

**Citizen Participation Plan
For
La Mesita, Phase 4**

Rezoning/Site Plan, Design Review & CUP

City of Mesa, Arizona

PREPARED FOR:

a new leaf

868 E. University Drive
Mesa, AZ 85203

PREPARED BY:

EARL & CURLEY P.C.

3101 N CENTRAL AVENUE, SUITE 1000
PHOENIX, AZ 85012
(602) 265-0094

Submitted: December 22nd, 2022

Revised: _____

Case No.: PRS22-01167

Citizen Participation Report – La Mesita, Phase 4

Date: December 22nd, 2022

Purpose: The purpose of this Citizen Participation Report is to summarize how the development team will inform and seek feedback from citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site submitting an application for a BIZ/Rezone with Site Plan, Design Review and Council Use Permit for La Mesita Phase 4, a multi-family project. This 1-acre property is located approximately a quarter mile west of the northwest corner of Main Street and Dobson Road. La Mesita Phases 1-3 were previously approved with a similar rezoning with BIZ overlay case Z12-012 & Z12-040, in 2012. Phase 4 will add one more apartment building to the project. This report will ensure that those affected by this application for a BIZ/Rezone with Site Plan, Design Review and Council Use Permit will have an opportunity to learn about and comment on the proposal.

Contact:

Michael Buschbacher II, AICP - Principal Planner
Earl & Curley P.C.
3101 N. Central Avenue Suite 1000
Phoenix, AZ 85012

Pre-submittal Meeting: A pre-application meeting with the City of Mesa Planning Division staff occurred on November 15th, 2022. Staff reviewed the concept and recommended that Rezone-BIZ-CUP with Design Review applications would be needed for the City to review and approve the proposed addition to La Mesita, as a Phase 4. As a part of the application, a Citizens Participation Plan is required that would notify adjacent residents and nearby registered neighborhoods and hold a virtual neighborhood meeting.

Action Plan: To provide effective citizen participation in conjunction with the application, the following actions will be taken to provide opportunities to understand and address the real or perceived impacts the request would pose to members of the surrounding community.

1. A contact list will be developed for citizens in this area, specifically all property owners within 1,000-feet of the proposed project boundaries, and will include any HOA's within a half mile, registered neighborhoods associations within one mile and any schools within the Mesa Public School district that are within proximity to the project. A copy of this list will be provided in the appendix of the Citizen Participation Report. A set of notification letters that have been stuffed, sealed, stamped and addressed

will be provided for all residents on the contact list to the city. Staff will mail these public notices to the property owners. We have also prepared a draft letter for the neighborhood meeting invitation for review and approval by City Planning Division staff. The same mailing list will be used for the neighborhood meeting notification. Tentative dates for those meeting have been provided below.

2. All persons listed on the attached contact list will receive a letter describing the project, project schedule, site plan of the proposed BIZ/Rezone/Site Plan and Design Review site location. An invitation to two virtual neighborhood meeting that will be held online via Zoom will also be included in the meeting invitation letter. A draft copy of this letter is attached in the appendix.
 - The first neighborhood meeting will be scheduled as an **online neighborhood meeting** on **Thursday, January 26th, 2022, at 6pm** and is an opportunity to discuss the project, and to ask questions and state any concerns. A sign-on list will be used based on logon information, and comment forms from the meeting will be provided to the City.
 - A second **online neighborhood meeting (optional or as needed) will be held two weeks later on Thursday, February 9th, 2023, at 6pm** and will included responses to questions and concerns of the first meeting. A sign-on list and comment summary will be copied to the City of Mesa Planner for this project.
3. Physical Posting of the Subject Site for Design Review, Planning & Zoning Commission and City Council Meeting Agendas will occur 15 days in advance of each of those public hearings.
4. Presentations will be made to groups of citizens or neighborhood associations upon request.

Note: All materials such as sign-in lists, comments, and petitions received will be copied to the City of Mesa.

Schedule:

- Pre-submittal meeting – **November 15th, 2022**
- Application Submittal – **December 22nd, 2022**
- Initial mailing for neighborhood meeting – **January 10th, 2023**
- Online Neighborhood Meeting – **January 26th, 2023**
- Design Review Board/Commission – **To be determined by staff**
- P&Z Commission Hearing – **To be determined by staff**
- City Council Public Hearing – **To be determined by staff**

Any future comments will be copied to the project planner with the City of Mesa.

Earl & Curley

ZONING & LAND USE LAW

January 10th, 2023

Re: A New Leaf - La Mesita, Phase 4 – Rezone/BIZ/CUP & DR

Dear Neighbor,

We are applying for a BIZ/Rezone with Site Plan, Design Review and Council Use Permit for La Mesita Phase 4, a multi-family project. This 1-acre property is located approximately a quarter mile west of the northwest corner of Main Street and Dobson Road.

This request is for the approval of the next phase of La Mesita, Phase 4. Phases 1-3 were previously approved with a similar rezoning with BIZ overlay case Z12-012 & Z12-040, in 2012. Phase 4 will add one more apartment building to the project. This letter is being sent to all property owners within 1000 feet of the property as part of the application process for the City of Mesa. A copy of the Project Description, proposed Conceptual Site Plan and Project Schedule, is enclosed for your review. The online virtual neighborhood meeting information is below.

Online Meeting Information:

A New Leaf - La Mesita, Phase 4 - Online Neighborhood Meeting

Date & Time: Wednesday, January 26th, 2023, 6:00 PM (Arizona Time)

Please type the following link into an internet browser to attend the meeting.

Location: <https://bit.ly/3FMmBdo>

Online Meeting Follow-up Information (if needed):

A New Leaf - La Mesita, Phase 4 - Online Neighborhood Meeting Follow-up

Date & Time: Wednesday, February 9th, 2023, 6:00 PM (Arizona Time)

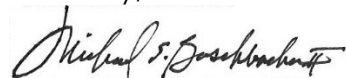
Please type the following link into an internet browser to attend the meeting.

Location: <https://bit.ly/3v6STL8>

You are invited to attend and provide any input you may have regarding this proposal. In addition, our request is subject to a public hearing by the Mesa Planning and Zoning Commission and the Mesa City Council, so you will have two more opportunities to comment on this project. This online meeting is being held to provide you with a convenient opportunity to submit comments and questions to me in advance of these hearings. You will be notified of the hearings once they are scheduled with a mailing from the City of Mesa.

Please email me at mbuschbacher@earlcurley.com or call 602-265-0094 with any questions. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



Michael S Buschbacher II, AICP

Principal Planner

o (602) 265-0094

mbuschbacher@earlcurley.com