

FINAL CITIZEN REPORT

Date: October 11, 2021

To: City of Mesa, Planning & Zoning

From: GT Investment Realty, Grant Taylor

RE: ZON21-00566 - Villas at McDowell- Final Citizen Participation Report

To Whom It May Concern:

This is the Final Citizen Participation Report submitted to City Planner, Sean Pesek for preliminary plat approval of the Villas at McDowell, located at 6432 E McDowell, at 4.2 acre parcel currently zoned Office Commercial (OC), requesting to be rezoned to Residential 9 with a PAD (RS-9 PAD), with a approval of the preliminary plat as well, scheduled for Planning and Zoning hearing on October 27, 2021.

A Public Notice letter went out on October 9, to individual property owners that reside with 1000'feet, and registered neighborhoods, and HOAs within ½ mile. See attached mailing list, map and letter.

Also on October 8, 2021 a 4' x 4' ZONING HEARING sign was posted on the property as shown on the Affidavit of Public Posting, included with this report.

Please let me know if you have additional questions or concerns.

Regards,

A handwritten signature in black ink, appearing to read 'Grant Taylor', with a stylized flourish at the end.

Grant Taylor

GT Investment Realty

Dear Neighbor,

We have applied for Rezone from Office Commercial (OC) to Single Residence 9 with a Planned Area Development Overlay (RS-9-PAD). This request will allow for the development of a single residence subdivision for the property located at 6432 E McDowell Rd, Mesa, AZ 85215. This request is for development of 13 residential lots, to be known as Villas at McDowell. The case number assigned to this project is ZON21-00566.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602 622-4505 or e-mail me at granttaylor424@gmail.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on October 27, 2021 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts**. 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 Sean Pesek of their Planning Division staff. He/she can be reached at 480-644-6716 or Sean.Pesek@mesaaz.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

