

Citizen Participation Plan Report

The Homestead at Lehi Crossing

Rezoning, Site Plan Review, Design Review,
Special Use Permit and removal of an Historic Overlay

SEC of Gilbert and McDowell Roads



Prepared By:



G. Adam Baugh, Esq.
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Phoenix, AZ 85016

Submitted: October 20, 2021

Introduction & Purpose:

Withey Morris PLC submits this updated Citizen Participation Report on behalf of Sweetwater Companies LLC (the "Applicant") in regard to "The Homestead at Lehi Crossing," a proposed 222-unit, 3-story multi-family residential development on approximately 9 acres located at the Southeast corner of Gilbert and McDowell Roads in Mesa (the "Development").

This updated Citizen Participation Plan addresses our community outreach associated with our formal Rezoning (from RS-43-HL to RM-5 PAD), Site Plan, Design Review, Special Use Permit and removal of an Historic Overlay applications. The purpose of the Citizen Participation Plan is to provide the City of Mesa with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the above-referenced Development.

This report provides results of the implementation of the Citizen Participation Plan for proposed residential development. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. All outreach and notice materials are attached.

Contact Information:

The individuals coordinating the Citizen Participation activities are:

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Phoenix, AZ 85016
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Ryan J. Nelson
Sweetwater Companies LLC
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Email: ryan@sweetwatercompanies.com

Outreach Efforts & Correspondence

Prior to filing any application with the city, the applicant commenced early community outreach which included: **(1)** a full virtual neighborhood meeting held on September 21, 2020; **(2)** discussions and an onsite meeting with City of Mesa Planning Department staff and virtual meetings with City of Mesa appointed and elected officials; and **(3)** multiple additional in-person and virtual neighborhood meetings with members of the Lehi Community directly south of the Development location. The following is an outline of the key meetings and application submittal dates:

- July 22, 2020: On-site meeting between Applicant team, City of Mesa Planning Director, Nana Appiah, and Deputy Director of Inspections, Tom Wandrie.
- September 3, 2020: Detailed letter and notification sent to 49 property owners within 500-feet of the property, and 23 neighborhood associations within a half-mile of the property in accordance with City of Mesa notification requirements for neighborhood meetings. This was not a meeting required by the City of Mesa.
- September 21, 2020: The Applicant held a virtual neighborhood meeting and provided a detailed overview of the site history, proposed development, and provided preliminary plans for the development. The Applicant team and 19 individuals attended the virtual meeting and provided written feedback and questions.
- September - November, 2020: The Applicant responded to outreach from individual neighbors and worked on revising the preliminary site plan based on public feedback.
- November 12, 2020: Applicant filed pre-submittal online.
- December 8, 2020: Pre-submittal conference meeting held with City of Mesa.
- December 2020 – January 2021: The Applicant continued conversations via email and phone calls with multiple neighborhood property owners and neighborhood association leaders to discuss the development.
- January 20, 2021: The Applicant met with interested neighborhood property owners and neighborhood association leaders in-person in a neighbor's backyard.
- January 20 – 27, 2021: The Applicant conducted additional follow-up and outreach to interested neighborhood property owners and neighborhood association leaders via email and phone calls.
- January 27, 2021: The Applicant held a virtual meeting with additional interested neighborhood property owners to discuss the proposed development.
- February 16, 2021: The Applicant filed its formal rezoning submittal with the City, which now reflects a reduction in units from 320 to 262, and 100% preservation of views for the residents facing north toward the mountains and scenic corridors.
- April 6, 2021: Ben Graff spoke with the neighbors Denise Strand, to discuss her concerns related to height, traffic, and views.
- April 8, 2021: Ryan Nelson from Sweetwater followed up with Denise by email.
- April 8, 2021: Ryan Nelson met with one of the Lehi neighbors, Jeff Keeney, in his backyard to take additional photographs to ensure accuracy in our line-of-sight and view study exhibits.
- May 11, 2021: Ryan Nelson met with two of the Lehi neighbors, John Groberg and Doug Pearce, in their backyards to take additional photographs to ensure accuracy in our line-of-sight and view study exhibits.

- May 14, 2021: Notification letter sent to 49 property owners within 500-feet of the property, and 23 neighborhood associations within a half-mile of the property in accordance with City of Mesa notification requirements for neighborhood meetings.
- May 17, 2021: Notice of Historical Preservation Board Hearing sent to 49 property owners within 500-feet of the property, and 23 neighborhood associations within a half-mile of the property in accordance with City of Mesa notification requirements for neighborhood meetings.
- May 26, 2021: The Applicant held a virtual neighborhood meeting and provided a detailed overview of the site history, proposed development, and provided updated preliminary plans for the development. The Applicant team and 26 individuals (including some city staff) attended the virtual meeting and provided written feedback and questions.
- Jun 1, 2021: The Applicant had a hearing with the Historic Preservation Board to remove the historic overlay. The historic overlay was removed as a result of this meeting.

Neighbor Agreement

- August 20, 2021: Adam Baugh met with John Snodgrass and Jeff Keeney to discuss a 4-story building with a reduced overall building height through partial site excavation.
- September 8, 2021: Adam Baugh met with John Snodgrass and Jeff Keeney to discuss a modified 3-story plan and other potential changes.
- September 15, 2021: Adam Baugh met with John Snodgrass, Jeff Keeney, Denise Strand, and two additional neighbors to discuss a modified 3-story plan and a framework for a neighbor agreement.
- October 11, 2021: Adam Baugh met with John Snodgrass, Jeff Keeney, Denise Strand to finalize terms for a neighborhood compromise agreement and discuss potential zoning stipulations.
- October 13, 2021: John Snodgrass, Jeff Keeney, Denise Strand sign neighborhood compromise agreement conditioned upon the approval of proposed stipulations.

Revised Plans

As a result of these meetings, the Applicant initially reduced the number of proposed units from 320 to 300 in our pre-application submittal. In its February 16, 2021 formal submittal, the units were then reduced to 262. Finally, in its most recent submittal, and subject to the written agreement with the neighbors, the development has been reduced to 222 units, three stories, and reduced height among other key items per the neighbor agreement and Good Neighbor Policy.

Mailings

The notification list for all neighborhood meetings and public hearings includes:

- A. All property owners within 500' of the subject property
- B. Registered neighborhood contacts within ½-mile of the property (as provided by

the City of Mesa Neighborhood Outreach Division)

1. An e-mail distribution list was collected at the neighborhood meeting in an effort to have continued dialogue with those who participate in the meeting.
2. All persons listed on the contact list received a letter describing the project, project schedule, and site plan. All individual citizens who reached out to our team during our initial community outreach also received notification letters and invitations to future neighborhood meetings.
3. The Applicant will continue to engage in as many smaller group and individual neighborhood meetings as needed and we intend to continue to exceed the standard neighborhood meeting requirements.

All materials such as mailing lists, contact letters, sign-in lists, comments, and petitions received were copied to the City of Mesa, and a copy of the notification map and notification mailing list were provided to the Mesa Staff.

The site has also been posted as required by the City of Mesa.

Schedule (current place in schedule is in **bold**):

- Pre-Submittal Conference Application Filed - November 12, 2020
- Pre-Submittal Conference –December 8, 2020
- Submittal (initial) – February 16, 2021
- Re-submittal of revised application and related materials – May 3, 2021
- Neighborhood Meeting – May 26, 2021
- Historic Preservation Board Meeting – June 1, 2021
- Design Review Board Hearing – October 12, 2021
- **Planning and Zoning Board Hearing – October 27, 2021**
- City Council Introduction – TBD
- City Council Final Action – TBD

Exhibits

- Tab 1: Notice letter and mailing list sent on September 3, 2020
- Tab 2: Notice letter and mailing list sent on May 14, 2021
- Tab 3: Notice of HPB hearing and mailing list sent on May 17, 2021
- Tab 4: Notice of DRB hearing sent on September 27, 2021
- Tab 5: Notice of P&Z hearing sent on October 13, 2021
- Tab 6: Copy of site posting & affidavit dated October 11, 2021
- Tab 7: Copy of Neighbor Agreement dated October 12, 2021

Tab 1



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Attorneys at Law in
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Madison
Milwaukee
Naples
Phoenix
Scottsdale
Tampa
Tucson
Washington, D.C.

September 3, 2020

RE: Proposed Development at the Southeast corner of Gilbert and McDowell Roads in Mesa

Dear ***Property Owner*** or ***Neighborhood Association representative***:

As you may know, the 9-acre property located at the Southeast corner of Gilbert Road and McDowell Road has been vacant and undeveloped since the opening of the Loop 202 in this area nearly 15 years ago, and the time is now right for new development. Attached to this letter is an aerial map indicating the location of the property. This is a very unique property due to its location adjacent to two major roadways (Gilbert Road and McDowell Road), as well as the Loop 202 and the associated on and off ramps. In addition, the property is situated approximately 60-70 feet lower than most of the surrounding area, and has two canals that run adjacent to the property, providing a significant buffer from adjacent residential uses. These existing property conditions provide both challenges and opportunities for development.

Our firm represents Sweetwater Companies, LLC which will be the developer for this site. Sweetwater is an experienced multi-family developer based in the East Valley with over 15 years of development experience in different regions of the inter-mountain west. The principals of Sweetwater look for development opportunities where they can satisfy a market demand while also working with the community and other stakeholders to create a best-in-class project. Sweetwater strongly believes this parcel represents exactly that type of opportunity and partnership with the community. Sweetwater is proposing to develop the property as a high-end multi-family community with approximately 320 units. As noted above, the property is approximately 60-70-feet below the grade of the adjacent neighborhood to the south, so although we are proposing a height of 60 feet, the project will still remain below the sight-line of the far majority of homes, and therefore will not be visible from typical fenced backyards. As a key part of our project team, we have included Gary Todd, with Todd & Associates, a renowned architectural firm in the valley specializing in high-quality luxury community design who has won numerous design awards.

