

Project Narrative
Bellview Vacant Lot Rezoning
Case # Z 17-018

The City of Mesa has owned three lots on Bellview since 1957. This property was used by the Water Department and was the site of an above ground water storage tank. The tank, and all underground supporting systems, were removed in 1998. The property has remained vacant since that time.

In 2015, the Water Department expressed that they no longer have a need for this property. Other City departments also expressed no interest, or need, for the property.

The City Manager's office directed that this vacant property could be sold but felt that in the neighborhoods' best interest, the property should be developed as residential. Since the property was zoned NC it would have to be re-zoned to residential.

The three lots, APN 139-23-006, 013, and 015, are each 50 feet wide by 145 deep. Because of the narrow width, a zoning classification of RSL-4.5 has been requested.

Citizen Participation Plan for Re-zoning
Three lots on South Bellview
APN 139-23-006, 013, and 015

Date: April 13, 2017

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, and neighbors in the vicinity of 407 South Bellview of the application to re-zone Assessors Parcels 139-23-006, 139-23-013, and 139-23-015 from NC to RSL-4.5 for single family housing units. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

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Pre-application Meeting: The pre-application meeting with the City of Mesa planning staff was held on April 12, 2017. Staff reviewed the application and recommended that the adjacent residents and nearby registered neighborhoods be contacted.

Action Plan: In order to provide effective citizen participation in conjunction with the application, the following actions will be taken to provide opportunity to understand and address any real or perceived impacts their neighborhood may have:

1. A contact list will be developed for property owners within a 500 foot radius of these properties, and all registered Neighborhoods within one-half mile.
2. All persons listed on the contact list will receive a letter describing the site and the desired zoning designation.

Schedule:

Pre-Submittal meeting - April 12, 2017
Information letters mailed - April 20, 2017
Planning and Zoning Board hearing - May 17, 2017
City Council agenda - June 19, 2017

Citizen Participation Report
Three lots on South Bellview
APN 139-23-006, 013, and 015
Case # Z17-018

Date: May 9, 2017

Purpose: This report provides results of the implementation of the Citizen Participation Plan for rezoning three vacant lots in the vicinity of 407 South Bellview, Assessors Parcels 139-23-006, 139-23-013, and 139-23-015 from NC to RSL-4.5 for single family housing units. This report provides evidence that citizens, neighbors, public agencies and interested persons have adequate opportunity to learn about and comment on the proposed re-zoning.

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Summary of Actions:

First letter mailed to all 35 residential owners, all within 500 feet of the property to be re-zoned, and to 5 registered neighborhoods on April 17th. (List attached)

A second letter was mailed to these same residential owners and registered neighborhood informing them of the date of the zoning hearing on May 1st. (List attached)

A sign was posted on the property May 2nd announcing that there would be a Zoning Hearing on May 17, 2017. (Photograph attached)

Results:

Two phone calls were received from nearby neighbors. Both asked for clarification of the location and why rezoning was necessary. Neither of these neighbors expressed any concern over the zoning change.