



Citizen Participation Plan

October 29, 2019

City of Mesa
Planning Division
55 N. Center Street
Mesa, AZ 85201

RE: SITE PLAN REVIEW FOR DENNY'S – 5854 E. LONGBOW PKWY.; ZON19-00684

Purpose:

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies and businesses within 1000' of this project's location of the Denny's Restaurant. This site is located at 5854 E. Longbow Pkwy. East of N. Recker Rd. and is an application for Site Plan Review. The site has a net area of 1.9 acres and is zoned Limited Commercial with a Planned Area Development Overlay and Council Use Permit (LC-PAD-CUP). The land use is allowed under the current zoning. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

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Pre-Submittal Meeting:

The pre-application meeting with City of Mesa planning staff was held on August 6, 2019. Staff reviewed the application and recommended that adjacent property owners be contacted within 1000' of the project.

Action Plan:

In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

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DENNY'S – 5854 E. LONGBOW PKWY.

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1. A contact list will be developed for property owners within 1,000 feet from site.
2. All on the contact list will receive a letter describing the project, project schedule, site plan, landscape plan, colored elevations and invitation to the Design Review Work Session.
3. The fact that a few individuals attended the Design Review Work Session, a neighborhood meeting will be held. An invitation to this meeting was sent Friday, October 25th to those on the previously developed contact list. Along with the Invitation Letter a reduced copy of the site plan, landscape plan and colored exterior elevations was included.
 - a. A neighborhood meeting will be conducted with an introduction to the project, an opportunity to ask questions and state concerns.
 - b. A sign-in list will be used, 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.
4. A Citizen Participation Report will be submitted for the Planning & Zoning Board.
 - a. The CPR will outline all efforts made to reach out the surrounding community, any feedback received, and how that feedback was addressed or resolved.
5. The Planning Staff has provided a list of the registered neighborhoods and HOA's that we are to send notifications to for the Planning & Zoning Hearing.
6. All on the contact list and the list provided by the Planning Staff will receive a letter describing the project, site plan, colored elevations and an invitation to the Planning & Zoning Hearing.
7. Place a notification sign at the project's property site.

Schedule:

Pre-submittal Meeting – **August 6, 2019**

Application Submittal – **August 29, 2019**

Submittal of Notification Materials for Design Review Work Session – **September 24, 2019**

Design Review Work Session – **October 8, 2019**

Neighborhood Meeting – **November 12, 2019**

Submittal of Citizen Participation Report – **November 25, 2019**

Submittal of Notification Materials for Planning and Zoning Hearing – **November 25, 2019**

Placement of Notification Sign at Project's Property – **November 27, 2019**

Planning and Zoning Board Hearing – **December 11, 2017**