

May 17, 2022
Revised: June 6, 2022

Avalon Crossing

City of Mesa, Arizona

Final Citizen Participation Report

Related to:
Avalon Crossing – Community Plan
(ZON22-00023)

Developer:
Pacific Proving, L.L.C.
2801 E. Camelback Rd., Suite 450
Phoenix, AZ 85016
Attn: Mr. Andrew Cohn
602-268-8181
andrew@levineinvestments.com

Planning/Civil Engineering Consultant:
Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, Arizona 85014-4291
Attn: Curt Johnson
602-285-4908
cjohnson@cvlci.com



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for

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1. Project Introduction:

This Final Citizen Participation Report covers the citizen outreach efforts for Avalon Crossing - Community Plan (ZON22-00023) which requests a Major Modification to the Avalon Crossing Planned Community District Community Plan generally located near the southwest corner of Williams Field Road & 222nd Street in the City of Mesa.

The project encompasses approximately 1.51 gross acres of land surrounded on three sides by the overall Avalon Crossing project site, which is located south of Williams Field Road, east of Crimson Road, west of 222nd Street, and is bound by the future SR 24 alignment to the south. This request is for development of a single residence development. (Refer to Exhibit A, Conceptual Land Use Plan).

2. Stakeholders & Parties Affected by this Application:

The stakeholders and other parties determined the most likely to be affected by this request for the subject property included:

- Citizen Participation contacts: All property owners within 1,000' of the subject property. (Refer to Exhibits B and C, Citizen Participation: Buffer Map and Ownership List).
- Property Owner Notification contacts: All property owners within 500' of the subject property. (Refer to Exhibits D and E, Property Owner Notification: Buffer Map and Ownership List).
- Neighborhood Home Owners Associations, other property owners associations or groups in the vicinity of the subject property, as identified by City of Mesa Staff, as having an interest in the subject property or immediate area,
- Any other interested persons or parties having an interest in the property, as identified by the City of Mesa Staff.

3. Neighborhood Notification:

The Applicant completed the following citizen notification steps for this project:

- Mailed project notification letters on May 17, 2022 and follow up letters with the rescheduled date on June 6, 2022 via first-class U.S. Mail to all property owners within 500' of the subject property, as well as any other interested persons, parties, and / or interested neighborhood groups as identified by City of Mesa Staff. (Refer to Exhibit F, Property Owner Notification: Mailing Labels).
- City of Mesa staff was included in the mailing. (Refer to Exhibit F, Property Owner Notification: Mailing Labels).
- Notification included information regarding the description of the proposed project, and the name and contact information of the applicant, and included an invitation to submit pertinent comments regarding the intent of the project and its overall design. (Refer to Exhibit G, Notification Letter).
- Two (2) project notification signs were posted by May 24, 2022 in clearly visible and conspicuous locations that were approved by staff. These signs contained a description of the project and contact information for the applicant. A timeframe for inquiry regarding this project was also clearly provided. (Refer to Exhibit H, Sign Photos and Affidavit).

4. Response Procedure:

The Applicant received no correspondence from the above-mentioned outreach efforts. As such, no further communication was made. No meetings with individuals or small groups were requested or required.

The applicant has developed and completed this Final Citizens Participation Report in conformance with City of Mesa requirements and the Citizens Participation Plan for this project.

Throughout the remainder of this process, should any additional comments be received on this application, the Applicant will work with any interested parties or groups to discuss the proposed development and to work closely with City of Mesa Staff to help mitigate any concerns raised.

5. Status Procedure:

The development team has kept City of Mesa Planning Department staff apprised of the notification efforts for this project. The Applicant has received no responses as a part of the above-mentioned outreach efforts.

6. Conclusion

The Avalon Crossing project as proposed is very well suited for the project site and the surrounding area. The proposed Community Plan is consistent with the City's General Plan, and the approvals for the overall project. The project as proposed did not received any negative feedback from area residents, businesses, or land owners. The development team believes that this project will add to the synergy of development already at work in the area, and respectfully requests City Staff support as we complete the land entitlement process.