Because this property is part of a gateway into Mesa, we recognize that the design quality must be high. Additionally, we recognize that the Lehi Neighborhood area of Mesa also requires exceptional quality, as well as the need for our team to be responsive to the input from the Lehi Neighborhood. To that end, we want you to know our team has not yet made any submittals to the City (not even a pre-application), because we wanted to reach out to the surrounding neighbors first, in order to receive your input. Therefore, the community meeting being organized by our team is not required by the City of Mesa, but is instead our team's preferred initial step of starting

the discussion with your community. We will be sure to hold a second neighborhood meeting after our initial application is filed with the City and will welcome the opportunity for other meetings/discussions with the community.

We are inviting you to a neighborhood meeting to discuss our proposal, which due to the COVID-19 pandemic, will be held virtually (online), on **Monday September 21st, 2020, from 6:00 p.m. to 7:00 p.m.** Our team will show our preliminary site plan layout/design at this meeting and we are looking forward to the opportunity to hear your comments and incorporate them into our formal application.

To participate in the neighborhood meeting, please go to the following link at the above date and time:

Zoom Link: <https://bit.ly/2GhUnfl>

Meeting ID: 957 7535 5309

Passcode: 834686

Phone/Audio Only: +1 (929) 205-6099

While RSVP's are not required for the virtual neighborhood meeting, we encourage you to RSVP in advance by emailing me at Benjamin.Graff@Quarles.com. If you are unable to attend, or would simply like to discuss the project, please contact me at Benjamin.Graff@Quarles.com or via phone at 602-229-5683 to learn more about the proposal and or ask any questions.

Again, I would be happy to answer any questions that you may have regarding this proposal. You may reach me at Benjamin.Graff@Quarles.com or via phone at 602-229-5683.

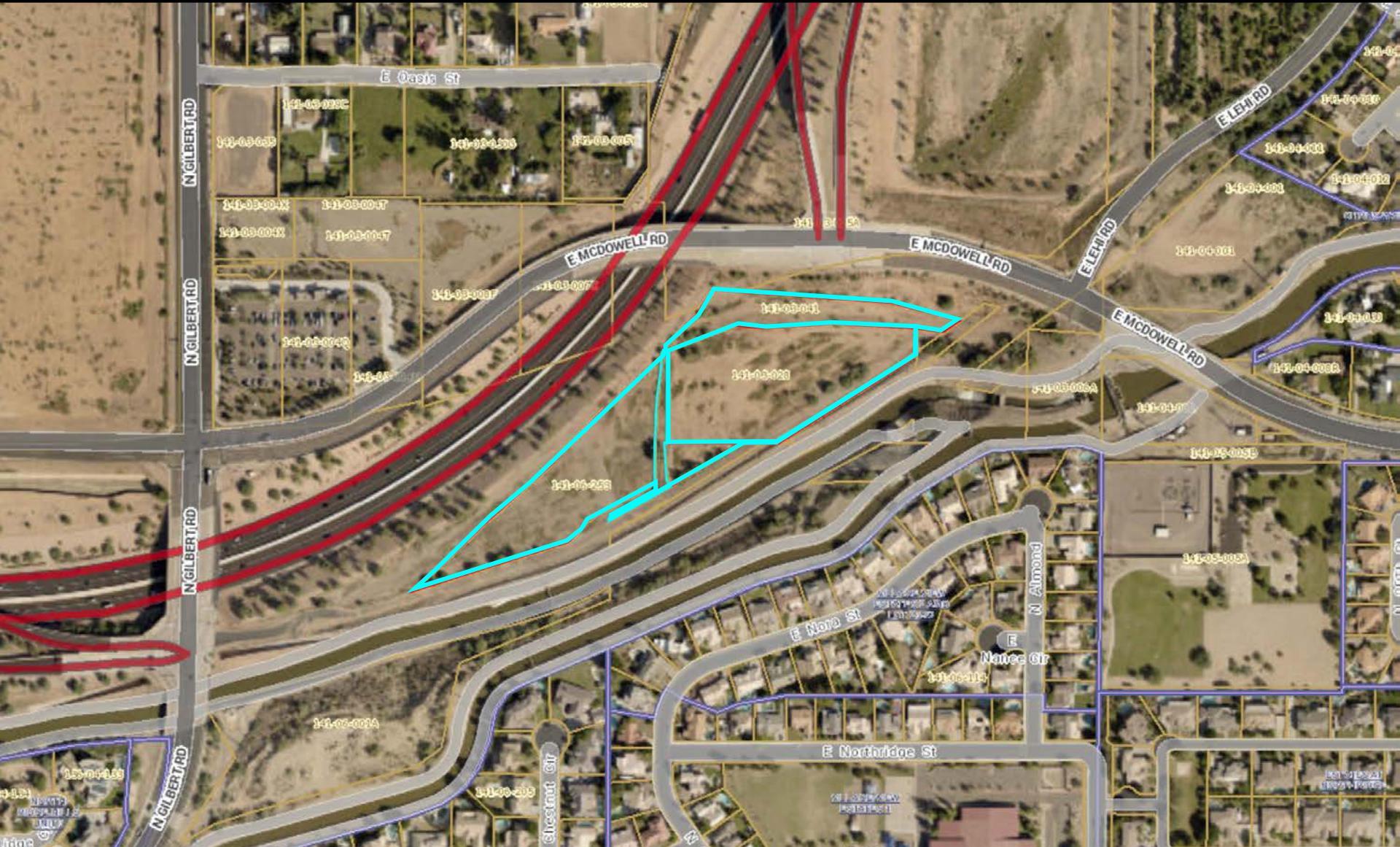
Sincerely,
Quarles & Brady LLP



By
Benjamin W. Graff

Attachment/s

AERIAL MAP



APN'S: 141-03-028, 141-03-038, 141-03-041,
141-06-008F, 141-06-253
SEC OF LOOP 202 & MCDOWELL RD, MESA, AZ

Owner/Neighborhood Association	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
2332 NORA LLC	4040 E MCLELLAN RD UNIT 6	MESA	AZ	85205
ARIZONA STATE DEPARTMENT OF TRANSPORTATION	205 S 17TH AVE	PHOENIX	AZ	85007
BARRETT TERRY LEE/LILLIAN LEDDY	2124 E OASIS ST	MESA	AZ	85213
BAUER RONALD DALE JR	2314 E NORA ST	MESA	AZ	85213
BURNHAM JAMES D/STEPHANIE L	2143 E OASIS ST	MESA	AZ	85213
CHAPMAN KEVIN/SHELLIE	2217 E NORA ST	MESA	AZ	85213
FOSTER BYRON VINCENT	2222 E NORA ST	MESA	AZ	85213
GIFFORD KATHARINE TATE/BENJAMIN	2254 E NORA ST	MESA	AZ	85213
GOLDING KEVIN/KATELYN	2225 E NORA ST	MESA	AZ	85213
GROBERG FAMILY TRUST	2216 E NORA ST	MESA	AZ	85213
GUNNING MARK S/RON BAILLY TRUST	1930 E BROWN RD STE 101	MESA	AZ	85203
HOOK CARL JIM/HILL TAMMY J	2326 E NORA ST	MESA	AZ	85213
JARRETT FAMILY TRUST	2651 N CHESTNUT CIR	MESA	AZ	85213
KEENEY JEFFREY T/JENNIFER L	2240 E NORA ST	MESA	AZ	85213
KIRICOPLAS DANIEL/CHRISTINA/MCNEIL TRACEY	2638 N CHESTNUT CIR	MESA	AZ	85213
LESUEUR BENJAMIN W/EMILY P TR	2208 E NORA ST	MESA	AZ	85213
LHH FAMILY TRUST	2233 E NORA ST	MESA	AZ	85213
MARICOPA COUNTY OF	2901 W DURANGO ST	PHOENIX	AZ	85009
PEARCE DOUGLAS T/JAIME M GISH	2306 E NORA ST	MESA	AZ	85213
PLEASANT VALERIE A	2346 E NORA ST	MESA	AZ	85213
PORTER JOHN D/MARY B	2205 E NORA ST	MESA	AZ	85213
RUDMAN GLENN R/MIN	2662 N CHESTNUT CIR	MESA	AZ	85213
S R P A I & P D	PO BOX 1980	PHOENIX	AZ	85001
SALT RIVER PROJ AGRI IMP & POWER DIST	P O BOX 1980	PHOENIX	AZ	85001
SALT RIVER PROJ AGRI IMP & POWER DIST	P O Box 52025	PHOENIX	AZ	86072
SNODGRASS JOHN D/MONICA R	2246 E NORA ST	MESA	AZ	85213
SNODGRASS RICHARD FRANCIS/CHRISTIANE VON BRUCKER	2320 E NORA ST	MESA	AZ	85213
SPEROFF BRANDON/LANGHALS LESLEY	2262 E NORA ST	MESA	AZ	85213
SRPAI & PD	1521 PROJECT ROAD	TEMPE	AZ	85281
STINCIC THOMAS D/CAROL ANN	2121 E OASIS ST	MESA	AZ	85213
STRAND LLOYD OSMUND/DENISE ANN	2228 E NORA ST	MESA	AZ	85213
TERRY C TUCKER AND SONIA H TUCKER REV TR	2234 E NORA ST	MESA	AZ	85213
UNITED STATES OF AMERICA	10 CAMPUS BLVD	NEWTOWN SQUARE	PA	19073
WARRICK ROBERT M/MARILYN J TR	2663 N CHESTNUT CIR	MESA	AZ	85213
WESER FAMILY TRUST	2202 E NORA ST	MESA	AZ	85213
WILLIAMS HERB/CIARA	2749 N ALMOND ST	MESA	AZ	85213
WOOLLEY LIVING TRUST	2650 N CHESTNUT CIR	MESA	AZ	85213
ZIMMERMAN JOSEPH/CARLA	2340 E NORA ST	MESA	AZ	85213
Pleasant Grove HOA Mr. Reed Willis	2505 E LEHI #11	MESA	AZ	85213
Lehi Crossing HOA Mr. Joshua Sciacca	4645 E. COTTON GIN LOOP	PHOENIX	AZ	85040
The Estates at Northridge HOA Mr. Todd Sadowski	2625 N 24TH ST #28	MESA	AZ	85213
Glenwood Parke HOA Mr. Wayne Syrek	2449 E MINTON ST	MESA	AZ	85213
Harris Crossing Attn: CRAIG FREEMAN	1615 E. LAUREL CIRCLE	MESA	AZ	85203
Whispering Oaks Attn: ROBERT S HOLYOAK	1711 E HERMOSA VISTA	MESA	AZ	85203
Harris Park c/o Legacy Community Partners, LLC	459 N Gilbert Rd., Suite A220	GILBERT	AZ	85234
Regency at Garden Grove Attn: Terry Rosenfeld	1901 E. University Dr., #440	MESA	AZ	85203
Rancho De Arboleda Kay Murphy	2659 E Kael St	Mesa	AZ	85213
Citrus Highlands Mike Gollo	2458 E Kael Cir	Mesa	AZ	85213
Lehi (Community Improvement Association) Paul Heywood	255 E Lehi Rd	Mesa	AZ	85201
Madera de la Mesa Michael Vavrinec	2650 N Lindsay Rd #14	Mesa	AZ	85213
Lindsay Estates Shawn Tibbitts	3127 E Menlo	Mesa	AZ	85213
Lehi (Community Improvement Association) Michell McCroskey	3021 N Chestnut Cir	Mesa	AZ	85213
Citrus Highlands Rob Wilcox	2521 E Hermosa Vista	Mesa	AZ	85213
Hermosa Vista Estates Karen Harris	2416 E Menlo	Mesa	AZ	85213
Lehi (Community Improvement Association) Mark Freeman	1118 E Lockwood St	Mesa	AZ	85203
Friendly Cove/Forest Knoll David Skinner	2632 N Hall Cir	Mesa	AZ	85203
Friendly Cove/Forest Knoll Shane Bunnock	1638 E Mallory St	Mesa	AZ	85203
Friendly Cove/Forest Knoll Steve Beck	1710 E Lockwood St	Mesa	AZ	85203
Lehi (Community Improvement Association) Roland Shill	2445 N Mesa Dr	Mesa	AZ	85203
Madera de la Mesa Scott Thompson	2560 N Lindsay Rd #66	Mesa	AZ	85213
Rancho De Arboleda Sue McAleavey	2645 E Leonora St	Mesa	AZ	85213
Evan Balmer, Planner City of Mesa	55 North Center Street	Mesa	AZ	85201

