

Citizen Participation Plan for Ascension
Northeast Corner of 32nd Street and Brown Road
Case: ZON25-00635

Date: September 17, 2025

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 Tri Pointe Homes, Inc. (“Tri Pointe”) for approval of a high-quality residential community known as “Ascension” located at the northeast corner of 32nd Street and Brown Road (the “Site”). Tri Pointe proposes developing this site with a high-quality, gated single-family residential community with 48 lots. To achieve this, Tri Pointe is requesting to rezone the Site from Agricultural (AG) to RS-15 with a Planned Area Development (“PAD”) overlay. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

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Pre-Submittal Conference: A Pre-Submittal meeting with City of Mesa Development Services Staff was held on March 25, 2025. 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. A contact list will be developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the development.
 - b. Homeowners Associations within one half mile of the development.
 - c. Interested neighbors - focused on 1,000 feet from the Site but may include more.
 - d. Mesa School District, in writing, with copies to any nearby schools who may be affected by this application

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.
 - a. Input received from the interested parties will be recorded and used to prepare the Citizen Participation Report (CPR).
 - b. 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.
 - c. A notification letter advising of the date and time of the P&Z Board meeting will be mailed out.
 - d. A notification letter advising of the date and time of the Design Review session will be mailed out.
3. 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-Submittal meeting – March 25, 2025

Application submittal –September 3, 2025

Neighborhood meeting – October 16, 2025

Submittal of CPR and Notification material – TBD

P&Z Board Hearing – TBD

City Council Hearing (Introduction) - TBD

City Council Hearing (Adoption) – TBD