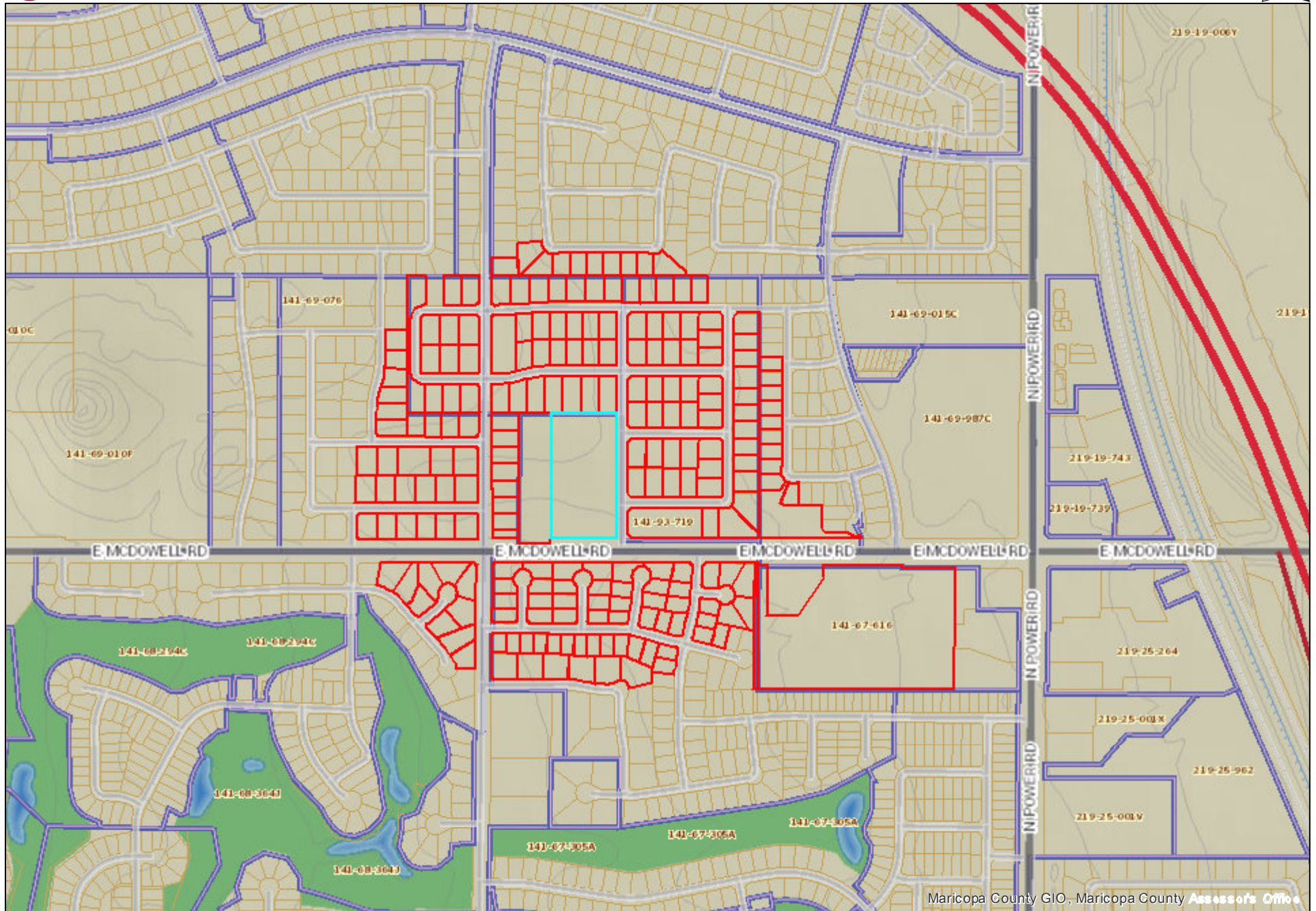
Sincerely,

Grant Taylor

GT Investment Realty, LLC



1000 Ft Buffer from APN 141-69-990A



City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by October 13, 2021

Date: October 8, 2021

I, Grant Taylor, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case #ZON21-00566 on the 8th day of October 2021. At least 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: _____



SUBSCRIBED AND SWORN before me this 11 day of Oct, 2021.


Notary Public



JOYCE POLLARD
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 903823
Expires July 02, 2025

Case Number: ZON21-00566

Project Name: Villas at McDowell

October 8, 2021 - Public Notice Sign Posting

ZON21-00566 Villas at McDowell



North View from McDowell



East View on McDowell



West View on McDowell



North View Across McDowell

**CITY OF MESA
PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA
4:00 PM DATE: October 27, 2021
CASE: ZON21-00566**

Request: Rezone from Office Commercial (OC) to Single Residence 9 with a Planned Area Development Overlay (RS-9-PAD). This request will allow for the development of a single residence subdivision.

**Applicant: GT Investment Realty, LLC
Phone: 602 622-4505**

Planning Division (480) 644-2385
Posting date: October 8, 2021

Note: All sign letters are to be at least 2" in height with the exception of the "Zoning Hearing" letters that are to be at least 4" in height and the "Posting date:" letters that are to be 1" in height.

Neighborhood Meeting Report- Villas at McDowell ZON21-00566

Submitted by Grant Taylor

Place & Time: Zoom Meeting August 13, 6:00 pm until 7:00 pm -1 Hour

25 Total Participants- Including Grant Taylor, Mike Norberg as facilitators of the Zoom meeting. I requested all participants to send email to granttaylor424@gmail to record attendance. Only 13 of the 23 sent an email to me as requested to state their attendance.

Below are the individuals that responded along with comments if any as part of the roll call request.

