



Ellsworth & Point Twenty- Two

Planned Area Development Narrative

FEBRUARY 2020

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Table of Contents

1. Introduction.....	3
1a. Site Location.....	3
1b. Existing Conditions.....	3
1c. Proposed Zoning Request.....	4
2. Conformance with the General Plan	4
2a. Chapter 4: Creating and Maintaining a Variety of Great Neighborhoods	4
2b. Chapter 5: Growing and Maintaining Diverse and Stable Jobs	6
2c. Chapter 6: Providing Rich, High Quality Public Spaces and Cultural Resources.....	6
2d. Chapter 7: Community Character.....	7
3. Conformance with the Mesa Gateway Strategic Development Plan.....	7
Goal 1: Maximize the Value of Phoenix-Mesa Gateway Airport:	7
Goal 2: Job Creation:	8
Goal 3: Connectivity-Transportation/Transit:.....	8
Goal 4: Sustainable Development:	8
4. Conceptual Development Plan	9
3a. Light Industrial: Parcel A.....	9
3b. Multi-Family Residential: Parcel B.....	9
3c. Commercial: Parcel C.....	10
3d. Transportation and Pedestrian Connectivity	11
5. PAD Overlay & Phasing	11
6. Design Guidelines	13
7. Conclusion	14

1. Introduction

The development team is pleased to submit this rezoning request for an approximately 74.1-acre property located on the southwest corner of Ellsworth Road and Starfire Avenue in Mesa, Arizona (the “Site”).

The purpose of this request is to rezone the Site and establish a PAD overlay to allow for the development of a horizontal mixed-use development in conformance with the Mesa General Plan and associated Sub-Area Plans, featuring employment/light industrial (LI), multi-family residential (RM-4) and commercial/retail uses (LC). The location of each proposed zoning district has been thoughtfully designed to allow for effective circulation and access, careful placement of buffers and transitions between uses and adjacent properties, and pedestrian connectivity to ensure that each use is in harmony with the development as a whole.

1a. Site Location

The Site is situated between Ellsworth Road, Starfire Avenue and the AZ-24 freeway corridor. The Site is located approximately 1,500 feet north of the Ray Road intersection. See **Figure 1: Context Aerial** for the Site location and surrounding context.

1b. Existing Conditions

The Site consists of three assessor tax parcels (304-31-010F, 304-31-010G & 304-31-008J) and is currently undeveloped, vacant land. While much of the land surrounding the Site is currently vacant, there are plans to develop the surrounding areas in the future. Surrounding zoning is as follows:

Site: The proposed Site is zoned Agriculture-AG, Light Industrial-LI and Planned Employment Park-PEP and is currently vacant land.

North: Entrada at the SanTan is zoned Light Industrial-LI and Limited Commercial-LC. This is planned as a 216-acre mixed use development including office, commercial/mixed use, warehouse/light industrial and multi-family residential. This site is currently vacant.

East: Formerly the GM Mesa Proving Grounds, this area is now part of the DMP Eastmark Development (PC zoning). Eastmark is a residential master planned community featuring a mix of primarily single-family residential homes, community facilities and recreational open space. The property immediately east of Ellsworth Road is currently vacant.

South: The property to the south is zoning Light Industrial-LI and is currently vacant.

West: AZ-24 Freeway corridor. On the other side of the freeway, the property is zoned Planned Employment Park-PEP.

1c. Proposed Zoning Request

This request seeks to amend the Site's current zoning to 45.7 acres of Light Industrial (LI) on the western portion of the Site, 19.8 acres of Multiple Residence (RM-4) within the central portion of the Site with a small amount of frontage along Ellsworth Road, and 8.7 acres of Limited Commercial (LC) on the northwest corner of the Site along Ellsworth Road. See **Figure 2: Proposed Zoning Map** for the location and configuration of each proposed zoning district. Additionally, the PAD overlay will direct the project's phasing to ensure that the easternmost industrial building be developed prior to any residential development commencing on the property.

2. Conformance with the General Plan

The Mesa 2040 General Plan sets the vision for how the city will grow and develop in the future. The plan is broken into the following sections: Creating and Maintaining a Variety of Great Neighborhoods; Growing and Maintaining Stable and Diverse Jobs; Providing Rich, High Quality Public Spaces and Cultural Resources; and Establishing the Community Character. A discussion below describes how the proposed development conforms to specific chapters and themes of the General Plan.

2a. Chapter 4: Creating and Maintaining a Variety of Great Neighborhoods

The Mesa 2040 General Plan lays out specific goals and standards for creating great neighborhoods. Neighborhoods are defined in this chapter as not just houses on a plot of land, but as an area made up of single-family homes (both owned and rented), neighborhood groups, local businesses, shopping, grocery stores, parks, multi-family dwellings and more. The proposed development features a mix of commercial, employment and residential uses which together will form the basis of a diversified neighborhood. The following outlines how this development will comply with the specific neighborhood goals laid out below.

