

QUYP DEVELOPMENT at CRISMON & US60

CITIZEN PARTICIPATION PLAN

PAD AMENDMENT CASE No. PRS17-00564

MAY 1, 2018

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PURPOSE OF THE CITIZENS PARTICIPATION

On behalf of Quyp Development Services, the property owner (Owner), Gilmore Planning & Landscape Architecture (Applicant) presents this Citizen Participation Plan (CPP) in conjunction with an application to amend a Planned Area Development (PAD) on approximately 13 acres (the Property) located at the northwest corner of Crismon Road and US 60 in Mesa, Arizona. The Property is currently zoned Planned Employment Park (PEP) with a PAD overlay and a Council Use Permit (CUP). This application seeks to retain the PEP zoning, amend the PAD, and remove the CUP.

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, and other registered groups in the vicinity of the Property of a rezoning application for a project that is less intensive than the current PAD development program. The current PAD includes an area of approximately 39 acres that includes a mixed use development program for commercial office, commercial retail, and various hospitality uses. This PAD Amendment seeks to modify the east 14.7 gross acres. The development program will remain for mixed use that includes professional office, a hotel, and commercial uses along the Crismon Road frontage. This CPP is intended to notify the surrounding property owners and encourage them to participate in the process by providing opportunities opportunity to learn about and comment and share their concerns.

Applicant for the Owner:

Jack Gilmore

Gilmore Planning & Landscape Architecture

2211 N. Seventh Street

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Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on January 2, 2018 (Case No. PRS17-00564). In addition to the Staff review comments for the subsequent rezoning application, Staff reviewed the Pre-App Submittal and recommended that the main entrance feature proposed for the current PAD is retained for this amendment, which has been incorporated into the preliminary development plan. Staff also reviewed the notification requirements for area residents and nearby registered neighborhoods. Because the land use remains a commercial oriented project with similar mixed uses, and there is no existing single family residential north of the US 60 adjacent to or within ½ mile of the property, a neighborhood meeting will not be scheduled; however, notification letters will be sent with encouragement to call and send e-mails with questions.

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Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts of the development that members of the community may have including:

1. A contact list will be developed for citizens and agencies in this area including:
 - All property owners within 1,000' of the Property. A surrounding ownership map with corresponding mailing labels have also been prepared and attached with this report. It is understood that the City will issue the letters of notification with related exhibits seeking public comment for consideration prior to any public hearings. Public comments and questions may be directed to the applicant, Jack Gilmore, or to the designated Staff Planner for the City of Mesa, Lesley Davis. Contacts will be recorded and notes prepared for consideration and inclusion within the Citizen Participation Final Report.
 - All registered neighborhood associations within one mile of the project.
2. Of particular interest is the relationship with Christ's Church of the Valley on the north side of Hampton Avenue. Team members will contact CCV representatives to seek their input on these intended use.
3. All persons listed on the contact list will receive a letter describing the project, site plan, and an invitation to call or contact our office to answer any questions regarding the proposed project. As the Applicant, GPLA will prepare a record of calls and correspondence from the surrounding property owners, neighbors and any of the registered interest groups. This record will be included with the Citizen Participation Report.
4. Depending on the character of responses to the letters of notification, the decision to schedule a neighborhood meeting/open house will be determined in consultation with Mesa's Planning Department prior to preparing and submitting the Citizens Participation Report.
5. Presentations will be made to groups of citizens or neighborhood associations upon request. All materials such as sign-in lists, comments, and petitions received will be copied to the City of Mesa.

Communication and Feedback with the Neighbors: With the distribution of the initial Notification Letter, neighbors, registered groups, and any other interested groups or individuals will be encouraged to call, e-mail, or schedule an appointment to meet with the Applicant, Jack Gilmore. Our experience has taught us that open communication that responds quickly to these types of inquiries can be very effective in resolving issues and well as exposing legitimate site planning issues that warrant further consideration within the application. Recording these inquiries and responses is an effective check and balance when these same respondents appear at the public hearings. This first letter will typically include notification that the Property will be posted with signs indicating the dates for the Public Hearings.

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Communication with the Mesa Planning Staff: As the Applicant, our office will record all incoming correspondence including: telephone calls (dates, names, and issues), e-mails, and letters received from neighbors and interested groups. Copies will be scanned and forwarded to Lesley Davis, the Senior Staff Planner assigned as the City's liaison for this PAD Amendment.