EXHIBIT A

Conceptual Land Use Plan

AVALON CROSSING

DEVELOPMENT UNIT PLAN FOR AMENDED DU2

Conceptual Land Use Plan

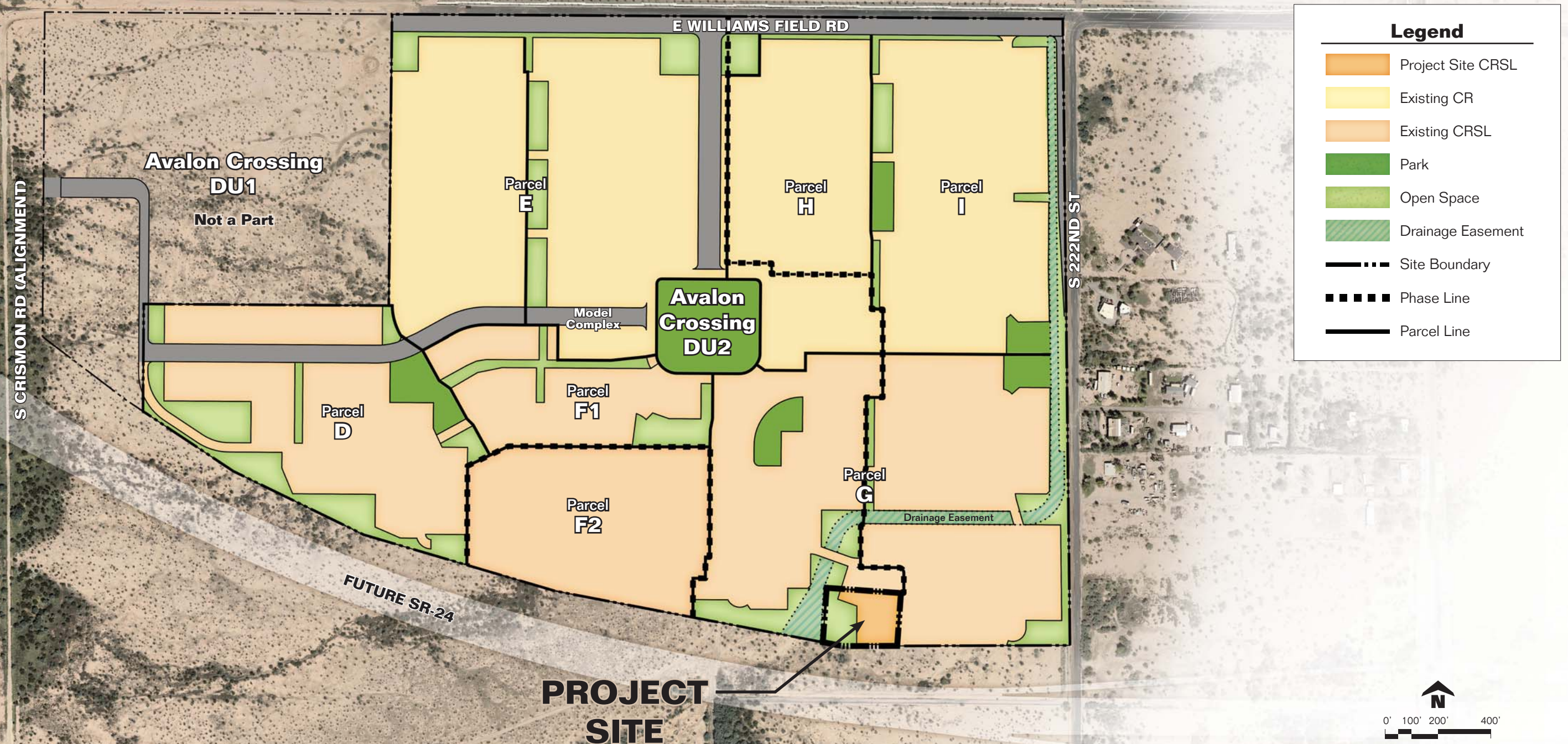




EXHIBIT B

Citizen Participation: Buffer Map

Intersection of Williams Field Road
& 222nd Street

1,000' Buffer

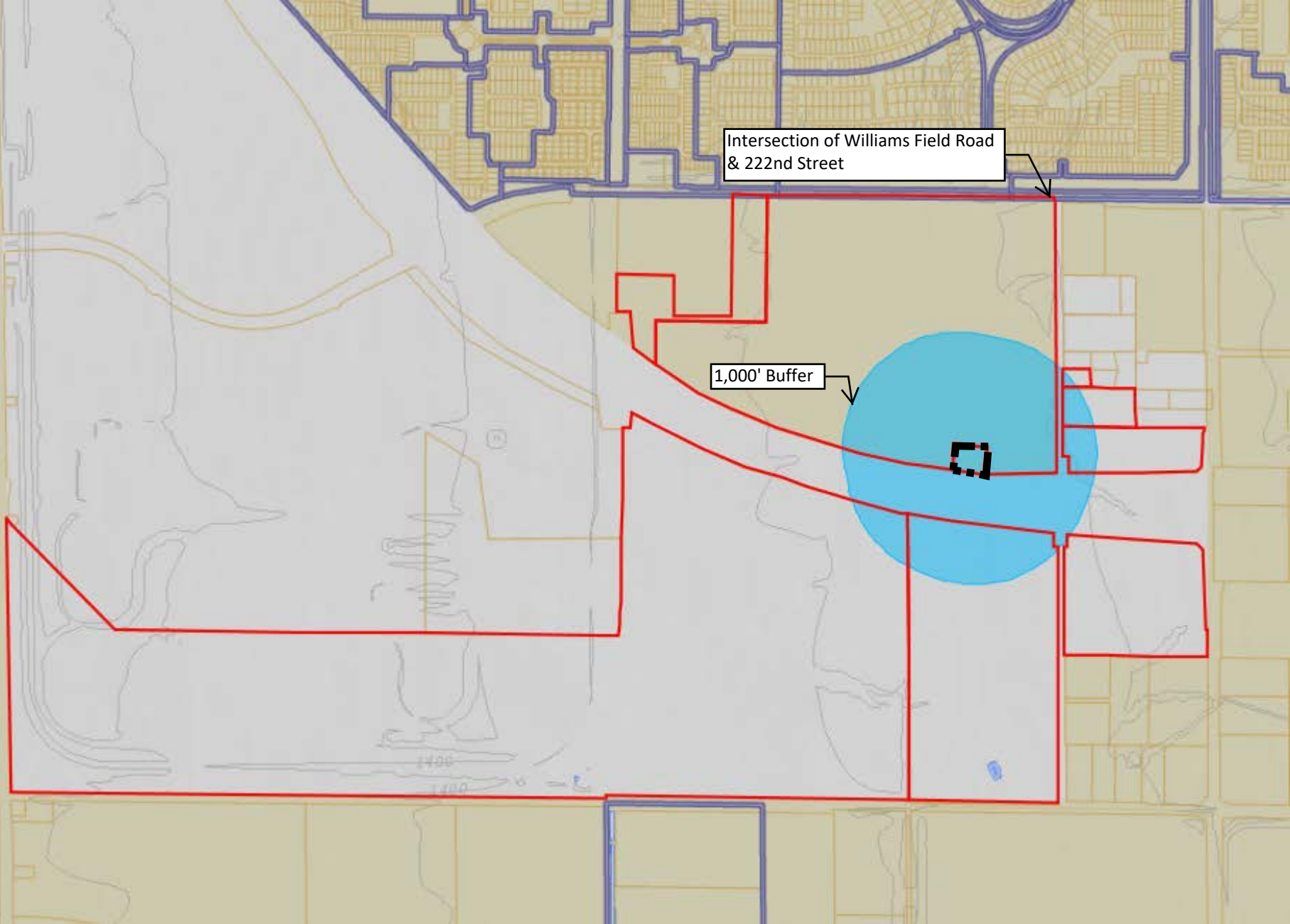




EXHIBIT C

Citizen Participation: Ownership List

Avalon Crossing (ZON22-00023)
1,000' Ownership List

Owner	Address	City	State	Zip
AMAZON US REAL ESTATE LLC	PO BOX 80416	SEATTLE	WA	98108
SINCLAIR KATHY	16015 S 222ND ST	QUEEN CREEK	AZ	85242
SR24 STORAGE LLC	1129 S OAKLAND STE 101	MESA	AZ	85206-2684
LIBBEY JOSEPH H/WILLIE M	16025 S 222ND ST	QUEEN CREEK	AZ	85242
HORNE REAL ESTATE INVESTMENTS LLC	1465 E MOTORPLEX LOOP STE 200	GILBERT	AZ	85297
SHEA HOMES LIMITED PARTNERSHIP	8800 N GAINES CENTER DR STE 350	SCOTTSDALE	AZ	85258
PACIFIC PROVING LLC	2801 E. CAMELBACK ROAD STE 450	PHOENIX	AZ	85016
PACIFIC PROVING LLC	2801 E. CAMELBACK ROAD STE 450	PHOENIX	AZ	85016



