

Citizen Participation Plan

BANNER GATEWAY RESIDENCES

**West of the Northwest Corner of Banner Gateway Drive and Pierpont Drive
Case # _____**

Date: August 19, 2024

Purpose:

The purpose of this Citizen Participation Plan (“CPP”) is to inform the citizens, property owners, neighborhood associations, agencies, and businesses of an application submitted by Oakdale Realty (“Oakdale”) for approval of a high-quality residential community known as “Banner Gateway,” located west of the northwest corner of Banner Gateway Drive and Pierpont Drive (the “Site”) on approximately 10.4 gross (9.5 net) acres. Oakdale proposes developing this challenging, in-fill, redevelopment site with a high-quality, highly amenitized multi-family development. The development will contain 260 residences, a density of approximately 27.3 dus/ac.

The Site has failed to develop under its current General Plan designation and zoning. This challenging Site has limited street frontage due to its configuration (long and narrow) and does not have strong visibility from the US-60. This limited visibility makes the Site challenging for many uses. Additionally significant amounts of development—employment, commercial, and residential uses—have taken place in the area over the past 10-20 years. There have been considerable changes in the way people live, shop, and work over this same time period. Banner Gateway Residences is a viable and sustainable development that is a good transition between the various uses in the area including the Banner Medical Center east of the Site, existing employment use southeast of the Site, and residential uses south and west of the Site.

To achieve this, Oakdale requests the following:

- Minor General Plan Amendment (“GPA”) from Employment and Mixed-Use Activity to Mixed-Use Activity;
- Rezoning from Light Industrial to RM-4 PAD;
- Site Plan approval for the 260 residences; and
- Design Review approval for the Site Plan, Landscape Plan, Building Elevations, etc.

The CPP will ensure that those affected by these applications will have an adequate opportunity to learn about and comment on the proposed plans and actions addressed in this application.

Contacts:

The person coordinating the Citizen Participation Plan activities is Ricki Horowitz with Burch & Cracchiolo at (602) 234-8728 / rhorowitz@bcattorneys.com.

Preapplication Meeting:

A preapplication meeting with City of Mesa planning staff was held on March 2, 2023. Staff reviewed the application and recommended that adjacent residents, nearby registered neighbors, and interested parties 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 real or perceived impacts, of the development, that members of the community may have.

1. Contact lists have been developed for citizens and agencies in this area including
 - a. Property owners within 1,000' of the site and map (to be obtained from City).
 - b. Homeowner's associations within 1 mile of the site (to be obtained from City).
 - c. Interested neighborhoods within 1,000' of the site (to be obtained from City).
 - d. Mesa Public Schools
2. All persons listed on the contact lists will receive a letter describing the proposed development, development schedule, site plan, and an invitation to provide input.
3. Input received from the interested parties will be recorded and used to prepare the Citizen Participation Report (CPR).
4. A neighborhood meeting will be held at some point. A summary of the neighborhood meeting, sign-in sheets of neighbor meeting attendees, concerns and solutions, if applicable, will be submitted in the CPR.
5. A notification letter advising of the date and time of the P&Z Board meeting will be mailed out.
6. A notification letter advising of the date and time of the Design Review session will be mailed out.
7. The CPR will be prepared and submitted to the City (10) days prior to the scheduled public hearing. At a minimum, the report will include:
 - a. Details of techniques the applicant used to involve the public.
 - b. A summary of concerns, issues and problems expressed during the process.
 - c. How concerns issues and problems were addressed:

Schedule:

Pre-application meeting – March 2, 2023

Application submittal – August 19, 2024

Neighborhood meeting – TBD

Submittal of CPR and Notification material – TBD

P&Z Board Hearing – TBD

City Council Hearing - TBD

City Council Hearing – TBD