

Citizen Participation Plan

Legacy Business Park Project: Annexation, Minor General Plan Amendment, Rezoning, Site Plan & Design Review
Northwest Corner of Pecos Road and the Crismon Road Alignment

October 2, 2023

(Portion of Parcel Number: 313-25-859Y)

Ref. Number: PRS23-00642

Overview: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor/homeowners associations, etc. within the vicinity of a +/- 43-acre site proposed for the Merit Legacy Business Park project. This site is located north of Pecos Road and west of the future Crimson Road alignment (i.e., Portion of Parcel Number: 313-25-859Y). Our client (Merit Partners, Inc.) (“Merit”) is requesting approvals of the following: annexation into the city of Mesa, a minor General Plan amendment to change the Property’s character area designation from Mixed Use Community to Employment, rezoning to Light Industrial with a Planned Area Development (“PAD”) overlay, site plan review, and design review in order to develop a new light industrial development providing 578,772 square feet of new manufacturing and processing, wholesaling, research. Warehousing, e-commerce, data center, and distribution activity space. This citizen participation plan will ensure that those affected by or interested in these applications will have an adequate opportunity to learn about and comment on the proposal(s).

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Pre-Submittal: A pre-submittal application regarding the proposal was filed with the city of Mesa on August 7, 2023, with a meeting with city of Mesa staff on August 22, 2023.

Action Plan: As we progress through this public process, and to provide effective citizen participation in conjunction with the applications, the following actions will be taken to provide opportunities to understand and address any perceived impacts that members of the community may have towards the proposal.

1. A contact list will be developed for citizens and agencies within this area including:
 - All property owners within 1,000 feet of the site as determined by the Maricopa County Assessor.
 - Any Homeowners Associations within ½-mile of the project.
 - Registered Neighborhoods within 1-mile and Interested parties list provided from the city of Mesa – **None**
 - Compiling an ongoing list (i.e., email, personal contact, and telephone calls) of any concerns expressed and responses, as needed, to those concerns.
2. All persons/associations listed on the contact lists will receive a letter describing the project, site plan, and building elevation along with an invitation to a virtual neighborhood meeting.
 - The virtual neighborhood meeting will be an introduction to the project, and opportunity to ask questions, and to state concerns. A digital registration report will be used to document attendance and to add individuals, as needed, to the public notice list. A list of registrants and a summary any comments, along with responses, will be given to the city of Mesa Planner assigned to this project.
 - The neighborhood meeting(s) will be well in advance of any formal city hearings.
 - Additional meetings or presentations will be made to groups of citizens or neighborhood associations upon request.

Tentative Schedule:

- ✓ Pre-Submittal Filed: August 7, 2023
- ✓ Pre-Submittal Meeting: August 22, 2023
- ✓ Applications Submittals:
 - (1) Annexation Submittal – October 2, 2023
 - (2) Minor General Plan Amendment Submittal – October 2, 2023
 - (3) Rezoning to LI PAD with Concurrent Site Plan Submittal – October 2, 2023
 - (4) Design Review Board Submittal – October 2, 2023
- ❖ Neighborhood Meeting: TBD
- ❖ Submittal Citizen Participation Report: TBD
- ❖ Planning & Zoning Board Hearing: TBD
- ❖ City Council Hearings: TBD
- ❖ Design Review Board Work Session: TBD