EXHIBIT D

**Property Owner
Notification: Buffer Map**

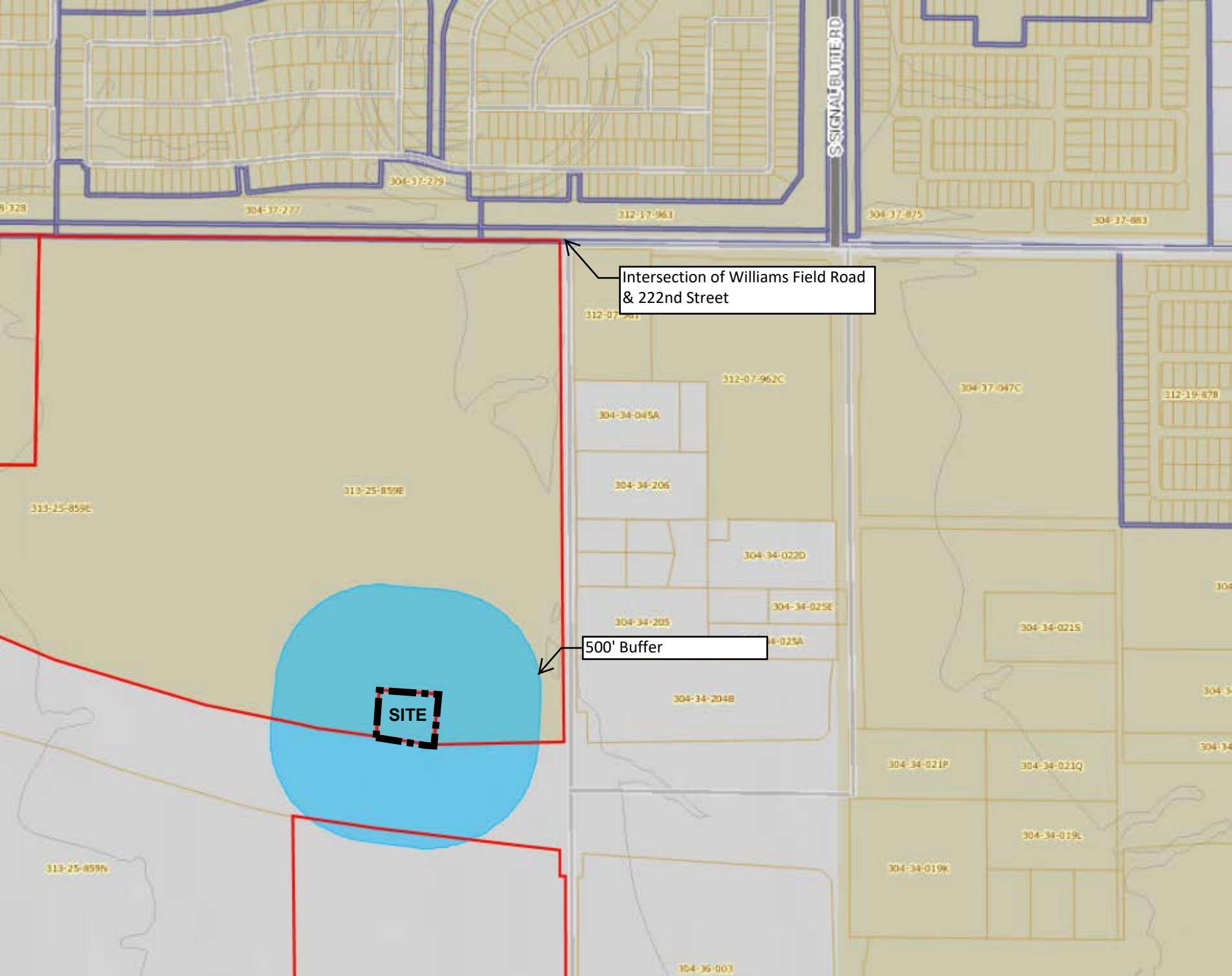




EXHIBIT E

Property Owner Notification: Ownership List

Avalon Crossing (ZON22-00023)

500' Mailing List

Owner	Address	City	State	Zip
AMAZON US REAL ESTATE LLC	PO BOX 80416	SEATTLE	WA	98108
SHEA HOMES LIMITED PARTNERSHIP	8800 N GAINES CENTER DR STE 350	SCOTTSDALE	AZ	85258
PACIFIC PROVING LLC	2801 E. CAMELBACK ROAD STE 450	PHOENIX	AZ	85016



EXHIBIT F

Property Owner Notification: Mailing Labels

AMAZON US REAL ESTATE LLC
PO BOX 80416
SEATTLE, WA 98108

SHEA HOMES LIMITED
PARTNERSHIP
8800 N GAINES CENTER DR STE
350
SCOTTSDALE, AZ 85258

PACIFIC PROVING LLC
2801 E. CAMELBACK ROAD STE 450
PHOENIX, AZ 85016

Josh Grandlienard
Planning Division
City of Mesa
P.O. Box 1466
Mesa, AZ 85211-1466



EXHIBIT G

Notification Letter

May 17, 2022

Avalon Crossing - Development Unit Plan 2 (ZON22-00023) - Public Hearing Notification

Dear Neighbor,

We have applied for a Major Modification to the Avalon Crossing Planned Community District Community Plan generally located near the southwest corner of Williams Field Road & 222nd Street in the City of Mesa. This request is for development of a single residence development. The case number assigned to this project is ZON22-00023.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the conceptual land use plan for the community. If you have any questions regarding this proposal, please call me at 602-285-4765 or e-mail me at jvermillion@cvlci.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on June 8, 2022 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card at <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak. For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Josh Grandlienard of their Planning Division staff. He can be reached at 480-644-4691 or Joshua.Grandlienard@MesaAZ.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