Build Community and Foster Social Interaction

The goal of this section is to ensure that neighborhoods include well-designed spaces that bring people together and allow people to congregate and get to know their neighbors. These gathering spaces can take the form of centralized amenity areas, pedestrian connections and commercial shopping and dining areas. Pedestrian systems including sidewalks, plazas, and

promenades will link residents to neighborhood focal points and will naturally bring people together. The commercial portion of the site will provide additional space for residents to congregate, shop, dine and be entertained and will include direct connectivity with the residential development. A management company for the residential portion of the site will provide a forum for neighbor interaction and will form the foundation of the residential community.

Connectivity and Walkability

Connectivity is an essential element of any built environment. The development design must incorporate safe, efficient vehicular movement while providing a robust pedestrian network to encourage easy movement throughout the site. Moving from place to place can be about more than simply reaching a destination. It can be a means of interacting with neighbors, enjoying the environment, and getting exercise. This development will feature both vehicular and pedestrian circulation routes connecting the three distinct land use areas. Streets and intersections will be developed to City of Mesa roadway standards and will include the provision of shade trees and pedestrian elements. Pedestrian paths will also be equipped with shade trees and comfortable places to stop along the route. The proposed development pattern will provide easy multi-modal access to shopping, employment, recreation, and other nearby amenities.

Provide for Diversity

The General Plan describes three components of diversity: a variety of housing types, a variety of people, and a variety of uses. This diversity provides interest to the built environment and promotes social interaction with a variety of people within one community. This development proposal incorporates a diverse mix of uses that are united by common design elements, appropriate buffers and connectivity. The provision of multi-family housing complements the single-family residential located across Ellsworth Road in the Eastmark community and provides an additional housing option and lifestyle choice for residents within this area. The fact that it will be easy to walk from the residential to commercial and employment uses as well as to surrounding destinations makes this development an attractive addition to the community fabric.

Neighborhood Character and Personality

When areas of the city have their own unique character and personality, residents and visitors are more invested in those areas. Character and personality can be established through a variety of methods including history, development patterns, and design standards. The design guidelines included as a supplement to this rezoning and PAD request are intended to establish elements that will ensure this development has its own recognizable character and personality.

The design guidelines identify site planning elements, architectural elements, and landscape/design elements that will bring identity and recognition to the overall development.

2b. Chapter 5: Growing and Maintaining Diverse and Stable Jobs

The Mesa 2040 General Plan recognizes that growing and maintaining diverse and stable jobs is essential to Mesa's future. In order to do this, Mesa must continue to diversify and strengthen a variety of employment sectors, encourage the growth and education of its labor force, and build and maintain a high quality of life for its residents. These goals can be achieved by designating economic activity areas. The plan identifies four economic activity areas including the Gateway area in which the Site is located. Economic activity areas are busy, vibrant places which draw people and businesses together. By providing three synergistic uses within the Site, this project will encourage future employment and economic development. Each use within the development will provide opportunities for synergy with the other uses, creating a sustainable development where people can live, work, shop and recreate all in proximity of each other. Employers need places for their employees to live. Residents need commercial areas in which to shop and dine. Commercial areas need employment centers to fuel resident's income and buying power. All three elements are essential to a healthy, sustainable, growing economy. In this project, each use will be horizontally integrated and linked by open space and circulation pathways. A unified set of site planning, architecture and landscape design guidelines will guide development ensuring that the project conveys a unique sense of place and contributes to the economic future of Mesa as a whole.

2c. Chapter 6: Providing Rich, High Quality Public Spaces and Cultural Resources

The Mesa 2040 General Plan outlines goals for providing rich, high quality public spaces and cultural resources. Public spaces are places that are open for people to meet and gather. These spaces include parks, streets, commercial areas, and restaurants. Policy 2, in this section, explains that public gathering spaces are appropriate for all mixed-use areas. Public spaces have been incorporated into the proposed development through the application of tree lined sidewalks, pedestrian pathways, integrated commercial areas, and residential amenities. These areas create the opportunity for social interaction, establish the community's character, and ensure that the community will remain vibrant for years to come. All public spaces will be appropriately scaled and will feature shade and landscape elements.

2d. Chapter 7: Community Character

The Mesa 2040 General Plan outlines a variety of community character types within the City. Per the General Plan, the Site is located within the Employment/Mixed Use Activity Character Area. This rezoning request and conceptual development plan demonstrates conformance to this Character Area by providing a mix of employment, commercial/retail uses, and multi-family residential uses in a balanced and compatible configuration, creating an appropriate mix of uses as described within the Character Area. These uses will create a synergy that provides for the project's long-term stability.

