

# **CITIZEN'S PARTICIPATION PLAN FOR "Culver Garden Estates"**

**Located in Mesa, Arizona.**



*Prepared By:*

**BFH GROUP, LLC**  
3707 E. Southern Avenue  
Mesa, AZ 85206  
Ph: 480.734.1446  
Email: davidb@thebfhgroup.com  
Attn: David M. Bohn, P.E.



# CITIZEN'S PARTICIPATION REPORT FOR "CULVER GARDEN ESTATES"

## TABLE OF CONTENTS

---

1. PURPOSE OF REQUEST
2. NOTIFICATION AND PROCEDURE
3. AFFECTED PARTIES COMMUNICATION

## **PURPOSE OF REQUEST**

BFH Group is delighted to present to the City of Mesa this application with corresponding narrative and exhibits for the Rezoning submittal and approval. Per request by the applicant, the purpose of the Citizen Participation Report is to inform citizens, property owners, neighbor associations, agencies, schools, and businesses in the general vicinity of the site to request application for rezoning the proposed 2.04-acre townhouse residential development. The site is located at NEC of East Culver Street and North 87<sup>th</sup> Street, more specifically APN: 219-31-001F; -001Q. The application will be to apply for a PAD overly on the property, maintaining the underlying zoning, for the proposed development intended to be 6 residential lots. This Plan is to ensure all affected by this application, whether immediately adjacent or indirectly, will have an opportunity to learn about what is being planned and provide comment on the proposal.

## **CONTACT PERSON:**

DAVID BOHN – BFH GROUP  
3707 E. SOUTHERN AVENUE  
MESA, AZ 85206  
480.734.1446  
EMAIL: [davidb@thebfhgroup.com](mailto:davidb@thebfhgroup.com)

## **NOTIFICATION AND PROCEDURE**

BFH Group intends to follow the notification procedure outlined by the City of Mesa Citizen Participation Report process. All Rezoning documents shall be submitted to the assigned City of Mesa planning staff. Per this Citizen's Participation Report and upon administrative approval from City of Mesa planning staff, BFH Group will notify all property owners within 500' of the subject property of the intention to propose a Rezoning to the subject property. At the same time, signage will be posted that will provide the days and times for all pertinent meetings including, neighborhood meetings, Planning and Zoning Hearings, and City Council Hearings. A neighborhood meeting will be held (on Zoom) that will allow adjacent residents and other interested parties the opportunity to ask questions and provide opinions on what the proposed Minor General Plan Amendment and rezoning will be. BFH Group will consolidate this correspondence as well as any other communication received and prepare a final report summarizing the community's inputs and documenting all notification materials. This will be

delivered to the corresponding planning staff for review and ultimately to the Planning Commission and City Council for review and approval.

Attached in this appendix are all pertinent documents and notification forms as required by this Citizen Participation Report.

1. A contact list will be developed for citizens and agencies in this area including:
  - a. All registered neighborhood associations within one mile of the project
  - b. Homeowners Associations within one half mile of the project
  - c. Property owners within 500 feet from the site
  - d. Mesa Public Schools District in writing, with copies to Mesa High School, Mesquite Junior High School, and Harris Elementary School.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, and invitation to a neighborhood meeting to be held onsite or Zoom.
3. Presentations can be made to groups of citizens or associations upon request.

#### **AFFECTED PARTIES QUESTIONS AND COMMUNICATION**

It is understood by the applicant that there is potential for members of the surrounding neighborhood as well as other “interested parties” that may be concerned about an adverse effect that modifying the current zoning would have on the area. Such concerns may include the need for safety precautions due to the additional traffic, impact to the local schools, proposed architecture of the units, or open space of the site, to name a few.

The developer anticipates potential for concerns and welcomes the questions that the neighbors would have. Individuals affected by the property PAD application would have the ability to call or email the applicant directly as well as have the opportunity to share during the neighborhood meeting. The applicant would be happy to meet with them on an individual basis or continue the conversation over the phone or email. If there are any significant changes to the Site Plan, the applicant is willing to have another neighborhood meeting as necessary to ensure all concerns and suggestions have been considered and/or addressed.

Correspondence with interested individuals will be documented in the final report and any concerns will be relayed to the Planning department staff member overseeing the Citizen Participation Plan process.

**ANTICIPATED SCHEDULE:**

Presubmittal Meeting	October 6, 2022
Rezoning Application	April 26, 2023
Notifications sent	TBD
Neighborhood meeting	TBD
Additional meeting (if needed)	Not Applicable
Submittal of Citizen Participation Report	TBD
Planning and Zoning Hearing	TBD