

# **Power & Elliot Commercial**

**SEC Power Road & Elliot Road**

**Mesa, Arizona**

REZONE, SITE PLAN, SUP, AND DESIGN REVIEW

Citizen Participation Plan

Initial Submittal: November 28, 2022

## **I. Introduction**

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site. The Applicant is requesting to rezone the subject property for the development of new commercial/retail development. The subject site is approximately 14.46 gross acres of vacant land located at the southeast corner of Power Road and Elliot Road (the "Property") as shown on the attached Aerial Map.

The project is consistent with the City's General Plan designation and compatible with the surrounding uses. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

## **II. Contact**

Benjamin Tate  
Withey Morris, PLC  
2525 East Arizona Biltmore Circle  
Phoenix, Arizona 85016  
602-230-0600  
Email: ben@witheymorris.com

## **III. Contact List**

Parties affected by the applications may include properties owners within 1000-feet of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations and other neighborhood entities identified by the City of Mesa and interested parties which may request to be placed on the Contact List. To provide additional outreach, the Applicant has decided to expand the notification to 1,000 feet. A copy of the contact list and map of the mailing area are attached.

## **IV. Notification Technique / Notice of Meetings**

Citizens, registered neighborhoods, homeowners' associations, and other interested parties affected by the rezone application will be notified of the application through an informational mailing to be sent in late March. The letter will introduce the Applicant, provide information on the project, provide contact information for the City and the Applicant and encourage the recipient to contact the City or the Applicant with any questions or comments. The letter will also invite neighbors to attend a future neighbor meeting to discuss the proposal.

Once hearings are scheduled, another mailing will be sent out with detailed information on the hearing and how to participate. The hearing notification letter will again encourage the recipient to contact the City or the Applicant with any questions or comments.

## **V. Response Procedures**

The Applicant will be available to discuss the project with any and all citizens expressing interest in the project. Phone conversations are typically the most efficient and appreciated means of discussing projects, but Individual meetings (virtual or otherwise) will

be conducted upon request. The City of Mesa is also available to answer questions regarding the review and public hearing process.

#### **VI. Status Procedures**

The Applicant shall keep the City of Mesa informed of the status of its citizen participation efforts through a Citizen Participation Report or other correspondence with the assigned City Staff. Copies of the applications containing the complete details of the requests shall be kept on file with the City of Mesa.

#### **VII. Inquiries**

Information regarding project inquiries will be documented in the Citizen Participation Report and/or provided to the assigned City Staff.

#### **VIII. Schedule for Implementation**

1. Submittal	November 28, 2022
2. Notification Letter	December 2022
3. Virtual open house	December 2022
4. Planning & Zoning notifications	TBD
5. Planning & Zoning Board hearing	TBD
6. City Council hearing	TBD

