

# **Citizen Participation Plan**

## **STILLWATER SUPERSTITION**

**West and South of the Southwest Corner of Hampton Avenue and Clearview Avenue**

**Case # \_\_\_\_\_**

**Date:** May 3, 2020

### **Purpose:**

The purpose of this Citizen Participation Plan (CPP) is to inform the citizens, property owners, neighborhood associations, agencies, and businesses of an application submitted by Stillwater Capital, LLC ("Stillwater") for approval of a high-quality residential community known as "Stillwater Superstition," located west and south of the southwest corner of Hampton Avenue and Clearview Avenue. Stillwater proposes developing this challenging, in-fill, redevelopment site with a high-quality, highly amenitized multi-family development. The development will contain 395 residences, a density of approximately 23.8 dus/ac.

The Site presently consists of a former K-Mart building (now vacant) and an in-line commercial retail building (vacant except for a Sally's Beauty Supply) along the Site's southern boundary. The present commercial uses are no longer viable due to the ever changing and shrinking physical retail footprint.

To achieve this, Stillwater requests the following:

- Rezone the Site from LC/PAD to LC/PAD;
- Council Use Permit;
- Site Plan approval for 395 residences ; and
- Design Review approval for the Site Plan, Landscape Plan, Building Elevations, etc.

The CPP will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plans and actions addressed in this application.

### **Contacts:**

The person coordinating the Citizen Participation Plan activities is Ricki Horowitz with Burch & Cracchiolo at (602) 234-8728 / rhorowitz@bcattorneys.com.

### **Preapplication Meeting:**

A preapplication meeting with City of Mesa planning staff was held on January 5, 2021. Staff reviewed the application and recommended that adjacent residents, nearby registered neighbors, and interested parties be contacted.

### **Action Plan:**

In order to provide effective citizen participation in conjunction with the application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts, of the development, that members of the community may have.

1. Contact lists have been developed for citizens and agencies in this area including
  - a. Property owners within 1,000 feet of the site and map (**Exhibit 1**).
  - b. Homeowner's associations within ½ mile of the site (to be obtained from City).
  - c. Registered neighborhoods within 1 mile of the site (to be obtained from City).
2. All persons listed on the contact lists will receive a letter describing the proposed development, development schedule, site plan, and an invitation to provide input.
3. Input received from the interested parties will be recorded and used to prepare the Citizen Participation Report (CPR).
4. A Zoom neighborhood meeting will be held on **TBD**. A summary of the neighborhood meeting, registered neighbor meeting attendees, concerns and solutions, if applicable, will be submitted in the CPR.

5. A notification letter advising of the date and time of the P&Z Board meeting will be mailed out to all property owners within 1,000 feet of the site, homeowners associations and registered neighborhood organizations. A draft of the letter is attached (**Exhibit 2**).
6. A notification letter advising of the date and time of the Design Review session will be mailed out to all property owners within 1,000 feet of the site, homeowners associations and registered neighborhood organizations. A sample letter is attached (**Exhibit 3**).
7. A written Citizen Participation Report will be prepared and submitted to the City (10) days prior to the scheduled public hearing. At a minimum, the report will include:
  - a. Details of techniques the applicant used to involve the public.
  - b. A summary of concerns, issues and problems expressed during the process.
  - c. How concerns issues and problems were addressed:

Pre-application meeting – January 5, 2021

Mailed letter to 1000' owners around the Site, registered neighborhood organizations within 1 mile, and HOAs within 1/2 mile – Date to be determined.

