

WARE MALCOMB

ARCHITECTURE
INTERIORS
BRANDING

PLANNING
CIVIL ENGINEERING
BUILDING MEASUREMENT

ZON20-00035

DRB20-00036

OVERVIEW

On behalf of Marwest Enterprises, the property owner (Owner), Ware Malcomb presents this Citizen Participation Plan (CPP) in conjunction with a Special Use Permit and obtain Site Plan Approval. The Property is situated on the north side of the Phoenix-Mesa Gateway Airport and immediately south of the Loop 202/San Tan Freeway. It can be further defined as being on the south side of Ray Road, east of The Landing and south of the Landing 202 that are already a part of the Marwest PAD(Z14-060).

This report reviews our effort to communicate with our neighbors, with City Staff, and PMGA. There are eight property owners within 1,000' of the Subject Property. Two of those entities are Marwest related ownerships that represent the adjacent properties, whose development standards were the basis for this rezoning and Special Use Permit (SUP).

Applicant for the Owner:

Eric Zitny

Ware Malcomb

2777 E Camelback RD, Suite 325

Phoenix, Arizona 85016

(480) 800-5291; (480) 767-1001

e-mail: ezitny@waremalcomb.com

Designated Staff Planner for the City of Mesa

Ryan McCann

City of Mesa Planning Dept.

55 N. Center St., First Floor

Mesa, AZ 85201

(480) 644-4691

e-mail: ryan.mccann@mesaaz.gov

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. In accordance with the Rezoning process, notification letters and supporting exhibits have been sent to the adjacent property owners within the 1,000' boundary.
2. We don't believe this project will have any impact on any of the adjacent properties. There are no residences within the 1,000' boundary and no registered associations have requested notification. For these reasons, a Neighborhood Meeting is not being considered.

Communication and Feedback with the Neighbors:

1. On January 31, the Applicant met with Tony Bianchi, Airport Planner for the Phoenix – Mesa Gateway Airport (PMGA). Tony was more involved when this Applicant prepared the previous zoning application for the Marwest PAD (Z14-60). This application involves 40.33 acres next to the Marwest PAD and will be sharing access off E. Ray Road. The development standards for The Landing Phase 3 are nearly identical to the Marwest PAD. Once Tony understood the context for the location and the intent to blend with adjacent PAD development standards, he had no concerns. Our previous experience with the Marwest PAD addressed the height criteria and FAA notification requirements. This Landing Phase 3 is still within the Airfield Overlay for the PMGA and subject to the land use restrictions associated with the Airport Overflight Area Two (AOA 2), which is the area between the 60 and 65 DNL noise contour.
2. Except for the two Marwest entities, there has been no other communication with any other area property owners. The initial notification letters prepared by our office will be mailed on or before February 18th, 2020. All persons listed on the contact list will receive a letter describing the project, the purpose of the SUP, and an invitation to call or contact our office to answer any questions regarding the proposed parking reduction. That letter also references the Planning and Zoning Board Hearing on **March 25th** 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 Ryan McCann as soon as the communication occurs.

Schedule to Complete the Citizen Participation Plan

1) Landing Pre-Submittal Info to Mesa (Site Plan, Project Narrative)	<u>Dates:</u> December 20, 2019
2) Pre-Submittal Meeting	January 7, 2020
3) Landing Combined Zoning & DRB Formal Submittal	January 21, 2020
4) Landing Pre-Plat Submittal	January 21, 2020
5) MESA 1st Comments	February 10, 2020
6) Team Coordination Review Meeting	February 17, 2020
7) Landing 2nd Combined Submittal	February 24, 2020
8) Team Final Resolution - All Comments & Final Upload	February 24, 2020
9) Landing Provide City Notification Letters for Mailing	March 10, 2020
10) MESA DRB Work Session & Meeting	March 25, 2020
11) MESA Planning & Zoning Meeting	March 25, 2020
12) Landing Authorization to Complete CD's	April 20, 2020
13) Team Subdivision Tech Review Mtg - Plat	May 4, 2020
14) MESA Council Meeting - Plat Approval	May 4, 2020
15) Team Recorded Plat	June 5, 2020
16) Landing Submit CD's for Building Permit	June 12, 2020
17) MESA City 1st Comments on CD's	June 13, 2020
18) Landing 2nd Building Permit Submittal	June 14, 2020
19) Landing Pull At-Risk Grading Permit	June 21, 2020
20) Landing Close on Construction Loan	July 15, 2020
21) Landing Begin Site Grading Work	
22) MESA Issue Full Building Permit	