

To: City of Mesa
Planning and Development

From: Jeff Ducay

Subject: Special Use Permit (ZON24-00474)
Citizen Participation Plan for
Komatsu Sales and Services
9927 E Pecos Road
Mesa, AZ 85212

Date: Monday, July 15th, 2024

CITIZEN PARTICIPATION PLAN

Contact:

Jeff Ducay
730 North 52nd Street – Suite 203
Phoenix, Arizona 85008
P: 480.697.3980 E: jeffd@cawleyarchitects.com

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in close proximity to the subject parcel of a new development application for the **Komatsu Sales & Service Facility**.

Site Parcel No: 304-62-001A – 25 Acres at NEC

The proposed site is 25 acres, which is part of a 100+ acre property that is currently vacant and is zoned LI – Light Industrial. The site for the proposed project is located on the eastern portion of the larger property. The parcel is currently under a separate process of being re-platted.

The project will go through Design Review and Special Use Permit processes.

The below information will ensure that those affected by the aforementioned applications will have an adequate opportunity to learn about and comment on the proposal.

Pre-Submittal Conference: The Pre-submittal Conference with City of Mesa Development Services staff was held on March 19th, 2024. Staff reviewed and recommended for Design review and Special Use Permit applications.

Design Review: Application was made for Design Review on May 28th, 2024 and 1st review comments were received on June 11th, 2024. Staff recommended that adjacent

commercial and residential landowners, and nearby registered neighborhoods be contacted.

Special Use Permit: Application was made for Special Use Permit on May 28th, 2024 and 1st review comments were received on June 11th, 2024. Staff recommended that adjacent commercial and residential landowners, and nearby registered neighborhoods be contacted.

Action Plan: In an effort to provide effective citizen participation in conjunction with this application, the following actions will be taken to allow community members to better understand and address any real or perceived impacts that adjacent property owners may have.

1. A contact list will be developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations and HOAs within one mile of the project.
 - b. Interested neighbors - focused on 1,000 feet from site but may include more.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, and an invitation to a series of two neighborhood meetings to be held at a location to be determined. Location to be within (2) miles of the subject parcel.
 - a. The first meeting will be an introduction to the project, and an opportunity to ask questions and state concerns. A sign-in list and comment forms will be provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.
 - b. The second meeting will be held two weeks later and will provide responses to questions and concerns of the first meeting. A sign-in list and comment cards will be copied to the City of Mesa Planner.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.

(Note: All materials such as sign-in lists, comments, and petitions received shall be uploaded to the record for the case.)

Anticipated Project Schedule:

Pre-Submittal Conference:	March 19 th , 2024
Design Review and Special Use Permit Submittal:	May 28 th , 2024
1st Neighborhood Meeting:	August 19 th , 2024
2nd Neighborhood Meeting:	September 2 nd , 2024
Submittal of Citizen Participation Report:	September 10 th , 2024
Planning and Zoning Board Hearing:	September 25 th , 2024

Cawley Architects is excited to present this potential site redevelopment to the City of Mesa Planning Staff, and we look forward to working with Staff and our neighbors throughout the entitlement process.

If there are any questions about this project, do not hesitate to contact me directly.

Thank you!

Jeff Ducay

Architectural Project Coordinator

480.697.3980