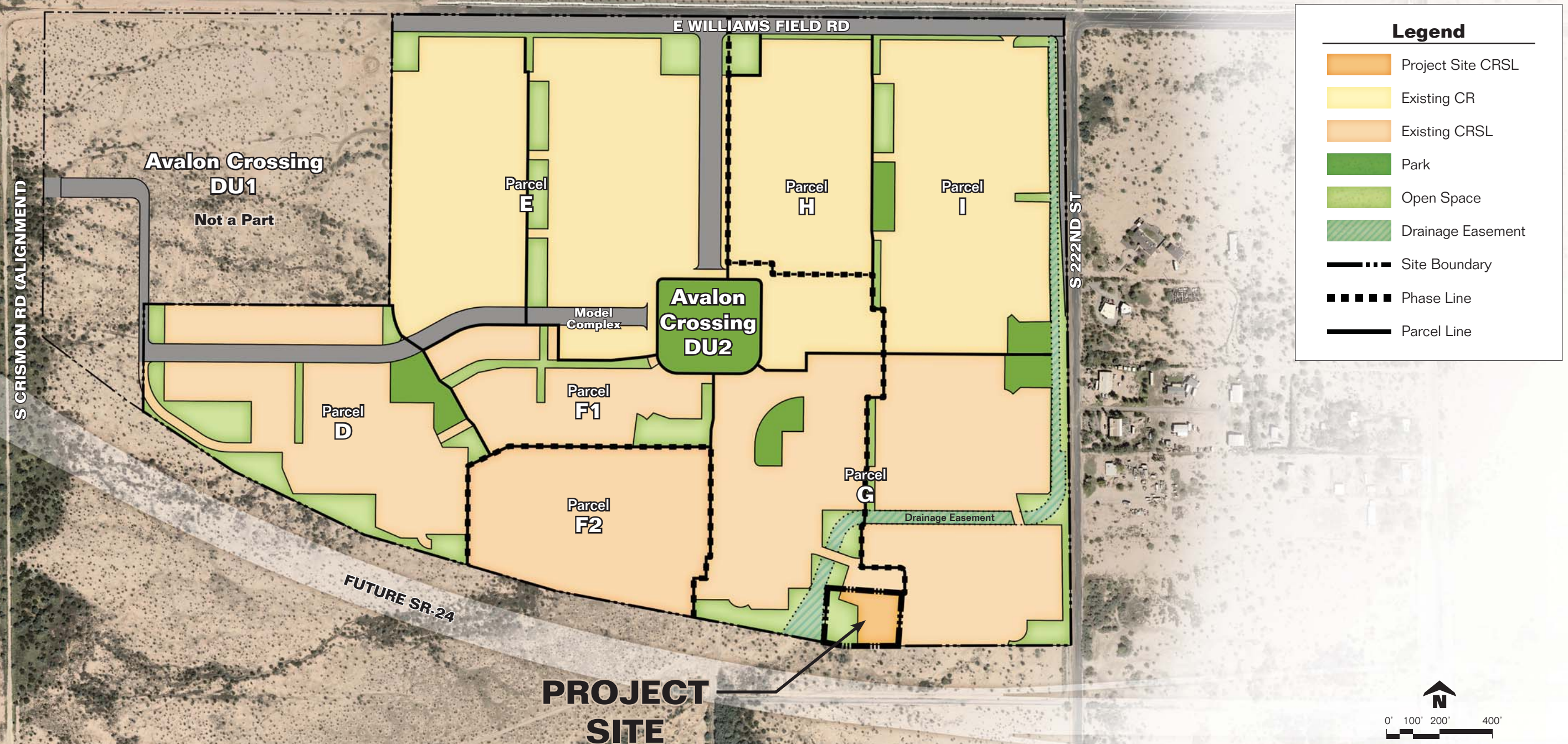
Julie Vermillion
Assistant Project Manager, CVL Consultants
4550 North 12 Street, Phoenix, Arizona 85014
Phone: 602-285-4765 | Email: jvermillion@cvlci.com

Attachments: Proposed Development Unit Plan, Conceptual Land Use Plan, Neighborhood Characteristics