3. Conformance with the Mesa Gateway Strategic Development Plan

The Mesa Gateway Strategic Development Plan (MGSDP) is a Sub-Area Plan to the overall 2040 Mesa General Plan and guides Gateway Area development with a more detailed and focused approach. The MGSDP outlines the design criteria that will contribute to the way the area functions, looks, and operates, as well as how sustainability can be enhanced. Per the MGSDP, development needs to incorporate jobs to housing balance and a mix of uses that provides residents the opportunity to live, work, shop, and play; while reducing infrastructure costs and vehicular trips. To achieve this, the plan outlines four framework districts with unique forms, goals, and character. This project is located within the Mixed-Use Community District. The primary focus of this district is:

“This district is envisioned to be the area that solidified the goal to balance land uses and provide sustainability through the creation of a live/work/play community. It will contain the widest variety of land uses within the planning area, with ultimate development including low – to high-density residential, commercial, employment, civic, and recreational uses to provide a complete community experience. While other districts allow for residential uses, this district will be the primary area for residential development. Providing for residential use is critical to attain the balance that is sought within the Mesa Gateway area amidst the employment, education, commercial and industrial uses found primarily within the other district.”

Below is a summary of the goals defined within the Mixed-Use Community District and how our project helps to achieve each goal:

Goal 1: Maximize the Value of Phoenix-Mesa Gateway Airport: The proposed rezoning and conceptual development plan is consistent and compatible with the Mesa Gateway Airport and provides a variety of supporting uses, including large-scale light industrial uses to support a strong work force, high-density residential uses to provide housing opportunities for various

lifestyles within the area, and commercial/retail services to provide retail, shopping and support services to the residents and workers in the area.

Goal 2: Job Creation: The conceptual development plan provides for high quality employment opportunities within the light industrial and commercial development parcels, while also providing a strong local residential population within the immediate area. The site design thoughtfully ensures appropriate buffers between uses, while encouraging an attractive, pedestrian-oriented layout that promotes pedestrian interaction throughout the Site.

Goal 3: Connectivity-Transportation/Transit: The development plan has been designed to provide excellent local access to all parcels. A signalized intersection at Point Twenty-Two and Ellsworth Road will serve as the main access to the site with the commercial, residential, and industrial parcels taking access here. An additional full-access intersection at Starfire Avenue and Ellsworth Road will provide secondary access to the residential and industrial parcel. Additionally, a right in, right out driveway will be provided off Ellsworth Road to serve the commercial parcel. Opportunities for integrating public transit, particularly along Ellsworth Road can provide additional public transit access for employees within the industrial development, residents within the residential development, and patrons of the commercial development.

Goal 4: Sustainable Development: Designing an integrated, walkable mixed-use development that reduces the need for vehicle travel and provides a variety of uses within proximity to each other, particularly residents near employment and shopping opportunities, is one of the primary ways to encourage sustainable development. Additionally, providing for recreational opportunities within the residential property allows for a true sustainable development where residents can live, work and play without needing a vehicle for every trip. The proposed plan achieves this goal through the integration of various uses and providing direct pedestrian connectivity between uses as shown on the conceptual development plan.

The conceptual development plan achieves all the primary goals as defined within the Mixed-Use Community District of the MGSDP by incorporating employment/industrial uses, higher-density multi-family residential and neighborhood commercial uses. Each of these land use designations has been designed to be in balance with one another with appropriate buffers and pedestrian connections to create opportunities for a true live, work, play environment. This plan embodies the goals laid out within the City of Mesa 2040 General Plan and MGSDP Sub-Area Plan.

4. Conceptual Development Plan

The conceptual development plan provides for a mix of employment/light industrial, multi-family residential, and commercial uses in a horizontal mixed-use configuration, each with its own applicable zoning district. See **Figure 3: Conceptual Site Plan** for an overview of how the Site could develop under this rezoning. Note that this plan is a conceptual plan and subject to change on a phased basis as it is developed, so long as the intent of the overall design guidelines and development plan concepts are maintained.

4a. Light Industrial: Parcel A

The light industrial parcel (Parcel A) along the western portion of the Site consists of 45.7 acres. This area has been designed so that the primary façade for each building faces the exterior of the development, providing for an attractive, storefront design visible from perimeter roads and adjacent properties. All loading docks and service areas will be located internal to the development, screened and completely out of sight from adjacent uses. Screen walls will also be used at the entries to the loading dock areas to further screen these areas. Parking is provided throughout the development and circulation allows for the easy movement of passenger vehicles as well as large trucks maneuvering through the Site. Access to the property will be provided with multiple options, including direct access along Starfire Avenue from the north and access from a fully signalized intersection at Ellsworth and Point Twenty-Two to Starfire Avenue.