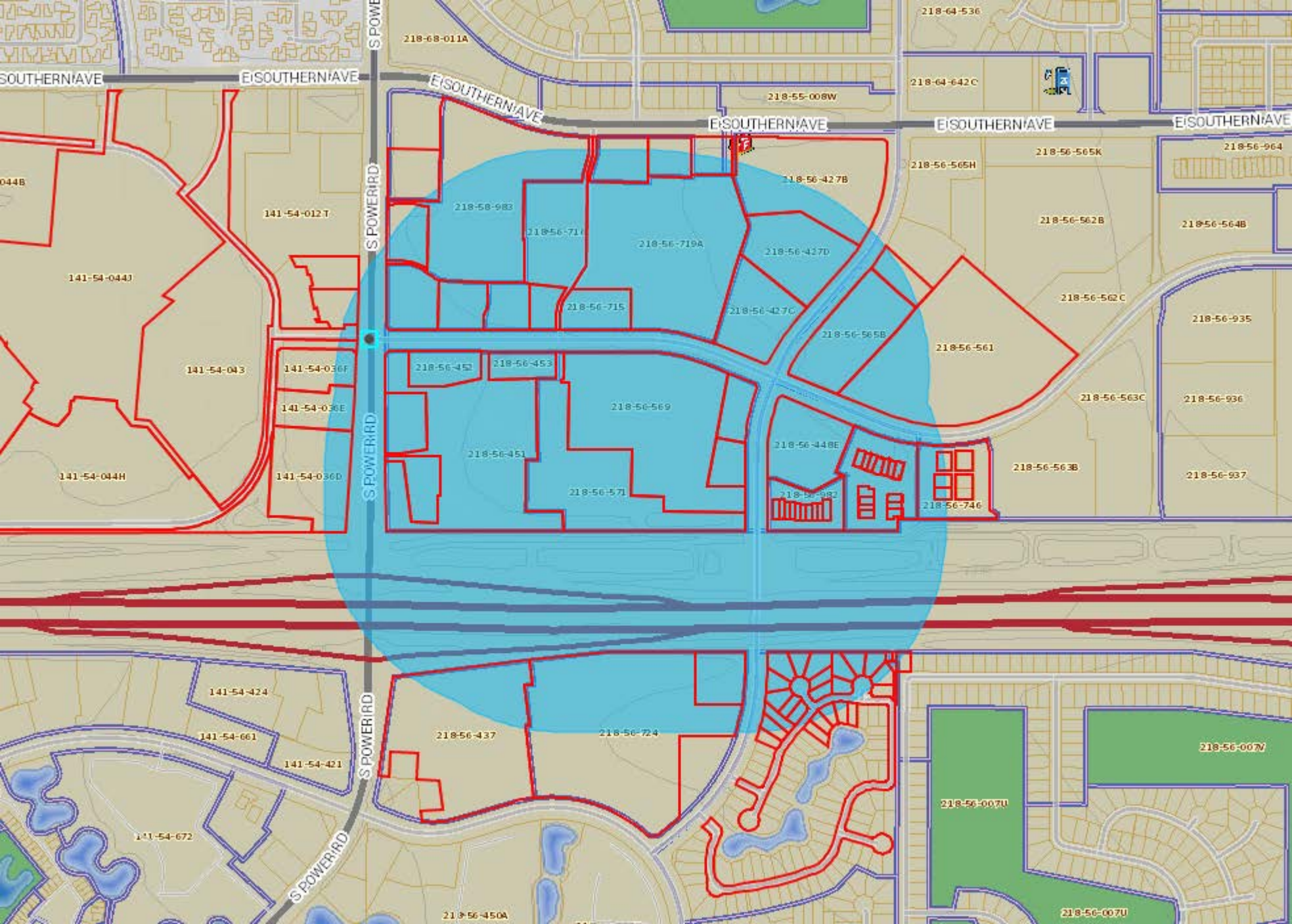
Submittal of Citizen Participation Report and Notification materials – To be submitted to the City (10) days prior to the scheduled public hearing.

