

Geneva Villas
Mesa, Arizona
Citizen Participation Plan & Preliminary Report
Case No. PRS21-00578
Annexation, Rezoning, and Preliminary Plat
February 14, 2022

Overview:

The purpose of this Citizen Participation Plan and Preliminary Report is to provide the City of Mesa staff with information regarding the efforts to be made by the Applicant in support of an Annexation, Rezoning and Preliminary Plat request for approximately 8 acres located at the southwest corner of Crismon Road and Brown Road (APNs 220-20-010C and -010D). Notably, significant support for this proposal has already been achieved with neighbors by way of individual outreach and the holding of a neighborhood meeting. The Letters of Support received for the proposal are attached.

By providing opportunities for additional citizen participation, the Applicant will ensure that those affected by this application have an adequate opportunity to learn about and comment on the proposed plan. The Applicant will provide neighborhood notice for future public hearings and any other meetings which staff proposes.

Contact Information:

Those coordinating the Citizen Participation activities are as follows:

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Planned and Taken Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners and interested parties:

1. Individual outreach to the neighboring property owners will continue to be attempted.
2. A neighborhood meeting was held with the applicant, citizens and interested parties to discuss the proposed project. A “Neighborhood Meeting Summary” was created. Additional meetings can be arranged as needed.

3. The notification list for the neighborhood meeting included all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts within 1-mile of the property were notified (the registered neighborhood contacts list will be obtained from the City of Mesa).
4. In accordance with ARS § 9-462.04 (A) (4) and Mesa Zoning Ordinance Section 11-67-5, property owners within 500-feet of the property will be notified of future hearings at least 14-days prior to any scheduled hearing. Attendees at the neighborhood meeting will also be notified.

Summary of Comments Received:

1. Attendees at the neighborhood meeting were primarily Maricopa County residents who supported residential uses on the property and wanted to ensure that they were not being annexed into the city.
2. Answers regarding estimated construction time frames and street improvements were provided.
3. Residents want to preserve the rural, open feel of the area.

Attached Exhibits:

- A) Letters of Support from neighboring property owners and subject property broker
- B) List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property
- C) 1000' Notification Map of surrounding property owners
- D) Notification letter for the Neighborhood Meeting
- E) Neighborhood Meeting Registrants List
- F) Neighborhood Meeting Summary

Tentative Schedule:

Pre-Submittal Conference – July 2, 2021
Follow-up Pre-Submittal Conference – December 14, 2021
Neighborhood Meeting – January 4, 2022
Formal Application – February 14, 2022
2nd Submittal – *TBD*
Planning and Zoning Board Hearing – *TBD*
City Council Introduction – *TBD*
City Council Final Action – *TBD*

February 11, 2022

Dr. Nana K Appiah
Planning Director
City of Mesa
55 N Center St.
Mesa, AZ 85211-1466

RE: Support of rezoning to build a Single-Family Residential Development at SWC Crismon and Brown

Dear Dr. Appiah,

My wife and I have reviewed the plans for development of a sub-division for 27 homesites. We fully support the rezoning for residential homes versus having any commercial building, gas station, storage facility or the like at this location. We have lived at 950 N Crismon Rd. since July of 2014. We have watched the crime and traffic increase around Ellsworth and University with the building of gas stations. There are homeless communities that have been built in the open desert areas that again increase the use of drugs and crime to the neighboring areas.

We do not want increased "outsider" traffic in this area especially so close to a Junior high-school. Any commercial site will be an attractant to this outsider traffic and we strongly feel it will not better the communities surrounding the school. This specific corner has been a dumpsite of abandoned cars, motorhomes, dumpsite for trash and a place for wanderers to squat for the past 5 years. This development will remove one more area that allows for this to take place.

Last point we will make to support the residential community versus any commercial development on the SWC of Crismon and Brown: The required development of the streets and open areas under the powerlines will address a longstanding problem of flooding and erosion due to a lack of landscape during large rainfall. Any development with added ground cover will slow the velocity of the water that runs down Crismon.

Sincerely,



Derek C Rast



JaNae J Rast