

**Citizen Participation Plan
For
The Beverly
Affordable
Multifamily Housing

PAD Rezoning/Site Plan, Design Review

City of Mesa, Arizona**

PREPARED FOR:
COPA Health
925 N Country Club Drive
Mesa, AZ 85201

PREPARED BY:
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Submitted: December 9, 2024
Revised: March 28, 2025

Case No.: PRS24-00914, ZON24-01052 & DRB24-01050

Citizen Participation Report – the Beverly

Date: December 9th, 2024, Updated February 11th, 2025, & March 28, 2025

Purpose: The purpose of this Citizen Participation Report is to summarize how the development team will inform and seek feedback from citizens, property owners and neighborhood associations in the vicinity of the site submitting an application for a PAD/Rezone with Site Plan, and Design Review for the Beverly, an affordable multi-family redevelopment. This 1.25-acre property is located 690 feet north of Main Street and 250 feet east of Alma School Road. The project will provide 36 affordable apartments. This report will ensure that those affected by this application will have an opportunity to learn about and comment on the proposal.

Contact:

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Pre-submittal Meeting: A pre-application meeting with the City of Mesa Planning Division staff occurred on November 5th, 2024. Staff reviewed the concept and recommended that Rezone-Site Plan with Design Review applications would be needed for the City to review and approve the proposed rezone for the Beverly. As a part of the application, a Citizens Participation Plan is required that would notify adjacent residents and nearby registered neighborhoods and hold a virtual neighborhood meeting.

Zoning Submittal Comments Review Meeting: A comment review meeting was held on December 31st, 2024 to discuss comments provided by staff after reviewing the material submitted for the rezone. Revisions were made to this plan to provide updated meeting dates and to make corrections to the neighborhood notification letter.

Action Plan: To provide effective citizen participation in conjunction with the application, the following actions will be taken to provide opportunities to understand and address the real or perceived impacts the request would pose to members of the surrounding community.

1. A contact list will be developed for citizens in this area, specifically all property owners within 1,000-feet of the proposed project boundaries, and will include any HOA's within a half mile, registered neighborhoods

associations within one mile and any schools within the Mesa Public School district that are within proximity to the project. A copy of this list will be provided in the appendix of the Citizen Participation Report. A set of notification letters that have been stuffed, sealed, stamped and addressed will be provided for all residents on the contact list to the city. Staff will mail these public notices to the property owners. We have also prepared a draft letter for the neighborhood meeting invitation for review and approval by City Planning Division staff. The same mailing list will be used for the neighborhood meeting notification. Tentative dates for those meeting have been provided below.

2. All persons listed on the attached contact list will receive a letter describing the project, project schedule, site plan of the proposed Rezone/Site Plan and Design Review site location. An invitation to two virtual neighborhood meeting that will be held online via Zoom will also be included in the meeting invitation letter. A draft copy of this letter is attached in the appendix.
 - The first neighborhood meeting will be scheduled as an **online neighborhood meeting** on **Wednesday, March 19, 2025, at 5:30pm** and is an opportunity to discuss the project, and to ask questions and state any concerns. A sign-on list will be used based on logon information, and comment forms from the meeting will be provided to the City.
 - A second neighborhood meeting will be held in-person at the **Church of Christ Latter-Day Saints (Beverly Ward)**, located at **1054 W 2nd Place Mesa, AZ 85201** on **Thursday, April 22, 2025, at 6pm** and will include responses to questions and concerns of the first meeting. A sign-on list and comment summary will be copied to the City of Mesa Planner for this project.
3. Physical Posting of the Subject Site for Design Review, Planning & Zoning Commission and City Council Meeting Agendas will occur 15 days in advance of each of those public hearings.
4. Presentations will be made to groups of citizens or neighborhood associations upon request.
5. A notification letter will also be provided to all property owners within 500 feet of the site 15 days before the Design Review Board meeting, when that date is determined by staff.

Note: All materials such as sign-in lists, comments, and petitions received will be copied to the City of Mesa.

Proposed Notification Schedule:

- Pre-submittal meeting – **November 5, 2024**
- Application Submittal – **December 9 , 2024**
- Staff Comment Review – **December 31 , 2024**
- Initial mailing for neighborhood meeting – **February 28, 2025**
- Online Neighborhood Meeting – **March 19, 2025**
- In-Person Neighborhood Meeting – **April 22, 2025**
- Design Review Board/Commission – **To be determined by staff**
- P&Z Commission Hearing – **To be determined by staff**
- City Council Public Hearing – **To be determined by staff**

Any future comments will be copied to the project planner with the City of Mesa.