

CITIZEN PARTICIPATION PLAN (CPP)

For the:
REZONING FROM NC TO LI
of
535 WEST BASELINE ROAD, MESA, ARIZONA¹
ZO18-00891

Submitted to:
City of Mesa Planning Department
P. O. Box 1466
Mesa, Arizona 85211

By:
PDE Investments, LLC and Assigns
c/o Matt Rettig, Agent

March 5, 2019

Prepared by:
Janet E. Jackim, Esq.
SACKS TIERNEY P.A.,
representing Kind Meds Inc.
4250 N. Drinkwater Blvd., 4th Floor
Scottsdale, Arizona 85251
(480) 425-2616

¹ Located on the south side of West Baseline Road between Alma School Road and Country Club Drive.

Brief Description: The purpose of this Citizen Participation Plan (Plan) is to inform citizens, property owners, registered neighborhoods, homeowner associations, and other affected or interested persons in the vicinity of 535 West Baseline Road, Mesa, Arizona (Property) regarding an application to rezone the Property (Application) from NC to LI by its owner, PDE Investments, LLC (Applicant).

This Application is intended to permit the more effective and financially feasible leasing of the 8 suites comprising an existing mini-retail and services center on the Property by enlarging the range of businesses that could locate to the Property. For more than 18 months the Applicant has been unable to lease most of the suites at market rates to interested small businesses, such as a pool chemicals distributor and a cabinet refinishing company, because their limited chemicals storage and manufacturing operations are not permitted in the NC zoning district. If rezoned to LI, the small suites in the building measuring 1,300 to 1,400 sq. ft. would not be conducive to (or proper for) large or heavy industrial users, but limited industrial users with minimal foot traffic and parking needs, little to no fumes or emissions and negligible noise pollution would fit well into the neighborhood. A proposed user of this rezoned Property includes a medical marijuana dispensary, which would relocate to the Property from its current location a short walk away (at 2152 South Vineyard, #120, Mesa).

Operation of the Property would be in accordance with the original City and State approved building plans and operational standards. No exterior improvements or alterations are anticipated, although a new tenant will likely install its own tenant improvements inside the suite(s). Signage for any new tenant would conform to the City's requirements and be similar to signage already granted current tenants.

This Citizen Participation Plan will ensure that those affected by this Application have an adequate opportunity to learn about and comment on the proposal. Applicant will use these meeting opportunities to engage and inform stakeholders and other members of the public of the benefits this rezoning can bring to the community and to answer their questions and dispel their concerns.

Notification Letter: Attached Exhibit #1.

Proposed Format of Neighborhood Meeting: The format of the first neighborhood meeting will be a presentation by the Applicant and an intended user, Kind Meds, Inc., an Arizona non-profit corporation (Tenant), to attendees, followed by a question, answer, and comment period. This format allows all participants, including the Applicant, Tenant, citizens, neighbors and staff, to hear the proposal, make comments and questions on the Application, provide input on the Application and be informed of the attendees' responses. Input from attendees

on, and the exchange of information about, the Application should result in a more informed community and a more responsive rezoning result.

A sign-in list will be used, the meeting will be recorded and videotaped and attendees may submit comments on a form provided by Applicant. Copies of the sign-in and comments forms will be delivered to City staff. This meeting will take place at a nearby hotel, the Holiday Inn & Suites, 1600 South Country Club Drive, Mesa, AZ (480) 964-7000 on Saturday, February 23, 2019 at 10 a.m.

Meetings prior to or in addition to the February 23rd may be scheduled as needed or at the request of a stakeholder. In late January, 2019 a conference call was held with the property manager of the Dobson Ranch Homeowners Association to discuss the Application and questions and concerns this community might have with respect thereto, and she agreed to raise the Application with the Board. On February 7, 2019 the property manager responded that the Dobson Ranch Homeowners Association Board had no interest in becoming involved with the Application, pro or con.

Stakeholders Notification Information:

- Contact lists for all stakeholders have been developed in conjunction with this Plan.
- Notices were sent on February 8, 2019 to the following stakeholders:
 - Property owners within 1,000 ft. of the Property -- see notification area map attached Exhibit #2. The attached Exhibit #3 list of property owners was developed for Applicant by Thomas Title & Escrow Company. City staff were copied on the Notice, Exhibit #1.
 - Registered neighborhood and homeowners associations within one mile and within one-half mile of the Property, respectively, and interested neighbors within 1,000 ft. of the Property -- see the City's list attached as Exhibit #4.
- Attached as Exhibit #5 is an Affidavit of Mailing regarding the notices.
- Notices Sent – at least 10 business days prior to the meeting.

For More Information, Contact:

Matt Rettig, Agent
PDE Investments, LLC
Cell: (480) 580-9742
Email: universal.avis@gmail.com

Janet Jackim, Esq.
Sacks Tierney PA
Office: (480) 425-2616
Cell: (480) 513-9288

Email: Jackim@SacksTierney.com

Proposed Plan Schedule:

- Pre-application Meeting with City Staff – December 18, 2018
- Mailing of notices of meeting -- February 9, 2019
- Neighborhood meeting -- February 23, 2019 10:00 a.m.
- Submittal of Citizen Participation Plan to the City – March 5, 2019
- Submittal of Citizen Participation Report – March 5, 2019
- Planning and Zoning Board Hearing and Recommendation – April 17, 2019
- City Council Meeting – June 3, 2019

Encl.

EXHIBIT #1

NOTICE OF NEIGHBORHOOD MEETING

EXHIBIT #2

NOTIFICATION AREA MAP

EXHIBIT #3

LIST OF PROPERTY OWNERS

EXHIBIT #4

**LIST OF REGISTERED NEIGHBORHOODS, HOMEOWNER ASSOCIATIONS AND
INTERESTED NEIGHBORS**

EXHIBIT #5

AFFIDAVIT OF MAILING