



# **CITIZEN PARTICIPATION REPORT**

In support of a

## **REZONING & SITE PLAN APPROVAL**

for

### **THE LANDING 202**

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

Submitted March 5, 2019

Submitted By

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

## **OVERVIEW**

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 Report (CPR) in conjunction with a joint application to rezone 35.9 acres from Agriculture (AG/AF) to Light Industrial (L1/AF) with a Planned Area Development Overlay and obtain Site Plan Approval. 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.

This report reviews our effort to communicate with our neighbors, with City Staff, and PMGA. There are six property owners within 500' of the Subject Property. Two of those entities are Marwest related ownerships that represent the adjacent properties, whose development standards are the basis for this rezoning and PAD Overlay.

### **Applicant for the Owner:**

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### **Designated Staff Planner for the City of Mesa**

Cassidy Welch  
City of Mesa Planning Dept.  
55 N. Center St., First Floor  
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(480) 644-3594  
e-mail: [Lisa.Davis@MesaAZ.gov](mailto:Lisa.Davis@MesaAZ.gov)

**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. In accordance with the Rezoning process, notification letters and supporting exhibits have been sent to the adjacent property owners within the 500' boundary.
2. We don't believe this project will have any impact on any of the adjacent properties. There are no residences within the 500' boundary and no registered associations have requested notification. For these reasons, a Neighborhood Meeting was not required.

**Communication and Feedback with the Neighbors:**

1. On January 31, the Applicant met with Tony Bianchi, Airport Planner for the Phoenix – Mesa Gateway Airport (PMGA). Tony was more involved when this Applicant prepared the previous zoning application for the Marwest PAD (Z14-60). This application involves 35.9 acres immediately adjacent to the Marwest PAD and will be sharing access off E. Ray Road. The development standards for The Landing 202 are nearly identical to the Marwest PAD. Once Tony understood the context for the location and the intent to blend with adjacent PAD development standards, he had no concerns.

Our previous experience with the Marwest PAD addressed the height criteria and FAA notification requirements. This Landing 202 PAD is still within the Airfield Overlay for the PMGA and subject to the land use restrictions associated with the Airport Overflight Area Two (AOA 2), which is the area between the 60 and 65 DNL noise contour.

2. Except for the two Marwest entities, there has been no other communication with any other area property owners. The notification letters prepared by our office were delivered on March 4<sup>th</sup> to 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 March 20<sup>th</sup> 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 Cassidy Welch as soon as the communication occurs.

**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.) Meeting with Tony Bianchi, PMGA Planner	January 31, 2019
5.) Submit PAD Design Guidelines	February 5, 2019
6.) 1 <sup>st</sup> Review Comments Issued	February 7, 2019
7.) 2 <sup>nd</sup> Submittal Deadline:	February 20, 2019
8.) 2 <sup>nd</sup> Review Comments Issued	February 25, 2019
9.) 3 <sup>rd</sup> Submittal Deadline	February 28, 2019
10.) Sealed Notification Letters filed	March 4, 2019
11.) Post Property	March 4, 2019
12.) Submit Citizen Participation Report:	March 5, 2019
13.) Planning and Zoning Board Hearing:	March 20, 2019
14.) City Council Hearing:	May 6, 2019