AVALON CROSSING

DEVELOPMENT UNIT PLAN FOR AMENDED DU2

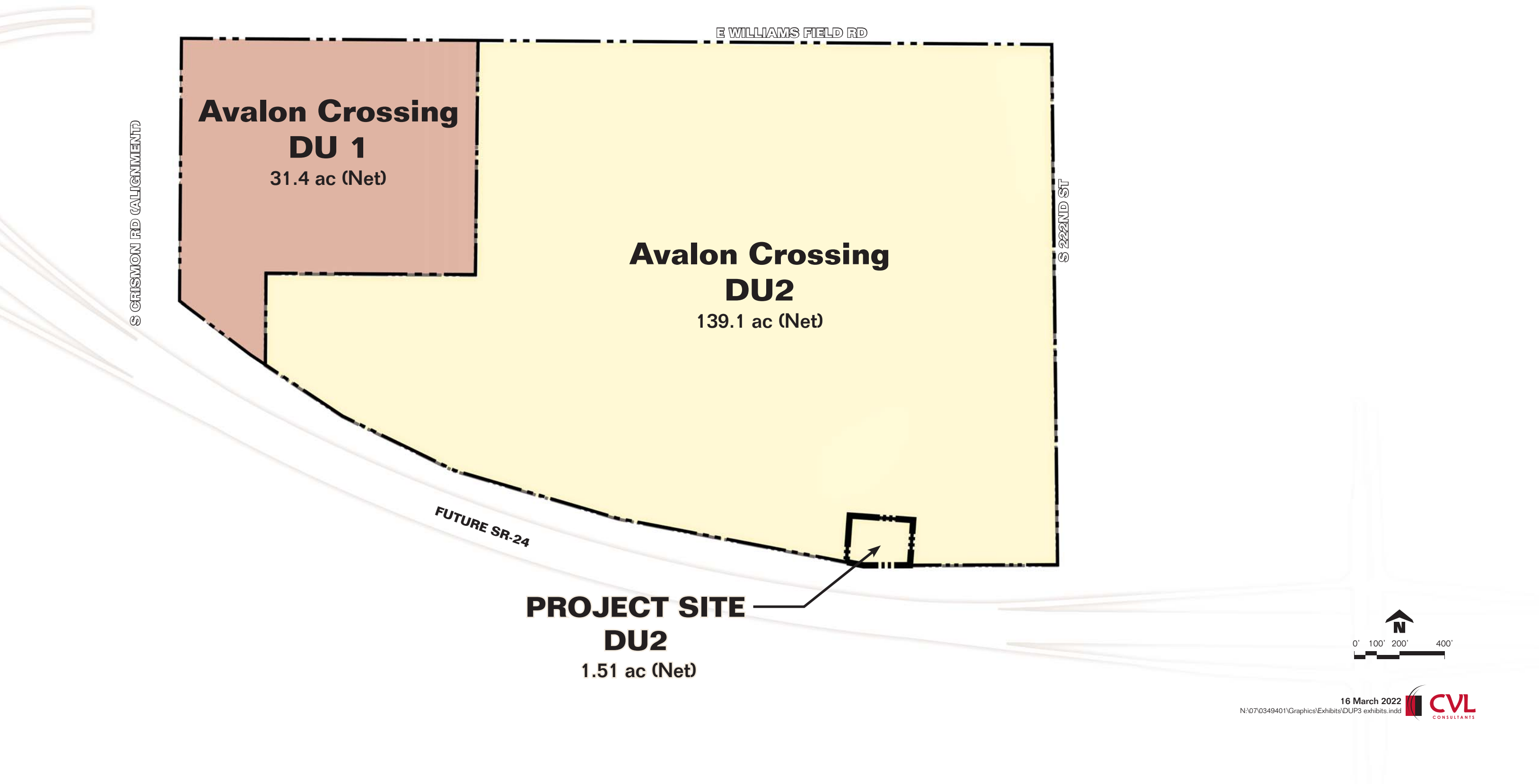
Conceptual Land Use Plan



AVALON CROSSING

DEVELOPMENT UNIT PLAN FOR AMENDED DU2

Proposed Development Unit Plan





AVALON CROSSING

DEVELOPMENT UNIT PLAN

16 March 2022

Neighborhood Characteristics



June 6, 2022

Avalon Crossing - Community Plan (ZON22-00023) - Public Hearing Notification

Dear Neighbor,

We have applied for a Major Modification to the Avalon Crossing Planned Community District Community Plan generally located near the southwest corner of Williams Field Road & 222nd Street in the City of Mesa. This request is for development of a single residence development. The case number assigned to this project is ZON22-00023.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the conceptual land use plan for the community. If you have any questions regarding this proposal, please call me at 602-285-4765 or e-mail me at jvermillion@cvlci.com.

