

Cassidy Welch

From: JOHN D SNODGRASS <jdsmrs@msn.com>
Sent: Monday, October 11, 2021 11:10 PM
To: Cassidy Welch
Cc: Adam Baugh
Subject: The Homestead at Lehi Crossing - Proposed Multifamily Development

Hi Cassidy,

It is my understanding that you are taking over for Evan Balmer on the Sweetwater Development/Withey Morris proposed rezoning application known as the Homestead at Lehi Crossing. I am a neighbor living on the "mesa" directly to the south of the proposed project.

A group of neighbors met with the Adam Baugh from Withey Morris and Cody from Todd & Associates this evening at my home to discuss the latest evolution of the project. I have historically organized a neighborhood petition to oppose the proposed multi-family development but after this evening, I am willing to withdraw my opposition based upon a set of stipulations discussed with Adam Baugh at this meeting. These stipulations include among other things limitations on number of units, building height, building materials used, signage, lighting and even a "good-neighbor policy". While most of these stipulations will be best addressed at the Planning & Zoning Board meeting on October 27th, there is one item I would appreciate being brought up before the City of Mesa Design Review Board on the meeting scheduled for October 12th. This item was a discussion about adding a stipulation on the building design that balconies facing to the south (these would be on levels 2 and 3) have more solid (less see-through) screening on them than the currently proposed wrought iron railings. As residents directly looking at these south facing units, we would appreciate not having to look at all the "stuff" people/tenants typically store on their balconies. Adam felt like this request for more solid screening was possible and is prepared to discuss at the Design Review Board meeting on Tuesday.

Thank you for your assistance.

John Snodgrass
2246 E Nora St
Mesa, AZ 85213

October 12, 2021

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

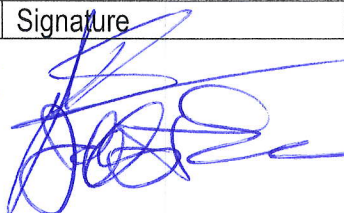
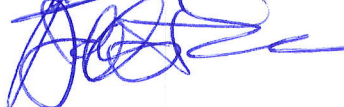
Re: Homestead at Lehi Crossing / ZON21-00129

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	