



Citizen Participation Plan

Rezone, Council Use Permit, Site Plan, and Design Review
For a High-quality Multifamily Residential Development

Rezoning, Site Plan Review, and Design Review
For The Expansion Of An Existing Industrial Facility

Located at the Southwest Corner of
South Mountain Road and State Route-24
Parcel Nos. 304-34-035G, 304-34-019Q, 304-34-019R,
304-34-019S, 304-34-019W, and 304-34-019T

Prepared By:



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Submittal Date: May 1, 2023

Citizen Participation Plan - FUJIFILM Proposed Expansion

Introduction & Purpose:

Quarles & Brady LLP submits this Citizen Participation Plan on behalf of FUJIFILM Electronic Materials U.S.A., Inc. ("FUJIFILM" or the "Applicant"). in regard to the proposed expansion of the existing industrial facility.

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 FUJIFILM industrial development. The Development will be located at the Southwest Corner of South Mountain Road and State Route-24 ("SR-24") on Maricopa County Assessor Parcel Nos. 304-34-035G, 304-34-019Q, 304-34-019R, 304-34-019S, 304-34-019W, and 304-34-019T, consisting of approximately 55.8 acres (the "Property").

To achieve the proposed Development, the Applicant is proposing to amend the existing PAD overlay to **(1)** update the approved development standards and **(2)** expand the PAD boundary by rezoning the North-6, approximately 6 acres, from AG to HI PAD-AF and **(3)** modify the approved master site plan of the existing industrial facility.

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

Contact Information:

Zoning Attorney / Applicant

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Pre-submittal Outreach:

It is important to note that prior to any formal submittals to the City of Mesa, our goal was to obtain initial feedback from the City to ensure our proposed development was consistent with the future planning and goals within the General Plan for this area. This is only the beginning of our outreach efforts, and we plan to engage with the community throughout the process. Our team met with Mesa Staff on the following date:

- April 6, 2023 - In-person meeting with, Dr. Nana Appiah and Rachel Nettles from Planning & Development, and Bill Jabjiniak and Bryan Smith from Economic Development.

Pre-submittal Meeting:

The pre-submittal meeting (PRS23-00194) was held with City of Mesa planning staff on March 24, 2023. Staff reviewed the application and recommended outreach to adjacent residents within 1000-ft. Staff further confirmed there are no HOAs and registered neighborhoods to be contacted.

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 questions or concerns from the community:

1. A contact list will be developed for citizens and agencies in this area including:
 - No HOAs or registered neighborhoods with contacts are within the buffer zone per direction from Staff.
 - Property owners within 1000-feet from the Property
2. All persons listed on the contact list will receive a letter describing the project.
3. The Applicant will hold a formal and noticed neighborhood meeting as required by the City of Mesa.
 - a. Additional neighborhood meetings will be provided as deemed necessary.
 - b. Presentations will be made to individuals, groups of citizens, or neighborhood associations upon request.
4. The Applicant will submit a Citizen Participation Report with all materials such as sign-in lists, comments, and petitions to the City of Mesa.

Schedule:

Pre-submittal Application Filed - March 13, 2023

Pre-submittal meeting – March 24, 2023

Application Submittal – May 1, 2023

Neighborhood meeting – TBD

Submittal of Citizen Participation Report and Notification materials – TBD

Planning and Zoning Board Hearing – TBD

City Council Introduction – TBD

City Council Final Action – TBD