

# McDonald's

## Citizen Participation Plan Site Plan and Design Review Narrative

Mountain Vista Marketplace  
Southwest Corner of Signal Butte and Hampton

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1328 S SIGNAL BUTTE RD  
APN: 220-81-985



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October 2019  
Earl & Curley PC

**Citizen Participation Plan for  
1328 S SIGNAL BUTTE RD**

**Date of Plan:**    **October 2019**

**Overview:**

This request seeks to obtain approval of two (2) applications; a site plan review and design review to construct a new 4,408 sf. (approximately) McDonalds Restaurant at the northwest corner of Signal Butte Road and Hampton Avenue. A pre-submittal conference on this proposal was held last year (PRS19-00385). Following that meeting, the site plan was revised to conform to the existing subdivided lot confines.

**Project Description**

This new restaurant is part of the larger 9.5-acre shopping center known as Mountain Vista Marketplace. The rezoning for the center was approved the City Council on April 16, 2007 (Z07-22/Ordinance 4689). The ordinance approved a Minor General Plan Amendment from Mixed Use Employment to Regional Commercial (RC). The C-2 zoning district was renamed to Limited Commercial (LC) by the City in its amendment of its Zoning Ordinance. The proposed retail center is in full compliance with the City's General Plan Community Commercial land use designation and LC zoning. Mountain Vista Marketplace is bounded by Southern Road, Signal Butte Road and Hampton Avenue and is approximately 9.5 acres in size.

The new McDonalds Restaurant is again approximately 4,408 sf. which includes a future playspace expansion area. Approximately 44 parking spaces are required and approximately 70 are provided. All of the required street dedications and improvements have been made and constructed.

**Contact:**

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**Pre-Application Meeting:**

A pre-application meeting was held on June 13, 2019; PRS19-00385

The following actions will be taken to provide opportunities for interested parties to understand the elements of the proposed project and address any real or perceived impacts that the development might have on them.

- A Neighborhood Meeting may be held with the adjacent property owners/residents and/or interested parties of the requests. A sign-in list will be used to record those who attended the meeting. All questions and answers will be documented for submittal to the City of Mesa Planner assigned to this project.
- A notification letter will be sent by first class mail to all property owners and Registered Associations/HOAs, interested parties, and the City of Mesa Planner to advise them of the proposed request and invite them to the neighborhood meeting.
- The neighborhood meeting notification letter will include a description of requests, aerial exhibit, applicant contact person, and applicant contact information such as address, phone, e-mail, and fax number, Neighborhood Meeting date, time and location.
- If necessary, the applicant's development team will hold individual and/or group meetings later with interested parties and/or surrounding property owners.
- Complete a Citizen Review Final Report and submit to the Planning Department with the formal application.

**Schedule:**

Pre-application meeting – June 13, 2019  
Application Submittal – October 3, 2019  
Open House Meeting – TBD  
Submittal of Citizen Participation Report and Notification materials – TBD  
Public Hearings – Anticipated in December and January