Tab 2



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Tucson
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May 14, 2021

RE: The Homestead at Lehi Crossing: Proposed Development at the Southeast Corner of Gilbert and McDowell Roads in Mesa (Application No. ZON21-00129); Neighborhood Meeting Notification & Invitation.

Dear ***Property Owner*** or ***Neighborhood Association Representative***:

First, we want to thank the surrounding community for all of the input and direction you have given our development team since our initial neighborhood meeting in September of 2020. We are writing to invite you to our second formal virtual neighborhood meeting on May 26, 2021 at 6:00 PM. Given the feedback received from our last virtual meeting, we are ensuring that the format of the upcoming meeting will allow for direct interaction with our development team to foster a substantive discussion about the development. Please find attached a map exhibit showing the subject property.

Ryan Nelson from Sweetwater Companies, LLC (the developer), has been meeting personally and virtually with smaller groups of neighbors as well as visiting many of the backyards which face north toward the new development. As a result of these conversations and the direct feedback we obtained from the community, even prior to filing a pre-application with the City, we note significant changes to our development:

- While the first proposal included 320 units, we have responded to requests to lower the density and the most recent submittal reflects only 262 units. Please find attached an updated site plan.
- The reduction in units results in a reduction of the massing of the project and lowers the impact of traffic.
- We have confirmed the development will include the Crismon Soda Shop - a snack and drink café venue open to the public and accessible from the adjacent trail system. The Crismon Soda Shop will also feature historical photographs from the original Crismon Homestead which once existed on the subject property.
- Our topographical data, which was not completed at the time of the initial neighborhood meeting, has confirmed an approximate 50 foot grade differential between the Lehi neighborhood and the subject property. While the grade difference is lower than originally anticipated, the existing grade difference has maintained the fact that no views of the mountains will be obstructed by the proposed building. At the upcoming neighborhood meeting, we will be showing new line-of-sight exhibits and a study based not only on measured height, but also comparisons between sea-level elevations of the building and neighborhood.
- Based on these studies, the development remains as a four-story development at a maximum height of 50 feet. The average elevation of the subject Property is 1,258 feet, while the average Lehi yard is at 1,306 feet. With 88% of the proposed roofline at 48' (or an elevation of 1,306), the far majority of the roofline is at the same elevation as the average Lehi neighborhood

backyard. This also means the elevation of the proposed building falls below the existing half-wall elements within the backyards. 12% of the proposed roofline will be embellished with architectural elements which reach a maximum height of 50 feet (or an elevation of 1,308), which still falls below the standard half-wall within a Lehi home facing the Property.

We are inviting you to a neighborhood meeting to discuss our proposal and all of the above updates, which due to the COVID-19 pandemic, will be held virtually (online), on **May 26, 2021, from 6:00 p.m. to 7:00 p.m.** Our team will show updated exhibits during this meeting and we are looking forward to the opportunity to hear your comments. We plan to improve upon the last virtual meeting format to allow all of you to interact more directly with our development team and so that you may hear the questions asked by your neighbors.

While the City of Mesa Planning Commission and City Council hearing dates have not yet been scheduled for this case, you will be receiving a separate notification for the upcoming virtual Historic Preservation Board ("HPB") Hearing to be held on June 1, 2021 at 6:00 PM. It is important to note that the purpose of the HPB Hearing will only be limited to the removal of the existing historic overlay, which no longer applies to the property since the original Crismon Homestead building was previously removed. The HPB will not review or approve the proposed multi-family use or any of the associated plans or development standards. Those items will be reviewed at the hearings before the Planning Commission and City Council.

To participate in the neighborhood meeting, please go to the following link at the above date and time:

Zoom Link: <https://bit.ly/3w84gRo>

Meeting ID: 947 3328 6020

Passcode: 276655

Phone/Audio Only: (312) 626-6799, then dial 947 3328 6020#, then passcode 276655#

While RSVP's are not required for the virtual neighborhood meeting, we encourage you to RSVP in advance by emailing me at Benjamin.Graff@Quarles.com. If you are unable to attend, or would simply like to discuss the project, please contact me by email or phone at 602-229-5683 to learn more about the proposal and or ask any questions. The City of Mesa Planner assigned to this case is Evan Balmer who can be reached at Evan.Balmer@mesaaz.gov or 480-644-3654.

Again, I would be happy to answer any questions that you may have regarding this development.

