

Citizen Participation Report

Cannon Beach PAD Modification

SEC Power Road & Warner Road

October 12, 2022

Purpose:

The purpose of this Citizen Participation Report is to provide results of the implementation of the Citizen Participation Plan for the applicant's requests to the City of Mesa for a PAD Modification, Site Plan Amendment, and Rezone. These requests are for the proposed Cannon Beach development on the approximately 1.5 acres located at the southeast corner of Power Road and Warner Road in Mesa. This is part of a larger, approximately 37-acre development known as Cannon Beach, which is a mixed-use development approved in 2020. The subject property for this application is further identified on the Maricopa County Assessor's Map as parcel number 304-30-009X (the "Property").

By providing opportunities for citizen participation, the Applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The process followed is consistent with the the City of Mesa's guidelines for the Citizen Participation and Neighborhood Outreach process for rezoning and site plan review cases.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
Sean.Lake@pewandlake.com

D.J. Stapley

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
djstapley@pewandlake.com

Actions taken:

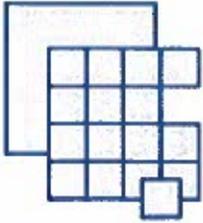
To provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list was developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;

- b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project. Contacts from the City of Mesa said there were no Mesa Registered Neighborhoods or HOAs within 1 mile of the project
2. Formal Neighborhood meeting – An online neighborhood meeting that complied with Mesa’s citizen participation requirements was held by the applicant on October 24, 2022 at 6:00 PM to provide the opportunity for members of the public to discuss the proposed project. It was held using Zoom’s online meeting technology, which complies with the City’s revised policies in response to the COVID-19 public health crisis. No neighbors attended this meeting, which is indicated in the summary attached to this report.
3. The notification list for the neighborhood meeting included the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within ½ mile, and neighborhood associations within 1 mile. Instructions for the zoom meeting were included. A copy of the notification letter for the neighborhood meeting and contact list are attached.
4. The notice letter listed the options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. Enclosed in the notice was a color copy of the development plan and requests proposed. It also included drawings and information on the Freeway Landmark Monument and signage, a concurrent process. This notice procedure allowed neighbors to view the project details and contact the applicant regarding the project.
5. Those who provide contact information to the applicant will be added to the public hearing notification list. A summary and outline of the comments and issues provided to the applicant will be submitted to the City Staff as a supplement to the Citizen Participation Report for this case.
6. The applicant is willing to continue to respond to further inquiries and comments during the rezoning process. Presentations will be made to groups of citizens or neighborhood associations upon request.
7. For public hearing notice, applicant has complied with City requirements, which requires posting a minimum of one (1) 4’ x 4’ sign(s) on the property. Two signs were placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) were submitted to the Planning Staff to be kept in the case file.

Attached Exhibits:

- 1) Copy of the neighborhood meeting notice letter
- 2) Notification map and list of surrounding property owners
- 3) Neighborhood Meeting Summary



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys



W. Ralph Pew

Certified Real Estate Specialist

Sean B. Lake

Reese L. Anderson

Notice of Planning & Zoning Board Hearing

Dear Neighbor,

We have applied for a Site Plan Amendment for the property located at the southeast corner of Power Road & Warner Road. This request is for development of a 1.6-acre addition to the approved 37-acre Cannon Beach Mixed Use PAD. The case number assigned to this project is ZON22-01015.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan of the proposed development. If you have any questions regarding this proposal, please call me at 480-461-4670 or e-mail at sean.lake@pewandlake.com or sarah.fitzgerald@pewandlake.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on March 22, 2023 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099. The City of Mesa has assigned this case to Sean Pesek of their Planning Division staff. He/she can be reached at 480-644-6716 or sean.pesek@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC

Neighborhood Meeting Summary
Cannon Beach Mixed Use
PAD Modification, Site Plan Review, Pre-Plat Amendment
SEC Power Rd. and Warner Rd.
ZON22-01015

October 24, 2022 at 6:00 pm

Online Zoom Neighborhood Meeting
www.zoom.us

The neighborhood meeting began at 6:00 pm, and the online meeting link was left open from approximately 5:40 to 6:20 pm. No citizens attended the meeting.

Present for the applicant were the following: Joseph Cottle (representative of the property owner/developer), D.J. Stapley (Pew & Lake, PLC), Tom Snyder (EPS Group), and Alexander Salmins (EPS Group, Landscape Architect). Sean Pesek attended from the City of Mesa Planning Division.

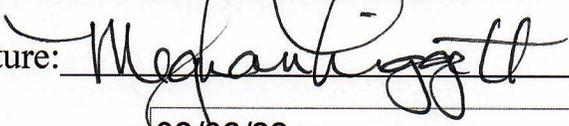
City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 03/02/23

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON22-01015, on SEC Warner & Power. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: 

SUBSCRIBED AND SWORN before me on 03/02/23


Notary Public



CITY OF MESA PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: March 22, 2023

CASE: ZON22-01015

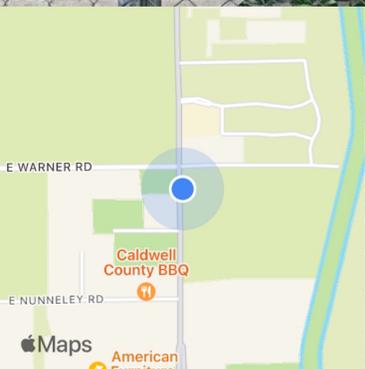
REQUEST: Rezone 1.6± acres from Agricultural (AG) to General Commercial with a Planned Area Development overlay (GC-PAD); modification of an existing Planned Area Development on the entire 44± acres and Site Plan Modification. This request will allow for a commercial development.

APPLICANT: Pew & Lake

PHONE: (480) 461-4670

Planning Division: (480) 644-2385

Posting date: 3/01/2023



Mar 02, 2023 08:31AM
4434-4438 S Power Rd
Maricopa County

CITY OF MESA PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD

57 EAST FIRST STREET

MESA, ARIZONA

TIME: 4:00 PM DATE: March 22, 2023

CASE: ZON22-01015

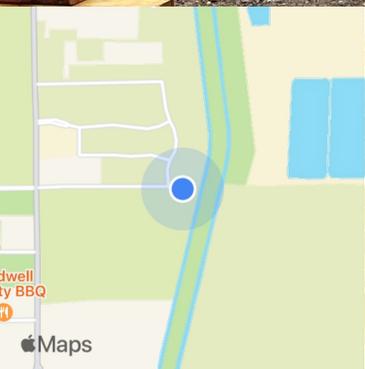
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APPLICANT: Pew & Lake

PHONE: (480) 461-4670

Planning Division: (480) 644-2385

Posting date: 3/01/2023



Mar 02, 2023 07:41AM
7013 E Warner Rd
Maricopa County