

PECOS 10

Citizen Participation Plan

Rezoning, Site Plan and Design Review Narrative

8607 E. Pecos Road, APN: 304-62-011L



September 2019
Earl & Curley PC

Citizen Participation Plan for 8607 E. Pecos Road

Date of Plan: September 2019

Overview:

This request seeks to obtain approval of several applications; rezoning, a site plan review, a preliminary plat and design review to construct a small industrial condominium development for ownership by small service businesses to be called PECOS 10. A pre-submittal conference on this proposal was held last year (PRS18-00739). We have worked with the property owner and Staff to respond to the pre-submittal comments and the results are reflected in this submittal.

Project Description

Pecos 10 is comprised of 15 suites in 8 separate buildings. Each building is one unit; all will be condominiums for small business ownership with the common spaces being managed by an association. The size of each building space starts at roughly 5,000-sf. but could increase up to roughly 12,000-sf. if an entire building were to be purchased. The proposed spaces are ideal for small contractors and service providers storing products, supplies and equipment. The principal purpose of the outside yard is to provide secured parking for service vehicles. In this way, service vehicles that can't fit in a personal garage are not left to risk parked in a driveway or on the street.

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Pre-Application Meeting:

A pre-application meeting was held on October 1, 2018.

The following actions will be taken to provide opportunities for interested parties to understand the elements of the proposed project and address any real or perceived impacts that the development might have on them.

- A Neighborhood Meeting may be held with the adjacent property owners/residents and/or interested parties of the requests. A sign-in list will be used to record those who attended the meeting. All questions and answers will be documented for submittal to the City of Mesa Planner assigned to this project.
- A notification letter will be sent by first class mail to all property owners within ½ mile, Registered Associations/HOAs within 1-mile, interested parties, and the City of Mesa Planner to advise them of the proposed request.
- The neighborhood meeting notification letter will include a description of requests, aerial exhibit, applicant contact person, and applicant contact information such as address, phone, e-mail, and fax number, Neighborhood Meeting date, time and location.
- If necessary, the applicant's development team will hold individual and/or group meetings later with interested parties and/or surrounding property owners.
- Complete a Citizen Review Final Report and submit to the Planning Department with the formal application.

Schedule:

Pre-application meeting – October 1, 2018

Application Submittal – September 12, 2019

Open House Meeting – TBD

Submittal of Citizen Participation Report and Notification materials – TBD

Public Hearings – Anticipated in December and January