This application has been **rescheduled** for consideration by the Mesa Planning and Zoning Board at their meeting held on June 22, 2022 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card at <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak. For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

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Sincerely,



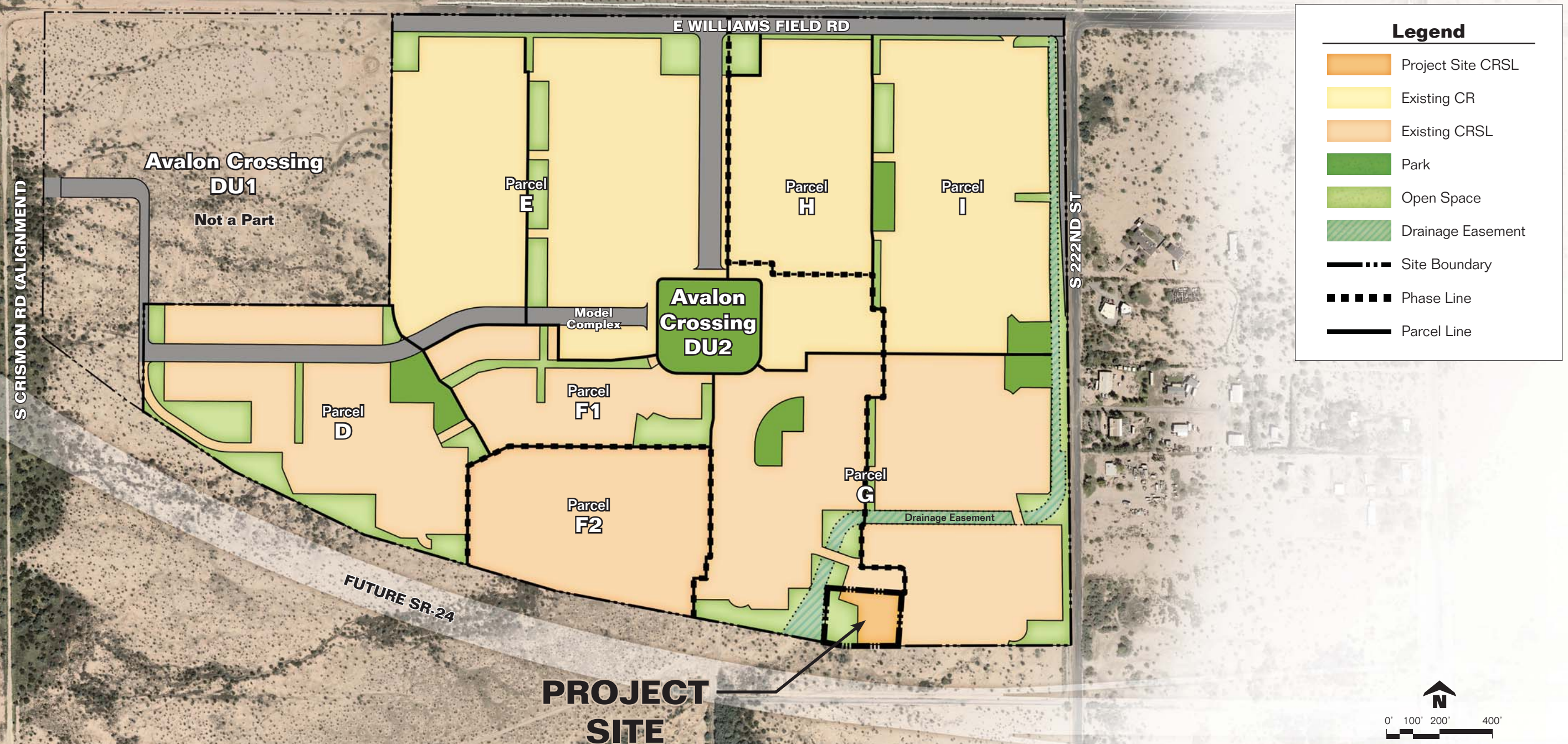
Julie Vermillion
Assistant Project Manager, CVL Consultants
4550 North 12 Street, Phoenix, Arizona 85014
Phone: 602-285-4765 | Email: jvermillion@cvlci.com

Attachments: Proposed Development Unit Plan, Conceptual Land Use Plan, Neighborhood Characteristics

