

CITIZEN'S PARTICIPATION PLAN FOR "Recker Gardens"

Located in Mesa, Arizona.



Prepared By:

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PURPOSE OF REQUEST

BFH Group is delighted to present to the City of Mesa this application with corresponding narrative and exhibits for the Rezoning and Design Review submittal and approval. Per request by the applicant, the purpose of the Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools, and businesses in the general vicinity of the site to request application for rezoning the proposed 5.56 acre townhouse residential development. The site is located at 6147 E. Main Street, Mesa, AZ 85205, more specifically east of Recker Road on the south side of Main Street. The application will be to rezone the property from RM-3-U to RM-4 PAD for the proposed development intended to be 132 residential units. This plan is to ensure all affected by this application, whether immediately adjacent or indirectly, will have an opportunity to learn about what is being planned and provide comment on the proposal.

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NOTIFICATION AND PROCEDURE

BFH Group intends to follow the notification procedure outlined by the City of Mesa Citizen Participation Plan process. All Rezoning documents shall be submitted to the assigned City of Mesa planning staff. Per this Citizen's Participation Plan and upon administrative approval from City of Mesa planning staff, BFH Group will notify all property owners within 1000' of the subject property of the intention to propose a Rezoning to the subject property. At the same time, signage will be posted that will provide the days and times for all pertinent meetings including, neighborhood meetings, Planning and Zoning Hearings, and City Council Hearings. A neighborhood meeting will be held (on Zoom) that will allow adjacent residents and other interested parties the opportunity to ask questions and provide opinions on what the proposed Minor General Plan Amendment and rezoning will be. BFH Group will consolidate this correspondence as well as any other communication received and prepare a final report summarizing the community's inputs and documenting all notification materials. This will be

delivered to the corresponding planning staff for review and ultimately to the Planning Commission and City Council for review and approval.

Attached in this appendix are all pertinent documents and notification forms as required by this Citizen Participation Plan.

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 project
 - b. Homeowners Associations within one half mile of the project
 - c. Property owners within 1,000 feet from the site
 - d. Mesa Public Schools District in writing, with copies to Skyline High School, Fremont Junior High School, and Madison Elementary School.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, and invitation to a neighborhood meeting to be held onsite or Zoom.
3. Presentations can be made to groups of citizens or associations upon request.

AFFECTED PARTIES QUESTIONS AND COMMUNICATION

It is understood by the applicant that there is potential for members of the surrounding neighborhood as well as other “interested parties” that may be concerned about an adverse effect that modifying the General Plan or current zoning would have on the area. Such concerns may include the need for safety precautions due to the additional traffic, impact to the local schools, proposed architecture of the units, or open space of the site, to name a few.

The developer anticipates potential for concerns and welcomes the questions that the neighbors would have. Individuals affected by the Minor General Plan Amendment and property rezoning would have the ability to call or email the applicant directly as well as have the opportunity to share during the neighborhood meeting. The applicant would be happy to meet with them on an individual basis or continue the conversation over the phone or email. If there are any significant changes to the Site Plan, the applicant is willing to have another neighborhood meeting as necessary to ensure all concerns and suggestions have been considered and/or addressed.

Correspondence with interested individuals will be documented in the final report and any concerns will be relayed to the Planning department staff member overseeing the Citizen Participation Plan process.

It is important to note that the Development Team has already been very proactive with the neighborhood as well as Councilmember Spilsbury. An informal neighborhood meeting has been held, which several neighbors showed up. Overall that meeting went very well and the community is supportive of development of this property. We have received communication from the Banner Health site to the south with support of development as well. And the Councilmember was also very supportive of this development and felt that this is a vital area for affordable housing.

ANTICIPATED SCHEDULE:

Meeting with Councilmember Spilsbury	February 5, 2024
Neighborhood Virtual Meeting	February 13, 2024
Presubmittal Meeting	April 16, 2024
Rezoning Application	May 24, 2024
Notifications sent	July 1, 2024
Neighborhood meeting	July 22, 2024
Additional meeting (if needed)	TBD
Submittal of Citizen Participation Report	TBD
Planning and Zoning Hearing	TBD