Schedule to Complete the Citizen Participation Plan

	<u>Date</u>
1.) Pre-Application Meeting:	January 2, 2018
2.) PAD Application Submittal:	February 26, 2018
3.) Submit Citizen Participation Plan:	February 26, 2018
4.) Notification Letters mailed:	March 6, 2018
5.) Follow-up Submittal Deadline:	May 1, 2018
6.) Submit Citizen Participation Report:	April 3, 2018
7.) Planning and Zoning Board Hearing:	June 2018
8.) City Council Hearing:	July / August 2018

QUYP DEVELOPMENT at CRISMON & US60

CITIZEN PARTICIPATION REPORT
PAD AMENDMENT CASE No.ZON18-00149
JUNE 5, 2018
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OVERVIEW

On behalf of Quyp Development Services, the property owner (Owner), Gilmore Planning & Landscape Architecture (Applicant) presents this Citizen Participation Report (CPR) in conjunction with an application to amend a Planned Area Development (PAD) on approximately 13 acres (the Property) located at the northwest corner of Crismon Road and US 60 in Mesa, Arizona. The Property is currently zoned Planned Employment Park (PEP) with a PAD overlay and a Council Use Permit (CUP). This application seeks to retain the PEP zoning, amend the PAD, and remove the CUP.

This report reviews our effort to communicate with our neighbors, with City Staff, and ADOT. The current PAD includes an area of approximately 39 acres that includes a mixed use development program for commercial office, commercial retail, and various hospitality uses. This PAD Amendment seeks to modify the east 14.7 gross acres. The development program will remain for mixed use that includes professional office, a hotel, and commercial uses along the Crismon Road frontage. This CPR is intended to review our communication with the surrounding property owners.

Applicant for the Owner:

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Designated Staff Planner for the City of Mesa

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Action Plan:

In order to provide effective citizen participation in conjunction with this application, the following actions have been taken to provide opportunities to understand and address any real or perceived impacts of the development that members of the community may have including:

1. Separate contact lists were developed for citizens within 500' and 1,000' of the Subject Property. Copies have been included with this submittal along with an area map illustrating the ownership within both the 500' perimeter and the 1,000' perimeter boundaries.
2. The area north of Hampton Avenue is zoned RS-43, which is single family on one acre lots. This is typically a holding zone that is amended when a developer commits to a different land use requiring a rezoning action. The Christ's Church of the Valley is a religious institution which is an allowable land use within residential districts. The closest residing resident north of US 60 is located along the north side of Southern Avenue west of Crismon Road in Crismon Manor, a single family subdivision that is approximately 1,435' north of the Subject Property. Immediately south of US 60 is all residential development including Crismon Creek Village (RM-2), Augusta Casitas (RM-2), and Sierra Ranch (RS-6). The Augusta Casitas are aligned directly south with the closest unit at approximately 670' on the west side and 690' on the east side. This extensive residential area is separated by US 60 and the interchange with Crismon Road. We don't believe this project will have any impact on any of these existing residential properties. For these reasons, Staff agreed that a Neighborhood Meeting would not be required.

Communication and Feedback with the Neighbors:

1. Of particular interest is the relationship with Christ's Church of the Valley which is located immediately north of Hampton Avenue. Team members did contact CCV representatives to seek their input on these intended uses. Jerry Patton is the designated construction liaison for the CCV's campus properties. Jerry is familiar with the previous application and received a copy of our site plan. Based on the prior uses identified in the approved PAD, Jerry indicated that he could not see any conflicts with our proposed project.
2. Hud Hassel is the Owner of Bela Flora, a development company that is the current property owner of the 24 acres that comprises the balance of the original PAD Project area, for Sole'. There have been numerous communications between Mr. Hassel and my client Quyp Development Services. Mr. Hassel is in full support and sees this project as providing commercial support for the project he is proposing on the 24 acres, which if approved will be residential.
3. At the request of the Mesa Engineering Dept., GPLA made contact with Tony Abbo, Regional Traffic Engineer – ADOT, to review this proposed project. Tony requested that a modified Traffic Impact Study be prepared to determine the impact to the Crismon Road/US

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60 interchange. Our Project Team believes there will be no impact. This Study is projected to be complete by June 12th for review by ADOT. We have requested an expedited review in hopes of reporting ADOT's clearance by the P&Z Hearing on June 20th.

4. There has been no other communication with any other area property owners. The notification letters prepared by our office will be issued later this week by City Staff. All persons listed on the contact list will receive a letter describing the project, site plan, and an invitation to call or contact our office to answer any questions regarding the proposed project. That letter also references the Planning and Zoning Board Hearing on June 20th and invites them to attend. As the Applicant, GPLA will prepare a record of any calls and correspondence from the surrounding property owners, neighbors and any of the registered interest groups. This record will be shared with Lisa Davis as soon as the communication occurs.

Schedule to Complete the Citizen Participation Plan

	<u>Date</u>
1.) Pre-Application Meeting:	January 2, 2018
2.) PAD Application Submittal:	February 26, 2018
3.) Submit Citizen Participation Plan:	February 26, 2018
4.) First Review Meeting with Planning Staff	March 22, 2018
5.) Follow-up Submittal Deadline:	May 1, 2018
6.) Submit Citizen Participation Report:	June 6, 2018
7.) Submit Letters of Notification for Residents within 500' with exhibit.	June 6, 2018
8.) Submit Conditions of Waiver	June 6, 2018
9.) Submit Sign Posting Affidavit	June 6, 2018
10.) Planning and Zoning Board Hearing:	June 20, 2018
11.) City Council Hearing:	July / August 2018

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