

**Citizen Participation Plan  
For Rezoning and Pre-Plat  
Monteluna  
Desert Vista 100, LLC  
40 acres  
South of McKellips Road, East of Loop 202**

**Date:** May 16, 2019

**Purpose:** The purpose of this Citizen Participation Plan is to outline a plan for informing citizens, property owners, neighbors, neighborhood associations, home owners associations, agencies, schools and businesses in the vicinity of an application to the City of Mesa, for approval of a rezoning and preliminary plat for a proposed single-family detached residential subdivision proposed as Monteluna. The 40.01 acres (gross acres) property is located on the south side of McKellips Road, east of the Loop 202 freeway next to the west boundary of the residential subdivision named Escalante at Mountain Bridge. The property is Arizona State Trust land sold at auction in December 2018 to Desert Vista 100, LLC, an entity affiliated with Blandford Homes, LLC. The requested re-zoning is from RS-35 zone to RS-15 Planned Area Development (PAD) District and for approval of a 108-lot subdivision (2.7 du/ac) with lots typically measuring 7800 SF and 9100 SF. The site is in the Desert Uplands character area of the General Plan. This Citizen Participation Plan will ensure that people potentially affected by the application will have an opportunity to learn about it and comment on the proposal.

**Contact:**

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**Pre-application Meeting:** A pre-application meeting was held with City of Mesa planning staff on March 4, 2019. Staff reviewed the proposed application and recommended that the adjacent residents, nearby registered homeowners associations, and the Mesa Public Schools District be contacted with regards to the application.

**Action Plan:** In order to provide effective citizen participation, the following actions will be taken to provide opportunities for citizens to understand and address any real or perceived impacts the proposed development may have on the community.

1. A contact list will be developed for citizens and agencies in this area including:
  - All registered neighborhood associations within one (1) mile of the project;
  - Homeowners Associations within one-half (.5) mile of the project;

- Property owners, residents and neighbors within a minimum 1000 feet of the project;
  - Mesa Public Schools District in writing with copies to Falcon Hill Elementary School, Fremont Jr. High School, and Red Mountain High School.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and an invitation to attend a neighborhood meeting to be held at the Mountain Bridge Owners Club, located at 8730 E Bridge Drive, Mesa AZ 85207, or similarly suitable location, and with information on who to contact if they would like further information on the proposal and would like to discuss it in further detail:
    - The neighborhood meeting will include a presentation about the application and proposed development, application process, timing and contact information. Opportunities will be provided for questions and answers (Q&A) and for people to provide comments and identify any concerns or issues they may have with the proposed development. A sign-in sheet will be used and comment sheets will be provided. A copy of the sign-in sheet and any comment sheets received will be provided to the City of Mesa planner assigned to the project;
    - IF through the processing of the application, there are significant issues or concerns identified by the public, resulting in substantive changes or revisions to the proposed subdivision, zoning and/or site plan, consideration will be given to providing a 2<sup>nd</sup> neighborhood meeting with the appropriate parties, on an “as needed” basis;
  3. A copy of the neighborhood meeting notice will be mailed to registered neighborhood associations, and Homeowners Associations within .5 mile of the site with a cover letter offering to meet with them personally about the project, if they so wish, and a request to provide any questions, comments, concerns or support for the proposal.
  4. Individual presentations can be arranged and will be provided to specific groups of citizens, neighbors, associations or interest groups, if requested of the applicant.
  5. Documentation and materials such as sign-in sheets, comment sheets, any petitions, received by the applicant or representatives of the applicant, will be copied and provided to the City of Mesa planner assigned to the project.

**Schedule:**

Pre-neighborhood meeting with Mountain Bridge neighbors	November 12, 2018
Pre-submittal meeting with City staff	March 4, 2019
Application to the City of Mesa	May 16, 2019
Mail Notice to Mesa Public Schools	May 24, 2019
Mail Notices to Associations and Citizens for Neighborhood Meeting	May 24, 2019
Provide any follow up one on one meetings requested	May 28 – June 19, 2019
Neighborhood Meeting	June 5, 2019 (or near that date)
Submittal of Citizen Participation Report and Notification Materials	June 24, 2019
Planning and Zoning Hearing	August 14, 2019