Sincerely,
Quarles & Brady LLP



By
Benjamin W. Graff

Attachments

AERIAL MAP



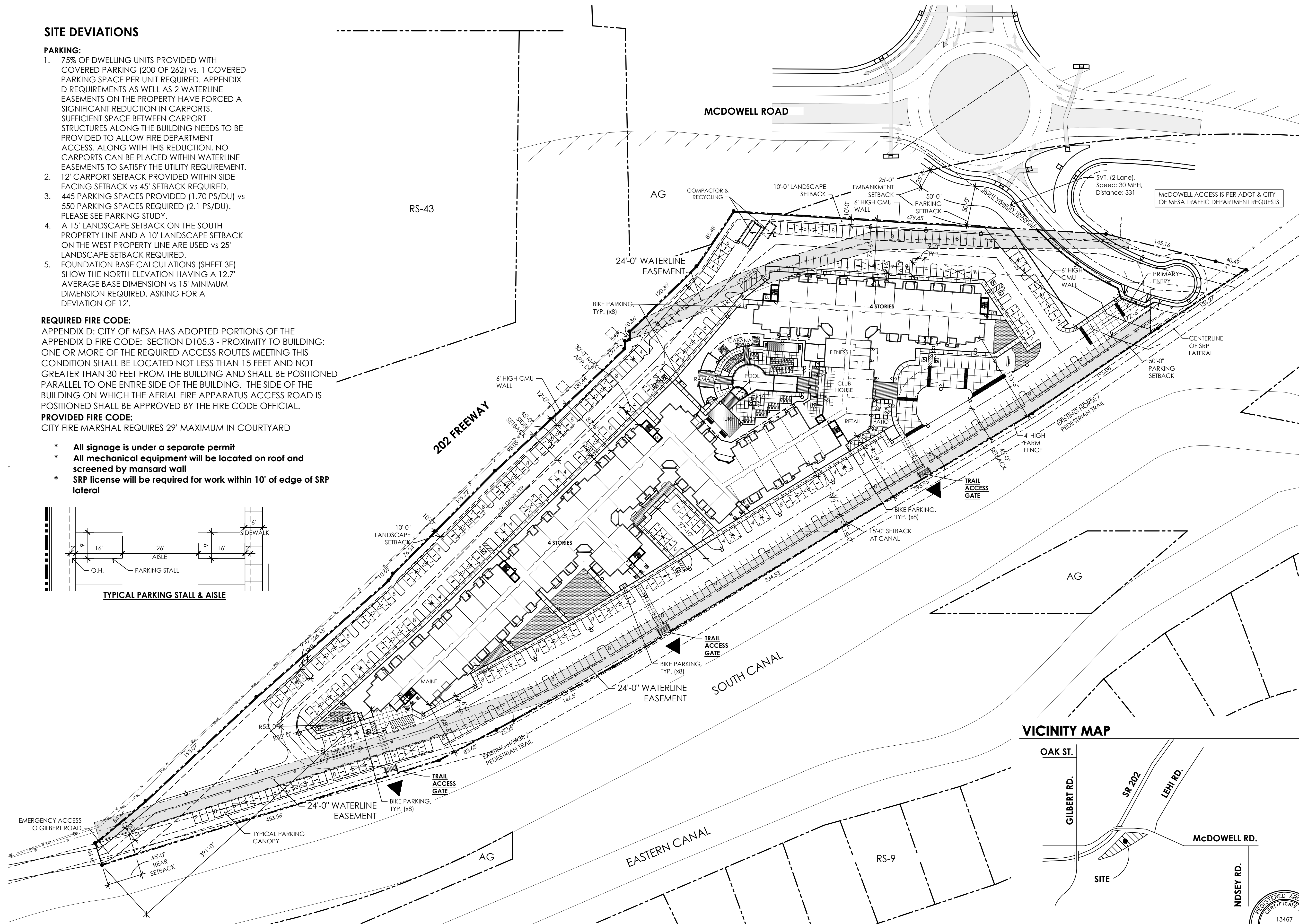
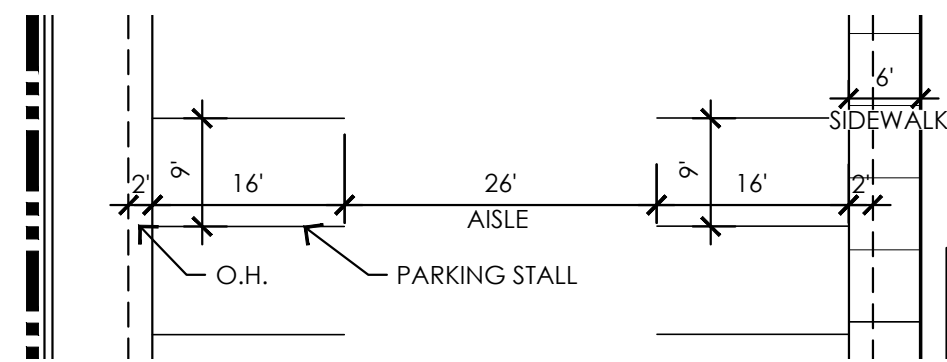
PARKING:

1. 75% OF DWELLING UNITS PROVIDED WITH COVERED PARKING (200 OF 262) vs. 1 COVERED PARKING SPACE PER UNIT REQUIRED. APPENDIX D REQUIREMENTS AS WELL AS 2 WATERLINE EASEMENTS ON THE PROPERTY HAVE FORCED A SIGNIFICANT REDUCTION IN CARPORTS. SUFFICIENT SPACE BETWEEN CARPORT STRUCTURES ALONG THE BUILDING NEEDS TO BE PROVIDED TO ALLOW FIRE DEPARTMENT ACCESS. ALONG WITH THIS REDUCTION, NO CARPORTS CAN BE PLACED WITHIN WATERLINE EASEMENTS TO SATISFY THE UTILITY REQUIREMENT.
2. 12' CARPORT SETBACK PROVIDED WITHIN SIDE FACING SETBACK vs 45' SETBACK REQUIRED.
3. 445 PARKING SPACES PROVIDED (1.70 PS/DU) vs 550 PARKING SPACES REQUIRED (2.1 PS/DU). PLEASE SEE PARKING STUDY.
4. A 15' LANDSCAPE SETBACK ON THE SOUTH PROPERTY LINE AND A 10' LANDSCAPE SETBACK ON THE WEST PROPERTY LINE ARE USED vs 25' LANDSCAPE SETBACK REQUIRED.
5. FOUNDATION BASE CALCULATIONS (SHEET 3E) SHOW THE NORTH ELEVATION HAVING A 12.7' AVERAGE BASE DIMENSION vs 15' MINIMUM DIMENSION REQUIRED. ASKING FOR A DEVIATION OF 12'.

APPENDIX D: CITY OF MESA HAS ADOPTED PORTIONS OF THE
APPENDIX D FIRE CODE: SECTION D105.3 - PROXIMITY TO BUILDING:
ONE OR MORE OF THE REQUIRED ACCESS ROUTES MEETING THIS
CONDITION SHALL BE LOCATED NOT LESS THAN 15 FEET AND NOT
GREATER THAN 30 FEET FROM THE BUILDING AND SHALL BE POSITIONED
PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE
BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS
POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.

CITY FIRE MARSHAL REQUIRES 29' MAXIMUM IN COURTYARD

- * All signage is under a separate permit
- * All mechanical equipment will be located on roof and screened by mansard wall
- * SRP license will be required for work within 10' of edge of SRP lateral



141-03-022, 141-03-028, 141-03-038, 141-03-041, 141-03-042,
141-06-008H, 141-06-252, 141-06-253, 141-06-008F

NET/GROSS SITE AREA +/- 391,565 S.F. +/- 9.00 AC

EXISTING:	RS-43-HL
PROPOSED:	RM-5 PAD

EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
PROPOSED OCCUPANCY:	R-2 PRIMARY, WITH A-3 & B

ALLOWED:	43 D.U./NET ACRE
PROPOSED:	±29.1 D.U./NET ACRE

V-A (WOOD CONSTRUCTION)

ALLOWED:	50'
PROPOSED:	±50' (4 STORIES)

BUILDING AREA: ±305,000 S.F.

ALLOWED:	70% MAX (274,096 S.F.)
PROPOSED:	±63.9% (±250,200 S.F.)

MINIMUM REQ'D: 120 S.F. x 252 D.U.= 31,440 S.F.

PRIVATE OPEN SPACE	100 S.F. x 61 1ST FLOOR D.U. = ±6,100 S.F.
PUBLIC OPEN SPACE	±30,100 S.F.
TOTAL:	±36,200 S.F. (9.2% of NET SITE AREA)

MINIMUM:	PRIVATE OPEN SPACE LOCATED ON THE GROUND FLOOR SHALL HAVE NO DIMENSION LESS THAN 10 FEET. ABOVE-GROUND PRIVATE OPEN SPACE (BALCONY) SHALL BE A MINIMUM OF 60 S.F. AND SHALL NOT BE LESS THAN 8 FEET WIDE OR LESS THAN 6 FEET DEEP.
PROPOSED:	MINIMUM DIMENSIONS AS PER ZONING CODE

MINIMUM SETBACK	REQUIRED	PROVIDED
FRONT (MCDOWELL RD)	0'	77'-6"
SIDE FACING (202 FREEWAY)	45'	83'-6"
REAR (SW CORNER)	45'	391'
CANAL	15'	91'-6"

	UNIT TYPE	RATIO	#D.U.
A1	1BR/1BA	29.0%	78
A2	1BR/1BA	18.3%	46
B1	2BR/2BA	26.0%	68
B2	2BR/2BA	9.9%	26
B3	2BR/2BA	10.7%	28
C1	3BR/2BA	6.1%	16
	TOTAL	100.0%	262

	UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.
A	1BR/1BA	124	2.1 P.S./D.U.	260
B	2BR/2BA	122	2.1 P.S./D.U.	256
C	3BR/2BA	16	2.1 P.S./D.U.	34
	TOTAL	262		550

(262 COVERED REQ'D)

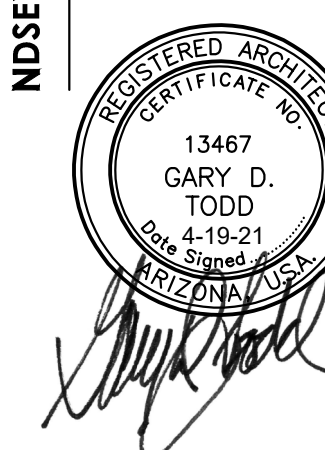
* PER THE PARKING STUDY, A TOTAL OF 319 SPACES ARE REQUIRED. A DEVIATION IS BEING REQUESTED.

<u>SURFACE PARKING PROVIDED (UNCOVERED)</u>	245 P.S.
<u>SURFACE PARKING PROVIDED (COVERED)</u>	200 P.S.
TOTAL PARKING PROVIDED	445 P.S.

