

CITIZEN'S PARTICIPATION REPORT FOR "Villas on Baseline"

Located in Mesa, Arizona.



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PURPOSE OF REQUEST

BFH Group is delighted to present to the City of Mesa this application with corresponding narrative and exhibits for the Rezoning and Design Review submittal and approval. Per request by the applicant, the purpose of the Citizen Participation Report is to inform citizens, property owners, neighbor associations, agencies, schools, and businesses in the general vicinity of the site to request application for rezoning the proposed 2.04-acre townhouse residential development. The site is located at 1820 E. Baseline Road, Mesa, AZ 85204, more specifically APN: 139-09-003D. The application will be to rezone the property from AG to RM-3 for the proposed development intended to be 36 residential units. This Report is to ensure all affected by this application, whether immediately adjacent or indirectly, will have an opportunity to learn about what is being planned and provide comment on the proposal.

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NOTIFICATION AND PROCEDURE

BFH Group intends to follow the notification procedure outlined by the City of Mesa Citizen Participation Report process. All Rezoning documents shall be submitted to the assigned City of Mesa planning staff. Per this Citizen's Participation Report and upon administrative approval from City of Mesa planning staff, BFH Group will notify all property owners within 1000' of the subject property of the intention to propose a Rezoning to the subject property. At the same time, signage will be posted that will provide the days and times for all pertinent meetings including, neighborhood meetings, Planning and Zoning Hearings, and City Council Hearings. A neighborhood meeting was held (on Zoom) that allowed adjacent residents and other interested parties the opportunity to ask questions and provide opinions on what the proposed rezoning will be. BFH Group has consolidated this correspondence as well as any other communication received and prepared this final report summarizing the community's inputs and documenting all notification materials. This will be delivered to the corresponding planning staff for review and ultimately to the Planning Commission and City Council for review and approval.

Attached in this appendix are all pertinent documents and notification forms as required by this Citizen Participation Report.

1. A contact list will be developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the project
 - b. Homeowners Associations within one half mile of the project
 - c. Property owners within 1,000 feet from the site
 - d. Mesa Public Schools District in writing, with copies to Mesa High School, Mesquite Junior High School, and Harris Elementary School.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, and invitation to a neighborhood meeting to be held onsite or Zoom.
3. Presentations can be made to groups of citizens or associations upon request.

AFFECTED PARTIES QUESTIONS AND COMMUNICATION

It is understood by the applicant that there was potential for members of the surrounding neighborhood as well as other “interested parties” that may be concerned about an adverse effect that modifying the General Plan or current zoning would have on the area. Such concerns the developer expected include the need for safety precautions due to the additional traffic, impact to the local schools, proposed architecture of the units, or open space of the site, to name a few.

The developer also anticipated potential for concerns and was prepared to welcome the questions that the neighbors had. Individuals affected by the Minor General Plan Amendment and property rezoning were given the opportunity to call or email the applicant directly as well as have the opportunity to share during the neighborhood meeting. The applicant was happy to meet with them on an individual basis or continue the conversation over the phone or email. If there were any significant changes to the Site Plan, the applicant was willing to have another neighborhood meeting as necessary to ensure all concerns and suggestions have been considered and/or addressed. It is important to note that since the original neighborhood meeting, there have been no significant revisions to the site plan.

Correspondence with interested individuals is documented in this report and it is noted that the no concerns were raised either in person nor via email, or phone call. Neighbors were notified of the scheduled zoom neighborhood meeting, and no neighbors or interested parties attended nor participated. Since that scheduled neighborhood meeting, there has been no correspondence from the neighbors or interested parties.

It should be mentioned that prior to filing an official application with the City, the developer and his engineer personally went to speak with the residents of the existing townhomes most affected by this proposed site to inquire their thoughts and feelings about a townhome development to their south. Several of the neighbors were contacted and all of which were in favor of the development of townhomes. These neighbors also mentioned their desire for this development due to the transient issues of the property as well as their preference of residential over a commercial development. No further communication was received by these neighbors since this impromptu outing.

SCHEDULE:

Presubmittal Meeting	May 20, 2021
Rezoning Application	October 22, 2021
Notifications sent	December 10, 2021
Neighborhood meeting	January 12, 2022
Additional meeting (if needed)	Not Applicable
Notification of P&Z meeting sent	March 7, 2023
Submittal of Citizen Participation Report	March 15, 2023
Planning and Zoning Hearing	March 22, 2023