#1 -Patti Coyle <patriciadcoyle@gmail.com>

Sat, Aug 14, 7:19 PM (10 days ago)

Tod and Patti Coyle
Patriciadcoyle@gmail.com
Todcoyle@gmail.com
6522 E Oasis St

#2 -Zac Tennyson- zacnotes@msn.com

Sat, Aug 14, 11:05 AM (10 days ago)

FYI, they presented plan has the support of my wife and myself. Thank you for working with the surrounding community to come to an agreeable place.
2901 N Ricardo St

#3 -DAVID ECK <david-eck@cox.net>

Sat, Aug 14, 8:42 AM (10 days ago)

Grant,

My wife and I fully support your proposed development. It is superior to the two prior proposals. Also, it is perhaps better (or could be worse) to any other future proposals in the future if your develop does not occur.

Widen Ramada is necessary as you propose. Parking should not be an issue with their driveways, wide streets for parking, and garages.

Traffic will increase, however it is only 13 homes.

One story is preferable.

Unfortunately,, some people will always have problem.

I do feel, the majority of homeowners in our HOA will support the project, perhaps it is the best they will ever get. At some point this property will be developed regardless of any opposition from one or more homeowners.

In reference to my e-mail on Friday afternoon, I was never opposed to your proposal, just needed to insure we had access to the Zoom meeting.

David M. Eck

6509 E. Odessa St.

480-766-8228

david-eck@cox.net

#4 -J Ugarte <jaugarte@cox.net>

Fri, Aug 13, 8:51 PM (11 days ago)

Hello Grant,

I have a question regarding the planned development. If the target market are people who potentially are looking to downsize, is it being considered offering features that might help people age in place? Curious as we have a two story, ~3100 sq ft home with a pool and might be interested in what the development could offer, like one story, easy access showers, wide enough doorways, things like that.

Best proposal so far.

Regards

Alonso & Judy Ugarte
6455 E Orion St

#5 - J Fullford <FULLFORD@msn.com>

Fri, Aug 13, 6:37 PM (11 days ago)

Thank you for facilitating the zoom call and the written correspondence.

We are in support of the current proposed plan and would love info on prospective floor plans and pricing as that becomes available. We are looking to downsize and staying in the area would be wonderful!

Thank you,
John and Jole` Fullford
2838 N Ricardo

#6 -Kristi Kramer <klkramer0@gmail.com>

Fri, Aug 13, 7:04 PM (11 days ago)

Hi Grant,

My name is Kristi Kramer, I live on Odessa St. just to the east of Ramada. I was part of the zoom meeting tonight. I agree with Cassandra that this is the best proposal we've seen yet and if you stick to the proposed plans, I believe you will get a lot of support from our neighborhood. Knowing you are personally invested in this neighborhood is a benefit.

Thank you for your time tonight,
Kristi
6516 E Odessa St

#7 -marylouiseeck@aol.com

Fri, Aug 13, 7:00 PM (11 days ago)

Dear Grant: Thank you very much for the informative meeting.

Here is my email address: marylouiseeck@aol.com

Thank you again,
Mary Louise Eck
6509 East Odessa Street
Mesa, AZ 85215

#8 -Bill Cox <billcox22@icloud.com>

Fri, Aug 13, 6:59 PM (11 days ago)

Grant, per your request I was on the Zoom meeting call. I live on Omega Street and agree this is the best use of the property that has been proposed yet. I appreciate your approach to this development.

Thank you again

Bill Cox
billcox22@icloud.com
6551 E Omega

#9 -Karl Reed <karlreed86@gmail.com>

Fri, Aug 13, 6:58 PM (11 days ago)

Hello,

Karl Reed was in attendance.

Thanks,

--

Karl Reed

KarlReed86@gmail.com

Cell # 480-252-2089
6508 E Odessa St

We also know that of these individuals made themselves known on the Zoom call.

#10 -Bill and Belinda Mullins – 6426 E McDowell Rd

#11 -Cassandra Smith- 2833 N Ricardo St

#12 -Eileen DesVergnes- 2850 N Ricardo St

#13 -Dave Dement

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink, appearing to read 'Grant Taylor', with a stylized, flowing script.

Grant Taylor- GT Investment Realty- Developer

August 23, 2021