

PURPOSE OF THE CITIZENS PARTICIPATION

On behalf of Power Lender Partners LLC & Rockall Power LLC (Owners), Gilmore Planning & Landscape Architecture (Applicant) in association with Ware Malcomb Architects (WMA), respectfully submits for consideration this Citizen Participation Plan in support of a joint application to rezone and obtain site plan approval on 41.9 gross acres / 40.0 net acres (the Subject Property). The Property is located approximately 1,350' south of Elliot Road on the east side of Power Road in Mesa, Arizona. In addition to this rezoning request, there are joint applications for the portion designated as the Power 42 Industrial Park for Design Review Board and Site Plan Approval. Rockall Power LLC will submit for Design Review Board and Site Plan Approval following the Council Approval of this PAD application for Power Road Self Storage to be developed at the northwest corner of the Subject Property.

The existing zoning is Light Industrial (LI) and General Industrial (GI) with a PAD Overlay (Zoning Case No Z07-124, Ordinance No 4806). That 2007 PAD was specific to a concept plan that was incorporating a variety of light industrial buildings, larger warehouses, small industrial lots to be sold along the east property line backing onto the Roosevelt Water Conservation District Canal, and all interconnected by private streets. This application seeks to retain the Light Industrial (LI) and General Industrial (GI) zoning, but with a new PAD Overlay. In addition to this rezoning request, there are joint applications for Design Review Board and Site Plan Approval. The Owner is intending to develop similar light industrial uses, but with development standards that reflect the current market interest and demand.

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, and other registered groups in the vicinity of the Property of this proposed project. This CPP is intended to notify the surrounding property owners and encourage them to participate in the process by providing an opportunity to learn about, comment, and share concerns.

Applicant for the Owner:

Jack Gilmore

Gilmore Planning & Landscape Architecture

2211 N. Seventh Street

Phoenix, Arizona 85006

(602) 266-5622; (602) 266-5707 (FAX)

e-mail: jgilmore@getgilmore.com

Pre-application Meeting: The virtual pre-application meeting with City of Mesa planning staff occurred on November 3, 2020 (PRS20-00693). In addition to the Staff review comments of the Pre-Submittal documents, Staff discussed the proposed deviations to be included and the supporting exhibits to illustrate and justify the request for the PAD Overlay. Staff also indicated that a neighborhood meeting would not be required due to the limited residential development within the notification boundary. Staff confirmed that there are no HOA's or registered interest groups. In accordance with the CCP process, notification letters will be sent to area property owners within 500' encouraging them to call and send e-mails with questions.

Action Plan: In order to provide effective citizen participation in conjunction with this application,

the following actions will be taken to provide opportunities to understand and address any real or perceived impacts of the development that members of the community may have including:

1. A contact list will be developed for citizens and agencies in this area including all property owners within 500' of the Property, and a second list for property owners within 1,000' of the property. A surrounding ownership map for the 500' and 1,000' boundaries with corresponding mailing labels will also be prepared and attached with this report. Because of Covid 19, the Applicant will issue the letters of notification with related exhibits seeking public comment for consideration prior to any public hearings. Public comments and questions may be directed to the applicant, Jack Gilmore, or to the designated Staff Planner for the City of Mesa, Ryan McCann. Contacts will be recorded and notes prepared for consideration and inclusion within the Citizen Participation Report.
2. All persons listed on the contact list will receive a letter describing the project, site plan, typical building elevation, and an invitation to call or contact our office to answer any questions regarding the proposed project. As the Applicant, GPLA will prepare a record of calls and correspondence from the surrounding property owners, neighbors and any of the registered interest groups. This record will be included with the Citizen Participation Report.
3. Depending on the character of responses to the letters of notification, GPLA will review the comments with our clients and determine their appropriate impact. GPLA will include copies of requests and our responses and include those in the Citizens Participation Report.
4. Presentations will be made to groups of citizens or neighborhood associations upon request by virtual meetings. All materials such as sign-in lists, comments, and petitions received will be copied to the City of Mesa and included in the Citizen Participation Report.

Communication and Feedback with the Neighbors: With the distribution of the initial Notification Letter, neighbors, registered groups, and any other interested groups or individuals will be encouraged to call, e-mail, or schedule an appointment to meet with the Applicant, Jack Gilmore. Our experience has taught us that open communication that responds quickly to these types of inquiries can be very effective in resolving issues and well as exposing legitimate site planning issues that warrant further consideration within the application. Recording these inquiries and responses is an effective check and balance when these same respondents appear at the public hearings. The second notification letter will include notification that the Project has been scheduled for a Design Review Board presentation. The third and final letter will notify these same property owners within 1,000' that the property will be posted with signs indicating the dates for the Planning & Zoning Board and City Council Hearings.

Communication with the Mesa Planning Staff: As the Applicant, our office will record all incoming correspondence including: telephone calls (dates, names, and issues), e-mails, and letters received from neighbors and interested groups. Copies will be scanned and forwarded to Ryan McCann, our designated Staff Planner assigned as the City's liaison for this Rezone and Site Plan Review Application.

