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CITIZEN PARTICIPATION PLAN

RMDC DANCE STUDIO

11245 E Warner Rd, Mesa, AZ 85212 (APN# 304-33-990D)

Application No.: DRB25-00734

Zoning District: LC - Limited Commercial

Request: BIZ Overlay per MZO §11-21-3

Purpose: Red Rock Design Build's purpose in this Citizen Participation Plan is to inform all citizens, property owners, neighborhood associations, agencies, schools, and businesses on the city-provided list of the application for the RMDC Dance Studio located at 11245 E Warner Rd, Mesa, AZ 85212. This application is for a new commercial building, containing the dance studio with up to four additional small commercial tenants, designed to serve the surrounding community while complying with Mesa zoning standards.

Pre-Submittal Meeting: The pre-submittal meeting was held with City of Mesa Development on January 21st, 2025. After reviewing the application, it was determined that adjacent residents, as outlined above, should be contacted. This will be carried out through the action plan explained below.

Action Plan: The following plan is intended to promote effective community collaboration and provide all impacted citizens with ample opportunity to learn about, review, and comment on the proposed construction. Red Rock aims to give clarity to the impacts, opportunities, and benefits this project may have. Through this, Red Rock is best able to understand and address any concerns the people may have.

1. Red Rock will use the City provided radius map and mailing list identifying all citizens and property owners within 500 feet of the site that need to be contacted. This will include, but not be limited to:
 - a. Homeowners Associations
 - b. Impacted neighbors
 - c. Schools
 - d. Businesses
 - e. Etc.
2. Two signs will be posted on the property.
 - a. A site notice sign containing all information specified in the Mesa Zoning Ordinance.
 - b. A sign advertising the new business with a rendered view of the new construction.
3. All persons and groups listed on the contact list will receive a letter containing a notification of the project, a brief narrative, site plan, rendered view, and an invitation to a neighborhood meeting held virtually via Zoom.

- a. Notice of the neighborhood meeting will be mailed to all listed property owners at least 10 calendar days before the scheduled meeting using first-class mail.
 - b. Proof of mailing and a mailing log will be retained and included in the Citizen Participation Report.
 - c. The virtual meeting will give a full overview of the project. More detailed explanations and visuals will be used to promote a better understanding and add clarity to the information previously mailed to the citizens.
 - d. Red Rock understands that residents may have comments or concerns on a variety of topics. i.e. traffic, parking, operating hours, construction schedule, and neighborhood compatibility. Early dialogue on these topics and others is welcome and will be addressed during the meeting.
 - e. Any comments or questions in the meeting left unaddressed will be recorded and Red Rock will provide a response soon thereafter.
 - f. Red Rock will serve as the public contact and welcomes any future inquiries by participating community members.
4. Following the meeting, Red Rock will create a detailed Citizen Participation Report documenting the mailing process, sign posting, meeting format, attendance, comments and concerns received, and responses given by Red Rock.
- a. A copy of the meeting recording and notes will be provided to the City of Mesa Planner assigned to the project.
 - b. The Citizen Participation Report will be uploaded to the case file via the DIMES portal at least 30 days prior to the public hearing.
 - c. Under city guidance, Red Rock will ensure any required adjustments or changes to best fit community input while maintaining compliance with all other building and zoning standards.
5. Presentations will be made available to groups of citizens or neighborhood associations upon request.

Proposed Schedule:

- Pre-Submittal Meeting - Jan. 21, 2025
- Application Submittal - Jan. 9, 2026
- Neighborhood meeting - Feb. 2, 2026
- Submittal of Citizen Participation Report - Feb. 6, 2026
- Planning and Zoning Board Hearing - TBD