

**Citizen Participation Plan (CPP)
for**

Park North

Northeast Corner of Power Road and Guadalupe Road

Submitted to:
City of Mesa
Planning Department
Attn: Charlotte Bridges
55 N. Center Street
Mesa, AZ 85201

For:
Excolo Development, LLC

Prepared by:
Ray Law Firm
Brennan Ray
2325 E. Camelback Rd, Ste 400
Phoenix, AZ 85016

Case Numbers: ZON24-00708
DRB24-00707
Submitted March 9, 2026

I. Purpose

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the site of a single-family attached development “Park North”. Excolo seeks to develop *Park North* on approximately 5.05 gross acres (5.05+/- net acres) located at 6812 East Guadalupe Road, generally east of the northeast corner of Power Road and Guadalupe Road (the “Site”). To achieve this, Excolo seeks to rezone the Site from LC-PAD (Limited Commercial with Planned Area Development overlay) to RM-3-PAD (Multi-Residence with a Planned Area Development overlay), in addition to Design Review approval.

This Public Participation Plan will ensure that those affected by this application have an adequate opportunity to learn about and comment on the proposal. We will use these meeting opportunities to engage and inform stakeholders and other members of the public of the benefits this business can bring to the community and to address any concerns.

II. Contact

Brennan Ray
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Phoenix, AZ 85016
(602) 558-9934
bray@raylawaz.com

III. Pre-Submittal Conference

- The Pre-Submittal conference was held with the City of Mesa on May 7th, 2024.
- A Planning Review Meeting was held February 10, 2026

IV. Action Plan

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 that members of the community may have.

1. A contact list was developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the project.
 - b. Homeowners Associations within one half mile of the project.
 - c. Interested neighbors – focused on 1,000’ feet from the site.

2. All persons listed on the contact list will receive a letter describing the project, project schedule and proposed plan.
3. Presentations will be made to groups of citizens or associations upon request.
4. Direct communication with the direct and only neighbor to the west will be in person.

V. Parties Affected by the Application

The property to the north is the City of Mesa Monterey Park. Directly to the east is a continuation of that park and the Superstition Springs Elementary School within the Superstition Springs Community. Directly to the west is an existing commercial corner with a gas station and car wash. Across Guadalupe Road to the south is Highland Junior High School.

VI. Notification Area

The outreach area is a 1,000 foot notification buffer.

VII. Draft Schedule for Completion

- 1st Neighborhood Meeting – March 28, 2024
- Pre-Submittal Conference – May 7, 2024
- Application Submittal – August 5, 2024
- 2nd Neighborhood Meeting – November 14, 2024
- Planning Review Meeting February 10, 2026
- 3rd Neighborhood Meeting – March 5, 2026
- Submittal of Citizen Participation Report and Notification Material – TBD