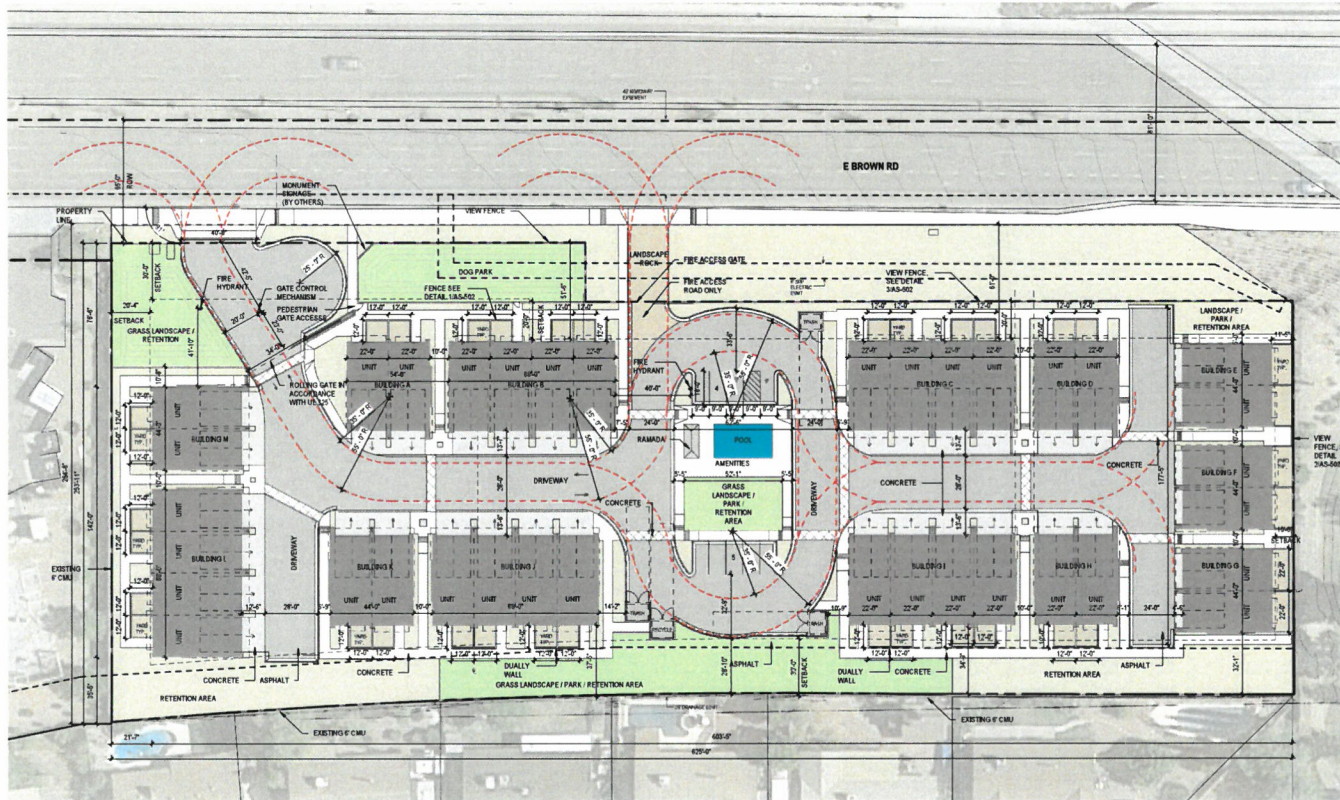
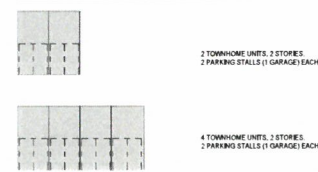
# SITE INFORMATION

GROSS AREA: 156,193 SF (3.59 ACRES)  
 NET AREA: 140,698 SF (3.23 ACRES)  
 MIN. LOT AREA PER DWELING REQ.: 2,904 SF  
 LOT AREA PER DWELING UNIT PROPOSED: 1,365.50 SF  
 OPEN PRIVATE AREA:  
 REQUIRED PER UNIT: MINIMUM OF 120 SF (3 BEDS)  
 PROVIDED PER UNIT: 206 SF OR 264 SF  
 TOTAL PRIVATE AREA: 8,532 SF (5.46%)  
 COMMON OPEN SPACE:  
 REQUIRED: 290 SF PER UNIT  
 PROVIDED: 1,527 SF PER UNIT  
 54,972 SF  
 BUILDING COVERAGE: 38,952 SF (2.83 ACRES) 25%  
 OPEN SPACE: 50,048 SF (32%)  
 LOT COVERAGE: 96,751 SF (2.22 ACRES) 62%