Retention and open space will be located within and along the southern perimeter of the Site. Additional landscaped buffers are provided around the entire perimeter of the Site, with a minimum 40-foot wide combined landscape area along the east perimeter providing additional buffer between the adjacent residential use. A comprehensive looped recreational trail corridor has also been provided around the entire industrial development. The recreational trail will be approximately one mile in length and will provide a unique recreational opportunity for employees, residents and visitors to the Site. The conceptual plan for the light industrial parcel has been thoughtfully designed to minimize the impacts on adjacent properties while achieving a high-quality, visual appearance that incorporates pedestrian connectivity and excellent vehicular access to and from the development.

4b. Multi-Family Residential: Parcel B

The multi-family development parcel (Parcel B) is located within the central portion of the Site with a window of frontage on Ellsworth Road, and frontage on Starfire Avenue to the north and Point Twenty-Two to the south. This 19.8-acre parcel is designed with a gated, two and three-story apartment product configuration, although the product type and density may change so long as the design conforms to the Design Guidelines provided with this PAD. The conceptual layout includes a

looped internal circulation drive with buildings that wrap the parcel. Along Point Twenty-Two and Ellsworth Road, buildings front onto the street providing a more urban feel to the streetscape with parking internalized and screened from street view. A parking aisle is provided between the buildings and Starfire Avenue as a buffer to this street since Starfire Avenue is designated as a collector street. This configuration provides appropriate buffering between the employment and residential uses.

Buildings have been positioned to front some of the open space areas adjacent to the commercial parcel with multiple pedestrian connection points for a more visually and physically connected relationship between the two uses. Along the industrial frontage to the west, a landscape setback and parking aisles are provided to allow for additional building separation between the residential units and the industrial use, while still providing pedestrian connectivity between them. The primary entry drive provides for a landscaped center median which “T”s into a community clubhouse building and/or centralized community amenity. A large, central and connected open space is provided within the development, which includes opportunities for active and passive recreation and trail connectivity close to all units. Amenities within the open space may include a community clubhouse, resort-style pool, playground, dog park, sport courts, shade ramadas, informal turf play areas, trails and landscaping. Two secondary access points are provided along Starfire Avenue to provide additional access and circulation through the property. This PAD provides a phasing provision that requires the initial phase of industrial development to occur prior to any residential development commencing on the property.

4c. Commercial: Parcel C

The 8.7-acre commercial parcel (Parcel C) is located on both sides of the primary intersection at Ellsworth Road and Point Twenty-Two. The southern 2.3-acres is designed to hold two commercial PADs and their associated parking as well as a retention area/park. Enhanced paving and crosswalks will be provided across Point Twenty-Two to ensure clear, safe pedestrian access to and from these pads. The northern 6.4 - acres will be visually and physically integrated to the residential parcel that wraps it. The conceptual development plan includes two ‘shops’ buildings located at the northwest corner of the parcel. These will be linked by a pedestrian plaza that will be used for outdoor dining and/or gathering areas. A defined pedestrian access point is located at this corner to link the adjacent residential parcel, providing easy and convenient access between the commercial and residential developments. The plaza can also serve as a joint amenity for the commercial and residential uses. Commercial buildings will be oriented to enhance the pedestrian experience and encourage walkability between uses. Additionally, two pad sites are positioned along Ellsworth Road to capitalize on the excellent visibility along the roadway. These pads may offer uses such as retail shops, service businesses, restaurants and/or other similar uses. Outdoor patios and shaded seating areas may be provided, particularly along the primary pedestrian routes to create outdoor synergy within the development. The commercial center is intended to provide more localized goods and

services to support the local population. Building architecture, colors, materials and the landscape palette will be consistent throughout the commercial center in accordance with the Design Guidelines.

Together these three uses, employment/industrial, multi-family residential and commercial each serve as key elements of a functioning master plan. Within this development, Mesa residents will have the opportunity to live, work, shop and play in a cohesive and connected way. Consistent landscaping, thoughtful circulation routes and appropriate buffers will serve to unify the three parcels into a single, cohesive horizontal mixed-use development in keeping with the City of Mesa's vision for this area as outlined in the General Plan documents.

4d. Transportation and Pedestrian Connectivity

The Site's main access point will be a new signalized intersection at Ellsworth Road and Point Twenty-Two. This intersection will provide for full vehicular turning movements and will include pedestrian crosswalks providing a connection to the Eastmark community east of the Site. A second access point for the community will be provided along Starfire Avenue which will run along the Site's northern boundary. With a reconfiguration of the center median in Ellsworth Road, the intersection of Starfire Avenue and Ellsworth Road will allow for full turn movements, but no signal will be provided. A third right-in, right-out access point will be provided along Ellsworth Road directly into the commercial center. All roadways associated with this development will be built to City of Mesa standards at the time of development.