Design Review Board Work Session – TBD

Planning and Zoning Board Hearing – TBD

City Council Hearing – TBD

# **EXHIBIT 1**



**1,000' Ownership List**  
**Stillwater Superstition**  
**W&S of the SWC Hampton &**  
**Clearview Avenues**

218-56-561  
7300 EAST HAMPTON LLC  
4020 E INDIAN SCHOOL RD  
PHOENIX, AZ 85018

218-56-570B  
ARIZONA REFRIGERATION SUPPLIES INC  
PO BOX 21127  
PHOENIX, AZ 85036

218-56-452  
BD DESERT MESA INVESTMENTS  
LLC/GRANITE PEAK PROP INV  
6802 AVENUE 120 UNIT A  
TIPTION, CA 93272

218-56-753  
BLUME EVENTS LLC  
1829 S HORNE NO 8  
MESA, AZ 85204

218-56-757  
DAWSON RICK/SPRINGGAY GARRY R  
1334 E BETSY LN  
GILBERT, AZ 85296

141-54-044J  
EAST MESA MALL LLC  
PO BOX 4085  
SANTA MONICA, CA 90411

218-56-458  
FCPT HOLDINGS LLC  
6820 LBJ FREEWAY  
DALLAS, TX 75240

218-58-984  
FTH NEVADA INC  
1765 S KING ST  
HONOLULU, HI 96826

218-56-525  
GONZOSBORZ 1 LLC  
1741 S CLEARVIEW AVE UNIT 67  
MESA, AZ 85208

218-56-497  
ANDERSON LORENE H  
1741 S CLEARVIEW AVE UNIT 39  
MESA, AZ 85209

218-56-427C&D  
AX SUPERSTITION LP  
16220 N SCOTTSDALE RD SUITE 280  
SCOTTSDALE, AZ 85254

141-54-037C  
BILAK BUILDING COMPANY LLC  
5055 N 12TH ST STE 200  
PHOENIX, AZ 85014

218-56-494  
BRANCHING OUT TRUST  
1741 S CLEARVIEW AVE NO 36  
MESA, AZ 85209

218-56-451  
DAYTON HUDSON CORP  
PO BOX 9456  
MINNEAPOLIS, MN 55440

218-56-972-973;975-782  
FAE HOLDINGS 416754R LLC  
4885 S 900 E SUITE 104  
SALT LAKE CITY, UT 84117

218-56-503  
FERGUSON STEVEN R/BROMAN SANDRA  
LEE/LYZNICK S  
1741-45 S CLEARVIEW DR  
MESA. AZ 85208

218-56-495  
GARRISON MICHAEL S/CINDY M  
3615 E PINON CT  
GILBERT, AZ 85234

218-56-740  
GOOCH AND LEDERMAN LIVING TUST  
4498 WOODMAN AVENUE UNIT A121  
SHERMAN OAKS, CA 91423

141-54-037B  
ARC CAFEHLD001 LLC  
10851 N BLACK CANYON HWY STE 850  
PHOENIX, AZ 85029

218-56-496  
BALDERAMA FERNANDO S/KATHRYN A  
TR/FERNANDO  
2514 S SORRELLE  
MESA, AZ 85209

218-56-725  
BLACK DOG INVESTMENTS INC  
955 E JAVELINA AVE STE 114  
MESA, AZ 85204

218-56-493  
CHAVEZ GREGORY G  
1741 S CLEARVIEW AVE UNIT 35  
MESA, AZ 85209

141-54-036E  
DML PORTENT 2 LLC  
4613 S PEARL DR  
CHANDLER, AZ 85249

218-56-506  
FARAH SUBHI H/SUSAN M  
1741-48 S CLEARVIEW DR  
MESA, AZ 85208

218-56-491  
FRANK TODD M/BRENDA M  
1741 33 S CLEARVIEW DR  
MESA, AZ 85208

218-56-008D;H;& 560  
GLOBAL WATER IRT LLC  
22590 N POWERS PKWY  
MARICOPA, AZ 85138

218-56-499  
HAGAN MICHAEL J/SARA JEANETTE  
1741 S CLEARVIEW AVE UNIT 41  
MESA, AZ 85209

218-56-498 HALGREN MICHAEL J/LYDIA 1741 S CLEARVIEW AVE UNIT 40 MESA, AZ 85209	218-56-701 HALLE PROPERTIES LLC 20225 N SCOTTSDALE RD SCOTTSDALE, AZ 85255	218-56-756;741 HAMPTON HOLDINGS II LLC 7447 E SOUTHERN AVE STE 103 MESA, AZ 85209