AREA	P.S. RATIO	P.S. REQ.
1,500 S.F.	375 S.F. / P.S.	4

REQUIRED: 1 B.S. PER 10 P.S. ($445 \text{ P.S.} \div 10 \text{ P.S.} = 45 \text{ B.S.}$)
PROVIDED: 48 BICYCLE SPACES

PARKING SPACE	9' x 18' (16' w/ OVERHANG)
AISE WIDTH	26'



Owner/Neighborhood Association	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
2332 NORA LLC	4040 E MCLELLAN RD UNIT 6	MESA	AZ	85205
ARIZONA STATE DEPARTMENT OF TRANSPORTATION	205 S 17TH AVE	PHOENIX	AZ	85007
BARRETT TERRY LEE/LILLIAN LEDDY	2124 E OASIS ST	MESA	AZ	85213
BAUER RONALD DALE JR	2314 E NORA ST	MESA	AZ	85213
BURNHAM JAMES D/STEPHANIE L	2143 E OASIS ST	MESA	AZ	85213
CHAPMAN KEVIN/SHELLIE	2217 E NORA ST	MESA	AZ	85213
FOSTER BYRON VINCENT	2222 E NORA ST	MESA	AZ	85213
GIFFORD KATHARINE TATE/BENJAMIN	2254 E NORA ST	MESA	AZ	85213
GOLDING KEVIN/KATELYN	2225 E NORA ST	MESA	AZ	85213
GROBERG FAMILY TRUST	2216 E NORA ST	MESA	AZ	85213
GUNNING MARK S/RON BAILLY TRUST	1930 E BROWN RD STE 101	MESA	AZ	85203
HOOK CARL JIM/HILL TAMMY J	2326 E NORA ST	MESA	AZ	85213
JARRETT FAMILY TRUST	2651 N CHESTNUT CIR	MESA	AZ	85213
KEENEY JEFFREY T/JENNIFER L	2240 E NORA ST	MESA	AZ	85213
KIRICOPLAS DANIEL/CHRISTINA/MCNEIL TRACEY	2638 N CHESTNUT CIR	MESA	AZ	85213
LESUEUR BENJAMIN W/EMILY P TR	2208 E NORA ST	MESA	AZ	85213
LHH FAMILY TRUST	2233 E NORA ST	MESA	AZ	85213
MARICOPA COUNTY OF	2901 W DURANGO ST	PHOENIX	AZ	85009
PEARCE DOUGLAS T/JAIME M GISH	2306 E NORA ST	MESA	AZ	85213
PLEASANT VALERIE A	2346 E NORA ST	MESA	AZ	85213
PORTER JOHN D/MARY B	2205 E NORA ST	MESA	AZ	85213
RUDMAN GLENN R/MIN	2662 N CHESTNUT CIR	MESA	AZ	85213
S R P A I & P D	PO BOX 1980	PHOENIX	AZ	85001
SALT RIVER PROJ AGRI IMP & POWER DIST	P O BOX 1980	PHOENIX	AZ	85001
SALT RIVER PROJ AGRI IMP & POWER DIST	P O Box 52025	PHOENIX	AZ	86072
SNODGRASS JOHN D/MONICA R	2246 E NORA ST	MESA	AZ	85213
SNODGRASS RICHARD FRANCIS/CHRISTIANE VON BRUCKER	2320 E NORA ST	MESA	AZ	85213
SPEROFF BRANDON/LANGHALS LESLEY	2262 E NORA ST	MESA	AZ	85213
SRPAI & PD	1521 PROJECT ROAD	TEMPE	AZ	85281
STINCIC THOMAS D/CAROL ANN	2121 E OASIS ST	MESA	AZ	85213
STRAND LLOYD OSMUND/DENISE ANN	2228 E NORA ST	MESA	AZ	85213
TERRY C TUCKER AND SONIA H TUCKER REV TR	2234 E NORA ST	MESA	AZ	85213
UNITED STATES OF AMERICA	10 CAMPUS BLVD	NEWTOWN SQUARE	PA	19073
WARRICK ROBERT M/MARILYN J TR	2663 N CHESTNUT CIR	MESA	AZ	85213
WESER FAMILY TRUST	2202 E NORA ST	MESA	AZ	85213
WILLIAMS HERB/CIARA	2749 N ALMOND ST	MESA	AZ	85213
WOOLLEY LIVING TRUST	2650 N CHESTNUT CIR	MESA	AZ	85213
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Lehi Crossing HOA Mr. Joshua Sciacca	4645 E. COTTON GIN LOOP	PHOENIX	AZ	85040
The Estates at Northridge HOA Mr. Todd Sadowski	2625 N 24TH ST #28	MESA	AZ	85213
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Whispering Oaks Attn: ROBERT S HOLYOAK	1711 E HERMOSA VISTA	MESA	AZ	85203
Harris Park c/o Legacy Community Partners, LLC	459 N Gilbert Rd., Suite A220	GILBERT	AZ	85234
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Rancho De Arboleda Kay Murphy	2659 E Kael St	Mesa	AZ	85213
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Lindsay Estates Shawn Tibbitts	3127 E Menlo	Mesa	AZ	85213
Lehi (Community Improvement Association) Michell McCroskey	3021 N Chestnut Cir	Mesa	AZ	85213
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Lehi (Community Improvement Association) Roland Shill	2445 N Mesa Dr	Mesa	AZ	85203
Madera de la Mesa Scott Thompson	2560 N Lindsay Rd #66	Mesa	AZ	85213
Rancho De Arboleda Sue McAleavey	2645 E Leonora St	Mesa	AZ	85213
Evan Balmer, Planner City of Mesa	55 North Center Street	Mesa	AZ	85201

Tab 3



Renaissance One
Two North Central Avenue
Phoenix, Arizona 85004-2391
602.229.5200
Fax 602.229.5690
www.quarles.com

Benjamin W. Graff
Direct Dial: (602) 229-5683
E-Mail: Benjamin.Graff@Quarles.com

Attorneys at Law in
Chicago
Indianapolis
Madison
Milwaukee
Naples
Phoenix
Scottsdale
Tampa
Tucson
Washington, D.C.

May 17, 2021

RE: The Homestead at Lehi Crossing: Proposed Development at the Southeast Corner of Gilbert and McDowell Roads in Mesa (Application No. ZON21-00129); Notice of June 1, 2021 Historic Preservation Board Hearing.

Dear Neighbor,

Our firm represents Sweetwater Companies, LLC in regard to the above referenced proposed development. We are sending you this letter to let you know that as part of the development process, we have applied for the removal of a Historic Landmark Overlay for the Crismon Farm Homestead for the property located within the 2200 to 2400 blocks of East McDowell Road (Southeast Corner of Gilbert and McDowell Roads) (the "Property"). Enclosed for your review is a map of the Property. As is detailed below, the City of Mesa Historic Preservation Board will take action on this request on June 1, 2021. While this request is part of the process for the proposed development (The Homestead at Lehi Crossing), the only action to be taken by the Historic Preservation Board is the approval or denial of the request to remove the historic overlay. This hearing will not consider or recommend approval/denial for the proposed rezoning request, site plan, building design, or other development standards associated with the proposed development. In other words, the removal of the historic overlay does not have the effect of approving the development, use, height, or other aspects of the proposed development and associated buildings. Future hearings before the City of Mesa Planning Commission and City Council will be scheduled to consider the rezoning request and associated development. Please note the removal of the historic overlay is the first step required for any type of development or land use on the Property.

While the original Crismon Farm Homestead building was removed from the Property many years ago, Sweetwater Companies wanted to ensure the historic importance of the site lived on with the new development. To that end, we have incorporated the history into the name of the development (The Homestead at Lehi Crossing). Additionally, we are proposing to name the café which will be part of this development, "The Crismon Soda Shop." The café will be accessible to the public and also open to those utilizing the adjacent trail system. The café will display historic photographs of the original Crismon home and information about this site's historic significance to the City of Mesa and Arizona.

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. If you have any questions regarding this proposal, please call me at (602) 229-5683 or e-mail me at Benjamin.Graff@Quarles.com.

This application will be scheduled for consideration by the Mesa Historic Preservation Board at their meeting held on June 1, 2021 in the City Council Chambers. The meeting will begin at 6:00 p.m. Because of the current public health emergency, the City Council Chambers is closed for Historic Preservation Board Meetings. However, the live meeting may 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/historic-preservation-board/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting.** If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak. For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Evan Balmer of their Planning Division staff. Evan can be reached at Evan.Balmer@mesaaz.gov or 480-644-3654 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,
Quarles & Brady LLP

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

By
Benjamin W. Graff

AERIAL MAP



Owner/Neighborhood Association	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
2332 NORA LLC	4040 E MCLELLAN RD UNIT 6	MESA	AZ	85205
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SALT RIVER PROJ AGRI IMP & POWER DIST	P O Box 52025	PHOENIX	AZ	86072
SNODGRASS JOHN D/MONICA R	2246 E NORA ST	MESA	AZ	85213
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Lehi Crossing HOA Mr. Joshua Sciacca	4645 E. COTTON GIN LOOP	PHOENIX	AZ	85040
The Estates at Northridge HOA Mr. Todd Sadowski	2625 N 24TH ST #28	MESA	AZ	85213
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Harris Park c/o Legacy Community Partners, LLC	459 N Gilbert Rd., Suite A220	GILBERT	AZ	85234
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Rancho De Arboleda Sue McAleavey	2645 E Leonora St	Mesa	AZ	85213
Evan Balmer, Planner City of Mesa	55 North Center Street	Mesa	AZ	85201

Tab 4



September 27, 2021

RE: Notice of Hearing

DRB21-00135

Southeast corner of Gilbert Road and McDowell Road, Mesa

Dear Neighbor,

Our firm represents Sweetwater Companies, regarding the +/-29 acres of land located at the southeast corner of Gilbert Road and McDowell Road in Mesa. As you know, Sweetwater has been working on plans to develop on this odd-shaped, infill parcel. The request is to rezone the property from RS-43-HL to Planned Area Development (PAD RM-5). The RM-5 zoning will provide a base of desired uses and development standards for the community, while the PAD Overlay will provide for appropriate modifications for the specific site and intended uses. The design review case number assigned to this project is DRB21-00135.

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 602-230-0600 or e-mail me at adam@withey-morris.com.

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on **October 12, 2021** in the Lower Level of the City Council Chambers. The meeting will begin at 4:30 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 via a video conferencing platform at <https://mesa11.zoom.us/j/5301232921> 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** [online comment card](#) at **least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

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

The City of Mesa has assigned this case to Evan Balmer of their Planning Division staff. He can be reached at 480-644-3654 or evan.balmer@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

If you have any questions or would like to meet with the applicant or the development team, please feel free to contact me at 602-230-0600 or adam@witheymorris.com.

