

**Plan of Operation / Good Neighbor Policy**  
**Cannon Beach Mixed Use Development**  
**Southeast Corner of Power Rd. & Warner Rd.**  
Case No. ZON20-00253

Cannon Beach is a proposed approximately 59.7-acre mixed-use development located at the southeast corner of Power Road and Warner Road in Mesa. It will include a variety of commercial, recreation, and employment uses, such as the following: wave lagoon, restaurants and shops, hotel, gym, offices, commercial pads, indoor recreational uses, and commercial-employment flex uses. Also, the south portion includes a proposed employment and industrial development.

Under the Mesa Zoning Ordinance, a Plan of Operation is required for the Cannon Beach mixed use development because a Council Use Permit is requested for the project.

Generally, good neighbor policies are aimed at providing a program, or medium, for coordination and resolution of maintenance issues and specified effects a project may have on the surrounding uses. Good neighbor policies are especially relevant when residential properties are concerned or assisted living facilities, which are not the case with this proposed development. There are no residential uses within proximity of the subject property because it is located in the middle of a regional commercial and industrial area.

It has been determined that Cannon Beach by nature is compatible both internally and with respect to the surrounding commercial and employment uses. The submitted rezoning-PAD application for this property has established that the Preliminary Site Plans are intentional in their two-part arrangement of compatible mixed use large commercial, recreation, retail, hotel, and employment land uses. The site plans have been designed to be sensitive to each of these proposed uses in terms of buffering, pedestrian connections, shared open space amenities, and arrangement of uses that are compatible with the property's distance to the airport.

The proposed development will meet or exceed the requirements to ensure on-going compatibility with the respective uses onsite. The functionality and integrated relationship among the various elements of Cannon Beach in the north portion of the development will be governed by a comprehensive declaration of commercial restrictions, easements, and agreements ("Declaration"). This will ensure that the north portion of the development is well-maintained so that the value of the development is preserved over time. To achieve this same effect of overseeing quality maintenance, the South Property will have ownership over the various tenant spaces that will provide a mechanism to effectively oversee the professional management and maintenance of the property.

The property ownership maintenance program and the property owners association Declaration that will run with the land will include specific terms that will address the relationship between

the retail, commercial, recreational, and employment uses onsite and that will provide contact information to users of the site to facilitate resolution of any concerns that may arise. As to procedures, the Declaration will provide adequate notice and create a mechanism to enforce each owner's or tenant's compliance with the property's operations regulations and the Declaration.

Furthermore, the project will address the Airport Overlay requirements given the property's proximity to the Phoenix-Mesa Gateway Airport, which will provide public notice of the potential impacts on the community by the nearby airport. Tenants and purchasers will be given contact information of property management.