218-56-724 HARKINS CINEMAS LLC 7511 E MCDONALD DR SCOTTSDALE, AZ 85250	218-56-437 HD DEVELOPMENT OF MARYLAND INC PO BOX 105842 ATLANTA, GA 30348	141-54-036D HELIOS 0331 LLC 390 E. PARKCENTER BLVD #250 BOISE, ID 83705
218-56-505 HUSSEIN WATHEQ/MUNSHID NAGHAM 1741 S CLEARVIEW AVE UNIT 47 MESA, AZ 85209	218-56-570A J & B LEE LLC 1440 S CLEARVIEW AVE SUITE 101 MESA, AZ 85209	218-56-974 JLBC LLC 3005 E LEXINGTON AVE GILBERT, AZ 85234
218-56-747 JOHN MCLOUGHLIN INSURANCE AGENCY INC 7235 E HAMPTON AVE NO 110 MESA, AZ 85209	218-56-500 JOSEPH PIRONE AND JONI PIRONE TRUST 1741 S CLEARVIEW AVE UNIT 42 MESA, AZ 85209	218-56-427B K2H SUPERSTITION LLC 1917 W 4TH AVE STE 348 VANCOUVER, BC 0
218-56-749 KD LANE LLC 4150 E PALO VERDE ST GILBERT, AZ 85296	218-56-565B KD PROPERTIES LLC 4265 45TH ST S SUITE 200 FARGO, ND 58104	218-56-565C KD PROPERTIES LLC 4265 45TH ST S SUITE 200 FARGO, ND 58104
218-56-569 KMART CORPORATION (LEASE) 74 E 500 S BOUNTIFUL, UT 84010	218-56-490 LAKE TERRANCE M 1741-32 SOUTH CLEARVIEW DRIVE MESA, AZ 85208	218-56-723 LCN BLM CHANDLER MULTI LLC 2202 NORTH WEST SHORE BLVD TAMPA, FL 33607
218-56-742 LEE SAM LOUIS 7255 E HAMPTON AVE BLDG 2 UNIT 112 MESA, AZ 85208	218-56-751 LEGACY ACQUISITIONS LLC 7255 E HAMPTON AVE NO 127 MESA, AZ 85029	218-56-448E LEGRIS INC 7205 E HAMPTON AVE MESA, AZ 85208
218-56-524 LINSOTT MARK C/VICTORIA/MARK C II 1741 S CLEARVIEW AVE MESA, AZ 85209	141-54-044H MACYS DEPT STORES INC 7 W SEVENTH ST FLOOR 17 CINCINNATI, OH 45202	218-56-242 MCKOWN WALTER M 7202 E INVERNESS AVE MESA, AZ 85208
218-56-527 MCLEAN BRIAN/LYNN PO BOX 55 HEINSBURG, AB 0	218-56-415C MESA CITY OF 20 E MAIN ST STE 650 MESA, AZ 85211	218-56-457+6 MESA PAVILIONS RETAIL LLC 695 ROUTE 46 STE 210 FAIRFIELD, NJ 7004
218-56-748 MICHAEL B RAWLINGS TRUST 701 S EDGEWATER DR MESA, AZ 85208	218-56-492 MYERS WAYNE R/TERESA R 1741-34 S CLEARVIEW DR MESA, AZ 85208	218-56-714A POLATI 1996 TRUST/FLORES ENTERPRISES LP 4410 EL CAMINO REAL 201 LOST ALTOS, CA 94022

218-56-716  
PRICE-LEGACY MESA LP  
3333 NEW HYDE PARK RD STE 100  
NEW HYDE OPARK, NY 11042

218-56-755  
RICKLEE LLC  
2534 E ARROWHEAD TRL  
GILBERT, AZ 85297

218-56-507  
SILVA OSCAR/LETICIA C  
1741 S CLEARVIEW DR NO 49  
MESA, AZ 85208

218-56-758-760  
SRZ YUMA LLC  
6229 E AUTO PARK DR  
MESA, AZ 85206

141-54-036F  
SS POWER 1 LLC  
4333 W KITT HAWK  
CHANDLER, AZ 85226

218-56-702  
STR FUND IX LLC  
3600 BIRCH ST SUITE 130  
NEWPORT BEACH, CA 92660

218-56-501  
STYLES VONDEE S  
1741 S CLEARVIEW AVE UNIT 43  
MESA, AZ 85209

218-56-761  
SUPERSTITION SPRINGS COMMERCE  
CENTER CONDOMIN  
6900 E INDIAN SCHOOL ROAD SUITE 250  
SCOTTSDALE, AZ 85251