Thank you for your courtesy and consideration.

Sincerely,

WITHEY MORRIS P.L.C.

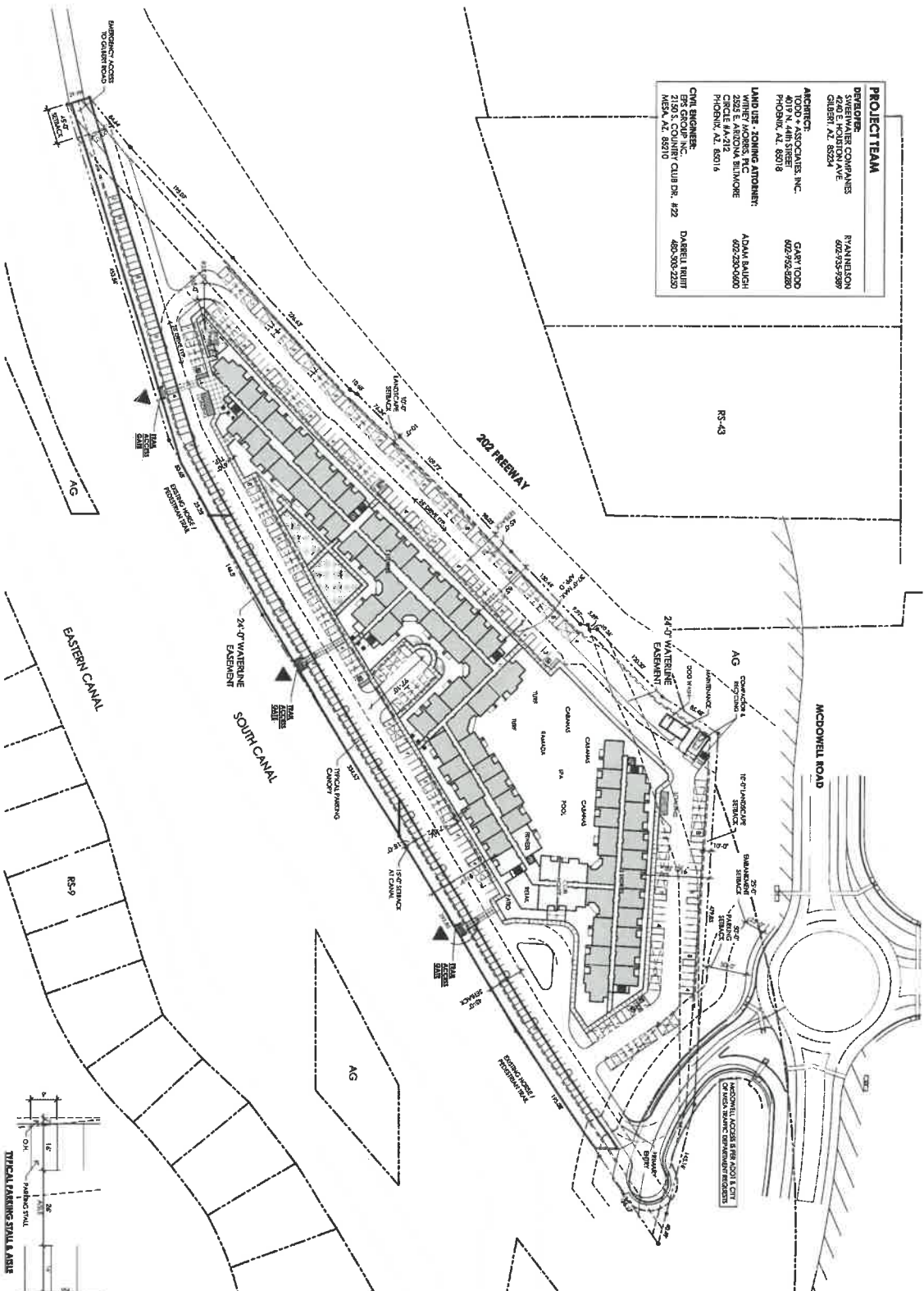
Andy Millard
for

By

Adam Baugh

Enclosures

PROJECT TEAM			
DEVELOPER: HOMESTEAD CROSSING COMPANIES 4040 E. WILSON AVE. GILBERT, AZ 85234		FINANCING: BANK OF AMERICA 602-952-9599	
ARCHITECT: HOMESTEAD ASSOCIATES, INC. 4019 N. 44th STREET PHOENIX, AZ 85018		CLAY TOWN: 602-952-8280	
LAND USE / ZONING ATTORNEY: ADAM BAUGH 2233 E. ARIZONA BLVD. PHOENIX, AZ 85016		ADAM BAUGH: 602-230-0600	
CIVIL ENGINEER: BRS GROUP, INC. 2150 S. COUNTRY CLUB DR. #22 MESA, AZ 85210		DARRELL TRUITT: 480-303-2250	



TODD + ASSOCIATES
602-482-3280 / TODDASSOC.COM
20-2336-00

SWEET WATER

The Homestead @ Lehi Crossing
Mesa, Arizona
REZONING / SITE PLAN / DESIGN REVIEW 4TH SUBMITTAL
08-18-2021

CONCEPTUAL SITE PLAN (3-STORY)
Preliminary Not for Construction

SCALE 1"=60'
A1

SITE DATA
ACCESSORY PARCELS NUMBERS:

PARCEL 1 - 141-03-022
PARCEL 2 - 141-03-038
PARCEL 3 - 141-03-038
PARCEL 4 - 141-03-041
PARCEL 5 - 141-03-042
PARCEL 6 - 141-03-042
PARCEL 7 - 141-03-253
PARCEL 8 - 141-03-253
PARCEL 9 - 141-03-038

NET SITE AREA: 41.92 AC

ZONING: RS-43

PROPOSED ZONING: RM-5

USE: VACANT

EXISTING USE: VACANT

DENSITY ALLOWED (PER ACRE): 43 DU/AC

NET DENSITY PROVIDED: 43 DU/AC

BUILDING FOOTPRINT AREA: 84,468 SF

BUILDING HEIGHT: 50'

BUILDING HT. - MAX. ALLOWED: 3 STORIES, 39'-5"

SERVICES: 0'

FRONT BUILDING SETBACK: 45'

SIDE BUILDING SETBACK: 15'

REAR BUILDING SETBACK: 15'

IONER DEVELOPMENT STANDARDS TO BE DETERMINED THROUGH THE SITE PLANNING PROCESS

APARTMENT UNIT MIX:

UNIT TYPE	RDU	RATIO	RDU
A1 30/100	30	1.00	30
A2 180/100	22.00	0.73	22
B1 288/200	24.00	0.77	24
B2 288/200	10.00	0.33	10
B3 288/200	7.00	0.23	7
C1 360/200	1.00	0.03	1
TOTAL	101.00	2.22	222

UNIT TYPE	RDU	P.S. RATIO	P.S. REQ.
A1 30/100	30	2.1 P.S./DU	222
A2 180/100	22	2.1 P.S./DU	222
B1 288/200	24	2.1 P.S./DU	222
B2 288/200	10	2.1 P.S./DU	222
B3 288/200	7	2.1 P.S./DU	222
C1 360/200	1	2.1 P.S./DU	222
TOTAL	222	2.1 P.S./DU	462

PARKING REQUIRED (IF 2.1 P.S./DU): 222 (222 COVERED)

PARKING PROVIDED (UNCOVERED): 187 P.S.

SURFACE PARKING PROVIDED (COVERED): 217 P.S.

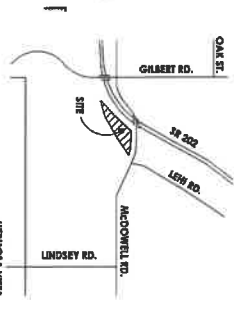
TOTAL PARKING PROVIDED: 404 P.S.

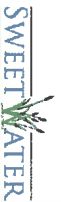
REAL PARKING REQUIRED (IF 2.1 P.S.): 217 COVERED

AREA: 375 SF / P.S.

P.S. RATIO: 4

NEIGHBOR MAP:





The Homestead at Lehi Crossing

Mesa, Arizona
CONCEPTUAL ELEVATION

09-15-2021

BUILDING COLOR ELEVATIONS

Preliminary Not For Construction



1 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

**KEYMAP**

EXTERIOR MATERIALS

1	IBECO CLOAK 1	BENTON-WILLIAMS / SWIFT TIGER / G&P
2	IBECO CLOAK 2	BENTON-WILLIAMS / SWIFT TIGER / W&P
3	IBECO 1A/1B/1C	BENTON-WILLIAMS / SWIFT TIGER / W&P
4	COLORADO STONE	COMPTON STONE / SYMPHONY / DDB NEEDLE / BROWN
5	ALCO STIMULUS	DAI NIPPON / CHUNYU / DAI
6	ALCO BODING	SHANGHAI / DAI / DDB NEEDLE
7	WINNIEBROW	ALCOA / DAI / BROWN
8	ALFA PAVELS	COHEN