AVALON CROSSING

DEVELOPMENT UNIT PLAN FOR AMENDED DU2

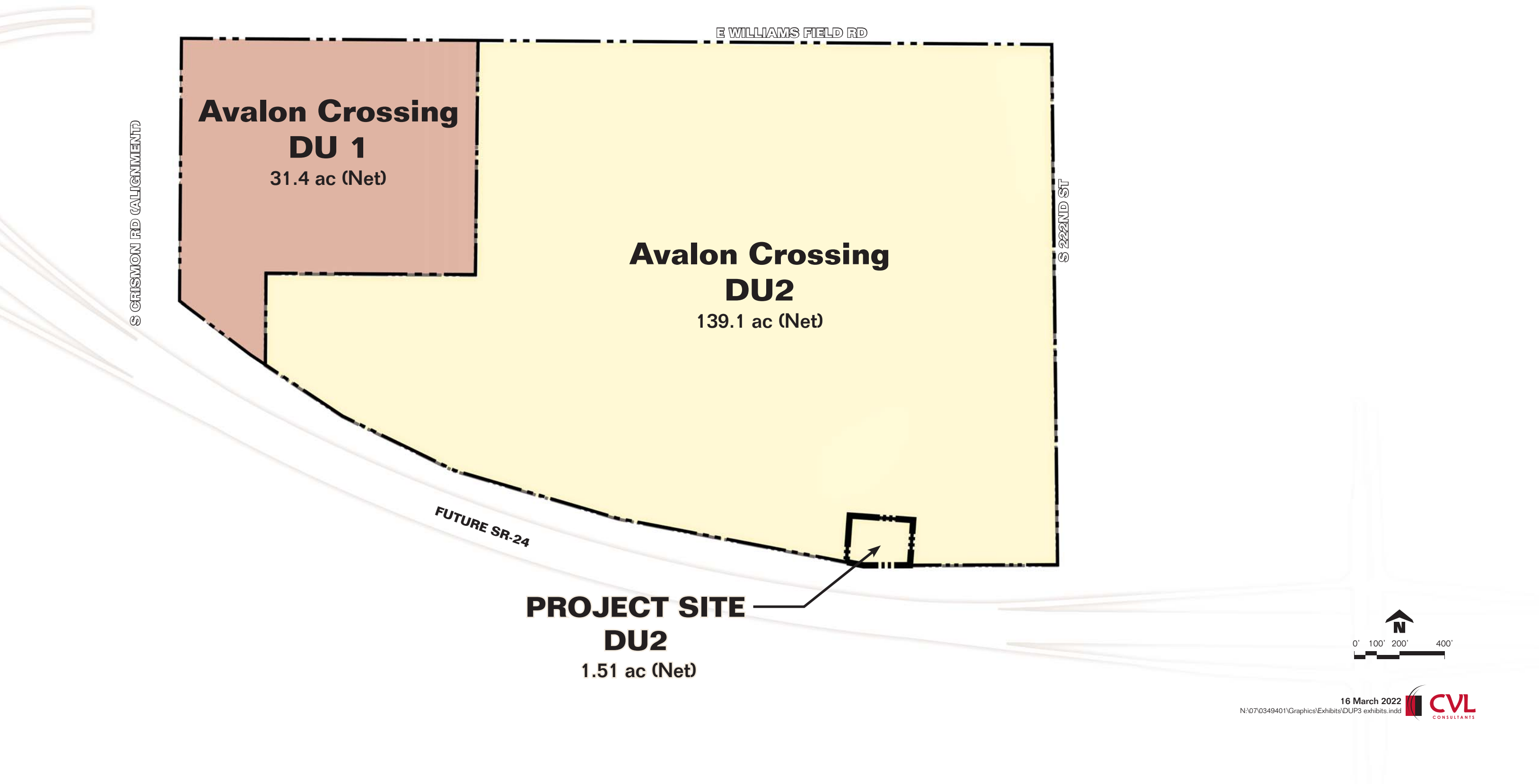
Conceptual Land Use Plan



AVALON CROSSING

DEVELOPMENT UNIT PLAN FOR AMENDED DU2

Proposed Development Unit Plan





AVALON CROSSING

DEVELOPMENT UNIT PLAN

16 March 2022

Neighborhood Characteristics





EXHIBIT H

Sign Photos and Affidavit

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 05/23/22

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON22-00023, on SWC Williams Field & 222nd St. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

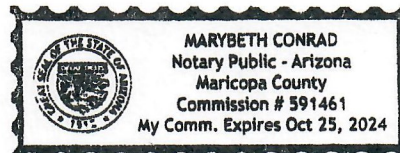
SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature:

Meghan Liggett

SUBSCRIBED AND SWORN before me on 05/23/22

Marybeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: June 8, 2022

CASE: ZON22-00023

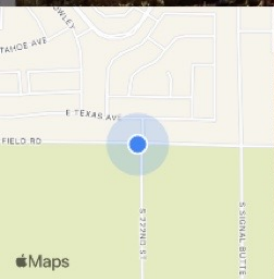
REQUEST: Major Modification to
the Avalon Crossing Planned Community
District Community Plan. This request
will allow for a single residence development.

APPLICANT: Julie Vermillion

PHONE: 602-285-4765

Planning Division 480-644-2385

Posting date: 5/23/2022



Williams Field Rd
Mesa AZ 85212

+33.306509,-111.605109

Monday, May 23, 2022 at 6:27:49 AM

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: June 8, 2022

CASE: ZON22-00023

REQUEST: Major Modification to
the Avalon Crossing Planned Community
District Community Plan. This request
will allow for a single residence development.

APPLICANT: Julie Vermillion

PHONE: 602-285-4765

Planning Division 480-644-2385

Posting date: 5/23/2022

Williams Field Rd
Mesa AZ 85212

+33.306515,-111.610315

Monday, May 23, 2022 at 6:04:23 AM

