

## **OVERVIEW**

On behalf of Virtua Mesa Crismon Owner LLC, the property owner (Owner), Gilmore Planning & Landscape Architecture (Applicant) presents this Citizen Participation Report (CPR) in conjunction with an application to amend the previously approved Planned Area Development (PAD) and request Site Plan Approval 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 reference building heights as “Plan Specific” in accordance with the PEP Zoning District, with the understanding that the Site Plan Approval process will establish the final building heights. This application also includes a joint request for Site Plan Approval. All other elements of the approved PAD (ZON18-00149) remain as approved.

This report reviews our effort to inform citizens, property owners, neighborhood associations, and other registered groups in the vicinity of the Property of this PAD Amendment and request for Site Plan Approval.

### **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. Northwest of the Property is Hampton East with 142 detached rental units on 18.6 acres. 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, and similar to our previous rezoning ZON18-00149, Staff agreed that a Neighborhood Meeting would not be required.

**Communication and Feedback with the Neighbors:**

1. 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, as well as with Reese Anderson, zoning attorney for Mr. Hassel. Our office forwarded copies of the current site plan and Hotel elevations to Mr. Anderson requesting comments and any questions regarding this PAD Amendment. To date, Mr. Hassel has been in full support of Hampton Square and sees this project as providing commercial support for the residential project, Bella Encanta, that he is proposing on the adjacent 24 acres.
2. 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's primary concern was the location of our access points off Hampton Avenue not conflicting with their current circulation. The current site plan has not changed the access and/or circulation along Hampton Avenue. Based on the prior

uses identified in the approved PAD, Jerry indicated that he could not see any conflicts with our proposed project.

3. 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 12<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 Lisa Davis as soon as the communication occurs.

#### **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.) Post App Staff Meeting to review comments:	April 15, 2019
5.) Citizen Participation Plan submitted	April 18, 2019
6.) Second Submittal Deadline:	April 29, 2019
7.) Initial Notification Letters submitted:	April 29, 2019
8.) Second Review Comments provided:	May 8, 2019
9.) Third Submittal Deadline:	May 13, 2019
10.) Property Posted:	May 27, 2019
11.) Sealed Letters delivered:	May 22, 2019
12.) Submit Citizen Participation Report:	May 29, 2019
13.) Planning and Zoning Board Hearing:	June 12, 2019
14.) City Council Introduction:	July 1, 2019 (target date)
15.) City Council Hearing to Approve	July 15, 2019 (target date)