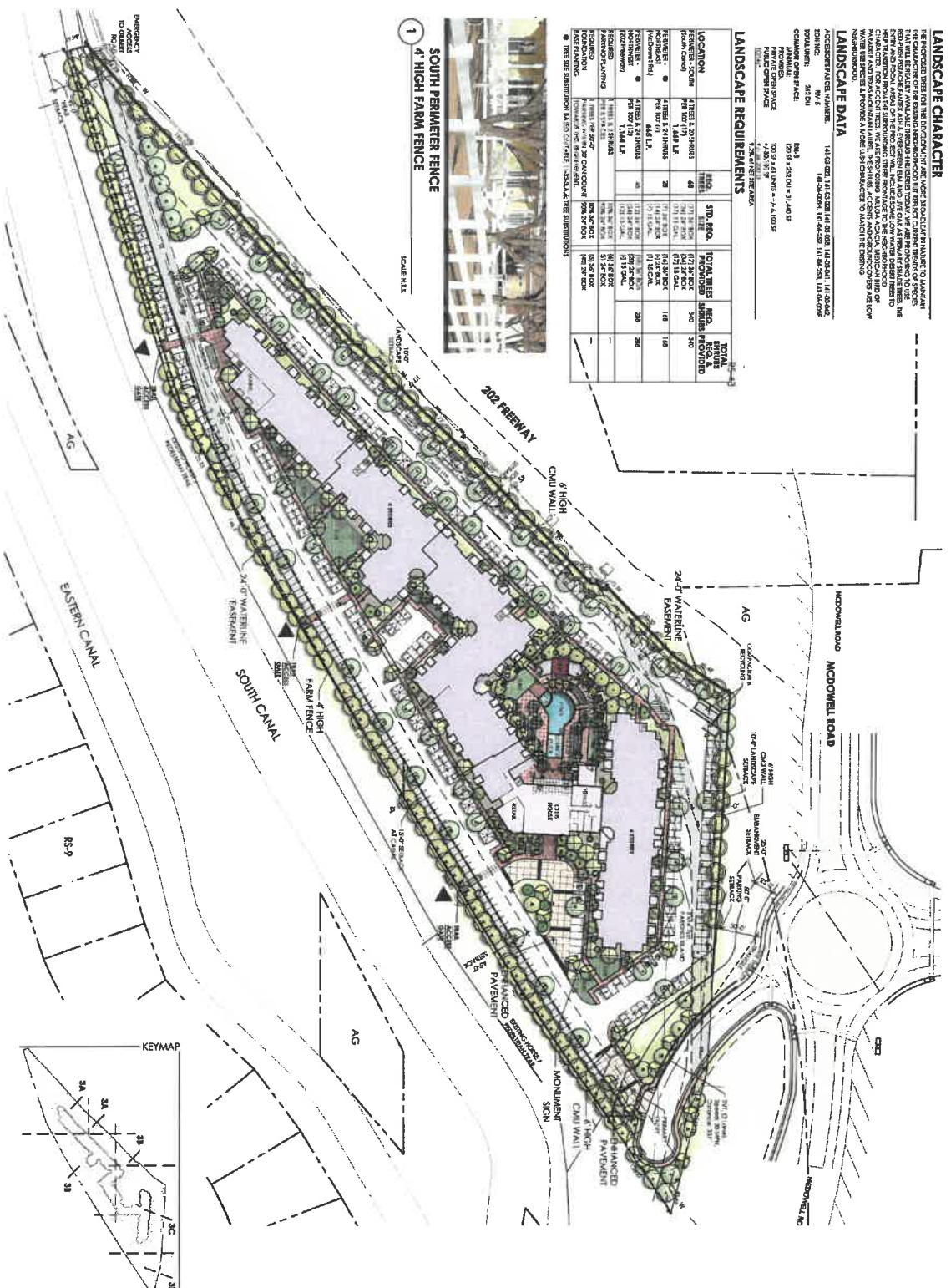
PATENTED MATERIALS CONTENDERS:

9	IBECO 1A/1B/1C	DAI NIPPON
10	IBECO 2	DAI NIPPON
11	IBECO 3	DAI NIPPON
12	COLORADO STONE	DAI NIPPON

THE PROPOSER OF THE DIRECT GROSSING MUST BE AWARE IN ADVANCE OF THE CHARACTER OF THE EXISTING INFORMATION. IF AFTER THE CURRENT PROPOSAL OF SPECIES THAT WILL BE REPEATEDLY AVAILABLE THROUGHOUT THE YEAR, WE ARE PREPARED TO USE RED PAPER SPECIMENS, A REVISION IN THE LIST AND LIST DATA AS PRELIMINARY STATEMENTS, THE SPENT AND SOCIAL WAYS OF THE TWO RECENT, INCLUDING SOME LOW WATER DESERTS, THE PROPOSER OF THE DIRECT GROSSING MUST BE AWARE IN ADVANCE OF THE CHARACTER OF THE EXISTING INFORMATION. THE SPENT, ACCIDENT AND GROSSING ARE LOW WATER USE SPECIES, A MORE DIVERSE CHARACTER TO MATCH THE EXISTING

ACCESSORY PANEL NUMBER.	141-03-022, 141-03-028, 141-03-030, 141-03-041, 141-03-042,
BOARING:	141-06-0084, 141-06-252, 141-06-253, 141-06-0055

TOTAL UNITS: 262 DU
COMMON OPEN SPACE: 884-SF
MANUAL: 120 SF = 252 DU = 31,480 SF
PROVIDED:
PRIVATE OPEN SPACE 100 SF = 61 UNITS = 7-4,100 SF
PUBLIC OPEN SPACE 4-30,797 SF

[illegible][illegible][illegible]

SWEET WATER

08-09-2021

2332 NORA LLC
4040 E MCLELLAN RD UNIT 6
MESA, AZ 85205

BAUER RONALD DALE JR
2314 E NORA ST
MESA, AZ 85213

FOSTER BYRON VINCENT
2222 E NORA ST
MESA, AZ 85213

GROBERG FAMILY TRUST
2216 E NORA ST
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JARRETT FAMILY TRUST
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PEARCE DOUGLAS T/JAIME M GISH
2306 E NORA ST
MESA, AZ 85213

RUDMAN GLENN R/MIN
2662 N CHESTNUT CIR
MESA, AZ 85213

SALT RIVER PROJ AGRI IMP & POWER DIST
P.O. Box 52025
PHOENIX, AZ 86072

SPEROFF BRANDON/LANGHALS LESLEY
2262 E NORA ST
MESA, AZ 85213

ARIZONA STATE DEPARTMENT OF
TRANSPORTATION
205 S 17TH AVE
PHOENIX, AZ 85007

BURNHAM JAMES D/STEPHANIE L
2143 E OASIS ST
MESA, AZ 85213

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MESA, AZ 85213

MARICOPA COUNTY OF
2901 W DURANGO ST
PHOENIX, AZ 85009

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2205 E NORA ST
MESA, AZ 85213

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2650 N CHESTNUT CIR

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Mr. Reed Willis

2505 E LEHI #11

MESA, AZ 85213

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Mr. Wayne Syrek

2449 E MINTON ST

MESA, AZ 85213

Harris Park

c/o Legacy Community Partners, LLC

459 N Gilbert Rd., Suite A220

GILBERT, AZ 85234

Citrus Highlands

Mike Golio

2458 E Kael Cir

Mesa, AZ 85213

Lindsay Estates

Shawn Tibbitts

3127 E Menlo

Mesa, AZ 85213

Hermosa Vista Estates

Karen Harris

2416 E Menlo

Mesa, AZ 85213

Friendly Cove/Forest Knoll

Shane Bunrock

1638 E Mallory St

Mesa, AZ 85203

TERRY C TUCKER AND SONJA H TUCKER REV
TR

2234 E NORA ST

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Mr. Joshua Sciacca

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Attn: CRAIG FREEMAN

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MESA, AZ 85203

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1118 E Lockwood St

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Friendly Cove/Forest Knoll

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1710 E Lockwood St

Mesa, AZ 85203

UNITED STATES OF AMERICA

10 CAMPUS BLVD

NEWTOWN SQUARE, PA 19073

WILLIAMS HERB/CIARA

2749 N ALMOND ST

MESA, AZ 85213

CLARK RALPH D/KIM E

3007 N GILBERT RD

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The Estates at Northridge HOA

Mr. Todd Sadowski

2625 N 24TH ST #28

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Whispering Oaks

Attn: ROBERT S HOLYOAK

1711 E HERMOSA VISTA

MESA, AZ 85203

Rancho De Arboleda

Kay Murphy

2659 E Kael St

Mesa, AZ 85213

Madera de la Mesa

Michael Vavrinec

2650 N Lindsay Rd #14

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Citrus Highlands

Rob Wilcox

2521 E Hermosa Vista

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David Skinner

2632 N Hall Cir

Mesa, AZ 85203

Lehi (Community Improvement Association)

Rolland Shill

2445 N Mesa Dr

Mesa, AZ 85203

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Pat: avery.com/patents

Madera de la Mesa
Scott Thompson

2560 N Lindsay Rd #66

Mesa, AZ 85213

Rancho De Arboleda
Sue McAleavey

2645 E Leonora St

Mesa, AZ 85213

Evan Balmer, Planner
City of Mesa

55 North Center Street

Mesa, AZ 85201

Go to avery.com/templates
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Easy Peel[®] Address Labels
Bend along line to expose Pop-up Edge

5160
AVERY

Tab 5



October 12, 2021

RE: Notice of Hearing
ZON21-00129
Southeast corner of Gilbert Road and McDowell Road, Mesa

Dear Neighbor,

Our firm represents Sweetwater Companies, regarding the +/-9 acres of land located at the southeast corner of Gilbert Road and McDowell Road in Mesa. As you know, Sweetwater has been working on plans to develop this odd-shaped, infill parcel. The request is to Rezone from Single Residence 43 (RS-43) and Single Residence 43 with Historic Landmark Overlay (RS-43-HL) to Multiple Residence 5 with a Planned Area Development Overlay (RM-5-PAD) and Site Plan Review; and Special Use Permit. This request will allow for a multiple residence development with associated commercial use in case No. #ZON21-00129. The RM-5 zoning will provide a base of desired uses and development standards for the community, while the PAD Overlay will provide for appropriate modifications for the specific site and intended uses.

