

# Citizen Participation Report

## Gateway 202 Site Plan Amendment SWC Ellsworth Road and Warner Rd.

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### Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts that were made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a minor Site Plan Review and Plat Amendment. These requests are for the proposed 5-acre amendment to an approved 168.7-acre development located at the southwest corner of Ellsworth Road and Warner Road in Mesa. (The "Property").

By providing opportunities for citizen participation, the applicant has ensured that those most affected by this application have had adequate opportunity to learn about and comment on the proposed plan. The applicant provided neighborhood notice for an online neighborhood meeting. The format was consistent with the City's notice with guidelines for the Citizen Participation and Neighborhood Outreach for site plan review.

### Contact Information:

The individuals who coordinated the Citizen Participation activities are shown below:

#### **Sean B. Lake**

Pew & Lake, P.L.C.  
1744 S. Val Vista Drive, Ste. 217  
Mesa, Arizona 85204  
(480) 461-4670 (office)  
(480) 461-4676 (fax)  
[Sean.Lake@pewandlake.com](mailto:Sean.Lake@pewandlake.com)

#### **Sarah Fitzgerald**

Pew & Lake, P.L.C.  
1744 S. Val Vista Drive, Ste. 217  
Mesa, Arizona 85204  
(480) 461-4670 (office)  
(480) 461-4676 (fax)  
[sfitzgerald@pewandlake.com](mailto:sfitzgerald@pewandlake.com)

### Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community have relating to the proposed development:

1. A contact list was developed for citizens and agencies in this area including:
  - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;
  - b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).

2. An online neighborhood meeting was held by the applicant on March 7, 2023 to provide the opportunity for members of the public to discuss the proposed project. It was held using Zoom's online meeting technology, which complies with City policies. No members of the public were in attendance.
3. The notification list for the neighborhood meeting included the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within ½ mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists were provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list is attached to this Plan.
4. The notice letter provided options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. There have been no calls received related to this application.
5. For the public hearing, the applicant complied with City requirements, which included posting two (2) 4' x 4' sign(s) on the property. The sign(s) were placed on the property on May 30, 2023, more than two weeks prior to the Planning & Zoning Board meeting, in accordance with City requirements. A notarized document with attached photograph of the signs is attached to this report.

