

Citizen Participation Plan
Springs at Eastmark
SEC Ellsworth Road & Warner Road
Mesa, Arizona

Overview

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made by Continental 552 Fund, LLC (“Continental”) to inform citizens and property owners concerning the Applicant’s request to the City of Mesa for a PAD zoning and Site Plan. These requests are for Springs at Eastmark, a proposed luxury multi-family development on the approximately 16.6-acre vacant property located in Eastmark at the southeast corner of Ellsworth Road and the planned alignment of Warner Road in Mesa. The property is further identified on the Maricopa County Assessor’s Map as parcel number 312-19-556 (the “Property”).

By providing opportunities for citizen participation, the Applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

Contact Information

Those coordinating the Citizen Participation activities are as follows:

Reese L. Anderson
Pew & Lake, PLC
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480) 461-4670 (direct)
reese.anderson@pewandlake.com

Erin Conway
Continental 552 Fund, LLC – Springs at Eastmark
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051
(262) 532-9332 (direct)
econway@cproperties.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 that members of the community may have relating to the proposed development:

1. A contact list has been developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;

- b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).
2. A notice letter will be mailed to all property owners on the above contact list, which will include a description of the proposed request to the City and a copy of the development plan. The notice will also include the applicant's contact information to enable surrounding property owners an opportunity to learn more about the project, share any comments and concerns, and receive feedback from the applicant.
 3. To date, Continental has worked extensively with the Eastmark Community Association, which has reviewed and approved the plans for Springs at Eastmark. Continental will continue to work with Eastmark, which is the only registered neighborhood within the required radius of the property.
 4. Presentations will be made to groups of citizens or neighborhood associations upon request.
 5. Those who provide contact information to the applicant will be added to the public hearing notification list. A summary and outline of the comments and issues provided to the applicant will be submitted to the City Staff along with the Citizen Participation Report for this case.
 6. In accordance with ARS § 9-462.04 (A) (4) and Mesa Zoning Ordinance Section 11-67-5, property owners within 500-feet of the property will be notified of hearings with the Planning and Zoning Board at least 14-days prior to the scheduled hearing.

Additionally, a minimum of one (1) 4' x 4' public meeting notice sign(s) will be posted on the Property. If additional signs are needed, the number of signs will be coordinated with Planning Staff. The sign(s) will be posted on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Proposed Schedule

Pre-Submittal Meeting	September 8, 2020
Formal Submittal to City	September 21, 2020
Follow-Up Submittal	October 26, 2020
Planning & Zoning Public Hearing	December 23, 2020

Attached Exhibits:

- A. Copy of the citizen notice letter
- B. Notification map of surrounding property owners
- C. List of property owners within 1000 ft. of the subject property, HOAs within ½ mile, and registered neighborhood contacts within 1 mile of the property (none on HOA list per note from City Staff).



Continental552 Fund LLC
c/o Erin Conway
Continental Properties Company, Inc.
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051

Re: **Notice of City of Mesa Site Plan Review Application – Springs at Eastmark**
Southeast Corner of Ellsworth Road and Warner Road, Mesa, AZ

Dear Neighbor:

Our company, Continental Properties Company, Inc. (“Continental”) is working on a proposal to develop, own and operate a high-quality, market-rate multifamily community in the Eastmark area in Mesa, known as “The Springs at Eastmark.” At approximately 16.6 acres in size, the vacant land is located at the southeast corner of Ellsworth Road and Warner Road; also known as Maricopa County Assessor Parcel No. 312-19-556. We have submitted a request to the City of Mesa for Site Plan Review on this property to allow for this proposed development.

Springs at Eastmark will be a luxury, gated multifamily community that features approximately 276 homes, offering a range of studio, 1-, 2-, and 3-bedroom homes in ten (10), three-story residential apartment buildings. All exterior architectural elevations consist of aesthetically pleasing character and durable materials, including stucco and stone masonry. The Springs at Eastmark will be designed with generous landscaping and quality lifestyle amenity package that will benefit the community. Enclosed for your review is a copy of the preliminary development plan and elevations.

Upon review of the enclosed plans, should you have any questions, comments or wish to discuss the proposed request, please contact me or our local land use council at the contact information below. We value and look forward to your input.

Erin Conway
Continental Properties Company, Inc.
Email: econway@cproperties.com
Phone: (262) 532-9420

Reese L. Anderson
Pew & Lake, PLC
Email: reese.anderson@pewandlake.com
Phone: (480) 461-4670

At this time, no public hearing before the City of Mesa Planning and Zoning Commission has been scheduled. When any meeting date is known, the property will be posted, and notice letters will be sent to the City’s required notice list and to anyone who reaches out to us and provides their contact information.