The site plan promotes pedestrian connectivity and walkability throughout the mixed-use development. Sidewalks will be provided along Ellsworth Road, Starfire Avenue and Point Twenty-Two to bring pedestrians from the perimeter of the property into the development. Internal pedestrian connectivity is provided within all three development parcels, offering connectivity throughout. Pedestrian and bicycle improvements will be provided throughout the development in accordance with City of Mesa requirements.

5. PAD Overlay

A Planned Area Development (PAD) Overlay is being requested as a part of this application to establish a phasing plan and to define specific enhanced development standards that elevate the design of this community.

5a. Phasing

Chapter 7 of the Mesa 2040 General Plan identifies the Character Area designation for this Site as Employment/Mixed-Use Activity District (MUAD). Employment districts are primarily used for employment-type uses and MUAD is primarily for retail and entertainment uses but may also include office and multi-family residential uses. To ensure that both employment and MUAD uses can successfully develop on this Site, a PAD overlay is being requested to establish a required first phase industrial building be developed prior to any residential development commencing on this Site. See **Figure 4: Phasing Plan** for a visualization of the proposed phasing.

Requiring that this industrial building be developed prior to the development of the multi-family residential parcel will ensure that future residential users understand the mixed-use nature of the development and will lock in the industrial use for the entire western portion of the property. As identified on the Phasing Plan, Phase 1 roadway improvements and their associated required landscaping will be constructed in conjunction with development of the first Industrial Building and will be completed with the first phase of development.

5b. PAD Design Requirements

Planned area developments are intended to allow for innovative design and flexibility but are held to a higher level of design requirements. This PAD includes several added design features that will enhance the overall PAD development.

- 1) **Screening:** All loading docks will be internal to the site. The site plan has been strategically designed to ensure all loading docks are screened from perimeter streets as well as the adjacent freeway corridor to the west by the buildings. Additionally, screen walls will be used at the access points to all loading docks to further screen these areas.
- 2) **Buffers:** Between the Industrial and Residential parcels a 40-foot landscape area is required to provide adequate buffering between these two uses. As shown on **Figure 3: Conceptual Site Plan**, 30-feet will be provided on the Industrial site and 10-feet will be provided on the residential side for a total landscape buffer of 40-feet, ensuring an appropriate buffer and enhancing the overall aesthetics between the two uses.
- 3) **Design Guidelines:** Development of this project must conform to the principles and features outlined in the separate Design Guidelines document dated February 2020 included with this submittal. The Design Guidelines document includes standards and guides related to Site Design, Architectural Design, Landscape Design, and conformance to the Mesa Gateway Strategic Development Plan. As elaborated in Section 6, below, adherence to these Design Guidelines will establish an elevated and cohesive look and feel for the development. One of the primary goals of the Design Guidelines is to ensure a higher design quality and

compatibility and consistency in colors, materials, landscaping, lighting, and edge treatment throughout the development.

- 4) **Pedestrian Connectivity:** The three development parcels, while each distinct in its use, will be horizontally linked through connected open space and pedestrian connectivity. An overall pedestrian circulation system will provide a common thread that unites all three development parcels and connects open spaces for the use and enjoyment of all residents, visitors and workers within the development. Conceptual pedestrian circulation routes and connection nodes have been identified on **Figure 5: Pedestrian Connectivity Plan**.

5c. PAD Prohibited Uses

The following uses shall be prohibited within the Ellsworth & Point Twenty Two PAD development:

