

Citizen Participation Plan

March 14, 2022

Legacy Business Park Project: Rezoning LI/PAD, Site Plan, & Design Review
Between the 20800 and 21500 Blocks of E Pecos Road (north side of street)

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

Ref. Number: PRS21-01228

Overview: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor/homeowners associations, etc. within the vicinity of a + 88.39 site proposed for the Legacy Business Park Project. This site is located between the 20800 and 21500 Blocks of E Pecos Road (north side of street) (i.e., Portion of Parcel Number: 313-25-859N), which our client (Merit Partners, Inc.) 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 645,000 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-Submittal: A pre-submittal application regarding the proposal was filed with the city of Mesa on December 13, 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.
 - 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 Filed: December 13, 2021
- ✓ Applications Submittals:
 - (1) Rezoning to LI PAD and Site Plan Submittal – March 14, 2022
 - (2) Design Review Board Submittal – March 14, 2022
- ❖ Neighborhood Meeting: TBD
- ❖ Submittal Citizen Participation Report: TBD
- ❖ Planning & Zoning Board Hearing: TBD
- ❖ City Council Hearings: TBD
- ❖ Design Review Board Work Session: TBD