



CITIZEN PARTICIPATION REPORT
for
SITE PLAN REVIEW
for
WOODSPRING SUITES

**1911 S. Mesa Drive
PRS20-00350**

**Submitted
December 3, 2020**

**Prepared By:
Gilmore Planning & Landscape Architecture**

OVERVIEW

On behalf of Woodspring Suites and BG Edge LLC, Gilmore Planning & Landscape Architecture (Applicant) presents this Citizen Participation Plan (CPP) in conjunction with a joint application for Site Plan Review and Design Review Board for a proposed Woodspring Suites, a limited service Hotel with 122 guest rooms to be developed on approximately 2.9 acres and located north of W. Baseline Road and East of Mesa Drive in Mesa, Arizona. The address is 1911 So. Mesa Drive.

This report reviews our effort to communicate with our neighbors, with registered interest groups and HOA's.

Applicant for the Owner:

Jack Gilmore
Gilmore Planning & Landscape Architecture
2211 N. Seventh Street
Phoenix, Arizona 85006
(602) 266-5622; (602) 266-5707 (FAX)
e-mail: jjilmore@getgilmore.com

Designated Staff Planner for the City of Mesa

Randy McCann
Planner II
City of Mesa Planning Dept.
(480) 644-4691
e-mail: ryan.mccann@mesaaz.gov

Action Plan:

In order to provide effective citizen participation in conjunction with this application, the following actions have been taken to provide opportunities to understand and address any real or perceived impacts of the development that members of the community may have including:

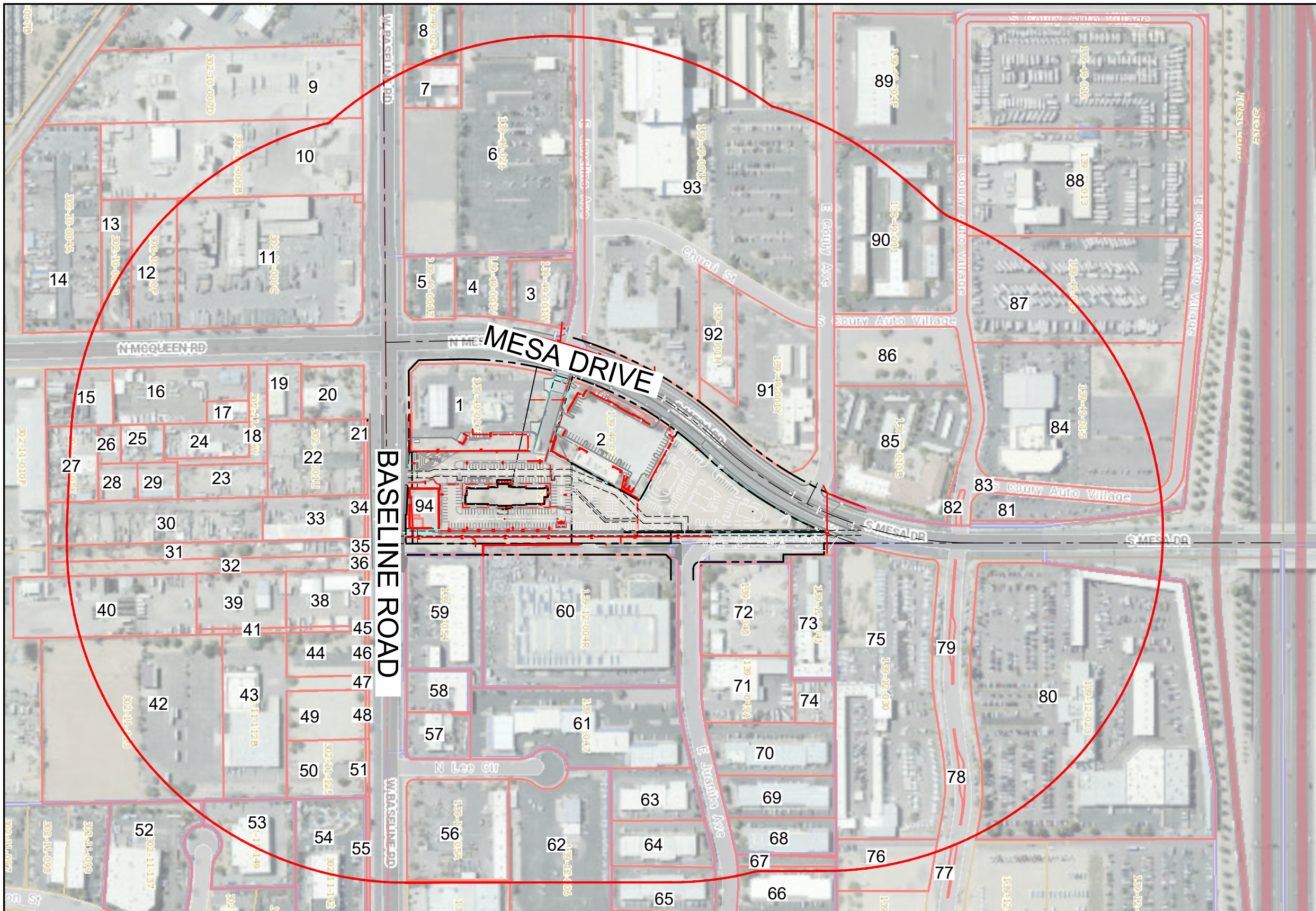
1. A contact list was developed for citizens within 500' and 1,000' of the Subject Property. Copies have been included with this submittal along with an area maps for each illustrating the ownership, along with a list of registered groups. In accordance with the City's Rezoning process, notification letters and supporting exhibits have been sent to the adjacent property owners and they were invited to attend a virtual neighborhood meeting. A copy of that Notification letter and invite to the neighborhood meeting is attached.