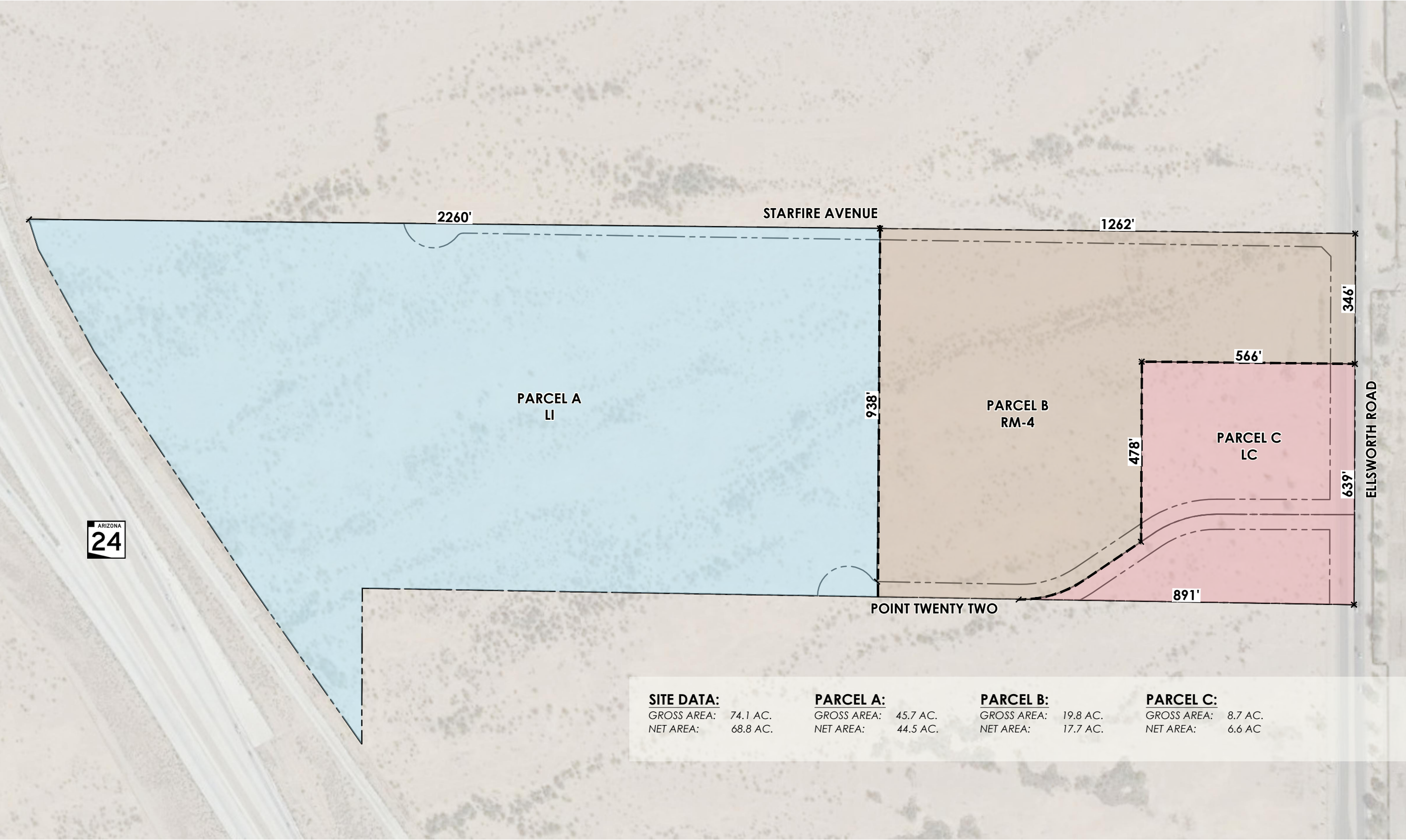
- Car wash
- Gas station
- Convenience store
- No more than one stand-alone drive-thru user
- No more than one multi-tenant drive thru user
- Assisted living facility
- Tattoo or body piercing parlor
- Pawn shop
- Mini-storage

6. Design Guidelines

The beauty of the development plan for Ellsworth and Point Twenty-Two is that it is planned as a horizontally mixed-use project that will be home to a variety of uses. To ensure continuity across the entirety of the site, a comprehensive set of Design Guidelines has been provided as an attachment to this submittal. These Design Guidelines address key site planning principles, architectural characteristics, landscape characteristics, and establishes plant palettes and identities for each landscape character area within the community. Additionally, the Design Guidelines address conformance with the Mesa Gateway Strategic Development Plan and ensure quality open space and ample pedestrian connectivity across the Site. Together, these Design Guidelines will direct the overall look and feel of the development to create a visually stimulating, cohesive and connected built environment. See **Figure 6: Conceptual Parcel Connectivity** for a visual of how these Design Guidelines may be implemented.

7. Conclusion

This rezoning request will enable the development of a dynamic, horizontal mixed-use development within the with Mesa Gateway Strategic Development Plan area that features a mix of uses consistent with the General Plan and associated Sub-Area Plans. The design has been thoughtfully laid out to provide connectivity and compatibility, while ensuring appropriate buffers to protect all users within the development. The proposed development will benefit future users and the community by providing a diverse set of uses that are all in high demand within this high growth area. The development team looks forward to working with the City of Mesa to implement this project's vision.

