

Citizen Participation Plan and Report

Record No. Zon19-00403

Date: July 30, 2019

Purpose:

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, institutions and businesses in the vicinity of the site of an application for the Home 2 Suites by Hilton at the Longbow Business Park and Golf Club. This site is located at 5643 East Longbow Parkway, located midway between Higley and Recker Roads. The use of the site is compliant with existing zoning requirements but requires a use permit for a height exemption from 40 feet to 53 feet, which is well within FAA restrictions (already approved). This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Scott Ebert
9455 E. Ironwood Square Drive
Scottsdale, AZ 85258
480.295.4750
email: sebert@concordeastridge.com

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.

1. A contact list (see attached below) has been developed for citizens and associations in the area including:

- o All registered neighborhood associations within one mile of the project.
- o Homeowners Associations within one half mile of the project.
- o There are no residences within 1,000 feet of site, but we will reach out to the registered individuals within the closest neighborhood.

2. All persons and entities listed on the contact list will receive a letter (see attached) describing the project, the anticipated project schedule milestones, site plan and invitation to a neighborhood meeting to be held The Grille at Longbow Golf Club.

- o The meeting will be an introduction to the project, and opportunity for attendees to ask questions and state concerns. A sign-in list will be maintained, and comment forms provided.

Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project (Cassidy Welch).

3. Presentations will be made to groups of citizens or neighborhood associations upon request.

Report: No requests from individuals or organizations were received.

[All materials such as sign-in lists and comments, will be copied to the City of Mesa].

Schedule and Report:

- o **Pre-Application meeting held: 3/26/19**
- o **Planning and Zoning Submittal made: 5/20/19**
- o **Notifications and Invitations sent for Neighborhood meetings: 6/25/19**
- o **Neighborhood Meeting Report: 7/17/19**

Between 5 and 7 pm Concord Eastridge and Allen+Philp (Mike Haller, Scott Ebert, Jon Green, Leslie Eastridge, Matt Kosednar and Joe Tomson) hosted an open house event at the Longbow Golf Clubhouse in accordance with our submitted Citizen Participation Plan. We were prepared with mounted exhibits, refreshments, a sign-in sheet and comment cards. There were no attendees at all in spite of our having sent out 25 invitations, including nine homeowners' associations.

We did receive a positive email response from one invitee (Pond) that thinks a hotel in the area is long overdue.

- o **Sign Posted giving public notice of Zoning Hearing : 7/30/19**
- o **Affidavit of Public Posting provided to Mesa Planning Department : 7/30/19**
- o **Submittal of Citizen Participation Report and Notification materials: 7/30/19**
- o **Planning and Zoning Hearing: 8/15/19**

Attachments

Contact List for all notices and Invitations:

Example letter for Planning and Zoning Hearing

Example letter for Design Review Work Session

Contact List

First Name	Last Name	Address	City	State	Zip
Judy	Teague	2223 N 56th St	Mesa	AZ	85215
Annie	Colegrove	2223 N 56th St	Mesa	AZ	85215
Richard	Fontinel	5902 E Nance St	Mesa	AZ	85215
Sherry	Brooks	5830 E Nance St	Mesa	AZ	85215
Sandy	Moreno	5942 E Nance St	Mesa	AZ	85215
Traci	Hill-Vandagriff	2513 N Sea Pines St	Mesa	AZ	85215
Keith	Burns	6307 E Mills	Mesa	AZ	85205
Don	DeBaca	4710 E Falcon Dr #205	Mesa	AZ	85215
Nicole	MacFarlane	6122 E Quartz Cir	Mesa	AZ	85215
Mike	Turner	6305 E Presidio	Mesa	AZ	85207
Kim	Sheley	201 S Greenfield Rd	Mesa	AZ	85206
Lothaire	Bluth	2610 E University	Mesa	AZ	85213
Jan	Pond	3506 N Arabella	Mesa	AZ	85215
Lindsey	Balinkie	P.O Box 1466 Ste 250	Mesa	Az	85211
Camelot Property Owners Association	Nicole Young	150 E. Alamo Suite #3	Chandler	AZ	85225
Brown Community Management Inc	Ironwood at Red Mountain	7255 E Hampton Ave #101	Mesa	AZ	85209
Mesa Desert Heights	HOA	6245 E Omega St	Mesa	AZ	85215
Painted Mountain Golf Villas	HOA	6302 E McKellips Rd	Mesa	AZ	85215
The Wells Home Owners Association	Scott Brenner	5735 E McDowell Road	Mesa	AZ	85215
Brown Community Management Inc	Villa Royale	7255 E Hampton Ave #101	Mesa	AZ	85209
Apache Wells	HOA	2223 N 56th St	Mesa	AZ	85215
Regency at Ridgeview Estates	HOA	PO Box 20034	Mesa	AZ	85277-0034

July 30, 2019

Addressee

**RE: New Hotel at Longbow Business Park and Golf Club
Planning and Zoning Hearing**

Interested parties:

Concord Eastridge, Inc., a Scottsdale based commercial development company, has acquired a site in the Longbow Business Park and Golf Club where we intend to build a hotel. As part of the development process, we are reaching out to residents in the nearby neighborhoods to inform you of our building intentions and to gain your input on our development plan.

The project is going to be a Home 2 Suites by Hilton, comprising 111 rooms in four-stories, located next to the entry drive to the Longbow Golf Club clubhouse. It will be an extended-stay facility without a restaurant or meeting rooms. Amenities will include a pool, and site amenities will be as you would expect of a quality hotel. It will comply with the Longbow design standards regarding materials, signage and outward appearances. The planned groundbreaking is scheduled for September 2019 with an anticipated 14-month construction duration.

The Planning and Zoning Hearing for this project is at 4:00 p.m., August 14th at Mesa City offices (Upper Level City Council Chambers, 57 E 1st St.). This is your notification to attend if you would like. In the meantime, if you or anyone you know wants to be included in this hearing, or if you have questions or concerns, please write to me.

Scott Ebert

Senior Project Director
9455 E Ironwood Square Drive
Scottsdale, AZ 85258
sebert@concordeastridge.com

July 30, 2019

Addressee

**RE: New Hotel at Longbow Business Park and Golf Club
Design Review Work Session**

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The Design Review work session for this project is at 4:30 p.m., August 13th at Mesa City offices (Lower Level City Council Chambers, 57 E 1st St.). This is your notification to attend if you would like. In the meantime, if you would like to be included in this presentation, or if you have questions or concerns, you may write to me.

Scott Ebert

Senior Project Director
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Scottsdale, AZ 85258
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CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

4:00 PM DATE: August 14, 2019
CASE: ZON19-00403

Request: A Council Use Permit (CUP) to allow a hotel use in the Airport Overflight Area-2 (AOA-2); a Bonus Intensity Zone Overlay (BIZ) to allow modifications to the Light Industrial (LI) development standards; and Site Plan Review.

Applicant: Longbow Hotel
Associates I, LLC
Phone: 805.679.6314
Planning Division (480) 644-2385

Posting date: July 26, 2019