

Introduction

On behalf of Toll Brothers Apartment Living (the “Applicant”), Gammage & Burnham PLC (the “Applicant’s Legal Representative”) has submitted a Site Plan Review application (“Application”) for a proposed multi-residence development within Avalon Crossing Development Unit 1 (Phase 1) of the Avalon Crossing Master-Planned Community. This Citizen Participation Plan has been prepared in accordance with the Avalon Crossing Community Plan.

Contact List

The Contact List for notification includes:

- The Avalon Crossing Master Developer or Successor Entity if not the applicant.
- Queen Creek Unified School District.
- All registered neighborhood associations located within one-half mile of the Development Unit 1 boundary.
- All property owners or homeowners’ associations within Avalon Crossing.
- All property owners within Development Unit 1.
- All property owners within 500 feet of the boundary of Development Unit 1.

Public Hearing Notification

Public Hearing Letter

The Applicant’s Legal Representative will mail public hearing notification letters at least 15 calendar days prior to the Planning & Zoning Board hearing. The mailing list for the public hearing notification letter will include all parties on the Contact List. The content of the letter will include: a description of the request; case number; site location and acreage; aerial map; date, time and location of the Planning & Zoning Board hearing; and contact information for the Applicant and City planner assigned to the case. The city will mail the public hearing notification letter a minimum of 15 calendar days prior to the Planning & Zoning Board hearing.

Site Posting

The Applicant’s Legal Representative will coordinate the installation of a public hearing notification sign on the Property a minimum of 15 calendar days prior to the Planning & Zoning Board hearing. The notification sign will conform to the city of Mesa’s standard and customary site posting requirements.

Inquiries / Response Procedures

The Applicant’s Legal Representative will respond to and document inquiries regarding the Application in the Citizen Participation Report. The Citizen Participation Report will include copies and a summary of mailings conducted, responses received, how concerns were addressed, and a copy of the site posting.

Avalon Crossing
Development Unit 1 – Phase 1
Citizen Participation Plan

Site Plan Review
March 28, 2022

Schedule for Implementation

Application Filed:	March 28, 2022
Informational Mailing:	By April 15, 2022
Citizen Participation Report Submitted:	<i>tbd</i> (15 days prior to P&Z Board Hearing)
Public Hearing Notification Submitted/Site Posting:	<i>tbd</i> (15 days prior to P&Z Board Hearing)
Planning & Zoning Board Hearing:	<i>tbd</i>