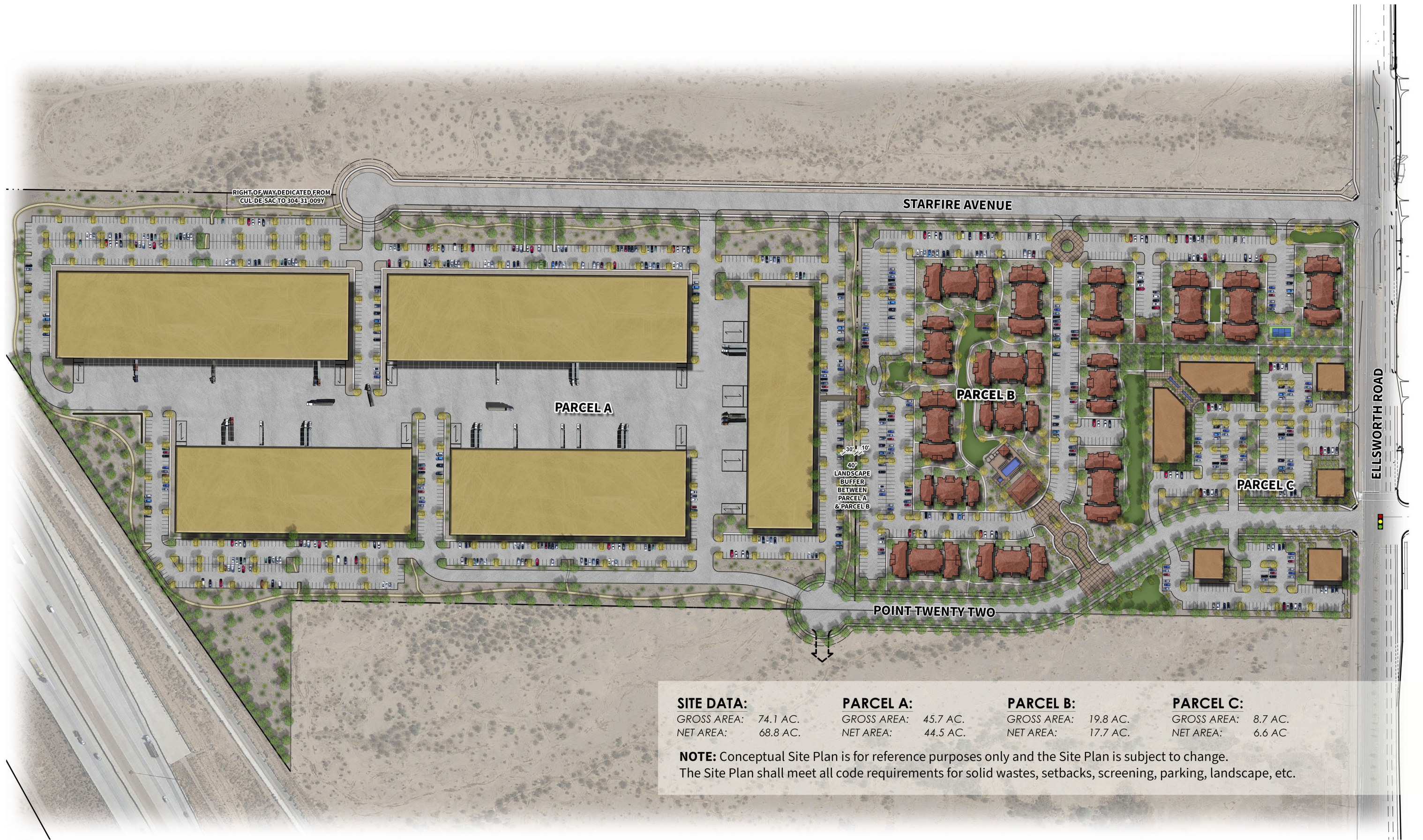


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ELLSWORTH & POINT TWENTY-TWO • FIGURE 2: PROPOSED ZONING MAP

- 📍 Mesa, Arizona
- 📅 12/16/2019
- 🔢 18002774
- 👤 Sunbelt Holdings





SITE DATA:

GROSS AREA: 74.1 AC.
NET AREA: 68.8 AC.

PARCEL A:

GROSS AREA: 45.7 AC.
NET AREA: 44.5 AC.

PARCEL B:

GROSS AREA: 19.8 AC.
NET AREA: 17.7 AC.

PARCEL C:

GROSS AREA: 8.7 AC.
NET AREA: 6.6 AC

NOTE: Conceptual Site Plan is for reference purposes only and the Site Plan is subject to change.
The Site Plan shall meet all code requirements for solid wastes, setbacks, screening, parking, landscape, etc.