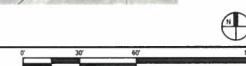
# VICINITY MAP



# TOWNHOME LEGEND



1 SITE PLAN  
 1" = 30'-0"



# BROWN & 202 MULTIFAMILY

# PROJECT TEAM

EDWICK  
 Architect  
 1630 W. Camelback Rd.  
 Gilbert, AZ 85233  
 T. 480.590.1116  
 Contact: Dave Astle

DESCRIPTION	DATE
FORMAL SUBMITTAL	06/23/21

ARCHITECTURAL  
 SITE PLAN

AS-101





# Map





Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
ANDERSON SANDRA K	8163 E FOUNTAIN ST	MESA	AZ	85207
BALLENTYNE JESSICA/TIMOTHY	8023 E FOX ST	MESA	AZ	85207
BATEMAN PAUL/JULIE	8044 E FOUNTAIN ST	MESA	AZ	85207
BEGELL DIRK	8018 E FOX ST	MESA	AZ	85207
BENDER DEAN F/JEANNIE	8104 E FOX ST	MESA	AZ	85207
BERETTA BRADEN	8056 E FOUNTAIN ST	MESA	AZ	85207
CAVANAUGH LARRY J/LILLIAN M	8026 E FOX ST	MESA	AZ	85207
CROCKETT KEVIN T/SUSAN A	8106 E FOUNTAIN ST	MESA	AZ	85207
CURRAN JUSTIN/JAMI	8153 E FOUNTAIN ST	MESA	AZ	85207
DAO LOAN/MORALES RODGER G	11310 E FLINTLOCK DR	CHANDLER	AZ	85224
DECKER RESIDENCE TRUST	8053 E FOUNTAIN ST	MESA	AZ	85207
DINES RICHARD E/JANET M	8107 E FOX ST	MESA	AZ	85207
DOUBLE A LOPEZ LIVING TR	8116 E FOX ST	MESA	AZ	85207
FAIN JAMES/CAROL	1105 N HILLRIDGE	MESA	AZ	85207
FITZPATRICK ANGELA MARIE/BRIAN CARL	25805 NORTH CHISUM TRAIL	SCOTTSDALE	AZ	85255
FREAR WILLIAM G/ILONA A	8158 E FOX ST	MESA	AZ	85207
FRED T ASH & SONS LC	PO BOX 617847	CHICAGO	IL	60661
GRAFFIUS BRIAN D/JAMIE D	8134 E FOUNTAIN ST	MESA	AZ	85207
HAINLINE ANGELA	8061 E FOX ST	MESA	AZ	85207
HAYES BRIAN R/KARGES-HAYES LINDSAY MARIE	8131 E FOX ST	MESA	AZ	85207
HOWTON RICKY EDWARD	8126 E FOUNTAIN ST	MESA	AZ	85207
JACOBSEN GREGRY/RITA	8120 E FOX ST	MESA	AZ	85207
JOHN W SHREVE AND SYLVIA M SHREVE TRUST	8139 E FOX ST	MESA	AZ	85207
JONES KENNETH B/JUDITH R	8121 E FOUNTAIN ST	MESA	AZ	85207
KIM RICHARD KELLER AND CYNTHIA MARIE KELLER REVOCABLE TRUST	8119 E FOX ST	MESA	AZ	85207
MCNAMARA LYDIA	1127 N HILLRIDGE	MESA	AZ	85207
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MRC VSL HERITAGE VILLAGE II LLC	925 S NIAGARA ST STE 340	DENVER	CO	80224
MRC VSL HERITAGE VILLAGE LLC	925 S NIAGARA ST STE 340	DENVER	CO	80224
MYHRE CHARLES N/VICKI A	8059 E FOUNTAIN ST	MESA	AZ	85207
NIXON GEORGE S/PATRICIA M	8062 E FOUNTAIN ST	MESA	AZ	85207
RADEBAUGH WILLIAM S/LUCINDA J	8036 E FOUNTAIN ST	MESA	AZ	85207
ROUDABUSH BRAD/MARK D	8140 E FOUNTAIN ST	MESA	AZ	85207
SATTERWAITE AUSTIN/CHARLOTTE	8055 E FOX ST	MESA	AZ	85207
SC AND BE SHIFLETT TRUST	8148 E FOUNTAIN ST	MESA	AZ	85207
SEBASTIANO TONI L	17N550 WIDMAYER RD	HAMPSHIRE	IL	60140
SEXTON DENNIS D/ANGELINA F	8035 E FOX ST	MESA	AZ	85207
SIMMS ERIK	8145 E FOUNTAIN ST	MESA	AZ	85207
SKIP TRUST	444 W CAMELBACK RD	PHOENIX	AZ	85013
STEVENS DAVID A/NANCY J	8136 E FOX ST	MESA	AZ	85207
STOCKTON MICHAEL/SARAH	8118 E FOUNTAIN ST	MESA	AZ	85207
STORR BRANDON J	8147 E FOX ST	MESA	AZ	85207
TAH 2017-2 BORROWER LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
TAYLOR JILL A	8109 E FOUNTAIN ST	MESA	AZ	85207
THRIVE DEVELOPMENT LLC	3932 E FAIRFIELD CIR	MESA	AZ	85205
TOWER DAVID L & DEBBIE J	8125 E FOX ST	MESA	AZ	85207
U S A -C A P-	201 N CENTRAL AVE	PHOENIX	AZ	85073
UDELL REVOCABLE TRUST	8128 E FOX ST	MESA	AZ	85207
USA-BOR	23636 N 7TH ST	PHOENIX	AZ	85024
VALENCIA ROSA E/CARDENAS ALEJANDRO VALDEZ	8043 E FOX ST	MESA	AZ	85207
VOIRIN TERENCE G/CHERYL L TR	8144 E FOX ST	MESA	AZ	85207
VOIRIN TONI/NATHAN	1119 N HILLRIDGE	MESA	AZ	85207