Communication and Feedback with the Neighbors:

1. The first Notification Letter was issued on October 21, 2020 informing area property owners and registered groups that an application for Design Review Board and Site Plan Approval had been filed. Ordinarily, this letter would have been sent possibly a month earlier; however; there was some uncertainty about the disposition of Old Mesa Drive. Negotiations were ongoing between the seller and our client BG Edge. As soon as the site plan became fixed, the first letter was issued announcing both the effort to attract citizen participation and to inform the property owners and registered groups that the first DRB Hearing was scheduled for November 5, 2020. The project Site plan and Building Elevations were also sent with that letter.
2. The second Notification Letter was issued on October 26 to correct the date for the DRB presentation from November 5, 2020 to November 10, 2020 and encouraging interested property owners and registered groups to contact our office with any questions or concerns.
3. The third notification letter was issued on December 1, 2020 informing the property owners within 1,000 feet and the registered groups of the revised Planning & Zoning Board Hearing on December 16, 2020. This letter notified the same property owners, registered interest groups, and HOA's that the date for the P&Z Board Hearing had been scheduled, along with an invitation to call our office for any questions and to attend the hearing on the City's website. This letter included the current Site Plan and revised Building Elevations.
4. As the Applicant, GPLA is responsible to prepare a record of any calls and correspondence from the surrounding property owners, neighbors and any of the registered interest groups. As of today's date, December 3, 2020, GPLA has not received any calls or e-mails.

Schedule to Complete the Citizen Participation Plan

	<u>Date</u>
1.) Pre-App Site Plan Review – Virtual:	June 30, 2020
2.) Submit Citizen Participation Plan:	July 21, 2020
3.) 1 st Notification Letter for CPP &DRB:	October 21, 2020
4.) 2 nd Notification Letter for DRB Hearing date:	October 26, 2020
5.) Design Review Board Presentation:	November 10, 2020
6.) Post Property	December 1, 2020
7.) 3 rd Notification Letter for P&Z Board Hearing	December 1, 2020
8.) Submit Citizen Participation Report:	December 3, 2020
9.) Planning and Zoning Board Hearing:	December 16, 2020



