

Citizen Participation Plan

January 27, 2022

Mesa Legacy Industrial Project: Rezoning LI/PAD, Site Plan, & Design Review

Between the 10400 and 10600 Blocks of E Pecos Road (north side of street) [Pecos and Merrill Street Extension]

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

Ref. Number: PRS21-01080

Overview: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor/homeowners associations, etc. within the vicinity of a \pm 39 gross acres (\pm 36 net acres) site proposed for Mesa Legacy Industrial Project. This site is located at the Between the 10400 and 10600 Blocks of E Pecos Road (north side of street) [Pecos and Merrill Street Extension] (i.e., Portion of Parcel Number: 313-25-859N), which our client (CapRock Partner, LLCs) is requesting approvals of the following: a rezoning to Light Industrial (LI) with a Planned Area Development (PAD), site plan, and design review in order to develop two (2) concrete tilt-up industrial buildings totaling approximately 624,000 sq. ft. of building area. The proposed buildings will accommodate potential users from e-commerce/high-tech logistics companies, warehousing, assembly, manufacturing, and/or research & development companies. 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-Application Meeting: A pre-submittal meeting was held with the city of Mesa staff regarding the proposal on November 23, 2021.

Action Plan: As we progress through this public process and in order 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 – N/A per email from city.
 - 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. Registrations of the participants will be used to document attendance and to add individuals, as needed, to the public notice list. Copies of those who registered and 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
3. Additional meetings or presentations will be made to groups of citizens or neighborhood associations upon request.

Tentative Schedule:

- ✓ Pre-Submittal Meeting: November 23, 2021
- ✓ Applications Submittals:
 - (1) Rezoning to LI PAD and Site Plan Submittal – January 27, 2022
 - (2) Design Review Board Submittal – TBD
- ❖ Neighborhood Meeting: TBD
- ❖ Submittal Citizen Participation Report: TBD
- ❖ Planning & Zoning Board Hearing: TBD
- ❖ City Council Hearings: TBD

Parcel Number	Owner	Mailing Address
304-34-015D	TUCKER PROPERTIES LTD	4010 E GROVE CIRCLE MESA AZ 85206
304-34-015E	AMAZON US REAL ESTATE LLC	PO BOX 80416 SEATTLE WA 98108
304-63-006S	LYONS DEVELOPMENT LLC	4320 E BROWN RD SUITE 110 MESA AZ 85205
304-63-006V	CUBES AT MESA GATEWAY LLC	2199 INNERBELT BUSINESS CENTER DR ST LOUIS MO 63114
304-63-006W	OLD DOMINION FREIGHT LINE INC	500 OLD DOMINION WAY THOMASVILLE NC 27360
304-63-016A	BYNER CATTLE COMPANY	333 N CENTRAL AVE PHOENIX AZ 85004-2121
313-25-859N	PACIFIC PROVING LLC	2201 E CAMELBACK RD STE 650 PHOENIX AZ 85016

Mesa Legacy Industrial Project

± 39 Gross Acres (± 36 net acres) Site

Pecos and Merrill Street Extension

Portion of Parcel Number: 313-25-859N

1,000-foot Radius Notice Area