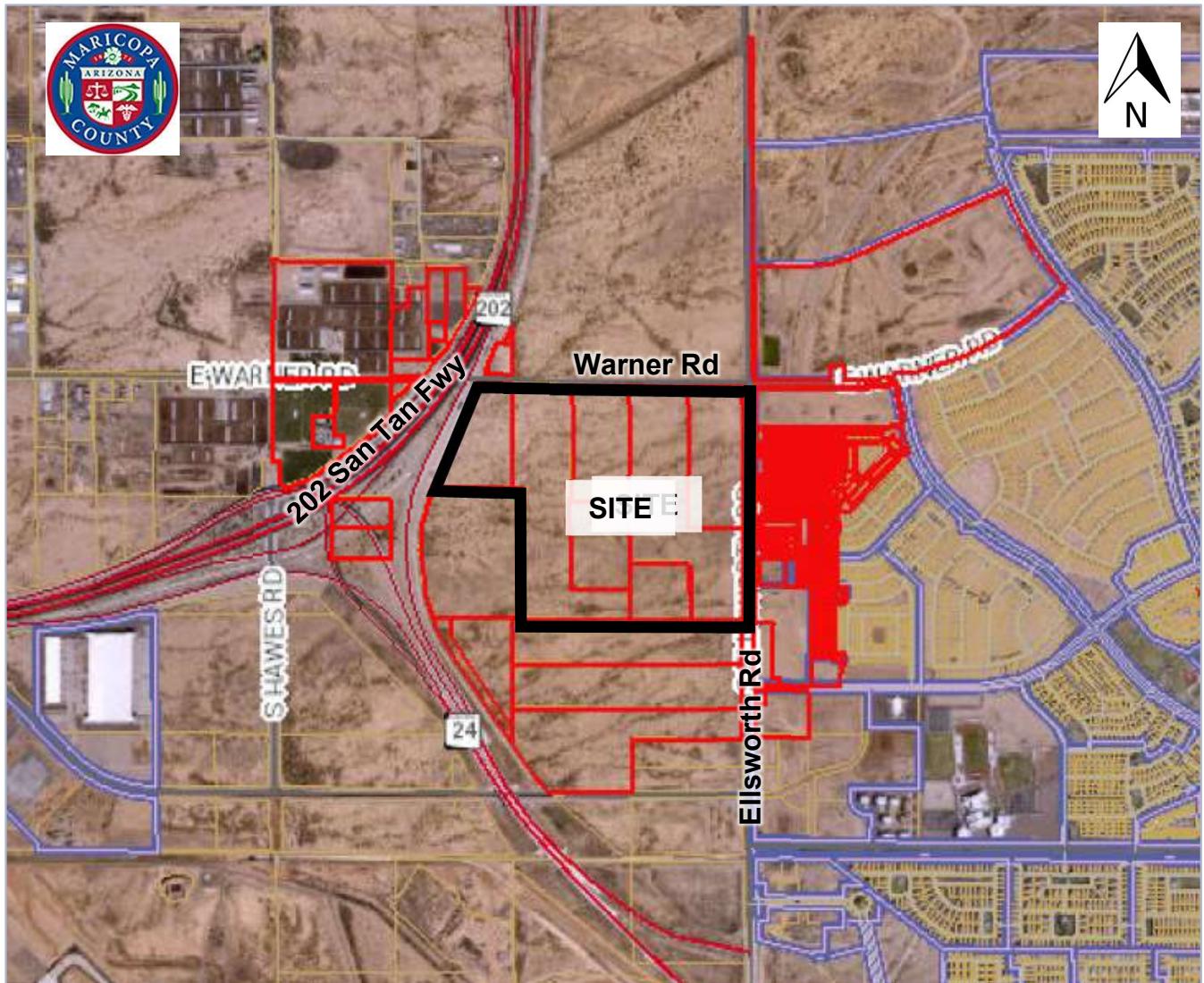
## Project Schedule:

Formal Submittal to City	January 6, 2023
<i>2<sup>nd</sup> Submittal</i>	<i>March 13, 2023</i>
<i>3<sup>rd</sup> Submittal</i>	<i>April 17, 2023</i>
<i>4<sup>th</sup> Submittal (comment resolution)</i>	<i>May 30, 2023</i>
<i>Planning &amp; Zoning Public Hearing</i>	<i>June 14, 2023</i>

## Attachments

1. Neighborhood Meeting notification map and lists
2. Neighborhood Meeting Summary
3. Public Hearing Sign Posting Photos and Affidavit

