



CITIZEN PARTICIPATION PLAN

In support of a

REZONING APPLICATION

for

LANDING 202

**On approximately 36 acres, located on the
North Side of Ray Road ¼ Mile West of
Hawes Road
Mesa, Arizona**

Submitted January 28, 2019

Submitted By

**Gilmore Planning & Landscape Architecture, Inc.
2211 N. Seventh Street
Phoenix, AZ 85006
602-266-5622**

PURPOSE OF THE CITIZENS PARTICIPATION

On behalf of Crisko, LLC and Kay L. Toolson, Trustee of The Kay and Judy Toolson Joint Revocable Trust UAD January 6, 2016, the property owner (Owner), Gilmore Planning & Landscape Architecture (Applicant) presents this Citizen Participation Plan (CPP) in conjunction with an application to rezone 35.9 acres from Agriculture (AG/AF) to Light Industrial (L1/AF) with a Planned Area Development Overlay. The Property is situated on the north side of the Phoenix-Mesa Gateway Airport and immediately south of the Loop 202/ San Tan Freeway. It can be further defined as being on the north side of Ray Road between two parcels that are already a part of the Marwest PAD.

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. that will adopt a development program that duplicates the development character of the adjacent properties. 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
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e-mail: jgilmore@getgilmore.com

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was scheduled for January 28, 2019 (PRS19-00027). 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 proposed land uses are intended to reflect the same permitted uses as the Marwest PAD, 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.

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. 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.
3. 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.
4. 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.

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 28, 2019
2.) PAD Application Submittal:	January 28, 2019
3.) Submit Citizen Participation Plan:	January 28, 2019
4.) Notification Letters mailed:	February 6, 2019
5.) Follow-up Submittal Deadline:	March 5, 2019
6.) Submit Citizen Participation Report:	March 25, 2019
7.) Planning and Zoning Board Hearing:	April 17, 2019
8.) City Council Hearing:	May 2019