# Aerial Map



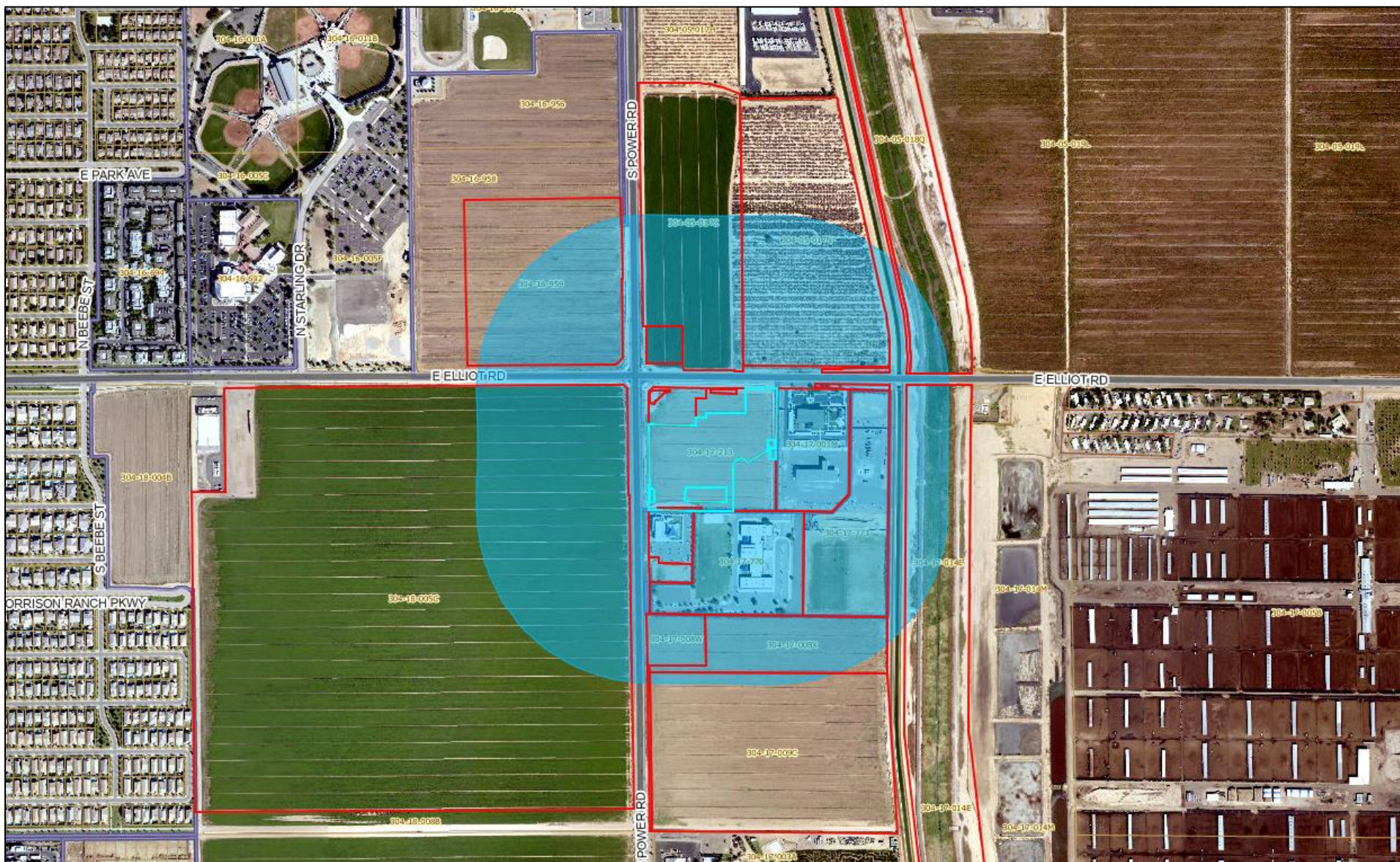
SEC Power Road & Elliot Road - Mesa, AZ



Owner	Address	City	State	ZIP
SAIA FAMILY LP	2120 E 6th ST 16	TEMPE	AZ	85288
ELLIOT POWER OZB LLC	5501 E ESTRID AVE	SCOTTSDALE	AZ	85254
LANGLEY PROPERTIES I LP	2738 E GUADALUPE RD	GILBERT	AZ	852345100
EILLOT MESA COMMERCE CENTER LLC	660 NEWPORT CENTER DR SUITE 1300	NEWPORT BEACH	CA	92260
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
FRED MEYER STORES INC	1014 VINE ST	CINCINNATI	OH	452021100
ROOSEVELT WATER CONSERVATION DISTRICT	PO BOX 100	HIGLEY	AZ	85236
ROOSEVELT WATER CONSERVATION DISTRICT	2344 S HIGLEY RD	GILBERT	AZ	85212
EVO 2 LAND HOLDINGS LLC	2161 E PECOS RD	GILBERT	AZ	85295
P&E REALTY HOLDINGS LLC	4570 E WATERMAN ST	GILBERT	AZ	85297
ROCKALL POWER LLC	14207 E COYOTE RD	SCOTTSDALE	AZ	85259
SOUTH POWER ROAD JOF AZ LLC	100 DUNBAR ST STE 400	SPARTANBURG	SC	29306
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
LESUEUR INVEST VI LLC/ETAL	1223 S CLEARVIEW AVE STE 103	MESA	AZ	85209
LEMAN ACADEMY OF EXCELLENCE INC	3300 E SUNRISE DR STE 150	TUCSON	AZ	85718
ROOSEVELT WATER CONSERVATION DISTRICT	PO BOX 100	HIGLEY	AZ	85236
PENDING	PENDING	PENDING		
THE DALE C MORRISON TRUST	1733 N GREENFIELD RD STE 101	MESA	AZ	85205



# Maling Map



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