

Ref. Number: PRS21-01197

Overview: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor/homeowners associations, etc. within the vicinity of the site proposed for development of the Legacy Park Hotels project. This site is generally located at the northwest corner of Williams Field Road and State Route 24, (a portion of Parcel Number: 313-25-859W), which our client, Mesa BA Land, LLC is requesting approvals of the following: annexation, site plan review, Council Use Permit (CUP) to address compatibility, Special Use Permit (SUP) to address height compatibility, and Preliminary Plat in order to develop the vacant property into three hotels, with associated retail pads. This participation plan will ensure that those affected by, or interested in, these applications and 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 regarding the proposal on December 16, 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 ("Affected Parties") within this area including:
 - All property owners within 1,000 feet of the site as determined by the Maricopa County Assessor.
 - Registered Neighborhoods within one-mile and Homeowners Associations within ½-mile of the project.
 - 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 neighborhood meeting.
 - The neighborhood meeting will be an introduction to the project, and opportunity to ask questions, and to state concerns. A sign-in sheet will be used to document attendance and to add individuals, as needed, to the public notice list. Copies of the sign-in sheet 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.

Public Hearing Notification: The Applicant will conduct notice of the public hearing for the Application as follows:

Mailing Notification

The Applicant will mail public hearing notification letters by first-class mail a minimum of fifteen (15) calendar days prior to the Planning & Zoning Board hearing. The mailing list for the public hearing notification letters will include the Affected Parties and any additional individuals who provide their name and mailing address to the Applicant's representative. The notification letters will include a description of the request, case number, site location and acreage, aerial map, date/time/location of the respective hearing(s), a copy of the proposed site plan, and contact information for the Applicant's representative and the City Planner assigned to the case.

Site Posting

The Applicant will install a public hearing notification sign on the Property a minimum of fifteen (15) calendar days prior to the Planning & Zoning Board hearing. The notification sign will conform to the City's standard and customary site posting requirements.

Inquiries / Response Procedures: The Applicant will respond to and document inquiries regarding the Applications in a Citizen Participation Report ("CPR"). The CPR will be submitted to the City a minimum of ten (10) City business days prior to the respective hearings for the Applications. The CPR will include a summary of the public hearing notification, copies of the notification materials, and a summary of any comments received and how they were addressed.

Tentative Schedule for Completion:

Pre-Submittal Meeting: December 16, 2021

Applications Submittals:

- (1) Annexation Submittal – September 18, 2022
- (2) Site Plan Review Submittal – September 18, 2022
- (3) Council Use Permit Submittal – September 18, 2022
- (4) Preliminary Plat Submittal – September 18, 2022

Informational Meeting(s) with Interested Property Owners: TBD

Neighborhood Meeting: TBD

Submittal Citizen Participation Report: TBD

Planning & Zoning Board Hearing: TBD

City Council Hearings: TBD