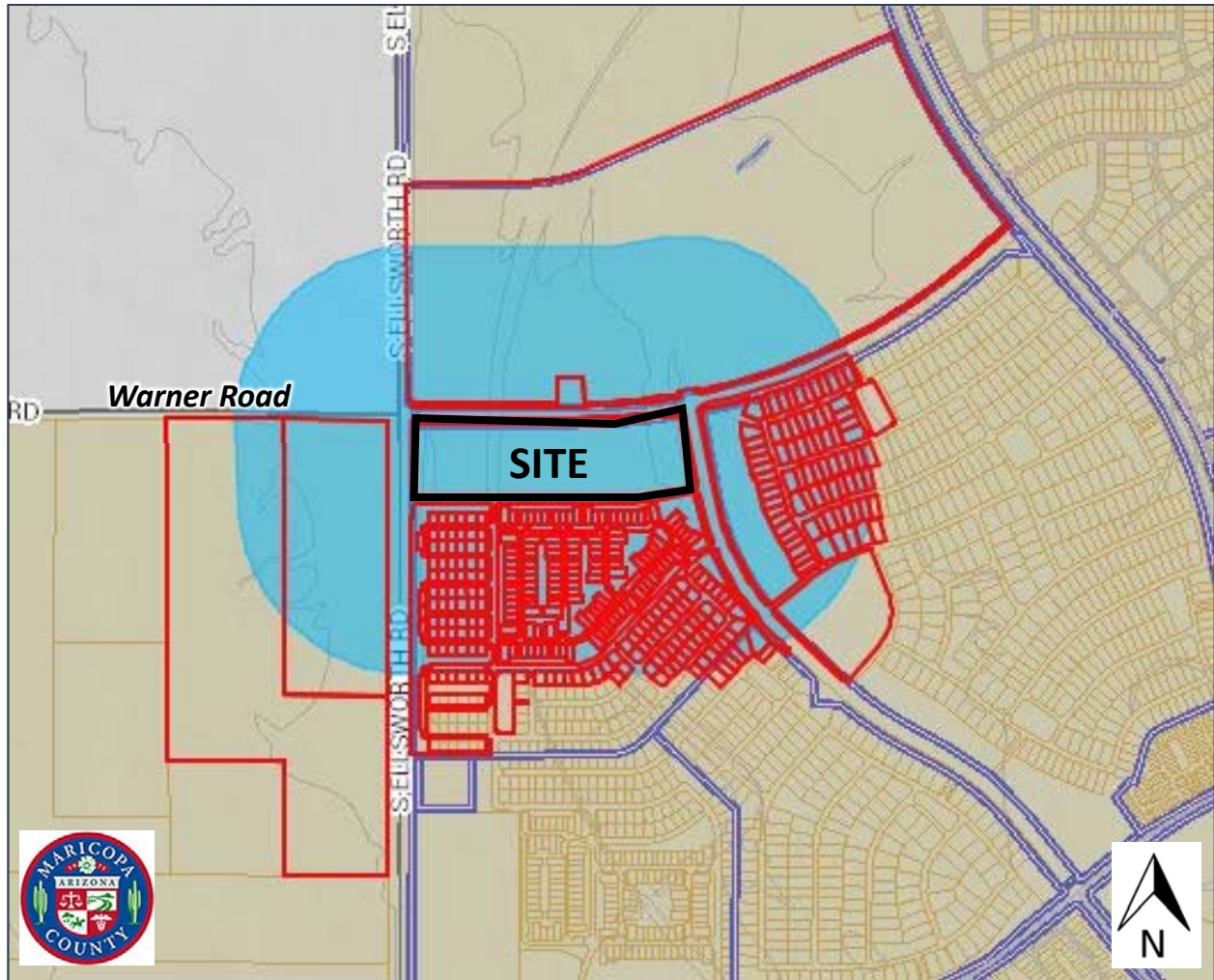
Please give us the opportunity to address any specific questions or comments of yours. We look forward to hearing from you.

Sincerely,

Erin Conway
Continental Properties Company, Inc.

Property Owners, 1,000 Feet+ Springs at Eastmark

SEC Ellsworth Rd. & Warner Rd.



**Ctiizen Participation Notice List
Springs at Eastmark
SEC Ellsworth Road Warner Road**

Property Owners, 1,000 Feet+

Owner	Address	City	State	Zip
BD218 LLC	5110 N 40TH ST STE 110	PHOENIX	AZ	85018
DMB MESA PROVING GROUNDS LLC	14646 N KIERLAND BLVD	SCOTTSDALE	AZ	85254
DMB MESA PROVING GROUNDS LLC	14646 N KIERLAND BLVD STE 165	SCOTTSDALE	AZ	85254
TAYLOR MORRISON ARIZONA INC	9000 E PIMA CENTER PKWY STE 350	SCOTTSDALE	AZ	85258-4472
Source: Maricopa County Assessor				

HOAs, 1/2 Mile+ and Neighborhood Associations, 1 Mile+

Community	Name	Address	City, State	Zip
Eastmark	Suzanne Walden-Wells	10100 E. Ray Road	Mesa, AZ	85212
Eastmark Community Alliance, Inc.	6263 N. Scottsdale Road, Ste. 330	6263 N. Scottsdale Road, Ste. 330	Scottsdale, AZ	85250

Source: Mesa Neighborhood Services