ADOBE HILLS HOMEOWNERS'  
ASSOCIATION  
190 W. MAGEE  
TUCSON, AZ 85704

ASHLEY HEIGHTS HOMEOWNERS  
ASSOCIATION  
4645 E COTTON GIN LOOP  
PHOENIX, AZ 85040

SUNRISE AT COLLEGE PARK  
HOMEOWNERS ASSOCIATION  
7255 E HAMPTON AVE SUITE 101  
MESA, AZ 85209

MYSTIC HEIGHTS HOMEOWNERS  
ASSOCIATION, INC.  
17220 N BOSWELL BLVD., SUITE 140  
SUN CITY, AZ 85373

SONORAN VILLAGE OF MESA OWNERS  
ASSOCIATION  
9824 E LINDNER AVE  
MESA, AZ 85209

SIERRA HEIGHTS HOMEOWNERS'  
ASSOCIATION  
PO BOX 5720  
MESA, AZ 85211

GRANDVIEW ESTATES COMMUNITY  
ASSOCIATION  
555 W. Chandler Blvd., Suite 204,  
CHANDLER, AZ 85225

ALTA MIRA ESTATES HOMEOWNERS  
ASSOCIATION  
7255 E HAMPTON AVE., SUITE 101  
MESA, AZ 85209

RED MOUNTAIN MANOR HOMEOWNERS  
ASSOCIATION, INC.  
16810 E AVE. OF THE FOUNTAIN STE # 206  
FOUNTAIN HILLS, AZ 85268

MOUNTAIN BRIDGE COMMUNITY ASSOCIATION  
CCMC 8360 E VIA DE VENTURE BLVD  
SUITE L-100  
SCOTTSDALE, AZ 85258

FALCON RIDGE AT SIGNAL BUTTE  
COMMUNITY ASSOCIATION, INC.  
C/O BROWN COMMUNITY MANAGEMENT  
7255 EAST HAMPTON AVE SUITE 101  
MESA, AZ 85209

STONE RIDGE COMMUNITY  
ASSOCIATION, INC.  
7255 E HAMPTON AVE SUITE 101  
MESA, AZ 85209

MARBLE CREEK OWNERS ASSOCIATION  
% BROWN COMMUNITY MANAGEMENT  
7255 E HAMPTON AVE #101  
MESA, AZ 85209

SONORAN VILLAGE II HOMEOWNERS  
ASSOCIATION  
21448 N 75TH AVE #11  
GLENDALE, AZ 85308

SUNVALLEY VILLAS HOMEOWNERS  
ASSOCIATION  
PO BOX 50174  
MESA, AZ 85208

SAGUARO VISTA HOMEOWNERS'  
ASSOCIATION, INC.  
1870 WEST PRINCE RD STE #47  
TUCSON, AZ 85705

ANNECY HOMEOWNERS ASSOCIATION  
% TRESTLE MANAGEMENT GROUP  
450 N DOBSON RD #201  
MESA, AZ 85201

MOONDANCE TOWNHOMES  
HOMEOWNERS ASSOCIATION  
1900 W Broadway Road  
TEMPE, AZ 85282



CITY OF MESA  
PUBLIC NOTICE  
**ZONING HEARING**

PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA

TIME: 4:00 PM DATE: July 28, 2021

CASE: ZON20-00700

REQUEST: Rezone from RS-9 to RM-2-PAD.  
This request will allow for the development  
of attached single residences.

APPLICANT: Reese Anderson, Pew & Lake PLC

PHONE: 480-461-4670

Planning Division 480-644-2385

Posting date: 7/14/2021

7/14/21 05:52:20

City of Mesa Planning Division

## AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by \_\_\_\_\_, 2021

Date: July 14<sup>th</sup>, 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 ZON21-00700 (case number), on the 14<sup>th</sup> day of July, 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 14<sup>th</sup> day of July, 2021

Mary Beth Conrad  
Notary Public

