

MCKOWN BANQUET CENTER

2600 East Southern Avenue

Mesa, Arizona

FINAL CITIZEN PARTICIPATION REPORT

October 27, 2015

PURPOSE:

The purpose of this Final Citizen Participation Report is to provide results of the complete implementation of the Citizen Participation Plan to inform citizens, property owners, neighborhood associations, and businesses concerning the Applicant's request to the City of Mesa for the following items related to the property located at 2600 E. Southern Avenue:

1. Rezoning from Single Residence (RS-43) to Office Commercial (OC).
2. Special Use Permit (SUP) for outdoor entertainment or outdoor activity.
3. Substantial Conformance Improvement Permit (SCIP).
4. Site Plan approval.

This report demonstrates that those potentially affected by this application have had an adequate opportunity to learn about and comment on the proposed plan addressed in this application.

CONTACT:

The Citizen Participation activities have been coordinated by the following:

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COMMUNICATIONS:

From 08/19/2015 through 09/21/2015 the owners held numerous informal discussions with over two dozen property owners adjacent to and in the area near the property. Those informal discussions were positive and the property owners indicated their support for the project; including 28 formal letters of endorsement (submitted with application on 10/13/15).

CORRESPONDENCE:

On 09/09/2015, letters regarding the neighborhood meeting were mailed to those individuals listed on the contact list (see attached); including individual property owners within 1000-feet. These mailings included a letter describing the project (see attached copy of letter).

NEIGHBORHOOD MEETING:

On 09/22/2015, a neighborhood meeting was held at the residence located at 2600 E Southern Avenue, from 6:00 to 7:00 PM. The meeting provided attendees an introduction to the project and an opportunity to ask questions and state concerns. A sign-in list was used (see attached). Via this and a preliminary report, copies of the sign-in list and related documents are provided to the City of Mesa Planner assigned to this project.

RESULTS:

There are 307 persons/entities on the contact list as of the date of this Preliminary Citizen Participation Report. A total of nine individuals attended the neighborhood meeting.

1. SUMMARY OF CONCERNS, ISSUES AND/OR PROBLEMS:

Of the nine individuals attending the neighborhood meeting and all other communications held before and after, one specific concern, issue and/or problem regarding the proposed banquet center were expressed. Particularly, one attendee expressed a concern that the traffic associated with banquet events would exceed the traffic associated with the existing commercial uses in this reach of Southern Avenue.

The primary interests and questions expressed by attendees involved operational issues such as the typical days/times receptions would be held at the site, average numbers of people attending receptions, etc. In addition, there was a question regarding if the owners proposed additions or expansion of the existing residence to accommodate the proposed banquet center uses.

2. HOW CONCERNS ISSUES AND/OR PROBLEMS WERE ADDRESSED:

Regarding the single individual that expressed concern over the traffic that might be generated by the proposed banquet center, that concern was addressed as follows:

- It is not anticipated that the proposed banquet center would generate traffic volumes that exceed the church adjacent to the east boundary or any other commercial uses in this reach of Southern Avenue.
- Typically, most banquet uses would occur evenings, after the daily commuter traffic.
- Typically banquet events are a “come and go” activity and attendees do not generally arrive or depart at the same timeframe. Accordingly, any traffic associated with a banquet event would be spread-out over a longer period of time.

The individual that expressed this concern appeared satisfied with the explanations given.

Regarding the questions regarding operational issues, it was explained that the hours of operation are anticipated to be 9 AM to 10 PM Monday through Saturday and closed on Sunday, but are subject to change. It is anticipated that Thursday, Friday, and Saturday evening

to be when the majority of their operations and activities would occur. Depending on the day and time of the day, there could be anywhere between 5 and 10 employees on site in support of the banquet event being held.

Lastly, it was explained that the owners are not proposing any external additions, modifications, or expansion of the existing residence. The attendees were informed that the owner's intended to keep the existing storage building in the rear of the yard for storing tables, chairs, etc. associated with banquet events. Attendees also were informed that there would be internal remodeling performed to ensure compliance with Mesa's life/safety codes and to accommodate ADA compliance/access. In addition, there would be work performed to the site (as illustrated on the site plan) to provide for required parking and supplement the existing landscaping with trees and shrubs.

SCHEDULE:

- Formal Application (P&Z and Submittal) - August 31, 2015
- Neighborhood Meeting - September 22, 2015
- Re-submittal of application and Preliminary CP Report - October 13, 2015
- Submittal of Final CP Report, updated Narrative & Site Plan - November 3, 2015
- Planning and Zoning Board Hearing - November 18, 2015
- City Council Introduction - December 1, 2015 (TBD)
- City Council Final Action - December 8, 2015 (TBD)
- Board of Adjustment Hearing - December 2, 2015 or January 6, 2016 (Anticipated)