218-56-554  
SUPERSTITION SPRINGS COMMUNITY  
MASTER ASSOC  
2500 S POWER RD 126 3  
MESA, AZ 85209

218-56-750  
SUPERSTITION SPRINGS COMMUNITY  
MASTER ASSOC  
PO BOX 6419  
MESA, AZ 85216

218-56-746  
SUPERSTITION SPRINGS HOSPITALITY  
GROUP L L C  
7255 E HAMPTON AVE STE 101  
MESA, AZ 85209

218-56-754  
TIMOTHY R BATTENSCHLAG FAMILY TRUST  
12105 JULIUS AVE  
DOWNEY, CA 90242

218-56-752  
VINE PROPERTIES NUMBER 4 LLC  
9715 E LAGUNA AZUL AVE  
MESA, AZ 85209

218-56-502  
VISCANTI WILLIAM/GAYLA  
10162 E NICHOLS AVE  
MESA, AZ 85209

218-56-453  
WENDYS PROPERTIES LLC  
1 DAVE THOMAS BLVD  
DUBLIN, OH 43017

218-58-983  
WINCO FOODS LLC  
PO BOX 5756  
BOISE, ID 83705

218-56-504  
WOODS RUSSELL H III  
1741 S CLEARVIEW AVE UNIT 46  
MESA, AZ 85209

218-56-526  
ZAHIRI HOSSEIN  
1741 68 S CLEARVIEW AVE NO 68  
MESA, AZ 85208

218-56-528  
ZEGHERS DONALD/KRISTA  
BOX 426  
HOLLAND, MB 0

# **EXHIBIT 2**

**Burch & Cracchiolo, P.A.**

**1850 N. Central Ave., Ste 1700**

**Phoenix, AZ 85004**

**Office: 602-234-8794**

**Email: bray@bcattorneys.com**

DRAFT

**TO:** Area Neighbors

**FROM:** Brennan Ray

**DATE:** \_\_\_\_\_, 2021

**RE:** Case No. ZON \_\_\_\_\_  
\_\_\_\_\_, 2021 P&Z Board Hearing

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Dear Property Owner or Neighborhood Association Representative:

The purpose of this letter is to inform you that on behalf of Stillwater Capital, LLC (Stillwater), applications were filed for Rezoning, Council Use Permit, and Site Plan review to develop a new high quality, highly-amenitized residential community known as "Stillwater Superstition," located west and south of the southwest corner of Hampton Avenue and Clearwater Avenue (the "Site"). Stillwater proposes to develop this challenging, infill, redevelopment site with a high quality, highly amenitized multi-family development that will contain approximately 395 residences with a density of approximately 23.8 dus/ac. An Aerial of the Site, Site Plan, Elevations of proposed multifamily development are attached.

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

Because of the current pandemic, 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** or **www.youtube.com/user/cityofmesa11/live**, or listened to by calling **888-788-0099** or **877-853-5247** (toll free) using meeting ID **530 123 2921** and following the prompts.

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

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

We would be happy to answer any questions or hear any concerns that you have regarding the proposed multifamily development. You can contact me at (602-234-8794 /bray@bcattorneys.com).

Thank you.

Sincerely,

Brennan Ray

/lc  
Attachments

# **EXHIBIT 3**

# BURCH & CRACCHIOLO, P.A.

1850 N. Central Ave., Ste. 1700

Phoenix, Arizona 85004

(602) 234-8794

bray@bcattorneys.com

**TO:** West and South of the Southwest Corner of Hampton and Clearview Avenues  
Neighbors  
**FROM:** Brennan Ray  
**DATE:** \_\_\_\_\_  
**RE:** Stillwater Capital, LLC – “Stillwater Superstition”  
Design Review Case No. DRB21-\_\_\_\_\_

**MEETING DATE:** \_\_\_\_\_, 2021

**TIME:** 4:30p.m.

**LOCATION:** Lower Level City Council Chambers – 57 E. 1<sup>st</sup> St., Mesa

## NOTICE OF PUBLIC HEARING

Dear Area Neighbor:

We have applied for City of Mesa Design Review approval to develop new high quality, highly-amenitized residential community known as “Stillwater Superstition” located west of the southwest corner of Hampton Avenue and Clearwater Avenue (the “Site”). This notice is being sent to all neighboring property owners within 1,000’ of the boundaries of the proposed development site and all registered neighborhood and homeowner associations within one mile of the site as required by the Planning Division. You are invited to attend a work session of the Design Review Board and provide any input you may have regarding this proposal. Enclosed with this letter are copies of the Aerial, Landscape Plan and typical Building Elevations.

**The Design Review Board reviews building design, landscape plans, parking layout and site layout. The Design Review Board does NOT review or discuss the actual use of the land (such as apartments or office buildings). Land use issues are typically addressed by the Planning and Zoning Board, City Council or other public input processes.**

For additional information concerning the design of the proposed development or the Design Review Board process, please visit the Mesa Planning Division at 55 North Center or call 480-644-2385. If you have questions regarding the plans or process, please contact me at 602-234-8794, bray@bcattorneys.com.

Thank you.

Brennan Ray

/lc

Attachments