**Property Owners within 1,000 Feet+**  
**Warner Gateway 202**  
**SWC Ellsworth Rd. & Warner Rd.**



**Property Owners, 1,000+ Feet**  
**Warner Gateway 202**  
**SWC Ellsworth Rd. Warner Rd.**

Owner	Address	City	State	Zip
ACERO EASTMARK LLC	1101 SE TECH CENTER DR STE 160	VANCOUVER	WA	98683
ARCHIBALD JAXSON/ELDEN	9259 E STATIC AVE	MESA	AZ	85212
ARIZONA STATE OF TRANSPORTATION DEPT OF	205 S 17TH AVE	PHOENIX	AZ	85007-3212
ASHTON WOODS ARIZONA L L C	8655 E VIA DE VENTURA STE F-250	SCOTTSDALE	AZ	85258
ASHTON WOODS ARIZONA LLC	8655 E VIA DE VENTURA SUITE F-250	SCOTTSDALE	AZ	85258
BD218 LLC	5110 N 40TH ST STE 110	PHOENIX	AZ	85018
CONTINENTAL 552 FUND LLC	W134 N8675 EXECUTIVE PARKWAY	MENOMONEE FALLS	WI	53051
DAIRY VAN RIJN	20102 E WARNER RD	MESA	AZ	85212
DMB MESA PROVING GROUNDS LLC	14646 N KIERLAND BLVD STE 165	SCOTTSDALE	AZ	85254
DMB MESA PROVING GROUNDS LLC	14646 N KIERLAND BLVD	SCOTTSDALE	AZ	85254
JEN ARIZONA 51 LLC	2222 W PINNACLE PEAK RD SUITE 140	PHOENIX	AZ	85027
JOSE JOHN TIMOTHY/SVETLANA KATRAEVA	9260 E SATURN AVE	MESA	AZ	85212
LS EASTMARK LLC	7600 E DOUBLETREE RANCH ROAD STE 240	SCOTTSDALE	AZ	85258
LS-EASTMARK V LLC	7600 E DOUBLETREE RANCH RD STE 240	SCOTTSDALE	AZ	85258
MESA CITY OF	PO BOX 1466	MESA	AZ	85211
MESA GATEWAY OWNER LLC	3900 E CAMELBACK RD STE 100	PHOENIX	AZ	85018
RAIZADA SRAJAL	9258 E STATIC AVE	MESA	AZ	85212
S R P AGRICULTURAL IMP & POWER DIST	P O BOX 52025	PHOENIX	AZ	85072
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT	PO BOX 52025	PHOENIX	AZ	85072
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT A	PO BOX 52025	PHOENIX	AZ	85072-2025
SUNBELT LAND HOLDINGS LP	8095 OTHELLO AVE	SAN DIEGO	CA	92111
TUFFLY FREDERICK M	7606 E AKRON ST	MESA	AZ	85207
VAN RIJN DAIRY	20102 E WARNER RD	MESA	AZ	85212

Source: Maricopa County Assessor, 2021

**HOAs within 1/2 Mile and Neighborhood Associations within 1 Mile**

Warner Gateway 202, SWC Ellsworth Road & Warner Road

Registered Neighborhoods and City of Mesa									
Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	City	State	Zip
Eastmark	Suzanne	Walden-Wells	10100	E	Ray	Rd	Mesa	AZ	85212

HOA Name	Corp Comm Link
Eastmark	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=16931004">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=16931004</a>

Source: City of Mesa, 2021

**Warner Gateway 202  
Site Plan Amendment and Design Review  
ZON23-00092/DRB23-0093**

**Neighborhood Meeting 3/7/2023**

**Location:** Zoom.us

**Time:** 6:00 PM

**Hosted by:** Sean B. Lake & Sarah Fitzgerald – Pew & Lake, PLC.

**Summary:**

The Zoom meeting opened at 5:45 PM and ended at 6:15 PM. No neighbors were in attendance.

**City of Mesa Planning Division**

**AFFIDAVIT OF PUBLIC POSTING**

Date: 05/30/23

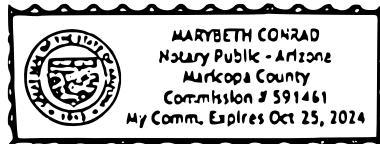
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON23-00092, on SWC Warner Rd & Ellsworth Rd. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature: Meghan Liggett

SUBSCRIBED AND SWORN before me on 05/30/23

Mary Beth Conrad  
Notary Public



CITY OF MESA  
PUBLIC NOTICE

# ZONING HEARING

PLANNING & ZONING BOARD

57 EAST FIRST STREET  
MESA, ARIZONA

TIME: 4:00 PM DATE: June 14, 2023  
CASE: ZON23-00092

REQUEST: Site Plan Review. This  
request will allow for an accessory  
minor automobile repair facility.

APPLICANT: Pew & Lake  
PHONE: (480) 461-4670

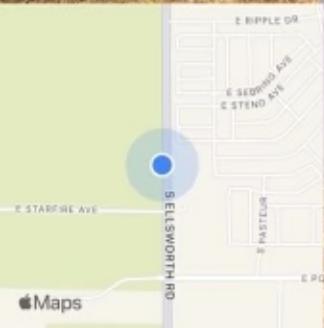
Planning Division: (480) 644-2385

Posting date: 5/30/2023

May 30, 2023 03:00PM

S Ellsworth Rd

Maricopa County



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PUBLIC NOTICE

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PHONE: (480) 461-4670

Planning Division: (480) 644-2385

Posting date: 5/30/2023

May 30, 2023 02:39PM

20316-20382 E. Warner Rd

Maricopa County