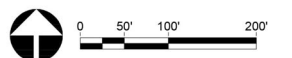
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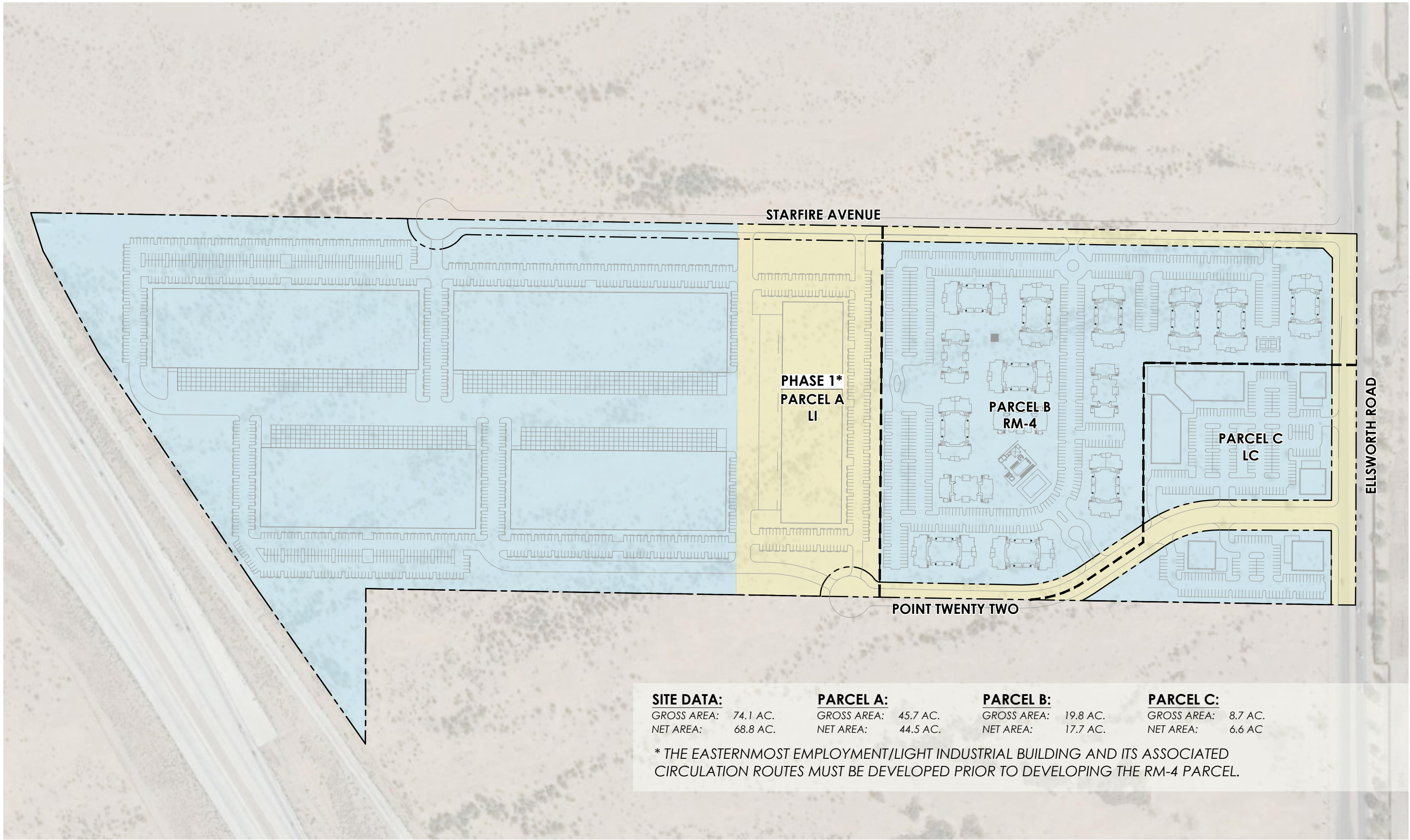


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Ellsworth & Point Twenty Two • FIGURE 3: CONCEPTUAL SITE PLAN

📍 Mesa, Arizona
📅 2020-02-11
18002774
👤







Citizen Participation Plan for Mesa Ray Rezone

Date: June 13, 2018

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for the proposed development. The site consists of approximately 73.7 gross acres located at the north of the NWC of Ellsworth Road and Ray Road (4908 S. Ellsworth). The application is for a rezoning from PEP, LI and AG to , LI, RM-4 and LC. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Jeffrey Blilie, Beus Gilbert PLLC
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Phoenix, AZ 85008
(480) 429-3030
jblilie@beusgilbert.com

Pre-Application Meeting:

The pre-application meeting with the City of Mesa planning staff was held on December 18, 2017.

Action Plan:

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

- 1) A contact list will be developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one mile.
 - Homeowner's associations within one half mile of the project.
 - Interested neighbors – focused on 1,000 feet from site.
- 2) All persons listed on the contact list will receive a letter describing the project, site plan, and contact information for any future correspondence.

Schedule:

Pre-application meeting – December 18, 2017
Application submittal – June 13, 2018

FINAL CITIZEN PARTICIPATION REPORT

Ellsworth and Point 22 Rezone

ZON18-00483

April 8, 2020

Hearing Notification:

- 1) A contact list for the notification letter (hearing letter) was developed for citizens and agencies in this area including:
 - All registered Neighborhood Associations within a half (1/2) mile of the project.
 - Homeowner's Associations within a half (1/2) mile of the project.
 - Property Owners within 500 feet from site.
- 2) All persons listed in the notification contact list were mailed a letter describing the project, conceptual site plan, contact information, and hearing date, time, and location.
- 3) The site was posted with one sign along the frontage of Ellsworth Road indicating the upcoming hearing information.

Results:

- To date we have received no comments or feedback.