

CITIZEN PARTICIPATION PLAN

In support of a

REZONING APPLICATION

for

QUYP at CRISMON & US 60

On approximately 13 acres, located at the

Northwest Corner of

Crismon Road & US 60

Mesa, Arizona

Submitted April 26, 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 Virtua Mesa Crismon Owner LLC, 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. This application retains the PEP zoning, and seeks to amend the PAD Overlay to increase the building height from 45' to 60'. This application also includes a joint request for Site Plan Approval.

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. The current PAD for Hampton Square was approved on August 27, 2018, Case No. ZON18-00149. This PAD Amendment seeks only to increase the building height for one architectural feature near the center of the Hotel structure. All other elements of the PAD and site plan remain as approved. This CPP is intended to notify the surrounding property owners and encourage them to participate in the process by providing opportunities to learn about, comment, and share their concerns.

Applicant for the Owner:

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Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on March 6, 2019. In addition to the Staff review comments for the PAD Amendment application, Staff reviewed previous Site Plan review comments. 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.

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, Lisa 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. Since previous application, Hampton East has been constructed, but it is not readily evident if those units are being sold or rented. Team members will contact CCV representatives, Hampton East, and the Bella Encanta developers to the West to seek their input on this PAD Amendment.
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.

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 Lisa Davis, the 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:	March 6, 2019
2.) File PAD Amendment Application:	March 25, 2019
3.) First Review comments provided:	April 9, 2019
4.) Citizen Participation Plan submitted	April 18, 2019
5.) Initial Notification Letters mailed:	April 22, 2019
6.) Follow-up Submittal Deadline:	April 29, 2019
7.) Submit Citizen Participation Report:	May 8, 2019
8.) Planning and Zoning Board Hearing:	June 12, 2019
9.) City Council Introduction:	July 8, 2019
10.) City Council Hearing to Approve	August 19, 2019