



Medina Station PAD Parcel C

Citizen Participation Plan

Quality Multiple Residence Development on
Parcel C of the Medina Station PAD

Located at the Southeast Corner of
South Signal Butte Road and East Southern Avenue

Parcel No. 220-82-018J

Submittal Date: May 23, 2025

Citizen Participation Plan – Medina Station-Parcel C

Introduction & Purpose:

Bowman Consulting Group, Ltd. (“Bowman”) submits this Citizen Participation Plan on behalf of Hillpointe, LLC (“Hillpointe” or the “Developer”) in regard to the proposed multiple residence development (the “Development”) within the Medina Station Planned Area Development (“PAD”).

The purpose of this Citizen Participation Plan is to outline the steps required by the City of Mesa to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of the application for the Development. The Development will be located at the Southeast Corner of South Signal Butte Road and East Southern Avenue on Parcel No. 220-82-018J (the “Property”).

The Developer proposes a Specific Plan that implements the key components of the approved Conceptual Plan and is requesting **(1)** site plan approval and **(2)** design review approval.

By providing public notifications, the Applicant will ensure that those interested in this application will have an opportunity to learn about public hearings and comment on the proposed plan.

Development Team

Developer / Applicant

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Applicant

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Pre-submittal Outreach:

It is important to note that prior to any formal submittals to the City of Mesa, including the Pre-Submittal application, our goal was to obtain initial feedback from the City to ensure our proposed development was consistent with the future planning and goals within the General Plan for this area. This is only the beginning of our outreach efforts, and we plan to engage with the City Staff and stakeholders throughout the process. Our team met with Mesa Staff on the following dates:

- January 22-30, 2025: Conversations and follow up email correspondence with Cassidy Welch regarding the approved Medina Station PAD and approved Conceptual Plan.
- March 19, 2025: Follow-up conference call with Robert Apodaca and Aaron Ament with the Mesa Development Services Department regarding the engineering requirements for the formal application process.

Pre-submittal Meeting:

The Pre-submittal Meeting (PRS25-00108) was held with City of Mesa planning staff on February 25, 2025. Staff reviewed the application and recommended notifying adjacent residents within 1000-ft, and all registered neighborhoods and HOAs within one (1) mile of the Development once Staff schedules the public hearing before the Planning and Zoning Board.

Action Plan:

During the approved previous rezoning process for the Medina Station PAD, the previous applicant completed a Citizen Participation Process, which included hosting a neighborhood meeting. Registered neighborhood associations and Homeowners Associations within one mile of the project and property owners within 1000-ft of the property were notified of the proposed master plan development, which includes a commercial center and two multiple residence developments. The proposed multiple residence is permitted by-right within the Medina Station PAD and the City will not require an additional neighborhood meeting.

In order to provide effective citizen participation in conjunction with the Site Plan Review application, the following actions will be taken to inform the community of the proposed development and public hearing before the City of Mesa Planning and Zoning Board.

1. A contact list will be developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one mile of the Property (list provided by Staff).
 - Homeowners Associations within one mile of the Property (list provided by Staff).
 - Property owners within 1,000 feet of the Property.
 - The Council Member and Council Coordinator.
2. All persons listed on the contact list will receive a notification letter describing the project and identifying the date, time, and location for the public hearing before the Planning and Zoning Board.
3. A public notice sign will be posted on the Property identifying the date, time, and location for the public hearing before Planning and Zoning Board.
4. The Applicant will submit a Citizen Participation Report with all materials such as any correspondence with any members of the public requesting additional information, outside agencies, and stakeholders to the City of Mesa.

Schedule:

Pre-submittal Application Filed – February 10, 2025

Pre-submittal meeting – February 25, 2025

Application Submittal – May 23, 2025

Public Hearing Notification – TBD

Planning and Zoning Hearing – TBD