

CITIZEN PARTICIPATION PLAN

VILLAGE 7 & THE NORTHERN PORTION OF VILLAGE 8

City of Mesa, Arizona

Rezone & Major GPA Application

Case#: TBD

January 2026

Prepared for:
Reserve 100, LLC, the land developing entity for:

BLANDFORD HOMES

3321 E. Baseline Road
Gilbert AZ 85234

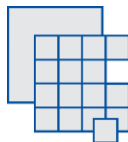
ASLD KE No. 053-126086-00-100

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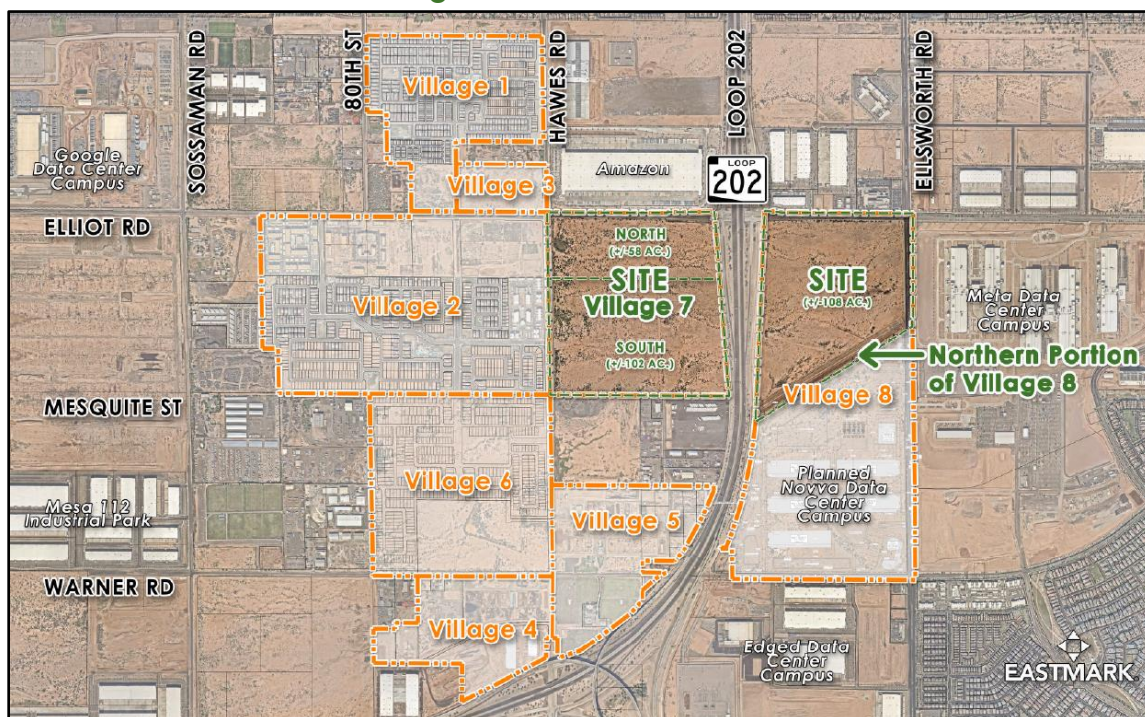
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204

Telephone: 480-461-4670
Contact: Sean Lake or Vanessa MacDonald

A. Purpose

Pew & Lake, PLC (the “Applicant”), on behalf of Blandford Homes and with the permission of the Arizona State Land Department (the “Property Owner”), is pleased to submit this Citizen Participation Plan, in support of proposed Rezone and General Plan Amendment requests for 210 acres of property in the City of Mesa (the Project). As shown below, there are two properties in the requests: 102 acres in the southern portion of Hawes Crossing Village 7, and 108 acres in the northern portion of Hawes Crossing Village 8. The Properties are on the south side of Elliot Road, on the west and east sides of the Loop 202 Freeway. The properties are owned by the Arizona State Land Department. Accordingly, there are no assigned Maricopa County Assessor parcel numbers. The purpose of this plan is to inform nearby property owners, neighborhood associations, and businesses in the vicinity of the proposed Rezoning and General Plan Amendment applications that have been submitted to the City of Mesa.

Figure 1 – Context Aerial



The specific requests to the City of Mesa are:

- **Rezoning of approximately 102.9 acres in Hawes Crossing Village 7 from Mixed-Use (29.7 acres) and Light Industrial (73.2 acres), to Residential Small Lot Single Dwelling District (RSL-2.5/PAD/ PAD) To ensure consistency with the surrounding residential character, a maximum density of 4.5 DU/AC will be included in the PAD rezoning.**
- **A General Plan Amendment to change the Land Use Placetype of 102.9 acres in Hawes Crossing Village 7 from Urban Center and Local Employment Center, to the Urban Residential Placetype.**

- **Rezoning of approximately 115 acres in Hawes Crossing Village 8 from General Commercial (69 acres) and Mixed-Use (46 acres), to 96 acres of Light Industrial (LI/PAD/PAD) and 12 acres of Neighborhood Commercial (NC/PAD/PAD).**
- **A General Plan Amendment for 115 acres in Hawes Crossing Village 8 from the *Regional Center* placetype, to 96 acres of *Regional Employment Center*, and 12 acres of *Neighborhood Center*.**

B. Contact

The individuals coordinating the citizen outreach for this project are:

Pew and Lake PLC
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C. Pre-Submittal Conference

The Pre-submittal Conference with City of Mesa Development Services staff was held December 2, 2025. Staff reviewed the application and recommended that adjacent residents, and nearby registered neighborhoods be contacted.

D. Action Plan

The Project team recognizes the importance that public participation plays in the development process. We are committed to encouraging and allowing the public to express their thoughts, helping them understand the proposal and addressing any concerns in a professional and appropriate manner. In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide affected property owners with the opportunity to voice any concerns or questions they may have about the proposed development:

1. A virtual neighborhood meeting will be held at a future date and will feature a presentation that will include the existing and proposed zoning districts, and a thorough discussion of each. The presentation may also include preliminary elevations of the proposed residential development. The Notice of Neighborhood meeting will be mailed to all Property Owners within 1000 feet of the project boundaries, using a list provided by the City of Mesa. The notice will be sent at least 15-days in advance of the neighborhood meeting, and the mailing list will include:

- 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 1000 feet of the development.

A summary of the meeting, including any questions asked and the applicant's response to each, will be provided to the City in the Citizen Participation Report. The report will be provided to the City prior to the first public hearing at which the rezoning will be considered.

E. Project Schedule

- Pre-submittal Conference: December 2, 2025
- Application Submittal: TBD
- Neighborhood Meeting- TBD
- Planning and Zoning Board Hearing- TBD
- City Council Introduction- TBD
- City Council Final Action- TBD