We also want to let you know we have heard the community feedback and made important changes to the plans. As a result, the developer has reduced its plans to a 3-story design rather than 4 stories. Consequently, the modified plans include a significant reduction in building height, a cut in the number of units and density, and a reduction in vehicles compared to the initial plans. Through the community's participation, a better plan has been achieved and the height of the structures have been significantly reduced.

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 602-230-0600 or e-mail me at adam@witheymorris.com.

This application will be scheduled for consideration by the Planning and Zoning Board at their meeting held on **October 27, 2021** in the Lower Level of the City Council Chambers. 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 Cassidy Welch of their Planning Division staff. He can be reached at 480-644-3654 or Cassidy.welch@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 or would like to meet with the applicant or the development team, please feel free to contact me at 602-230-0600 or adam@witheymorris.com.

Thank you for your courtesy and consideration.

Sincerely,

WITHEY MORRIS P.L.C.



By

Adam Baugh

Enclosures

[illegible]

LANDSCAPE DATA

ACCESSORY PARCEL NUMBERS:	141-03-0022, 141-03-0028, 141-03-0090, 141-03-0041, 141-03-0062, 141-03-0089, 141-03-0092, 141-03-0093, 141-03-0094, 141-03-0095
PROVING:	RM-3
COMMON OPEN SPACE:	223 DU
MINIMUM:	123 DU ± 252 DU = 31,440 SF
MAXIMUM:	100 SF ± 41 UNITS = 41,400 SF
PRIVATE OPEN SPACE:	41,400 SF
PUBLIC OPEN SPACE:	41,400 SF

[illegible]

SOUTH PERIMETER FENCE
4' HIGH FARM FENCE

[illegible]

INDIVIDUAL USE TO MEET CITY REQUIRED SIZE	
TEES (SIZES)	
ACACIA AVELA (18-20)	3X BOX 1-1/2" 7 x 2
ALBANY MEDICANA (19-21)	3X BOX 2" 7 x 2
ALBANY MEDICANA (22-24)	3X BOX 2" 10 x 10
CHALUPA TASHNETS (20-22)	3X BOX 1-1/2" 10 x 2
SOPHORA SECUNDARIA (19-20)	3X BOX 2" 6 x 2
ALBANY MEDICANA (22-24)	3X BOX 2" 10 x 10

	DATE PALM (JACKSON CUP)	2 x 16	40%	20 x 8
PHOSPHOR DACTYLIFERA				
PHOSPHOR ROSELINE	PIGMY DATE PALM	7 OAL	12%	46 x 12
	BOUGHANVILLE TORCH GLOW	5 OAL		5th-5th
	CAJALAN PALM PITCHERBIA	5 OAL		8th-10th
	CORDEA PANIPILO	5 OAL		8th-10th

	WINTER BLAZE	5 GAL.
	BLUEBERRIES	5 GAL.
	SHAMWATER BLUE	5 GAL.
	FREE TRILL	5 GAL.
	SAN MARCOS JEROLDS	5 GAL.
	AMERICAN HONKLEBEE	5 GAL.
	HYBRID TESSA PAGE	5 GAL.
	DIAMOND QUEEN	5 GAL.
	LEGACY	5 GAL.
	CLIFF	5 GAL.
	LEGACY	5 GAL.
	LEGACY	5 GAL.
	LEGACY	5 GAL.
	LEGACY	5 GAL.
	LEGACY	5 GAL.
	LEGACY	5 GAL.
	LEGACY	5 GAL.

[illegible][illegible]

	PLURBE LANTANA	5 GAL	8th & 2nd
	PURPLE HEART	5 GAL	10th & 12th
	YELLOW DOG	5 GAL	8th & 6th
	CROSSVINE	5 GAL	-
	BOISSACANTHA VINE	5 GAL	-
	STAR JASMINE	5 GAL	-
	BIGNONIA CANADENSIS	5 GAL	-
	BOUGAINVILLEA EARLET	5 GAL	-
	TACHOCARPUS	5 GAL	-
	TACHOCARPUS	5 GAL	-
	TACHOCARPUS	5 GAL	-
	TACHOCARPUS	5 GAL	-
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	TACHOCARPUS	5 GAL	-
	TACHOCARPUS	5 GAL	-
	TACHOCARPUS	5 GAL	-

[illegible]

**TODD +
ASSOCIATES**

802-952-8280 / TODDASSOC.COM

00 7000 00



SWEET WATER

The Homestead @ Lehi Crossing
Mesa, Arizona
DESIGN REVIEW BOARD

DESIGN REVIEW BOARD

OVERALL LANDSCAPE PLAN



	0°	30'	60'	120'
--	----	-----	-----	------

EXTERIOR MATERIALS



KEYMAP



2 **ELEVATION**

This architectural elevation drawing shows the front facade of a three-story house. The house features a dark, textured roof with a gabled front porch supported by white columns. The main body of the house has white horizontal siding, while the upper two stories have dark horizontal siding. The drawing includes 15 numbered callouts pointing to specific architectural details: 1 points to the front porch roofline, 2 to the front porch columns, 3 to the front porch railing, 4 to the front porch door, 5 to the front porch window, 6 to the front porch roofline, 7 to the front porch columns, 8 to the front porch railing, 9 to the front porch door, 10 to the front porch window, 11 to the front porch roofline, 12 to the front porch columns, 13 to the front porch railing, 14 to the front porch door, and 15 to the front porch window.

ELEVATION

CASE 3:77-cv-01177-01



2332 NORA LLC
4040 E MCLELLAN RD UNIT 6
MESA, AZ 85205
BAUER RONALD DALE JR
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MESA, AZ 85213
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S R P A I & P D
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TEMPE, AZ 85281

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Lehi Crossing HOA
Mr. Joshua Sciacca
4645 E. COTTON GIN LOOP
PHOENIX, AZ 85040

Harris Crossing
Attn: CRAIG FREEMAN
1615 E. LAUREL CIRCLE
MESA, AZ 85203

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Scott Thompson

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Sue McAleavey

2645 E Leonora St

Mesa, AZ 85213

Evan Balmer, Planner
City of Mesa

55 North Center Street

Mesa, AZ 85201

Tab 6

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by October 11, 2021

Date: October 11, 2021

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON21-00129, on the 11th day of October, 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: _____

Meghan Liggett

SUBSCRIBED AND SWORN before me this 11th day of October, 2021

Marybeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD

57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: October 27, 2021

CASE: ZON21-00129

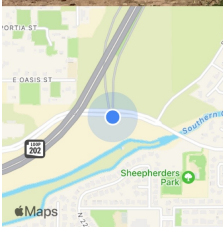
REQUEST: Rezone from Single Residence 43 (RS-43) and Single Residence 43 with Historic Landmark Overlay (RS-43-HL) to Multiple Residence 5 with a Planned Area Development Overlay (RM-5-PAD) and Site Plan Review; and Special Use Permit. This request will allow for a multiple residence development with associated commercial use.

APPLICANT: Adam Baugh / Whitney Morris, PLC

PHONE: 602-230-0600

Planning Division 480-644-2385

Posting date: 10/11/2021



Oct 11, 2021 at 1:37:41 PM
N 33° 28' 4", W 111° 46' 54"
E McDowell Rd, Maricopa County

Tab 7

October 12, 2021

Nana Appiah
City of Mesa
Planning Department
55 N. Center Street
Mesa, AZ 85201

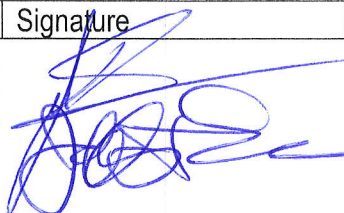
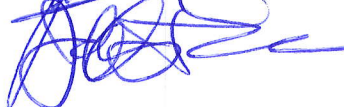
Re: Homestead at Lehi Crossing / ZON21-00129

Dear Nana:

We live directly south of the proposed Homestead at Lehi Crossing development planned at Gilbert Road and Loop 202 in Mesa. We previously expressed concerns about the proposed development. We met with the developer and have agreed to certain site conditions. We agree to withdraw our opposition on the condition that the following items be included and formally adopted as stipulations to ZON21-00129.

Please add these proposed stipulations to the list of existing stipulations to ensure these conditions run with the land and are enforceable:

1. No building shall be taller than 3-stories and may not exceed 39'6".
2. The finished floor shall be no greater than 1.5' above the current site elevation of 1,258 feet.
3. The maximum number of units permitted shall not exceed 222 units.
4. There shall be no more than nine, or 4.8% of the total units whichever is less, 3-bedroom units.
5. Building architecture shall be 4-sided as recommended and approved by the Mesa Design Review Board and City staff. In all instances, the materials shall be high-quality, durable, and visually appealing.
6. Any trees planted along the southern drive aisle shall be outside of the 24'-wide water line easement, and shall be a minimum 50-percent 2-inch caliper, 50-percent 3-inch caliper large canopy drought-tolerant trees, as approved by the Planning Department.
7. No lit signage will be installed on the south face of any building.
8. On-site lighting shall not exceed 0-foot candle at the development's property line.
9. Development shall be in substantial conformance to the site plan in the staff report dated October 27, 2021.
10. Development shall be in substantial conformance to the elevations in the DRB staff report dated October 12, 2021.
11. The developer shall abide by the Good Neighbor Policy dated Oct 12, 2021.

Printed Name	Address	Phone Number	Signature
1. John Snodgrass	2246 E Nora St Mesa, AZ 85213	480-827-8316	
2. Jeffrey Keeney	2240 E Nora St Mesa, AZ 85213	602-690-9662	
3. Denise Strand	2228 E Nora St Mesa AZ 85213	480-558-5290	Denise A. Strand