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|-----------------|------------------|
| 1. 139-49-027D | 51. 302-11-124 |
| 2. 139-49-028A | 52. 302-11-137 |
| 3. 139-49-001W | 53. 302-11-149 |
| 4. 139-49-001V | 54. 302-11-142 |
| 5. 139-49-001Z | 55. 302-11-006E |
| 6. 139-49-026 | 56. 139-12-005A |
| 7. 139-49-025 | 57. 139-12-013C |
| 8. 139-49-024A | 58. 139-12-013A |
| 9. 302-10-007D | 59. 139-12-054 |
| 10. 302-10-006B | 60. 139-12-004R |
| 11. 302-10-006C | 61. 139-12-047 |
| 12. 302-10-006F | 62. 139-12-006 |
| 13. 302-10-006G | 63. 139-12-046 |
| 14. 302-10-004A | 64. 139-12-045 |
| 15. 302-11-002B | 65. 139-12-044 |
| 16. 302-11-012C | 66. 139-12-009F |
| 17. 302-11-001M | 67. 139-12-009E |
| 18. 302-11-001W | 68. 139-12-052 |
| 19. 302-11-003B | 69. 139-12-051 |
| 20. 302-11-003A | 70. 139-12-050A |
| 21. 302-11-001X | 71. 139-12-049A |
| 22. 302-11-001U | 72. 139-12-048 |
| 23. 302-11-001H | 73. 139-12-004J |
| 24. 302-11-001V | 74. 139-12-049B |
| 25. 302-11-001P | 75. 139-12-030 |
| 26. 302-11-001S | 76. 139-12-029A |
| 27. 302-11-001K | 77. 139-12-034 |
| 28. 302-11-001R | 78. 139-12-033 |
| 29. 302-11-001Q | 79. 139-12-032 |
| 30. 302-11-013E | 80. 139-12-023 |
| 31. 302-11-013J | 81. 139-49-018A |
| 32. 302-11-013L | 82. 139-49-017 |
| 33. 302-11-013G | 83. 139-49-016 |
| 34. 302-11-013F | 84. 139-49-015 |
| 35. 302-11-013H | 85. 139-49-010B |
| 36. 302-11-013K | 86. 139-49-010A |
| 37. 302-11-005A | 87. 139-49-014 |
| 38. 302-11-005B | 88. 139-49-013 |
| 39. 302-11-011N | 89. 139-49-004F |
| 40. 302-11-011S | 90. 139-49-011 |
| 41. 302-11-119 | 91. 139-49-001Y |
| 42. 302-11-113 | 92. 139-49-001M |
| 43. 302-11-112B | 93. 139-49-001X |
| 44. 302-11-121 | 94. 139-49-001Q, |
| 45. 302-11-118 | 139-49-002, |
| 46. 302-11-120 | 139-49-001S, |
| 47. 302-11-112A | 139-49-003 |
| 48. 302-11-122 | |
| 49. 302-11-123 | |
| 50. 302-11-125 | |

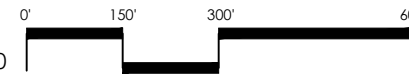
PROPOSED WOODSPRING SUITES HOTEL

1911 S. MESA DRIVE, MESA, AZ
 PREPARED FOR: B.G. EDGE LLC

PARCELS WITHIN 1,000' OF PROPERTY

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SCALE: 1" = 300'
 DATE: 12.1.20
 GPLA JOB# 00000



1837 Property LLC
139-12-004J
2122 E Highland Ste 450
Phoenix, AZ 85016

K Matkem Co of AZ LLC
139-12-004R
6612 Snowdrift Rd
Allentown, PA 18106

Watts Investments LLC
139-12-005A
7305 E Greenway Rd
Scottsdale, AZ 85260

US West Building LLC
139-12-006
126 Old Mount Kisko Rd
Armonk, NY 10504

Zimmerman Joan Goodman TR/Mandel
William TR/ 526 E Juanita LLC/ Mesa
Commons LLC
139-12-009D,139-12-009E,139-12-047
2150 E Highland Ste 207
Phoenix, AZ 85016

DJ Wade Investments LLC/Lewis Bus Park
LLC/ RGA Properties LLC/ 15230 N 75th St
LLC
139-12-049B,139-12-050A,139-49-011
2150 E Highland Ste 207
Phoenix, AZ 85016

Bragmar Investments LTD Partnership
139-12-009F
5134 N Central Ave
Phoenix, AZ 85012

Sandra Plaza No 1
139-12-013A
1412 Main St Ste 1500
Dallas, TX 75202

DCB Holdings LLC
139-12-013C,139-12-013D
913 E Sunset
Casa Grande, AZ 85122

D & C Staley TR
139-12-044
1345 E Soreson St
Mesa, AZ 85203

Miller Family Real Estate LLC
139-12-023,139-12-029A,139-12-030,139-
12-032,139-12-033,139-12-034
9350 S 150 E Ste 900
Sandy, UT 84070

Aluma Line Inc
139-12-045
75 W Baseline Rd #19
Gilbert, AZ 85234

Anthony & Marilyn Ippolito Family TR
139-12-046
2538 E Desert Ln
Gilbert, AZ 85234

Beecroft, Earl D & Sherrie
139-12-048
3385 E Barbarita Ave
Gilbert, AZ 85234

RBS Investments LLC
139-12-0049A,139-49-004F
5123 E Calle de Norte
Phoenix, AZ 85018

Juanita Properties LLC
139-12-051A
PO Box 5771
Scottsdale, AZ 85261

Zimmerman, Joan Goodman TR
139-12-052
3111 Bel Air Dr Ste 26A
Las Vegas, NV 89103

