

Citizen Participation Plan

Gateway Auto Mall

Pecos Rd - Signal Butte - SR 24 Freeway

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a Rezoning and Site Plan Review for Gateway Auto Mall. These requests are for the proposed commercial development on the approximately 87 acres located at the northeast and northwest corner of Pecos Road and Signal Butte Road near the SR 24 Freeway. (The "Property").

By providing opportunities for citizen participation, the applicant has ensured and will ensure that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant has provided neighborhood notice for a neighborhood meetings and will also provide notice of future public hearings. The citizen participation and outreach format proposed are consistent with the City's notice with updated guidelines for the Citizen Participation and Neighborhood Outreach process for rezoning and site plan review cases. These guidelines permit alternative methods such as zoom, telephonic platforms, and video conferencing options, or similar methods, which is proposed in this Citizen Participation Plan.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

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

D.J. Stapley

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Action Plan:

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

1. A contact list has been developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;

- b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project.
2. An online neighborhood meeting will be held by the applicant to provide the opportunity for members of the public to discuss the proposed project. It will be held using Zoom’s online meeting technology, which complies with City policies. An attendance/participation list and a summary of the meeting will be submitted to the Planning Division.
 3. The notification list for the neighborhood meeting will include the above-referenced contact list of all property owners within 1000+ ft. of the subject property , HOAs within ½ mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting will be submitted to the City. The contact list is attached to this Plan.
 4. The notice letter and information provided on the neighborhood meeting presentation will list the options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. This procedure will allow the surrounding neighbors to view the project details and contact the applicant regarding the project.
 5. Those who provide contact information to the applicant will be added to the public hearing notification list. A meeting summary and outline of the comments and issues provided to the applicant will be submitted to the City Staff along with the Citizen Participation Report for this case.
 6. Presentations will be made to groups of citizens or neighborhood associations upon request.
 7. For public hearing notice, applicant will comply with City requirements, which requires posting a minimum of one (1) 4’ x 4’ sign(s) on the property. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

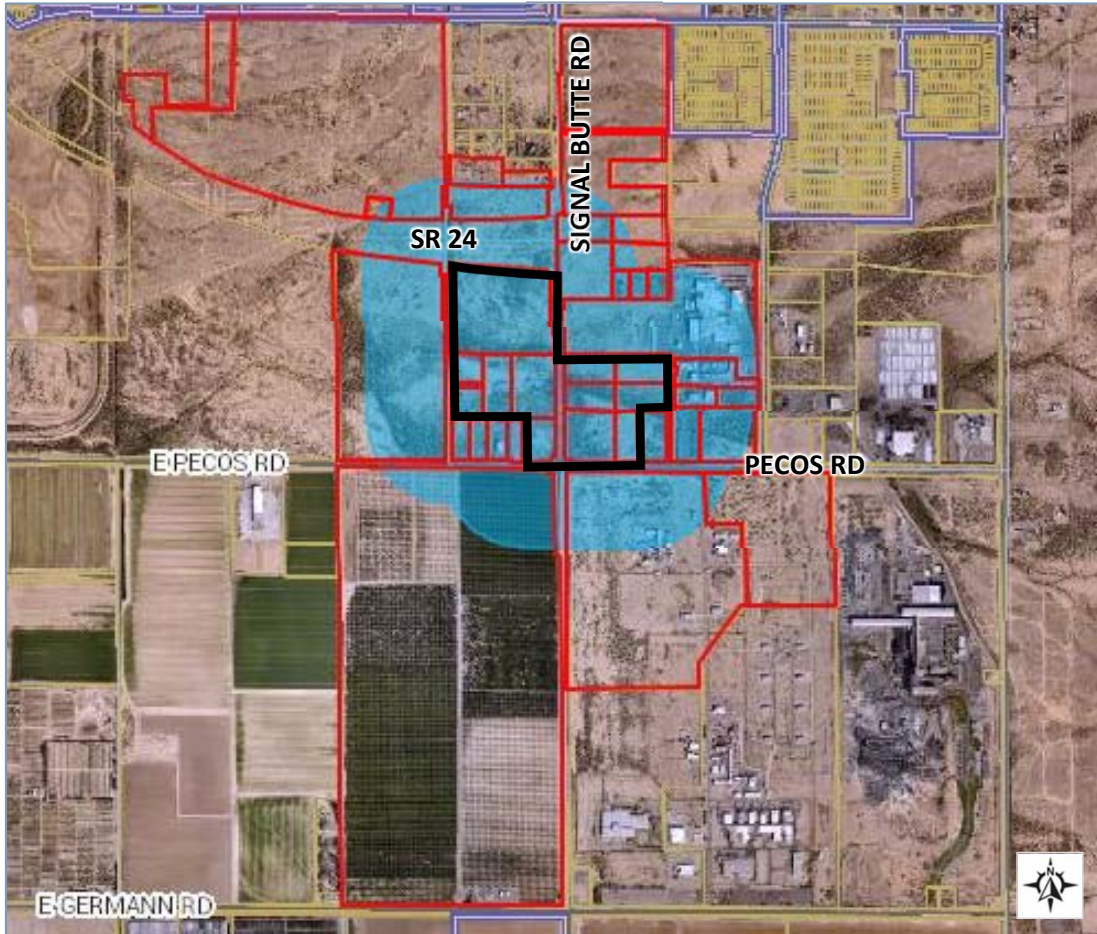
Tentative Schedule:

