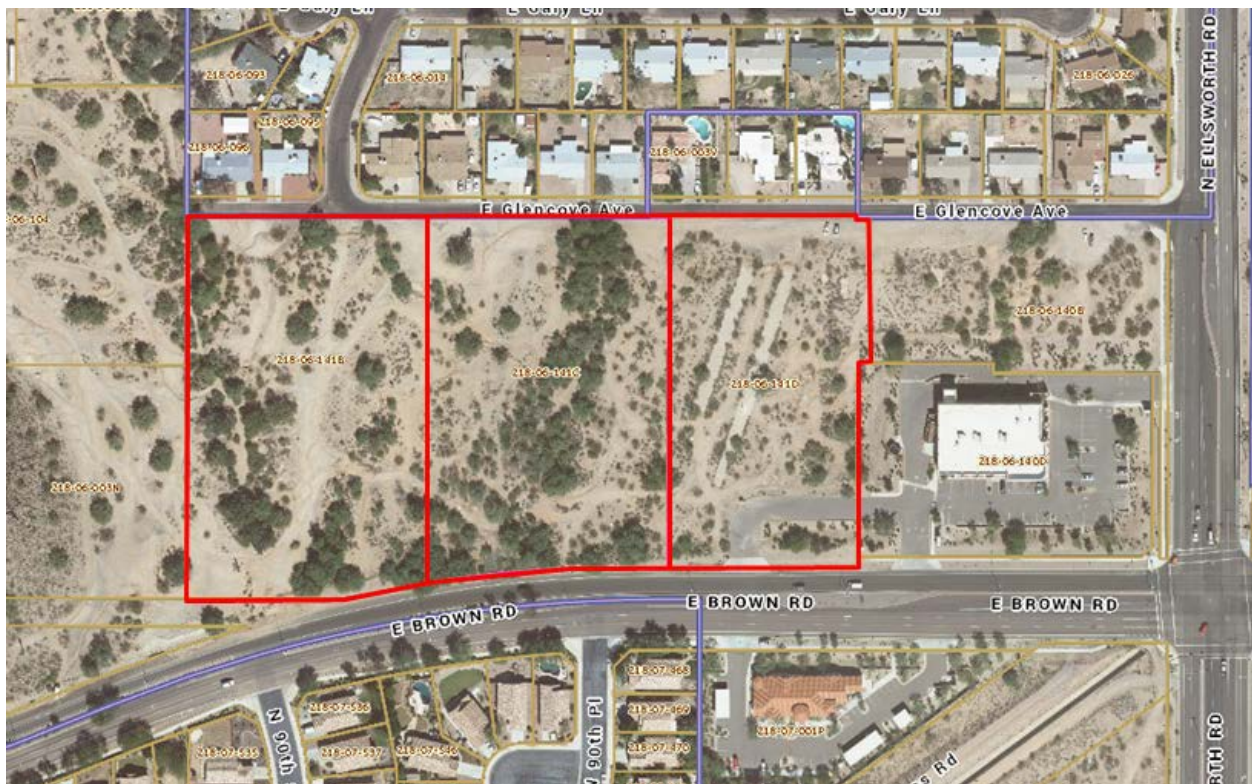


Citizen Participation Plan

Spectrum Retirement Mesa Brown Road & Ellsworth Road

March 28, 2016



Overview

This Citizen Participation Plan is being performed in association with a request to obtain site plan approval and to rezone a portion of the project site from RS-43 to LC to allow for development of a new 107,144 sq. ft. senior living facility to be operated by Spectrum Retirement Communities. The site is located within the Desert Uplands General Plan area and lies within two zoning designations; RS-43 (Residential Single-Dwelling) and LC (Limited Commercial).

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with many of these parties has already begun and will be ongoing throughout the process. Work on preparing for the neighborhood outreach began prior to the pre-application filing and will continue throughout the process. Communication with impacted and interested parties may take place with verbal, written, electronic, and door-to-door contact.

Community Involvement

Given the project's location within an area dominated by Single-Family Residential districts, the applicant has been in communication with property owners in the nearby vicinity. The applicant has made a diligent effort to proactively reach out to the community to make them aware of the project well in advance. Neighborhood outreach began at the time of the pre-submittal and well before the formal submittal.

A neighborhood meeting was held at Grace Church on December 7th, to discuss the project with interested parties. Surrounding property owners, HOA's and other interested parties provided by City Staff within 500 feet were notified via first class mail about the request and invited to attend the open house meeting. Both the applicant and the engineer hosted the neighborhood meeting to be available to answer questions regarding the project. There were approximately ten people in attendance and were primarily interested in understanding how the facility would work, the pricing, and likely timing of the project. The applicant provided boards displaying the site plan, elevations, and a map to show the project and orientation within the community. Neighbors wanted to understand how the buffer between the building and the street to the north would look. Several neighbors expressed a desire for a block wall and landscaping.

Another notification letter will be sent out during the final submittal process. At that time, surrounding property owners, HOA's and other interested parties within 1,000 feet will be invited to attend the Planning and Zoning Board meeting and Design Review Board work session. The notification letter will make our request known and invite recipients of the letter to contact the applicant directly to discuss the proposal. The applicant will be available by telephone and email to respond directly to interested parties.

As the community outreach efforts progress, a Citizen Participation Report will be submitted to the City as part of the Final Submittal that reports the results of the citizen participation.

A vital part of the outreach process is to allow people to express their concerns, understand their issues, and attempt to address them in a professional and timely manner. As previously stated, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the request.

Attachments:

December Notification Letter

500' Adjacent Property Owner and Interested Parties List