



Development Unit Plan for DU 5/6 South /
Minor Amendment to the Community Plan
Citizen Participation Report
(5.2.2017)

Project Description

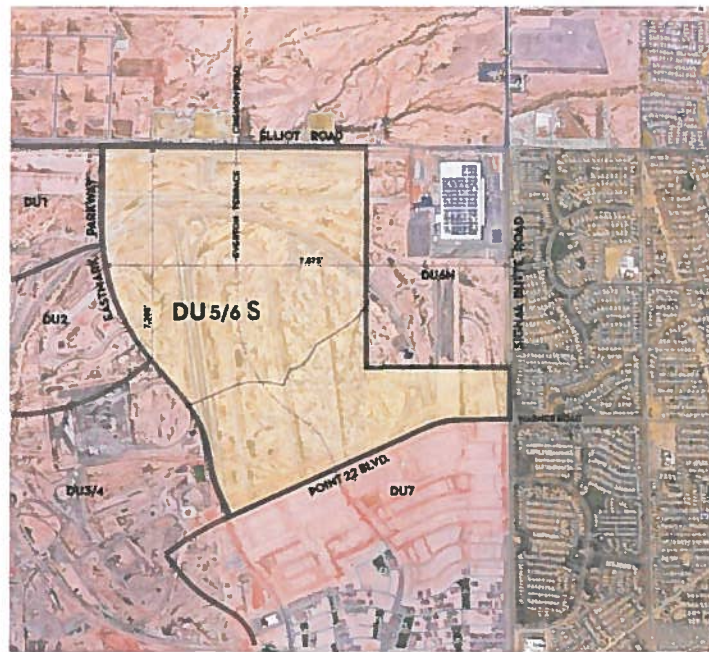
DMB Mesa Proving Grounds, LLC, a Delaware limited liability company ("Owner" and "Master Developer") is the owner and/or master developer of approximately 3,200 acres located south of Elliot Road, north of Williams Field Road, east of Ellsworth Road and west of Signal Butte Road (the "Property" or "Eastmark") as shown in Figure A. The Property is also commonly referred to as Eastmark (formerly the Mesa Proving Grounds).

Figure A



This application is a request for approval of a Development Unit Plan ("DUP") for Development Units ("DUs") 5 and 6 south ("DU 5/6s"). This area consists of approximately 738 acres bounded on the north by Elliot Road and the southern boundary of DU6n, on the east by Signal Butte Road, on the south by Point Twenty-Two Boulevard and by Eastmark Parkway to the west as show on *Figure B*.

Figure B



Notes:
The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes and locations may differ from those shown.

N.T.S.



February 2017

This DUP will incorporate the existing DUP for DU5 north (365 acres) as approved by the Planning and Zoning Board on August 17, 2016, as well as the DUP for DU6s which consists of approximately 107 acres as approved by the Planning and Zoning Board on September 21, 2016. New areas included within the new DUP for DU5/6s will include areas located in between DU5n and DU6s.

To facilitate these changes, concurrently with the DUP submittal, we submitted a request for minor amendments to the CP to make the following changes:

- 1) a proposed change to Section 8 of the Community Plan to eliminate references to golf and resort development;
- 2) an amendment to the DUP boundary to refine the line between DUs 2, 3, 5 and 6: and
- 3) a minor amendment to the land use budget to move small amounts of acreages between DU's 2, 3, 5 and 6 as a result of fine tuning the locations of DU boundaries.

Purpose

The Mesa Proving Grounds CP specifies that as part of the DUP process, a Citizen Participation Plan must be prepared. The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, school districts, and other identified parties in the vicinity of DU5/6s of the request. This Citizen Participation Plan will ensure that those affected by the request will have an opportunity to learn about and comment on the proposal.

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Implementation of the Citizen Participation Plan

Following the submittal of the above noted applications, the citizen outreach effort commenced. As noted in the Citizen Participation Plan, the outreach effort included communications with identified parties in the area (collectively, the "Interested Parties"). Two Contact Lists were created, which included property owners located 300 feet of the boundaries of DU5/6s and another list that included all property owners located 755 of the boundaries of DU1, DU2 and DU5/6s. All registered neighborhoods and homeowner associations within one-half (1/2) mile of the boundary of DU5/6s, both Gilbert and Queen Creek School districts and the Phoenix Mesa Gateway Airport were included.

A. Mailings

In accordance with the Citizen Participation Plan, on March 20, 2017, a letter was sent to those on the 300 foot Contact List to inform them about the requests and to notify individuals of the date of the neighborhood meeting. On April 27, 2017, a letter was sent to those on the 755 foot Contact List to inform them of the Planning Board hearing and the Planning Director hearing. A copy of each of those letters is included at *Tab A*.

B. Other Required Notice

On April 27, 2017, the site was posted in conformance with City of Mesa requirements which included a total of four (4) signs with information on hearing dates. A photograph of the signs and the affidavit of posting are included at *Tab B*. On or about April 29, 2017, the Arizona Republic published notice of hearings in accordance with City of Mesa requirements. This notice was executed by the City of Mesa.

C. Open House Meetings

A community open house meeting was held on April 4, 2017 from 5:30 to 6:30 pm at the Eastmark Classroom located at 10100 E. Ray Road. The meeting was an open house format to allow for individual questions and comments. A representative of DMB was on-hand to provide information and

answer questions. An overview of the requested Application, the proposed project and timing was available as well as copies of the DUP for DU6s.

Two (2) individuals attended the meeting as noted on the sign-in sheet included at *Tab C*. Outside of this meeting, phone conversations with three (3) other interested parties occurred to explain the request. No issues were expressed. People asked questions regarding the timing for commercial development and when residential development was to occur.

Summary of Comments

Comments primarily involved finding out more information on the specific proposal, where the changes were occurring on the Eastmark site and what the changes actually entailed. In response to the questions, additional information was provided to give the specific location of the area the DUP impacts as well as an explanation on how the Community Plan works and the impact of the proposed changes. General questions were asked about activity at Eastmark including residential development updates, updates on commercial development. There was no negative feedback expressed about the proposed Minor Amendment or the DUP.