| | |
|---|----------------------|
| Pre-Submittal | December 20, 2021 |
| Formal Submittal to City | April 15, 2022 |
| <i>Follow-Up Submittal Estimated</i> | <i>May 23, 2022</i> |
| <i>Planning & Zoning Public Hearing</i> | <i>July 13, 2022</i> |

Attached Exhibits:

- 1) Notification map of surrounding property owners within 1,000 ft. of the Property
- 2) List of property owners within 1,000 ft. of the Property (based on the Maricopa County Assessor Records).
- 3) HOA and Neighborhood Association and HOA list provided by the City

**Property Owners, 1,000+ Feet
Gateway Auto Mall
Pecos Rd. - Signal Butte Rd.- SR 24**



**Property Owners, 1,000+ Feet
Gateway Auto Mall
Pecos Rd - Signal Butte Rd - SR 24**

| Owner | Address | City | State | Zip |
|---------------------------------------|---------------------------------|-----------------|--------------|------------|
| AMAZON US REAL ESTATE LLC | PO BOX 80416 | SEATTLE | WA | 98108 |
| ARIZONA STATE OF | 205 S 17TH AVE MD 612-E | PHOENIX | AZ | 85007 |
| ARIZONA DEPT. OF TRANSPORTATION | 205 S 17TH AVE STE 612E | PHOENIX | AZ | 85007 |
| BCB GROUP INVESTMENTS LLC | 7500 E MCDONALD DR STE 100A | SCOTTSDALE | AZ | 85250 |
| BYNER CATTLE COMPANY | 333 N CENTRAL AVE | PHOENIX | AZ | 85004-2121 |
| FUJIFILM ELECTRONIC MATERIALS USA INC | 80 CIRCUIT DR | NORTH KINGSTOWN | RI | 2852 |
| LIBBEY JOSEPH H/WILLIE M | 16025 S 222ND ST | QUEEN CREEK | AZ | 85242 |
| MESA CITY OF | 20 E MAIN ST STE 650 | MESA | AZ | 85211 |
| MGC PURE CHEMICALS AMERICA INC | 6560 S MOUNTAIN RD | MESA | AZ | 85201 |
| NM MANAGEMENT LLC | 1918 W GRANT ST | PHOENIX | AZ | 85009 |
| PACIFIC PROVING LLC | 2801 E. CAMELBACK ROAD STE 450 | PHOENIX | AZ | 85016 |
| PENDING | PENDING | PENDING | | |
| SHEA HOMES LIMITED PARTNERSHIP | 8800 N GAINES CENTER DR STE 350 | SCOTTSDALE | AZ | 85258 |
| SR24 STORAGE LLC | 1129 S OAKLAND STE 101 | MESA | AZ | 85206-2684 |
| STRINGHAM CINDY L | 16014 S SIGNAL BUTTE RD | QUEEN CREEK | AZ | 85242-8911 |
| TUCKER PROPERTIES LTD | 4010 E GROVE CIRCLE | MESA | AZ | 85206 |
| YBL LLC | 8525 N 75TH AVE | PEORIA | AZ | 85345 |

Source: Maricopa County Assessor, 2022

HOA and NA Contact List
Gateway Auto Mall
Pecoa Rd. - Signal Butte Rd. - SR24

| NeighborhoodName | FirstName | LastName | Address | City | State | Zip | HOA |
|-----------------------------------|-----------|----------|---------------------|------|-------|-------|-----|
| Eastmark Community Alliance, Inc. | Stephanie | Madden | 10100 East Ray Road | Mesa | AZ | 85212 | Yes |