Auto Baseline LLC
139-12-004J
1517 S Sepulveda Blvd
Los Angeles, CA 90025

Maricopa County
139-49-001M,139-49-001Y
301 W Jefferson
Phoenix, AZ 85003

S R P A I & P D
139-49-001Q,139-49-001S,139-49-
002,139-49-003
PO Box 52025
Phoenix, AZ 85072-2025

Brown & Brown Wholesale LLC
139-49-001V
910 S Country Club Dr
Mesa, AZ 85210

Mesa Drive Carwash LP
139-49-001W
2398 E Camelback Rd Ste 615
Phoenix, AZ 85016

Maricopa, County of
139-49-001X,139-49-026
2801 W Durango St
Phoenix, AZ 85009

Native Arizona Acquisitions II LLC/
Roberts, Jo E TR
139-49-001Z,302-11-003A
5839 E Indian School Rd
Phoenix, AZ 85018

Continental General Insurance Co
139-49-010A,139-49-010B
1750 S Mesa Dr
Mesa, AZ 85210

Velocity Properties LLC
139-49-013,139-49-014,139-49-
016,139-49-017
7430 Copley Park Pl
San Diego, CA 92111

BC Berge LLC/ Berge, Brent C TR
139-49-018A,139-49-015
2401 W Bell Rd
Phoenix, AZ 85023

Parweld Investments LLC
139-49-024A
701 S 7th St
Phoenix, AZ 85034

Buessing, Constance J
139-49-025
3301 E Tonto Dr
Phoenix, AZ 85044

Sundown Equipment LLC
139-49-027C
8185 E Alameda Rd
Scottsdale, AZ 85255

Yards For Rent LLC/ Rent A Lot LLC
302-10-004A, 302-11-001H,302-11-
001U,302-11-001W,302-11-001X,302-11-
013E
5235 E Southern Ave Ste 106-180
Mesa, AZ 85206

Dewain N Connolly Family TR/ Wright/
W/ M
302-10-006B
513 N Hobson Plaza
Mesa, AZ 85203

Chandler Ready Mix Inc
302-10-007D
PO Box 1500
Houston, TX 77251-1500

JNR Holdings LLC
302-11-001P,302-11-001Q,302-11-
001R
PO Box 2353
Gilbert, AZ 85299-2353

City of Mesa
302-11-005A
PO Box 1466
Mesa, AZ 85211

Signwerks LLC
302-11-013F
451 E Juanita, Ste 3
Mesa, AZ 85204

Padilla Angelina V Etal
302-11-013K,302-11-013L
1361 N Pioneer St
Gilbert, AZ 85233

Bio Huna Netics Inc
302-11-149
1331 W Houston Ave
Gilbert, AZ 85233

Quiktrip Corporation
139-49-027D
PO Box 3475
Tulsa, OK 74105

Superlite Block
302-10-006C,302-10-006D,302-10-
006F,302-10-006G
4150 W Turney
Phoenix, AZ 85019

Apache Sands Service Center Inc
302-11-001K,302-11-001S
7602 E Main St Ste 2
Mesa, AZ 85207

Gurr, Tom & Anita TR
302-11-002B
1060 Mariposa Dr
Durango, CO 81301

Hills McQueen Family LLC
302-11-005B,302-11-011N,302-11-
011S,302-11-118,302-11-119
PO Box 3435
Gilbert, AZ 85299

Duncor LLC
302-11-013G
335 E Baseline
Gilbert, AZ 85233

V J Baseline LLC
302-11-112A,302-11-112B,302-11-113,302-
11-120,32-11-121,302-11-122,302-11-
123,302-11-124,302-11-125
4300 N Miller Rd Ste 153
Scottsdale, AZ 85251

DP Land Holdings V LLC
139-49-028A
2021 E Bell Rd
Phoenix, AZ 85022

JDW Real Estate IV LLC
302-10-007C
9735 E Cortez St
Scottsdale, AZ 85260

2 MORCO LLC
302-11-001M,302-11-001V,302-11-
012C
PO Box 5702
Boise, ID 83705

Gunning, Mark S
302-11-003B
2500 S Power Rd Ste 121
Mesa, AZ 85211

Church & Gibbens LLC
302-11-006E,302-11-142
3351 Venado St
Carlsbad, CA 92009

Pena, Lucas B & Linda M
302-11-013H,302-11-013J
818 E 6th St
Mesa, AZ 85203

Winter, Eric
302-11-137
570 33rd St
Manhattan Beach, CA 90266